

Alum Creek Drive - State Route 317 to Rohr Road

CONSTRUCTION COSTS

Roadway	\$ 1,383,000	Signals	\$ 525,000
Erosion Control	\$ 545,000	Street Lighting	\$ 749,000
Drainage	\$ 1,323,000	Structures	\$ -
Pavement	\$ 3,085,000	Landscaping	\$ -
Water	\$ -	Miscellaneous	\$ 554,000
Traffic Control	\$ 61,000		
Construction Item Subtotal (rounded)			\$ 8,225,000
Project Scale Factor*	0%	Project Scale Unit Cost Cont.	\$ -
General Contingency	20%	General Contingency	\$ 1,645,000
Inflation Rate**	21.6%	Inflation**	\$ 2,132,000
Year of Estimate/Construction	2024 2028	Subtotal of Construction Costs	\$ 12,002,000

**Smaller projects typically have higher unit costs due to a loss of economies of scale. The Project Scale Factor is a rough adjustment to unit costs provided for projects which are often significantly larger.*

***General inflation rate calculated via ODOT Office of Estimating Business Plan Inflation Calculator*

OTHER PROJECT COSTS

Utility Relocation		\$ 177,858
Right-of-Way		\$ 960,000
Environmental	1.5%	\$ 181,000
Engineering	13% of Construction Subtotal	\$ 1,561,000
Construction Observ., Services	7% of Construction Subtotal	\$ 841,000
Subtotal of Other Project Costs		\$ 3,720,858

ESTIMATED TOTAL PROJECT COST	\$ 15,722,858
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Estimate prepared by Stantec Consulting Services

4/18/2024

These cost estimates were developed at a planning level of analysis and many factors, some of which could affect the total project cost, remain unknown at this time. This estimates provides our best judgment of project cost based on the level of analysis (planning leve) by design professionals familiar with the construction industry. Bid item costs are based, in part, on previous bids tabulated by ODOT's Estimator software, and will vary as the Stantec has no control over a contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Stantec cannot and does not guarantee that bids or prices will not vary from this estimate.

Alum Creek Drive - State Route 317 to Rohr Road

Detailed Construction Estimate

Item	Description	Quantity	Unit	Unit Cost	Total
ROADWAY					
201	Clearing & Grubbing	-	Lump	\$ 20,000.00	\$ -
202	Pavement Removed	394	SY	\$ 30.00	\$ 11,833.30
202	Walk Removed	100	SF	\$ 6.00	\$ 600
202	Pipe Removed	1,002	FT	\$ 45.00	\$ 45,090
202	Curb Removed	248	FT	\$ 15.00	\$ 3,720
202	Curb and Gutter Removed		FT	\$ 25.00	\$ -
202	Guardrail Removed		FT	\$ 5.50	\$ -
202	Fence Removed		FT	\$ 4.50	\$ -
202	Manhole Removed	1	EA	\$ 690.00	\$ 690
202	Catch Basin or Inlet Removed	13	EA	\$ 550.00	\$ 7,150
203	Excavation	3,364.00	CY	\$ 25.00	\$ 84,100
203	Embankment	18,660.00	CY	\$ 22.00	\$ 410,520
	Cut and Reuse as Fill	-	CY	\$ 18.00	\$ -
	Place Excavated Materials as Embankment	-	CY	\$ 15.00	\$ -
204	Subgrade Compaction	34,799	SY	\$ 4.50	\$ 156,595
606	Cable Barrier	-	FT	\$ 15.00	\$ -
607	Fence, Misc.: Wood Fence (fall protection along path)	-	FT	\$ 30.00	\$ -
608	Concrete Walk, 4"	29,398	SF	\$ 10.00	\$ 293,980
608	Concrete Walk, 8"		SF	\$ 9.00	\$ -
608	Curb Ramps	640	SF	\$ 35.00	\$ 22,400
	Concrete Steps APP	-	SF	\$ 150.00	\$ -
	Brick Walk A.P.P.	-	SF	\$ 23.00	\$ -
609	Curb and Gutter, Type 2	8,644	LF	\$ 40.00	\$ 345,760
622	Concrete Barrier, Single Slope	-	FT	\$ 80.00	\$ -
622	Concrete Barrier End Section	-	EA	\$ 3,000.00	\$ -
	Subtotal				\$ 1,382,438
EROSION CONTROL					
659	Temporary Erosion and Sediment Control	204,216	EA	\$ 1.00	\$ 204,216
659	Water	242	M GAL	\$ 85.00	\$ 20,570
659	Topsail	4,974	CY	\$ 45.00	\$ 223,816
659	Lime	9	ACRE	\$ 120.00	\$ 1,111
659	Commercial Fertilizer	6	TON	\$ 800.00	\$ 4,840
659	Seeding & Mulching	44,808	SY	\$ 2.00	\$ 89,616
	Subtotal				\$ 544,169
DRAINAGE					
611	12" Conduit, Type B	2,647	FT	\$ 140.00	\$ 370,580
611	12" Conduit, Type C	540	FT	\$ 115.00	\$ 62,100
611	15" Conduit, Type B	490	FT	\$ 145.00	\$ 71,050
612	15" Conduit, Type C	684	FT	\$ 120.00	\$ 82,080
611	18" Conduit, Type B	439	FT	\$ 165.00	\$ 72,435
611	21" Conduit, Type B	762	FT	\$ 200.00	\$ 152,400
611	24" Conduit, Type B	844	FT	\$ 170.00	\$ 143,480
611	36 Conduit, Type B	10	FT	\$ 275.00	\$ 2,750
611	42" Conduit, Type B	30	FT	\$ 300.00	\$ 9,000
611	48" Conduit, Type B	20	FT	\$ 450.00	\$ 9,000
611	Catch Basin No. 2-2B	11	EA	\$ 2,650.00	\$ 29,150
611	Catch Basin No.3	10	EA	\$ 4,650.00	\$ 46,500
611	Catch Basin No. 3A	28	EA	\$ 3,500.00	\$ 98,000
611	Catch Basin Adjusted to Grade	3	EA	\$ 975.00	\$ 2,925
611	Catch Basin Reconstructed to Grade	3	EA	\$ 2,400.00	\$ 7,200
611	Manhole No. 3	3	EA	\$ 4,800.00	\$ 14,400
611	Manhole, Adjusted to Grade	16	EA	\$ 900.00	\$ 14,400
611	Manhole, Reconstructed to Grade	5	EA	\$ 1,900.00	\$ 9,500
605	4" Base Pipe Underdrain	10,200	FT	\$ 12.00	\$ 122,400
611	Precast Reinforced Concrete Outlet	5	EA	\$ 385.00	\$ 1,925
602	Concrete Masonry	0.65	CY	\$ 2,650.00	\$ 1,723
	Subtotal				\$ 1,322,998
PAVEMENT					
203	Embankment on No. 57 Stone	363	CY	\$ 150.00	\$ 54,450
254	Pavement Planing	256,904	SY	\$ 4.00	\$ 1,027,616
301	Asphalt Concrete Base	6,561	CY	\$ 120.00	\$ 787,278
304	Aggregate Base	5,255	CY	\$ 60.00	\$ 315,325
407	Tack Coat	6,620	GAL	\$ 4.00	\$ 26,480
441	Asphalt Concrete Surface Course	2,466	CY	\$ 195.00	\$ 480,966
441	Asphalt Concrete Intermediate Course	2,080	CY	\$ 215.00	\$ 447,103
	Subtotal				\$ 3,084,768

