

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

Date (MM/YYYY): February 23, 2012

Project: CSMSL-0008-00(690)

Revised:

County: chatham

PI: 8690

Description: Jimmy Deloach Connector From Bourne Ave. SR 304

Parcels: 48

R/W Plan Date:

CONTRACT

Land and Improvements _____ \$18,778,644.00

Valuation Services _____ \$323,750.00

Legal Services _____ \$332,400.00

Relocation _____ \$443,000.00

Demolition _____ \$411,000.00

TOTAL CONTRACT _____ \$20,288,794.00

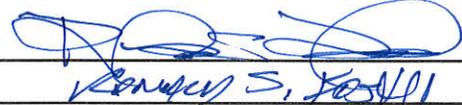
INHOUSE

TOTAL INHOUSE _____ \$527,500.00

TOTAL ESTIMATED COSTS _____ \$20,816,294.00

TOTAL ESTIMATED COSTS (ROUNDED) _____ \$20,820,000.00

Preparation Credits	Hours	Signature
Sonya Bradley	70	

 CG#: 582 2/23/12
 Kenneth S. Foster CG#: _____ (DATE)

Attachment(s): **Project Location Map; Subject/Comp Location Map; Comparable Sales Data**

Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

CSMSL-0008-00(690)

chatham

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		A	B	C	D
Land and Improvements					
1	Fee Simple Estimate	\$5,610,621.00			
2	Perm Esmt Estimate	\$855.00			
3	Temp Esmt Estimate	\$1,820.00			
4	Potential Excess Estimate	\$0.00			
5	Damages	\$800,000.00			
6	Improvements	\$5,730,800.00			
7	Trade Fixtures	\$0.00			
8	Cost to Cures	\$375,000.00			
9	Minimum Award Adjustment	\$0.00			
10					
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17					
18			SUB TOTAL PROPERTY TYPES		\$12,519,096.00
19			Counter Offers and Condemnation Increases (50%)		\$6,259,548.00
20			Let Date (MM/YYYY)		
20			Projected Market Appreciation (10%)		\$0.00
21			GRAND TOTAL LANDS AND IMPROVEMENTS		\$18,778,644.00

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	A	B	C	D
Valuation Services	Agriculture	Residential	Commercial	Industrial
1 Appraisals (# of Parcels)	0	17	8	23
2 Estimated Fees (per Parcel)	\$0.00	\$3,500.00	\$5,500.00	\$5,500.00
3 TOTAL APPRAISALS	\$0.00	\$59,500.00	\$44,000.00	\$126,500.00
4 Sign Estimates	0	0	3	0
5 Estimated Fees	\$0.00	\$0.00	\$0.00	\$0.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$0.00	\$0.00
7 Specialty Reports	0	3	2	0
8 Estimated Fees	\$0.00	\$3,000.00	\$5,000.00	\$0.00
9 TOTAL SPECIALTY REPORTS	\$0.00	\$9,000.00	\$10,000.00	\$0.00
10 Septic/Well Reports	0	4	0	0
11 Estimated Fees	\$0.00	\$2,500.00	\$0.00	\$0.00
12 TOTAL SEPTIC/WELL REPORTS	\$0.00	\$10,000.00	\$0.00	\$0.00
13				
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15				
16 TOTAL VALUATION FEES	\$0.00	\$78,500.00	\$54,000.00	\$126,500.00
17	SUB TOTAL VALUATION SERVICES			\$259,000.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$64,750.00
19	GRAND TOTAL VALUATION SERVICES			\$323,750.00

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	A	B	C	D
	Parcels	Estimated Fees		TOTALS
1	48	\$125.00		\$6,000.00
2	48	\$200.00		\$9,600.00
3	48	\$300.00		\$14,400.00
4	48	\$50.00		\$2,400.00
5	8	\$5,000.00		\$40,000.00
6	8	\$25,000.00		\$200,000.00
7	8	\$7,500.00		\$60,000.00
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17	GRAND TOTAL LEGAL SERVICES			\$332,400.00

