K PHASE CONCEPTUAL COST ESTIMATE FORM - RIGHT OF WAY

\*\*A RIGHT OF WAY DATA SHEET WILL NEED TO BE COMPLETED

FOR SUBSEQUENT PHASES\*\*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| To: |  |  | Date: |  |
|  | (*REQUESTING DIVISION*) |  |  |  |
|  |  |  | Dist‑Co‑Rte‑PM: |  |
|  | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | Project ID/EA: |  |
|  | *(NAME OF REQUESTOR)* |  | Alternative #: |  |
|  |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| From: |  |  |  |
|  | RIGHT OF WAY |  | RIGHT OF WAY |
|  | (*Estimator*) |  | (*Estimating Senior*) |

The Conceptual Cost Estimate Request was received for the above‑referenced project on (*date submitted*) with a requested completion date of (*requested completion date*).

**Scope of the Right of Way**

Description of Required Right of Way: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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|  |  |  |
| --- | --- | --- |
| Right of Way Required:  | [ ]  Yes | [ ]  No |
| Number of Total Parcels:  | [ ]  1‑10 | [ ]  11‑25 | [ ]  26‑50 | [ ]  51‑100 | [ ]  >100 |

Right of Way Requirements

 Number of Fee Parcels \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Total Fee Area \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Number of Permanent Easements \_\_\_\_\_\_\_ Total Permanent Easement Area \_\_\_\_\_\_\_\_\_\_\_\_

 Number of Temporary Easements \_\_\_\_\_\_\_ Total Temporary Easement Area \_\_\_\_\_\_\_\_\_\_\_\_

 Length of Term Required for Temporary Easements \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Number of Excess Parcels/Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| USA Lands:  | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| BIA Lands: | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| Displaced Persons/Businesses:  | [ ]  Yes | [ ]  No | [ ] Unknown Number of Displacees\_\_\_\_\_\_\_\_ |  |
| Demolition/Clearance Required:  | [ ]  Yes | [ ]  No | [ ] Unknown Number of Demos\_\_\_\_\_\_\_\_ |  |
| Railroad Involvement:  | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| C&M Agreement Needed: | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| Utility Involvement:  | [ ]  Yes | [ ]  No | [ ] Unknown Number of Utilities in Area \_\_\_\_\_ |  |
| UT Relocations Anticipated: | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| Potholing Needed: | [ ]  Yes | [ ]  No | [ ] Unknown |  |
| Project Public Meetings: | [ ]  Yes | [ ]  No | [ ] Unknown Number of Meetings\_\_\_\_\_\_\_\_ |  |
| Permits To Enter ENV/ENG: | [ ]  Yes | [ ]  No | [ ] Unknown Number of Permits\_\_\_\_\_\_\_\_ |  |
| Environmental Mitigation: | [ ]  Yes | [ ]  No | [ ] Unknown Type\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| Outdoor Advertising Signs: | [ ]  Yes | [ ]  No | [ ] Unknown Number of Signs\_\_\_\_\_\_\_\_ |  |

**Cost Estimates**

Estimate reflects Right of Way only and does not include any capital costs for Right of Way Engineering/Land Surveys.

|  |  |  |
| --- | --- | --- |
| Capital Costs - Phase 9 | [ ]  $0‑$100,000 | [ ]  $2,500,001‑$5,000,000 |
|  | [ ]  $100,001‑$250,000 | [ ]  $5,000,001‑$10,000,000 |
|  | [ ]  $250,001‑$500,000 | [ ]  $10,000,001‑$25,000,000 |
|  | [ ]  $500,001‑$1,000,000 | [ ]  $25,000,001‑$100,000,000 |
|  | [ ]  $1,000,001‑$2,500,000 | [ ]  >$100,000,000 |
|  |  |  |
|  |  |  |
| Capital Costs – Phase 4 | [ ]  $0‑$100,000 | [ ]  $2,500,001‑$5,000,000 |
|  | [ ]  $100,001‑$250,000 | [ ]  $5,000,001‑$10,000,000 |
|  | [ ]  $250,001‑$500,000 | [ ]  $10,000,001‑$25,000,000 |
|  | [ ]  $500,001‑$1,000,000 | [ ]  $25,000,001-$100,000,000 |
|  | [ ]  $1,000,001‑$2,500,000 | [ ]  >$100,000,000 |

|  |  |
| --- | --- |
|  | Phase 9 - Recommended R/W Capital Cost for Programming$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

Phase 4 - Recommended R/W Capital Cost for Programming

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |
| --- |
| Estimate reflects Right of Way only and does not include any support costs for Right of Way Engineering/Land Surveys. |
|  |  |  |
|  |  |  |
| Phase 0 Support Costs (PA&ED) | $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| Tasks: 100.10, 160.10, 160.30, 165.10, 170.10, 170.15, 170.25, 175.10, 180.05, 180.10 |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
| Phase 1 Support Costs (PS&E) | [ ]  $0‑$100,000[ ]  $100,001‑$250,000[ ]  $250,001‑$500,000[ ]  $500,001‑$1,000,000[ ]  $1,000,001‑$2,500,000 | [ ]  $2,500,001‑$5,000,000[ ]  $5,000,001‑$10,000,000[ ]  $10,000,001‑$25,000,000[ ]  $25,000,001-$100,000,000[ ]  >$100,000,000 |
| Tasks: 100.15, 185.05, 185.20, 185.25, 205.10, 205.15, 205.25, 235.05, 235.10, 255 |
|  |
|  |
|  |  |  |
| Phase 2 Support Costs (RW)Tasks: 100.25, 195.40, 195.45, 200.15, 200.20, 200.25, 200.30, 225.50, 225.60, 225.65, 225.70, 225.75, 225.80, 245.50, 245.60, 245.65, 245.70, 245.75, 245.80 | [ ]  $0‑$100,000[ ]  $100,001‑$250,000[ ]  $250,001‑$500,000[ ]  $500,001‑$1,000,000[ ]  $1,000,001‑$2,500,000 | [ ]  $2,500,001‑$5,000,000[ ]  $5,000,001‑$10,000,000[ ]  $10,000,001‑$25,000,000[ ]  $25,000,001-$100,000,000[ ]  >$100,000,000 |
|  |

