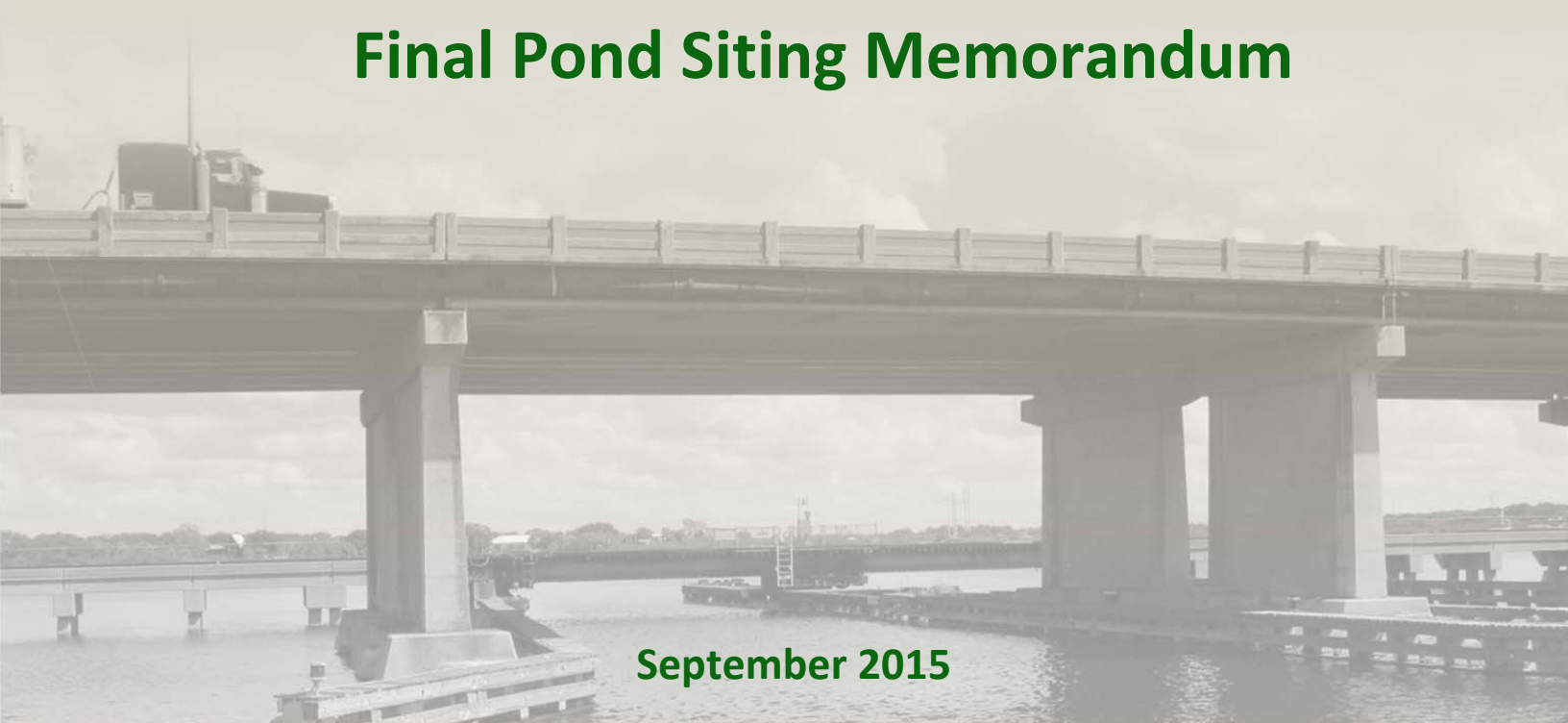


US 41 (SR 45)

From Kracker Avenue to South of SR 676 (Causeway Boulevard)
Project Development and Environment (PD&E) Study



Final Pond Siting Memorandum



September 2015

MEMORANDUM

Date: Rev. September 9, 2015
To: Stephanie Pierce, Project Manager, FDOT District 7
From: Jeff Novotny, PE, AICP
CC: Larry Weatherby; file
Subject: **US 41 PD&E from Kracker Ave to South of SR 676 (Causeway Blvd)**
 Hillsborough County – WPI #430056-1
Pond Siting Memo for ROW Cost Estimating

Stormwater Management Ponds (as Stormwater Management Facilities or SMF) have been conceptually sited to serve the improvements considered by the referenced PD&E evaluation for ROW cost estimation purposes. The sites identified are based on limited available data and are preliminary only. **Table 1-1** below identifies the pond areas per basin, including ROW for the pond site and easement area required for conveyance. Floodplain Compensation (FPC) area has been factored into the table and figures as well. The conceptual pond site locations are identified in the attached map figures. The conceptual areas take into consideration avoidance of wetland impacts, unusable parcel remnants, easement requirements and other considerations; as such, the conceptual area is greater than the minimum estimated requirement.

Table 1-1 Conceptual SMF/FPC Areas

Project Basin No.	Estimated Min SMF Area (ac)	Estimated FPC Area (ac)	Conceptual SMF/FPC Area (ac)	Anticipated Wetland Impact Area (ac)	Whole or Partial "Take"
1	1.20	0.00	1.30	0.05 of 0.05	Partial
2	1.50	0.00	1.61	0.00 of 0.09	Whole
3	1.60	----	1.65	----	Partial
	----	1.70	1.70	----	Partial
4	1.70	0.35	2.63	0.10 of 0.49	Whole/Partial
5	2.10	----	5.17*	0.10 of 1.29	Whole
6	3.40	----	4.34**	----	Partial
7	5.00	----	14.22	2.71 of 2.71	Partial
8	1.50	----	1.70	0.00 of 0.13	Partial
9	1.50	----	1.80	----	Partial
10	1.50	6.35	8.50	0.00 of 0.53	Partial
11	2.00	1.96	4.00	----	Partial
	3.30	----	3.50	----	Partial
12/13	----	3.79	3.85	----	Partial
	Totals	26.30	14.15	55.97	2.96 of 5.29

*0.20 ac includes easement area and 4.97 ac includes pond area

**0.94 ac includes easement area and 3.40 ac includes pond area

(Continued on next page)

The previous Conceptual SMF/FPC Area of 67.66 acres was based on Attenuation and Water Quality for Pond Sizing Areas. After meeting with the Southwest Florida Water Management District, attenuation was not a factor with most areas, allowing the pond sizing to decrease. Bill McTeer has provided a ROW total cost estimate of \$20,502,400 for pond sites, which is summarized on the following page based on 67.66 acres. Based on the new conceptual area of 55.97 acres and a factor of \$303,020.99/acre, the approximate new total estimate is approximately \$17,000,000.

Attachment: Map figures showing representative pond sites

**FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SEVEN RIGHT OF WAY COST ESTIMATE**

HDR#: 215760-33

FM#: 430056-1	Alternate: Ponds	District: Seven
County: Hillsborough	Segment: N/A	Date: 11-Jun-14
State Rd.: 45	FAP#: N/A	C.E. Sequence: N/A
Project Des. US 41 (SR 45) from Kracker Avenue to south of Causeway Blvd.		

