Real Estate Tools for a More Collaborative and Transparent Acquisition Process

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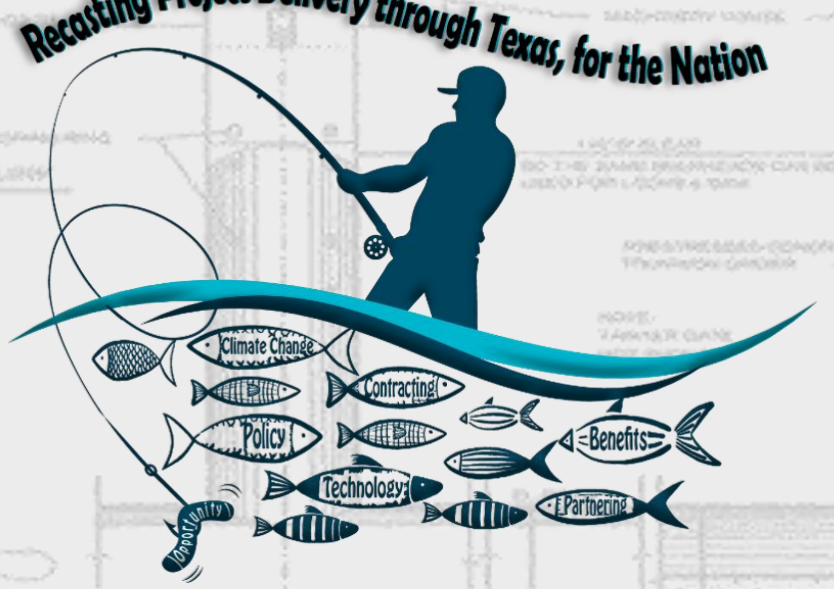

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RE TOOLS FOR A MORE COLLABORATIVE AND TRANSPARENT ACQUISITION PROCESS

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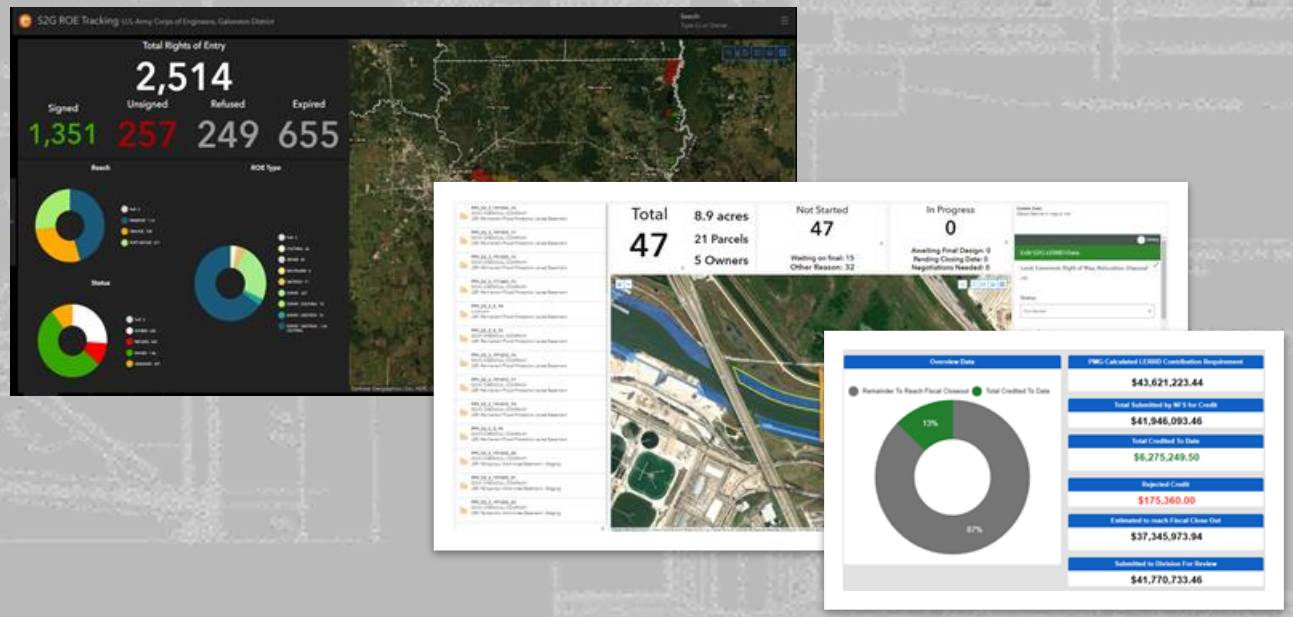

