

Dimino, Terri

From: Dimino, Terri
Sent: Tuesday, June 21, 2011 2:52 PM
To: Thornton-McKenna, Arlene; Comer, Mark J.; Costello, Brian; Damer, James S.
Cc: Leddy, John T.
Subject: RE: Bypass history & sketch of route Proj. 6029-002-F22, R202, UPC 16160

Importance: High

Attachments: 16160- Route 29,250 Interchange Estimate, 6-2011.xls

Brian,

I completed my part yesterday afternoon; so, we are good to go for now. I have attached the estimate for your approval.



16160- Route
29,250 Interchang

Terri Dimino
NOVA Right of Way
703-259-2352

From: Thornton-McKenna, Arlene
Sent: Tuesday, June 21, 2011 2:40 PM
To: Comer, Mark J.; Costello, Brian; Dimino, Terri; Damer, James S.
Cc: Leddy, John T.
Subject: RE: Bypass history & sketch of route Proj. 6029-002-F22, R202, UPC 16160

Relocation estimate is complete and can be found on Q:drive\ROW\Cost Estimate.

Arlene Thornton McKenna
NoVa Right of Way
Special Projects Coordinator
703-259-1785

From: Comer, Mark J.
Sent: Tuesday, June 21, 2011 1:19 PM
To: Costello, Brian; Thornton-McKenna, Arlene; Dimino, Terri; Damer, James S.
Subject: RE: Bypass history & sketch of route Proj. 6029-002-F22, R202, UPC 16160

Utility estimate is complete and can be found on the Q:drive\ROW

Mark Comer

NorthEast Region Utilities
(Culpeper, Fredericksburg & Nova)
Virginia Dept. of Transportation
4975 Alliance Drive
Fairfax, VA 22030
Phone 703-259-2982
cell 703-975-3161

From: Costello, Brian
Sent: Thursday, June 16, 2011 1:06 PM
To: Comer, Mark J.; Thornton-McKenna, Arlene; Dimino, Terri; Damer, James S.
Subject: RE: Bypass history & sketch of route Proj. 6029-002-F22, R202, UPC 16160

Talked to John Giometti & Mike Heflin. Plans are still in metric & will not be converted before next Wednesday. The PCES is to cover the entire project, including north & south termini. South end was designed, according to John, but north end was not. Both John & Mike will look for ROW Data Sheet. Mike may have found the last estimate (2007), which was done by Spencer DeJarnette & may be considered reliable at the time.

I recommend that the estimate include notes to the effect that

- it is based on plans originally dated _____ & last revised _____
- no plans are available for the north terminus
- and any other deficiency of information that hinders accuracy.

Brian

D. Brian Costello | Regional Right of Way & Utilities Manager, Northeast Region | **Virginia Department of Transportation** | 4975 Alliance Drive, Fairfax, VA 22030 | **Phone: 703-259-2986**

From: Comer, Mark J.
Sent: Thursday, June 16, 2011 11:40 AM
To: Costello, Brian; Thornton-McKenna, Arlene; Dimino, Terri; Damer, James S.
Subject: RE: Bypass history & sketch of route

Keep in mind the plans on Falcon are in METRIC. 1:500 scale. ☹

I never did find a R/W data sheet.

Mark Comer
NorthEast Region Utilities
(Culpeper, Fredericksburg & Nova)
Virginia Dept. of Transportation
4975 Alliance Drive
Fairfax, VA 22030
Phone 703-259-2982

cell 703-975-3161

From: Costello, Brian

Sent: Thursday, June 16, 2011 11:29 AM

To: Thornton-McKenna, Arlene; Dimino, Terri; Comer, Mark J.; Damer, James S.

Subject: Bypass history & sketch of route

<http://www.readthehook.com/91627/fast-track-how-western-bypass-went-overdrive>

D. Brian Costello | Regional Right of Way & Utilities Manager, Northeast Region | **Virginia**
Department of Transportation | 4975 Alliance Drive, Fairfax, VA 22030 | **Phone: 703-259-2986**



Project Cost Estimating System SUMMARY PAGE

DISTRICT	CULPEPER		
PROJECT NUMBER	6029002F22		
CONSTRUCTION END YEAR	FY2011	UPC	16160
AD YEAR	FY2011	RATE OF INFLATION TO AD	0.35%
ESTIMATE YEAR	FY2011	INFLATION RATE DURING CN	N/A

Date of previous estimate 06/20/11

PROJECT MANAGER / DESIGNER John.Giometti

Preliminary Engineering Estimate: PCES

Construction Estimate: PCES

Right-of-Way Estimate: PCES

Utilities Estimate: PCES

DATE 6/28/2011

THE FOLLOWING DATA WILL BE PROVIDED UPON COMPLETION OF THE REMAINDER OF THE WORKBOOK, WHICH IS ACCESSED BY SELECTING THE CONST, RW, & UTIL TABS BELOW

CONSTRUCTION ESTIMATE	\$1,066,499
PRELIMINARY ENGINEERING ESTIMATE	\$200,575
RIGHT-OF-WAY & UTILITIES ESTIMATE	\$72,277,100
TOTAL PROJECT ESTIMATE	\$73,544,174

ESTIMATE OF RIGHT OF WAY COST SUMMARY

Date : 06/28/11
 Project No. : 6029002F22
 Estimate Stage : RW
 The Estimate is for : RW Records
 Project Description: RTE 29 - BYPASS - PE & RW ONLY

This estimate is based on: old/previous plans

Type of Cost Participating

Preliminary Engineering

- a. All R/W cost prior to NTP, such as Scopings, Estimates, PFT's, FT's, PH's, CIM's, etc.
 b. Utility P.E. (all utility costs prior to NTP)