Parcels	Gross	Net	Estimated Relocates:
Commercial	5	5	Business _____ 1
Residential	1	1	Residential _____ 2
Unimproved	9	9	Signs _____ 0
			Special _____ 1
Total Parcels	15	15	Total Relocates _____ 4

R/W SUPPORT COSTS (PHASE 41)			Amount
1. Direct Labor Cost	(Parcels 15 x 20,000 = Rate)		300,000
2. Indirect Overhead	(Parcels 15 x 0 = Rate)		0
3.			
TOTAL PHASE 41			\$300,000

R/W OPS (PHASE 4B)			Amount
4. Appraisal Fees Through Trial	15 Parcels x 30,000 =		450,000
5. Business Damage CPA Fees Through Trial	1 Claims x 19,000 =		19,000
6. Court Reporter & Process Servers	8 Parcels x 500 =		4,000
7. Expert Witness	11 Parcels x 30,000 =		330,000
8. Mediators	11 Parcels x 2,400 =		26,400
9. Demolition, Asb. Abate., Survey, etc.	8 Imprvmet x 15,000 =		120,000
10. Miscellaneous Contracts	1 Per Project x 15,000 =		15,000
11. Appraisal Fee Review	5 Parcels x 5,000 =		25,000
12.			
TOTAL PHASE 4B			\$989,400

R/W LAND COSTS (PHASE 43)			Amount	Subtotal
13. Land, Improvements & Severance Damages and Cost to Cure Amount	0 x 120% * Design plan stage =		0	
14. Water Retention & Mit. (12 Ponds)	10,858,697 x 120% (0 Parcels w/o RW Acq)		13,030,400	
15. SUBTOTAL (2,886,801 SF)		(Lines 13 & 14)		13,030,400
16. Admin. Settlements (Factor 20% x 60% of Line 15)			1,563,600	
17. Litigation Awards (Factor 45% x 40% of Line 15)			2,345,500	
18. Business Damages (Claims 1 x 0)			275,000	
19. Bus. Damages Incr (Factor 25% x \$ 275,000)			68,800	
20. Owner Appr. Fees (Parcels 15 x \$15,000)			225,000	
21. Owner CPA Fees (Claims 1 x \$16,000)			16,000	
22. Defend. Atty Fees (Sum of Lines 16, 17 & 19) 3,977,900 x 33%			1,312,700	
23. Owner Expert Witn (Comm.+Unimp.) 5 + 9 x 18,000			252,000	
24. Other Condemn. Costs 15 x \$1,000			15,000	
25. SUBTOTAL		(Lines 16 thru 24)		6,073,600
26.				
TOTAL PHASE 43				\$19,104,000

* Design contingency for design plan stage:
(1) PD&E plans - 120% (2) 30% plans - 115% (3) 60% plans - 110% (4) 90% plans -105% (5) 268 Date -100%

R/W ACQUISITION CONSULTANT (PHASE 42)			
27. Acquisition Consultant-50% of parcels	\$20,000 x 0		0
TOTAL PHASE 42			\$0

RELOCATION COSTS (PHASE 45)			
Replacement Housing			
28. Owner	\$25,000 x 1		25,000
29. Tenant	\$25,000 x 1		25,000
Move Costs			
30. Residential	\$3,000 x 2		6,000
31. Business/Farm	\$30,000 x 1		30,000
32. Personal Property	\$3,000 x 1		3,000
33. (Lines 28 thru 32) Added \$20,000 for PP Move on Parcel 23			
TOTAL PHASE 45			\$109,000
34. Relocation Services Cost	\$10,900	(Not in Phase Total)	

35.			
36.			
37.		(All Phases)	TOTAL ESTIMATE
			\$20,502,400

Real Estate:	Daniel Trosper	Signed:	<i>D. Trosper</i>	Date:	06/11/14
Bus. Dam. :	Alfred Thompson	Signed:	<i>A. Thompson</i>	Date:	06/11/14
Relocation:	Daniel Trosper	Signed:	<i>D. Trosper</i>	Date:	06/11/14
Overall Review:	Alfred Thompson	Signed:	<i>A. Thompson</i>	Date:	06/11/14

Cost Estimate Sequence #: _____ Dated: _____ In the Amount of \$ _____ Data Input Completion Date: _____

REMARKS:

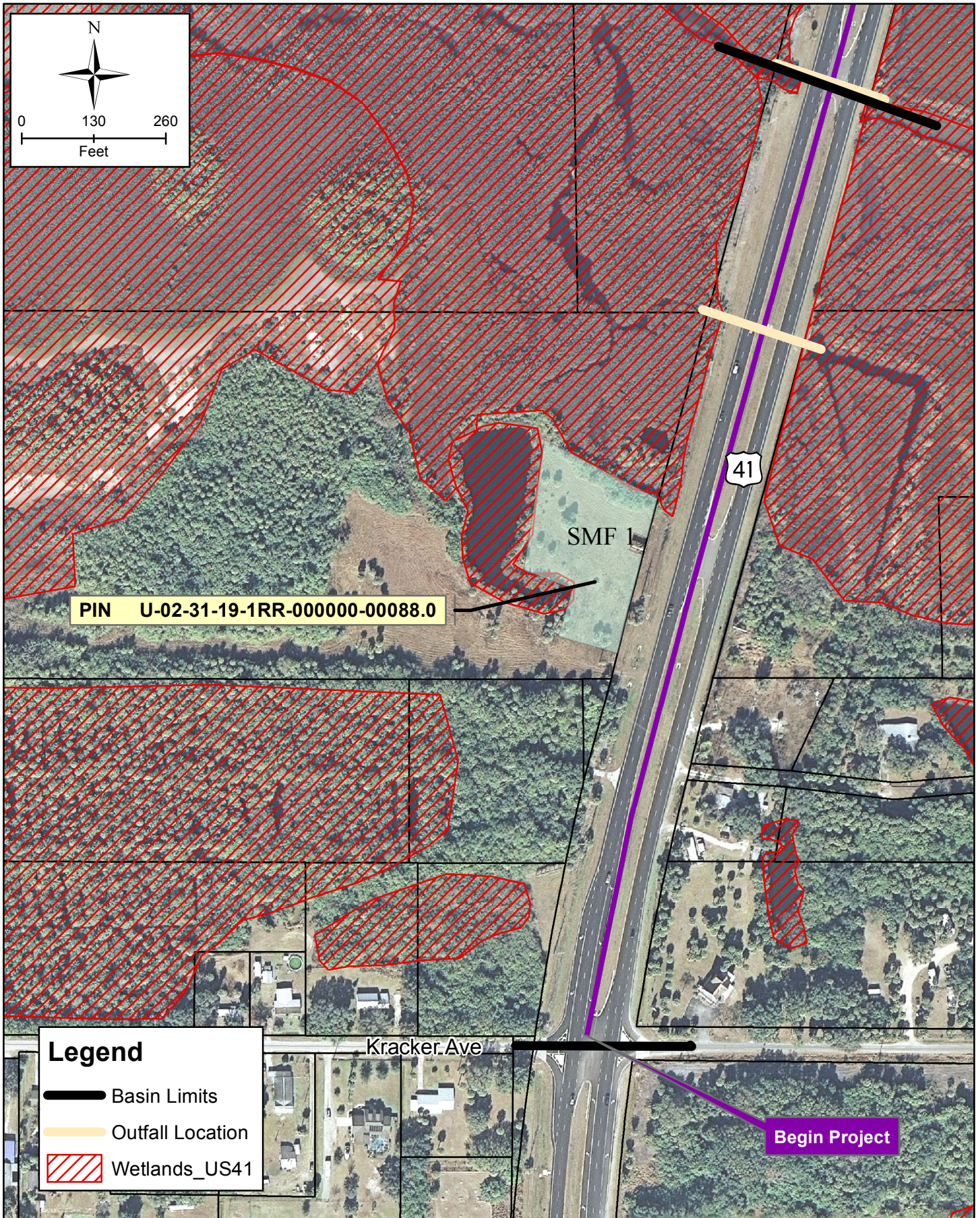
These are SMF and FPC estimates for the previous mainline cost estimates on this project. There are several listed parcels that might be considered for early acquisition, including SMF 2 - Parcel 1, SMF 3 - Parcel 1, SMF 4 / FPC 4 - Parcel 1, and SMF 5 - Parcel 1. There are varying degrees of interest. At least one is very interested in selling now.