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AGENDA

1. Overview
2. About Real Estate
3. Process and Tools Developed
4. Right of Entry
5. Land Acquisition
6. Sponsor Crediting

OVERVIEW

SWG-RE is using GIS and Smartsheet to:

- Track and manage the acquisition of Rights of Entry (ROE) during the design phase of a project.
- Collaborate with our Non-Federal Sponsors on Land Acquisition and Relocations (LERRD) prior to and during construction
- Review and process Non-Federal Sponsor LERRD credit post construction

My role: I help our Real Estate team identify the real estate specific impacts of a project. I also maintain and manage our Real Estate GIS data and Web Mapping applications.

ABOUT REAL ESTATE

Design Phase

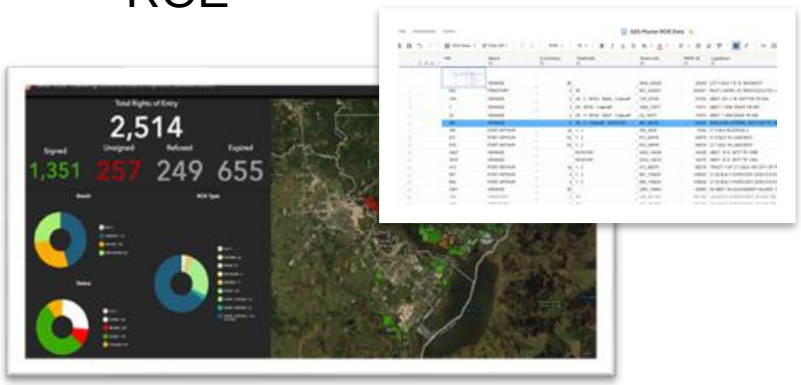
- Exploratory work occurs (Geotech, cultural, surveys)
- SWG-RE is responsible for gaining access for contractors in form of ROE

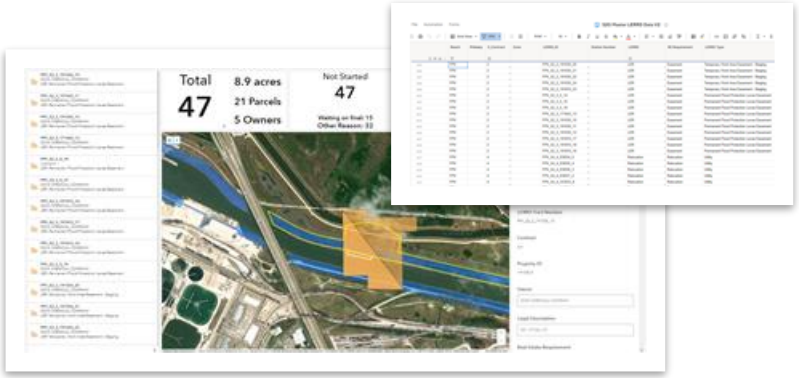
Construction Phase

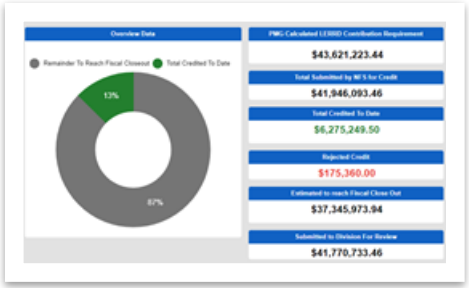
- Construction occurs
- SWG-RE is responsible for ensuring our Sponsor acquires the Real Estate + utility relocations needed PRIOR to construction.