Alum Creek Drive - State Route 317 to Rohr Road

Detailed Construction Estimate

WATER

638	6" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$	100.00	\$	-
638	8" Ductile Iron Water Pipe and Fittings, Class 54	-	FT	\$	125.00	\$	-
638	16" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$	200.00	\$	-
638	6" Valve and Appurtenances	-	EA	\$	600.00	\$	-
638	Fire Hydrant	-	EA	\$	2,500.00	\$	-
638	Valve Box Adjusted to Grade	-	EA	\$	300.00	\$	-
638	Fire Hydrant Adjusted to Grade	-	EA	\$	800.00	\$	-
	Water Line to Irrigation	-	FT	\$	20.00	\$	-
	Water Service and Meter	-	Lump	\$	3,000.00	\$	-
816	3/4" Water Service Tap Relocated	-	EA	\$	1,000.00	\$	-
	Subtotal					\$	-

TRAFFIC CONTROL

621	RPM	-	EA	\$	70.00	\$	-
630	Removal of Ground Mounted Sign and Disposal	-	EA	\$	20.00	\$	-
630	Removal of Ground Mounted Post Support and Disposal	-	EA	\$	22.00	\$	-
630	Sign, Flat Sheet	-	SF	\$	25.00	\$	-
631	Sign, Double faced, Street Name	-	EA	\$	90.00	\$	-
630	Ground Mounted Support, No. 3 Post	-	FT	\$	18.00	\$	-
630	Street Name Sign Support, No. 3 Post	-	FT	\$	20.00	\$	-
644	Center Line	1.79	MI	\$	8,500.00	\$	15,196
644	Edge Line	1.67	MI	\$	5,500.00	\$	9,208
644	Lane Line	3.48	MI	\$	2,200.00	\$	7,657
644	Channelizing Line	3,753	FT	\$	3.00	\$	11,260
644	Transverse Line	328	FT	\$	10.00	\$	3,279
644	Stop Line	362	FT	\$	15.00	\$	5,424
644	Crosswalk Line	842	FT	\$	5.00	\$	4,211
644	Parking Stall Line	-	FT	\$	1.50	\$	-
644	Lane Arrow	36	EA	\$	125.00	\$	4,442
644	Word on Pavement	-	EA	\$	100.00	\$	-
	Markings Removal	-	LF	\$	2.50	\$	-
	RRFB	-	EA	\$	15,000.00	\$	-
	Subtotal					\$	60,677

LIGHTING

625	Connection, Fused Pull Apart	122	EACH	\$	110.00	\$	13,420
625	Connection, Unfused Permanent	27	EACH	\$	100.00	\$	2,700
625	Light Pole, Conventional, Design AT12B40	58	EACH	\$	3,000.00	\$	174,000
625	Light Pole, Conventional, Design AT15B40	3	EACH	\$	3,200.00	\$	9,600
625	Light Pole Foundation, 24"X8' Deep	61	EACH	\$	1,800.00	\$	109,800
625	No. 4 AWG 600 Volt Distribution Cable	2166	FT	\$	2.85	\$	6,173
625	No. 10 AWG Pole and Bracket Cable	9543	FT	\$	2.00	\$	19,086
625	1-1/2" Duct Cable with Three No. 4 AWG 2400 Volt Cables	10160	FT	\$	10.00	\$	101,600
625	Conduit, 3", 725.04	642	FT	\$	40.00	\$	25,680
625	Luminaire, Conventional, Solid State (LED), 152W, Type III, 480V, As Per Plan	61	EACH	\$	700.00	\$	42,700
625	Trench	10802	FT	\$	12.00	\$	129,624
625	Pull Box, 725.08, 18"	9	EACH	\$	1,200.00	\$	10,800
625	Ground Rod	61	EACH	\$	325.00	\$	19,825
625	Power Service, As Per Plan	1	EACH	\$	15,000.00	\$	15,000
625	Special - Maintain Existing Lighting	LS	LS	\$	33,333.00	\$	33,333
625	Light Pole Removed	41	EACH	\$	300.00	\$	12,300
625	Light Pole Foundation Removed	41	EACH	\$	450.00	\$	18,450
625	Luminaire Removed	43	EACH	\$	65.00	\$	2,795
625	Power Service Removed	1	EACH	\$	745.00	\$	745
625	Luminaire Support Removed	2	EACH	\$	250.00	\$	500
	Subtotal					\$	748,131

Alum Creek Drive - State Route 317 to Rohr Road

Detailed Construction Estimate

SIGNALS				
Signal (Full Replacement)	2	Lump	\$ 250,000.00	\$ 500,000
Signal (Minor Modifications)	1	Lump	\$ 25,000.00	\$ 25,000
Signal (Major Modifications)		Lump	\$ 100,000.00	\$ -
TRENCH	-	FT	\$ 5.75	\$ -
Pull Box	-	EA	\$ 1,700.00	\$ -
Interconnect	-	EA	\$ 45.00	\$ -
	Subtotal			\$ 525,000
STRUCTURES				
Spec Bridge over Big Walnut	-	SF	\$ 300.00	\$ -
	-	Lump	\$ -	\$ -
	-	Lump	\$ -	\$ -
	Subtotal			\$ -
LANDSCAPING				
	-	SF	\$ -	\$ -
	-	SF	\$ -	\$ -
	-	SF	\$ -	\$ -
	-	EA	\$ -	\$ -
	-	Lump	\$ 50,000.00	\$ -
	-	Lump	\$ -	\$ -
	-	Lump	\$ -	\$ -
	Subtotal			\$ -
MISCELLANEOUS				
614 Maintaining Traffic (1/3 of Project Total)	-	Lump	\$ 448,776.00	\$ 448,776
623 Construction Layout Stakes	-	Lump	\$ 30,000.00	\$ 30,000
624 Mobilization	-	Lump	\$ 75,000.00	\$ 75,000
	Subtotal			\$ 553,776
Construction Total				\$ 8,222,000

Statements of Probable Construction and Right-of-Way Costs and Detailed Cost Estimates prepared by the Engineer represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that the Engineer has no control over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Engineer cannot and does not guarantee that bids or prices will not vary from any Statement of Probable Construction Cost or other cost estimate prepared by him.

