



statement of qualifications for  
Land Services



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## land services

Our Land Services sector combines the practices of land surveying, right-of-way acquisition, geographic information systems, and high-definition scanning to deliver comprehensive services. With one of the largest and most highly respected land services practices in the Midwest, Ulteig is recognized for having the ability to mobilize to projects of all types in any location — from local lot surveys to electric transmission corridors throughout the country.

### Land Surveying

Ulteig's professional land surveyors are licensed in more than 10 states throughout the country and offer a wide variety of surveying services. We maintain a versatile and highly qualified staff, including professional land surveyors and field personnel who take pride in delivering consistent, accurate, and timely surveying services.

### Right-of-Way Acquisition

Led by experienced real estate professionals, Ulteig provides right-of-way, site acquisition, relocation, and appraisal services for a broad range of projects. Our professionalism and expertise in finding solutions to complex and oftentimes sensitive issues allow us to effectively communicate and build trust with project stakeholders. We also manage all the details — from document preparation and searches to negotiations and project closeout.

### Geographic Information Services (GIS)

Ulteig helps our clients draw knowledge from data about their business process by providing geospatial data and applications. GIS helps answer questions and solve problems by looking at data in a way that is quickly understood and easily shared.

### High-Definition (HD) Scanning

Ulteig utilizes HD scanning to provide a fast, highly accurate alternative to traditional as-built documentation. The data produced by the system can be used by a variety of industries and in a number of different formats. HD scanning also minimizes disruptions in day-to-day activities — information is captured without interfering with traffic flow, facility operations, or construction.

We have been an industry leader in land services for more than 65 years. With a practice founded in energy transmission corridors and construction, our reputation is built on an innovative, well-trained staff leveraging the best technology and in-house expertise.

## Land Surveying

Our land surveying team is built around a core group of seasoned surveyors with strong backgrounds and unbeatable dedication to their clients. We have the distinct combination of capacity and experience to deliver a wide range of surveying services. Our highly trained survey teams use industry-leading hardware and software to gather and lay out field information for all types of land surveys and construction staking projects. Our technical expertise comes from the ongoing efforts Ulteig makes to provide its survey crews with the best tools, technologies, and training, which translates to seamless, cost-effective projects.

### Civil

- Record research
- Topographical surveys
- Boundary surveys
- High-definition scanning
- Construction staking
- Record surveys

### Construction

- Preliminary design surveys
- Control surveys
- Construction layout
- Quantity surveys and calculations
- Record surveys



### Miscellaneous

- Expert witness
- Forensic investigation surveys
- Hydrographic surveys
- GPS surveys
- High-definition scanning

### Projects

- Wind farms
- Utility lines
- Substations
- Pipelines
- Communication towers
- Highway and street construction
- Site development
- Aviation
- Water/wastewater
- GIS
- Planning
- Mapping
- Building construction

### Property Development

- ALTA/ACSM Land Title surveys
- Boundary surveys
- Land descriptions
- Elevation certifications
- Land planning
- Subdivision platting
- Regulatory hearings

### Utilities

- Property research
- Control surveys
- Cadastral surveys
- Corridor (design) surveys
- Route surveys
- Construction staking
- Easement surveys
- Record surveys



## Right-of-Way

Led by experienced real estate professionals, Ulteig provides right-of-way and site acquisition services for projects ranging from municipal infrastructure and large-scale electric transmission and pipeline corridors to wind farm sites. Our right-of-way experts negotiate land purchases, leases, options, and easements to best meet our clients' project objectives and criteria. Our team also handles document preparation, permitting, land title searches, and public presentations.

As the vision for a project takes shape, right-of-way acquisition is an essential step in the process of turning a great concept into a successful project. We are committed to fully and efficiently supporting the full range of our clients' needs.



## Permitting/Routing

Ulteig has the expertise and capabilities to secure all of your project's permitting needs and perform site and routing studies.

- Right-of-way research
- Permitting
  - State
  - County
  - Township
  - Local
  - Municipal
  - Railroad
- Routing
  - Route planning
  - Site research
  - Site qualification
  - GIS modeling
  - Mapping
  - Public presentations

## Title Research

Our experienced staff researches, identifies, and creates land ownership portfolios.

- Courthouse research
- Deed and encumbrance procurement
- Tax information
- Plats
- Right-of-way maps
- Surveys
- Section corner data
- Landowner database
- Aerial/GIS ownership map
- Title site investigation

## Relocation

Ulteig's relocation assistance involves a close working relationship with all displaced persons, whether residential or commercial. We are diligent in adhering to the Uniform Relocation Act and its revisions.

