

## COST ESTIMATES





SUMMARY

The following pages are the individual cost estimates of the project. Below are summary tables of the individual costs as presented in the DEIS.

Estimated Construction Costs (as of April 2016)

	<b>6-Lane Widening Alternative</b>	<b>8-Lane Widening Alternative</b>	<b>Hybrid 6/8-Lane Widening Alternative</b>
I-4400	215,000,000	287,600,000	243,300,000
I-4700	149,800,000	196,900,000	196,900,000
<b>Total Cost</b>	<b>\$364,800,000</b>	<b>\$484,500,000</b>	<b>\$440,200,000</b>

Estimated Utility Cost (as of June 2015)

	<b>6-Lane Widening Alternative</b>	<b>8-Lane Widening Alternative</b>	<b>Hybrid 6/8-Lane Widening Alternative</b>
I-4400/I-4700	4,940,664	6,213,704	5,161,501
US 25 Interchange	68,096	68,096	68,096
<b>Total Cost</b>	<b>\$5,008,760</b>	<b>\$6,281,800</b>	<b>\$5,229,597</b>

Estimated Right of Way Cost (as of February 2016)

	<b>6-Lane Widening Alternative</b>		<b>8-Lane Widening Alternative</b>		<b>Hybrid 6/8-Lane Widening Alternative</b>	
	<b>Type</b>	<b>Cost (\$)</b>	<b>Type</b>	<b>Cost (\$)</b>	<b>Type</b>	<b>Cost (\$)</b>
<b>I-4400/ I-4700</b>	R - 2	40,000	R - 13	260,000	R - 8	160,000
	B - 0		B - 1	25,000	B - 0	
	L, I, & D	4,675,000	L, I, & D	7,265,000	L, I, & D	3,775,000
	ACQ	585,000	ACQ	1,200,000	ACQ	840,000
	<b>TOTAL</b>	<b>5,300,000</b>	<b>TOTAL</b>	<b>8,750,000</b>	<b>TOTAL</b>	<b>4,775,000</b>
<b>US 25 Interchange</b>	R - 10	400,000	R - 10	400,000	R - 10	400,000
	B - 1	75,000	B - 1	75,000	B - 1	75,000
	L, I, & D	3,928,500	L, I, & D	4,631,500	L, I, & D	3,931,500
	ACQ	125,000	ACQ	135,000	ACQ	130,000
	<b>TOTAL</b>	<b>4,528,500</b>	<b>TOTAL</b>	<b>4,631,500</b>	<b>TOTAL</b>	<b>4,536,500</b>
<b>I-4400/ I-4700 + US 25 Interchange</b>	R - 12	440,000	R - 23	660,000	R - 18	560,000
	B - 1	75,000	B - 2	100,000	B - 1	75,000
	L, I, & D	8,603,500	L, I, & D	11,896,500	L, I, & D	7,706,500
	ACQ	710,000	ACQ	1,335,000	ACQ	970,000
	<b>TOTAL</b>	<b>\$9,828,500</b>	<b>TOTAL</b>	<b>\$13,381,500</b>	<b>TOTAL</b>	<b>\$9,311,500</b>

R - Residential Relocateses

B - Business Relocateses

L, I, & D - Land, Improvements, and Damages

ACQ - Acquisition

NC-DOT  
Contract Standards and Development Unit  
Preliminary Estimate Section

April 25, 2016

FUNC

Memo To: Steve Kendall, PE  
Project Design Engineer

From: Doug Lane  
Preliminary Estimate Engineer

Subject: Construction Alternatives for I-4400 / 4700, in Henderson and Buncombe Counties.

**I-4400**

TIP NUMBER	LENGTH (Miles)	CONSTR.COST (6-Lanes)	CONSTR.COST (8-Lanes)	CONSTR.COST (Hybrid 6 / 8 Lns)
I-4400A	5.10	\$72,400,000	\$93,000,000	\$72,400,000
I-4400B	5.80	\$78,100,000	\$110,800,000	\$78,100,000
I-4400C	3.30	\$64,500,000	\$83,800,000	\$83,800,000
I-4400	14.20	\$215,000,000	\$287,600,000	\$234,300,000

cc: Kevin Moore, PE

Note: Right-of-Way, and R/W Utilities are not included.

NC-DOT  
Contract Standards and Development Unit  
Preliminary Estimate Section

April 25, 2016

FUNC

Memo To: Steve Kendall, PE  
Project Design Engineer

From: Doug Lane  
Preliminary Estimate Engineer

Subject: Construction Alternatives for I-4400 / 4700, in Henderson and Buncombe Counties.

