



**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
TIA PROJECT CONCEPT REPORT
Minor Project (Local Roads Only)**

Project Type: TIA- Reconstruction/Rehabilitation
 P.I. Number: 0011376
 GDOT District: District 2- Tennille County: Jefferson
 Federal Route Number: N/A MPO ID Number: N/A
 State Route Number: N/A

Reconstruction and rehabilitation of Hoyt Braswell Road/ Perdue Road to convert It into a truck route from SR4/US1 to Kings Mill Road; work will consist of minor widening, new alignment, and resurfacing.

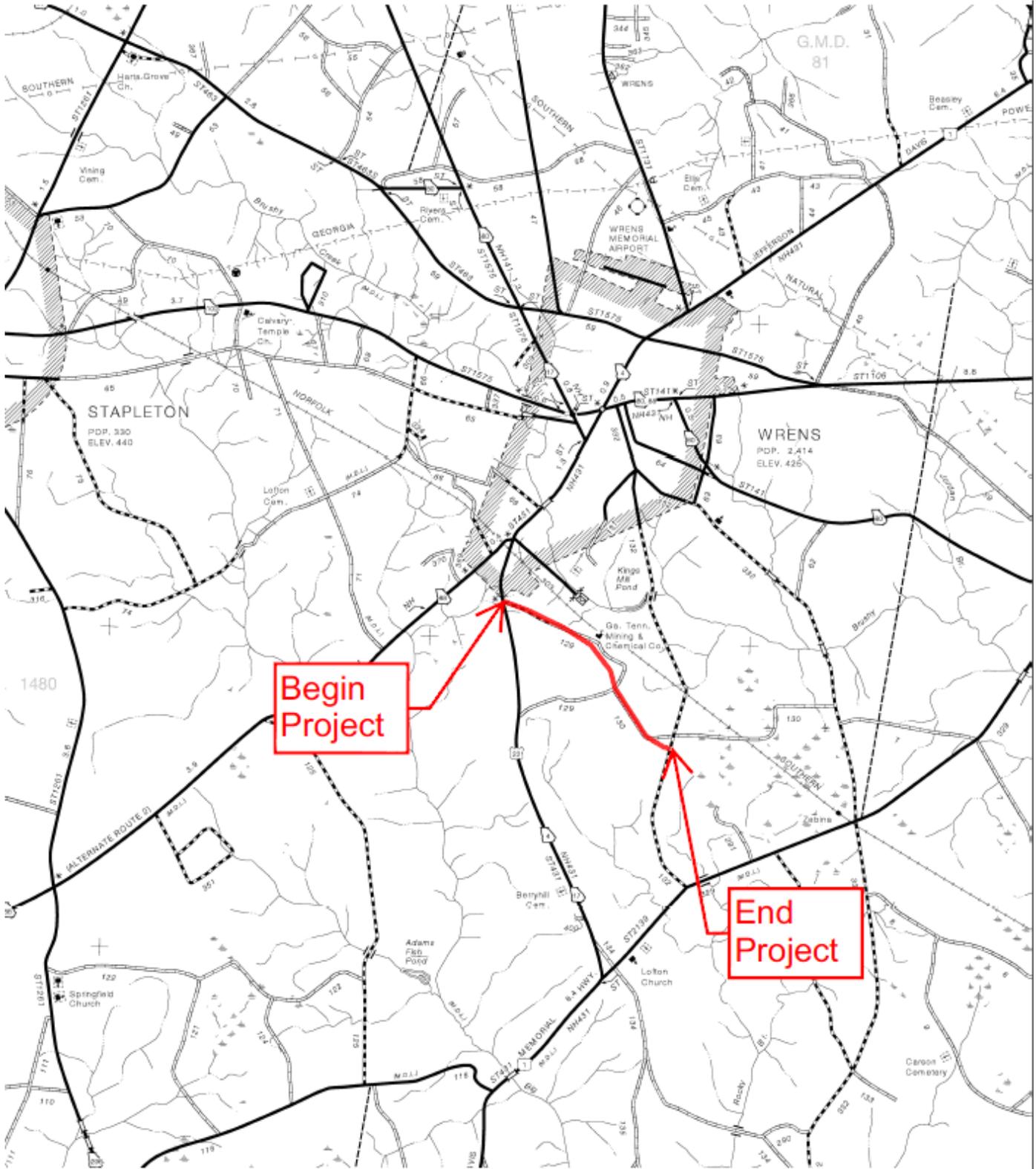
Submitted for Review/Approval:

<u>James H. Smith</u> District Engineer/Consultant Designer & Firm	<u>5/14/14</u> DATE
<u>[Signature]</u> Local Government Representative	<u>16 July 2014</u> DATE
<u>[Signature]</u> TIA Project Manager (Consultant)	<u>7-17-2014</u> DATE
<u>[Signature]</u> TIA Program Manager (Consultant)	<u>175-1-2014</u> DATE
<u>[Signature]</u> GDOT TIA Regional Coordinator	<u>7-21-2014</u> DATE
<u>Michael D. Davis</u> State TIA Administrator	<u>7-21-14</u> DATE