- Plan writing
- Residential
- Commercial

## Acquisition

Ulteig's experienced real estate professionals diligently pursue and acquire the land rights required to build your facility.

- Document preparation
- Descriptions
- Negotiations
  - Easements
  - Deeds
  - Leases
  - Options
- Recordation
- Exhibits
- Damage settlements
- Land value analysis
- Land appraisals
- Public information meetings
- Special considerations
- W-9
- Communication records
- Memorandum of agreement
- Project management
- Project closeout

## GIS

Ulteig's GIS practice helps both our clients and our own professionals attain wide-ranging goals, gaining a comprehensive understanding of their informational needs and opportunities. Ulteig provides GIS and IT services to federal and state agencies, municipalities, airports, energy and other utilities, and various other organizations. GIS helps answer questions and solve problems by looking at data in a way that is quickly understood and easily shared.

### Multidisciplinary Approach

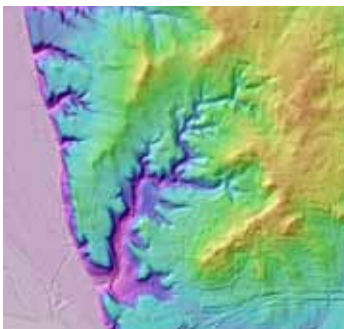
- Experienced professionals who seek to understand our clients' needs before providing a solution
- Expertise in every facet of implementing GIS, from start to finish
- Innovative use of geospatial technology as it relates to your business needs

### GIS Services

- Planning
  - Needs assessments
  - Hardware/software recommendations
  - Implementation plans
- Enterprise Database Design and Development
  - Basemap generation and maintenance
  - Parcels
  - Addresses
  - Roads/streets
  - Utility infrastructure
  - Data conversion/data migration



- Applications
  - Web GIS/Internet/Intranet
  - Digital map books
  - ESRI ArcGIS customized training
  - Automation of field inspections
- Utility Infrastructure Inventory and Management
  - Water distribution systems
  - Sanitary sewer systems
  - Street lighting and sign systems
  - Record drawing scanning
- Data & System Integration
  - Tax databases
  - Document/image records
  - Permitting records
  - Meter/billing records
- Photogrammetric
  - Ground control survey
  - Coordination of digital aerial photo acquisition
  - Image processing
  - LiDAR data acquisition and management
- Spatial Analysis
  - 3D modeling
  - Corridor analysis
  - Site selection
  - Route optimization
  - Suitability modeling



*LiDAR data management*



*Utility data collected and integrated in to a GIS database*

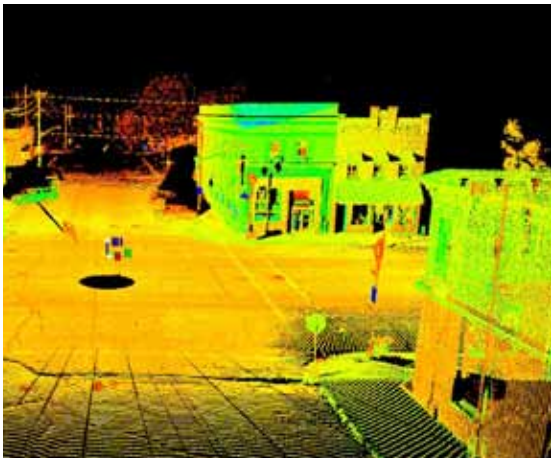


*Access to data in the field*

## HD Scanning

HD scanning is a technology that incorporates the use of laser ranging to safely acquire accurate data that can be processed to create a scaled, digital 3D model of the scanned object or environment. Using the HD scanning system allows Ulteig's HD scanning specialist to capture the survey information without interfering with ongoing facility operations, traffic, or construction activities.

HD scanning can be conducted indoors or outdoors — and under any lighting conditions. The raw scan data can be used with software to view, pan, zoom, rotate in 3D, and obtain point-to-point measurements. Additional postprocessing can translate the data into accurate AutoCAD® drawings for design purposes or can be used for 3D visual flights. Whether the data stands alone, is processed into a 3D model, or is linked with a GIS database, this data can be used for many applications.