**I-4700**

TIP NUMBER	LENGTH (Miles)	CONSTR.COST (6-Lanes)	CONSTR.COST (8-Lanes)	CONSTR.COST (Hybrid 8 Lns)
I-4700A	3.10	\$52,400,000	\$73,700,000	\$73,700,000
I-4700B	3.90	\$97,400,000	\$123,200,000	\$123,200,000
I-4700	7.00	\$149,800,000	\$196,900,000	\$196,900,000

cc: Kevin Moore, PE

Note: Right-of-Way, and R/W Utilities are not included.

**UTILITY ESTIMATE WORKSHEET**

TIP No: I-4400/I-4700  
 WBS Element No: 36030.1.2  
 State Project No:  
 Fed. Project No: NHF-26-1(62)23  
 County: Buncombe/Henderson  
 Description: I-26 Improvements from US 25 in Henderson County to I-40 in Buncombe County

**Field Inspection - Evidence of Utilities**

Gas: Yes      Electric: Yes      Telephone: Yes      CATV: Yes  
 Water: Yes      Sewer: Yes      Drainage: Yes      Other: No

**Anticipated Relocation**

Gas: Yes      Electric: Yes      Telephone: Yes      CATV: Yes  
 Water: Yes      Sewer: Yes      Drainage: Yes      Other: No

<b>Summary:</b>	<b>I-4400/I-4700 6 Lane Alternative</b>
<b>Requesting Party:</b>	<b>Mr. Undrea Major/PDEA</b>
<b>Estimate Date:</b>	<b>June 12, 2015</b>

<b>Relocation Totals</b>		<b>Construction Total</b>		<b>Alternate Totals</b>	
Power Poles:	\$3,190,902.00	Power Poles:		<b>Relocation Total</b>	<b>\$3,818,306.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$1,122,358.00</b>
Telephone Poles	\$83,504.00	Telephone Poles		<b>Alternate Total</b>	<b>\$4,940,664.00</b>
Telephone Items		Telephone Items			
Gas Line:	\$543,900.00	Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:	\$647,900.00		
Water Items:		Water Items:	\$136,058.00		
Sewer Line:		Sewer Line:	\$232,000.00		
Sewer Items:		Sewer Items:	\$106,400.00		
Misc.Items:		Misc.Items:			

**Summary:** I-4400/I-4700 Hybrid Alternative

**Requesting Party:** Mr. Undrea Major/PDEA

**Estimate Date:** June 12, 2015

<b>Relocation Totals</b>		<b>Construction Total</b>		<b>Alternate Totals</b>	
Power Poles:	\$3,336,825.00	Power Poles:		<b>Relocation Total</b>	<b>\$4,050,477.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$1,111,024.00</b>
Telephone Poles	\$103,152.00	Telephone Poles		<b>Alternate Total</b>	<b>\$5,161,501.00</b>
Telephone Items		Telephone Items			
Gas Line:	\$610,500.00	Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:	\$582,950.00		
Water Items:		Water Items:	\$153,706.00		
Sewer Line:		Sewer Line:	\$255,200.00		
Sewer Items:		Sewer Items:	\$119,168.00		
Misc.Items:		Misc.Items:			

**Summary:** I-4400/I-4700 8 Lane Alternative

**Requesting Party:** Mr. Undrea Major/PDEA

**Estimate Date:** June 12, 2015

<b>Relocation Totals</b>		<b>Construction Total</b>		<b>Alternate Totals</b>	
Power Poles:	\$4,058,966.00	Power Poles:		<b>Relocation Total</b>	<b>\$4,856,952.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$1,356,752.00</b>
Telephone Poles	\$137,536.00	Telephone Poles		<b>Alternate Total</b>	<b>\$6,213,704.00</b>
Telephone Items		Telephone Items			
Gas Line:	\$660,450.00	Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:	\$783,400.00		
Water Items:		Water Items:	\$167,272.00		
Sewer Line:		Sewer Line:	\$278,400.00		
Sewer Items:		Sewer Items:	\$127,680.00		
Misc.Items:		Misc.Items:			

