



**Kevin Dugan, Director of Field Services
Project Manager**

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Current Responsibilities:

- Generally; informs, directs and educates staff and clients on project specific issues, as they relate to: engineering, legal, budgetary and timeline concerns.
- Oversees interactions with property owners involving: construction, engineering, valuation, and legal impacts to property rights, by proposed easements and improvements.
- Directly acquires, and aides staff with, easement acquisitions by negotiation and/or condemnation.

Summary of Experience:

Upper Occoquan Service Authority: Acquisition of easements for transmission sewer mains and access to sewer mains by negotiation and/or condemnation.

Prince William County Service Authority: Acquisition of easements for transmission and distribution water lines, pump stations and sanitary sewer lines by negotiation and/or condemnation.

Fairfax Water: Acquisition of easements for water transmission and distribution lines by negotiation and/or condemnation.

Loudoun Water: Acquisition of easements for raw water transmission, potable water transmission, water distribution, sewer lines and PRV Vaults by negotiation and/or condemnation.

Rivanna Water and Sewer Authority (RWSA): Acquisition of easements for water transmission and meter vaults by negotiation and/or condemnation.

Albemarle County Service Authority: Acquisition of easements by negotiation for water meter and service line placement for RWSA and water and sewer line placement for County of Albemarle related projects.

Project Assignment:

Land & Easement Acquisition and Project Management

Years Experience With Firm: 8

Years Experience with Other Firms: 6

Office Location: Warrenton, VA (ERM)

Education:

B.S., Biology, Arizona State University

Active Registration(s):

Real Estate Salesperson Certification,
Virginia

Notary Public, Virginia



DC Water: Acquisition of easements by negotiation and or/condemnation for a subterranean combined sewer system as a part of the DC Clean Rivers initiative.

Stafford County Public Utilities: Acquisition of easements for water main replacement by negotiation and/or condemnation.

Green Energy Partners: Acquisition of easements for the placement of a City of Leesburg re-use water line for a future natural gas power plant, by negotiations and/or condemnation.

City of Norfolk: Acquisition of easements for raw water transmission lines by negotiation and or/condemnation.

Falls Church Public Works: Acquisition of easements for water transmission and distribution mains and sewer mains by negotiation and/or condemnation.

Augusta County Service Authority: Creation of a cost matrix to determine the most cost effective site for a new water treatment plant.

City of Falls Church: Repeatedly negotiated easements with business owners to allow for the connection of utilities, construction of sidewalks and landscaping, and bus shelters on and near Route 7.

Albemarle County: Acquisition of easements for streetscape and sidewalk upgrades.

Town of Culpeper Environmental Services: Acquisition of easements for a sanitary sewer force main by negotiations and/or condemnation and Fee Simple acquisitions for placement of Raw Water Pumping stations.

Orange County Airport: Acquisition of avigation easements from property owners to allow for the removal of obstructions from RPZ, approach and transitional surfaces to the airport.

Fauquier County Airport: Acquisition of avigation easements from property owners to allow for the removal of obstructions from RPZ, approach and transitional surfaces to the airport.

Private Developers: Multiple acquisitions of easements for sightline requirements per the rules and regulations of VDOT and electrical above ground easements for power lines.

Fauquier County Parks Department: Aided in negotiations for easements to enable the construction of a new access way to a proposed Park Facility.



City of Alexandria: Created valuations to understand preliminary acquisition costs of potential City parks.

Prince William County Transportation: Created valuation to be used in the acquisition of easements for the connection of an existing sidewalk.

Fairfax County School Board: Aided in the acquisition of a sewer main to facilitate the continued use of an existing school site with a failing drain field.

Hanover County: Aiding in the process of acquiring easements to facilitate the creation of sidewalks.