

Magnolia Drive Trail Design Concepts: Estimated Impacts Associated with Options 1, 2, and 3

Phase	Option	Right of Way ¹		Construction		Number of permit trees removed	Utility Relocation Impacts		Total Driveways Impacted	Total Cost ²	Additional Information
		Acres	Cost	Cost	Time		# of Poles	Cost			
Phase 2	Option 1	0.07	\$48,955	\$ 2,059,258	9 mos +/-	5	2	\$7,000.00	1	\$2,115,213.00	Design and permits done - ready to start bidding Need 3 months to revise design and permits Need 5 months to revise design and permits
	Option 2	0.07	\$58,000	\$ 2,085,258	9 mos +/-	5	6	\$21,000.00	1	\$2,164,258.00	
	Option 3	0.1	\$75,000	\$ 2,246,258	9 mos +/-	5	19	\$66,500.00	5	\$2,387,758.00	
Phase 3	Option 1	0.33	\$880,580	\$ 1,622,722	4 mos +/-	2	6	\$21,000.00	12	\$2,524,302.00	A total of 6 trees to be removed A total of 6 trees to be removed A total of 9 trees to be removed
	Option 2	0.39	\$1,257,500	\$ 1,590,464	4 mos +/-	2	11	\$38,500.00	12	\$2,886,464.00	
	Option 3	0.42	\$1,457,500	\$ 1,663,214	4 mos +/-	4	11	\$38,500.00	12	\$3,159,214.00	
Phase 4	Option 1	0.16	\$165,000	\$404,165	24 mos +/-	5	6	\$21,000.00	3	\$590,164.81	11 trees removed are Bradford Pears on "Magnolia Cottages" property 11 trees removed are Bradford Pears on "Magnolia Cottages" property
	Option 2	0.22	\$222,000	\$462,770	24 mos +/-	9	6	\$21,000.00	3	\$705,770.36	
	Option 3	0.30	\$280,000	\$488,338	24 mos +/-	9	6	\$21,000.00	3	\$789,337.57	
Total	Option 1	0.56	\$1,094,535	\$ 4,086,145		12	14	\$49,000.00	16	\$5,229,679.81	Increase between Option 1 and 2 is \$536,813 Increase between Option 1 and 3 is \$1,106,629.
	Option 2	0.69	\$1,537,500	\$ 4,138,492		16	23	\$80,500.00	16	\$5,756,492.36	
	Option 3	0.82	\$1,812,500	\$ 4,397,810		18	36	\$126,000.00	20	\$6,336,309.57	

- Option 1: 10' trail adjacent to back of curb
- Option 2: 4' buffer with 8' trail
- Option 3: 4' buffer with 10' trail

¹Right of way (ROW) estimates include acquisition for temporary construction easement and fee taking. ROW estimates have been calculated using square foot values based on the type of use of the various properties. Additionally, "incentive" amounts have been included for each option. The estimates take into consideration the potential acquisition costs (professional fees, title searches, closing costs, etc.) and the potential costs if eminent domain is required. At this time, an analysis of potential damages to remainder properties has not been performed for Option 3.

²All costs are estimates based on conceptual designs. Total cost is right of way cost plus construction cost and utility relocation cost.