

FILE

PI NUMBER	0016053	PROJECT DESCRIPTION	PTREE CRK GREENWAY TRAIL FM ATL TO N DRUID HILLS RD-PHASE II
OFFICE	Program Delivery		
DATE	Wednesday, December 27, 2023		

From: Kimberly W. Nesbitt, State Program Delivery Administrator

To: Erik Rohde, P.E., State Project Review Engineer
via email Mailbox: CostEstimatesandUpdates@dot.ga.gov

Subject: REVISIONS TO PROGRAMMED COSTS

Project Manager:	Lily Slaughter
Management Let Date:	6/15/2025
Management Right of Way Date:	6/24/2023

Cost Estimate Review Iteration

Date of Submittal #1	
Date of Submittal #2	
Date of Submittal #3	

Summary of Programmed Costs and Proposed Revised Costs:

Estimate Type	Cost Estimate Amounts (T-Pro Without Inflation)	Last Estimate Date	Revised Cost Estimate
CONSTRUCTION	\$18,991,353.55	02/11/2021	\$19,709,871.66
RIGHT OF WAY	\$5,390,000.00	02/16/2023	\$5,390,000.00
UTILITIES	\$614,430.00	02/22/2021	\$614,430.00

Explanation for Cost Change and Contingency Justification:

(Please note below if the unit prices presented in the construction cost estimate were reviewed or derived by professional estimators external to GDOT.)

The estimate shows an increase of approximately 4% from the programmed construction cost due to adjusted contingencies and corrected PFPR comments.

The project's right-of-way costs were calculated from an appraiser.
The utility costs were based on field visits.

Attachments:


Cost Estimate Worksheet; Detailed Cost Estimate; Utility Cost Estimate; ROW Cost Estimate; Project Status Report (PSR)

Design Phase Leader Validation of Final QC/QA for Construction Cost Estimate Used In This Revision to Programmed Costs:

Consultant Company or GDOT Design Office:	BCC Engineering, LLC, d/b/a Heath & Lineback
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Printed Name:	Patrick T. Peters, PE
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Title:	Project Manager
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Signature:	
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Date:	12/27/2023
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FOR PROJECTS WITH A LOCAL SPONSOR


If the project has a local sponsor, the project manager should ensure that the local authority completes the following validation indicating that it has reviewed the project's construction, right of way, and utilities cost estimates and whether it is in concurrence with the costs presented.

Please select the appropriate validation below upon review of the cost estimate:

- I acknowledge that I have reviewed the project's construction, right of way, and utilities cost estimates and concur with the costs presented.
- I acknowledge that I have reviewed the project's construction, right of way, and utilities cost estimates but do not concur with the costs presented.

Please provide an explanation for non-concurrence.	
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Local Authority Name and Title:	Patrice Ruffin Dowdell, AICP Assistant City Manager City of Brookhaven
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Local Authority Signature:	
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Date:	01/02/2024
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Cost Estimate Worksheet:

CONSTRUCTION COST ESTIMATE (Required base estimate entered from AASHTOWare Project Estimation and should not include E&I). →										A	\$ 17,877,434.61																																																																																																																																																																																		
ENGINEERING AND INSPECTION (The default E&I percentage is 5.0%, but may be adjusted per project scope.) →										D	\$ 893,871.73																																																																																																																																																																																		
Construction Cost		E&I Percentage		E&I Cost																																																																																																																																																																																									
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\$ 17,877,434.61		5%		\$ 893,871.73																																																																																																																																																																																									
CONTINGENCY (Refer to the Risk and Contingencies Table included in GDOT Policy 3A-9 Cost Estimating Purpose) →										I	\$ 938,565.32																																																																																																																																																																																		
Construction Cost		E&I Cost		Construction + E&I		Contingency Percentage		Contingency Cost																																																																																																																																																																																					
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ASPHALT FUEL PRICE ADJUSTMENT (Leave blank if not applicable) →										Q	\$ -																																																																																																																																																																																		
Date		Dec 2023		Current Asphalt Fuel Index Prices can be found at the link below: https://www.dot.ga.gov/GDOT/pages/AsphaltCementFuelPriceIndex.aspx																																																																																																																																																																																									
Regular Unleaded		\$2.793/ GAL																																																																																																																																																																																											
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Utility Owner		Reimbursable Cost		Utility Owner		Reimbursable Cost																																																																																																																																																																																							
Atlanta Gas Light		\$ 55,425.00																																																																																																																																																																																											
City of Atlanta Water		\$ 130,000.00																																																																																																																																																																																											
AT&T Transmission		\$ 90,000.00																																																																																																																																																																																											
AT&T Distribution		\$ 12,500.00																																																																																																																																																																																											
Comcast		\$ 12,500.00																																																																																																																																																																																											
DeKalb County Traffic & Safety																																																																																																																																																																																													
DeKalb County Water & Sewer		\$ 58,400.00																																																																																																																																																																																											
Google Fiber, Inc.																																																																																																																																																																																													
Georgia Power		\$ 153,200.00																																																																																																																																																																																											
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Contingency (20%)		\$ 102,405.00																																																																																																																																																																																											

Project Cost Estimate

Processed on: 12/27/2023 3:56:13 PM

Concept Name:	0016053	Cost Estimate Name:	0016053
Concept Description:	PEACHTREE CREEK GREENWAY TRAIL FROM ATL	Adhoc Pricing Total:	\$0.00
Spec Year:	21	Typical Section Total:	\$0.00
Item History:	BHP-ALL	Estimate Total:	\$17,877,434.61
Cost Estimate Phase:	2-DE		

