



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY AND UTILITIES
RIGHT OF WAY COST ESTIMATE

TC 62-203
Rev. 05/2019
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SECTION 1: PROJECT INFORMATION

COUNTY	ITEM NO.	ROAD NAME
Fayette	07-03203.00	West Loudon Avenue
PROJECT NO.	FEDERAL NUMBER	PROJECT
5	4003 003	West Loudon Avenue Streetscape

SECTION 2: ESTIMATE INFORMATION

NUMBER OF ALTERNATES IN THIS ESTIMATE: 1 (Provide breakdown of cost for each alternative.)

ALTERNATE NO.	BRIEF DESCRIPTION (Text limited. Use additional sheets if necessary.)	COST
1	Temporary easements including fees, damages and contingency	\$ 92,000.00

CLASS OF ESTIMATE/PLANS USED

☐ CLE (NONE) ☐ CLD (TOPO MAP) ☐ CLC (PREL INSP) ☐ CLB (FINAL INSP) ☒ CLA (FINAL PLANS)

PURPOSE OF THIS ESTIMATE

☐ PRE-STUDY ☐ UPDATE FOR INSP ☒ REQUEST FUNDS ☐ REQUEST ADD'L FUNDS

This estimate is based on the Six-Year Plan scheduled authorization date of FY N/A

SIX-YEAR PLAN ESTIMATE (this section)	
AMOUNT AUTHORIZED (this section)	
DIFFERENCE IN FUNDING REQUEST	
TOTAL FUNDS NEEDED	\$ 92,000.00

WHAT SPECIFICALLY CAUSED THE COST INCREASE/DECREASE?



N/A - See remarks.

WHY WAS THE WORK REQUIRING A CHANGE IN FUNDS NOT ORIGINALLY ANTICIPATED?

N/A - See remarks.

REMARKS

Only the design phase has been programmed by KYTC.

COPY TO	C.O. ACQUISITION	SECTION 3: SIGNATURES	
	C.O. RELOCATION		
	DIST. PRECONSTRUCTION		11/21/2024
	DIST. DESIGN	ESTIMATE PREPARED BY	DATE
	DIST. RIGHT OF WAY		11/21/2024
	DIST. RELOCATION	RIGHT OF WAY SUPERVISOR	DATE
	DIST. PLANNING		



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	ALT NO.	1	ALT NO.		ALT NO.	
	NUMBER	SUB TOTALS	NUMBER	SUB TOTALS	NUMBER	SUB TOTALS
TOTAL PARCELS	0	\$32,000	0	\$0	0	\$0
NONCONFORMING BILLBOARDS	0	\$0	0	\$0	0	\$0
COURT COSTS	0%	\$0	0%	\$0	0%	\$0
BUILDING REMOVAL	0	\$0	0	\$0	0	\$0
ASBESTOS REMEDIATION	0	\$0	0	\$0	0	\$0
UST CLEANUP	0	\$0	0	\$0	0	\$0
ADMINISTRATIVE COST	185%	\$60,000	185%	\$0	185%	\$0
ACQUISITION COST		\$92,000		\$0		\$0
FAMILY UNITS	0	\$0	0	\$0	0	\$0
BUSINESS MOVE EXPENSE	0	\$0	0	\$0	0	\$0
BUSINESS RE-ESTAB. EXPENSE	0	\$0	0	\$0	0	\$0
TOTAL BUSINESS	0	\$0	0	\$0	0	\$0
FARM MOVE EXPENSE	0	\$0	0	\$0	0	\$0
FARM RE-ESTAB. EXPENSE	0	\$0	0	\$0	0	\$0
TOTAL FARM	0	\$0	0	\$0	0	\$0
NON-PROFIT MOVE EXPENSE	0	\$0	0	\$0	0	\$0
NON-PROFIT RE-ESTAB.	0	\$0	0	\$0	0	\$0
TOTAL NON-PROFIT	0	\$0	0	\$0	0	\$0
GRAVE RELOCATIONS	0	\$0	0	\$0	0	\$0
Miscellaneous Move	0	\$0	0	\$0	0	\$0
RELOCATION COST	0	\$0	0	\$0	0	\$0
TOTAL PROJECT COST		\$92,000		\$0		\$0

Administrative Cost Includes	Per Parcel + Per Relocation	Per Parcel + Per Relocation	Per Parcel + Per Relocation
WHAT ASSUMPTION WERE MADE IN PREPARING THIS ESTIMATE? ATTACH ADDITIONAL SHEETS FOR CONTINUATION OF THE EXPLANATION.	Damages assumed for 2 parcels. Admin. costs include ROW consultant services, appraisals (assumed 2 of 6 parcels), titles/closing, and recording fees. Value of property assumed \$27.50 per SF. TE cost assumed 10% of property value for one year of construction.		
ACCURATELY DESCRIBE THE PROJECT TERMINI UPON WHICH THIS ESTIMATE IS MADE. USE LANDMARK LOCATIONS AND STATION NUMBERS.	Streetscape improvements on West Loudon Avenue from N Broadway to N Limestone.		
	STA 10+93.47 To 22+65.69	STA To	STA To
Does This Estimate Agree W/ The Pre-Construction Report	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO



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	Proj. Costs	Alternate Num/Acre	1 Cost	Alternate Num/Acre	Cost	Alternate Num/Acre	Cost
Parcels							
Fee Simple Residential	\$0	0	\$0	0	\$0	0	\$0
Fee Simple Commercial	\$0	0	\$0	0	\$0	0	\$0
Perm Easement (%)	\$0	0	\$0	0	\$0	0	\$0
Temp Easement (%)	\$598,950	0.1985	\$24,000	0	\$0	0	\$0
Commercial	\$0	0	\$0	0	\$0	0	\$0
Barns/Garage	\$0	0	\$0	0	\$0	0	\$0
Sheds	\$0	0	\$0	0	\$0	0	\$0
Damages	\$7,600	1	\$8,000	0	\$0	0	\$0
Signs	\$0	0	\$0	0	\$0	0	\$0
Total Parcels		0	\$32,000	0	\$0	0	\$0
Non-Conform Billboards	\$0	0	\$0	0	\$0	0	\$0
Court Costs	0%		\$0		\$0		\$0
House Removal	\$0	0	\$0	0	\$0	0	\$0
Commercial Removal	\$0	0	\$0	0	\$0	0	\$0
Barn Removal	\$0	0	\$0	0	\$0	0	\$0
Shed Removal	\$0	0	\$0	0	\$0	0	\$0
Building Removal		0	\$0	0	\$0	0	\$0
Asbestos Removal	\$0	0	\$0	0	\$0	0	\$0
UST Cleanup	\$0	0	\$0	0	\$0	0	\$0
Administration Costs	185%		\$60,000		\$0		\$0
Acquisition Costs			\$92,000		\$0		\$0
Family Units	\$0	0	\$0	0	\$0	0	\$0
Business Move Expense	\$0	0	\$0	0	\$0	0	\$0
Business Re-estab. Exp.	\$0	0	\$0	0	\$0	0	\$0
Total Business		0	\$0	0	\$0	0	\$0
Farm Move Expense	\$0	0	\$0	0	\$0	0	\$0
Farm Re-Estab.	\$0	0	\$0	0	\$0	0	\$0
Total Farm		0	\$0	0	\$0	0	\$0
Non-Profit Move Expense	\$0	0	\$0	0	\$0	0	\$0
Non-Profit Re-Estab.	\$0	0	\$0	0	\$0	0	\$0
Total Non-Profit		0	\$0	0	\$0	0	\$0
Grave Relocations	\$0	0	\$0	0	\$0	0	\$0
Miscellaneous Move	\$0	0	\$0	0	\$0	0	\$0
Tenant Relocation Costs	\$0	0	\$0	0	\$0	0	\$0
Res. Relocation Costs	\$0	0	\$0	0	\$0	0	\$0
Relocation Costs		0	\$0	0	\$0	0	\$0
Alternate Total			\$92,000		\$0		\$0

WEST LOUDON STREETSCAPE PROJECT, ITEM NO. 07-03203
RIGHT OF WAY PHASE COST ESTIMATE

Estimated MAR Value Based on Average Value of Properties
\$25.00 per SF

PARCEL NO.	ADDRESS	OWNER	EASEMENTS - AREA (SF)		¹ EASEMENTS - COST		TOTAL ESMT COST	CONSULTANT FEES	APPRAISAL	APPRAISAL REVIEW	TITLES AND CLOSING	RECORDING FEE	DAMAGES/MOVE/ MISC.	TOTAL R-PHASE COST
			PERMANENT	TEMPORARY	PERMANENT	TEMPORARY								
1	802 N Broadway	EGP I, LLC C/O REMMCO SERVICES INC.		1,744	\$ -	\$ 4,400	\$ 4,400	\$ 5,900	\$ 4,000	\$ 600	\$ 1,300	\$ 400	\$ 4,000	\$ 20,600
2	115 W Loudon Ave	NEWPORT COMMUNITIES, LLC		1,540	-	3,900	3,900	\$ 5,900			1,300	400	-	\$ 11,500
3	119 W Loudon Ave	HUDSON, RICHARD W & S A		249	-	700	700	\$ 5,900			1,300	400	-	\$ 8,300
4	104-120-124 W Loudon Ave	KENTUCKY UTILITIES COMPANY		3,227	-	8,100	8,100	\$ 5,900	4,000	600	1,300	400	-	\$ 20,300
5	101-109 W Loudon Ave	NORTHYARD, LLC		1,173	-	3,000	3,000	\$ 5,900			1,300	400	-	\$ 10,600
6	791 N Limestone	AL-HASSEN, NAJI		715	-	1,800	1,800	\$ 5,900			1,300	400	2,900	\$ 12,300
TOTAL														83,600
CONTINGENCY													10%	8,360
TOTAL ESTIMATED RIGHT OF WAY PHASE COST - Rounded to the nearest \$100.														\$ 92,000

Notes
1. Minimum payment values are consistent with KYTC Instructional Memorandum 2019-11-ACQ. Costs are rounded to the nearest \$100.
2. Evaluation of comps and development of MAR values will be performed by consultant Right-of-Way agent.