Approval:

Concur: <u>[Signature]</u> Director of Engineering	<u>7/23/14</u> DATE
Approve: <u>[Signature]</u> Chief Engineer	<u>7/28/14</u> DATE

PROJECT LOCATION



County: Jefferson

PLANNING & BACKGROUND DATA

Project Intended Benefit: The purpose of the project is to convert Hoyt Braswell Road to a Truck Route from SR4/US1 to Kings Mill Road by widening existing lanes to 12' lanes and realignment of the existing road. The proposed project will benefit the public by removing truck traffic from the downtown Wrens area which will improve passenger vehicle access. Wait times at red lights and four way stops will also be reduced. The alignment connects industrial areas including Kings Mill Industrial Park with major arterials, thereby reducing traffic in general through Wrens. Truck traffic from SR88 and SR4/US1 travels through residential streets in the City of Wrens, causing congestion in local city streets. This project will provided access for heavy hauling of Kaolin and other material from industrial areas to major arterials and facilitate transfer to and from rail.

Federal Oversight: Exempt State Funded TIA Other

Regional Commission: Central Savannah River RC

RC Project ID RC07-000044

Congressional District(s): 10

Projected Traffic: (if necessary) ADT

Current Year (2014): 200 Open Year (2016): 500 Design Year (2036): 750

Traffic Projections Performed by: District 2 Design Office

Functional Classification (Mainline): Rural Local Road

Is this a 3R (Resurfacing, Restoration, & Rehabilitation) Project? No Yes

DESIGN AND STRUCTURAL DATA -

Feature	Existing	Proposed
Typical Section		
- Number of Lanes	2 (asphalt/dirt)	2
- Lane Width(s)	VAR. 10-12' (EXISTING-DIRT)	12'
- Outside Shoulder or Border Area Width	VARIABLE	10'
- Outside Shoulder Slope	VARIABLE	6%
Posted Speed	Not Posted	45 MPH
Design Speed	N/A	45 MPH
Min Horizontal Curve Radius	N/A	643'
Superelevation Rate	N/A	6%
Grade	11.7%	7%
Right-of-Way Width	VARIABLE	80'
Design Vehicle	N/A	WB-40

Major Structures: N/A

Utility Involvements:

Georgia Power Company-D (electric)
Jefferson Energy (electric)
City of Wrens (Gas)
City of Wrens (Sewer)
City of Wrens (Water)
AT&T (Telecommunication)

SUE Required: No Yes

Railroad Involvement:

N/A

Complete Streets - Bicycle, Pedestrian, and/or Transit Warrants:

Warrants met: None Bicycle Pedestrian Transit

Right-of-Way:

Required Right-of-Way anticipated: No Yes Undetermined
Easements anticipated: None Temporary Permanent Utility Other

Anticipated number of impacted parcels:	8
Displacements Anticipated:	0
Businesses:	2
Residences:	2
Other:	4

Design Exceptions to FHWA/AASHTO controlling criteria anticipated: No Yes

If yes describe the exception needed:

Design Variances to GDOT Standard Criteria anticipated: No Yes

If yes describe the variance needed:

County: Jefferson

ENVIRONMENTAL DATA

Anticipated Environmental Document:

GEPA: Type A Letter Type B Letter
 NEPA: CE EA/FONSI

Project Air Quality: *(On-system projects only)*

Is the project located in a PM 2.5 Non-attainment area? No Yes
 Is the project located in an Ozone Non-attainment area? No Yes
 Is a Carbon Monoxide hotspot analysis required? No Yes

MS4 Compliance – Is the project located in an MS4 area? No Yes

Environmental Permits/Variances/Commitments/Coordination anticipated:

Due to the presence of stream and wetland complex at the south end of the project, it is likely that 404 permit is required. Unknown if SBV will be required.

NEPA/GEPA Comments & Information:

Anticipated effects to streams and wetlands; no anticipated effects to history, archeology, and noise.

Other projects in the area: P.I. #222170, Jefferson County; Project will consist of Widening SR4/US1 from CR 138 North to SR88/Fall line freeway.

Other coordination to date: N/A

Project Cost Estimate and Funding Responsibilities:

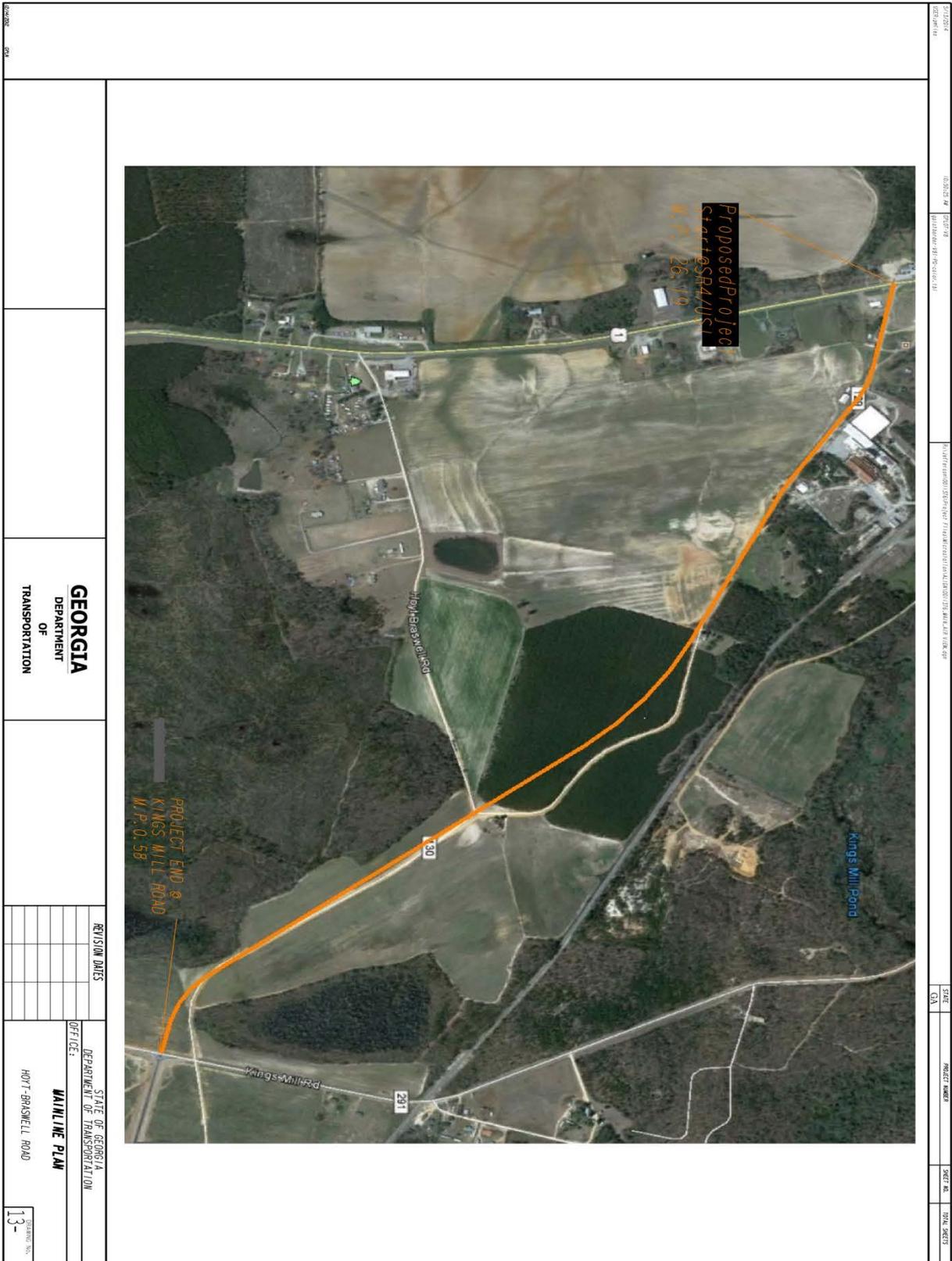
	Breakdown of PE	Breakdown of ROW	Breakdown of Reimbursable Utilities	Breakdown of CST	Environmental Mitigation	Total Cost
By Whom	TIA	TIA	TIA	TIA	TIA	
Date of Estimate	03/12/2014	03/12/2014	03/12/2014	03/12/2014	03/12/2014	
TIA Current Programmed Budget \$	\$146,470.00	\$1,090,000.00	\$1,090,000.00	\$2,014,874.00	\$0.00	\$4,341,344.00
Estimated \$ Amount	\$186,000.00	\$268,000.00	\$770,452.00	\$1,784,157.03	\$0.00	
Budget Contingency \$	\$1,464.70	\$10,900.00	\$10,900.00	\$20,148.74	\$0.00	
Total Estimated Cost	\$187,464.70	\$278,900.00	\$781,352.00	\$1,804,305.77	\$0.00	\$3,059,922.16

Note: 1. All phases contain 1% Department Management costs and calculated project risk contingencies in the Budget Contingency \$ line item.

Comments/additional information:

Attachments:

1. Concept Layout
2. Typical sections
3. Cost Estimates
4. TIA Project Sheet



STATE: GA PROJECT NUMBER: SHEET NO.: TOTAL SHEETS:

PROJECT NAME:

DATE:

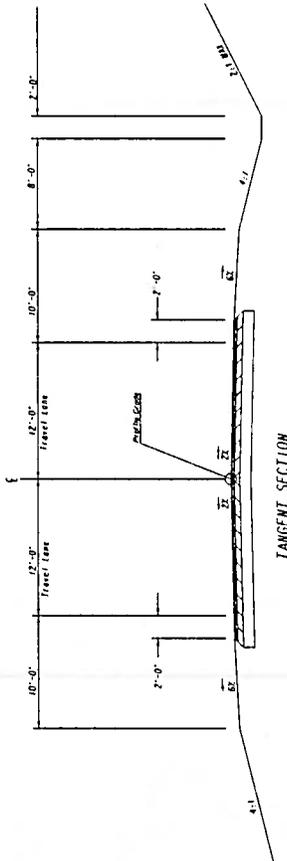
DRAWN BY:

CHECKED BY:

PROJECT LOCATION:

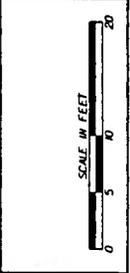
PROJECT NUMBER:

SHEET NO.:



STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 OFFICE: DISTRICT TWO DESIGN-TENNESSEE
TYPICAL SECTIONS
 HOYT-BRASWELL RD.

