

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

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**INTERDEPARTMENTAL CORRESPONDENCE**

**FILE: R/W Cost Estimate**

**OFFICE: GO**

**DATE: 07/07/2011**

**FROM: LaShone Alexander /RW Cost Estimator Supervisor**  
District Right of Way Team Manager

**TO: Phil Copeland State Right of Way Administrator**  
ATTN: Floyd Williams

**SUBJECT: RIGHT OF WAY COST ESTIMATE**  
**PROJECT: CSMSL-0008-00(690)**  
**COUNTY: Chatham**  
**P.I. NUMBER: 0008690**

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 \$ 20,550,000.

If we can offer further assistance, please contact me or LaShone Alexander of this office at (478) 553-1569.

**ATTACHMENTS:** Detailed ROW Cost Estimate Summary; Parcel by Parcel Breakdown Spreadsheet; Project Location Map; Subject / Comp Location Map; Comparable Sales Data Spreadsheet

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

Date (MM/YYYY): 07/07/2011

Project: CSMSL-0008-00(690)

Revised:

County: Chatham

PI: 0008690

Description: Jimmy Deloach Connector

Parcels: 45

R/W Plan Date:

5/27/2011

**CONTRACT**

Land and Improvements \_\_\_\_\_ \$18,727,143.79

Valuation Services \_\_\_\_\_ \$250,625.00

Legal Services \_\_\_\_\_ \$292,875.00

Relocation \_\_\_\_\_ \$406,250.00

Demolition \_\_\_\_\_ \$380,000.00

**TOTAL CONTRACT** \_\_\_\_\_ **\$20,056,893.79**

**INHOUSE**

**TOTAL INHOUSE** \_\_\_\_\_ **\$490,000.00**

**TOTAL ESTIMATED COSTS** \_\_\_\_\_ **\$20,546,893.79**

**TOTAL ESTIMATED COSTS (ROUNDED)** \_\_\_\_\_ **\$20,550,000.00**

Preparation Credits	Hours	Signature

*Jashere Alexander*

CG#: 286999

7/7/2011

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

0008690

		A	B	C	D
	<b>Land and Improvements</b>				
1	Fee Simple Estimate	\$4,465,278.00			
2	Perm Esmt Estimate	\$1,368.00			
3	Temp Esmt Estimate	\$0.00			
4	Potential Excess Estimate	\$0.00			
5	Damages	\$900,000.00			
6	Improvements	\$6,250,000.00			
7	Trade Fixtures	\$0.00			
8	Cost to Cures	\$475,000.00			
9	Minimum Award Adjustment	\$0.00			
10					
11					
12					
13					
14					
15					
16					
17					
18		SUB TOTAL PROPERTY TYPES			\$12,091,646.00
19		Counter Offers and Condemnation Increases (50%)			\$6,045,823.00
		Let Date (MM/YYYY)			January-12
20		Projected Market Appreciation (10%)			\$589,674.79
21		<b>GRAND TOTAL LANDS AND IMPROVEMENTS</b>			<b>\$18,727,143.79</b>

## 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
<b>Valuation Services</b>	<b>Agriculture</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>
1 Appraisals (# of Parcels)	0	17	7	20
2 Estimated Fees (per Parcel)	\$0.00	\$2,000.00	\$4,000.00	\$4,000.00
3 <b>TOTAL APPRAISALS</b>	<b>\$0.00</b>	<b>\$34,000.00</b>	<b>\$28,000.00</b>	<b>\$80,000.00</b>
4 Sign Estimates	0	0	3	0
5 Estimated Fees	\$0.00	\$0.00	\$1,500.00	\$0.00
6 <b>TOTAL SIGN ESTIMATES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,500.00</b>	<b>\$0.00</b>
7 Specialty Reports	0	3	2	5
8 Estimated Fees	\$0.00	\$3,000.00	\$5,000.00	\$5,000.00
9 <b>TOTAL SPECIALTY REPORTS</b>	<b>\$0.00</b>	<b>\$9,000.00</b>	<b>\$10,000.00</b>	<b>\$25,000.00</b>
10 Septic/Well Reports	0	4	0	0
11 Estimated Fees	\$0.00	\$2,500.00	\$0.00	\$0.00
12 <b>TOTAL SEPTIC/WELL REPORTS</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
13				
14				
15				
16 <b>TOTAL VALUATION FEES</b>	<b>\$0.00</b>	<b>\$53,000.00</b>	<b>\$42,500.00</b>	<b>\$105,000.00</b>
17	<b>SUB TOTAL VALUATION SERVICES</b>			<b>\$200,500.00</b>
18	Updates and Incidentals (Min \$2,500 or 25%)			\$50,125.00
19	<b>GRAND TOTAL VALUATION SERVICES</b>			<b>\$250,625.00</b>

## Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

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Chatham

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		A	B	C	D
	<b>Legal Services</b>	<b>Parcels</b>	<b>Estimated Fees</b>		<b>TOTALS</b>
1	Meeting with Attorney	45	\$125.00		\$5,625.00
2	Preliminary Titles	45	\$200.00		\$9,000.00
3	Closing and Final Title	45	\$300.00		\$13,500.00
4	Recording Fees	45	\$50.00		\$2,250.00
5	Condemnation Filing	7	\$5,000.00		\$35,000.00
6	Litigation Costs	7	\$25,000.00		\$175,000.00
7	Updates and Incidentals	7	\$7,500.00		\$52,500.00
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12					
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17			<b>GRAND TOTAL LEGAL SERVICES</b>		<b>\$292,875.00</b>

## 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
	<b>Relocation</b>	<b>Displacements</b>	<b>Estimated Costs</b>		<b>TOTALS</b>
1	Business Displacement	5	\$25,000.00		\$125,000.00
2	Residential Tenant	0	\$25,000.00		\$0.00
3	Residential Owner	4	\$45,000.00		\$180,000.00
4	Pro-Rata Taxes	45	\$1,000.00		\$45,000.00
5	Property Pin Replacement	45	\$1,250.00		\$56,250.00
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17			<b>GRAND TOTAL RELOCATION</b>		<b>\$406,250.00</b>

# Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

Project/County/PI

CSMSL-0008-00(690)

Chatham

0008690

		A	B	C	D
	<b>Demolition</b>	<b>Items/Improvements</b>	<b>Estimated Costs</b>		<b>TOTALS</b>
1	Residential Structures	4	\$17,500.00		\$70,000.00
2	Detached Garages/Outbuildings	2	\$8,000.00		\$16,000.00
3	Commercial Structures	5	\$25,000.00		\$125,000.00
4	Hotels/Apartments	0	\$65,000.00		\$0.00
5	UST's - Dispensers	2	\$50,000.00		\$100,000.00
6	Billboards	3	\$8,000.00		\$24,000.00
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	9	\$2,500.00		\$22,500.00
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11					
12					
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15					
16					
17	<b>GRAND TOTAL DEMOLITION</b>				<b>\$380,000.00</b>