ITEMS FOR CONCEPT NAME 0016053

0100 - Roadway

Line Number	Item	Quantity	Units	Price	Description	Amount
0005	150-1000	1	LS	1,752,684.25	TRAFFIC CONTROL - - 0016053	\$1,752,684.25
0010	210-0100	1	LS	3,555,368.50	GRADING COMPLETE - - 0016053	\$3,555,368.50
0320	441-6222	25	LF	43.98	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	\$1,099.54
0025	515-2050	1157	LF	200.00	HANDRAIL SPECIAL DESIGN	\$231,400.00
0030	610-1055	20	LF	2.64	REM GUARDRAIL	\$52.80
0380	620-0100	1000	LF	29.71	TEMPORARY BARRIER, METHOD NO. 1 - - W Druid Hills Drive NE	\$29,710.00
0035	641-1100	25	LF	72.42	GUARDRAIL, TP T	\$1,810.50
0040	641-5001	2	EA	1,215.45	GUARDRAIL ANCHORAGE, TP 1	\$2,430.90
0325	643-1151	28	LF	20.75	CH LK FENCE, ZC COAT, 6 FT, 6 GA	\$581.00
0045	643-8200	4415	LF	1.86	BARRIER FENCE (ORANGE), 4 FT	\$8,221.52
0050	900-0526	2	EA	1,050.10	BOLLARDS	\$2,100.20
0055	900-0527	1	EA	65.79	REMOVABLE BOLLARDS	\$65.79
0100 Total						\$5,585,525.00

0110 - Pavement

Line Number	Item	Quantity	Units	Price	Description	Amount
0590	310-5040	3206	SY	16.05	GR AGGR BASE CRS, 4 INCH, INCL MATL	\$51,456.30
0270	310-5060	64	SY	31.63	GR AGGR BASE CRS, 6 INCH, INCL MATL	\$2,024.32
0330	402-3113	6	TN	115.65	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	\$693.90
0335	402-3190	7	TN	177.68	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	\$1,243.76
0610	413-0750	11	GL	2.78	TACK COAT	\$30.58
0015	441-0104	3373	SY	42.60	CONC SIDEWALK, 4 IN	\$143,701.10
0340	500-3200	2	CY	563.61	CLASS B CONCRETE	\$1,127.22
0110 Total						\$200,277.18

0200 - Drainage

Line Number	Item	Quantity	Units	Price	Description	Amount
0595	441-0204	111	SY	72.58	PLAIN CONC DITCH PAVING, 4 IN	\$8,056.38
0065	441-0303	3	EA	2,370.23	CONC SPILLWAY, TP 3	\$7,110.69
0080	550-4236	1	EA	1,444.07	FLARED END SECTION 36 IN, STORM DRAIN	\$1,444.07
0070	550-5180	29	LF	114.19	STORM DRAIN PIPE, 18 IN, CLASS III	\$3,311.51
0075	550-5360	40	LF	252.48	STORM DRAIN PIPE, 36 IN, CLASS III	\$10,099.20
0085	603-2024	2490	SY	76.61	STN DUMPED RIP RAP, TP 1, 24 IN	\$190,749.34
0090	603-2181	136	SY	55.28	STN DUMPED RIP RAP, TP 3, 18 IN	\$7,517.72
0095	603-7000	2626	SY	3.78	PLASTIC FILTER FABRIC	\$9,926.99
0100	668-2100	2	EA	2,546.60	DROP INLET, GP 1	\$5,093.21
0105	668-2110	6	LF	307.40	DROP INLET, GP 1, ADDL DEPTH	\$1,844.41
0110	668-4300	1	EA	2,949.02	STORM SEWER MANHOLE, TP 1	\$2,949.02
0115	668-4312	8	LF	541.25	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 2	\$4,330.00
0200 Total						\$252,432.54

0300 - Temporary Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0120	163-0232	4	AC	700.00	TEMPORARY GRASSING	\$2,800.00
0125	163-0240	79	TN	252.00	MULCH	\$19,908.00
0130	163-0301	3	EA	3,000.00	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	\$9,000.00
0135	163-0527	11	EA	390.66	CONSTRUCT AND REMOVE RIP RAP CHECK DAMS, STONE PLAIN RIP RAP/SAND BAGS	\$4,297.26
0140	163-0541	4	EA	826.53	CONSTRUCT AND REMOVE ROCK FILTER DAMS	\$3,306.12
0600	163-0543	100	LF	74.57	CONSTRUCT AND REMOVE STONE FILTER BERM - As Directed	\$7,457.00
0145	163-0550	7	EA	400.00	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	\$2,800.00
0150	165-0030	6890	LF	0.41	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	\$2,798.65
0155	165-0041	165	LF	4.96	MAINTENANCE OF CHECK DAMS - ALL TYPES	\$818.02
0345	165-0101	2	EA	574.81	MAINTENANCE OF CONSTRUCTION EXIT	\$1,149.61
0170	165-0105	7	EA	83.18	MAINTENANCE OF INLET SEDIMENT TRAP	\$582.27
0160	165-0110	4	EA	255.68	MAINTENANCE OF ROCK FILTER DAM	\$1,022.72
0605	165-0112	100	LF	67.94	MAINTENANCE OF STONE FILTER BERM - As Directed	\$6,794.00
0165	165-0310	1	EA	521.26	MAINTENANCE OF CONSTRUCTION EXIT TIRE WASH AREA (PER EACH)	\$521.26
0175	167-1000	2	EA	291.62	WATER QUALITY MONITORING AND SAMPLING	\$583.24
0180	167-1500	18	MO	2,000.00	WATER QUALITY INSPECTIONS	\$36,000.00
0185	171-0030	13780	LF	4.50	TEMPORARY SILT FENCE, TYPE C	\$62,010.00
0210	716-2000	1100	SY	1.69	EROSION CONTROL MATS, SLOPES	\$1,864.44
0300 Total						\$163,712.59

0400 - Permanent Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0190	700-6910	7	AC	1,500.00	PERMANENT GRASSING	\$10,500.00
0195	700-7000	21	TN	91.70	AGRICULTURAL LIME	\$1,925.70
0200	700-8000	7	TN	556.48	FERTILIZER MIXED GRADE	\$3,895.36
0205	700-8100	360	LB	2.13	FERTILIZER NITROGEN CONTENT	\$766.09

0400 - Permanent Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0350	700-9300	962	SY	7.53	SOD	\$7,242.86
0400 Total						\$24,330.01