REVISION DATES



GEORGIA
 DEPARTMENT
 OF
 TRANSPORTATION

DRAWING NO.
03-1

DETAILED COST ESTIMATE



Job: 0011376_PEM

JOB NUMBER 0011376_PEM

FED/STATE PROJECT NUMBER

SPEC YEAR: 01

DESCRIPTION: HOYT BRASWELL/PERDUE ROAD FROM SR 4 TO KINGS MILL ROAD - TIA
JEFFERSON COUNTY

ITEMS FOR JOB 0011376_PEM

0010 - ROADWAY

Line Number	ITEM	QUANTITY	UNITS	PRICE	DESCRIPTION	AMOUNT
0015	150-1000	1.000	LS	\$15,000.00000	TRAFFIC CONTROL - INPUT	\$15,000.00
0025	210-0100	1.000	LS	\$366,000.00000	GRADING COMPLETE - INPUT	\$366,000.00
0200	310-1101	17710.000	TN	\$18.10144	GR AGGR BASE CRS, INCL MATL	\$320,576.50
0205	402-3113	1976.000	TN	\$65.90326	RECYL AC 12.5MM SP,GP1/2,BM&HL	\$130,224.84
0210	402-3121	4828.000	TN	\$68.28365	RECYL AC 25MM SP,GP1/2,BM&HL	\$329,673.46
0215	402-3190	3219.000	TN	\$68.44529	RECYL AC 19 MM SP,GP 1 OR 2 ,INC BM&HL	\$220,325.39
0220	413-1000	1756.000	GL	\$2.95770	BITUM TACK COAT	\$5,193.72
0040	550-1180	150.000	LF	\$37.19630	STM DR PIPE 18",H 1-10	\$5,579.45
0230	550-1300	80.000	LF	\$61.39453	STM DR PIPE 30",H 1-10	\$4,911.56
0044	550-2180	50.000	LF	\$30.58621	SIDE DR PIPE 18",H 1-10	\$1,529.31
0045	550-3618	26.000	EA	\$721.74211	SAFETY END SECTION 18",SD.6:1	\$18,765.29
0050	550-4218	6.000	EA	\$588.21954	FLARED END SECT 18 IN, ST DR	\$3,529.32
0235	550-4230	2.000	EA	\$799.32096	FLARED END SECT 30 IN, ST DR	\$1,598.64
0030	603-2181	100.000	SY	\$36.86000	STN DUMPED RIP RAP, TP 3, 18"	\$3,686.00
0035	603-7000	100.000	SY	\$4.01524	PLASTIC FILTER FABRIC	\$401.52
SUBTOTAL FOR ROADWAY:						\$1,426,995.00

0020 - TEMP EROSION CONTROL

Line Number	ITEM	QUANTITY	UNITS	PRICE	DESCRIPTION	AMOUNT
0100	163-0232	32.000	AC	\$136.28998	TEMPORARY GRASSING	\$4,361.28
0105	163-0240	256.000	TN	\$176.45697	MULCH	\$45,172.98
0110	163-0300	2.000	EA	\$1,468.25627	CONSTRUCTION EXIT	\$2,936.51
0115	163-0503	4.000	EA	\$502.35890	CONSTR AND REMOVE SILT CONTROL GATE,TP 3	\$2,009.44
0120	163-0520	500.000	LF	\$17.00159	CONSTR AND REMOVE TEMP PIPE SLOPE DRAIN	\$8,500.80
0125	163-0528	10800.000	LF	\$2.53480	CONSTR AND REM FAB CK DAM -TP C SLT FN	\$27,375.84
0240	163-0529	4725.000	LF	\$2.98535	CNST/REM TEMP SED BAR OR BLD STRW CK DM	\$14,105.78
0135	165-0030	4725.000	LF	\$0.84885	MAINT OF TEMP SILT FENCE, TP C	\$4,010.82
0245	165-0071	2362.500	LF	\$0.82719	MAINT OF SEDIMENT BARRIER - BALED STRAW	\$1,954.24
0140	165 0087	4.000	EA	\$113.51862	MAINT OF SILT CONTROL GATE, TP 3	\$454.07
0145	165-0101	2.000	EA	\$549.93000	MAINT OF CONST EXIT	\$1,099.86
0155	167-1000	6.000	EA	\$555.11977	WATER QUALITY MONITORING AND SAMPLING	\$3,330.72
0160	167-1500	18.000	MO	\$1,013.20295	WATER QUALITY INSPECTIONS	\$18,237.65
0165	171-0030	9450.000	LF	\$3.10894	TEMPORARY SILT FENCE, TYPE C	\$29,379.48
SUBTOTAL FOR TEMP EROSION CONTROL:						\$162,929.47

