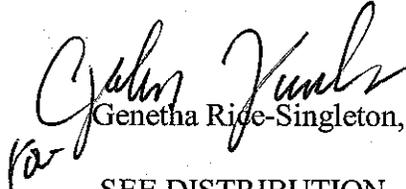


ORIGINAL TO GENERAL FILES

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

FILE P. I. No. 650540-, Floyd County **OFFICE** Preconstruction
STP00-3711-00(009)
SR 101/2nd Ave. from West 3rd to SR 1/SR 20
DATE February 20, 2009

FROM  Genetha Rice-Singleton, Assistant Director of Preconstruction
TO *ka-* SEE DISTRIBUTION

SUBJECT APPROVED NOTICE OF LOCATION AND DESIGN

Attached is the approved Location and Design Report for the above subject project.

Also attached is the Notice of Location and Design Approval. This is the Authorization for the District to proceed with advertisement

Attachment

DISTRIBUTION:

Ron Wishon
Glen Bowman
Ken Thompson
Michael Henry
Keith Golden
Angela Alexander
Kent Sager
Ben Buchan
Jan Hilliard
BOARD MEMBER

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

INTERDEPARTMENT CORRESPONDENCE

FILE STP00-3711-00(009), Floyd County OFFICE Urban Design
SR 101/2nd Ave from West 3rd to SR 1/SR 20 DATE February 11, 2009
P.I. No. 650540

FROM: James B. Buchan, P.E., State Urban Design Engineer
TO: Genetha Rice-Singleton, Assistant Director of Preconstruction

SUBJECT Request for Location and Design Approval

Description and Project Proposal:

This project is located in the City of Rome, Ga. in Floyd County. The project begins at the Oostanaula River Bridge just south of the intersection of West 3rd Street and SR 101/North 2nd Ave (MP 12.00) and ends 650-feet along Martha Berry Blvd just north of the intersection of Turner McCall Blvd and SR 1/Martha Berry Blvd (MP 13.76). The proposed length of the project is 0.73 miles.

This project will remove the y-intersection and all traffic will be rerouted to an improved four-leg intersection at SR 101/North 2nd Ave and Turner McCall Blvd. The proposed improved intersection will consist of two through lanes on all approaches, a left turn lane east and west bound, eastbound dual right turn lanes and dual left turn lanes for north and south bound traffic. The typical section includes four 11-foot wide lanes, two in each direction separated by a 19-foot wide raised median, 6 to 12-foot wide shoulders with curb and gutter and a 5-foot wide sidewalk on the east side of SR 101/North 2nd Ave.

Concept Approval Date:

The concept was approved on January 31, 2007

Concept Update: The original concept report was approved with 12-foot wide shoulders and a 5-foot wide sidewalk on both sides of SR 101/North 2nd Ave. for its entire length. The west side of SR 101/North 2nd Ave. adjacent to the levee has been revised to 6-foot shoulders and no sidewalk in front of the proposed sheet-piling wall to help minimize impacts. Currently there is no sidewalk on the roadway shoulder of the levee side. Pedestrians can use the sidewalk on the east side of SR 101/North 2nd Ave or use the existing pedestrian/bike path located on top of the levee.

Environmental Assessment and Reassessment Approval Date:

The Environmental Document is a Categorical Exclusion approved on June 30, 2008.

Public Involvement:

A Public Information Open House (PIOH) was held at the Rome City Hall on July 25, 2006 in the City of Rome, Georgia. The number of people that attended the PIOH was 28. Only one person submitted a comment. Following the PIOH five comments were received during the ten-day comment period. The summary of the comments were the following: two-opposed, three-in support, one-conditional.

Consistency with Approved Planning: The design description as presented herein and submitted for approval is consistent with the approved Concept Report except as noted in the Concept Update.

Recommendations: Recommend that the location and design for the project be approved and that the attached Notice be approved for advertising.