0600 - Signing

Line Number	Item	Quantity	Units	Price	Description	Amount
0020	444-1000	5442	LF	3.26	SAWED JOINTS IN EXIST PAVEMENTS - PCC	\$17,734.01
0215	636-1033	9	SF	95.00	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	\$855.00
0220	636-1036	62	SF	62.00	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	\$3,844.00
0225	636-2070	189	LF	37.00	GALV STEEL POSTS, TP 7	\$6,993.00
0600 Total						\$29,426.01

0610 - Pavement Marking

Line Number	Item	Quantity	Units	Price	Description	Amount
0230	653-1504	14	LF	3.45	THERMOPLASTIC SOLID TRAF STRIPE, 12 IN, WHITE	\$48.30
0610 Total						\$48.30

0801 - Bridge 1

Line Number	Item	Quantity	Units	Price	Description	Amount
0240	534-1000	1	LS	786,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 100+24.00	\$786,000.00
0801 Total						\$786,000.00

0802 - Bridge 2

Line Number	Item	Quantity	Units	Price	Description	Amount
0245	534-1000	1	LS	1,056,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 102+86.00	\$1,056,000.00
0802 Total						\$1,056,000.00

0803 - Bridge 3

Line Number	Item	Quantity	Units	Price	Description	Amount
0250	534-1000	1	LS	1,632,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 105+26.00	\$1,632,000.00
0803 Total						\$1,632,000.00

0804 - Bridge 4

Line Number	Item	Quantity	Units	Price	Description	Amount
0255	534-1000	1	LS	2,520,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 113+36.00	\$2,520,000.00
0804 Total						\$2,520,000.00

0805 - Bridge 5

Line Number	Item	Quantity	Units	Price	Description	Amount
0260	534-1000	1	LS	480,400.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 126+18.00	\$480,400.00
0805 Total						\$480,400.00

0806 - Bridge 6

Line Number	Item	Quantity	Units	Price	Description	Amount
0265	534-1000	1	LS	1,044,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 400+77.00	\$1,044,000.00
0806 Total						\$1,044,000.00

0807 - Bridge 7

Line Number	Item	Quantity	Units	Price	Description	Amount
0355	534-1000	1	LS	1,886,200.00	PEDESTRIAN OVERPASS BRIDGE, STA - - 300+07.50	\$1,886,200.00
0807 Total						\$1,886,200.00

0901 - Wall 1

Line Number	Item	Quantity	Units	Price	Description	Amount
0235	500-3201	8	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 1	\$6,605.60
0901 Total						\$6,605.60

0902 - Wall 2

Line Number	Item	Quantity	Units	Price	Description	Amount
0060	500-3201	159	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 2	\$131,286.30
0902 Total						\$131,286.30

0903 - Wall 3

Line Number	Item	Quantity	Units	Price	Description	Amount
0275	500-3201	4	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 3	\$3,302.80
0903 Total						\$3,302.80

0904 - Wall 4

Line Number	Item	Quantity	Units	Price	Description	Amount
0280	441-0204	102	SY	60.73	PLAIN CONC DITCH PAVING, 4 IN - WALL 4	\$6,194.46
0285	500-3800	125	CY	1,426.86	CLASS A CONCRETE, INCL REINF STEEL - WALL 4	\$178,357.50
0904 Total						\$184,551.96

0905 - Wall 5

Line Number	Item	Quantity	Units	Price	Description	Amount
0370	441-0204	111	SY	60.73	PLAIN CONC DITCH PAVING, 4 IN - WALL 5	\$6,741.03
0290	630-0010	1460	SF	137.37	SEGMENTAL CONCRETE FACING UNITS - - WALL 5	\$200,560.20
0295	630-0300	153	LF	100.00	MODULAR BLOCK RETAINING WALL CONCRETE LEVELING PAD - WALL 5	\$15,300.00
0905 Total						\$222,601.23

0906 - Wall 6

Line Number	Item	Quantity	Units	Price	Description	Amount
0300	500-3201	23	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 6	\$18,991.10
0906 Total						\$18,991.10

0907 - Wall 7

Line Number	Item	Quantity	Units	Price	Description	Amount
0305	500-3201	81	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 7	\$66,881.70
0907 Total						\$66,881.70

0908 - Wall 8

Line Number	Item	Quantity	Units	Price	Description	Amount
0310	500-3115	109	LF	860.33	CLASS A CONCRETE, TYPE P2, RETAINING WALL - WALL 8	\$93,775.97
0908 Total						\$93,775.97

0909 - Wall 9

Line Number	Item	Quantity	Units	Price	Description	Amount
0315	500-3115	471	LF	860.33	CLASS A CONCRETE, TYPE P2, RETAINING WALL - WALL 9	\$405,215.43
0909 Total						\$405,215.43

0910 - Wall 10

Line Number	Item	Quantity	Units	Price	Description	Amount
0360	500-3201	41	CY	825.70	CLASS B CONCRETE, RETAINING WALL - WALL 10	\$33,853.70
0910 Total						\$33,853.70

0911 - Wall 11

Line Number	Item	Quantity	Units	Price	Description	Amount
0375	441-0204	126	SY	60.73	PLAIN CONC DITCH PAVING, 4 IN - WALL 11	\$7,651.98
0365	500-3800	147	CY	1,426.86	CLASS A CONCRETE, INCL REINF STEEL - WALL 11	\$209,748.42
0911 Total						\$217,400.40

1000 - Lighting

Line Number	Item	Quantity	Units	Price	Description	Amount
0385	680-4110	57	EA	4,233.33	LIGHTING STD, 11-15 FT MH, POST TOP	\$241,299.81

1000 - Lighting

Line Number	Item	Quantity	Units	Price	Description	Amount
0390	680-6130	57	EA	1,418.39	LUMINAIRE, TP 3, LED	\$80,848.23
0395	682-1405	5710	LF	1.74	CABLE, TP XHHW, AWG NO 8	\$9,935.40
0400	682-1406	11410	LF	2.06	CABLE, TP XHHW, AWG NO 6	\$23,504.60
0405	682-2110	1	EA	9,961.07	ELECTRICAL SERVICE POINT	\$9,961.07
0410	682-6120	5710	LF	28.59	CONDUIT, RIGID, 2 IN	\$163,248.90
0415	682-6222	500	LF	11.52	CONDUIT, NONMETL, TP 2, 2 IN	\$5,760.00
0420	682-6225	75	LF	11.69	CONDUIT, NONMETL, TP 2, 2 1/2 IN	\$876.75
0425	682-9022	2	EA	936.59	ELECTRICAL JUNCTION BOX, REINFORCED PLASTIC MORTAR	\$1,873.18
0430	682-9023	57	EA	358.10	ELECTRICAL JUNCTION BOX, GALVANIZED, SIZE -	\$20,411.70
0435	682-9950	100	LF	19.08	DIRECTIONAL BORE - - 3 IN	\$1,908.00
1000 Total						\$559,627.64

