

Right of Way Informational Meeting

Thursday, October 3, 2019



What is MOVEBR?



Program Overview

- ½ cent parish wide sales tax
- Commenced April 1, 2019 thru March 31, 2049
- \$1B dollars invested
- Food & medical prescriptions are exempt
- Proceeds can ONLY be spent on APPROVED list of projects

Vision Statement

MOVEBR will be the industry standard of excellence in delivering transportation solutions that will move our region in a safe, sustainable manner and further enhance strong neighborhoods, communities, and economic vitality for all residents of East Baton Rouge

Type of Project	Proposition Funding	Estimated Cost
40 New Capacity Improvements	\$636.2 Million	\$805.5 Million
12 Existing Corridor Improvements	\$170.0 Million	\$204.0 Million
10 Constructing Community Enhancement Road Projects+	\$65.8 Million	\$68.6 Million
Parish-Wide Signalization/ Synchronization*	\$40.0 Million	\$40.0 Million
TOTAL	\$921.0 Million	\$1,118.1 Billion

+ \$49M is for community enhancement projects & \$10M for ADA compliance

*Denotes parish wide projects



Small Business Outreach

Doing Business with MOVEBR

SBO Overview

- Outreach to targeted businesses
- Assistance registering in VSS
- Coaching provided

Get Registered

<https://selfservice.brla.gov>

Overview of the Right of Way Program

- Estimated 1,300 Parcels to be acquired for new capacity projects
- First project to move to acquisition phase Q4 2019



Overview of the Right of Way Program

Contracts will be
by/between the
contractor and City-
Parish

Immediate Right of Way Needs

Abstracting
Real Estate Appraisal
Acquisition/Negotiations
Relocation Assistance

City-Parish Minimum Insurance Requirements

A. Commercial General Liability on an occurrence basis

General Aggregate:
\$600,000

Each Occurrence:
\$300,000

City-Parish Minimum Insurance Requirements

B. Business Auto Policy

Any Auto; or Owned, Non-Owned &
Hired

Combined Single Limit:
\$300,000

City-Parish Minimum Insurance Requirements

C. Standard Workers' Compensation

Full Statutory Liability
With Employer's Liability Coverage

City-Parish Minimum Insurance Requirements

D. Certificates must provide for thirty (30) days written notice to Certificate Holder prior to cancellation or change



City-Parish Minimum Insurance Requirements

E. The Certificate Holder should be shown as:

City of Baton Rouge and Parish of
East Baton Rouge,

Attn: Purchasing Division, Post Office
Box 1471, Baton Rouge, LA 70821



What You Need to Have In Place

Real Estate Agents

- Licensure
 - Acquisition Negotiations/ Closings Licensure
 - State of LA Real Estate Broker's or Salesman License (preferred)
 - Non-licensed ROW Agents Min. 3 yrs. Experience (considered)
- Insurance
 - Minimum Insurance Required
- Registration
 - Vendor Self Service



What You Need to Have In Place **Appraisers**

- Licensure
 - State Certified General Real Estate Appraiser (preferred)
 - Residential Appraiser (considered)
- Insurance
 - Minimum Requirements plus Professional Liability for E&O - \$750,000 aggregate \$250,000 per occurrence
- Registration
 - Vendor Self Service



What You Need to Have In Place **Abstractors**

- Licensure
 - None required
- Insurance
 - Minimum requirements plus Professional Liability:
 - Minimum Coverage of \$100,000 per claim
 - Scope of Coverage must include the involvement of Right of Way work
- Registration
 - Vendor Self Service



Preferred Contractor Experience

Demonstrated City,
Parish, or State Highway
Related Right of Way
Experience

Apprenticeship Training Opportunity

- Open to licensed Realtors & unlicensed ROW Agents
- Completion is no guarantee of work
- Designed for those with little or no ROW experience
- 2nd Quarter of 2020
- Join our email list for more details



Contact Information
Right-Of-Way Services
Joseph Earls
(225) 831-2176
joseph.earls@csrsinc.com

For more information visit
www.movebr.brla.gov



@movebrla



Contact Information

Small Business Outreach

Tyra Banks

(225) 663-2198

Tyra@MetroMorphosis.net

For more information visit

www.movebr.brla.gov



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Q&A

Pre-Bid Meeting October 10th
Thursday, October 10th – 3pm
DPW Conference Room
1100 Laurel Street
Baton Rouge, LA

Fee Schedules



Fee Schedule for Abstracting

- \$50.00 for each Phase One Report on each parcel of land,
- \$335.00 for each parcel of land abstracted (11-year abstract),
- \$385.00 for each parcel of land abstracted (30-year abstract),
- \$460.00 for each parcel of land abstracted (40-year abstract),
- \$560.00 for each parcel of land abstracted (50-year abstract),
- \$1,240.00 for each parcel of land abstracted (100-year abstract),
- \$1,500.00 for each parcel of land abstracted (150-year abstract), and an amount of \$100.00 for each required title update.
- In addition to the amounts set out above, the Abstractor shall bill the City Parish for:
 - (1) On Phase 1 Reports , abstracts and updates, and copy costs; and
 - (2) on abstracts and updates, a PDF/CD charge for each parcel of \$25 for the first one hundred pages, with an additional charge of .15 cents per page for all pages over 100.



Fee Schedule for Appraisal

APPRAISAL SERVICES CONSULTANT

<u>FEES:</u>	<u>Rate per Report</u>
• FORM A: Commercial or Industrial Land with Buildings	\$8,400.00
• FORM A: Residential with Residence or other Vacant Lands	\$2,400.00
• FORM B: Total Acquisition of Commercial or Industrial Lands with Buildings	\$6,600.00
• FORM B: Total Acquisition of Residential Lands with Residence or other Vacant Lands	\$1,600.00
• FORM C: Uncomplicated Valuations	\$1,200.00

APPRAISAL UPDATE

<u>FEES:</u>	<u>Rate per Report</u>
• Full Update -	50% of Original Fee
• Partial Update -	25% of Original Fee

SPECIALTY VALUATION CONSULTANT

<u>FEES:</u>	<u>Rate per Report</u>
• Building/Construction Cost Services	
• Construction Cost Estimate (per building, with all types of cost)	\$1,600.00
• Parking Study (Included Cost to Cure)	\$1,200.00
• Building Cost to Cure (Total per ownership for all types)	\$2,00.00
• Outdoor Advertising Sign (per sign, with all types of cost)	\$800.00
• Other Cost Service not included above (Specify on Task Order, not to exceed)	\$2,000.00



Fee Schedule for Acquisition Negotiations, Closings, & Relocation Assistance

Acquisition Requiring 4 or Less Signatures	\$2,400.00
Each Additional Signature	\$100.00
+Amicable Settlement	\$400.00
Relocation of One Unit*	\$4,000.00
Personal Property or Absentee Landlord	\$1,400.00

*Relocation Unit is defined as: A single family residential dwelling; Multiple families within a dwelling considered as single Relocation unit unless multiple relocation studies are conducted; A business; A tenant residing in a single family unit; A rental property is considered a business when the owner does not reside in the property (more than one relocation case or unit could be necessary due to eligibility of the owner and the tenant).