There were many different types of parent tracts on the project. On multi-acre parcels with significant areas taken along US 41 frontage, the parent tracts were abbreviated where appropriate. Across the fence valuation was also utilized where appropriate.




The following indicates the estimator's confidence in the above estimate:

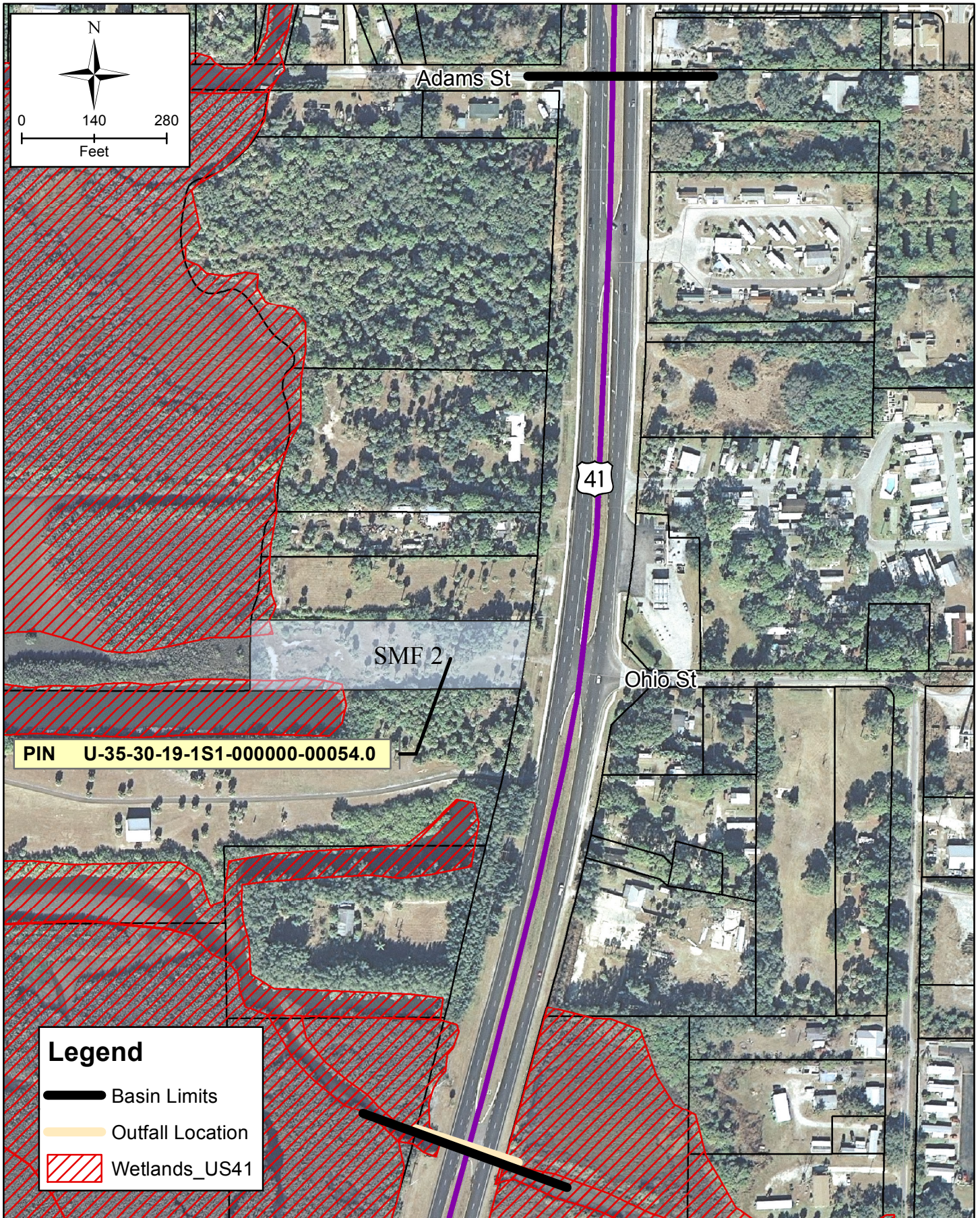
_____ Type A - indicates the most confidence
 _____ Type B - indicates above average confidence
 X Type C - indicates below average confidence
 _____ Type D - indicates the least or no confidence

The following indicates the Department's purpose for this estimate:
 Work Program Update: _____ Gaming 1: _____ Special Purpose: X Docs to RW: _____
 Comments: _____