Post Construction

- Sponsor will submit LERRD credit package associated to land acquisition cost and WIK
- SWG-RE is responsible for reviewing Sponsors costs to determine what is creditable to their % of the cost share.







PREVIOUS PROCESS AND TOOLS

1: Data

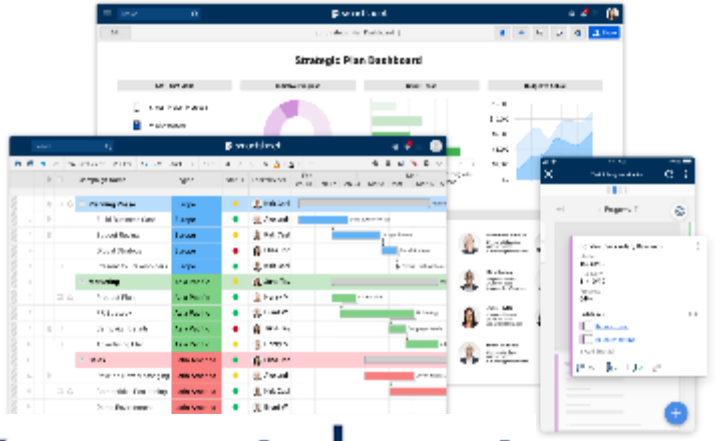
Where is the latest version?

2: Visualization/Maps

PROCESS AND TOOLS DEVELOPED

1: Data

- Sheet-based data management and collaboration tool
- 24/7 access to PDT, NFS, and contractors
- Real time collaboration
- Real time reporting

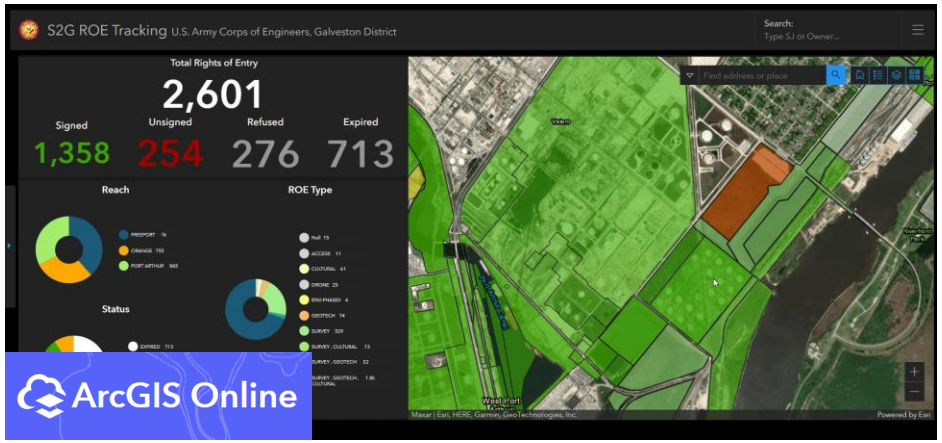


smartsheet

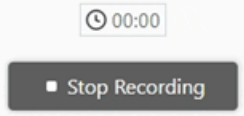
API

2: Visualization/Maps

- Interactive mapping interface
- Live GIS layer for team to utilize
- Data is real time from Smartsheet
- Allows for easy visualization at the macro and micro level
- Work footprints