1300 - Landscaping

Line Number	Item	Quantity	Units	Price	Description	Amount
0580	700-9300	2112	SY	9.00	SOD	\$19,008.00
0440	702-0015	7	EA	550.00	ACER FLORIDANUM - - 3" Cal.	\$3,850.00
0445	702-0030	11	EA	800.00	ACER RUBRUM - - 3" Cal.	\$8,800.00
0450	702-0051	4	EA	350.00	AMELANCHIER X GRANDIFLORA - - Multitrunk, 3" Cal. Eq.	\$1,400.00
0455	702-0059	4	EA	250.00	ASIMINA TRILOBA - - 15 Gal; 1" Cal. Eq.	\$1,000.00
0460	702-0120	7	EA	550.00	CARPINUS CAROLINIANA - - 3" Cal.	\$3,850.00
0465	702-0123	10	EA	200.00	CARYA GLABRA - - 45 Gal; 2" Cal.	\$2,000.00
0570	702-0147	1109	EA	3.00	CHASMANTHIUM LATIFOLIUM - - Plug	\$3,327.00
0470	702-0268	10	EA	3,000.00	FAGUS GRANDIFOLIA - - 4" Cal.	\$30,000.00
0475	702-0424	7	EA	900.00	ILEX OPACA - - 4" Cal.	\$6,300.00
0480	702-0472	4	EA	900.00	ILEX X ATTENUATA - - 3" Cal.	\$3,600.00
0560	702-0475	40	EA	40.00	ILLICIAM FLORIDANUM - - 3 Gal.	\$1,600.00

1300 - Landscaping

Line Number	Item	Quantity	Units	Price	Description	Amount
0485	702-0555	11	EA	400.00	LIQUIDAMBAR STYRACIFLUA - - 3" Cal.	\$4,400.00
0490	702-0575	10	EA	700.00	LIRIODENDRON TULIPIFERA - - 4" Cal.	\$7,000.00
0495	702-0630	3	EA	1,800.00	MAGNOLIA GRANDIFLORA - - 4" Cal.	\$5,400.00
0500	702-0697	38	EA	1,000.00	NYSSA AQUATICA - - 15 Gal; 1" Cal. Eq.	\$38,000.00
0505	702-0700	23	EA	700.00	NYSSA SYLVATICA - - 6" Cal.	\$16,100.00
0565	702-0716	815	EA	15.00	PACHYSANDRA PROCUMBENS - - 1 Gal.	\$12,225.00
0510	702-0771	13	EA	400.00	PINUS GLABRA (CEDAR PINE) - - 1.5" Cal.	\$5,200.00
0515	702-0785	42	EA	175.00	PINUS TAEDA - - 2" Cal.	\$7,350.00
0520	702-0800	4	EA	1,000.00	PLATANUS OCCIDENTALIS - - 4" Cal.	\$4,000.00
0525	702-0880	5	EA	1,400.00	QUERCUS FALCATA - - 4" Cal.	\$7,000.00
0530	702-0888	8	EA	625.00	QUERCUS MICHAUXII - - 4" Cal.	\$5,000.00
0535	702-0889	6	EA	1,620.00	QUERCUS MUEHLENBERGII (CHINKAPIN OAK) - - 5" Cal.	\$9,720.00
0540	702-0903	3	EA	1,620.00	QUERCUS PAGODA - - 5" Cal.	\$4,860.00
0545	702-0905	19	EA	1,620.00	QUERCUS PHELLOS - - 5" Cal.	\$30,780.00
0550	702-0969	52	EA	300.00	RHUS SP - - 1.5" Cal.	\$15,600.00
0575	702-1040	266	EA	4.50	SCHIZACHYRIUM SCOPARIUM - - Plug	\$1,197.00
0555	702-1083	3	EA	900.00	ULMUS ALATA - - 3" Cal.	\$2,700.00
0585	900-0150	55	CY	213.13	#57 GRANITE GRAVEL	\$11,722.15
1300 Total						\$272,989.15

TOTALS FOR CONCEPT NAME 0016053

ITEMS COST:	\$17,877,434.61
TYPICAL SECTION:	\$0.00
AD-HOC PRICING:	\$0.00
ESTIMATED COST:	\$17,877,434.61
CONTINGENCY PERCENT:	
ENGINEERING AND INSPECTION:	
ESTIMATED COST WITH CONTINGNECY AND E&I:	

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CONCEPTUAL UTILITY COST ESTIMATE
 PI No. 0016053 DeKalb County
 Peachtree Creek Greenway Trail from Atlanta to North Druid Hills Road – Phase II

FACILITY OWNER	NON-REIMBURSABLE	REIMBURSABLE	GRAND TOTAL
Atlanta Gas Light	\$0.00	\$55,425.00	\$55,425.00
City of Atlanta Water	\$0.00	\$130,000.00	\$130,000.00
AT&T Transmission	\$0.00	\$90,000.00	\$90,000.00
AT&T Distribution	\$0.00	\$12,500.00	\$12,500.00
Comcast	\$0.00	\$12,500.00	\$12,500.00
DeKalb County Traffic & Safety	\$0.00	\$0.00	\$0.00
DeKalb County Water & Sewer	\$0.00	\$39,900.00	\$58,400.00
Google Fiber, Inc.	\$0.00	\$0.00	\$0.00
Georgia Power	\$0.00	\$153,200.00	\$153,200.00
CenturyLink Telecom	\$0.00	\$0.00	\$0.00
Lamberts Cable Splicing	\$0.00	\$0.00	\$0.00
Verizon Business	\$0.00	\$0.00	\$0.00
Zayo Fiber	\$0.00	\$0.00	\$0.00
Sub-Totals	\$0.00	\$512,025.00	\$512,025.00
Total (w/ 20% Contingency)	\$0.00	\$614,430.00	\$614,430.00

