

REAL ESTATE ROLES IN FEASIBILITY SCOPING

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 **AGENDA**

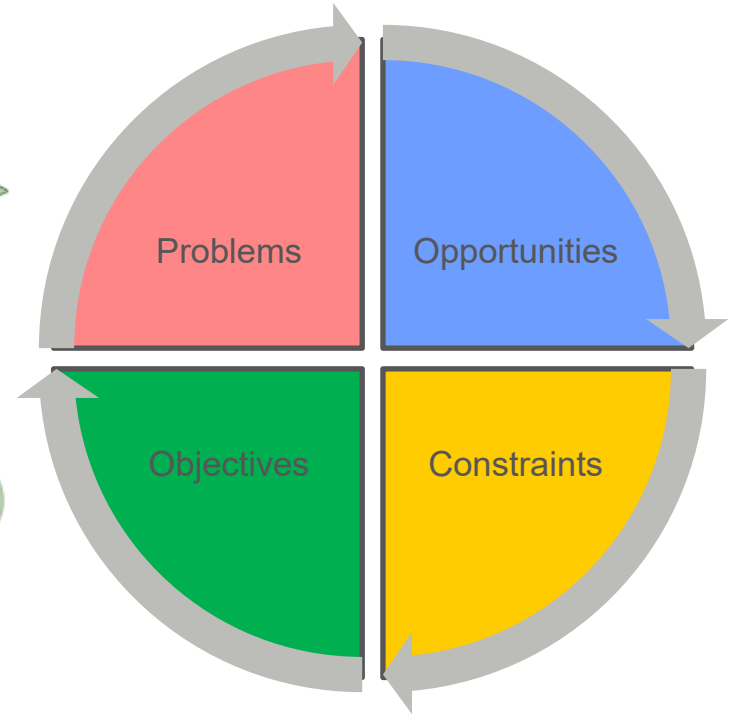
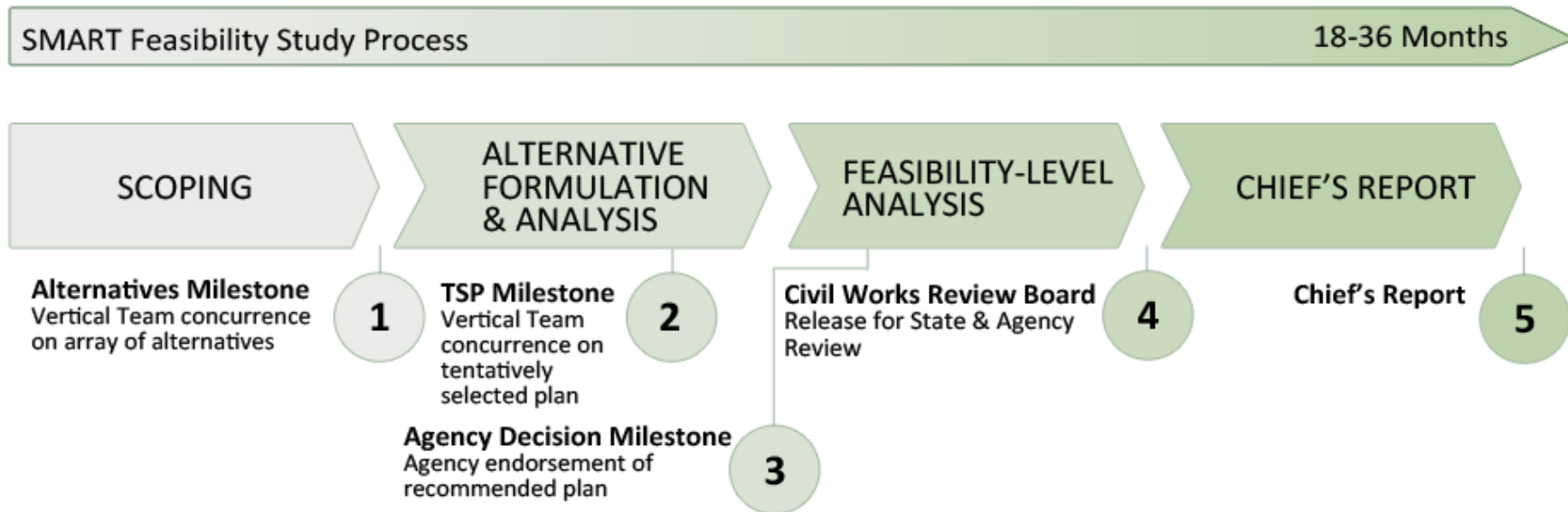
- ❑ What is scoping?
- ❑ When to involve Real Estate team members.
- ❑ Project Management Plans.
- ❑ Scoping Assessment
- ❑ Land Requirements for WRDA Projects
- ❑ RE Participation in Scoping
- ❑ RE Participation from MSCs/HQ
- ❑ Real Estate Planning – Scoping Considerations
- ❑ Real Estate Value Added Thinking