Multicolor Hue Point Cloud  
Park Rapids, MN



Point Cloud-Main Street  
Park Rapids, MN



Main Street  
Park Rapids, MN



## Benefits

- Reduce liability by safely capturing data from hard-to-access locations
- Better design surveys allow for lower construction costs and shorter project schedules
- Accurately and efficiently capture a vast amount of precise data in one scan
- Provide numerous viewpoints for design flexibility
- High level of detail
- 360-degree project photographs
- Less facility downtime
- Less disruption to a site's ongoing activities
- Reduction in costly revisits to project sites
- Availability of additional survey data
- Utilizing 3D animation allows clients to visualize without being at the site
- Detailed marketing data

## Applications

- Streets/highways/airports
- Railways/bridges/tunnels
- Facility management
- Plants and refineries
- Architectural/civil construction
- Historical building reconstruction or renovation
- Cultural heritage sites
- Piping and ductwork retrofits
- Fabrication quality assurance
- Accident reconstruction
- Crime scene investigation
- As-built surveys of complex facilities
- Building information modeling (BIM)
- Volume calculations
- Monitoring structure deformation
- Hazardous sites
- Sites with limited access or in difficult terrain



## about ulteig

From urban infrastructure to building systems, airports, and highways to energy, land, and water, we help people build and sustain the systems that support vital communities.

Since our founding in 1944, Ulteig has grown to include hundreds of professionals who represent a wide range of disciplines. We are an employee-owned company that delivers comprehensive engineering, planning, and surveying services.

### **Building Services**

Our Building Services sector consists of professionals representing a wide range of disciplines, working together to serve our clients with integrated building and site design solutions. We provide a diverse list of capabilities, only available from a full-service firm, to government, healthcare, education, corporate/industrial, and community/commercial development clients.

### **Energy Services**

Our Energy sector works with clients ranging from global energy producers to local power cooperatives. We connect energy sources and power generation to end users. We are recognized leaders in this industry, providing services and expertise on projects worldwide.

### **Land Services**

Ulteig's Land Services sector combines the practices of land surveying with GIS and right-of-way acquisition services to deliver comprehensive capabilities. Ulteig is recognized for mobilizing projects of all types in all locations — from local lot surveys to electric transmission and pipeline corridors across the country.

### **Civil Services**

Our Civil sector consists of core practices in surface transportation, aviation, water/wastewater, water resources, and municipal engineering. Engineers and technicians in these practices offer specialized engineering, environmental, and planning services to government agencies at all levels.

What truly distinguishes Ulteig is our ability to leverage resources from across all of our sectors. For example, we use the 3D laser scanning capabilities of our Land Services sector to create a 3D Revit model during a structural analysis project. We access the FAA expertise of the aviation staff in our Civil sector to guide a site master plan near a busy regional airport. We collaborate with the renewable power generation and electrical distribution experts of our Energy sector to help a building owner determine the best design for on-site wind and solar generation. Our ability to utilize the knowledge and experience of a wide variety of industry experts — within Ulteig — is unparalleled.



## the ulteig advantage

### Locations

Ulteig offers a wide range of services and expertise to give you easy and instant access to a wealth of knowledge, skill, and talent. Because we are a multidiscipline, full-service firm, we offer an array of services that few companies can match.

Our company has grown to include offices in the following locations:

- Bismarck, ND
- Cedar Rapids, IA
- Denver, CO
- Detroit Lakes, MN
- Fargo, ND
- Minneapolis, MN
- Sioux Falls, SD
- Williston, ND

### Community Partner

We live our core values by building a work environment that stimulates innovation, enhances teamwork, and drives our clients' success. This desire to succeed extends beyond our company walls. We encourage our staff to volunteer and to be involved in activities that help shape our communities to be places where everyone is proud to work, live, and play.

### Our Mission

To create sustainable, cost-effective, and environmentally sound communities.

### Our Vision

To advance the business of energy, water, and our built-environment.

### Sustainability

Considering how to best use natural resources in planning and design is a cornerstone philosophy at Ulteig. You will see this commitment in our renewable wind energy, waste heat recovery, clean water and wastewater, and energy-efficient and sustainable building projects. This is the way we have always done business.

At Ulteig, we pledge to continually take a fresh approach to sustainable engineering. We will strive to produce energy while, at the same time, reducing the demand for it. We will protect and restore, save and recycle, and take a leadership role in our communities by finding new ways to think green in everything we do.



Ulteig is proud to be a member of the US Green Building Council.

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