DETAILED COST ESTIMATE



Job: 0011376 PEM

0030 - EROSION CONTROL

Line Number	ITEM	QUANTITY	UNITS	PRICE	DESCRIPTION	AMOUNT
0070	700-6910	16.000	AC	\$489.71983	PERMANENT GRASSING	\$7,835.52
0075	700-7000	48.000	TN	\$38.04944	AGRICULTURAL LIME	\$1,826.37
0080	700-8000	10.000	TN	\$481.09809	FERTILIZER MIXED GRADE	\$4,810.98
0085	700-8100	800.000	LB	\$2.39458	FERTILIZER NITROGEN CONTENT	\$1,915.66
0090	711-0100	12600.000	SY	\$4.00000	TURF REINFORCING MATTING, TP 1	\$50,400.00
0095	716-2000	37000.000	SY	\$1.01989	EROSION CONTROL MATS, SLOPES	\$37,735.93
SUBTOTAL FOR EROSION CONTROL:						\$104,524.46

0040 - SIGNING & MARKING

Line Number	ITEM	QUANTITY	UNITS	PRICE	DESCRIPTION	AMOUNT
0180	636-1020	50.000	SF	\$16.04515	HWY SGN, TP1MAT, REFL SH TP3	\$802.26
0170	636-1033	50.000	SF	\$22.29559	HWY SIGNS, TP1MAT, REFL SH TP 9	\$1,114.78
0175	636-2070	50.000	LF	\$11.51428	GALV STEEL POSTS, TP 7	\$575.71
0185	652-2501	3.240	LM	\$319.00295	SOLID TRAF STRIPE, 5 IN, WHITE	\$1,033.57
0190	652-2502	3.240	LM	\$342.86676	SOLID TRAF STRIPE, 5 IN, YELLO	\$1,110.89
0195	652-5701	33.000	LF	\$3.36453	SOLID TRAF STRIPE, 24", WHITE	\$111.03
SUBTOTAL FOR SIGNING & MARKING:						\$4,748.24

TOTALS FOR JOB 0011376 PEM

ITEMS COST:	\$1,699,197.17
COST GROUP COST:	\$0.00
ESTIMATED COST:	\$1,699,197.17
CONTINGENCY PERCENT:	0.00
ENGINEERING AND INSPECTION:	0.05
ESTIMATED COST WITH CONTINGENCY AND E&I:	\$1,784,157.03

0011376 Hoyt Braswell Road Utilities						
Conceptual Cost Estimate						
Utility Owner	Utility Type	Contacts - primary/secondary	Phone # - primary/secondary	Email Address	Reimbursible Cost	Comments
City of Wrens	Water, sewer, natural gas	Wayne Davis/Kenny Green	706-547-3000/706-863-8800	NA/kgreen@gbtengineers.com	\$716,566.00	
AT&T	Telecommunications	Jeff Surrency	706-210-8237/NA	ws1449@att.com	\$15,886.00	
Ga Power	Power (distribution)	Kristi Griffin	678-708-9112/NA	kbgriffi@southernco.com	\$15,000.00	
Ga Power	Power (transmission)	Dan Everitt	404-506-2889	deeverit@southernco.com	\$0.00	No Conflict
Jefferson EMC	Power	Wayne Gossage/James Sticher	706-547-5083/678-689-4263	wgossage@jec.coop/jsticher@trcsolutions.com	\$23,000.00	
Total Reimbursable Utilities Cost					\$770,452.00	
4/25/2014						

