

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**INTERDEPARTMENT CORRESPONDENCE**

**FILE** R/W

**OFFICE** Atlanta, GA

**DATE** May 5, 2008

**FROM** Howard P. Copeland, Right of Way Administrator

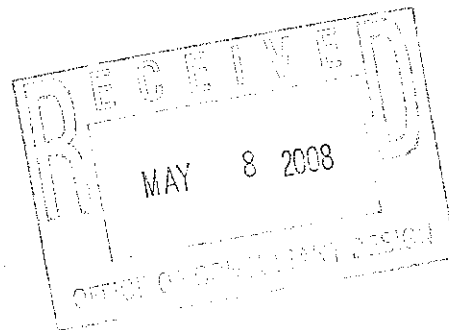
**TO** Mike Haithcock State Consultant and Design

**SUBJECT** Updated Preliminary Cost Estimates

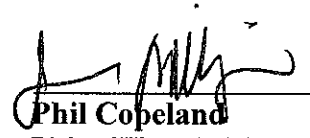
Please find attached updated Preliminary Cost Estimates for your respective projects. These Preliminary Cost Estimates were updated in order to refine the total right of way cost. As you will notice, the market appreciation was taken out of the estimates due to similar multipliers and factors being in place in T-Pro.

If you have any questions, please do not hesitate to call Jerry Milligan at (770)986-1541.

See Attachments.



# Preliminary Right of Way Cost Estimate



**Phil Copeland**

Right of Way Administrator  
By: Jerry Milligan

**Date:** April 9, 2008  
**Project:** NH-003-3(53) Clarke UPDATE  
**Existing/Required R/W:** Varies/Varies  
**Project Termini :** SR 10 Loop at Atlanta Highway Interchange  
**Project Description:** 4 lane with median

**P.I. Number:** 122890  
**No. Parcels:** 36

**Land:**

Commercial			
R/W	124,580 sf @ \$ 7.25/ sf =	\$	903,200
ESMT	126,760 sf @ \$ 7.25/ sf X 50% =	\$	459,500
Residential			
R/W	4.34 ac. @ \$ 30,000/ ac. =	\$	130,200
ESMT	0.09 ac. @ \$ 30,000/ ac. X 50% =	\$	1,400

\$ 1,494,300

**Improvements :**

Signs, Fencing and Misc. Site Improvements

\$ 307,500

**Relocation:**

2 Commercial @ \$ 25,000 =	\$ 50,000
0 Residential @ \$ 25,000 =	<u>\$ 0</u>

\$ 50,000

**Damage :**

0 Proximity	\$ 0
0 Cost to Cure	\$ 0
10 Consequential	<u>\$ 1,470,000</u>

\$ 1,470,000

\$ 3,321,800

Net Cost	\$ 3,321,800
Scheduling Contingency 55 %	1,827,000
Adm/Court Cost 60	<u>3,089,300</u>
	\$ 8,238,100

**Total Cost \$ 8,238,000**

Note: The Market Appreciation (40%) is not included in this updated Preliminary Cost Estimate.

Note: Accuracy of estimate is sole responsibility of preparer.