



TRANSPORTATION & STREET IMPROVEMENTS PROGRAM

Project: Coursey Boulevard at Sherwood Forest Boulevard (Intersection)

Green Light Program ID: GG
 Project Length (feet): Intersection
 Existing Typical Section: Existing intersection
 Proposed Typical Section: Add left-turn lanes to eastbound and westbound Coursey. Add right turn-lanes to northbound and southbound Sherwood Forest and eastbound Coursey.

Project Overview

The Coursey Boulevard and Sherwood Forest Boulevard intersection improvement project adds several turn lanes, which requires some right-of-way acquisition.

TABLE OF CONTENTS

Assumptions	1
Utilities	1
Hydrology / Hydraulics	1
Signalized Intersections	2
Right of Way Impacts	2
Environmental Concerns	2
Soils	2
Cost Estimate	3
Project Schedule	4
Exhibit A—Layout Sheets	6



In association with:

PBS&J

GOTECH, Inc.

Neel-Schaffer, Inc.

Compliance Consultants, Inc.

Jones Walker, LLP

John C. Doiron
MAI Appraisal Services

Rampart Resources

SSA Consultants, LLC

ASSUMPTIONS

- Significant truck traffic through this intersection based on the fact that the existing curb at each corner of the intersection has been significantly damaged by large trucks that require a larger turning radius than is currently available. Because of this, it is recommended that corner clips of right of way be acquired in order to increase the four radii.
- Project schedule assumes the project will not have to go through the NEPA process.
- No existing sidewalks at this intersection; therefore, it is assumed that sidewalks will not be necessary. Handicapped ramps will be added at the four corners of the intersections to meet ADA requirements.
- Cost estimate assumes a pavement design of 10" Portland cement concrete pavement, 10" limestone aggregate base course, and 12" lime treated subgrade. This is not a state roadway, but significant truck traffic was apparent at this intersection.
- Project estimate assumes that the majority of the construction of this project will be completed during nighttime, off-peak hours.
- Project cost includes removal and replacement of all pavement in the intersection.

UTILITIES

Possible Utilities	Existing	Adjust / Relocate
Underground Electric		
Overhead Electric	●	●
Overhead Electric Transmission		
Water	●	●
Sanitary Sewer		
Telephone	●	●
CATV	●	●
Gas Distribution	●	●
Gas HP Pipeline	●	●

HYDROLOGY / HYDRAULICS

- Both roadways have existing curb and gutter at the intersection, with a storm sewer drainage system. The specific location of the trunk line is unknown.



SIGNALIZED INTERSECTIONS

- Existing signal at this intersection. The proposed configuration will be two through lanes, two left-turn lanes, and a right-turn lane in all directions of Coursey and Sherwood Forest.

RIGHT OF WAY IMPACTS

- Corner clips will be required at all four intersections.
- Adding a right-turn and left-turn lane to eastbound Coursey Boulevard requires the acquisition of an additional 10' of right of way width along the south side of Coursey for the section of the project that is west of Sherwood Forest. An additional 10' of right of way width will also be required along the west side of Sherwood Forest for the section of the project that is north of Coursey. An additional 10' of right of way width will be required along the east side of Sherwood Forest for the section of the project that is south of Coursey.

ENVIRONMENTAL CONCERNS

- No wetland concerns.
- Underground Storage Tanks (UST) present at Texaco on the southwest corner and former Exxon (now a CVS) the north-east corner.

SOILS

- Project area soils are somewhat poorly drained, loamy and have a high content of sodium.



COST ESTIMATE

Project Description: Add left-turn lanes to eastbound and westbound Coursey.
 Add right turn-lanes to northbound and southbound Sherwood Forest and eastbound Coursey.

Project Length: 1430 Feet (0.27 miles)

	CONSTRUCTION COST	
Section 200 -	Earthwork	\$ 340,092
Section 300 -	Base and Subbase Courses	\$ 186,626
Section 400 -	Surface Courses	\$ -
Section 500 -	Pavements	\$ 561,896
Section 600 -	Structures	\$ -
Section 700 -	Drainage Work	\$ 36,160
Section 800 -	Sanitary Sewer Work	\$ 1,200
Section 905 - 906	Pavement Markings & Signalization	\$ 328,900
Section 907 - 911	Concrete Curbs & Sidewalks	\$ 224,000
	SUBTOTAL CONSTRUCTION COST (2006 \$)	\$ 1,678,874
MOBILIZATION		\$ 134,310
NIGHT WORK PRE- MIUM		\$ 419,718
	SUBTOTAL	\$ 2,232,902
CONTINGENCY & UNFORESEEN CONDITIONS		\$ 446,580
	SUBTOTAL	\$ 2,679,482
	TOTAL CONSTRUCTION COST (2006 \$)	\$ 2,679,482
UTILITY RELOCA- TIONS		\$ 87,840
TESTING		\$ 66,987
LIGHTING, LANDSCAPING, SEEDING		\$ 107,179
ENVIRONMENTAL STUDY		\$ 15,000
ENGINEERING		\$ 267,948
ENVIRONMENTAL MITIGATION		\$ -
RIGHT-OF-WAY		\$ 1,725,401
	SUBTOTAL	\$ 4,949,838
PROGRAM & CONSTRUCTION MANAGEMENT		\$ 247,492
	TOTAL PROJECT COST (2006 \$)	\$ 5,197,330

Comments:

- Unit costs are assumed to include contractor overhead, profit and mark-ups
- Environmental mitigation will include environmental and protection of cultural resources
- Mobilization is expected to be 8% of construction cost
- Contingency and Unforeseen Conditions are expected to be 20% of construction cost
- Testing is expected to be 2.5% of construction cost
- Lighting, Landscaping, and Seeding is expected to be 4% of construction cost
- Note: Percent Cost is for the GLP Program Average and NOT project specific obligation
- Engineering is expected to be 10% of construction cost
- Program & Construction Management is expected to be 5% of project costs
- Nightwork Premium is expected to be 25% of construction cost