RECOMMEND: *Hereth P. - State to Rmt*
Director of Preconstruction

APPROVE: *Dale Moran* *2116109*
Chief Engineer Date of Approval

JUL 2006
JBB: FNA
Attachments:

- Sketch Map
- Cost Estimate
- Notice of Location and Design Approval

NOTICE OF LOCATION AND DESIGN APPROVAL

Project Number – STP00-3711-00(009), Floyd County
P. I. Number: 650540

Notice is hereby given in compliance with Georgia Code 22-2-109 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is FEBRUARY 20, 2009.

This project is located in the city of Rome, Ga. in Floyd County. The project begins at the Oostanaula River Bridge just south of the intersection of West 3rd Street and SR 101/North 2nd Ave and ends 650-feet along SR 1/Martha Berry Blvd just north of the intersection of Turner McCall Blvd and Martha Berry Blvd. The proposed length of the project is 0.73 miles and is located within Land Lots 237, 238, 243, 244.

This project proposes to remove the y-intersection and reroute all traffic to an improved four-leg intersection at SR 101/North 2nd Ave and Turner McCall Blvd. The proposed improved intersection consists of two through lanes on all approaches, a left turn lane east and west bound, eastbound dual right turn lanes and dual left turn lanes for north and south bound traffic. The typical section includes four 11-foot wide lanes, two in each direction separated by a 19-foot wide raised median, 6-foot wide shoulder along the west side of SR 101/North 2nd Ave (Levee side) and 12-foot wide shoulders along the rest of the project. Curb and gutter is proposed along the entire project and 5-foot wide sidewalks are proposed on the east side of SR 101/North 2nd Ave.

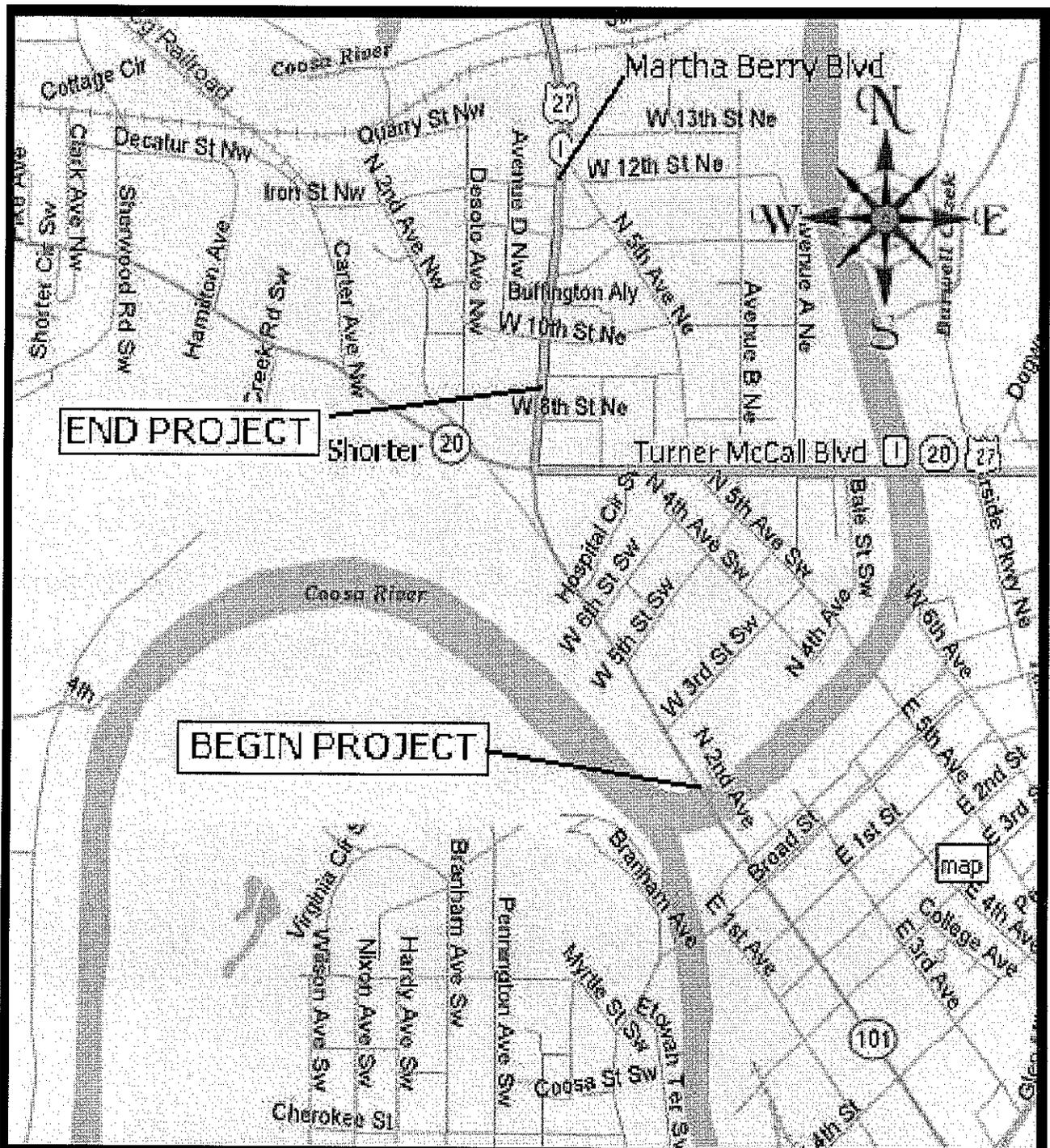
Drawings, maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Tony Ferguson
Asst. Area Engineer, Area Four Office
tferguson@dot.ga.gov
533 East 20th Street.
Rome, GA 30161
706-295-6025