# Georgia Department of Transportation Detailed ROW Cost Estimate Worksheet

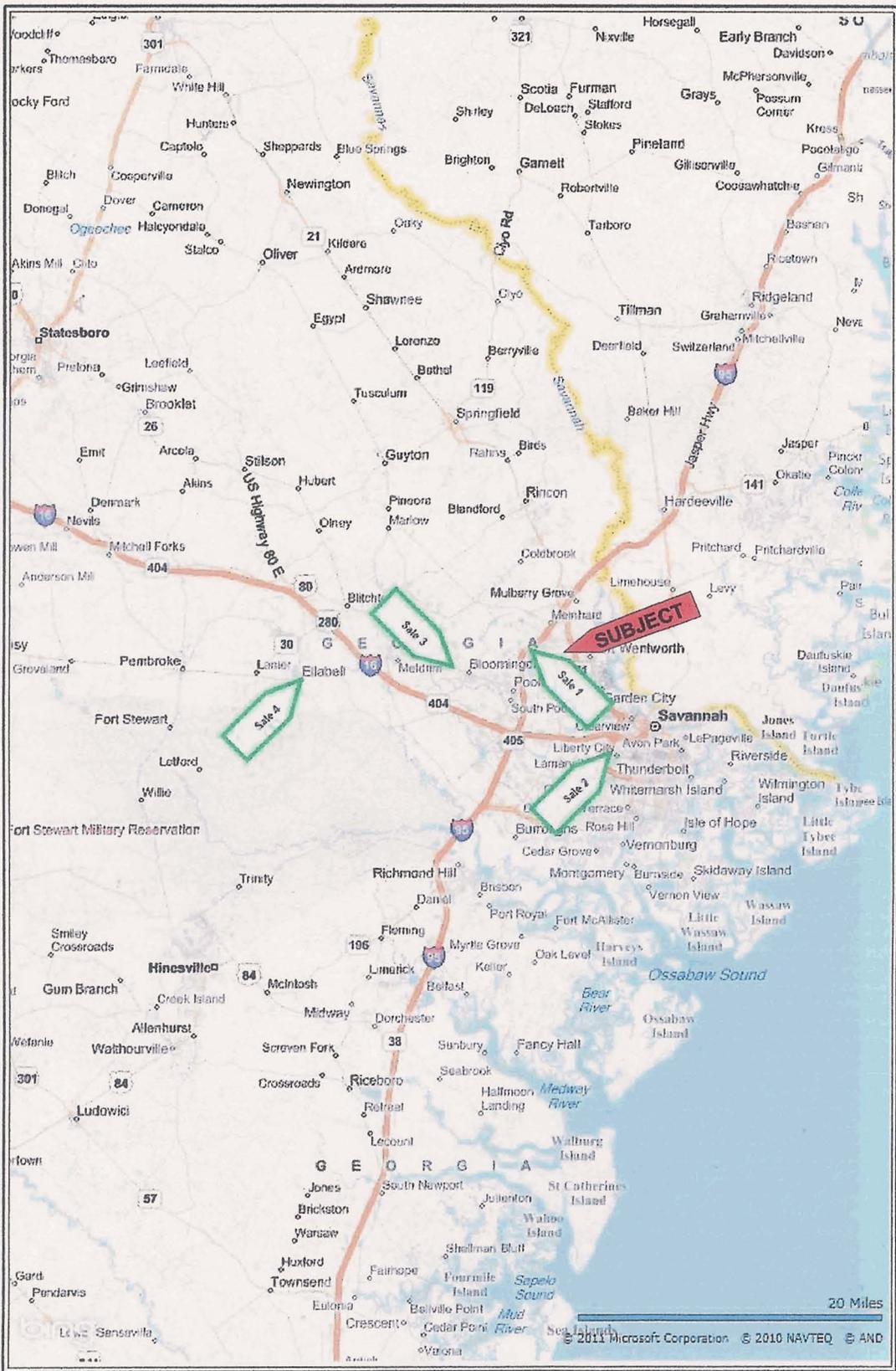
Project/County/PI

CSMSL-0008-00(690)

Chatham

0008690

		A	B	C	D
	<b>Inhouse</b>	<b>Parcels</b>	<b>Man hours per Parcel</b>		<b>TOTALS</b>
1	Pre-Acquisition	45	50		\$112,500.00
2	Acquisition	45	125		\$281,250.00
3	Relocation	9	50		\$22,500.00
4	Administrative Appeals	12	50		\$30,000.00
5	Post-Acquisition	7	125		\$43,750.00
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12					
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16					
17			<b>GRAND TOTAL INHOUSE</b>		<b>\$490,000.00</b>



**COMPARABLE SALES DATA**

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

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED		LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
				BOOK	PAGE						
1	11/05/09	Savannah Technical College	State of GA	3560	342	192,198,170 Crossroads Pkwy	\$1,750,000	54.02	32,000	Industrial	
2	09/30/10	CSX Transportation Inc	Martin Marietta Materials	364H	578	0 Ogeeche Road	\$950,000	34.59	27,464	Industrial	
3	12/16/12	East Coast Utilities	Arkwood Jason	366J	9	0 Stagecoach Road	\$30,000	1.15	26,085	Residential	
4	12/14/10	Rick Hope Partnership LLC	Publix Super MKTS, INC# 1	3660	176	Mulberry Park Dr	\$6,500,000	35.01	185,285	Commercial	

**Sales Verification and Source:**

Project: CSMSL-0008-00(690)