**CITY OF WRENS
UTILITY RELOCATION - HOYT BRASWELL ROAD
PRELIMINARY PROJECT COST ESTIMATE
APRIL 2014**

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL COST
PART A - WATER LINE					
1.			PVC WATER LINE		
a.	8730	L.F.	12" Pipe Line C900 Class 150 (SDR 18)	\$25.00	\$218,250.00
2.	1	Ton	M.J., D.I. or C.I. FITTINGS	\$5,000.00	\$5,000.00
3.			RESILIENT SEATED GATE VALVES W/VALVE BOXES		
a.	4	EA	12" M.J., N.R.S.	\$2,000.00	\$8,000.00
b.	6	EA	6" M.J., N.R.S.	\$700.00	\$4,200.00
c.	1	EA	2" M.J., N.R.S.	\$500.00	\$500.00
4.			FIRE HYDRANT (3-WAY)		
a.	6	EA	Fire Hydrant	\$1,800.00	\$10,800.00
5.			CUSTOMER SERVICE CONNECTIONS		
a.	4	EA	Connect to Main (Incl. corp. stop, curb stop, tubing, and removal)	\$1,200.00	\$4,800.00
b.	200	L.F.	3/4" Service Line (installed w/Sub Item a)	\$5.00	\$1,000.00
c.	100	L.F.	2" Service Line (installed w/Sub Item a)	\$10.00	\$1,000.00
d.	2	EA	Road Bore - 3/4" service	\$500.00	\$1,000.00
e.	4	EA	Water Meters - 3/4" service	\$300.00	\$1,200.00
6.			CONNECT TO EXIST. LINES (IN ADDITION TO MATERIALS LISTED IN		
a.	2	EA	6" and Larger	\$1,000.00	\$2,000.00
7.			LOCATE, PLUG, AND ABANDON EXISTING LINES		
a.	2	EA	6" and Larger	\$500.00	\$1,000.00
8.			GRASSING OF DISTURBED AREAS		
a.	8730	L.F.	For Water Lines	\$1.50	\$13,095.00
9.			REMOVING & REPLACING PAVEMENT		
a.	200	L.F.	Asphalt	\$30.00	\$6,000.00
10.			SILT FENCE		
a.	8000	L.F.	Silt Fence, Type A	\$1.00	\$8,000.00
b.	1000	L.F.	Silt Fence, Type C	\$3.00	\$3,000.00
11.	10	S.Y.	RIP-RAP	\$40.00	\$400.00
12.	100	S.Y.	DRIVEWAY STONE	\$5.00	\$500.00
13.			STORMWATER MONITORING		
a.	1	EA	Establish Monitoring Site and	\$1,000.00	\$1,000.00
b.	2	EA	Sampling Events	\$250.00	\$500.00
14.	20	C.Y.	ROCK EXCAVATION	\$20.00	\$400.00

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL COST
15.			CONCRETE		
a.	10	C.Y.	Class "A"	\$50.00	\$500.00
b.	10	C.Y.	Class "B"	\$50.00	\$500.00
c.	10	C.Y.	Class "C"	\$50.00	\$500.00
16.	20	C.Y.	CRUSHED STONE STABILIZATION (INCL. EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL)	\$20.00	\$400.00
ESTIMATED CONSTRUCTION COST - PART A					\$293,545.00
PART B - FORCE MAIN					
1.			8-INCH FORCE MAIN		
a.	8715	L.F.	0-8' Cut - PVC C900 Class 150	\$15.00	\$130,725.00
b.	2	EA	Connect to Existing Pipeline	\$1,000.00	\$2,000.00
2.	2	EA	AIR RELEASE VALVE COMPLETE W/MANHOLE	\$2,000.00	\$4,000.00
3.	0.25	TON	M.J., D.I. or C.I. FITTINGS	\$5,000.00	\$1,250.00
4.			4'-0" DIAMETER PRECAST CONCRETE MANHOLE		
a.	2	EA	Base, Riser, and Cone (0-6')	\$1,600.00	\$3,200.00
b.	6	V.F.	Additional Depth (over 6' depth)	\$100.00	\$600.00
5.			MANHOLE FRAME & COVER		
a.	1	EA	285 # USF 668 Type KL	\$300.00	\$300.00
6.			SOIL EROSION & SEDIMENT CONTROL		
a.	1000	L.F.	Silt Fence, Type C	\$3.00	\$3,000.00
b.	4	EA	Check Dam, Stone	\$50.00	\$200.00
c.	8715	L.F.	Grassing Disturbed Areas	\$1.00	\$8,715.00
7.			STORMWATER MONITORING		
a.	1	EA	Establish Monitoring Site and Complete Monitoring Reports	\$2,000.00	\$2,000.00
b.	2	EA	Sampling Events	\$250.00	\$500.00
8.			CONCRETE		
a.	5	C.Y.	Class "A"	\$50.00	\$250.00
b.	5	C.Y.	Class "B"	\$50.00	\$250.00
c.	5	C.Y.	Class "C"	\$50.00	\$250.00
9.	50	C.Y.	CRUSHED STONE STABILIZATION (INCL. EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL)	\$30.00	\$1,500.00
ESTIMATED CONSTRUCTION COST - PART B					\$158,740.00
PART C - GAS SYSTEM					
1.			POLYETHYLENE PIPE		
a.	8740	L.F.	2" MDPE (PE 2406) PIPE	\$9.00	\$78,660.00

ITEM NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL COST
2.	3	EA	POLY SHUT-OFF VALVE W/ VALVE BOXES	\$400.00	\$1,200.00
3.	2	L.S.	2" MDPE TEE BF	\$200.00	\$400.00
4.	2	EA	CONNECT TO EXISTING 2" PE PIPE	\$1,500.00	\$3,000.00
5.	4	EA	VALVE MARKERS	\$65.00	\$260.00
6.			CUSTOMER SERVICE CONNECTIONS		
a.	4	EA	High Pressure Connection to Main & to Service Regulator (Incl. meter box, tapping	\$1,800.00	\$7,200.00
b.	4	EA	Low Pressure Connection to Main & to Right-of-Way (Incl. meter box, tapping saddle,	\$640.00	\$2,560.00
c.	400	L.F.	¾" MDPE (PE 2406) Service Line (installed w/Sub. Item a)	\$12.00	\$4,800.00
7.			REMOVE AND REPLACE DRIVEWAY		
a.	60	L.F.	Concrete Driveway	\$50.00	\$3,000.00
8.			SOIL EROSION AND SEDIMENTATION CONTROL		
a.	8000	L.F.	Silt Fence - Type A	\$1.00	\$8,000.00
b.	1000	L.F.	Silt Fence - Type C	\$3.00	\$3,000.00
c.	4	EA	Hay Bale Check Dams	\$50.00	\$200.00
d.	8740	L.F.	Grassing of Disturbed Areas	\$1.00	\$8,740.00
9.			STORMWATER MONITORING		
a.	1	EA	Establish Monitoring Site and Complete Monitoring Reports	\$2,500.00	\$2,500.00
b.	2	EA	Sampling Events	\$250.00	\$500.00
ESTIMATED CONSTRUCTION COST - PART C					\$124,020.00
TOTAL ESTIMATED CONSTRUCTION COST					\$576,305.00