DETAILED ESTIMATE

Pay Item	Description	Unit	Quantity	Assumed Price per	
				Unit	Cost
665-0020	STEEL CASING – 4 IN (AGL)	LF	100	\$250.00	\$25,000.00
665-0105	PLASTIC GAS MAIN, 4 IN (AGL)	LF	200	\$150.00	\$30,000.00
665-0250	ADJUST GAS VALVE TO GRADE (AGL)	EA	5	\$85.00	\$425.00.00
670-1100	WATER MAIN, 10 IN (COA)	LF	400	\$325.00	\$130,000.00
668-3300	SAN SEWER MANHOLE, TP 1 (DEKALB)	EA	1	\$2,900.00	\$2,900.00
660-1425	GRAVITY SEWER MAIN, 8 IN (DEKALB)	LF	300	\$185.00	\$55,500.00
681-4278	LIGHTING STD, 25 FT MH, 8FT ARM (GP)	EA	10	\$2,700.00	\$27,000.00
610-6605	REMOVE LIGHTING STANDARD (GP)	EA	10	\$2,500.00	\$25,000.00
611-8050	ADJUST MANHOLE TO GRADE (GP)	EA	1	\$1,200.00	\$1,200.00
-	POWER POLE RELOCATION (GP)	EA	1	\$100,000.00	\$100,000.00
950-3500	INSTALL TELECOM FACILITY, CONDUIT, CONCRETE ENCASED (AT&T TRANS)	LF	200	\$450.00	\$90,000.00
951-2340	UNDERGROUND CABLE TELEVISION, TRUNK – COAXIAL, 0.875 (COMCAST)	LF	250	\$50.00	\$12,500.00
951-2340	UNDERGROUND CABLE TELEVISION, TRUNK – COAXIAL, 0.875 (AT&T DIST)	LF	250	\$50.00	\$12,500.00
SUB-TOTAL					\$512,025.00
TOTAL				w/ 20% CONTINGENCY	\$614,430.00

Notes: Utility estimate is concept level. All utility conflicts are assumed based on field visits and the conceptual alignment.

Prepared By:

Patrick Peters, PE, Heath & Lineback Engineers, Inc.
 770-424-1668; ppeters@heath-lineback.com

**GEORGIA DEPARTMENT OF TRANSPORTATION
LOCAL ACQUISITION - DETAILED ROW COST ESTIMATE SUMMARY**

Date (MM/YYYY): January-23 Project: Peachtree Creek Greenway
 Revised: County: DeKalb
 PI: 16053

Description: Peachtree Creek Greenway Phase II

Parcels: 11 R/W Plan Date: 1/5/2023

FOR FUNDING ONLY

Land and Improvements _____ \$5,034,142.77

Relocation _____ \$13,750.00

Demolition _____ \$69,500.00

SUB TOTAL (Reimbursable) _____ \$5,117,392.77

Valuation Services _____ \$89,375.00

Legal Services _____ \$82,425.00

SUB TOTAL (Reimbursable) _____ \$171,800.00

Sponsor In-House (Non-Reimbursable) _____ \$92,500.00

TOTAL ESTIMATED COSTS _____ \$5,381,692.77

TOTAL ESTIMATED COSTS (ROUNDED) _____ \$5,390,000.00

Preparation Credits	Hours	Signature



*CG#: R# 351214 January 26, 2023

**CG required only if used for Negotiations*

Attachment(s): **Project Location Map; Subject/Comp Location Map; Comparable Sales Data**

Georgia Department of Transportation

Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

	A	B	C	D
	Land and Improvements			
1	Fee Simple Estimate	\$0.00		
2	Perm Esmt Estimate	\$1,852,235.63		
3	Temp Esmt Estimate	\$494,990.33		
4	Potential Excess Estimate	\$0.00		
5	Damages	\$315,000.00		
6	Improvements	\$112,500.00		
7	Trade Fixtures	\$295,000.00		
8	Cost to Cures	\$60,000.00		
9	Minimum Award Adjustment	\$0.00		
10				
11				
12				
13				
14				
15				
16				
17				
18	SUB TOTAL PROPERTY TYPES			\$3,129,725.96
19	Counter Offers and Condemnation Increases (50%)			\$1,564,862.98
	Let Date (MM/YYYY)			February-24
20	Projected Market Appreciation (10%)			\$339,553.83
21	GRAND TOTAL LANDS AND IMPROVEMENTS			\$5,034,142.77

Georgia Department of Transportation
Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

	A	B	C	D
Valuation Services	Agriculture	Residential	Commercial	Industrial
1 Appraisals (# of Parcels)	0	0	11	0
2 Estimated Fees (per Parcel)	\$0.00	\$0.00	\$5,000.00	\$0.00
3 TOTAL APPRAISALS	\$0.00	\$0.00	\$55,000.00	\$0.00
4 Sign Estimates	0	0	10	0
5 Estimated Fees	\$0.00	\$0.00	\$750.00	\$0.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$7,500.00	\$0.00
7 Specialty Reports	0	0	3	0
8 Estimated Fees	\$0.00	\$0.00	\$3,000.00	
9 TOTAL SPECIALTY REPORTS	\$0.00	\$0.00	\$9,000.00	\$0.00
10 Septic/Well Reports	0	0	0	0
11 Estimated Fees	\$0.00	\$0.00	\$0.00	\$0.00
12 TOTAL SEPTIC/WELL REPORTS	\$0.00	\$0.00	\$0.00	\$0.00
13				
14				
15				
16 TOTAL VALUATION FEES	\$0.00	\$0.00	\$71,500.00	\$0.00
17	SUB TOTAL VALUATION SERVICES			\$71,500.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$17,875.00
19	GRAND TOTAL VALUATION SERVICES			\$89,375.00

Georgia Department of Transportation
Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