Any interested party may obtain a copy of the drawings, maps, plats or portions thereof by paying a nominal fee and requesting in writing to:

Ben Buchan
Office of Urban Design
bbuchan@dot.ga.gov
600 West Peachtree St., 27th Floor
Atlanta, GA 30308
404-631-1977

Any written request or communication in reference to this project or notice should include the Project and P. I. Numbers as noted at the top of this notice.



LOCATION MAP

Project Number: STP00-3711-00(009)

P.I. Number: 650540

County: Floyd

Estimate Report for file "650540"

Section TRAFFIC CONTROL					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
150-1000	1	LS	100000.00	TRAFFIC CONTROL -	100000.00
Section Sub Total:					\$100,000.00

Section EARTHWORK					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
210-0100	1	LS	250000.00	GRADING COMPLETE -	250000.00
Section Sub Total:					\$250,000.00

Section SIGNALS					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
615-1200	100	LF	12.00	DIRECTIONAL BORE -	1200.00
636-1041	100	SF	47.52	HIGHWAY SIGNS, TP 2 MATL, REFL SHEETING, TP 9	4752.00
639-3004	4	EA	12241.51	STEEL STRAIN POLE, TP IV	48966.04
647-1000	1	LS	57623.86	TRAFFIC SIGNAL INSTALLATION NO -	57623.86
687-1000	1	LS	45967.47	TRAFFIC SIGNAL TIMING -	45967.47
Section Sub Total:					\$158,509.37

Section MAJOR STRUCTURES					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
617-0510	1	LS	220987.00	PERMANENTLY ANCHORED WALL, NO - 1	220987.00
617-0510	1	LS	1078505.00	PERMANENTLY ANCHORED WALL, NO - 2	1078505.00
617-0510	1	LS	62067.00	PERMANENTLY ANCHORED WALL, NO - 3	62067.00
Section Sub Total:					\$1,361,559.00

Section BASE AND PAVING					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
310-1101	28100	TN	18.20	GR AGGR BASE CRS, INCL MATL	511420.00
402-3121	13000	TN	61.97	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	805610.00
402-3130	3250	TN	66.31	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	215507.50
402-3192	4350	TN	76.00	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL	330600.00
413-1000	5900	GL	2.21	BITUM TACK COAT	13039.00
Section Sub Total:					\$1,876,176.50

Section MISCELANEOUS					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
153-1300	1	EA	65859.32	FIELD ENGINEERS OFFICE TP 3	65859.32
634-1200	91	EA	98.54	RIGHT OF WAY MARKERS	8967.14
Section Sub Total:					\$74,826.46