PART 1 R/W COST - 317 TO ROHR

PARCEL #	ID	Description of Affected Property	Zestimate -or- Total Value	Improved Value (auditor)	Land Value (auditor)	Total Value (auditors)	Adjustment Factor	Adjusted Improved Value	Adjusted Land Value	Land Takes (provide distance measurements in feet, or indicate the percent take)				Damages Based on highest and best use. Indicate 100% for total takes.		Subtotal	Transaction Costs (automatically calculated)		Total by Property	TOTAL R/W Costs
										Land Acreage	Cost per Acre	Take in Acres	Land Costs	Damages SWAG	Damages		Appraisal and Title Fees	Relocation Expenses		
18	185-001559	B B COMPANY LLC	1,958,000	525,900	1,822,400	\$ 2,348,300	1	\$ 525,900	\$ 1,822,400	4.38	\$ 415,615	0.24	\$ 98,091	15%	\$ 50,000	\$ 148,090.51	\$ 5,000	\$ -	\$ 153,091	\$ 960,000
26	185-001461	ALUM CREEK DRIVE OWNER LLC	31,744,000	71,941,500	4,972,000	\$ 76,913,500	1	\$ 71,941,500	\$ 4,972,000	49.72	\$ 99,998	0.51	\$ 51,018	0%	—	\$ 51,018.49	\$ 5,000	\$ -	\$ 56,018	
51	185-002924	DRCS 936 LLC	3,664,300	46,122,900	3,760,000	\$ 49,882,900	1	\$ 46,122,900	\$ 3,760,000	55.34	\$ 67,944	0.58	\$ 39,349	0%	\$ 40,000	\$ 79,349.43	\$ 5,000	\$ -	\$ 84,349	
53	185-002923	2829 ROHR ROAD HOLDING LLC	3,830,900	60,431,300	3,830,900	\$ 64,262,200	1	\$ 60,431,300	\$ 3,830,900	59.32	\$ 64,584	0.38	\$ 24,733	0%	\$ 50,000	\$ 74,733.15	\$ 5,000	\$ -	\$ 79,733	
53	154-000006	2829 ROHR ROAD HOLDING LLC	162,700	-	78,800	\$ 78,800	1	\$ -	\$ 78,800	3.71	\$ 21,251	0.57	\$ 12,208	0%	\$ 20,000	\$ 32,207.72	\$ 5,000	\$ -	\$ 37,208	
55	154-000004	INTEGRITY REAL ESTATE HOLDINGS LLC	24,200	-	23,800	\$ 23,800	1	\$ -	\$ 23,800	0.56	\$ 42,576	0.33	\$ 13,931	0%	—	\$ 13,930.58	\$ 5,000	\$ -	\$ 18,931	
21	010-237812	ANGEL PETROLEUM LLC	318,500	11,400	399,800	\$ 411,200	1	\$ 11,400	\$ 399,800	3.17	\$ 126,319	0.08	\$ 9,889	0%	—	\$ 9,889.31	\$ 5,000	\$ -	\$ 14,889	
47	180-000249	CAUTHEN GERALD P TR	171,900	-	177,100	\$ 177,100	1	\$ -	\$ 177,100	3.21	\$ 55,240	0.25	\$ 13,748	0%	\$ 10,000	\$ 23,747.89	\$ 5,000	\$ -	\$ 28,748	
46	495-249651	THOMSON LOGISTICS ASSETS LLC	13,800,000	13,041,300	2,136,500	\$ 15,177,800	1	\$ 13,041,300	\$ 2,136,500	23.74	\$ 90,000	0.34	\$ 30,279	0%	\$ 50,000	\$ 80,279.32	\$ 5,000	\$ -	\$ 85,279	
47	495-258062	CAUTHEN GERALD P TR	4,172,100	3,071,500	368,500	\$ 3,440,000	1	\$ 3,071,500	\$ 368,500	3.69	\$ 100,000	0.25	\$ 24,887	0%	\$ 15,000	\$ 39,887.49	\$ 5,000	\$ -	\$ 44,887	
60	495-263053	ANSON LOGISTICS ASSETS LLC	14,515,600	14,637,500	2,032,500	\$ 16,670,000	1	\$ 14,637,500	\$ 2,032,500	20.33	\$ 100,000	0.27	\$ 26,591	0%	\$ 40,000	\$ 66,591.32	\$ 5,000	\$ -	\$ 71,591	
64	150-000707	GUTIERREZ GUILLERMO CRUZ	335,000	144,900	86,300	\$ 231,200	1	\$ 144,900	\$ 86,300	0.86	\$ 100,000	0.02	\$ 1,822	0%	\$ 15,000	\$ 16,822.45	\$ 5,000	\$ -	\$ 21,822	
44	180-001841	CAMPBELL JAMES MICHAEL		137,600	95,300	\$ 232,900	1	\$ 137,600	\$ 95,300	0.40	\$ 240,695	0.06	N/A	100%	\$ 250,000	\$ 232,900.00	\$ 5,000	\$ 25,000.00	\$ 262,900	