Legend

-  Basin Limits
-  Outfall Location
-  Wetlands_US41



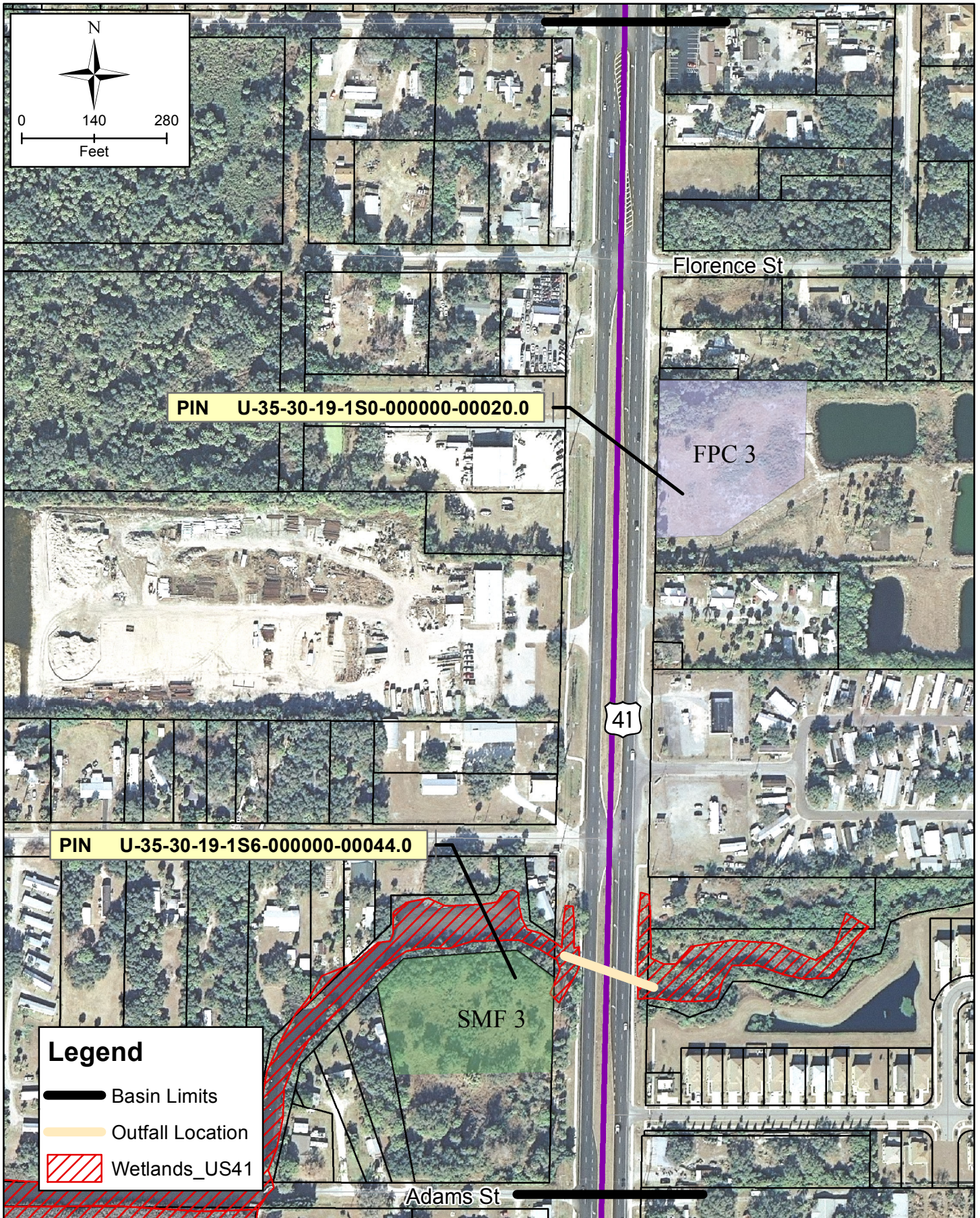
US 41 (SR 45) PD&E Study

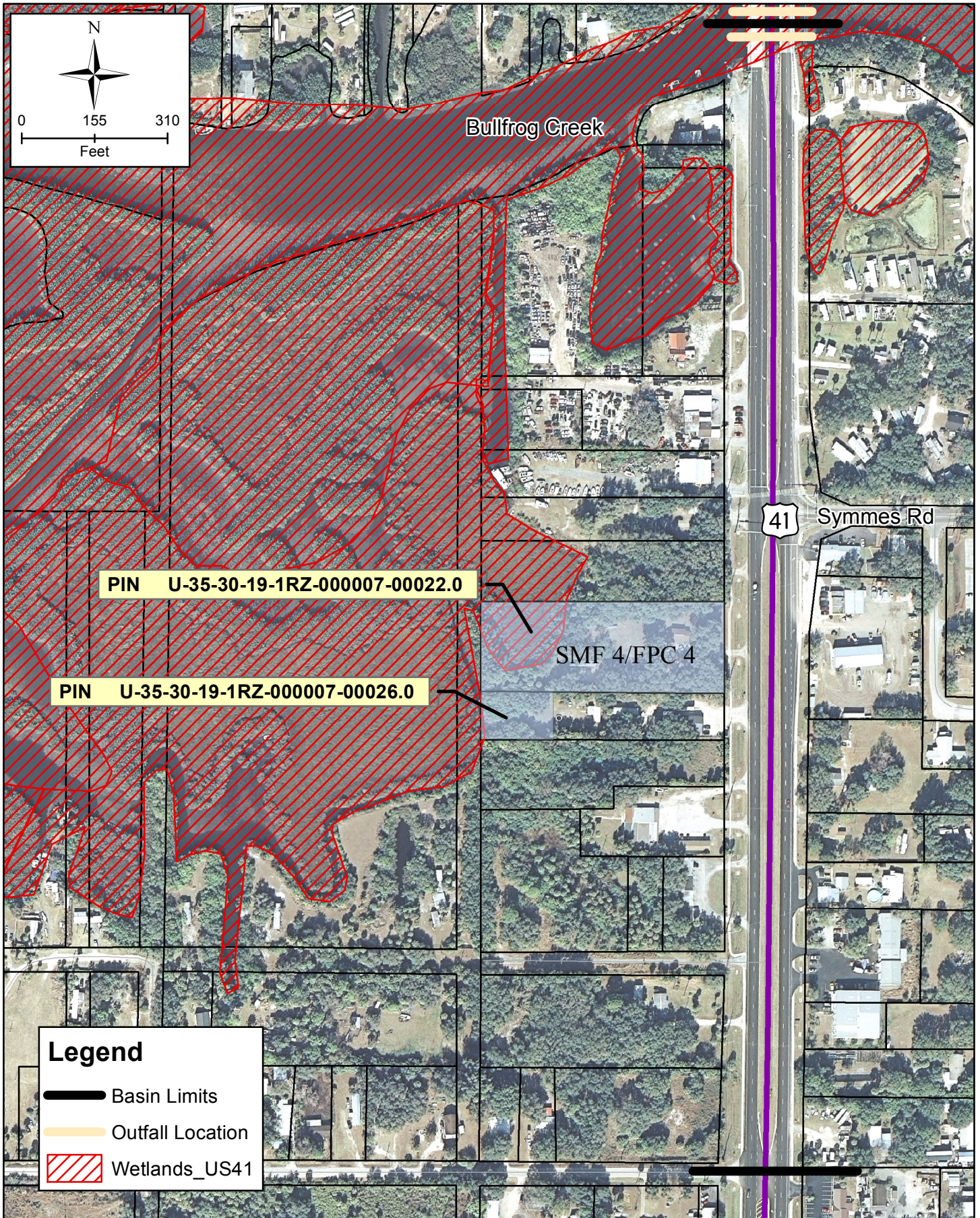
*From Kracker Avenue to South of SR 676
(Causeway Boulevard)*

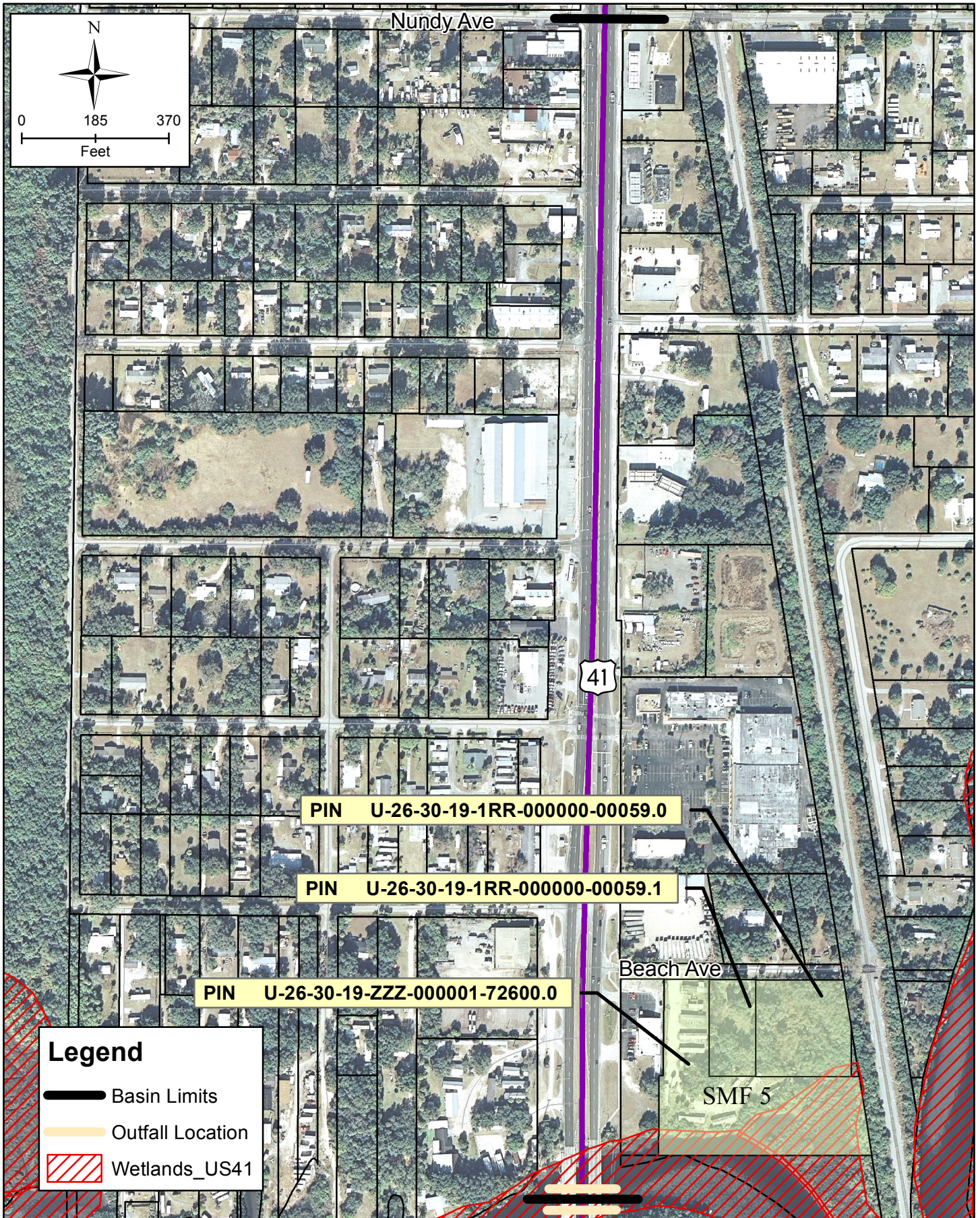
WPI Segment No. 430056 1 - Hillsborough County