Section CONCRETE WORK					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
441-0104	3750	SY	33.09	CONC SIDEWALK, 4 IN	124087.50
441-0748	1975	SY	53.66	CONCRETE MEDIAN, 6 IN	105978.50
441-5003	70	LF	18.74	CONCRETE HEADER CURB, 8 IN, TP 3	1311.80
441-6022	8625	LF	16.26	CONC CURB & GUTTER, 6 IN X 30 IN, TP 2	140242.50
441-6720	3900	LF	15.95	CONC CURB & GUTTER, 6 IN X 30 IN, TP 7	62205.00
Section Sub Total:					\$433,825.30

Section EROSION CONTROL					
Item Number	Quantity	Units	Unit Price	Item Description	Cost

163-0232	1	AC	470.24	TEMPORARY GRASSING	470.24
163-0240	11	TN	171.00	MULCH	1881.00
163-0300	21	EA	1208.53	CONSTRUCTION EXIT	25379.13
163-0550	74	EA	210.99	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	15613.26
165-0020	3300	LF	1.00	MAINTENANCE OF TEMPORARY SILT FENCE, TP B	3300.00
165-0101	10	EA	494.45	MAINTENANCE OF CONSTRUCTION EXIT	4944.50
165-0105	37	EA	90.49	MAINTENANCE OF INLET SEDIMENT TRAP	3348.13
167-1000	4	EA	664.40	WATER QUALITY MONITORING AND SAMPLING	2657.60
167-1500	72	MO	714.87	WATER QUALITY INSPECTIONS	51470.64
171-0020	6600	LF	3.50	TEMPORARY SILT FENCE, TYPE B	23100.00
700-6910	3	AC	894.81	PERMANENT GRASSING	2684.43
700-7000	7	TN	67.62	AGRICULTURAL LIME	473.34
700-7010	9	GL	21.67	LIQUID LIME	195.03
700-8000	3	TN	399.20	FERTILIZER MIXED GRADE	1197.60
700-8100	115	LB	2.28	FERTILIZER NITROGEN CONTENT	262.20
716-2000	3400	SY	0.98	EROSION CONTROL MATS, SLOPES	3332.00
Section Sub Total:					\$140,309.10

Section DRAINAGE

Item Number	Quantity	Units	Unit Price	Item Description	Cost
550-1180	2583	LF	35.19	STORM DRAIN PIPE, 18 IN, H 1-10	90895.77
550-1181	74	LF	40.77	STORM DRAIN PIPE, 18 IN, H 10-15	3016.98
550-1240	1551	LF	43.09	STORM DRAIN PIPE, 24 IN, H 1-10	66832.59
550-1300	948	LF	58.96	STORM DRAIN PIPE, 30 IN, H 1-10	55894.08
550-1360	251	LF	71.34	STORM DRAIN PIPE, 36 IN, H 1-10	17906.34
550-1480	364	LF	110.38	STORM DRAIN PIPE, 48 IN, H 1-10	40178.32
550-1481	41	LF	102.94	STORM DRAIN PIPE, 48 IN, H 10-15	4220.54
550-1541	6	LF	113.50	STORM DRAIN PIPE, 54 IN, H 10-15	681.00
668-1100	61	EA	2580.57	CATCH BASIN, GP 1	157414.77
668-2100	5	EA	2385.97	DROP INLET, GP 1	11929.85
668-4300	8	EA	2283.47	STORM SEWER MANHOLE, TP 1	18267.76
Section Sub Total:					\$467,238.00

