

Ulteig

We listen. We solve.®



STATEMENT OF QUALIFICATIONS

| RIGHT-OF-WAY

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WHY CHOOSE ULTEIG?

PUTTING OUR EXPERIENCE TO WORK FOR YOU

Your interests are our priority. Ulteig's right-of-way team takes ownership of your projects to keep them moving in the right direction. Turning challenging projects into operational successes for organizations like yours has been a cornerstone of Ulteig's business since 1944. It's also no mistake we consistently receive positive client approval ratings for exceeding expectations. With nearly 150 years of combined experience and unique expertise in land services, our right-of-way experts have more than 150,000 hours of service to our clients.

We have assembled a skilled group of experts when it comes to land rights, we have many agents that are licensed real estate agents and public notaries. Whether it's a landowner calling at midnight, or a client calling at 6am with a question, we are always available. Timeline-driven and detail-oriented, we meet and complete assigned deadlines and double check our work. Lastly, we are in the business of building relationships. Our experts will gain landowner trust, calm fears, counter drawbacks and offer support throughout the entire process.

THE VALUES AT OUR CORE



CLIENT SUCCESS:

We create exceptional value through our expertise and collaborative approach



INTEGRITY:

We are authentic and always do what's right



ENTHUSIASM:

We are passionate about the work we do and have fun doing it



INCLUSION:

We seek diverse backgrounds, empower all voices and value all perspectives



AGILITY:

We act with speed, flexibility and balance



INNOVATION:

We leverage ingenuity and foster creative outcomes

AWARDS AND RECOGNITION



RANKING #116 IN ANNUAL
TOP 500 DESIGN FIRMS



EC&M TOP 10 ELECTRICAL
DESIGN FIRMS



ZWEIG GROUP
HOT FIRMS LIST



USA TODAY TOP
WORKPLACE



ACEC NORTH DAKOTA
ENGINEERING EXCELLENCE



ACEC COLORADO
ENGINEERING EXCELLENCE



DENVER
TOP WORKPLACE



PRAIRIE BUSINESS 50
BEST PLACES TO WORK



STAR TRIBUNE:
MINNESOTA'S TOP
WORKPLACES



ENERGAGE EMPLOYEE
WELL-BEING



ENERGAGE PROFESSIONAL
DEVELOPMENT



Proud Member
MILLION WORK
HOURS AWARD



HOW WE WORK

Ulteig is committed to designing, planning, building and maintaining the interconnected infrastructure vital to everyday life. Through consultative partnership, we work with you to create and solve for a sustainable, connected and resilient world.

100%
EMPLOYEE OWNED



1,200+
EMPLOYEES



300+ LICENSED
PROFESSIONAL ENGINEERS



300+
SUBSTATION
EMPLOYEES



150+ AUTOMATION,
INTEGRATION AND SYSTEM
PROTECTION EMPLOYEES



120+
T&D
EMPLOYEES



120+
CIVIL EMPLOYEES



240+
ENERGY SOLUTIONS
EMPLOYEES



120+
PROJECT MANAGEMENT AND
FIELD SERVICE EMPLOYEES



LIFELINE SECTORS®



Ulteig was founded with the vision of bringing electricity to the rural Midwest. Throughout the years, we have expanded to meet the needs of our clients with an ongoing commitment to high-quality work and superior service. Our team of professionals have provided right-of-way and site acquisition services for thousands of miles of high-voltage transmission line corridors, distribution systems and substation sites. This combination of professional and experienced staff makes Ulteig a leader in providing right-of-way services.



Ulteig's experienced right-of-way staff has acquired thousands of acres of land throughout the Midwest and Southwest for wind and solar farms. All of these projects have included the development of landowner databases and associated CADD/GIS aerial mapping. Our right-of-way experts have negotiated land purchases along with transmission line corridors within these footprints. Combined with Ulteig's full range of resources, we provide acquisition, land title searches, curative title work, document preparation and coordination within the project route.

We understand the special needs of wind and solar farm projects and are experienced in providing a wide variety of services.



Ulteig's right-of-way staff is led by experienced real estate professionals who have provided services to various state departments of transportation (DOT) on projects ranging from large-scale highway reconstruction to sliver grading and road widening projects. We have assisted many municipalities throughout the Upper Midwest with municipal roadways, water, sewer and overpass projects.



Ulteig's Water Lifeline Sector focuses on ensuring reliable, safe, and efficient water infrastructure to support communities across the nation. Our team of engineering professionals delivers comprehensive services for water distribution and wastewater systems, spanning from project planning and design to construction oversight and maintenance. We work closely with municipalities, utilities, and other stakeholders to develop sustainable solutions that address the unique challenges of each community. With an emphasis on regulatory compliance, environmental stewardship, and quality, Ulteig is dedicated to helping our clients protect and preserve one of our most essential resources.