|  |  |  |
| --- | --- | --- |
| Phase 3 Support Costs (CON) | [ ]  $0‑$100,000 | [ ]  $2,500,001‑$5,000,000 |
| Tasks: 270.25, 285 | [ ]  $100,001‑$250,000 | [ ]  $5,000,001‑$10,000,000 |
|  | [ ]  $250,001‑$500,000 | [ ]  $10,000,001‑$25,000,000 |
|  | [ ]  $500,001‑$1,000,000 | [ ]  $25,000,001-$100,000,000 |
|  | [ ]  $1,000,001‑$2,500,000 | [ ]  >$100,000,000 |

**Schedule**

Right of Way will require a minimum of \_\_\_\_ months to deliver a Right of Way Certification once final right of way requirements and mapping have been received, necessary environmental clearances have been obtained, and required freeway agreements have been approved. This schedule is based on a Right of Way Certification #1 with an anticipated cert date of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**Areas of Concern**

Potential areas of concern are noted below:

*(Provide a description of areas in close proximity to the project footprint that are likely to result in complex right of way issues if impacted [i.e., junkyards, cemeteries, utility towers, etc.].)*

**Assumptions and Limiting Conditions**

This estimate is based on the following assumptions and limiting conditions and documented project risks:

The Scope of the Right of Way analysis includes applicable:

* Acquisition Costs (including any Excess Lands, Damages, Mitigation, etc.)
* Utility Relocation
* Railroad Involvement
* Relocation Assistance
* Clearance/Demolition
* Permits
* Title and Escrow Fees
* Construction Contract Work

Capital Costs are based on eminent domain estimating and appraisal methodologies and current market information. Support Costs are based on district workload estimating tools and historical data from previous similar projects.

Escalation and Contingency Rates were applied based on the proposed project schedule and previous district experience to account for changes in market conditions and other unanticipated project-related costs.

Check as applicable:

[ ]  A field review was not performed as part of this estimate.

[ ]  Mapping received did not provide sufficient detail to determine the limits of the right of way requirements and/or to determine damages to the remainder parcels impacted by the project.

[ ]  Additional right of way requirements may be anticipated but are not defined due to the preliminary nature of the early design requirements.

[ ]  We have determined that there are no right of way functional involvements in the proposed project at this time as currently designed.

[ ]  Utility lead time begins after PA&ED is met and we have received conflict maps.

[ ]  Right of Way certification is at risk. The current schedule does not provide Right of Way with sufficient lead time.

*(Provide a description of any other specific assumptions and limiting conditions. Also document all known risks to future cost, scope, schedule or changes in performance for inclusion in the project Risk Register.)*

**Contact**

For further information regarding this estimate, please contact person below:

Title: *(Name)*

Phone Number: *(Phone Number)*

**Attachment(s)**

1. Conceptual Cost Estimate Request (with mapping)

# INSTRUCTIONS FOR COMPLETING THE K PHASE CONCEPTUAL COST ESTIMATE FORM

The form should be completed in its entirety with the best information available.

## Scope of the Right of Way

* Description of Required Right of Way - *Provide a brief description of the required right of way in general including location attributes, etc.*
* Right of Way Required - *Confirmation of Right of Way involvement - includes any deliverable required for the right of way component.*
* Number of Parcels - *Estimated quantity of all parcels needed for the project.*
* Right of Way Requirements - *Total land area for fee and easement requirements.*
* RAP Displacements - *Determine if persons and/or businesses will be displaced by the project.*
* Demolition and Clearance - *Determine if structures/improvements will need to be cleared.*
* Railroad Involvement - *Determine if railroad interests are involved.*
* Utility Involvement - *Determine if utilities are involved and note number of utilities in area.*

## Cost Estimates

* Capital Outlay Costs - The capital costs are represented as a reliable range of cost estimates for future Capital Phases (RW, CON) based on the estimated capital costs related to parcels, utilities, railroad involvement, etc.
* Capital Outlay Support Costs - The support costs are represented as a reliable accurate/most probable support estimate to program/allocate the PA&ED phase (i.e., estimating, assistance with environmental permits [Permits to Enter and Rights of Entry], and preliminary railroad and/or utilities work) and a reliable range of cost for future Support phases (PS&E, RW, CON) based on Right of Way involvement.
* Recommended Capital Cost for Programming. Once an anticipated RW cost range is estimated a cost within that range shall be listed as the recommended amount for Programming. (Careful analysis of the limiting conditions, assumptions, areas of concern, risks, etc. should occur to support a recommended programming amount in the higher or lower part of the range).

## Schedule

The schedule assumes a Right of Way Certification #1.

## Areas of Concern

The areas of concern identify areas in close proximity to the project that could result in major increases to the cost, scope, or schedule of delivering the Right of Way component if impacted.

## Assumptions and Limiting Conditions

Provide the assumptions and limiting conditions used in the preparation of this estimate.

## Risks

Document all known risks to future cost, scope, schedule or changes in performance for inclusion in the project Risk Register. Monetize key risks when known for inclusion in the risk register.

**Contact -** The preparer will include his or her name and telephone number.