3.87 ACRES
13 # OF PARCELS

PART 2 R/W COST - ROHR TO TOY

PARCEL #	ID	Description of Affected Property	Zestimate -or- Total Value	Improved Value (auditor)	Land Value (auditor)	Total Value (auditors)	Adjustment Factor	Adjusted Improved Value	Adjusted Land Value	Land Takes (provide distance measurements in feet, or indicate the percent take)				Damages Based on highest and best use. Indicate 100% for total takes.		Subtotal	Transaction Costs (automatically calculated)		Total by Property	TOTAL R/W Costs
										Land Acreage	Cost per Acre	Take in Acres	Land Costs	Damages SWAG	Damages		Appraisal and Title Fees	Relocation Expenses		
78	154-000002	NNN GROVEPORT LLC	-	-	95,900	\$ 95,900	1	\$ -	\$ 95,900	1.13	\$ 85,018	0.09	\$ 7,846	0%	—	\$ 7,845.87	\$ 5,000	\$ -	\$ 12,846	\$ 542,000
82	150-002195	WALKER WALLACE W JR	29,800	-	88,600	\$ 88,600	1	\$ -	\$ 88,600	0.50	\$ 178,557	0.11	\$ 19,952	0%	—	\$ 19,952.31	\$ 5,000	\$ -	\$ 24,952	
83	150-002198	WALKER WALLACE W JR	155,200	131,100	93,600	\$ 224,700	1	\$ 131,100	\$ 93,600	0.60	\$ 155,559	0.14	\$ 22,142	0%	\$ 50,000	\$ 72,142.05	\$ 5,000	\$ -	\$ 77,142	
67	152-001650	ROSEROCK HOLDINGS LLC	5,562,600	2,947,400	2,640,000	\$ 5,587,400	1	\$ 2,947,400	\$ 2,640,000	5.39	\$ 490,251	0.16	\$ 76,655	0%	—	\$ 76,654.68	\$ 5,000	\$ -	\$ 81,655	
88	152-001936	BVK US II POOL 01 LLC	1,029,000	14,719,400	2,741,500	\$17,460,900	1	\$ 14,719,400	\$ 2,741,500	17.13	\$ 160,088	0.99	\$ 159,186	0%	—	\$ 159,185.90	\$ 5,000	\$ -	\$ 164,186	
89	150-000206	LOCKBOURNE PROPERTIES LLC	291,800	143,600	156,300	\$ 299,900	1	\$ 143,600	\$ 156,300	1.95	\$ 80,072	0.10	\$ 7,891	0%	\$ 25,000	\$ 32,890.70	\$ 5,000	\$ -	\$ 37,891	
77	154-000007	AGREE CONVENIENCE NO 1 LLC	904,800	-	854,500	\$ 854,500	1	\$ -	\$ 854,500	10.05	\$ 85,000	0.21	\$ 17,775	0%	—	\$ 17,775.00	\$ 5,000	\$ -	\$ 22,775	
79	154-000008	RE PLUS SCP LLC	19,494,100	22,871,100	2,074,900	\$24,946,000	1	\$ 22,871,100	\$ 2,074,900	20.75	\$ 100,000	0.27	\$ 27,147	0%	—	\$ 27,147.08	\$ 5,000	\$ -	\$ 32,147	
84	152-001983	INDUSTRIAL FUND OBETZ LLC	18,208,200	19,385,500	1,124,800	\$20,510,300	1	\$ 19,385,500	\$ 1,124,800	11.25	\$ 100,000	0.24	\$ 24,243	0%	—	\$ 24,242.54	\$ 5,000	\$ -	\$ 29,243	
84	152-001982	INDUSTRIAL FUND OBETZ LLC	13,691,800	12,821,600	826,500	\$13,648,100	1	\$ 12,821,600	\$ 826,500	8.27	\$ 100,000	0.14	\$ 14,441	0%	—	\$ 14,441.23	\$ 5,000	\$ -	\$ 19,441	
85	152-001938	COLUMBUS REGIONAL AIRPORT AUTHORITY	6,800	-	1,000	\$ 1,000	6.8	\$ -	\$ 6,800	1.98	\$ 506	0.02	\$ 12	0%	—	\$ 12.04	\$ 5,000	\$ -	\$ 5,012	
90	152-001937	COLUMBUS REGIONAL AIRPORT AUTHORITY	1,708,800	-	1,981,200	\$ 1,981,200	1	\$ -	\$ 1,981,200	20.47	\$ 96,800	0.09	\$ 8,338	0%	—	\$ 8,338.42	\$ 5,000	\$ -	\$ 13,338	
87	152-001941	BVK US II POOL 01 LLC	14,200,000	13,303,500	1,203,400	\$14,506,900	1	\$ 13,303,500	\$ 1,203,400	12.67	\$ 95,003	0.17	\$ 16,358	0%	—	\$ 16,358.14	\$ 5,000	\$ -	\$ 21,358	

2.75 ACRES
13 # OF PARCELS

Alum Creek Drive - Rohr Road to Toy Road

CONSTRUCTION COSTS

Roadway	\$ 728,000	Signals	\$ 275,000
Erosion Control	\$ 368,000	Street Lighting	\$ 514,000
Drainage	\$ 408,000	Structures	\$ -
Pavement	\$ 1,957,000	Landscaping	\$ -
Water	\$ -	Miscellaneous	\$ 529,000
Traffic Control	\$ 39,000		
Construction Item Subtotal (rounded)			\$ 4,818,000
Project Scale Factor*	0%	Project Scale Unit Cost Cont.	\$ -
General Contingency	20%	General Contingency	\$ 963,600
Inflation Rate**	21.6%	Inflation**	\$ 1,249,000
Year of Estimate/Construction	2024 2028	Subtotal of Construction Costs	\$ 7,030,600

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OTHER PROJECT COSTS

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Right-of-Way		\$ 542,000
Environmental	1.5%	\$ 106,000
Engineering	13% of Construction Subtotal	\$ 914,000
Construction Observ., Services	7% of Construction Subtotal	\$ 493,000
Subtotal of Other Project Costs		\$ 2,232,858

ESTIMATED TOTAL PROJECT COST	\$ 9,263,458
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Estimate prepared by Stantec Consulting Services

4/18/2024

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Detailed Construction Estimate

