



Property Master Plan

***Presented by
Blake Kettler
Technical Services Manager***



Purpose

- **Create a strategy for BRA properties and easements utilized to accomplish our stated mission: "Develop, manage and protect the water resources of the Brazos River basin."**



Objectives

- **Development of a Property Management Database which includes all BRA properties, associated features and encumbrances.**
- **Evaluation of properties for consistency with BRA's Mission Statement and operational objectives.**
- **Development of an evaluation tool built to include the Property Management Database.**
- **Development of a comprehensive Property Master Plan that encompasses all BRA retained properties.**
- **Development of a matrix to assist in making property management decisions.**



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Property Information

- Location
- Grantor, Grantee, Acquisition Date, Sale Date
- Applicable Lease Information
- Abstract, abstract number, county, ownership type (fee, easement, lease, release, etc.)
- property use (BRA operations, recreation, conservation, inundation area, no build area, leased, unleased etc.), size, and encumbrances (zoning, groundwater conservation district, ETJ of a City, utility easements reservations etc.)
- **Watershed and associated aquifers**
- **Mineral right information**
- **Open record request tracking and property inquiries.**
- Species of concern
- Cultural resources
- Identification of properties adjacent to WOTUS and/or Section 10 waters
- Identification of properties with or adjacent to special habitat features or habitat for species of concern (nursery habitat for fisheries support), and water quality buffers.



Web Map Application Example

BRA Demo Web Map

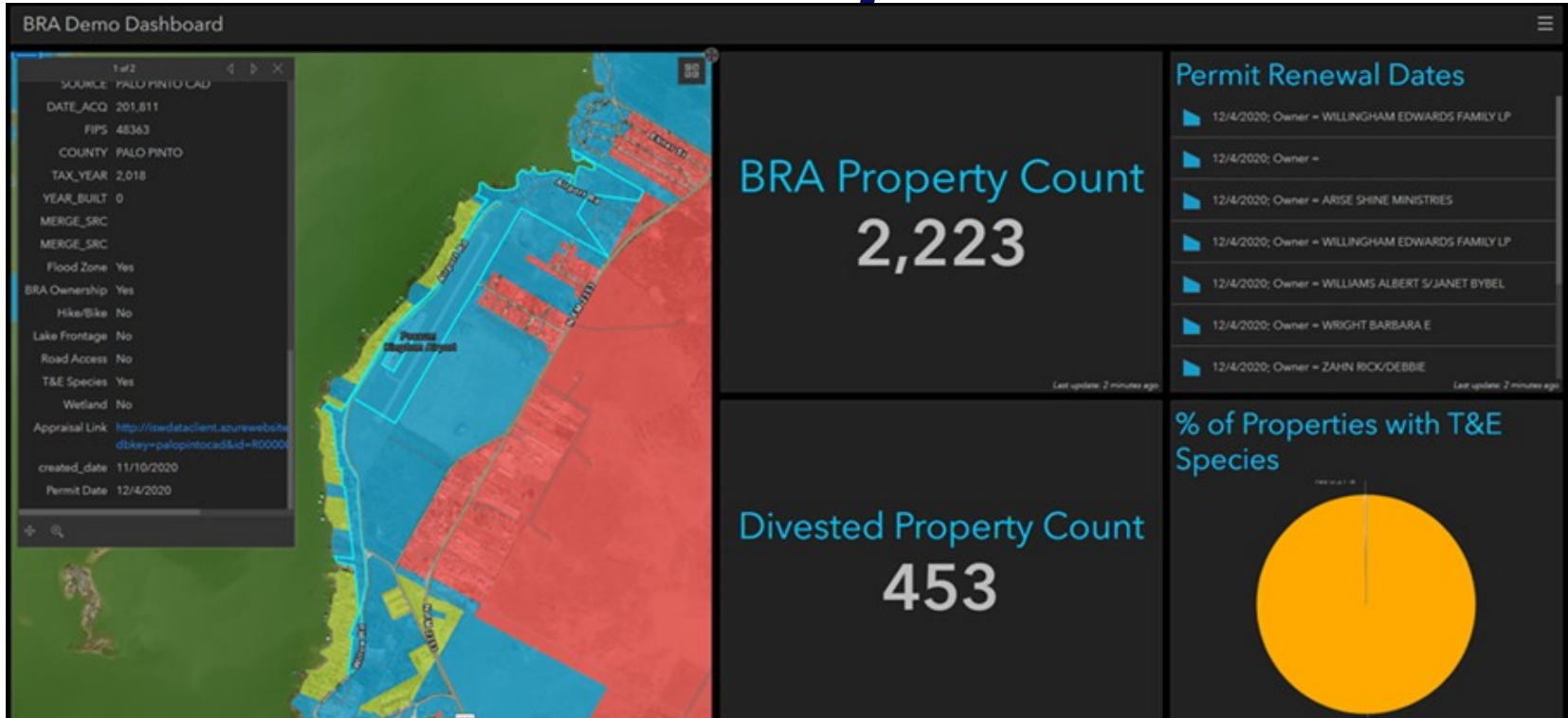
Find address or place

Parcel ID: 119103

OWNER_NAME	U S GOVERNMENT
SITUS_ADDR	AMITY LN BELL COUNTY RURAL TX
BRA Ownership	Yes
Flood Zone	No
Hike/Bike	No
Lake Frontage	No
Road Access	No
T&E Species	No
Wetland	No
Appraisal Link	More info
Attachments:	No attachments found
Zoom to	...