Section SIGNING AND MARKING

Item Number	Quantity	Units	Unit Price	Item Description	Cost
636-1033	620	SF	19.95	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	12369.00
636-1041	75	SF	47.52	HIGHWAY SIGNS, TP 2 MATL, REFL SHEETING, TP 9	3564.00
636-2070	100	LF	9.23	GALV STEEL POSTS, TP 7	923.00
636-2080	300	LF	11.65	GALV STEEL POSTS, TP 8	3495.00
639-2002	326	LF	3.71	STEEL WIRE STRAND CABLE, 3/8 IN	1209.46
639-4004	6	EA	6041.76	STRAIN POLE, TP IV	36250.56
653-0170	41	EA	82.96	THERMOPLASTIC PVMT MARKING, ARROW, TP 7	3401.36
653-0210	11	EA	106.69	THERMOPLASTIC PVMT MARKING, WORD, TP 1	1173.59
653-1501	10000	LF	0.44	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4400.00
653-1502	10000	LF	0.44	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	4400.00
653-1704	340	LF	3.53	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	1200.20
653-1804	2000	LF	1.73	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	3460.00
653-3501	10000	GLF	0.27	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	2700.00
653-6004	250	SY	2.75	THERMOPLASTIC TRAF STRIPING, WHITE	687.50
653-6006	2500	SY	2.70	THERMOPLASTIC TRAF STRIPING, YELLOW	6750.00
654-1001	100	EA	3.19	RAISED PVMT MARKERS TP 1	319.00
654-1002	750	EA	2.99	RAISED PVMT MARKERS TP 2	2242.50
654-1010	10	EA	35.15	RAISED PVMT MARKERS TP 10	351.50
Section Sub Total:					\$88,896.67

Total Estimated Cost: \$4,951,340.40

CONTINGENCY SUMMARY

Construction Cost Estimate:	\$4,951,340.40	(Base Estimate)
Engineering and Inspection:	\$247,567.02	(Base Estimate x 5 %)
Construction Contingency:	\$247,567.02	(Base Estimate x 5 %) (The Construction Contingency is based on the Project Improvement Type in TPro.)
Total Fuel Adjustment	\$ 292,856.45	(From attached worksheet)
Total Liquid AC Adjustment	\$ 769,976.86	(From attached worksheet)
Construction Total:	\$6,509,307.75	
Utility Cost Estimate:	\$1,665,000.00	
Utility Contingency:	\$499,500.00	30 %
Utility Total:	\$2,164,500.00	

REIMBURSABLE UTILITY COST

Utility Owner	Reimbursable Costs
Georgia Power Co	\$480,000.00
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Attachments

c: Genetha Rice - Singleton, Assistant Director of Preconstruction

Angela Whitworth, Financial Management Administrator

BUCHAN *San Francis*
 BOWMAN *San Francis*
 RICHARDSON _____
 VARIOMETER _____
 OTHER _____
 GROUPS _____
 FILE _____

San Francis
File

**DEPARTMENT OF TRANSPORTATION
 STATE OF GEORGIA**

RECEIVED
 JUN 30 2006
 URBAN DESIGN

INTERDEPARTMENT CORRESPONDENCE

FILE STP-3711 (9) Floyd County
 2ND Avenue fm w 3RD St to Turner McCall
 P. I. No. 650540

FROM *KDB*
 Kerry D. Bonner
 District Utilities Engineer

TO Ben Buchan, P. E.
 State Urban Design Engineer

ATTN Francis Alomia

OFFICE Cartersville
DATE June 28, 2006

SUBJECT PRELIMINARY UTILITY COST ESTIMATE

As requested by your office, we are furnishing you with a Preliminary Utility Cost estimates for each utility with facilities potentially located within the project limits.

FACILITY OWNER	NON-REIMBURSABLE	REIMBURSABLE	LOCAL GOVT. COST
BellSouth	\$50,000.00		
City of Rome			\$860,000.00
Atlanta Gas Light	\$275,000.00		
Georgia Power Co.		\$480,000.00	
Comcast	No Cost		
Totals	\$325,000.00	\$480,000.00	\$860,000.00

Total Preliminary Utility Cost Estimate \$1,665,000.00. This estimate is based on the preliminary layout provided by your office.

If you have any questions, please contact Royce Turner at 770-387-3615.