Preliminary Pond Siting




Figure 1-2

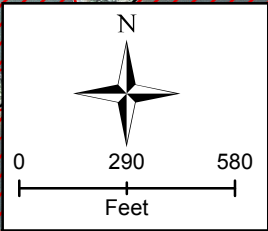
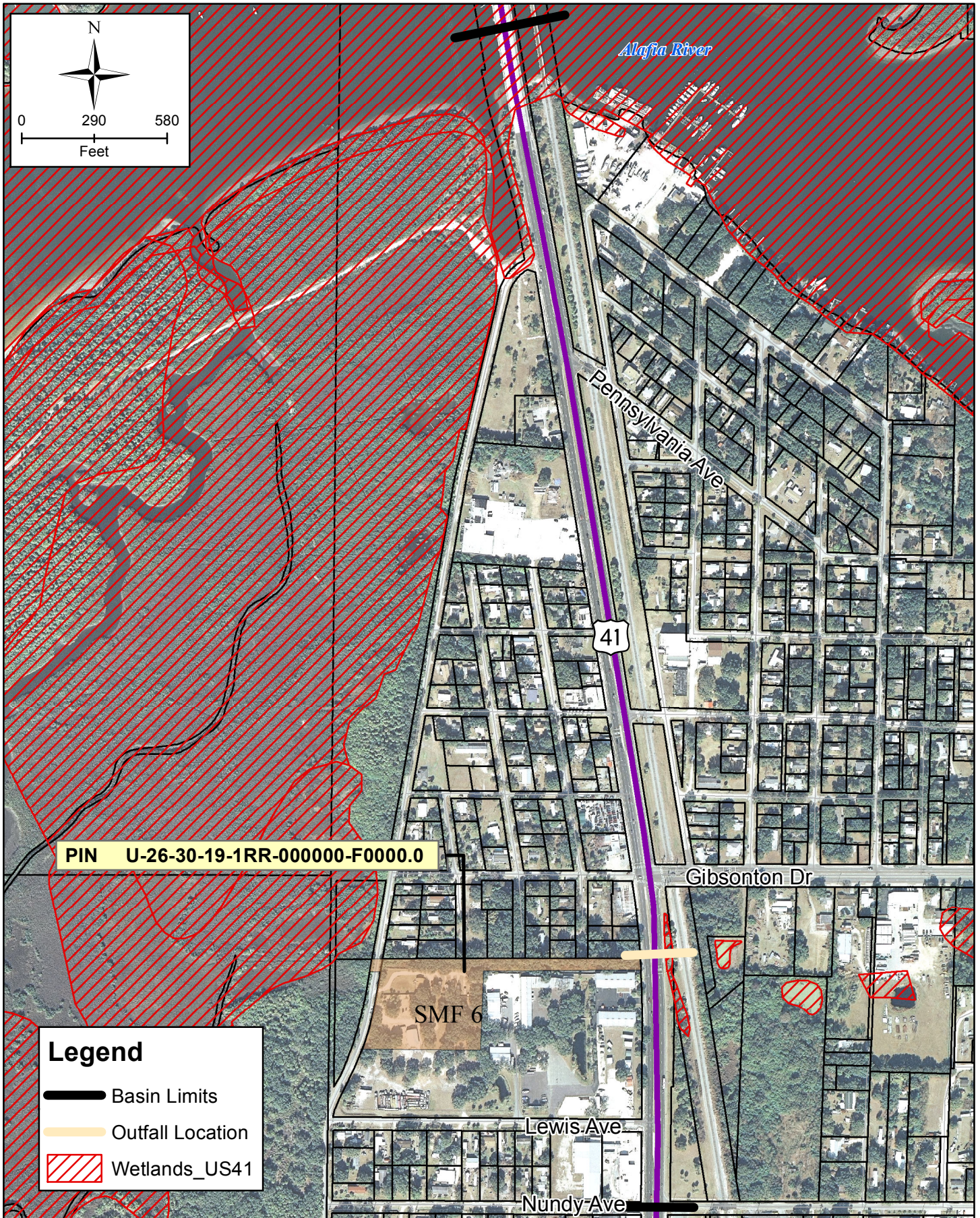