WHAT IS SCOPING

- Development of the purpose and bounds of a study and the result(s) the study should produce.
- Includes defining the stakeholders' requirements and acceptance criteria





WHEN SHOULD REAL ESTATE BE INVOLVED IN SCOPING

REAL ESTATE'S ROLE IN USACE FEASIBILITY STUDY PROCESS					
STUDY INITIATION	SCOPING & ALTERNATIVE FORMULATION (3 MONTHS)	ALTERNATIVE EVALUATION & ANALYSIS (9 MONTHS)	FEASIBILITY LEVEL ANALYSIS (12 MONTHS)		WASHINGTON LEVEL REVIEW (6 MONTHS)
FCSA Signed	↑ Alternatives Milestone - Vertical Team Concurrence of array of alternatives	↑ TSP Milestone - Vertical Team concurrence on TSP Draft Report released for review	↑ Agency Decision Milestone - Agency endorsement of recommended plan	↑ Final Feasibility Report Submission	↑ Chief's Report
DISTRICT	RE input to PMP/Schedule/VTAM Participate in Charette/Inspect project area Provide input to array of alternatives	Cost estimates for alternatives Draft REP on TSP Risk Register input DQC/ATR Draft Feasibility Report Provide input to VTAM (& exemption request if applicable)	Cost estimate update or gross appraisal for TSP Final REP for TSP Risk Register update RE Section for EA/EIS Initiate discussion of Lesser or Non-standard Estate Policy Deviation (if applicable)	District Quality Control (DQC) Agency Technical Review (ATR) RE Chief signs cost certification / Concur Feasibility Report	RE Chief Reviews Chief's Report
MSC	Ensure adequate District resourcing/schedule Participate in Vertical Team concurrence of alternatives	Participate in Vertical Team concurrence TSP/Exemption Request Review Draft REP/P&LC Draft Feasibility Report Inform HQ of significant issues of concern	Review and provide guidance on Policy Deviation (if applicable)	P&LC REP & Feasibility Report Sign VTAM (if delegated)	Brief HQ DRE prior to HQ Senior Leader Meetings
HQ	Participate in Vertical Team concurrence of alternatives	Participate in Vertical Team concurrence TSP/Exemption Request	Review and provide guidance on Policy Deviation (if applicable)		Review Chief's Report/DRE concur



PROJECT MANAGEMENT PLAN

WHO
WHAT
WHEN
HOW MUCH

PDT MEMBERS: Realty Specialist, Appraiser, Review Appraiser, CADD/GIS Tech, Branch Chief, Division Chief