	A	B	C	D
	Parcels	Estimated Fees		TOTALS
1	Meeting with Attorney	11	\$125.00	\$1,375.00
2	Preliminary Titles	11	\$200.00	\$2,200.00
3	Closing and Final Title	11	\$300.00	\$3,300.00
4	Recording Fees	11	\$50.00	\$550.00
5	Condemnation Filing	2	\$5,000.00	\$10,000.00
6	Litigation Costs	2	\$25,000.00	\$50,000.00
7	Updates and Incidentals	2	\$7,500.00	\$15,000.00
8				
9				
10				
11				
12				
13				
14				
15				
16				
17	GRAND TOTAL LEGAL SERVICES			\$82,425.00

Georgia Department of Transportation Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

		A	B	C	D
	Relocation	Displacements	Estimated Costs		TOTALS
1	Business Displacement	0	\$25,000.00		\$0.00
2	Residential Tenant	0	\$25,000.00		\$0.00
3	Residential Owner	0	\$45,000.00		\$0.00
4	Pro-Rata Taxes	0	\$1,000.00		\$0.00
5	Property Pin Replacement	11	\$1,250.00		\$13,750.00
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17				GRAND TOTAL RELOCATION	\$13,750.00

Georgia Department of Transportation Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

	A	B	C	D
	Demolition	Items/Improvements	Estimated Costs	TOTALS
1	Residential Structures	0	\$17,500.00	\$0.00
2	Detached Garages/Outbuildings	2	\$8,000.00	\$16,000.00
3	Commercial Structures	0	\$25,000.00	\$0.00
4	Hotels/Apartments	0	\$65,000.00	\$0.00
5	UST's - Dispensers	0	\$50,000.00	\$0.00
6	Billboards	2	\$8,000.00	\$16,000.00
7	Signs - Light Standards	15	\$2,500.00	\$37,500.00
8	Water Vaults	0	\$15,000.00	\$0.00
9	Gas/Water Service Separation	0	\$2,500.00	\$0.00
10				
11				
12				
13				
14				
15				
16				
17	GRAND TOTAL DEMOLITION			\$69,500.00

Georgia Department of Transportation

Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

		A	B	C	D
	Sponsor In-house	Parcels	Man hours per Parcel		TOTALS
1	Pre-Acquisition	11	30		\$16,500.00
2	Acquisition	11	110		\$60,500.00
3	Relocation	0	30		\$0.00
4	Administrative Appeals	3	30		\$4,500.00
5	Post-Acquisition	2	110		\$11,000.00
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17				GRAND TOTAL SPONSOR INHOUSE	\$92,500.00

Georgia Department of Transportation
Local Acquisition - Detailed ROW Cost Estimate Worksheet

Project/County/PI

Peachtree Creek Greenway

DeKalb

16053

	A	B	C	D
	Parcels	Man hours per Parcel		TOTALS
1	11	20		\$11,000.00
2	11	10		\$5,500.00
3	0	20		\$0.00
4	3	20		\$3,000.00
5	2	10		\$1,000.00
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17	GRAND TOTAL AGENCY OVERSIGHT INHOUSE			\$20,500.00

Project: Peachtree Creek Greenway

County: DeKalb

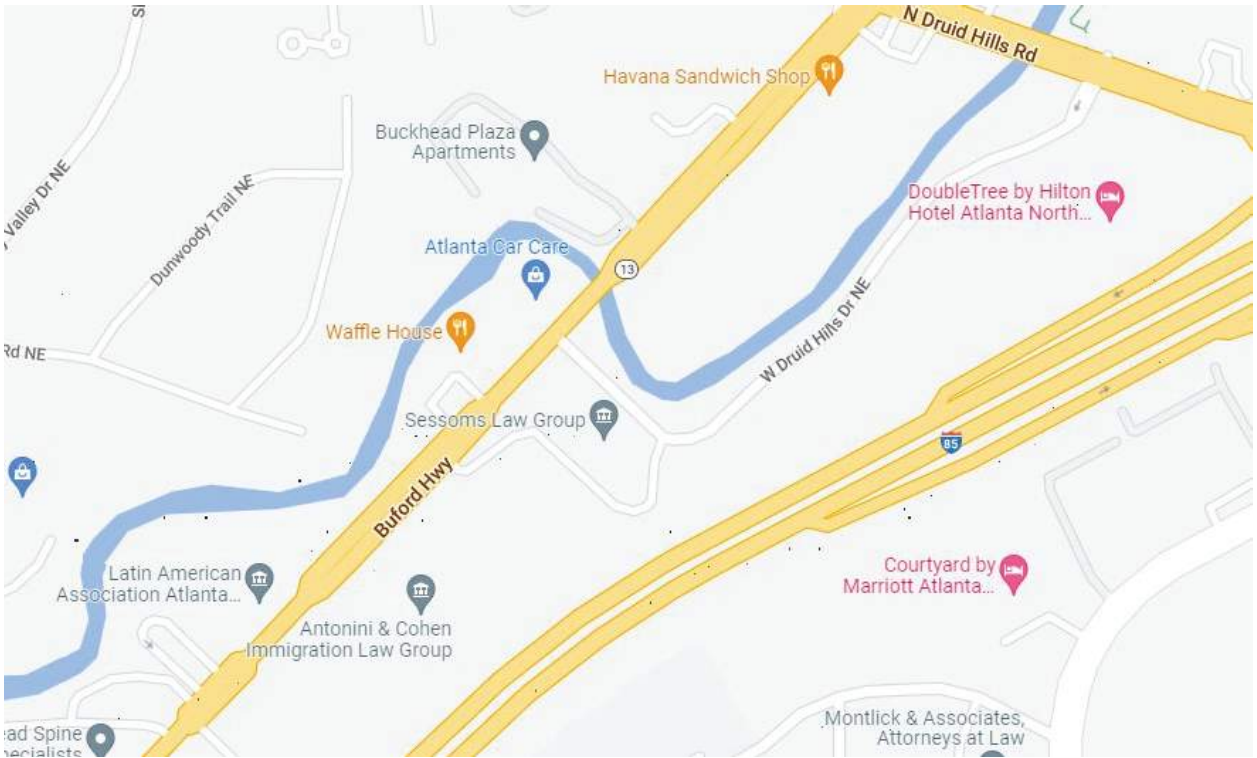
PI: 16053

LOCAL ACQUISITION				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
Parcel	Tract Size	H & BU	Estimated per Unit Value	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	
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					\$0			\$0			\$0		\$0					\$0	\$0	
					\$0			\$0			\$0		\$0					\$0	\$0	
					\$0			\$0			\$0		\$0					\$0	\$0	
TOTALS					\$0			\$1,852,236			\$494,990		\$0	\$315,000	\$112,500	\$295,000	\$60,000		\$0	
11				0		220641.31		167836.62						GRAND TOTAL				\$3,129,726		