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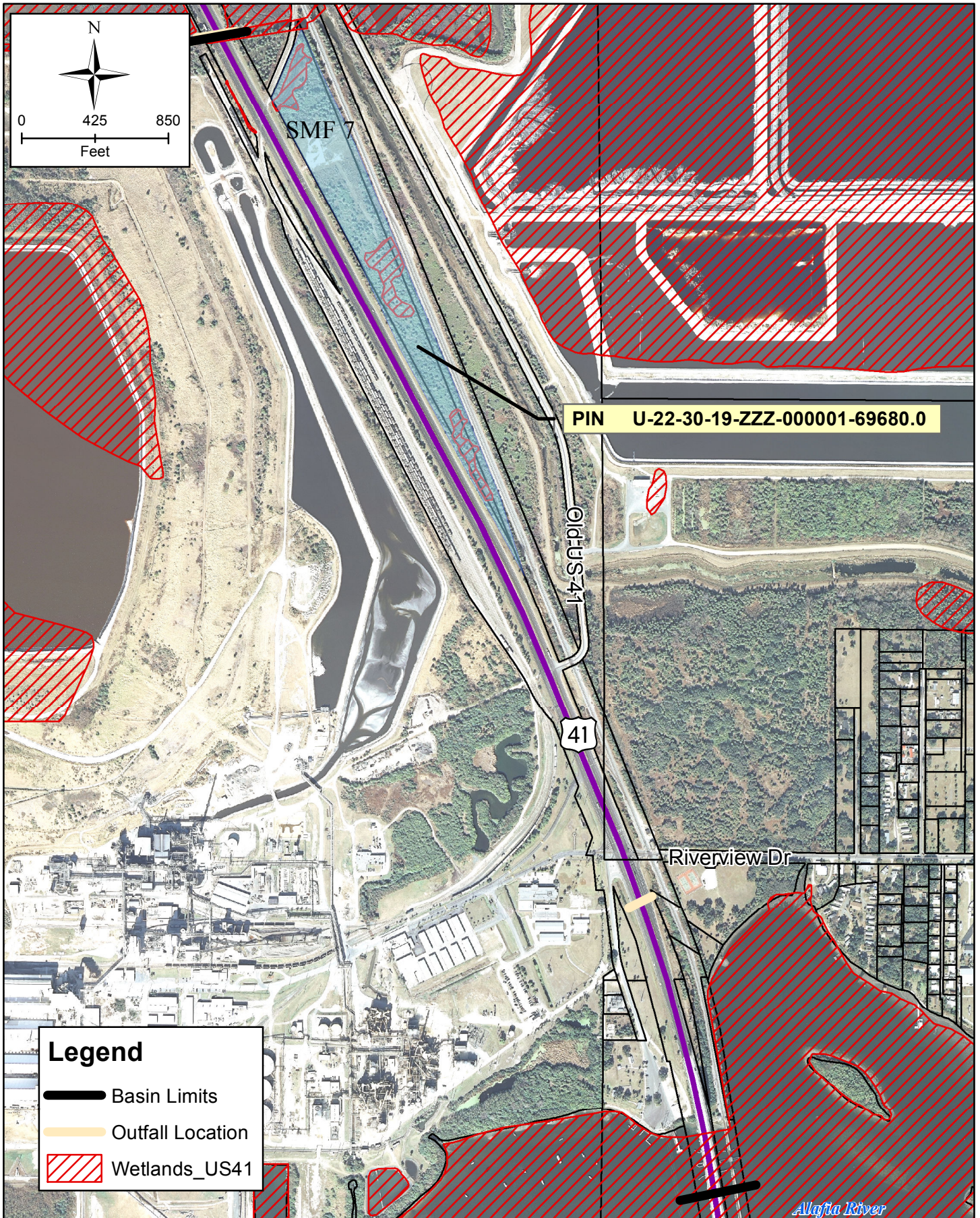
-  Basin Limits
-  Outfall Location
-  Wetlands_US41



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Legend

- Basin Limits
- Outfall Location
- Wetlands_US41



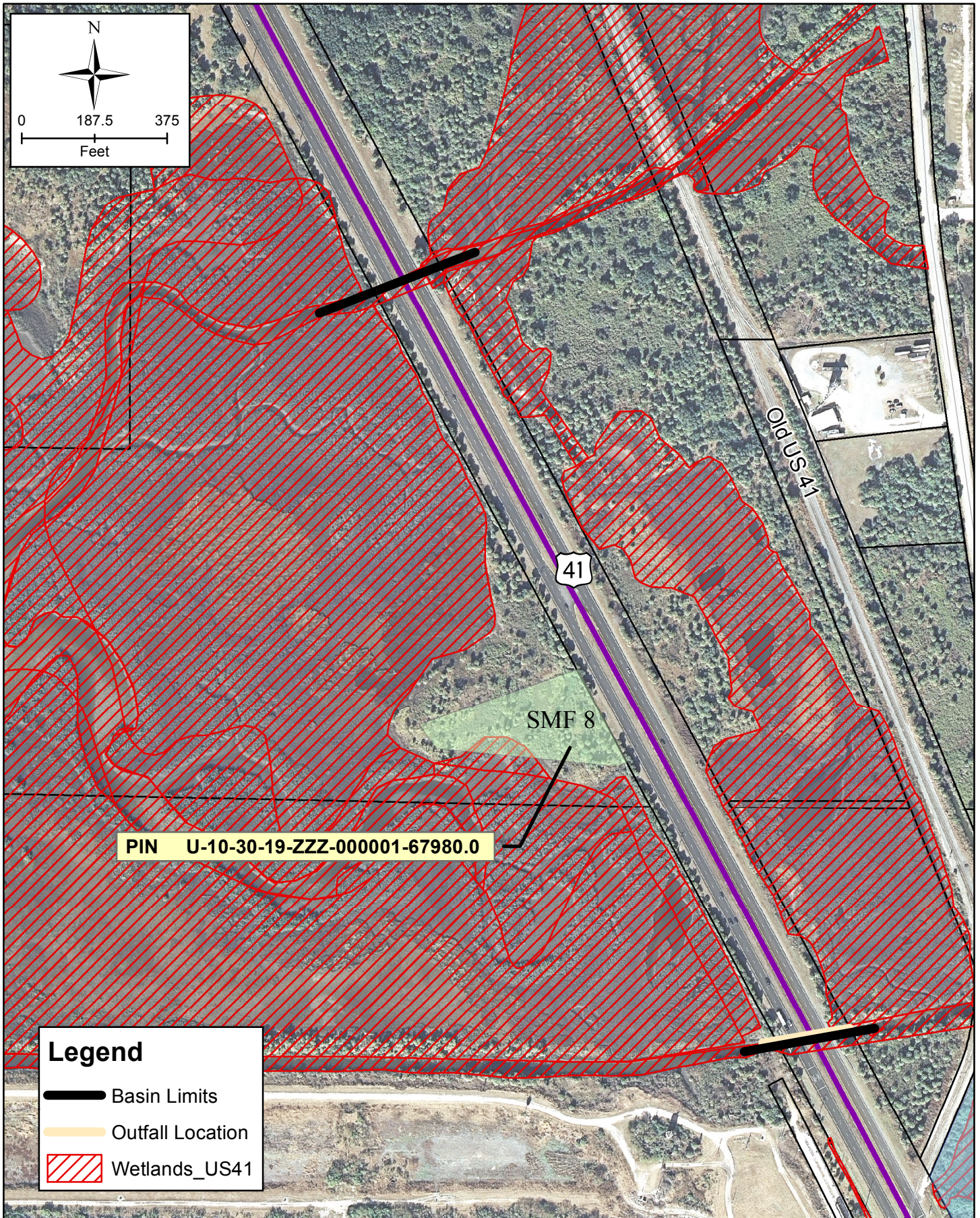
US 41 (SR 45) PD&E Study

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(Causeway Boulevard)