**Summary:** US 25 Interchange ALT 1  
**Requesting Party:** Mr. Undrea Major/PDEA  
**Estimate Date:** June 12, 2015

Relocation Totals		Construction Total		Alternate Totals	
Power Poles:	\$68,096.00	Power Poles:		<b>Relocation Total</b>	<b>\$68,096.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$0.00</b>
Telephone Poles		Telephone Poles		<hr/>	
Telephone Items		Telephone Items		<b>Alternate Total</b>	<b>\$68,096.00</b>
Gas Line:		Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:			
Water Items:		Water Items:			
Sewer Line:		Sewer Line:	\$0.00		
Sewer Items:		Sewer Items:	\$0.00		
Misc.Items:		Misc.Items:			

**Summary:** US 25 Interchange ALT. 2  
**Requesting Party:** Mr. Undrea Major/PDEA  
**Estimate Date:** June 12, 2015

Relocation Totals		Construction Total		Alternate Totals	
Power Poles:	\$68,096.00	Power Poles:		<b>Relocation Total</b>	<b>\$68,096.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$0.00</b>
Telephone Poles		Telephone Poles		<hr/>	
Telephone Items		Telephone Items		<b>Alternate Total</b>	<b>\$68,096.00</b>
Gas Line:		Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:			
Water Items:		Water Items:			
Sewer Line:		Sewer Line:			
Sewer Items:		Sewer Items:			
Misc.Items:		Misc.Items:			



**Summary:** US 25 Interchange ALT. 3

**Requesting Party:** Mr. Undrea Major/PDEA

**Estimate Date:** June 12, 2015

<b>Relocation Totals</b>		<b>Construction Total</b>		<b>Alternate Totals</b>	
Power Poles:	\$68,096.00	Power Poles:		<b>Relocation Total</b>	<b>\$68,096.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$0.00</b>
Telephone Poles		Telephone Poles		<hr/>	
Telephone Items		Telephone Items		<b>Alternate Total</b>	<b>\$68,096.00</b>
Gas Line:		Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:			
Water Items:		Water Items:			
Sewer Line:		Sewer Line:			
Sewer Items:		Sewer Items:			
Misc.Items:		Misc.Items:			

**Summary:** US 25 Interchange ALT. 4

**Requesting Party:** Mr. Undrea Major/PDEA

**Estimate Date:** June 12, 2015

<b>Relocation Totals</b>		<b>Construction Total</b>		<b>Alternate Totals</b>	
Power Poles:	\$68,096.00	Power Poles:		<b>Relocation Total</b>	<b>\$68,096.00</b>
Power Items:		Power Items:		<b>Construction Total</b>	<b>\$0.00</b>
Telephone Poles		Telephone Poles		<hr/>	
Telephone Items		Telephone Items		<b>Alternate Total</b>	<b>\$68,096.00</b>
Gas Line:		Gas Line:			
Gas Items:		Gas Items:			
Water Line:		Water Line:			
Water Items:		Water Items:			
Sewer Line:		Sewer Line:			
Sewer Items:		Sewer Items:			
Misc.Items:		Misc.Items:			

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIMATE REQUEST

RELOCATION EIS REPORT

DATE RECEIVED: \_\_\_\_\_ DATE ASSIGNED: \_\_\_\_\_ DATE DUE: \_\_\_\_\_

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

<b>TIP NUMBER</b>	<b>DESCRIPTION:</b> <u>Improvement of I-26 fro US 25 in Henderson Co. to I-40</u>
<u>I-4400/</u>	
<u>I-4700</u>	

WBS ELEMENT: 34232.1.1 COUNTY: Buncombe / Henderson DIV: 13 APPRAISAL OFFICE: 5

REQUESTOR: Undrea Major DEPT: PDEA TYPE OF PLANS PROVIDED: Preliminary

BASED ON PAST PROJECT HISTORICAL DATA, THE LAND AND DAMAGE FIGURES HAVE BEEN ADJUSTED TO INCLUDE CONDEMNATION AND ADMINISTRATIVE INCREASES THAT OCCUR DURING SETTLEMENT OF ALL PARCELS.