Project Location Map

GDOT PI# 0016053

DeKalb County



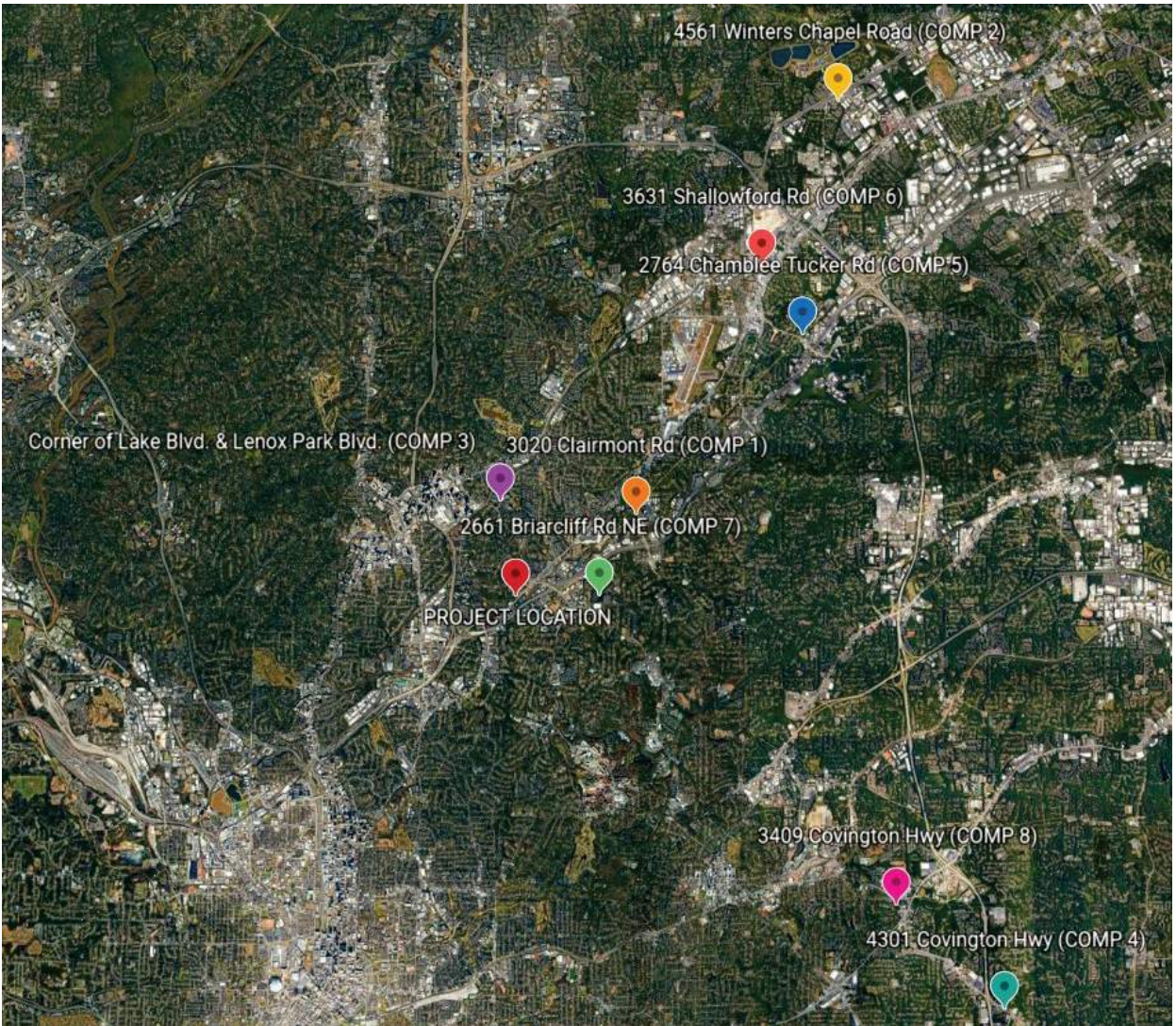
Peachtree Creek Greenway from ATL to North Druid Hills Rd

Phase II

Project Location/Comparable Sales Location Map

GDOT PI# 0016053

DeKalb County



Peachtree Creek Greenway from ATL to North Druid Hills Rd

Phase II

COMPARABLE SALES DATA

PROJECT NO. 0016053 **COUNTY** DeKalb

SAL E NO.	DATE	GRANTOR	GRANTEE	RECORDED		LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
				BOOK	PAGE						
1	11/22/19	Kusum Bahl	Labreal LLC	27968	00285	3020 Clairmont Rd. NE Atlanta, GA 30329	\$280,000	0.4 acre (17,424 SF)	\$16.06/SF	Commercial	DeKalb Tax ID# 18 203 02 042
2	10/29/21	Janet M. Goethe	Lions Development LLC	29860	00608	4561 Winters Chapel Road Atlanta, GA 30360	\$600,000	1.06 acres (46,147 SF)	\$13.00/SF	Commercial	DeKalb Tax ID# 06 278 03 0003
3	4/14/22	BOF GA Lenox Park, LLC	TSO Lenox Park, LP	65605	0665	Lenox Park Blvd.	\$100,000	0.5 acre (21,780 SF)	\$4.59/SF	Commercial	Fulton Tax ID# 17 0009 LL0105
4	11/9/21	Gregory T. Baranco	Busbee and Frey, LLC	29906	00462	4301 Covington Hwy, Decatur, GA 30035	\$490,000	1.88 acres (81,893 SF)	\$5.93/SF	Commercial	DeKalb Tax ID# 15 196 03 007
5	12/20/19	CT Investments LLC	Wal Chamblee Tucker CW, LLC	28007	00627	2764 Chamblee Tucker Rd., Atlanta, GA 30341	\$625,000	1.07 acre (46,609 SF)	\$13.93/SF	Commercial	DeKalb Tax ID# 18 282 01 072 Improved After Sale