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202	Walk Removed	585	SF	\$ 6.00	\$ 3,510.00
202	Pipe Removed	252	FT	\$ 45.00	\$ 11,340.00
202	Curb Removed	225	FT	\$ 15.00	\$ 3,375.00
202	Curb and Gutter Removed		FT	\$ 25.00	\$ -
202	Guardrail Removed		FT	\$ 5.50	\$ -
202	Fence Removed	327	FT	\$ 4.50	\$ 1,471.50
202	Manhole Removed	1	EA	\$ 690.00	\$ 690.00
202	Catch Basin or Inlet Removed	8	EA	\$ 550.00	\$ 4,400.00
203	Excavation	4,550.00	CY	\$ 25.00	\$ 113,750
203	Embankment	9,223.00	CY	\$ 22.00	\$ 202,906
	Cut and Reuse as Fill	-	CY	\$ 18.00	\$ -
	Place Excavated Materials as Embankment	-	CY	\$ 15.00	\$ -
204	Subgrade Compaction	19,850	SY	\$ 4.50	\$ 89,324
606	Cable Barrier	-	FT	\$ 15.00	\$ -
607	Fence, Misc.: Wood Fence (fall protection along path)	-	FT	\$ 30.00	\$ -
608	Concrete Walk, 4"	23,725	SF	\$ 10.00	\$ 237,250
608	Concrete Walk, 8"		SF	\$ 9.00	\$ -
608	Curb Ramps	640	EA	\$ 35.00	\$ 22,400
	Concrete Steps APP	-	SF	\$ 150.00	\$ -
	Brick Walk A.P.P.	-	SF	\$ 23.00	\$ -
609	Curb and Gutter, Type 2	924	LF	\$ 40.00	\$ 36,960
622	Concrete Barrier, Single Slope	-	FT	\$ 80.00	\$ -
622	Concrete Barrier End Section	-	EA	\$ 3,000.00	\$ -
	Subtotal				\$ 727,376
EROSION CONTROL					
659	Temporary Erosion and Sediment Control	129,065	EA	\$ 1.00	\$ 129,065
659	Water	170	M GAL	\$ 85.00	\$ 14,450
659	Topsoil	3,484	CY	\$ 45.00	\$ 156,766
659	Agricultural Lime	6	ACRE	\$ 120.00	\$ 779
659	Commercial Fertilizer	4	TON	\$ 800.00	\$ 3,392
659	Seeding & Mulching	31,385	SY	\$ 2.00	\$ 62,769
	Subtotal				\$ 367,221
DRAINAGE					
611	12" Conduit, Type B	321	FT	\$ 140.00	\$ 44,940
611	12" Conduit, Type C	387	FT	\$ 115.00	\$ 44,505
612	15" Conduit, Type B	414	FT	\$ 145.00	\$ 60,030
611	15" Conduit, Type C	324	FT	\$ 120.00	\$ 38,880
611	18" Conduit, Type B	67	FT	\$ 165.00	\$ 11,055
611	18" Conduit, Type C	139	FT	\$ 125.00	\$ 17,375
611	21" Conduit, Type B	0	FT	\$ 200.00	\$ -
611	21" Conduit, Type C	0	FT	\$ 130.00	\$ -
611	24" Conduit, Type B	0	FT	\$ 130.00	\$ -
611	36 Conduit, Type B	0	FT	\$ 130.00	\$ -
611	48" Conduit, Type B	30	FT	\$ 450.00	\$ 13,500
611	Catch Basin No. 2-2B	12	EA	\$ 2,650.00	\$ 31,800
611	Catch Basin No. 3	0	EA	\$ 4,650.00	\$ -
611	Catch Basin No. 3A	4	EA	\$ 3,500.00	\$ 14,000
611	Catch Basin Adjusted to Grade	12	EA	\$ 975.00	\$ 11,700
611	Catch Basin Reconstructed to Grade	1	EA	\$ 2,400.00	\$ 2,400
611	Manhole No. 3	5	EA	\$ 4,800.00	\$ 24,000
611	Manhole, Adjusted to Grade	12	EA	\$ 900.00	\$ 10,800
611	Manhole, Reconstructed to Grade	3	EA	\$ 1,900.00	\$ 5,700
605	4" Base Pipe Underdrain	6,200	FT	\$ 12.00	\$ 74,400
611	Precast Reinforced Concrete Outlet	5	EA	\$ 385.00	\$ 1,925
602	Concrete Masonry	0	CY	\$ 2,650.00	\$ -
	Subtotal				\$ 407,010
PAVEMENT					
203	Embankment using No. 57 Stone	293	CY	\$ 150.00	\$ 43,950
254	Pavement Planing	198,116	SY	\$ 4.00	\$ 792,464
301	Asphalt Concrete Base	3,505	CY	\$ 120.00	\$ 420,582
304	Aggregate Base	2,869	CY	\$ 60.00	\$ 172,136
407	Tack Coat	3,596	GAL	\$ 4.00	\$ 14,384
448	Asphalt Concrete Surface Course	1,612	CY	\$ 195.00	\$ 314,391
448	Asphalt Concrete Intermediate Course	1,129	CY	\$ 215.00	\$ 242,703
	Subtotal				\$ 1,956,660

Alum Creek Drive - Rohr Road to Toy Road

Detailed Construction Estimate

WATER

638	6" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$	100.00	\$	-
638	8" Ductile Iron Water Pipe and Fittings, Class 54	-	FT	\$	125.00	\$	-
638	16" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$	200.00	\$	-
638	6" Valve and Appurtenances	-	EA	\$	600.00	\$	-
638	Fire Hydrant	-	EA	\$	2,500.00	\$	-
638	Valve Box Adjusted to Grade	-	EA	\$	300.00	\$	-
638	Fire Hydrant Adjusted to Grade	-	EA	\$	800.00	\$	-
	Water Line to Irrigation	-	FT	\$	20.00	\$	-
	Water Service and Meter	-	Lump	\$	3,000.00	\$	-
816	3/4" Water Service Tap Relocated	-	EA	\$	1,000.00	\$	-
	Subtotal					\$	-

TRAFFIC CONTROL

621	RPM	-	EA	\$	70.00	\$	-
630	Removal of Ground Mounted Sign and Disposal	-	EA	\$	20.00	\$	-
630	Removal of Ground Mounted Post Support and Disposal	-	EA	\$	22.00	\$	-
630	Sign, Flat Sheet	-	SF	\$	25.00	\$	-
631	Sign, Double faced, Street Name	-	EA	\$	90.00	\$	-
630	Ground Mounted Support, No. 3 Post	-	FT	\$	18.00	\$	-
630	Street Name Sign Support, No. 3 Post	-	FT	\$	20.00	\$	-
644	Center Line	1.13	MI	\$	8,500.00	\$	9,604
644	Edge Line	1.06	MI	\$	5,500.00	\$	5,820
644	Lane Line	2.20	MI	\$	2,200.00	\$	4,839
644	Channelizing Line	2,372	FT	\$	3.00	\$	7,116
644	Transverse Line	207	FT	\$	10.00	\$	2,072
644	Stop Line	229	FT	\$	15.00	\$	3,428
644	Crosswalk Line	532	FT	\$	5.00	\$	2,661
644	Parking Stall Line	-	FT	\$	1.50	\$	-
644	Lane Arrow	22	EA	\$	125.00	\$	2,807
644	Word on Pavement	-	EA	\$	100.00	\$	-
	Markings Removal	-	LF	\$	2.50	\$	-
	RRFB	-	EA	\$	15,000.00	\$	-
	Subtotal					\$	38,348

