

# DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

## INTERDEPARTMENT CORRESPONDENCE

**FILE** Project No. NH000-0003-03(053) **OFFICE** Right of Way  
P.I. No. 122890 County Clarke  
SR 10LP @ SR 10; INC Jennings Mill Road Realignment in Athens

**DATE** 01/07/2011

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

**TO** Robert Murphy, Project Manager

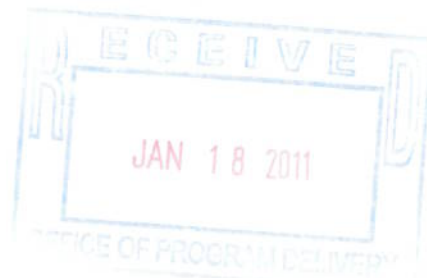
**SUBJECT** Cost Estimates **Mgmt LET Date:** 12/16/2011  
**Mgmt R/W Date:** 07/17/2009

Attached is a current detailed cost estimate that we received that will be utilized for Right of Way authorization.

ROW Phase: 1998	\$425,000.00	Authorized
ROW Phase: 2004	\$869,224.00	Authorized
ROW Phase: 2015	\$8,123,235.79	
<b>Attached Cost Estimate</b>	<b>\$11,770,000.00</b>	

Please let Floyd J. Williams know, for tracking purposes, once the cost estimate has been sent to Engineering Services. Right of Way funding cannot be requested until the cost estimate has been approved by the Chief Engineer.

Timely submission of the cost estimate and timely approval notification is critical to maintaining the Right of Way authorization schedule. If you have any questions please call Floyd J. Williams at 404-347-0191.



*Floyd*

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**INTERDEPARTMENTAL CORRESPONDENCE**

**FILE: R/W Cost Estimate**

**OFFICE: D-1 Gainesville**

**DATE: 01-04-2011** *Revised*

**FROM: William Brad Whitecotton** , District Right of Way Team Manager

**TO: Howard P. Copeland**, State Right of Way Administrator  
ATTN: Floyd Williams

**SUBJECT: RIGHT OF WAY COST ESTIMATE**  
**PROJECT: NH000-0003-03 (053)**  
**COUNTY: CLARKE**  
**P.I. NUMBER: 122890**

Attached is the project Right of Way Cost Estimate on the above referenced project. It is estimated that the cost of right of way plus all related expenses will be \$ 11,770,000.

If we can offer further assistance, please contact me or Judi Braza of this office at 770-718-5048.

**ATTACHMENTS:** Detailed ROW Cost Summary; Parcel by Parcel Breakdown Spreadsheet; Project Location Map; Subject / Comp Location Map; Comparable Sales Data Spreadsheet (With Sales Verification Information); Comparable Sale Sheet Photographs; Subject and Sales Analysis

**CC: Review Appraiser Manager**  
**Project Manager**



Georgia Department of Transportation  
Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

	A	B	C	D
	<b>Land and Improvements</b>			
1	Fee Simple Estimate	\$3,627,122.83		
2	Perm Esmt Estimate	\$743,662.69		
3	Temp Esmt Estimate	\$0.00		
4	Potential Excess Estimate	\$0.00		
5	Damages	\$300,000.00		
6	Improvements	\$411,000.00		
7	Trade Fixtures	\$0.00		
8	Cost to Cures	\$1,567,500.00		
9	Minimum Award Adjustment	\$392.68		
10				
11				
12				
13				
14				
15				
16				
17				
18		SUB TOTAL PROPERTY TYPES		\$6,649,678.21
19		Counter Offers and Condemnation Increases (50%)		\$3,324,839.10
		Let Date (MM/YYYY)		May-11
20		Projected Market Appreciation (10%)		\$275,096.28
21		<b>GRAND TOTAL LANDS AND IMPROVEMENTS</b>		<b>\$10,249,613.59</b>



Georgia Department of Transportation  
Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

	A	B	C	D
Valuation Services	Agriculture	Residential	Commercial	Industrial
1 Appraisals (# of Parcels)	0	15	38	0
2 Estimated Fees (per Parcel)	\$0.00	\$1,500.00	\$3,000.00	\$0.00
3 TOTAL APPRAISALS	\$0.00	\$22,500.00	\$114,000.00	\$0.00
4 Sign Estimates	0	0	20	0
5 Estimated Fees	\$0.00	\$0.00	\$300.00	\$0.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$6,000.00	\$0.00
7 Specialty Reports	0	0	24	0
8 Estimated Fees	\$0.00	\$0.00	\$2,000.00	\$0.00
9 TOTAL SPECIALTY REPORTS	\$0.00	\$0.00	\$48,000.00	\$0.00
10 Septic/Well Reports	0	0	0	0
11 Estimated Fees	\$0.00	\$0.00	\$0.00	\$0.00
12 TOTAL SEPTIC/WELL REPORTS	\$0.00	\$0.00	\$0.00	\$0.00
13				
14				
15				
16 TOTAL VALUATION FEES	\$0.00	\$22,500.00	\$168,000.00	\$0.00
17	SUB TOTAL VALUATION SERVICES			\$190,500.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$47,625.00
19	GRAND TOTAL VALUATION SERVICES			\$238,125.00

## Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

		A	B	C	D
	<b>Legal Services</b>	<b>Parcels</b>	<b>Estimated Fees</b>		<b>TOTALS</b>
1	Meeting with Attorney	53	\$125.00		\$6,625.00
2	Preliminary Titles	53	\$200.00		\$10,600.00
3	Closing and Final Title	50	\$300.00		\$15,000.00
4	Recording Fees	53	\$50.00		\$2,650.00
5	Condemnation Filing	8	\$5,000.00		\$40,000.00
6	Litigation Costs	8	\$25,000.00		\$200,000.00
7	Updates and Incidentals	8	\$7,500.00		\$60,000.00
8					
9					
10					
11					
12					
13					
14					
15					
16					
17			<b>GRAND TOTAL LEGAL SERVICES</b>		<b>\$334,875.00</b>

## Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

	A	B	C	D
Relocation	Displacements	Estimated Costs		TOTALS
1 Business Displacement	3	\$25,000.00		\$75,000.00
2 Residential Tenant	0	\$25,000.00		\$0.00
3 Residential Owner	0	\$45,000.00		\$0.00
4 Pro-Rata Taxes	46	\$1,000.00		\$46,000.00
5 Property Pin Replacement	53	\$1,250.00		\$66,250.00
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17	<b>GRAND TOTAL RELOCATION</b>			<b>\$187,250.00</b>

## Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

		A	B	C	D
Demolition	Items/Improvements	Estimated Costs			TOTALS
1	Residential Structures	0	\$17,500.00		\$0.00
2	Detached Garages/Outbuildings	0	\$8,000.00		\$0.00
3	Commercial Structures	3	\$25,000.00		\$75,000.00
4	Hotels/Apartments	0	\$65,000.00		\$0.00
5	UST's - Dispensers	0	\$50,000.00		\$0.00
6	Billboards	1	\$8,000.00		\$8,000.00
7	Signs - Light Standards	21	\$2,500.00		\$52,500.00
8	Water Vaults	5	\$15,000.00		\$75,000.00
9	Gas/Water Service Separation	0	\$2,500.00		\$0.00
10					
11					
12					
13					
14					
15					
16					
17	<b>GRAND TOTAL DEMOLITION</b>				<b>\$210,500.00</b>



## Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

NH000-0003-03 (053)

Clarke

122890

		A	B	C	D
	Inhouse	Parcels	Man hours per Parcel		TOTALS
1	Pre-Acquisition	53	50		\$132,500.00
2	Acquisition	53	125		\$331,250.00
3	Relocation	0	50		\$0.00
4	Administrative Appeals	14	50		\$35,000.00
5	Post-Acquisition	8	125		\$50,000.00
6					
7					
8					
9					
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11					
12					
13					
14					
15					
16					
17			<b>GRAND TOTAL INHOUSE</b>		<b>\$548,750.00</b>

PRECONSTRUCTION STATUS REPORT FOR PI-122890-

**PROJ ID:** 122890-  
**COUNTY:** Clarke  
**LENGTH (MI):** 4.32  
**PROJ NO.:** NH000-0003-03(053)  
**PROJ MGR:** Murphy, Robert P.  
**AOHD Initials:** MAH  
**OFFICE:** Program Delivery  
**CONSULTANT:** Consultant Design (DOT contract)  
**SPONSOR:** GDOT  
**DESIGN FIRM:** Heath & Linebeck Engineers, Inc.  
**BOND PROJ.:**

**SR 101.P @ SR 10; INC JENNINGS MILL RD REALIGNMENT IN ATHENS**  
**MPO:** Athens  
**TIP #:** R-12  
**MODEL YR.:**  
**TYPE WORK:** Interchange  
**CONCEPT:** ADD 4U(MED 20)  
**PROG TYPE:** Reconstruction/Rehabilitation  
**Prov. for ITS:** N  
**BRIDGE SUFF.:** 43.94, 64.48

**PRIORITY CODE:**  
**DOT DIST:** 1  
**CONG. DIST:** 10  
**BIKE:** Y  
**MEASURE:**  
**NEEDS SCORE:** 4  
**MGMT LET DATE:** 12/16/2011  
**MGMT ROW DATE:** 07/17/2009  
**BASELINE LET DATE:** 05/18/2011  
**SCHED LET DATE:** 10/30/2012  
**WHO LETS?:** Prepare Plans for Shelf  
**LET WITH:**