APPRAISER: J. Wynne / D. Page COMPLETION DATE: 06/03/2015 TRANSMITTED: 06/16/15

	6-Lane Alt		8-Lane Alt		Hybrid Alt	
<b>TYPE OF ACCESS:</b>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
ESTIMATED NO. OF PARCELS:	<b>78</b>		<b>160</b>		<b>112</b>	
RESIDENTIAL RELOCATEES:	<b>2</b>	<b>\$40,000</b>	<b>13</b>	<b>\$260,000</b>	<b>8</b>	<b>\$160,000</b>
BUSINESS RELOCATEES:	<b>1</b>	<b>\$25,000</b>	<b>1</b>	<b>\$25,000</b>	-	\$-
GRAVES:	-	\$-	-	\$-	-	\$-
CHURCH / NON – PROFIT:	-	\$-	-	\$-	-	\$-
FARMS:	-	\$-	-	\$-	-	\$-
MISC: _____	-	\$-	-	\$-	-	\$-
SIGNS:	-	\$-	-	\$-	-	\$-
LAND, IMPROVEMENTS, AND DAMAGES:	<b>\$9,675,000</b>		<b>\$7,265,000</b>		<b>\$3,775,000</b>	
ACQUISITION:	<b>\$585,000</b>		<b>\$1,200,000</b>		<b>\$840,000</b>	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$10,325,000</b>		<b>\$8,750,000</b>		<b>\$4,775,000</b>	

THE ESTIMATED NUMBER OF ABOVE RELOCATEES INCLUDES THOSE PARCELS WHERE THE PROPOSED ACQUISITION AREAS INVOLVE RELOCATION OF LIVABLE OR BUSINESS UNITS ONLY.

THERE ARE NO FIGURES FOR UTILITY INVOLVEMENT ON THIS ESTIMATE / RELOCATION EIS REPORT AND NO PUE's, AUE's NOR DUE's UNLESS DEPICTED ON PLANS FURNISHED.

**NOTES:** This is a revision of an estimate previously submitted 02/03/2015.

## Kat Bukowy

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**From:** Page, Daniel C <dcpage@ncdot.gov>  
**Sent:** Monday, December 07, 2015 2:00 PM  
**To:** Kat Bukowy  
**Subject:** RE: STIP I-4400/I-4700 RW Estimate Question

Kat,

The additional cost for the six lane alternative is primarily in the acquisition of the Courtyard Hotel improvements (\$5,000,000). The other difference would be if there are changes in land area acquisition (\$50,000) in the vicinity of the hotel. Hopefully this answers your question....please contact me if you require further information.

*Daniel*

Daniel C. Page  
NC Certified General Appraiser A7265

NCDOT Appraisal Review  
Area 5 Appraisal Office  
Asheville, North Carolina  
828-274-8449

*We only do well the things we like doing.....*



*Nothing Compares*

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**From:** Kat Bukowy [<mailto:kbukowy@HNTB.com>]  
**Sent:** Monday, December 07, 2015 12:14 PM  
**To:** Wynne, James R; Page, Daniel C  
**Cc:** White, Sarah D; Jennifer Harris  
**Subject:** STIP I-4400/I-4700 RW Estimate Question

Good afternoon,

Upon further refinement of the design for I-4400/I-4700, we have determined that the Courtyard hotel (356-360 Rockwood Rd, Arden) can be avoided in the 6-lane widening of I-26. Can you please tell me the right of way cost that was added to the 6-lane alternative and not included in the 8-lane alternative? Please see the attached June 2015 Cost Estimate for reference.

This is a separate request from the pending US 25 interchange area relocation and right of way cost estimate request. Please let me or Jennifer Harris (cc'd) know if you have any questions.

Regards,

Kat Bukowy

**Kat Bukowy, AICP**

Transportation Planner

**Direct** (919) 424-0441   **Fax** (919) 546-9421

**HNTB North Carolina, P.C.**

343 E. Six Forks Road, Suite 200, Raleigh, NC 27609 | [www.hntb.com](http://www.hntb.com)

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# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

**COST ESTIMATE REQUEST**

**RELOCATION EIS REPORT**

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to \_\_\_\_\_ Estimate

Revision to 06/03/15 Estimate

Revision No.: 3rd

DATE RECEIVED: 11/16/15

DATE ASSIGNED: 11/16/15

# of Alternates Requested: 3

**DATE DUE: 12/11/15 Extension: 01/29/16**

TIP NUMBER <u>I-4400/</u> <u>I-4700</u>	DESCRIPTION: <u>I-26 Widening</u>  Revised request to June estimate. An addition based on new impacts beyond the original impacts estimated in June.
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WBS ELEMENT: 34232.1.1 COUNTY: Henderson/Buncombe DIV: 14,13 APPRAISAL OFFICE: 5

REQUESTOR: John Williams DEPT: PDEA

TYPE OF PLANS PROVIDED: \_\_\_\_\_

BASED ON PAST PROJECT HISTORICAL DATA, THE LAND AND DAMAGE FIGURES HAVE BEEN ADJUSTED TO INCLUDE CONDEMNATION AND ADMINISTRATIVE INCREASES THAT OCCUR DURING SETTLEMENT OF ALL PARCELS.