LIGHTING

625	Connection, Fused Pull Apart	82	EACH	\$	110.00	\$	9,020
625	Connection, Unfused Permanent	36	EACH	\$	100.00	\$	3,600
625	Light Pole, Conventional, Design AT12B40	0	EACH	\$	3,000.00	\$	-
625	Light Pole, Conventional, Design AT15B40	41	EACH	\$	3,200.00	\$	131,200
625	Light Pole Foundation, 24"X8' Deep	41	EACH	\$	1,800.00	\$	73,800
625	No. 4 AWG 600 Volt Distribution Cable	2208	FT	\$	2.85	\$	6,293
625	No. 10 AWG Pole and Bracket Cable	6765	FT	\$	2.00	\$	13,530
625	1-1/2" Duct Cable with Three No. 4 AWG 2400 Volt Cables	6165	FT	\$	10.00	\$	61,650
625	Conduit, 3", 725.04	616	FT	\$	40.00	\$	24,640
	Luminaire, Conventional, Solid State (LED), 152W, Type III, 480V, As Per Plan	41	EACH	\$	700.00	\$	28,700
625	Trench	6781	FT	\$	12.00	\$	81,372
625	Pull Box, 725.08, 18"	12	EACH	\$	1,200.00	\$	14,400
625	Ground Rod	41	EACH	\$	325.00	\$	13,325
625	Power Service, As Per Plan	1	EACH	\$	15,000.00	\$	15,000
625	Special - Maintain Existing Lighting	LS	LS	\$	33,333.00	\$	33,333
625	Light Pole Removed	0	EACH	\$	300.00	\$	-
625	Light Pole Foundation Removed	8	EACH	\$	450.00	\$	3,600
625	Luminaire Removed	8	EACH	\$	65.00	\$	520
625	Power Service Removed	0	EACH	\$	745.00	\$	-
625	Luminaire Support Removed	0	EACH	\$	250.00	\$	-
	Subtotal					\$	513,983

Alum Creek Drive - Rohr Road to Toy Road

Detailed Construction Estimate

SIGNALS

Signal (Full Replacement)	1	Lump	\$ 250,000.00	\$ 250,000
Signal (Minor Modifications)	1	Lump	\$ 25,000.00	\$ 25,000
Signal (Major Modifications)		Lump	\$ 100,000.00	\$ -
TRENCH	-	FT	\$ 5.75	\$ -
Pull Box	-	EA	\$ 1,700.00	\$ -
Interconnect	-	EA	\$ 45.00	\$ -
Subtotal				\$ 275,000

STRUCTURES

Subtotal \$ -

LANDSCAPING

-	SF	\$ -	\$ -
-	SF	\$ -	\$ -
-	SF	\$ -	\$ -
-	EA	\$ -	\$ -
-	Lump		\$ -
-	Lump	\$ -	\$ -
-	Lump	\$ -	\$ -

Subtotal \$ -

MISCELLANEOUS

614	Maintaining Traffic (1/3 of Project Total)	-	Lump	\$ 448,776.00	\$ 448,776
623	Construction Layout Stakes	-	Lump	\$ 20,000.00	\$ 20,000
624	Mobilization	-	Lump	\$ 60,000.00	\$ 60,000
Subtotal					\$ 528,776

	Construction Total	\$ 4,814,000
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Statements of Probable Construction and Right-of-Way Costs and Detailed Cost Estimates prepared by the Engineer represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that the Engineer has no control over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Engineer cannot and does not guarantee that bids or prices will not vary from any Statement of Probable Construction Cost or other cost estimate prepared by him.

Alum Creek Drive - Toy Road to Groveport Road

CONSTRUCTION COSTS

Roadway	\$ 3,380,000	Signals	\$ -
Erosion Control	\$ 590,000	Street Lighting	\$ 767,000
Drainage	\$ 504,000	Structures	\$ 13,079,000
Pavement	\$ 3,357,000	Landscaping	\$ -
Water	\$ -	Miscellaneous	\$ 554,000
Traffic Control	\$ 67,000		
Construction Item Subtotal (rounded)			\$ 22,298,000
Project Scale Factor*	0%	Project Scale Unit Cost Cont.	\$ -
General Contingency	20%	General Contingency	\$ 4,459,600
Inflation Rate**	21.6%	Inflation**	\$ 5,780,000
Year of Estimate/Construction	2024 2028	Subtotal of Construction Costs	\$ 32,537,600

**Smaller projects typically have higher unit costs due to a loss of economies of scale. The Project Scale Factor is a rough adjustment to unit costs provided for projects which are often significantly larger.*

***General inflation rate calculated via ODOT Office of Estimating Business Plan Inflation Calculator*

OTHER PROJECT COSTS

Utility Relocation		\$ 162,858
Right-of-Way		\$ 560,000
Environmental	1.5%	\$ 489,000
Engineering	13% of Construction Subtotal	\$ 4,230,000
Construction Observ., Services	7% of Construction Subtotal	\$ 2,278,000
Subtotal of Other Project Costs		\$ 7,719,858

ESTIMATED TOTAL PROJECT COST	\$ 40,257,458
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Estimate prepared by Stantec Consulting Services

4/18/2024

These cost estimates were developed at a planning level of analysis and many factors, some of which could affect the total project cost, remain unknown at this time. This estimates provides our best judgment of project cost based on the level of analysis (planning leve) by design professionals familiar with the construction industry. Bid item costs are based, in part, on previous bids tabulated by ODOT's Estimator software, and will vary as the Stantec has no control over a contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Stantec cannot and does not guarantee that bids or prices will not vary from this estimate.