RIGHT OF ENTRY



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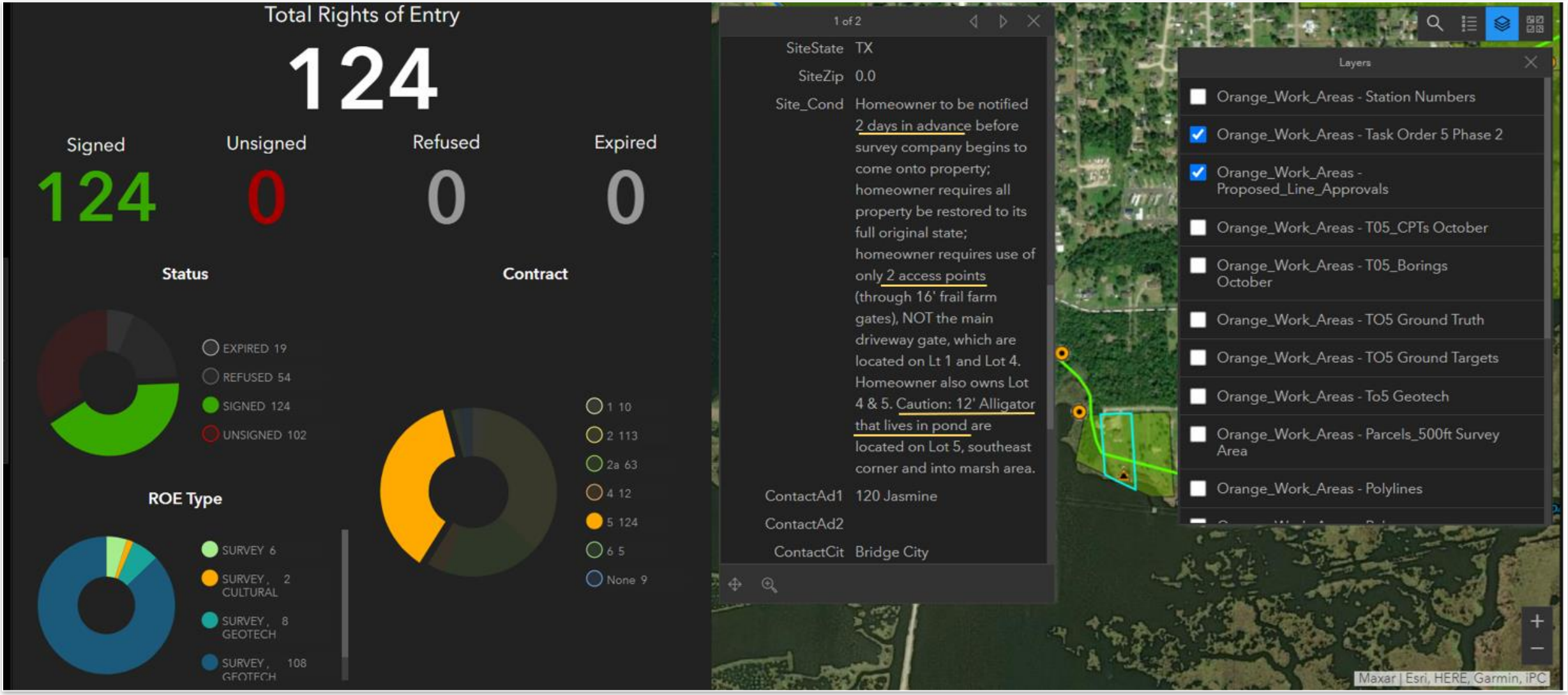
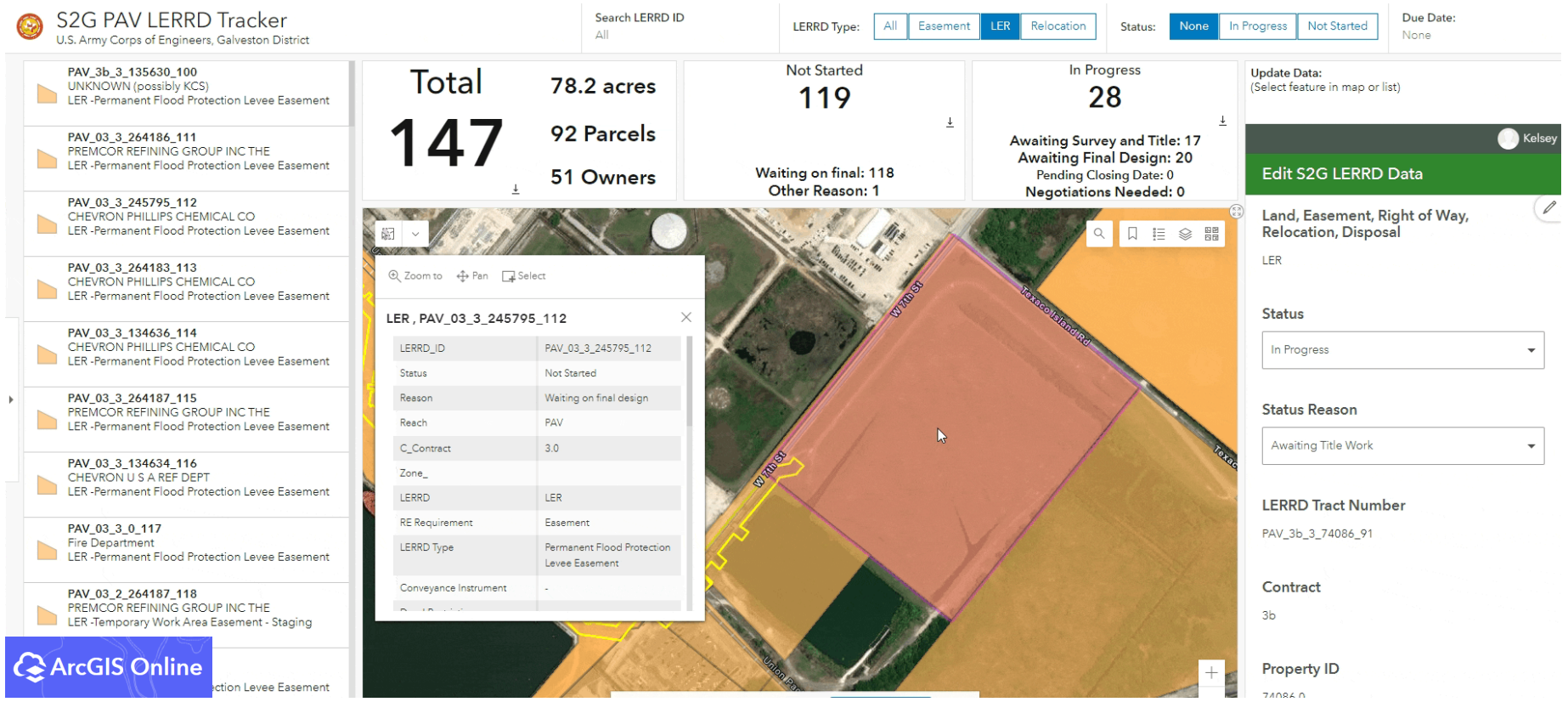


