



**KEVIN  
DUGAN**

49 Culpeper Street  
Warrenton, VA 20186  
(540) 687-0777

ermassoc.com  
ermdugan@gmail.com



**FIRM EXPERIENCE**  
13 Years

**EDUCATION**  
B.S. Biology  
Arizona Sate University

**ACTIVE REGISTRATIONS**  
Real Estate Sales, Va.  
Notary Public, Va.

**ROW Engineering Manager, ERM**

**Easement & ROW Acquisition**

Responsible for assisting ERM’s Property Rights Negotiators with understanding property impacts and engineering issues & easement acquisitions via direct negotiations for ERM clients.

**Summary of Utility Experience**

**Berkeley County Public Service Water District**

Acquisition of easements, for the placement of water lines, pump stations, and access easements by negotiations and/or condemnation.

**City of Manassas Department of Utilities (Electric)**

Acquisition of easements for the undergrounding of conduit for electric, fiber and cable utility lines by negotiation.

**City of Norfolk**

Acquisition of surface and subterranean easements, for the replacement of existing raw water facilities, by negotiations and/or condemnation.

**City of Virginia Beach**

Acquisition of easements, for the replacement of existing raw water facilities, by negotiations and/or condemnation.

**DC Water**

Acquisition of real property and easements for a combined sewer system throughout the District.

**Fairfax Water**

Acquisition of easements/right of ways for trunk & feeder water lines by negotiation and/or condemnation.

**Green Energy Partners**

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

**Loudoun Water**

Acquisition of easements/right of ways for trunk and feeder waterlines and sewer lines by negotiation and/or condemnation. An easement and restoration compensation strategy was created and utilized for the Service Authority.

**Prince William County Service Authority**

Multiple projects requiring the acquisition of easements for water and sanitary sewer lines by negotiation and/or condemnation. The coordination of title search, appraisals, legal and engineering/surveying services required for acquisitions.

**Rivanna Water & Sewer Authority**

Acquisition of easements for trunk and feeder water lines and sewer lines by negotiation and/or condemnation. Management of Reservoir interconnection project for water storage during draughts. 30+ parcels required easements.

**Stafford County Public Utilities**

Acquisition of easements for water main line replacement by negotiation and/or condemnation.

**Town of Culpeper Environmental Services**

Acquisition of easements, for the placement of new sewer and water lines and the placement of future raw water pumping stations, by negotiations and/or condemnation.

**Upper Occoquan Service Authority**

Acquisition of easements for trunk & feeder water lines & sewer lines by negotiation and/or condemnation. The creation of an easement and restoration compensation strategy for the Service Authority.