Alum Creek Drive - Toy Road to Groveport Road

Detailed Construction Estimate

Item	Description	Quantity	Unit	Unit Cost	Total
ROADWAY					
201	Clearing & Grubbing	-	Lump	\$ 35,000.00	\$ -
202	Pavement Removed		SY	\$ 30.00	\$ -
202	Walk Removed	3,750	SF	\$ 6.00	\$ 22,500
202	Pipe Removed	710	FT	\$ 45.00	\$ 31,950.00
202	Curb Removed	15	FT	\$ 15.00	\$ 225.00
202	Curb and Gutter Removed		FT	\$ 25.00	\$ -
202	Guardrail Removed	8,093	FT	\$ 5.50	\$ 44,511.50
202	Fence Removed		FT	\$ 4.50	\$ -
202	Manhole Removed	4	EA	\$ 690.00	\$ 2,760.00
202	Catch Basin or Inlet Removed	13	EA	\$ 550.00	\$ 7,150.00
203	Excavation	5,899.00	CY	\$ 25.00	\$ 147,475
203	Embankment	97,141.89	CY	\$ 22.00	\$ 2,137,122
	Cut and Reuse as Fill	-	CY	\$ 18.00	\$ -
	Place Excavated Materials as Embankment	-	CY	\$ 15.00	\$ -
204	Subgrade Compaction	37,043	SY	\$ 4.50	\$ 166,695
606	Guardrail, Type MGS	6,225	FT	\$ 22.00	\$ 136,939
607	Fence, Misc.: Wood Fence (fall protection along path)	4,542	FT	\$ 30.00	\$ 136,260
608	Concrete Walk, 4"	40,896	SF	\$ 10.00	\$ 408,960
608	Concrete Walk, 8"		SF	\$ 9.00	\$ -
608	Curb Ramps	560	SF	\$ 35.00	\$ 19,600
	Concrete Steps APP	-	SF	\$ 150.00	\$ -
	Brick Walk A.P.P.		SF	\$ 23.00	\$ -
609	Curb and Gutter, Type 2	2,928	LF	\$ 40.00	\$ 117,120
622	Concrete Barrier, Single Slope	-	FT	\$ 80.00	\$ -
622	Concrete Barrier End Section	-	EA	\$ 3,000.00	\$ -
	Subtotal				\$ 3,379,267
EROSION CONTROL					
659	Temporary Erosion and Sediment Control	224,151	EA	\$ 1.00	\$ 224,151
659	Water	260	M GAL	\$ 85.00	\$ 22,100
659	Topsoil	5,343	CY	\$ 45.00	\$ 240,434
659	Agricultural Lime	10	ACRE	\$ 120.00	\$ 1,194
659	Commercial Fertilizer	7	TON	\$ 800.00	\$ 5,200
659	Seeding & Mulching	48,135	SY	\$ 2.00	\$ 96,270
	Subtotal				\$ 589,348
DRAINAGE					
611	12" Conduit, Type B	247	FT	\$ 140.00	\$ 34,580
612	12" Conduit, Type C	778	FT	\$ 115.00	\$ 89,470
611	15" Conduit, Type B	230	FT	\$ 450.00	\$ 103,500
611	15" Conduit, Type C	189	FT	\$ 120.00	\$ 22,680
611	Catch Basin No. 2-2B	1	EA	\$ 2,650.00	\$ 2,650
611	Catch Basin No. 3	5	EA	\$ 4,650.00	\$ 23,250
611	Catch Basin No. 3A	8	EA	\$ 3,500.00	\$ 28,000
611	Catch Basin Adjusted to Grade	12	EA	\$ 975.00	\$ 11,700
611	Catch Basin Reconstructed to Grade	1	EA	\$ 2,400.00	\$ 2,400
611	Manhole No. 3	10	EA	\$ 4,800.00	\$ 48,000
611	Manhole, Adjusted to Grade	9	EA	\$ 900.00	\$ 8,100
611	Manhole, Reconstructed to Grade	4	EA	\$ 1,900.00	\$ 7,600
605	4" Base Pipe Underdrain	9900	FT	\$ 12.00	\$ 118,800
611	Precast Reinforced Concrete Outlet	5	EA	\$ 385.00	\$ 1,925
602	Concrete Masonry	0.20	CY	\$ 2,650.00	\$ 530
	Subtotal				\$ 503,185
PAVEMENT					
203	Embankment using No. 57 Stone	505	SY	\$ 150.00	\$ 75,750
254	Pavement Planing	302,194	SY	\$ 4.00	\$ 1,208,776
301	Asphalt Concrete Base	6,719	CY	\$ 120.00	\$ 806,334
304	Aggregate Base	5,417	CY	\$ 60.00	\$ 324,994
407	Tack Coat	6,813	GAL	\$ 4.00	\$ 27,252
441	Asphalt Concrete Surface Course	2,714	CY	\$ 195.00	\$ 529,259
441	Asphalt Concrete Intermediate Course	2,140	CY	\$ 215.00	\$ 460,055
	Subtotal				\$ 3,356,670

Alum Creek Drive - Toy Road to Groveport Road

Detailed Construction Estimate

WATER

638	6" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$ 100.00	\$ -
638	8" Ductile Iron Water Pipe and Fittings, Class 54	-	FT	\$ 125.00	\$ -
638	16" Ductile Iron Water Pipe and Fittings, Class 53	-	FT	\$ 200.00	\$ -
638	6" Valve and Appurtenances	-	EA	\$ 600.00	\$ -
638	Fire Hydrant	-	EA	\$ 2,500.00	\$ -
638	Valve Box Adjusted to Grade	-	EA	\$ 300.00	\$ -
638	Fire Hydrant Adjusted to Grade	-	EA	\$ 800.00	\$ -
	Water Line to Irrigation	-	FT	\$ 20.00	\$ -
	Water Service and Meter	-	Lump	\$ 3,000.00	\$ -
816	3/4" Water Service Tap Relocated	-	EA	\$ 1,000.00	\$ -
	Subtotal				\$ -

TRAFFIC CONTROL

621	RPM	-	EA	\$ 70.00	\$ -
630	Removal of Ground Mounted Sign and Disposal	-	EA	\$ 20.00	\$ -
630	Removal of Ground Mounted Post Support and Disposal	-	EA	\$ 22.00	\$ -
630	Sign, Flat Sheet	-	SF	\$ 25.00	\$ -
631	Sign, Double faced, Street Name	-	EA	\$ 90.00	\$ -
630	Ground Mounted Support, No. 3 Post	-	FT	\$ 18.00	\$ -
630	Street Name Sign Support, No. 3 Post	-	FT	\$ 20.00	\$ -
644	Center Line	1.96	MI	\$ 8,500.00	\$ 16,680
644	Edge Line	1.84	MI	\$ 5,500.00	\$ 10,107
644	Lane Line	3.82	MI	\$ 2,200.00	\$ 8,404
644	Channelizing Line	4,120	FT	\$ 3.00	\$ 12,359
644	Transverse Line	360	FT	\$ 10.00	\$ 3,599
644	Stop Line	397	FT	\$ 15.00	\$ 5,953
644	Crosswalk Line	924	FT	\$ 5.00	\$ 4,622
644	Parking Stall Line	-	FT	\$ 1.50	\$ -
644	Lane Arrow	39	EA	\$ 125.00	\$ 4,876
644	Word on Pavement	-	EA	\$ 100.00	\$ -
	Markings Removal	-	LF	\$ 2.50	\$ -
	RRFB	-	EA	\$ 15,000.00	\$ -
	Subtotal				\$ 66,600