APPRAISER: D. Page COMPLETED: 01/29/16 # of Alternates Completed: 3

TYPE OF ACCESS:	6-Lane w/loops		8-Lane w/loops		6/8 Lane Hybrid w/loops	
	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
ESTIMATED NO. OF PARCELS:	<b>25</b>		<b>27</b>		<b>26</b>	
RESIDENTIAL RELOCATEES:	<b>10</b>	<b>\$400,000</b>	<b>10</b>	<b>\$400,000</b>	<b>10</b>	<b>\$400,000</b>
BUSINESS RELOCATEES:	<b>1</b>	<b>\$75,000</b>	<b>1</b>	<b>\$75,000</b>	<b>1</b>	<b>\$75,000</b>
GRAVES:	-	\$-	-	\$-	-	\$-
CHURCH / NON – PROFIT: _	-	\$-	-	\$-	-	\$-
MISC: _	-	\$-	-	\$-	-	\$-
SIGNS:	-	\$-	-	\$-	-	\$-
LAND, IMPROVEMENTS, AND DAMAGES:	<b>\$3,928,500</b>		<b>\$4,021,500</b>		<b>\$3,931,500</b>	
ACQUISITION:	<b>\$125,000</b>		<b>\$135,000</b>		<b>\$130,000</b>	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$4,528,500</b>		<b>\$4,631,500</b>		<b>\$4,536,500</b>	

THE ESTIMATED NUMBER OF ABOVE RELOCATEES INCLUDES THOSE PARCELS WHERE THE PROPOSED ACQUISITION AREAS INVOLVE RELOCATION OF LIVABLE OR BUSINESS UNITS ONLY.

**NOTES:** \_\_\_\_\_

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

**COST ESTIMATE REQUEST**

**RELOCATION EIS REPORT**

DATE RECEIVED: \_\_\_\_\_ DATE ASSIGNED: \_\_\_\_\_ DATE DUE: \_\_\_\_\_

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

<b>TIP NUMBER</b>	<b>DESCRIPTION:</b> <u>Improvement of I-26 fro US 25 in Henderson Co. to I-40</u>
<u>I-4400/</u>	
<u>I-4700</u>	

**WBS ELEMENT:** 34232.1.1 **COUNTY:** Buncombe / Henderson **DIV:** 13 **APPRAISAL OFFICE:** 5

**REQUESTOR:** Undrea Major **DEPT:** PDEA **TYPE OF PLANS PROVIDED:** Preliminary

BASED ON PAST PROJECT HISTORICAL DATA, THE LAND AND DAMAGE FIGURES HAVE BEEN ADJUSTED TO INCLUDE CONDEMNATION AND ADMINISTRATIVE INCREASES THAT OCCUR DURING SETTLEMENT OF ALL PARCELS.

**APPRAISER:** J. Wynne / D. Page **COMPLETION DATE:** 06/03/2015 **TRANSMITTED:** 06/16/15\*

\*See email from D. Page on 12/7/15

	6-Lane Alt		8-Lane Alt		Hybrid Alt	
<b>TYPE OF ACCESS:</b>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
<b>ESTIMATED NO. OF PARCELS:</b>	<b>78</b>		<b>160</b>		<b>112</b>	
<b>RESIDENTIAL RELOCATEES:</b>	<b>2</b>	<b>\$40,000</b>	<b>13</b>	<b>\$260,000</b>	<b>8</b>	<b>\$160,000</b>
<b>BUSINESS RELOCATEES:</b>	-	\$-	<b>1</b>	<b>\$25,000</b>	-	\$-
<b>GRAVES:</b>	-	\$-	-	\$-	-	\$-
<b>CHURCH / NON – PROFIT:</b>	-	\$-	-	\$-	-	\$-
<b>FARMS:</b>	-	\$-	-	\$-	-	\$-
<b>MISC: _____</b>	-	\$-	-	\$-	-	\$-
<b>SIGNS:</b>	-	\$-	-	\$-	-	\$-
<b>LAND, IMPROVEMENTS, AND DAMAGES:</b>	<b>\$4,675,000</b>		<b>\$7,265,000</b>		<b>\$3,775,000</b>	
<b>ACQUISITION:</b>	<b>\$585,000</b>		<b>\$1,200,000</b>		<b>\$840,000</b>	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$5,300,000</b>		<b>\$8,750,000</b>		<b>\$4,775,000</b>	

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**NOTES:** This is a revision of an estimate previously submitted 02/03/2015.