

Project: US 6 over Garrison Street

Project Sub Acct. No: 19478

July 31, 2014

## **Technical Requirements**

### **Section 8 – Right-of-Way**

#### **Administrative Requirements**

CDOT will retain possession of each parcel and all improvements, if any, made thereon by the Contractor. The Contractor's access and use of the Right-of-Way (ROW) arises solely from the permission granted by CDOT under the Contract.

#### **Acquisition and Relocation Standards**

All ROW acquisition and relocations shall be performed in accordance with all applicable federal and state laws, including:

1. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
2. Design/Build Projects, 23 CFR 710.313(d).
3. The Colorado Relocation Assistance and Land Acquisition Policy, CRS 24-56-101, et seq., as supplemented.
4. CDOT's Right-of-Way Manual dated January 2011. CDOT's authority to acquire property is contained in Sections 43-1-208, 210 and 43-3-106 CRS (1984).

#### **Status of Right-of-Way**

All work shall be completed within the existing CDOT ROW. The Contractor shall be responsible for any additional ROW (Fee, Permanent Easement (PE), or Temporary Easements (TE)) required to construct the Work for the Project. The Right-of-Way Plans in Reference files included shows existing CDOT ROW.

The Contractor shall not trespass on private property. In the event trespass occurs, the Contractor shall be liable for all mitigation costs and damages as provided by law.

#### **Acquisition and Relocation Requirements**

##### **Fee, Permanent Easements, and Temporary Easements**

The Contractor, at its sole cost and expense, shall be responsible for acquiring any Fee, PE, or TE. The acquisition of Fee, PE, or TE requires Approval in writing by the CDOT Project Engineer. Once Approval is obtained, the Contractor may begin the valuation/appraisal process for the Fee, PE or TE. All Fee, TE, or PE shall be appraised and/or valued in accordance with CDOT's Right-of-Way Manual and shall comply with the requirements of Section 5 Environmental (which shall be completed at the contractor's expense). CDOT shall Approve the determination of value prior to any offers to property owners. After each Fee, TE, or PE is acquired, the Contractor shall submit a complete parcel acquisition file, which includes, but is not limited to, copies of offer letters, correspondences, appraisals, fair market value determinations, fully executed Fee, PE, or TE agreements, the negotiator's signed diary, and a statement signed by the property owner acknowledging receipt of payment in full. Parcel acquisition files shall be submitted to the CDOT Project Engineer for Acceptance no later than two working days following tender of payment to the landowner. If the Contractor cannot reach

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Project Sub Acct. No: 19478

July 31, 2014

## **Technical Requirements**

### **Section 8 – Right-of-Way**

an agreement with a property owner for the acquisition, the Contractor may request in writing that CDOT acquire the Fee, PE or TE through condemnation proceedings. The Contractor shall prepare and submit to the CDOT Project Engineer for Approval, a properly completed Condemnation Memorandum and Check List Form in accordance with the instructions contained in the CDOT Right-of-Way Manual. The condemnation request shall include a certified check payable to the Clerk of the District Court of Jefferson County in the amount of the approved fair market value. The Contractor shall not enter any properties until notified in writing that legal possession has been obtained. All costs or time delays as a result of condemnation proceedings shall be borne by the Contractor. The Contractor may be required to provide personnel for pre-trial and court hearing testimony for each condemnation request.

#### **Permission to Enter Property**

The Contractor shall secure Permission to Enter Property Forms prior to entering any property outside the ROW for surveying, environmental or any other purposes. It shall be the Contractor's sole responsibility to obtain the forms and the Contractor shall be responsible for any and all damages and claims. The Contractor shall submit copies of all Permission to Enter Property Forms to the CDOT Project Engineer for acceptance.

#### **Construction Requirements**

##### **Restoration of Property and Landscape**

Should the Contractor damage, injure or destroy property or landscaping for which the owner has not been compensated, the Contractor shall, at its sole cost and expense, repair and/or replace or restore the damage to a condition similar or equal to that existing prior to the damage. Restoration may include, but is not limited to, repair, replacing in kind, rebuilding, or replanting.

##### **Protection of Property**

Once easements have been acquired for a property in accordance with the requirements herein, the Contractor shall manage and minimize losses to the property in accordance with the Technical Requirement Section 18 - Maintenance during Construction. This shall include the installation of temporary security fencing sufficient to contain animals, people, and to delineate leach fields. The temporary fencing shall be installed prior to removing any ROW fencing in place within the Project limits.

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### **Section 8 – Right-of-Way**

#### **RIGHT OF WAY**

The FIR Plans (6th&Garrison-FIR Level Plans.pdf) included in the Reference Documents depict the Right-of-Way. These plans are available on the website at <http://www.coloradodot.info/projects/us6overgarrison> until the date set for opening bids.

The Department anticipates no delay toward completion of the project due to the restrictions imposed herein.