Preliminary Engineering Total

	\$50,000
	\$0
	\$50,000

1 Acquisitions

Total Number of Parcels 35

a. Land	\$42,700,000
b. Buildings	\$200,000
c. Other Improvements	\$400,000
d. Damages	\$3,900,000
e. Sub-Total	\$47,200,000
f. Condem./Settle. Increment 40%	\$18,880,000
g. Administrative (all labor, including attorney fees plus incidental expenses for NTP to Project Closing)	\$750,000
h. Demolition Contracts (include Demolition Inspector charges)	\$900,000
i. Survey charges for R/W stakings	\$92,500
j. Hazardous Materials Removal	\$135,000
k. Property Management Costs	\$100,000
l. Total (Acquisitions)	\$68,057,500

2 Relocation Assistance

Total Displacements:

Families 4
 Non-Profit 0

Businesses 1
 Personal Property Only 0

Farms 0

a. Relocation Costs	\$550,000
b. Cable TV Relocation	\$181,000
c. Total (Relocation)	\$731,000

3 Utility Adjustments (Attach PCES Utilities Summary Sheet)

a. Project Cost and Contingencies	\$3,383,600
b. Utility In-Plan Design Costs	\$55,000
c. Utility Plan Review, Construction Inspector & Survey Charges	\$50,000
d. Total	\$3,488,600
e. Owner Cost	\$0
f. Cost of work to be included in plans as construction cost, if known at this stage	\$855,000

4 Grand Total (Right of Way, Relocation Assistance & Utility R/W Project Costs

(exclude preliminary engineering, utility owner cost and utility construction cost)

\$72,277,100

ESTIMATE OF RIGHT OF WAY COST SUMMARY (Continued)

Date : June 28, 2011
UPC Number : 16160
Project : 6029002F22

Prepare a separate report for each segment of scheme in preliminary engineering study. Prepare a separate report for each participating and non-participating cost at design hearing stage, programming stage, or for approval funds.

Complete Stage I Relocation Assistance Report and Tax Loss form, if necessary.

Comments:

NOTE / FYI: In a 12/2010 manual estimate the following information concerning current expenditures was mentioned: "The only RW charges that are to be made to this project is Court Cases currently in the process..... including Current Expenditures of 26,644,136 plus \$1.7 Million for court cases...."
SEE COMMENTS TAB FOR IMPORTANT COMMENTS RELATING TO THIS CURRENT ESTIMATE.

Distribution List

cc: Mr. E. T. Robb (Env. C.O.)

Mr. M. A. Estes (Local Assistance C.O. - Urban Projects)

Ms. D. L. Mitchell (Programming C.O.)

Mr. J. R. Cromwell (Env. C.O.)

Resident Administrator

Project Manager

Mr. W. A. Brown (Programming C.O.)

Ms. P. E. Goswick (Programming C.O.)

Ms. D. A. Grant (Programming C.O.)

Mr. D. P. Lewis (Programming C. O.)

Mr. W.E. Meador (HazMat)

Ms. J. H. Layne (Relocation)

Ms. C. D. Akins

Central File



Project Cost Estimating System COMMENTS



General / Miscellaneous Comments from CONST, RW, & UTILITY Worksheets

Team Member and Section

Date Entered

1	This cost estimate is based on plans provided for original project, last revised Mar. 2000, & on previous estimate completed 11/2007.	Terri Dimino, NOVA ROW	06/20/11
2	Estimate incl. pcls. still to be acquired, & estimated condemnation increment on pcls. prev. acquired thru certificate & unsettled.	Terri Dimino, NOVA ROW	06/20/11
3	No plans are available for the north terminus.	Terri Dimino, NOVA ROW	06/20/11
4	Cost estimate also based on very short completion timeframe.	Terri Dimino, NOVA ROW	06/20/11
5	Cost estimate also based on very short completion timeframe.	Mark Comer, Utilities	06/21/11
6	Please note that demolition estimate includes \$800,000 for demo of already acquired improvements.	Arlene McKenna, NOVA ROW	06/21/11
7	Please note that hazardous materials estimate includes \$120,000 for removal on already acquired improvements.	Arlene McKenna, NOVA ROW	06/21/11
8	Please note relocation estimate includes \$200,000 for two additional families in already acquired improvements (per property	Arlene McKenna, NOVA ROW	06/21/11
9	Estimate does not include relocation figures for the following scenario as noted by Jim Damer:	Arlene McKenna, NOVA ROW	06/21/11
10	Rick Rohm brought to my attention this morning the Rt 29 Bypass plans do not provide Ashwood Blvd access to Rt 29 in its original	Arlene McKenna, NOVA ROW	06/21/11
11	design as seen on Sheet 35 on UPC 16160. It was planned to run a service road parallel Rt 29 from Ashwood Blvd to South	Arlene McKenna, NOVA ROW	06/21/11
12	Hollymeade Dr as part of another project. There has been substantial development in that path since the project was stalled.	Arlene McKenna, NOVA ROW	06/21/11
13	There could be as many as 66 mobile homes, 16 townhomes & 3 - 4 single family relocations in addition to the estimate previously	Arlene McKenna, NOVA ROW	06/21/11
14	provided.	Arlene McKenna, NOVA ROW	06/21/11
15	Estimated cost for the above scenario could add an additional \$11-\$12 million dollars for relocation, demolition, and hazardous	Arlene McKenna, NOVA ROW	06/21/11



Project Cost Estimating System
COMMENTS (continued)



**General / Miscellaneous Comments from
CONST, RW, & UTILITY Worksheets**

**Team Member
and Section**

**Date
Entered**

16	Please note that property management estimate is per year.	Arlene McKenna, NOVA ROW	
17	Estimate based on information contained in estimate of November 2007 and completed in a very short timeframe.	Arlene McKenna, NOVA ROW	
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