PROJECT COST SUMMARY

Total Estimated Construction Cost	\$ 576,305.00
Contingency	\$ 57,630.50
Engineering	\$ 40,341.35
Inspection	\$ 17,289.15
Permits, Reports, Manuals	\$ 5,000.00
Legal & Land	\$ 20,000.00
Total Estimated Project Cost	\$ 716,566.00

Prepared by:
G. Ben Turnipseed Engineers, Inc.
Augusta, Georgia

**GEORGIA DEPARTMENT OF TRANSPORTATION
PRELIMINARY ROW COST ESTIMATE SUMMARY**

Date: 2/27/2014 Project: Hoyt-Braswell Road
 Revised: County: Jefferson
 PI: 00 11376

Description: Road way improvements
 Project Termini: FR US1/SR 4 to Kings Mill Road

Parcels: 8 Existing ROW: N/A
 Required ROW: 15.89

Land and Improvements \$77,713.50

Proximity Damage \$10,000.00
Consequential Damage \$0.00
Cost to Cures \$10,000.00
Trade Fixtures \$0.00
Improvements \$5,000.00

Valuation Services \$22,625.00

Legal Services \$80,400.00

Relocation \$16,000.00

Demolition \$0.00

Administrative \$71,000.00

TOTAL ESTIMATED COSTS \$267,738.50

TOTAL ESTIMATED COSTS (ROUNDED) \$268,000.00

Preparation Credits	Hours	Signature

Prepared By: _____ CG#: _____ (DATE) _____

Approved By: Cheyl # Brewer CG#: 6418 (DATE) 3/4/14

NOTE: No Market Appreciation is included in this Preliminary Cost Estimate

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

6011376

	A	B	C	D
Land and Improvements	Agriculture	Residential	Commercial	Industrial
1 Estimate Low (ac)	\$1,000.00	\$2,500.00	\$10,000.00	\$3,250.00
2 Estimate High (ac)	\$2,200.00	\$10,000.00	\$20,000.00	\$8,000.00
3 Estimate Used (ac)	\$1,500.00	\$5,000.00	\$15,000.00	\$4,200.00
4 Fee Simple Area (ac)	15.14	0.37	0.06	0.32
5 Fee Simple Estimate	\$22,710.00	\$1,855.00	\$900.00	\$1,344.00
6 Perm Esmt Area (ac)	0.00	0.00	0.00	0.00
7 Perm Esmt Factor	0%	50%	50%	50%
8 Perm Esmt Estimate	\$0.00	\$0.00	\$0.00	\$0.00
9 Temp Esmt Area (ac)	0.00	0.00	0.00	0.00
10 Temp Esmt Factor	0%	25%	25%	25%
11 Temp Esmt Estimate	\$0.00	\$0.00	\$0.00	\$0.00
12 Proximity Damages	\$0.00	\$10,000.00	\$0.00	\$0.00
13 Consequential Damages	\$0.00	\$0.00	\$0.00	\$0.00
14 Cost to Cures	\$0.00	\$0.00	\$0.00	\$10,000.00
15 Improvements	\$5,000.00	\$0.00	\$0.00	\$0.00
16 Trade Fixtures	\$0.00	\$0.00	\$0.00	\$0.00
17				
18 PROPERTY TYPE TOTALS	\$27,710.00	\$11,855.00	\$900.00	\$11,344.00
19	SUB TOTAL PROPERTY TYPES			\$51,809.00
20	Counter Offers and Condemnation Increases			\$25,904.50
21				
22	GRAND TOTAL LANDS AND IMPROVEMENTS			\$77,713.50

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

0011376

	A	B	C	D
Valuation Services	Agriculture	Residential	Commercial	Industrial
1 Appraisals (# of Parcels)	4	2	1	1
2 Estimated Fees (per Parcel)	\$1,700.00	\$2,400.00	\$2,500.00	\$2,500.00
3 TOTAL APPRAISALS	\$6,800.00	\$4,800.00	\$2,500.00	\$2,500.00
4 Sign Estimates	0	0	0	1
5 Estimated Fees	\$0.00	\$0.00	\$0.00	\$750.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$0.00	\$750.00
7 Specialty Reports	0	0	0	1
8 Estimated Fees	\$0.00	\$0.00	\$0.00	\$750.00
9 TOTAL SPECIALTY REPORTS	\$0.00	\$0.00	\$0.00	\$750.00
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	\$6,800.00	\$4,800.00	\$2,500.00	\$4,000.00
17	SUB TOTAL VALUATION SERVICES			\$18,100.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$4,525.00
19	GRAND TOTAL VALUATION SERVICES			\$22,625.00