KDB/RET/rt

C: Jeff Baker, State Utilities Engineer;
 Jamie Simpson, Office of Financial Management;
 Kerry Reed, Area Engineer; File/Estimating Book

P.I. Number 650540

County FLOYD

Date 12/1/2008

Project Number STP00-3711-00(009)

**Special Provision, Section 109-Measurement and Payment
FUEL PRICE ADJUSTMENT (ENGLISH 125% MAX)**

ENTER FPL DIESEL	3.091
ENTER FPM DIESEL	6.955

ENTER FPL UNLEADED	2.097
ENTER FPM UNLEADED	4.71825

<http://www.dot.ga.gov/doingbusiness/Materials/Pages/asphaltcementindex.aspx>

INCREASE ADJUSTMENT
125.00%

INCREASE ADJUSTMENT
125.00%

ROADWAY ITEMS	QUANTITY	DIESEL FACTOR	GALLONS DIESEL	UNLEADED FACTOR	GALLONS UNLEADED	REMARKS
Excavations paid as specified by Sections 205 (CUBIC YARD)		0.29		0.15		
Excavations paid as specified by Sections 206 (CUBIC YARD)		0.29		0.15		
GAB paid as specified by the ton under Section 310 (TON)	28100.000	0.29	8149.00	0.24	6744.00	
Hot Mix Asphalt paid as specified by the ton under Sections 400 (TON)		2.90		0.71		
Hot Mix Asphalt paid as specified by the ton under Sections 402 (TON)	20600.000	2.90	59740.00	0.71	14626.00	
PCC Pavement paid as specified by the square yard under Section 430 (SY)		0.25		0.20		

BRIDGE ITEMS	Quantity	Unit Price	GF/1000	Diesel Factor	Gallons Diesel	Unleaded Factor	Gallons Unleaded	REMARKS
Bridge Excavation (CY) Section 211				8.00		1.50		
Class __Concrete (CY) Section 500				8.00		1.50		
Class __Concrete (CY) Section 500				8.00		1.50		
Class __Concrete (CY) Section 500				8.00		1.50		
Superstru Con Class__(CY) Section 500				8.00		1.50		
Superstru Con Class__(CY) Section 500				8.00		1.50		
Superstru Con Class__(CY) Section 500				8.00		1.50		
Concrete Handrail (LF) Section 500				8.00		1.50		
Concrete Barrier (LF) Section 500				8.00		1.50		

BRIDGE ITEMS	Quantity	Unit Price	QF/1000	Diesel Factor	Gallons Diesel	Unleaded Factor	Gallons Unleaded	REMARKS
Stru Steel <u>Plan Quantity</u> (LB) Section 501				8.00		1.50		
Stru Steel <u>Plan Quantity</u> (LB) Section 501				8.00		1.50		
PSC Beams____ (LF) Section 507				8.00		1.50		
PSC Beams____ (LF) Section 507				8.00		1.50		
PSC Beams____ (LF) Section 507				8.00		1.50		
Stru Reinf <u>Plan Quantity</u> (LB) Section 511				8.00		1.50		
Stru Reinf <u>Plan Quantity</u> (LB) Section 511				8.00		1.50		
Bar Reinf Steel (LB) Section 511				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Piling____inch (LF) Section 520				8.00		1.50		
Drilled Caisson____ (LF) Section 524				8.00		1.50		
Drilled Caisson____ (LF) Section 524				8.00		1.50		
Drilled Caisson____ (LF) Section 524				8.00		1.50		
Pile Encasement____(LF) Section 547				8.00		1.50		
Pile Encasement____(LF) Section 547				8.00		1.50		
SUM QF DIESEL=			67889.00	SUM OF UNLEADED=			24370.00	
DIESEL PRICE ADJUSTMENT(\$)				\$241,321.63				
UNLEADED PRICE ADJUSTMENT(\$)				\$51,534.82				

ASPHALT CEMENT PRICE ADJUSTMENT FOR BITUMINOUS TACK COAT(Surface Treatment 125% MAX)

APPLICABLE TO CONTRACTS CONTAINING THE 413 SPEC. SECTION 413.5.01 ADJUSTMENTS ASPHALT PRICE ADJUSTMENT FOR BITUMINOUS TACK COAT

