

## Preliminary ROW Cost Estimate



PI No.  
 Project Name: N/A  
 Date: Enter Date of Estimate

Land and Improvements	Agriculture	Residential	Commercial	Industrial	Notes
Estimate (\$/ac)	\$0	\$0	\$75,000	\$0	Enter Cost / Acre
Fee Simple Area (ac)	0.00	0.00	0.00	0.00	Enter Acreage
Fee Simple Estimate	\$0	\$0	\$0	\$0	CALCULATED FIELD
Perm Easement Area (ac)	0.00	0.00	0.00	0.00	Enter Acreage
Perm Easement Factor	50%	50%	50%	50%	Adjust Percentage as Appropriate
Perm Easement Estimate	\$0	\$0	\$0	\$0	CALCULATED FIELD
Temp Easement Area (ac)	0.00	0.00	0.00	0.00	Enter Acreage
Temp Easement Factor	25%	25%	25%	25%	Adjust Percentage as Appropriate
Temp Easement Estimate	\$0	\$0	\$0	\$0	CALCULATED FIELD
Proximity Damages	\$0	\$0	\$0	\$0	Enter Fees and Provide Notes as Appropriate
Consequential Damages	\$0	\$0	\$0	\$0	Enter Fees and Provide Notes as Appropriate
Cost to Cures	\$0	\$0	\$0	\$0	Enter Fees and Provide Notes as Appropriate
Improvements	\$0	\$0	\$0	\$0	Enter Fees and Provide Notes as Appropriate
Trade Fixtures	\$0	\$0	\$0	\$0	Enter Fees and Provide Notes as Appropriate
<b>PROPERTY TYPE TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	CALCULATED FIELD
<b>Land and Improvements Sub Total</b>				<b>\$0</b>	CALCULATED FIELD

Relocation	Quantity	Estimated Cost	Totals	Notes
Residential Tenant (Qty of Tenants)	0	\$30,000	\$0	Adjust Qty / Costs as required
Residential Owner	0	\$50,000	\$0	Adjust Qty / Costs as required
Business Displacement (Qty)	0	\$45,000	\$0	Adjust Qty / Costs as required
Pro Rata Taxes	0	\$1,000	\$0	Adjust Qty / Costs as required
Prop Pin Replacement	0	\$1,250	\$0	Adjust Qty / Costs as required
<b>PROPERTY TYPE TOTALS</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	CALCULATED FIELD
<b>Relocation Sub Total</b>			<b>\$0</b>	CALCULATED FIELD

Demolition	Residential	Commercial	Totals	Notes
Asbestos Inspection	0	0	\$0	Adjust Qty as required
Estimated Fee (per structure)	\$3,300	\$15,000	\$0	Enter Estimated Fee per structure
Total Asbestos	\$0	\$0	\$0	CALCULATED FIELD
Abatement	0	0	\$0	Adjust Qty as required
Estimated Fee (per structure)	\$20,000	\$24,000	\$0	Enter Estimated Fee per structure
Total Abatement	\$0	\$0	\$0	CALCULATED FIELD
Demolition	0	0	\$0	Adjust Qty as required
Estimated Fee (per structure)	\$25,000	\$35,000	\$0	Enter Estimated Fee per structure
Total Demolition	\$0	\$0	\$0	CALCULATED FIELD
UST Removal	0	0	\$0	Adjust Qty as required
Estimated Fee (per structure)	\$125,000	\$125,000	\$0	Enter Estimated Fee per structure
Total UST Fee	\$0	\$0	\$0	CALCULATED FIELD
Post Clearance Inspection	0	0	\$0	Adjust Qty as required
Estimated Fee (per structure)	\$300	\$300	\$0	Enter Estimated Fee per structure
Total Inspection	\$0	\$0	\$0	CALCULATED FIELD
<b>PROPERTY TYPE TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	CALCULATED FIELD
<b>Demolition Sub Total</b>			<b>\$0</b>	CALCULATED FIELD

Valuation Services	Agriculture	Residential	Commercial	Industrial	Notes
Appraisals (# of Parcels)	0	0	0	0	Adjust Parcels as required
Estimated Fee ( per Parcel)	\$2,500	\$3,500	\$5,000	\$35,000	Enter Estimated Fee per Parcel
Total Appraisals	\$0	\$0	\$0	\$0	CALCULATED FIELD
Specialty Reports	0	0	0	0	Enter Number of Reports
Estimated Fees	\$1,500	\$1,500	\$1,500	\$1,500	Enter Estimated Fees and Provide Notes
Total Appraisals	\$0	\$0	\$0	\$0	CALCULATED FIELD
<b>PROPERTY TYPE TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	CALCULATED FIELD
<b>Valuation Services Sub Total</b>			<b>\$0</b>	CALCULATED FIELD	

Legal Services	Parcels	Estimated Fees	Totals	Notes
Meeting with Attorney	0	\$125	\$0	Adjust Parcels / Fees as required (using best judgement)
Preliminary Titles	0	\$200	\$0	Adjust Parcels / Fees as required
Closing and Final Title	0	\$300	\$0	Adjust Parcels / Fees as required
Recording Fees	0	\$50	\$0	Adjust Parcels / Fees as required
Condemnation	0	\$30,000	\$0	Adjust Parcels / Fees as required
<b>Legal Services Sub Total</b>			<b>\$0</b>	CALCULATED FIELD

Administrative	Parcels	Man Hours/Parcel	Totals	Notes
Pre-Acquisition	0	40	\$0	Adjust Parcels / Fees as required
Acquisition	0	100	\$0	Adjust Parcels / Fees as required
Administrative Appeals	0	50	\$0	Calculates as 15% of Acq Parcel Count (Adjust if Necessary)
<b>Administrative Sub Total</b>			<b>\$0</b>	CALCULATED FIELD

Contingency	Overall Contingency	Percentage	Estimated Cost	Notes
Overall Contingency	20%	\$0	\$0	Enter Percentage for Contingency (Default = 20%)

**Total Estimated Costs**                      **\$0**      CALCULATED FIELD

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_