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	A	B	C	D
Relocation	Displacements	Estimated Costs		TOTALS
1 Business Displacement	7	\$25,000.00		\$175,000.00
2 Residential Tenant	1	\$25,000.00		\$25,000.00
3 Residential Owner	3	\$45,000.00		\$135,000.00
4 Pro-Rata Taxes	48	\$1,000.00		\$48,000.00
5 Property Pin Replacement	48	\$1,250.00		\$60,000.00
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17	GRAND TOTAL RELOCATION			\$443,000.00

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	A	B	C	D
	Demolition	Items/Improvements	Estimated Costs	TOTALS
1	Residential Structures	4	\$17,500.00	\$70,000.00
2	Detached Garages/Outbuildings	2	\$8,000.00	\$16,000.00
3	Commercial Structures	7	\$25,000.00	\$175,000.00
4	Hotels/Apartments	0	\$65,000.00	\$0.00
5	UST's - Dispensers	2	\$50,000.00	\$100,000.00
6	Billboards	0	\$8,000.00	\$0.00
7	Signs - Light Standards	3	\$2,500.00	\$7,500.00
8	Water Vaults	1	\$15,000.00	\$15,000.00
9	Gas/Water Service Separation	11	\$2,500.00	\$27,500.00
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17	GRAND TOTAL DEMOLITION			\$411,000.00

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	A	B	C	D
	Parcels	Man hours per Parcel		TOTALS
1	48	50		\$120,000.00
2	48	125		\$300,000.00
3	11	50		\$27,500.00
4	12	50		\$30,000.00
5	8	125		\$50,000.00
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17	GRAND TOTAL INHOUSE			\$527,500.00

COMPARABLE SALES DATA

PROJECT NO. CSMSL-0008-00(690) COUNTY Chatham- Commercial

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	04/07/11	Mascio, Christopher	Hall, Ronnie	3201	0574	4001 Augusta Rd- Garden City	\$20,000	0.25 ac	\$80,074 ac	C	5.9 mil
2	1/31/08	Hendrix, HL	N/A	-	-	1137 Hwy 80- Pooler	\$235,000	0.99 ac	\$237,373 /ac	C	4.6 mil
3	08/12/09	White J, Newsome	James W. Industries, LLC	354V	739	7512 Hwy 21- Port Wentworth	\$165,000	1.0 ac	\$165,000 /ac	C	5.0
4	08/19/11	Jenkins, Joe	Harper, James	-	-	Hwy 80 Garden City	\$220,000	2.38 ac	\$92,438/ac	C	4.3 mil
5	01/29/09	Sikes J. C. Et AL	Cross Atlantic LLC	348C	332	5410 Augusta Rd.- Port Wentworth	\$745,000	5.0 ac	\$145,000 /ac	C	Next to parcel 44 and 45 0.0 mil
6	03/31/08	Chancey Tony	Carolina Self Storage Ctr	337M	0149	7975 Hwy 21- Port Wentworth	\$1,100,000	12 ac	\$91,667 /ac	C	8.4 mil
7											
8				203L	0501	Hwy 21 and Coldbrook Station (1-95)	\$400,000	3.42 ac	\$116,959 /ac	C	Listing
9		N/A	N/A			Rice Hope Plantation	\$725,000	4.0 ac	\$182,325 /ac	C	Listing
10											