BASE START	BASE FINISH	LATE START	LATE FINISH	TASKS	ACTUAL START	ACTUAL FINISH	%	PROGRAMMED FUNDS
				Concept Development	11/1/2005	3/13/2007	100	Activity Approved Proposed Cost Fund Status Date Auth
				Concept Meeting	10/1/2006	10/1/2006	100	PE 1999 1999 1,635,817.35 Q05 AUTHORIZED 10/20/1998
				PM Submitt Concept Report	2/22/2007	2/22/2007	100	ROW 2015 2015 8,123,235.79 L200 PRECST
				Concept Report Review and Comments	2/28/2007	3/6/2007	100	ROW 2004 2004 869,224.00 Q20 AUTHORIZED 1/5/1998
				Management Concept Approval Complete	3/19/2007	3/13/2007	100	ROW 1998 1998 425,000.00 RZ AUTHORIZED 1/5/1998
				Value Engineering Study	7/6/2006	12/13/2007	100	CST 2018 2018 30,314,919.06 L200 PRECST
				Environmental Approval	8/6/2007	1/3/2008	100	
				Pub Hear Field/Comm Resp (EA/FONSI, GEPA)	5/10/2006	5/30/2006	100	
				Mapping	9/8/2006	10/23/2008	100	
				Preliminary Plans	9/13/2006	9/11/2008	100	
				Preliminary Bridge Design	9/12/2006	10/23/2008	100	
				Underground Storage Tanks	11/13/2008	11/14/2008	100	
				PFPR Inspection	11/20/2008	6/10/2009	100	
				R/W Plans Preparation	3/18/2009	7/7/2009	100	
				R/W Plans Final Approval	5/5/2009	5/14/2009	100	
				L & D Approval	11/1/2009	12/20/2009	100	
				Stake R/W	9/9/2009	5/14/2010	100	
				Soil Survey	1/1/2010	1/5/2010	100	
				Bridge Foundation Investigation	12/12/2009		62	
				Final Design			90	
				Final Bridge Plans Preparation			0	
				PFPR Inspection			0	
				Submitt PFPR Responses (OHS)			0	

**PDD:** OCD wants 05 ROW. Advertise this fall. 8/18/03.  
**Bridge:** EJC 12/08/10 CONSUL - H&L.  
**Design:** PFPR held 11/13/08 NTP issued to H&L for R/W plans  
**EIS:** CE 12-13-07/Reeval 6-11-09/OHSchl:elCox 1.05.2011  
**LGPA:** ATHENS-CLARKE SGN DO PUB UTILITIES 12-2-02/RESCISSION LETTER SENT TO ATHENS-CLARKE 5-4-05.  
**Planning:** PROTECTIVE ROW/PINNOCLE DEVELOPMENT/STATE S 12-18-97  
**Programming:** PR2/R-2-24-09#1 3-2000#2 2-03/RW 0001512 9-03#3 9-05#4 5-07#5 12-08/CHANGED TO FOS PER FHWA 10-12-2010  
**ROW:** Advanced Acq.  
**Traffic Op:** S&D CNSLNTN PLNS FR REVW/102300 .PPRsent10/28/08W/R  
**Utility:** 2ND SUBMISSION PLANS TO PM 5 of 8 11/04/09  
**EMG:** 2090 (H85(94)-W/V88);DOT=M/S; D=CONSULT/HEATH & LINEBACK)  
**Conceptual Design:** BC= Interchange Not evaluated

Pre/Parcel CT:	25	Total Parcel in ROW System:	1	Cond. Filled:	0	Acquired by:	DOT	DEEDS CT:	1
Under Review:	0	Options - Pending:	0	Relocations:	1	Acquisition MGR:	Whitcotton, Brad		
Released:	1	Condemnations- Pend:	0	Acquired:	1	R/W Cert Date:			

**District Comments:**  
 H&L will provide alternates to minimize impacts to cemetery property. All 1 - Adjust alignments and profiles to provide a reduced footprint and impacts to the cemetery. All 2 - Reduce the typical section of Jennings Mill Road to reduced.  
 1) Contract expires 3/9/09  
 2) 2011 ADT At Hwy-56,150 and 2031 ADT-78,250 SR 10 Loop ADT 2011=36,000 and 2031 ADT=50,500  
 R/W plans approved 6/11/09. However, RAW not authorized (9/25/09) project still on shelf awaiting R/W funding and Re-evaluation of green sheet. 8-3-10. Consultant preparing for PFPR in January 2011.