County: Chatham

PI: 0008690

Parcel	Tract Size	H & BU	Estimated per Unit Value	Required ROW		Permanent Easement			Temporary Easement			Potential "R" Parcels		Damages	Structures, fencing, outbuildings, etc	Trade Fixtures	Cost to Cure	Parcel Totals	Min Award Adjustment	Comments	
				Fee Simple Area	Fee Simple Estimate	PCE Area	PCE Factor	PCE Estimate	TCE Area	TCE Factor	TCE Estimate	Remnant Area	Remnant Estimate								
					\$0			\$0			\$0		\$0					\$0	\$0		
					\$0			\$0			\$0		\$0						\$0	\$0	
					\$0			\$0			\$0		\$0						\$0	\$0	
					\$0			\$0			\$0		\$0						\$0	\$0	
					\$0			\$0			\$0		\$0						\$0	\$0	
1	5.324	Com	\$185,000.00	0.324	\$59,940			\$0			\$0		\$0					\$59,940	\$0		
2	13.996	Ind	\$32,000.00	1.996	\$63,872			\$0			\$0		\$0				\$25,000	\$88,872	\$0		
3	57.691	Ind	\$32,000.00	6.691	\$214,112			\$0			\$0		\$0					\$214,112	\$0		
4	156.191	Ind	\$32,000.00	13.910	\$445,120	0.057	75%	\$1,368			\$0		\$0	\$400,000	\$1,500,000		\$200,000	\$2,546,488	\$0	RR Spur Line 3.71 ac	
5	3.618	Ind	\$32,000.00	0.518	\$16,576			\$0			\$0		\$0					\$16,576	\$0		
6	8.902	Ind	\$32,000.00	5.302	\$169,664			\$0			\$0		\$0	\$200,000	\$100,000		\$100,000	\$569,664	\$0	Ind Reloc	
7	4.656	Ind	\$32,000.00	4.656	\$148,992			\$0			\$0		\$0		\$100,000			\$248,992	\$0	Ind Reloc	
8	20.667	Ind	\$32,000.00	3.667	\$117,344			\$0			\$0		\$0					\$117,344	\$0		
9	2.331	Ind	\$32,000.00	0.131	\$4,192			\$0			\$0		\$0					\$4,192	\$0		
10	2.331	Ind	\$32,000.00	0.131	\$4,192			\$0			\$0		\$0					\$4,192	\$0		
11	4.962	Ind	\$32,000.00	0.362	\$11,584			\$0			\$0		\$0		\$400,000			\$411,584	\$0		
12	1.589	Ind	\$32,000.00	0.289	\$9,248			\$0			\$0		\$0					\$9,248	\$0		
13	8.284	Ind	\$32,000.00	0.184	\$5,888			\$0			\$0		\$0					\$5,888	\$0		
14	4.945	Ind	\$32,000.00	3.645	\$116,640			\$0			\$0		\$0	\$300,000	\$1,500,000		\$150,000	\$2,066,640	\$0	Ind Reloc	
15	3.304	Ind	\$32,000.00	3.301	\$105,632			\$0			\$0		\$0		\$200,000			\$305,632	\$0	Ind Reloc	
16	1.657	Ind	\$32,000.00	1.477	\$47,264			\$0			\$0		\$0					\$47,264	\$0		
17	9.743	Ind	\$32,000.00	4.143	\$132,576			\$0			\$0		\$0		\$1,200,000			\$1,332,576	\$0	Ind Reloc	
18	14.312	Ind	\$32,000.00	0.312	\$9,984			\$0			\$0		\$0					\$9,984	\$0		
19	221.0554	Ind	\$32,000.00	19.054	\$609,728			\$0			\$0		\$0					\$609,728	\$0		
20	99.349	Ind	\$32,000.00	16.349	\$523,168			\$0			\$0		\$0					\$523,168	\$0		
21	12.338	Ind	\$32,000.00	1.338	\$42,816			\$0			\$0		\$0					\$42,816	\$0		