6	3/25/22	Chiu Chen	Salt Capital Equity, LLC	30221	00748	3631 Shallowford Road Doraville, GA 30340	\$325,000	.45 acre (19,602 SF)	\$18.65/SF	Commercial	DeKalb Tax ID# 18 310 04 019
7	9/4/2020	Henry Lorber and Associates, LLC	IP CE SS Briarcliff, LLC	28614	00714	2661 Briarcliff Road Atlanta, GA 30329	\$3,450,000	3.63 acres (158,123 SF)	\$21.81/SF	Commercial	DeKalb Tax ID# 18 152 01 061 Improved After Sale
8	10/9/2020	Property Source One Associates, LLC	Common Roots Farmers Market, LLC	28727	00608	3409 Covington Hwy., Avondale Estates, GA 30002	\$604,000	1.36 acres (59,242 SF)	\$10.20/SF	Commercial	DeKalb Tax ID# 15 231 07 014 Improved After Sale

Sales Verification and Source: GA MLS, DeKalb County Tax Records and Fulton County Tax Records

COMPARABLE SALE NUMBER 1

**3020 Clairmont Road
Atlanta, GA 30329**



COMPARABLE SALE NUMBER 2

**4561 Winters Chapel Road
Atlanta, GA 30360**



COMPARABLE SALE NUMBER 3
Corner of Lenox Park Blvd. and Lake Blvd.
Atlanta, GA 30324



COMPARABLE SALE NUMBER 4
4301 Covington Highway
Decatur, GA 30035



COMPARABLE SALE NUMBER 5

**2764 Chamblee Tucker Road
Atlanta, GA 30341**

PARCEL NOW IMPROVED WITH CAR WASH



COMPARABLE SALE NUMBER 6

**3631 Shallowford Road
Doraville, GA 30340**



COMPARABLE SALE NUMBER 7

**2661 Briarcliff Road
Atlanta, GA 30329**

PARCEL IMPROVED WITH SELF STORAGE FACILITY AFTER SALE



COMPARABLE SALE NUMBER 8

**3409 Covington Highway
Avondale Estates, GA 30002**

PARCEL IMPROVED WITH COMMERCIAL BUILDING AFTER SALE



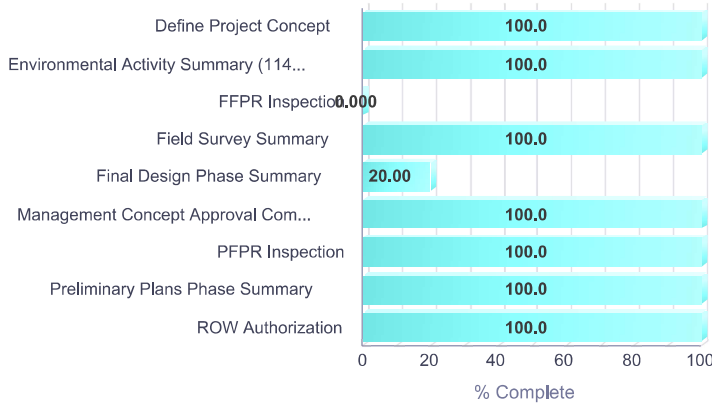
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0016053	DeKalb	PTREE CRK GREENWAY TRAIL FM ATL TO N DRUID HILLS RD-PHASE II
Mgmt Let Date:	2025-06-15	This project will connect with the Atlanta Beltline which will then connect the Beltline, to DeKalb County and beyond via the Brookhaven portion of the Peachtree Creek Greenway. This is the continuation of the full 12.3 mile Peachtree Creek Greenway that will stretch through Chamblee, Doraville and DeKalb County, ultimately connecting to Emory University, Morehouse College and on to the Gwinnett trails system. This link is also the lynchpin that will connect all these trails to PATH 400, ultimately to the North Fulton trails system and up through the Forsyth system.

PROJ NO:
MPO TIP#: DK-381
MPO: Atlanta TMA
PROJ LENGTH (MI): 1.00
TYPE WORK: Shared Use Path
LET Local Let
RESPONSIBILITY:
BIKE PROVISIONS INCLUDED? N

SPONSOR: Brookhaven
PROJ MGR: Slaughter, Lily
DOT DIST: 7
CONG DIST: 004
HOUSE DIST: 080, 082
SENATE DIST: 042

Phase	FY	Approved FY Estimate*	Fund	Phase Status
Construction	2025	\$15,991,353.55	LOC	PRECST
Construction	2025	\$3,000,000.00	Y301	PRECST
Engineering	2020	\$350,000.00	Z230	AUTHORIZED
Right of Way	2023	\$5,349,715.00	Y301	AUTHORIZED
Utility	2025	\$614,430.00	Y301	PRECST
Right of Way	2023	\$40,285.00	Y230	AUTHORIZED
Engineering	2019	\$250,000.00	Z301	AUTHORIZED
Engineering	2023	\$700,000.00	Z972	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
ROW Authorization	2023-07-10	2023-07-10
Preliminary Plans Phase Summary	2021-01-29	2022-11-15
Final Design Phase Summary	2023-03-07	
Define Project Concept	2020-07-09	2020-10-30
Environmental Activity Summary (11412 through 18100)	2020-07-16	2023-06-23
Management Concept Approval Complete	2021-01-28	2021-01-28
PFPR Inspection	2022-10-04	2022-10-04
Field Survey Summary	2021-01-01	2021-04-29
FFPR Inspection		

Right of Way Acquisition Information:
Preliminary Parcel Count: 11

Total Parcel Count: 11

Acquired by : LOC