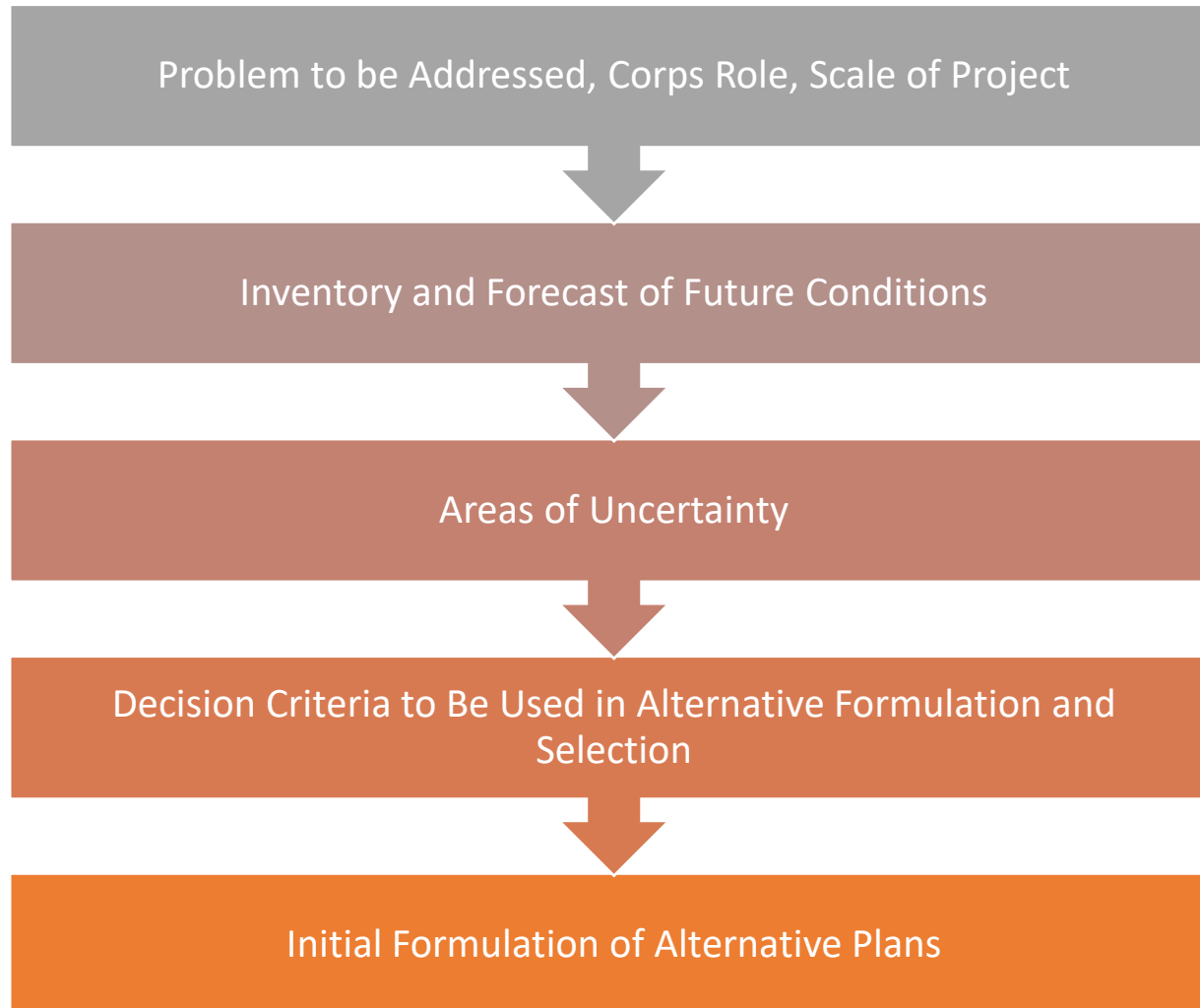
TASKS/WORK PRODUCTS: Charette/PDT/VTAM Meetings, Project Inspection, Cost Estimates/Gross Appraisal, Real Estate Plan, NFS Assessment/Meetings, Review/DQC, Public Meetings, Respond to Public, ATR, Policy Review Cmts

STUDY SCHEDULE: Duration of RE tasks, Identification of predecessor activities that impact task completion

STUDY BUDGET: Costs for all RE PDT members to complete all RE tasks and work products



SCOPING ASSESSMENT





WATER RESOURCES PROJECT LAND REQUIREMENTS

- Structural Features – Dams, Floodwalls, Levees, Weirs, Pumping Stations, etc.
- Ecosystem Restoration Features - Plantings, Wetlands Creation, etc.
- Channel Improvements
- Nonstructural Features - Buy-outs, Residential Elevations, Wet/Dry Floodproofing (FRM/CSRM)
- Mitigation Requirements
- Access Roads
- Staging Areas
- Adaptive Management Features
- Operations & Maintenance Requirements

REFERENCES:

- ER 405-1-12, Chapter 12
- RE Policy Guidance Letter No. 35 (Standard Estates)

REAL ESTATES PARTICIPATION IN SCOPING



Advise the team regarding real estate policies and regulations



Provide input regarding land impacts to each alternative considered



Provide input regarding risks and uncertainties related to real estate



Identify tasks, scope of work and budget for Real Estate team members for Project Management Plan



Advise the Non-Federal Sponsor regarding their roles and responsibilities



REAL ESTATE PARTICIPATION FROM MSC & HQ

SCOPING

RE at MSC Reviews PMP and ensures District is provided adequate resources & schedule to complete task/work products.