WPI Segment No. 430056 1 - Hillsborough County

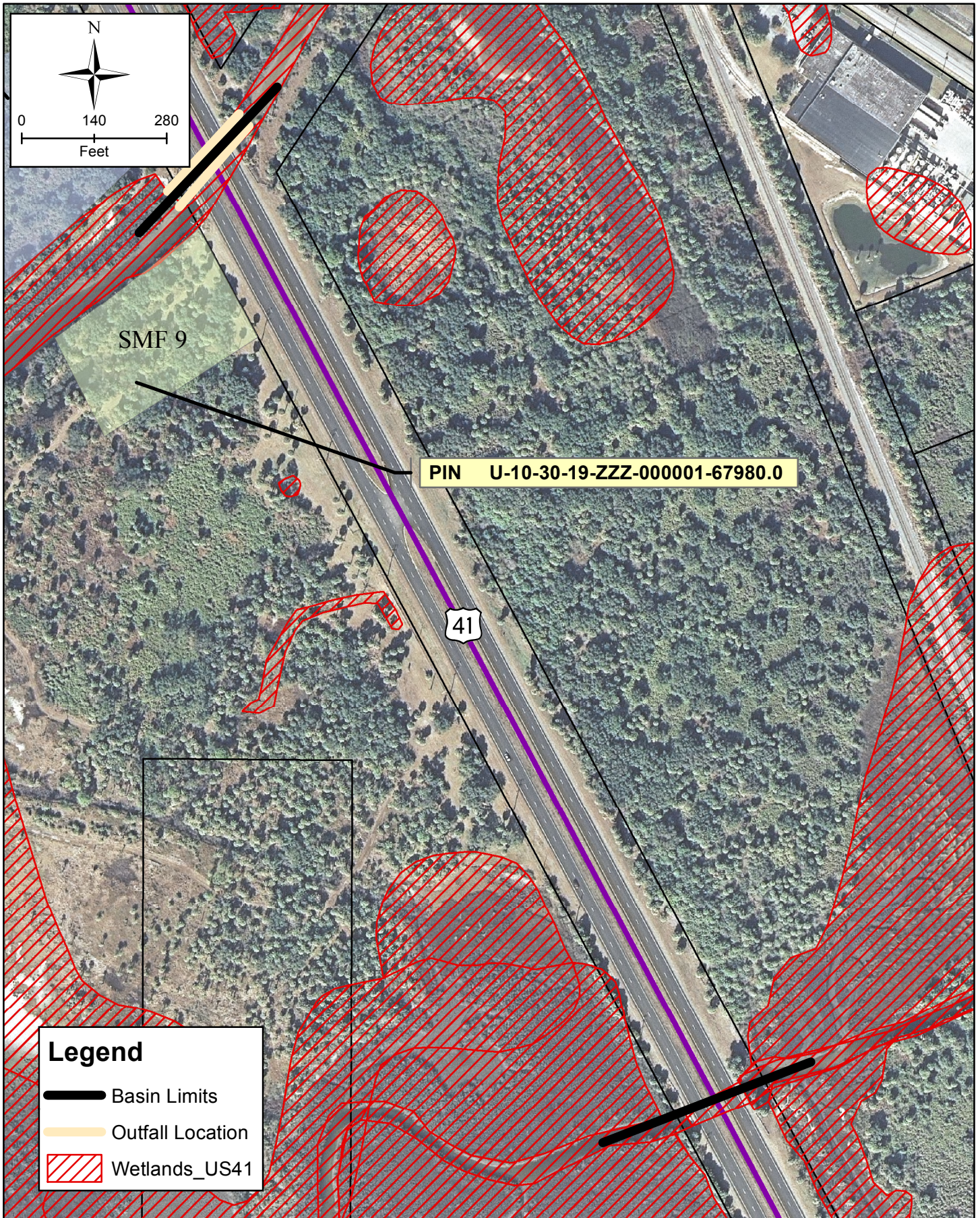
Preliminary Pond Siting

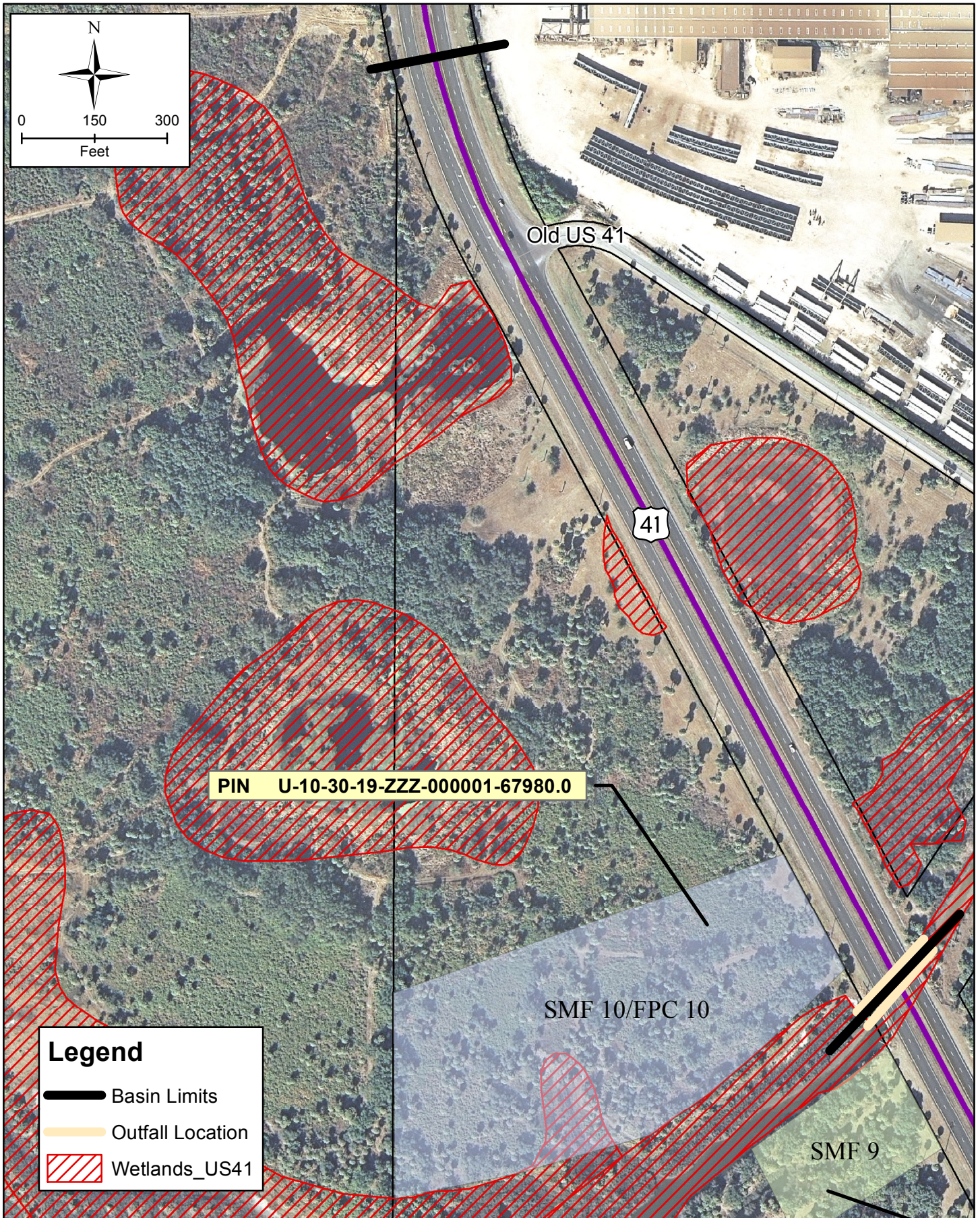
Figure 1-7






Legend

-  Basin Limits
-  Outfall Location
-  Wetlands_US41





Legend

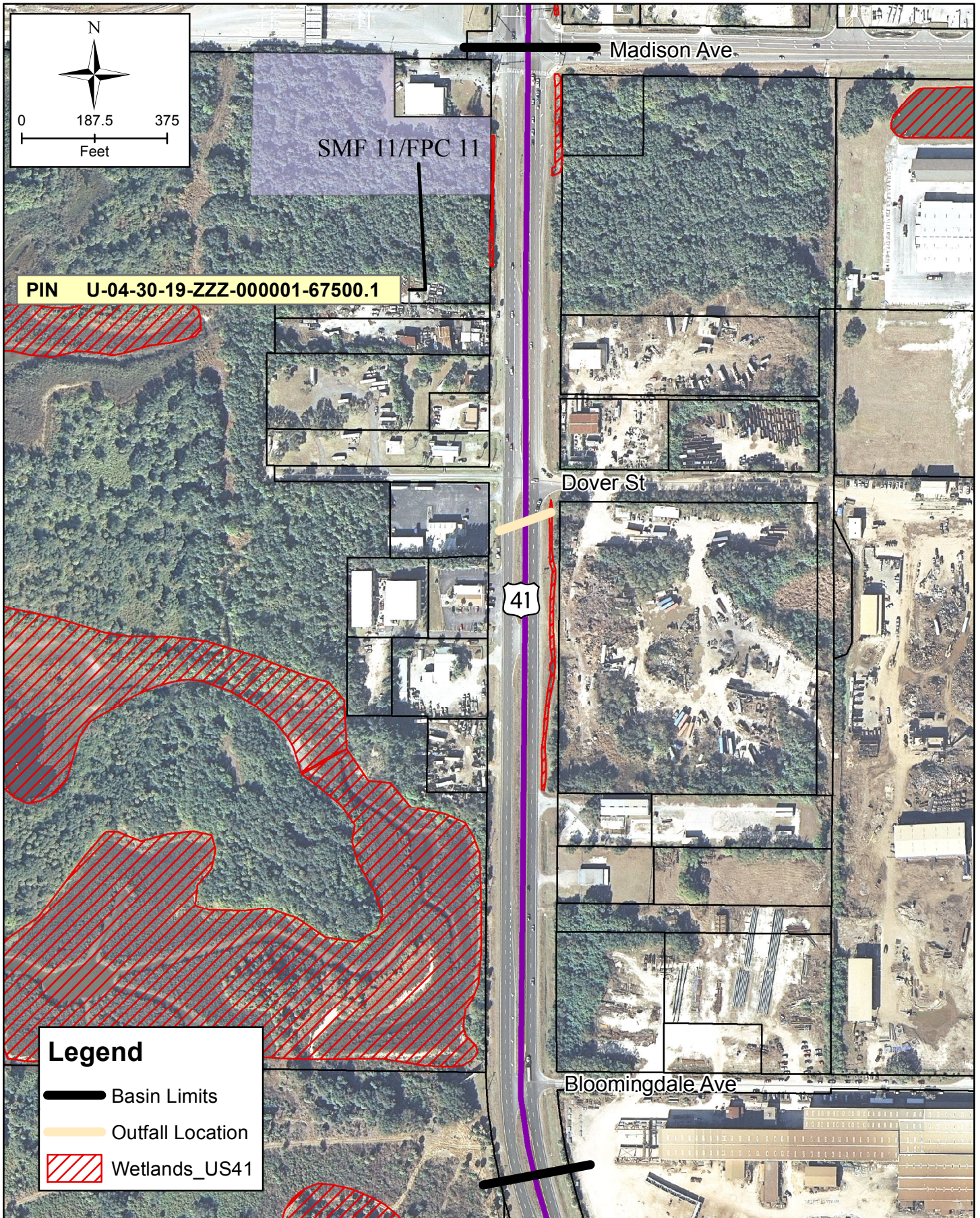
-  Basin Limits
-  Outfall Location
-  Wetlands_US41