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Parcel	Tract Size	H & BU	Estimated per Unit Value	Required ROW		Permanent Easement			Temporary Easement			Potential "R" Parcels		Damages	Structures, fencing, outbuildings, etc	Trade Fixtures	Cost to Cure	Parcel Totals	Min Award Adjustment	Comments
				Fee Simple Area	Fee Simple Estimate	PCE Area	PCE Factor	PCE Estimate	TCE Area	TCE Factor	TCE Estimate	Remnant Area	Remnant Estimate							
22	136.839	Res	\$27,000.00	19.838	\$535,626			\$0			\$0							\$535,626	\$0	
23	1.003	Res	\$27,000.00	0.533	\$14,391			\$0			\$0			\$300,000				\$314,391	\$0	Residential Reloc
24	1.008	Res	\$27,000.00	1.008	\$27,216			\$0			\$0							\$27,216	\$0	
25	0.958	Res	\$27,000.00	0.958	\$25,866			\$0			\$0			\$0				\$25,866	\$0	
26	0.995	Res	\$27,000.00	0.995	\$26,865			\$0			\$0			\$0				\$26,865	\$0	
27	29.68	Res	\$27,000.00	3.680	\$99,360			\$0			\$0							\$99,360	\$0	
28	1	Res	\$27,000.00	0.230	\$6,210			\$0			\$0							\$6,210	\$0	
29	0.988	Res	\$27,000.00	0.998	\$26,946			\$0			\$0							\$26,946	\$0	
30	0.991	Res	\$27,000.00	0.991	\$26,757			\$0			\$0			\$300,000				\$326,757	\$0	
31	1.688	Res	\$27,000.00	1.688	\$45,576			\$0			\$0							\$45,576	\$0	
32	1.547	Com	\$185,000.00	1.547	\$286,195			\$0			\$0			\$0				\$286,195	\$0	
33	1.003	Res	\$27,000.00	1.003	\$27,081			\$0			\$0			\$350,000				\$377,081	\$0	Residential Reloc
34	0.068	Res	\$27,000.00	0.068	\$1,836			\$0			\$0							\$1,836	\$0	
35	2.777	Res	\$27,000.00	0.117	\$3,159			\$0			\$0							\$3,159	\$0	
36	1.2	Res	\$27,000.00	0.100	\$2,700			\$0			\$0							\$2,700	\$0	
37	8.552	Res	\$27,000.00	0.252	\$6,804			\$0			\$0							\$6,804	\$0	
38	23.817	Res	\$27,000.00	0.817	\$22,059			\$0			\$0							\$22,059	\$0	
39	0.947	Res	\$27,000.00	0.477	\$12,879			\$0			\$0			\$300,000				\$312,879	\$0	Residential Reloc
40	6.898	Com	\$185,000.00	0.898	\$166,130			\$0			\$0							\$166,130	\$0	
41	7.723	Com	\$185,000.00	0.832	\$153,920			\$0			\$0							\$153,920	\$0	
42	8.505	Com	\$185,000.00	0.205	\$37,925			\$0			\$0							\$37,925	\$0	
43			\$185,000.00		\$0			\$0			\$0							\$0	\$0	
44	3.333	Com	\$185,000.00	0.133	\$24,605			\$0			\$0							\$24,605	\$0	
45	0.754	Com	\$185,000.00	0.144	\$26,640			\$0			\$0							\$26,640	\$0	
					\$0			\$0			\$0							\$0	\$0	
					\$0			\$0			\$0							\$0	\$0	
					\$0			\$0			\$0							\$0	\$0	

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Parcel	Tract Size	H & BU	Estimated per Unit Value	Required ROW		Permanent Easement			Temporary Easement			Potential "R" Parcels		Damages	Structures, fencing, outbuildings, etc	Trade Fixtures	Cost to Cure	Parcel Totals	Min Award Adjustment	Comments	
				Fee Simple Area	Fee Simple Estimate	PCE Area	PCE Factor	PCE Estimate	TCE Area	TCE Factor	TCE Estimate	Remnant Area	Remnant Estimate								
					\$0			\$0			\$0		\$0					\$0	\$0		
					\$0			\$0			\$0		\$0						\$0	\$0	
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					\$0			\$0			\$0		\$0						\$0	\$0	
					\$0			\$0			\$0		\$0						\$0	\$0	
TOTALS					\$4,465,278			\$1,368			\$0		\$0	\$900,000	\$6,250,000	\$0	\$475,000		\$0		

45

125.292

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<b>GRAND TOTAL</b>															\$12,091,646
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