Sales Verification and Source: Tax Assessor, LoopNet, MLS

COMPARABLE SALES DATA

PROJECT NO. CSMSL-0008-00(690) COUNTY Chatham-Industrial

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	RECORDED PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	02/29/08	N/A	N/A	-	-	0 Old Louisville Rd-Garden City	\$85,000	0.54 ac	\$151,786 /ac	I	6.7 mil
2	04/06/11	N/A	N/A	-	-	0 West Chatham Pkwy,	\$182,500	1.34 ac	\$136,194 /ac	I	5.4 mil
3	3/27/09	Eagle II 80 LLC	Harper James W Jr & Lisa	349W	497	West Chatham Pkwy Lot3	\$199,000	1.14 ac	\$174,561 /ac	I	5.4 mil
4	05/14/08	Remington II LLC	Den Ver Dees LLC	341C	0022	123 Westside Blvd- Pooler	\$205,600	2.0 ac	\$102,800 /ac	I	6.2 mil
5	07/19/11	Eagle II 80 LLC	National Welder Supply Co.	371D	464	0 West Chatham Pkwy	\$350,000	2.23 ac	\$156,951 /ac	I	5.4 mil
6	04/15/08	Jenkins & Jenkins LLC	DS Waters of America Inc	339Y	0134	90 Columbia Dr. -Pooler	\$314,100	4.70 ac	\$66,830 /ac	I	6.0 mil
7	02/29/08	N/A	N/A	-	-	10 Dean Forest-Garden City	\$498,000	7.61 ac	\$65,440 /ac	I	6.0 mil
8	11/5/09	Savannah Technical College	State of Georgia	3560	342	170-198 Crossroads	\$1,750,000	54.0 ac	\$32,395 /ac	I	5.6 mil
9		Godley Industrial Dev, LLC	N/A	-	-	540 Jimmy Deloach Pkwy	\$1,129,500	12.55 ac	\$90,000 /ac	I	Listing 2.0 mil
10		N/A	N/A	-	-	Jimmy Deloach at Triple B Trail	\$4,560,000	76 ac	\$60,000 /ac	I	Listing 2.0 mil

Sales Verification and Source: Tax Assessor, LoopNet, MLS

COMPARABLE SALES DATA

PROJECT NO. CSMSL-0008-00(690) COUNTY Chatham- Residential

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	RECORDED PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	12/16/11	East Coast Utilities	Arkwood Jason	3661	9	0 Stagecoach Rd-	\$30,000	1.15 ac	\$26,085 /ac	R	13.3 mil
2	7/31/08	Barklow Inc	Dhanraj, Indira and Ramjass	343F	0690	Hawkinville Rd	\$65,000	1.95 ac	\$33,333 /ac	R	2.1 mil
3	7/6/11	-	-	-	-	0 Augusta Rd- Port Wentworth	\$457,499	17.86	\$25,616 /ac	R	2.8 mil
4	10/7/10	Security R & E Svcs	TS & B Holding LLC	-	-	Augusta Rd- Port Wentworth	\$325,000	64.72 ac	\$5,022 ac	R	2.8 mil
5											
1						224 Old River Rd- Ricon	\$1,350,000	88.0 ac	\$15,341 /ac	R	Listing 16.9 mil
2						1054 Old Augusta Rd	\$3,450,000	661.12 ac	\$5,218 /ac	R	Listing 13.8 mil
3							\$3,450,000	661.12 ac	\$5,218 /ac	R	Listing 13.8 mil
4											
5											

Sales Verification and Source: Tax Assessor, LoopNet, MLS

Commercial Photos



Comp 1- 4001 Augusta Rd



Comp 2- 1137 Hwy 80- Pooler

Commercial Photos



Comp 3- 7512 Hwy 21-Port Wentworth



Comp 4- Hwy 80, Garden City

Commercial Photos



Comp 5- 5410 Augusta Rd.



Comp 6- 7975 Hwy 21

Commercial Photos



Listing 1- Hwy 21 and Coldbrook Station @ (I-95) Behind Lions Food



Listing 2- Rice Hope Plantation

Industrial Photos



Comp 1- 0 Old Louisville Rd- Garden City



Comp2- 0 West Chatham Pkwy- Garden City

Industrial Photos



Comp 3- West Chatham Pkwy



Comp 4- 123 Westside Blvd

Industrial Photos



Comp 5- 0 West Chatham Pkwy



Comp 6- 90 Columbia Dr.

Industrial Photos



Comp 7- 10 Dean Forest- Garden City



Comp 8- 170-198 Crossroads

Industrial Photos



Listing Comp 1- 540 Jimmy Deloach Pkwy



Listing 2- Jimmy Deloach at Triple B Trail

Residential Photo



Comp1- 0 Stagecoach Rd



Comp 2- Hawkinsville Rd

Residential Photo



Comp 3- 0 Augusta Rd-Port Wentworth



Comp 4- Augusta Rd- Port Wentworth



Listing 1- 224 Old River Rd- Rincon



Listing 3- 1054 Old Augusta Rd