RIGHT-OF-WAY SERVICES

Led by experienced real estate professionals, Ulteig provides right-of-way and site acquisition services for projects ranging from large-scale wind and solar farms, electric transmission to municipal infrastructure and highway projects.

DOCUMENT AND TITLE SERVICES

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

- Courthouse Research
- Deed and Lien Search
- Tax Information
- Existing ROW, Plats and Easements
- Landowner Database
- Aerial/GIS Ownership Map
- Obtain Subordination Agreements
- Title Report Coordination and Review
- Expedited Title Searches
- Project Mailings
- Document Preparation
- Recordation

ACQUISITION

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

- Legal Descriptions
- Negotiations
 - Easements
 - Leases
 - Options to Purchase
- Exhibits
- Damage Settlements
- Land Value Analysis
- Public Information Meetings and Presentations
- Special Considerations
- Communication Records
- Project Closeout
- Relocation Coordination
- Community Liaison
- Appraisal Coordination

PERMITTING/ROUTING

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

- Right-of-Way Research
 - Local
- Permitting
 - Railroad Crossings
- Federal
- State
- Routing Assistance

ADDITIONAL SERVICES

- Survey
- Project Management
- Environmental
- Construction Coordination

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.



PROJECT HIGHLIGHTS



CENTRAL POWER ELECTRIC COOPERATIVE

HEADQUARTERS IN MINOT, NORTH DAKOTA

Central Power Electric Cooperative Headquartered in Minot, North Dakota. Central Power has been a valued client for many years. Ulteig ROW have assisted in a variety of projects consisting of substation site acquisition, electric line rebuild easement acquisition and easement negotiation/acquisition of 43.8 to 115 kV new build transmission line projects. Staff negotiated with landowners and worked with engineering staff on design changes for viable transmission line routes.

Project work tasks begin at project inception and continue through final construction. These tasks include: site location assistance, complete title research, evaluate ownership information, plans, road plats and maps to obtain right-of-way details. During this process staff create a landowner database to track progress, draft land and easement descriptions, maintain detailed parcel files with communication records, acquisition documents and exhibits. Staff have successfully acquired easements, options, certificates of survey, warranty deeds, access agreements, as well as state/county/township permits for a variety of Central Power projects. During the final stages of a project, the acquisition team will handle damage settlements and on-site inspections if requested.





MIDAMERICAN ENERGY COMPANY

701-QUICK SUBSTATION COUNCIL BLUFFS, IOWA

This project entailed connecting 12.7 miles of a new 161 kV transmission line between the new Quick Substation to the existing 701 substation. This project allowed generated power to be more efficiently distributed into the transmission grid as well as increase system capacity.

4.9 miles of this new line is to be double circuited with an existing 69 kV line which required the purchase of wider easements. 7.8 miles of this project required the purchase of a combination of new Full and Overhang easements.

The Ulteig ROW team provided support to the client with the Public Information Meeting, Project Mailings, Title Research, Document Prep, GIS Project Tracking, Transmission Easement Acquisitions, Distribution Easement Acquisitions, Acquire Mortgage Subordinations and Railroad Permitting. The Ulteig team provided acquisition services for approximately 70 landowners.



BUENA VISTA COUNTY

70TH STREET & 600TH AVENUE COUNTY ROAD PAVING PROJECT BUENA VISTA COUNTY, IOWA

Ulteig Engineers, Inc. was hired by Buena Vista County for engineering design, survey and right of way acquisition of roadway project that entailed over two miles of county gravel road being converted to a solid surface with an expanded shoulder and adequate ditch and unifying the right of way to a consistent width throughout the project. The project entailed working with over 25 landowners and their tenants to secure all easements. Our Right of Way team spent considerable time with onsite visits with landowners to better understand their concerns and impacts on crops, landscaping and access points. This included walking the property with the owners to review the design drawings and specifically take note of areas of impact. Taking these concerns from the landowners, our team worked extensively with our design engineers and the County, to creatively come up with alternatives to arrive at an amicable agreement to minimize the impact but stay true to the project requirements to avoid any condemnation. Our team was responsible for property discovery and title examination, modifying all County documents required for offer to purchase and easements, as well as calculating and administrating crop settlement damages. After property owners and tenants signed the required documents, our team recorded signed easements with the county recorder's office and presenting the County with all documentation for approval and payment within the required project timeframe.



CORE ELECTRIC COOPERATIVE

BAYOU TO ELIZABETH 115 KV TRANSMISSION LINE REBUILD | COLORADO

This project involved 9 miles of 115 kV line rebuild crossing two counties in Colorado. Ulteig performed transmission engineering, permitting, land acquisition, environmental, and project management for this large Colorado cooperative client. Ulteig provided land services for this project including the acquisition of approximately 20 temporary construction easements for access and stringing locations. Ulteig conducted research of public records to identify property owners along the transmission line, created a landowner list along with stipulations and prepared notification letters for pre-design and pre-construction. Ulteig also performed the engineering design and project management for the 115 kV transmission line.

