

Eminent Domain

When private property is needed for public use, GAI Consultants has dedicated in-house resources for guiding legal and appraisal teams of acquisition authorities through the entire eminent domain process. Our services also benefit private property owners who are faced with financial costs due to impacts from property acquisitions.

A wealth of technical ideas and fresh viewpoints means eminent domain cases receive the support they need.

Understanding that the level of involvement for eminent domain cases can range from a few hours of consultation to technical response from an entire team of seasoned professionals, GAI remains committed to resolving client's eminent domain cases. Our engagement with each client, no matter what level of assistance is required, gets our full attention from project inception to completion.

Increased concern for the environment, difficulties with improvement projects in highly developed urban environments, and the cost of land acquisitions compound the problems inherent in condemnation assignments. GAI finds solutions for these problems by balancing physical, regulatory, and economic considerations with innovative ideas in planning and civil, geotechnical, structural, traffic, and environmental engineering.

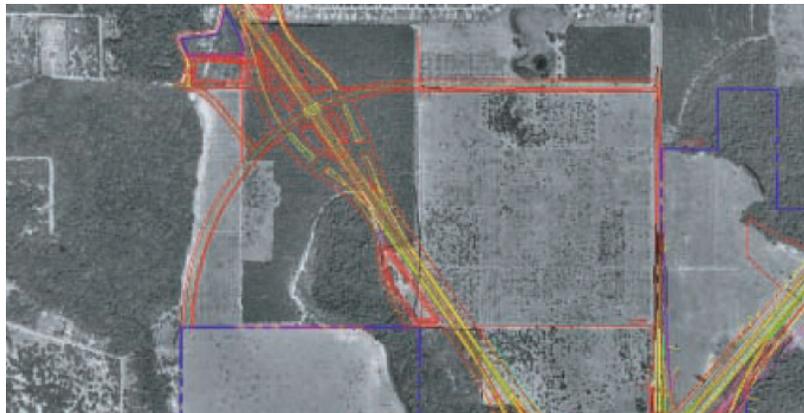
For all types of condemnation projects, GAI can assist with site reconnaissance, preliminary site plans, and court exhibit preparation. We listen to the concerns of private property owners, and are familiar with the land use requirements of federal, state, and local agencies. Our utility and GIS specialists understand the permitting processes and use sophisticated modeling software to deliver timely and cost-effective results.

GAI is a multidiscipline firm able to provide planning, engineering, and construction support for our eminent domain work. We conduct zoning, land



gai consultants®

Service Profile



use, and feasibility studies; evaluate traffic circulation and flow; analyze acquisition impacts; and resolve concurrency issues. Skilled specialists assist with permitting, regulatory approval, wetland delineation, site layout and subdivision plans, cost estimates, and formulating workable cost-to-cure solutions.

Engineers, geologists, planners, environmental scientists, construction specialists, surveyors, and technicians support GAI's eminent domain services. Our in-house professionals have experience in providing mediation services and expert witness testimony for disposition and value trials.

With varied academic and cultural backgrounds and a broad range of experience, GAI brings a wealth of technical viewpoints and injects fresh ideas into every eminent domain case. We assist lawyers, appraisers, and others in resolving residential, commercial, and industrial real estate acquisitions.

Eminent Domain Services

- Inventory of existing conditions
- Survey of taking and remaining tracts
- Property impact analyses (physical and regulating)
- Land use and zoning analyses
- Ingress and egress analyses
- Project impact identification
- Cure concept development
- Cost analyses: taking and cost to cure
- Planning and engineering reports and sketches
- Trial exhibit preparation
- Expert witness testimony for disposition and value trials

GAI Services Summary

- Airport Planning and Design
- Bridge and Structure Inspection and Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental Studies, Species Studies, Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting and Design
- Land Development Engineering
- Landscape Architecture and Design
- Master Planning and Urban Design
- Mechanical, Electrical, Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Land Surveying and Mapping
- Transportation Planning and Design
- Utility Management Consulting
- Water, Stormwater, Wastewater Management

The scope of professional services that are provided by or offered out of each GAI office including, but not limited to, engineering and surveying services, is governed by the professional and business licensing requirements of each individual State or jurisdiction in which the GAI office is located and whether GAI has the requisite professional and business licenses for that State or jurisdiction. Nothing on GAI's Web Site or marketing materials is intended to be interpreted or construed as offering to perform professional licensed services where prohibited unless the licensing requirements have been met. Engineering services are not offered out of GAI's Northern Kentucky (Florence) office location. Surveying services are not offered out of GAI's Illinois location or by our New York subsidiary.