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

0011376

	A	B	C	D
	Parcels	Estimated Fees		TOTALS
1	Meeting with Attorney	8	\$125.00	\$1,000.00
2	Preliminary Titles	8	\$200.00	\$1,600.00
3	Closing and Final Title	8	\$300.00	\$2,400.00
4	Recording Fees	8	\$50.00	\$400.00
5	Condemnation Filing	2	\$5,000.00	\$10,000.00
6	Litigation Costs	2	\$25,000.00	\$50,000.00
7	Updates and Incidentals	2	\$7,500.00	\$15,000.00
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17	GRAND TOTAL LEGAL SERVICES			\$80,400.00

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

0011376

	A	B	C	D
	Displacements	Estimated Costs		TOTALS
1	Business Displacement	0	\$15,000.00	\$0.00
2	Residential Tenant	0	\$20,000.00	\$0.00
3	Residential Owner	0	\$40,000.00	\$0.00
4	Pro-Rata Taxes	8	\$1,000.00	\$8,000.00
5	Property Pin Replacement	8	\$1,000.00	\$8,000.00
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17	GRAND TOTAL RELOCATION			\$16,000.00

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

0011376

	A	B	C	D
Demolition	Items/Improvements	Estimated Costs		TOTALS
1	Residential Structures	0	\$15,000.00	\$0.00
2	Commercial Structures	0	\$25,000.00	\$0.00
3	Hotels/Apartments	0	\$60,000.00	\$0.00
4	UST's - Dispensers	0	\$50,000.00	\$0.00
5	Billboards	0	\$8,000.00	\$0.00
6	Signs - Light Standards	0	\$1,500.00	\$0.00
7	Water Vaults	0	\$15,000.00	\$0.00
8	Gas/Water Service Separation	0	\$2,500.00	\$0.00
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17	GRAND TOTAL DEMOLITION			\$0.00

Georgia Department of Transportation
Preliminary ROW Cost Estimate Worksheet

Project/County/PI

Hoyt-Braswell Road Jefferson

0011396

	A	B	C	D
	Parcels	Man hours per Parcel		TOTALS
1	Pre-Acquisition	8	40	\$16,000.00
2	Acquisition	8	100	\$40,000.00
3	Relocation	0	50	\$0.00
4	Administrative Appeals	2	50	\$5,000.00
5	Post-Acquisition	2	100	\$10,000.00
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17	GRAND TOTAL INHOUSE			\$71,000.00

Project Sheet

Project Number: RC07-000044 **Project Name:** Convert Hoyt Braswell Road to Truck Route

GDOT ID:

Project Description: Convert Hoyt Braswell Road to Truck Route from US 1 to Kings Mill Road by widening existing lanes to 12' lanes and resurfacing. Connects industrial areas including Kings Mill Industrial Park with major arterials, reducing traffic through Wrens city streets. Truck traffic from Hwy. 88 and Hwy 1 travels through residential streets in the City of Wrens, including multiple way stops. Provide access for heavy hauling of Kaolin and other materials from industrial areas to major arterials and facilitate transfer to and from rail.

Regional Commission: Central Savannah River Area

County: Jefferson County

Phase	Total Project Cost	Total TIA Amount	Comments (Please note all cost estimates are in 2011 dollars and actual costs for all phases at year of expenditure will be higher):
PE	\$146,470	\$146,470	
ROW	\$1,090,000	\$1,090,000	
CST	\$2,014,874	\$2,014,874	
UTL	\$1,090,000	\$1,090,000	
Total	\$4,341,344	\$4,341,344	

Public Benefit	Notes
Ensuring Safety and Security	This project would benefit the public by potentially reducing the incidence of crashes along this roadway segment, corridor, and/or intersection.
Maximizing the value of Georgia's Assets	This project could potentially maximize the full utility of an existing transportation facility(s). In some cases, bypasses will be necessary. Example benefits could be: mitigating congestion (e.g. operational improvements) and optimizing capital asset management (e.g. resurfacing, rehabilitation). The impacts would apply to this roadway segment, corridor, and/or intersection.
Supporting Economic Growth/Competitiveness	This project could assist in having a positive impact on the economic vitality for this region, and in some cases possibly for the entire state. Its impact could also be observed along the roadway segment, corridor, and/or intersection. Example benefits could be: improved access to jobs; improved travel times for drivers; increased lane capacity; improved efficiency and reliability for freight cargo/goods movement; providing border to border and inter-regional connectivity; and improve local connectivity to statewide transportation network.

Additional Benefits	This project would benefit the public by removing truck traffic from the downtown Wrens area and will improve passenger vehicle access to downtown area of Wrens and current on street parking. Wait times at the red lights and 4 way stops will also be reduced. This project will also connect a rail dependent industry to major road arterials.
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Project Location