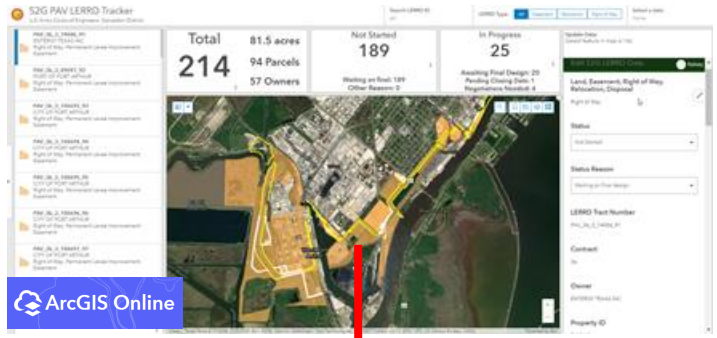
LAND ACQUISITION

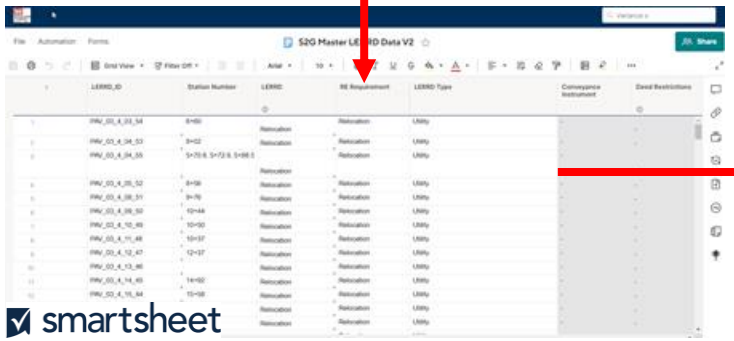
- Interactive mapping interface that allows our sponsor to visualize, search, and filter LERRD requirements
- Provide real time feedback and tracking
- Early identification of schedule risks (ie. anticipating condemnation, negotiations)

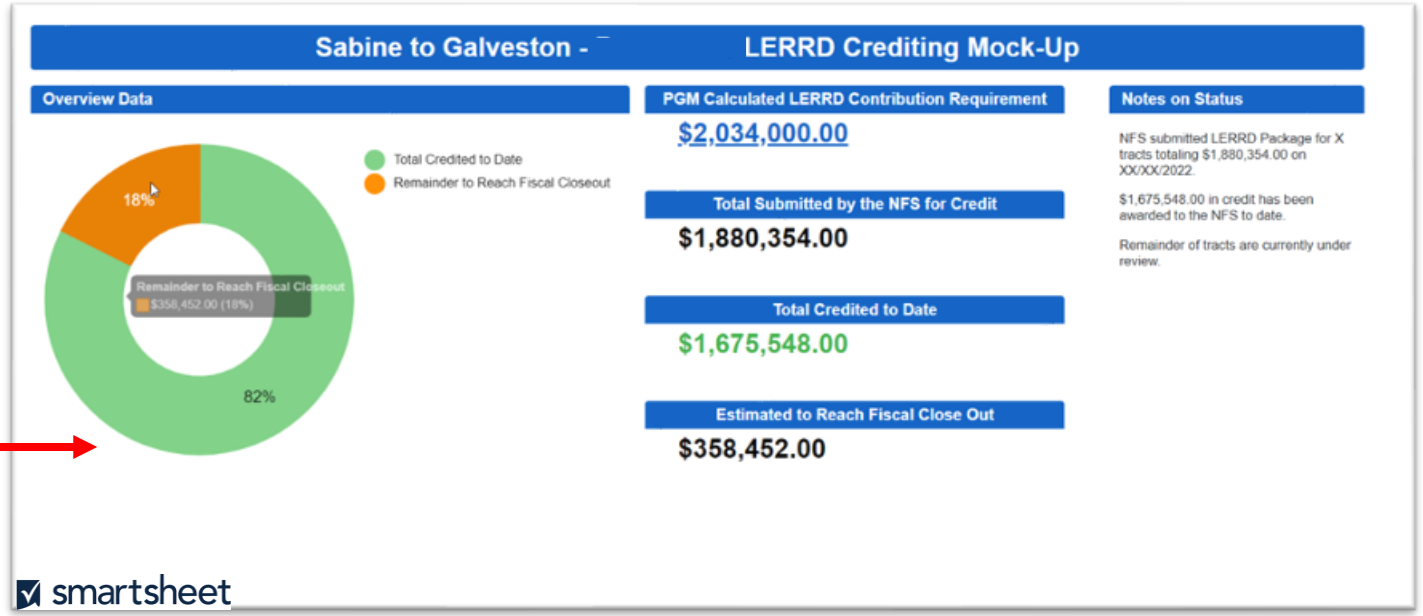


CREDITING THE SPONSOR

- SWG-RE will review receipts submitted from Sponsor in relation to land acquisition(LERRD) and Work in Kind (WIK) to determine credit eligibility
  - Credit goes towards Sponsors cost share of a project
- Line-item attachments and automation capabilities are transformative for our review process







CONCLUSION

Looking ahead, we are excited to:

- Create more intuitive GIS-centric data gathering solutions
- Identify new ways to support and enhance communications with and between NFS and stakeholders

Q & A