ALTERNATIVES MILESTONE

Vertical Team concurrence of array of alternatives
Real Estate at MSC & HQ should participate in VTAM

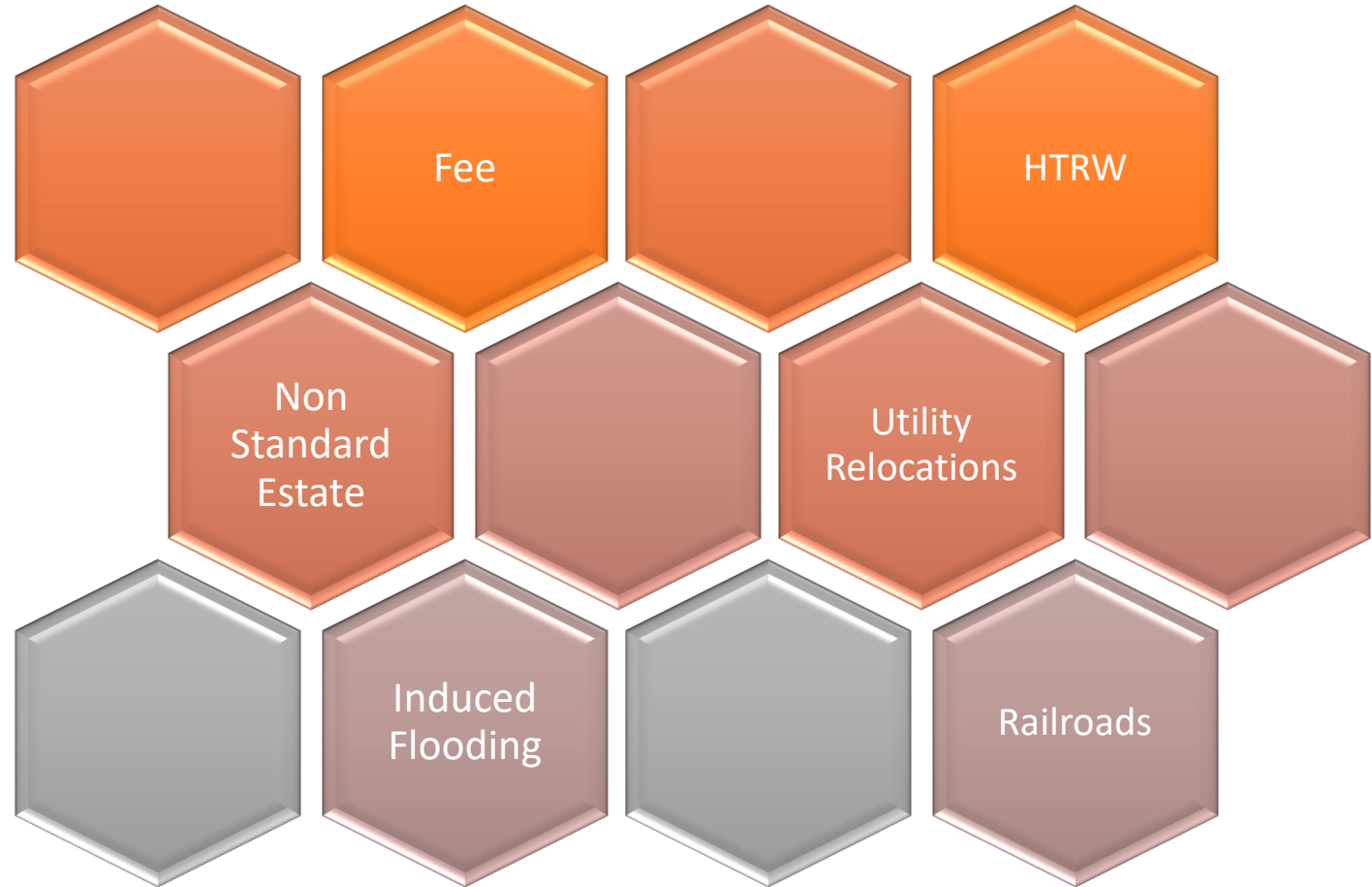


REAL ESTATE PLANNING – SCOPING CONSIDERATIONS

- AVOID HTRW
- CONSIDER REAL ESTATE COSTS WHEN DEVELOPING ALIGNMENTS/FOOTPRINTS
- VIABLE NON-STRUCTURAL ALTERNATIVES
- POTENTIAL TO AVOID OR MINIMIZE UTILITY, ROAD, RAILROAD RELOCATIONS
- ADVISE TEAM OF OWNERSHIP/LAND USES THAT ARE HIGH COST OR POSE IMPLEMENTATION CHALLENGES
- ADVISE ON LIMITATIONS OF NON-FEDERAL PARTNERS
- ADVISE ON POTENTIAL USE OF THE NAVIGATION SERVITUDE
- REAL ESTATE INTERESTS TO BE ACQUIRED AND THE REQUIRED TERM OF THOSE INTERESTS (TEMPORARY/PERPETUAL)
- DISCUSS COMMUNITY SUPPORT AND LANDOWNER WILLINGNESS



REAL ESTATE – VALUE ADDED THINKING DURING SCOPING





QUESTIONS