US 41 (SR 45) PD&E Study
 From Kracker Avenue to South of SR 676
 (Causeway Boulevard)
 WPI Segment No. 430056 1 - Hillsborough County




Preliminary Pond Siting

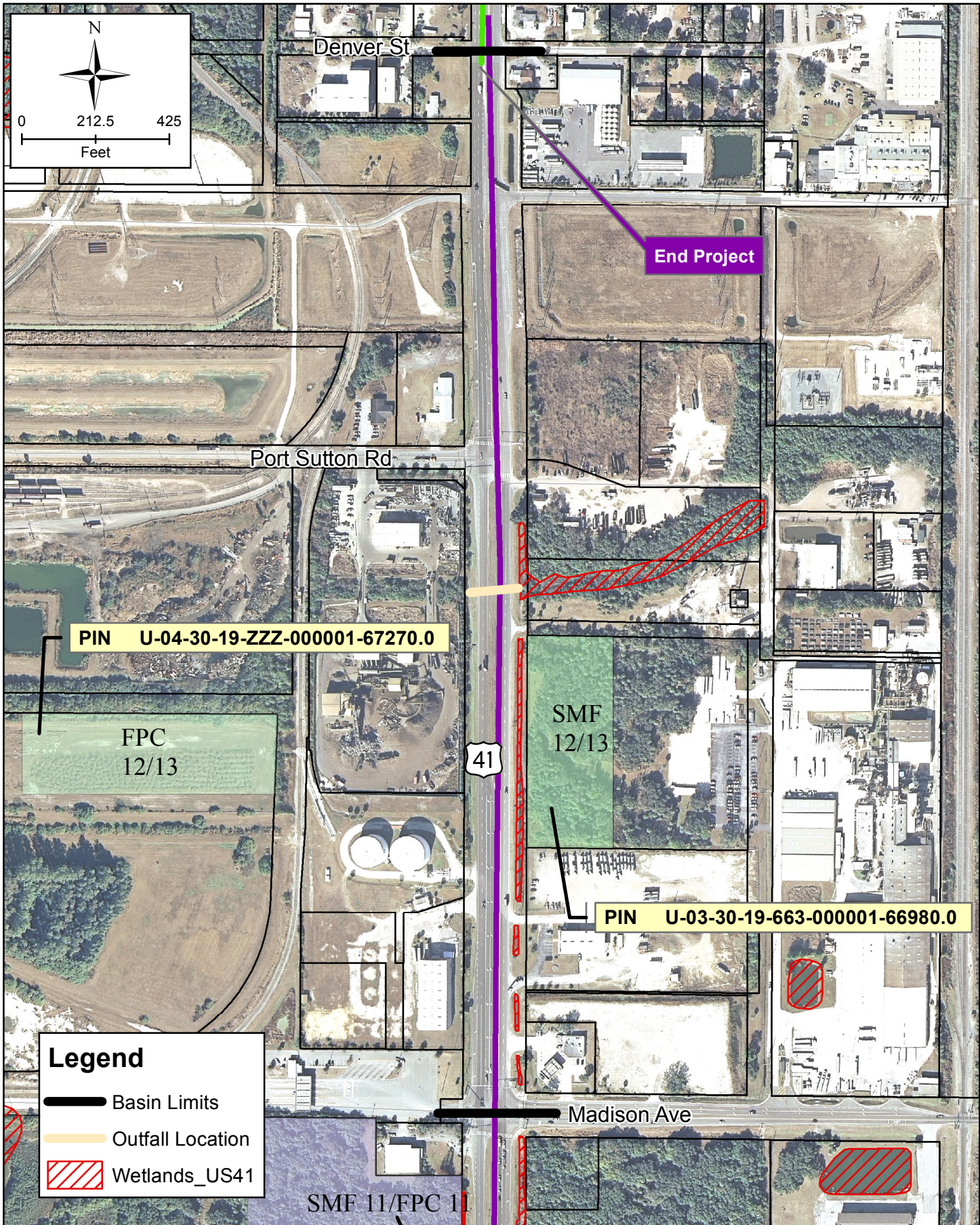
Figure 1-10








Legend

-  Basin Limits
-  Outfall Location
-  Wetlands_US41



Legend

-  Basin Limits
-  Outfall Location
-  Wetlands_US41