<http://www.dot.ga.gov/doingbusiness/Materials/Pages/asphaltcementindex.aspx>

ENTER APL

ENTER APM

Use this side for Asphalt Emulsion Only		
L.I.N.	TYPE	ASPHALT EMULSION (GALLONS)
TMT = <input style="width: 100px;" type="text"/>		
REMARKS: <input style="width: 100%;" type="text"/>		

Use this side for Asphalt Cement Only		
L.I.N.	TYPE	TACK (GALLONS)
TMT = <input style="width: 100px;" type="text"/>		
REMARKS: <input style="width: 100%;" type="text"/>		

ADJUSTMENT SUMMARY

FUEL PRICE ADJUSTMENT (<i>ENGLISH 125% MAX</i>)	
DIESEL PRICE ADJUSTMENT(\$)	<u>\$241,321.63</u>
UNLEADED PRICE ADJUSTMENT(\$)	<u>\$51,534.82</u>
ASPHALT CEMENT PRICE ADJUSTMENT (BITUMINOUS TACK COAT 125% MAX)	<u>\$18,488.86</u>
400 / 402 ASPHALT CEMENT PRICE ADJUSTMENT 125% MAX	<u>\$751,488.00</u>
ASPHALT CEMENT PRICE ADJUSTMENT FOR BITUMINOUS TACK COAT(Surface Treatment 125% MAX)	

REMARKS:	<input style="width: 85%;" type="text"/>
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TOTAL ADJUSTMENTS	\$1,062,833.32
--------------------------	-----------------------

BUCHAN	_____
HASTY	_____
RICHARDSON	<i>Jan</i>
VAHMETER	_____
OTHER	_____
GROUPS	_____
FILE	_____

Department of Transportation
State of Georgia



Interdepartmental Correspondence

FILE	R/W Cost Estimate	OFFICE	Atlanta
		DATE	December 17, 2008
FROM	Phil Copeland, Right of Way Administrator		
TO	Ben Buchan, State Urban Design Engineer ATTN: Jan Hilliard		
SUBJECT	Preliminary Right of Way Cost Estimate Project: STP-3711(9)Floyd UPDATED P.I. No.:650540 Description: SR 101 Widening Project		

Per your request, attached is a copy of the approved Preliminary Right of Way Cost Estimate on the above referenced project.

Please note the area of Required R/W was furnished with your request.

If you have any questions, please contact Jerry Milligan at the West Annex Right of Way Office at (770) 986-1541.

PC::GAM
 Attachments
 c: Brian Summers, Engineering Services
 Windy Bickers, Financial Management
 File

Preliminary Right of Way Cost Estimate


Phil Copeland
 Right of Way Administrator
 By: Jerry Milligan

Date: December 17, 2008

Project: STP-3711(9)Floyd

UPDATE

P.I. Number: 650540

Existing/Required R/W: Varies/Varies

No. Parcels: 16

Project Termini : SR 101/2nd Ave. from West 3rd Street to Turner McCall Blvd.

Project Description: SR 101 from W. 2nd St to Turner McCall Blvd (includes
 Proposed turn lane at North Second Ave. with West 3rd Street
 and Turner McCall Blvd. with Martha Berry Blvd.)

Land:- Commercial R/W: 183,950 sf @ \$ 6.86/sf	\$ 1,261,897	
Commercial Esmt: 64,000sf @ \$ 6.86/sf @ 50%	<u>219,520</u>	\$ 1,481,417

Improvements : landscaping, signs, businesses, billboards, misc. site improvements		4,724,000
---	--	-----------

Relocation: Commercial (3)		
Residential (0)		75,000

Damage : Cost to Cure (15)	\$ 325,000	
Proximity (8)	<u>325,000</u>	<u>650,000</u>
<u>0</u>		

Net Cost	\$	6,930,417
----------	----	-----------

Net Cost.	\$	6,930,417
Scheduling Contingency 55%		3,811,729
Adm/Court Cost 60%		<u>6,445,287</u>
	\$	17,187,434

Total Cost \$17,187,500

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