LIGHTING

625	Connection, Fused Pull Apart	128	EACH	\$ 110.00	\$ 14,080
625	Connection, Unfused Permanent	0	EACH	\$ 100.00	\$ -
625	Light Pole, Conventional, Design AT10B40	2	EACH	\$ 2,999.00	\$ 5,998
625	Light Pole, Conventional, Design AT12B40	32	EACH	\$ 3,000.00	\$ 96,000
625	Light Pole, Conventional, Design AT15B40	26	EACH	\$ 3,200.00	\$ 83,200
625	Light Pole, Conventional, Design ST10B40	4	EACH	\$ 4,000.00	\$ 16,000
625	Light Pole Anchor Bolts on Structure	16	EACH	\$ 345.00	\$ 5,520
625	Light Pole Foundation, 24"X8' Deep	60	EACH	\$ 1,800.00	\$ 108,000
625	No. 4 AWG 600 Volt Distribution Cable	3390	FT	\$ 2.85	\$ 9,662
625	No. 10 AWG Pole and Bracket Cable	10182	FT	\$ 2.00	\$ 20,364
625	1-1/2" Duct Cable with Three No. 4 AWG 2400 Volt Cables	10732	FT	\$ 10.00	\$ 107,320
625	Conduit, 2", 725.04	670	FT	\$ 35.00	\$ 23,450
625	Conduit, 3", 725.04	340	FT	\$ 40.00	\$ 13,600
625	Luminaire, Conventional, Solid State (LED), 152W, Type III, 480V, As Per Plan	64	EACH	\$ 700.00	\$ 44,800
625	Trench	11072	FT	\$ 12.00	\$ 132,864
625	Pull Box, 725.08, 18"	10	EACH	\$ 1,200.00	\$ 12,000
625	Pull Box, 725.08, 24"	2	EACH	\$ 1,500.00	\$ 3,000
625	Ground Rod	60	EACH	\$ 325.00	\$ 19,500
625	Structure Grounding System	1	EACH	\$ 2,000.00	\$ 2,000
625	Power Service, As Per Plan	1	EACH	\$ 15,000.00	\$ 15,000
625	Special - Maintain Existing Lighting	LS	LS	\$ 33,333.00	\$ 33,333
625	Luminaire Removed	2	EACH	\$ 65.00	\$ 130
625	Luminaire Support Removed	2	EACH	\$ 250.00	\$ 500
	Subtotal				\$ 766,321

Alum Creek Drive - Toy Road to Groveport Road

Detailed Construction Estimate

SIGNALS

Signal (Full Replacement)		Lump	\$ 250,000.00	\$ -
Signal (Minor Modifications)		Lump	\$ 25,000.00	\$ -
Signal (Major Modifications)		Lump	\$ 100,000.00	\$ -
TRENCH	-	FT	\$ 5.75	\$ -
Pull Box	-	EA	\$ 1,700.00	\$ -
Interconnect	-	EA	\$ 45.00	\$ -
Subtotal				\$ -

STRUCTURES

Spec Bridge over Big Walnut - (Alt 3 Structure Type Study)	10,325,526	EA	\$ 1.00	\$ 10,325,526
Spec Bridge over Big Walnut - (Alt 3 Structure Type Study) - Life Cycle Cos	2,752,730	EA	\$ 1.00	\$ 2,752,730
	-	EA	\$ -	\$ -
Subtotal				\$ 13,078,256

LANDSCAPING

	-	SF	\$ -	\$ -
	-	SF	\$ -	\$ -
	-	SF	\$ -	\$ -
	-	EA	\$ -	\$ -
	-	Lump	\$ 50,000.00	\$ -
	-	Lump	\$ -	\$ -
	-	Lump	\$ -	\$ -
Subtotal				\$ -

MISCELLANEOUS

614 Maintaining Traffic (1/3 of Project Total)		Lump	\$ 448,776.00	\$ 448,776
623 Construction Layout Stakes		Lump	\$ 30,000.00	\$ 30,000
624 Mobilization		Lump	\$ 75,000.00	\$ 75,000
Subtotal				\$ 553,776

	Construction Total	\$ 21,790,000
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Statements of Probable Construction and Right-of-Way Costs and Detailed Cost Estimates prepared by the Engineer represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that the Engineer has no control over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Engineer cannot and does not guarantee that bids or prices will not vary from any Statement of Probable Construction Cost or other cost estimate prepared by him.

PART 3 R/W COST - TOY TO GROVEPORT

PARCEL #	ID	Description of Affected Property	Zestimate -or- Total Value	Improved Value (auditor)	Land Value (auditor)	Total Value (auditors)	Adjustment Factor	Adjusted Improved Value	Adjusted Land Value	Land Takes (provide distance measurements in feet, or indicate the percent take)				Damages Based on highest and best use. Indicate 100% for total takes.		Subtotal	Transaction Costs (automatically calculated)		Total by Property	TOTAL R/W Costs	
										Land Acreage	Cost per Acre (Auditor)	Cost per Acre (Estimated)	Take in Acres	Land Costs	Damages SWAG		Damages	Appraisal and Title Fees		Relocation Expenses	\$ 560,000
104	152-001637	THOMSON LOGISTICS ASSETS LLC	9,598,000	9,879,800	1,459,500	\$ 11,339,300	1	\$ 9,879,800	\$ 1,459,500	14.60	\$ 100,000		0.63	\$ 62,687	0%	\$ 50,000	\$ 112,686.75	\$ 5,000	\$ -	\$ 117,687	
106/108	150-000356	KENDALL ROBERT L III		93,900	49,100	\$ 143,000	1	\$ 93,900	\$ 49,100	3.51	\$ 13,989		0.05	\$ 696	0%		\$ 695.73	\$ 5,000	\$ -	\$ 5,696	
112/113	152-001544	KENMORE AGGREGATES I LLC	750,000	-	229,900	\$ 229,900	3	\$ -	\$ 750,000	124.00	\$ 1,854	\$ 100,000	3.20	\$ 319,889	0%	—	\$ 319,888.93	\$ 5,000	\$ -	\$ 324,889	
114	152-000717	BT PROPERTY LLC	4,070,100	3,811,400	1,176,600	\$ 4,988,000	1	\$ 3,110,020	\$ 960,080	23.04	\$ 51,067.71	\$ 100,000	0.48	\$ 38,494	0%	—	\$ 38,494.38	\$ 5,000.00	\$ -	\$ 43,494.38	
	152-000716	BT PROPERTY LLC		-	283,400	\$ 283,400	1	\$ -	\$ 283,400	5.59	\$ 50,697.67	\$ 100,000		\$ 9,624	0%	—	\$ 9,623.60	\$ 5,000.00	\$ -	\$ 14,623.60	
117	152-000851	3-D DEVELOPMENT LLC		-	641,400	\$ 641,400	1	\$ -	\$ 641,400	30.40	\$ 21,099.38	\$ 100,000	0.22	\$ 21,603	0%	—	\$ 21,603.19	\$ 5,000.00	\$ -	\$ 26,603.19	
107	152-002034	SHOWALTER DOUGLAS W	159,500	97,800	87,200	\$ 185,000	1	\$ 84,319	\$ 75,181	5.00	\$ 17,440.00		0.13	\$ 2,233	0%		\$ 2,232.86	\$ 5,000.00	\$ -	\$ 7,232.86	
100	152-002035	SHEETZ, INC.		1,018,500	883,700	\$ 1,902,200	1	\$ 1,018,500	\$ 883,700	8.84	\$ 100,000		0.14	\$ 14,139	0%		\$ 14,138.54	\$ 5,000	\$ -	\$ 19,139	

4.84 ACRES
7 # OF PARCELS