Dashboard Application Example



Meeting Date: January 25, 2021



Phase I Scope of Services

- **Develop Users Goals and Objectives**
- **Review of Existing and Ongoing Studies**
- **Tour BRA Properties and Facilities**
- **Download Existing Data**
- **Develop Property Management Database and Interface**
- **Integrate Scanned Boundary Data**



Phase I Scope of Services Cont.

- **Prepare Mapping Layers**
- **Visual Reconnaissance Survey**
- **Develop Web Map**
- **Web and Mobile GIS Training**
- **Present Draft Property Management Database**
- **Develop Final Property Management Database**
- **Develop Scope for Phase II**



Proposed Schedule

	EST.	Q1 2021				Q1 2021				Q2 2021				Q2 2021				Q2 2021				Q3 2021				Q3 2021															
		FEB				MARCH				APRIL				MAY				JUNE				JULY				AUG				SEPT											
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
PROJECT MANAGEMENT AND OVERSIGHT																																									
1. Progress Reporting and Invoicing	\$ -																																								
2. Project Meetings	\$ -																																								
GIS DATABASE DEVELOPMENT																																									
1. Project Kickoff and Initiation Meeting	\$ -																																								
2. Interview BRA Management/Staff/Key Users	\$ -																																								
3. Develop BRA Goals and Objectives	\$ -																																								
4. Review Existing and Ongoing Studies, Planning	\$ -																																								
5. Tour BRA Properties and Facilities	\$ -																																								
6. Download BRA Data	\$ -																																								
7. Develop Property Management Database and Interface	\$ -																																								
8. Integrate Scanned Boundary Data	\$ -																																								
9. Base Map Development	\$ -																																								
10. Visual Reconnaissance Survey	\$ -																																								
11. Develop Web Map	\$ -																																								
12. Web Map and Mobile Training	\$ -																																								
13. Present Draft Web Map to BRA	\$ -																																								
14. Develop Final BRA Web Map Platform	\$ -																																								
15. Develop Scope for Phase II	\$ -																																								
PROJECT TOTAL:	\$ -																																								



Proposed Fee

<u>Tas</u>	<u>Hours:</u>	<u>Task Cost:</u>
PROJECT MANAGEMENT AND OVERSIGHT		
1. Progress Reporting and Invoicing	51	\$ 10,874.00
2. Project Meetings	104	\$ 27,390.00
GIS DATABASE DEVELOPMENT		
1. Project Kickoff and Initiation Meeting	44	\$ 9,448.00
2. Interview BRA Management/Staff/Key Users	68	\$ 14,240.00
3. Develop BRA Management/Staff/Key Users Goals & Objectives	70	\$ 12,844.00
4. Review Existing and Ongoing Studies, Planning	80	\$ 10,518.00
5. Tour BRA Properties and Facilities	130	\$ 31,400.00
6. Download BRA Data	116	\$ 14,470.00
7. Develop Property Management Database and Interface	165	\$ 24,665.00
8. Integrate Scanned Boundary Data	607	\$ 71,375.00
9. Base Map Development	304	\$ 42,778.00
10. Visual Reconnaissance Survey	103	\$ 18,751.00
11. Develop Web Map	106	\$ 14,900.00
12. Web Map and Mobile Training	63	\$ 10,469.00
13. Present Draft Web Map to BRA	81	\$ 13,908.00
14. Develop Final BRA Web Map Platform	38	\$ 6,283.00
15. Develop Scope for Phase II	72	\$ 18,140.00
	2202	\$ 352,453.00

Subtotal: \$352,453.00
10% Contingency: \$35,245.30
Total: \$387,698.30



- **Provides the foundation for building the Property Master Plan**
- **Gathering all property data in one location**
- **Information available real time**
- **Useful tool for many departments**



Resolution

“WHEREAS the Brazos River Authority is pursuing a Property Master Plan at the direction of the Property Management Committee at its September 9, 2019 meeting;

WHEREAS the Property Management Committee took action at its October 1, 2020 meeting for the Brazos River Authority to enter into scope and fee negotiations with Halff Associates to develop a Property Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to negotiate and execute a contract with Halff Associates to perform consulting services for Phase I of the Property Master Plan in an amount not to exceed \$387,698.00.”



Brazos River Authority