Additionally, Ulteig secured various construction permits such as County ROW crossing permits, temporary access permits, floodplain development permit, FAA Determination and State Storm Water Construction permit. Ulteig worked closely with the client, local municipalities, and landowners on all phases of the project. During construction, Ulteig provided construction support for construction contractors, as well as landowners and addressed all issues brought forward until project completion.



PERRY PARK WATER DISTRICT LOOP FEED PROJECT | COLORADO

CORE needed to upgrade one of their existing single-circuit overhead distribution feeders to a 3-phase underground feeder. The need for the project was to convert one of the pump stations for Perry Park Water District from a radial feed to a loop feed. It also eliminated the need for CORE to take an outage when performing maintenance work on their other facilities in the surrounding area. The total length of the project was approximately 3,000 feet.

Ulteig performed distribution design, land acquisition, permitting, and environmental for this distribution upgrade. In addition to easement acquisition, the project required construction related permits and an environmental review, which included consultation with US Fish and Wildlife due to the presence of critical habitat for the Preble's Meadow Jumping Mouse (PMJM). Construction permitting involved a Small Utility Grading, Erosion and Sediment Control (SUGESC) and Plan and Profile (P&P) drawing set, Floodplain Development Permit, Right-of-Way Permit and Temporary Access Permits. The installation of the project involved boring under a 100-year floodplain/PMJM Critical Habitat and 4 county-maintained roads, which required potholing for existing utilities at each road crossing.

One of the landowners was difficult to work with and required several re-routes across their property as well as extensive negotiations in order to secure easement signatures. All easements were secured and all permit approvals were achieved in order to meet the start of construction.



NDDOT HIGHWAY 1804 RECONSTRUCTION PROJECT

NDDOT HWY 1804 MAJOR ROADWAY REALIGNMENT AND RECONSTRUCTION PROJECT | WILLIAMS COUNTY, NORTH DAKOTA

The project included a complete reconstruction of Highway 1804 from the Red Mike Road to Highway 42 (Epping Road); an 11 mile route. The reconstruction included realignment of the highway, adding turn lanes, passing lanes and wider shoulders. Roadway height adjustments were made for better safety and sight distance. Minor relocation consisted of moving fence lines, driveways, approaches and cattle passes. Borrow and spoil negotiations also took place as part of this project. Prior to beginning the project, title documents were reviewed to determine ownership. During initial landowner contacts staff verified and collected full ownership and tenant information. This information was used to prepare the DOT documents for negotiation purposes. Staff negotiated with the landowners and worked with NDDOT staff on design changes. Ulteig staff successfully acquired Borrow/Spoil Agreements, Temporary Construction Easements, Permanent Easements, Fee Taking, Fencing and Access Agreements on 75 parcels, with no condemnation. Completed document packets were submitted to the DOT for landowner payments. Our professionals prepared all acquisition documents and completed all direct purchase negotiations. Project acquisition began July 2019 with full acquisition completed by February 1, 2020.



FARGO-MOORHEAD (FM) FLOOD DIVERSION PROJECT

NORTH DAKOTA AND MINNESOTA BORDER

FM Flood Diversion Project is a complex project with many local, state and federal jurisdictions. The Flood Diversion Authority has hired Ulteig to help with direct purchase negotiations with landowners. This is a 3-phase project that is approximately 30 miles from Hickson-Oxbow to Argusville, North Dakota. The Ulteig acquisition team has been providing turnkey acquisition services, including title research, database management, document preparation, direct purchase negotiations with landowners, condemnation assistance and crop and restoration damage settlements. Ulteig has completed acquisition services on Phase I and Phase II of the project. We continue to work with the Diversion Authority on Phase III of the project to ensure successful negotiations/acquisitions.



↓ ALLIANT ENERGY

BENT TREE NORTH WINDFARM EXPANSION FREEBORN COUNTY, MINNESOTA

This project entailed acquiring additional landowner rights to add up to 150 MW of wind energy for the Bent Tree North Wind Farm Project. In addition to the existing 201-megawatt Bent Tree Wind Farm, the additional 150 MW required over 14,000 acres of additional landowner agreement acquisitions. Over 450 landowners were met with and roughly 40 potential turbine locations were sited/studied.

The Ulteig ROW team provided support the client with Public Meetings, Landowner events, Project Mailings, Title Research, Document Prep, GIS Project Tracking, Acquiring Permanent Easements, Collector Line Easements, Substation Site Purchase, Turbine Placement, Access Road Placement, GEO Tech Coordination, Environmental Coordination, Laydown Yard Negotiations, Damage Settlements and all permit approvals were achieved in order to meet the start of construction.







Ulteig delivers comprehensive engineering/design services, program management, technical services and field services that strengthen infrastructure vital to everyday life. An employee-owned company, Ulteig connects people and resources to develop compelling, integrated solutions across the Lifeline Sectors of power, renewables, transportation and water. Ulteig leverages its expertise throughout North America with a wide range of public and private clients.