Mo Kim, P.E., DBIA | President / CEO

*Rinker Design Associates, P.C. (RDA)*

Mo Kim, P.E., DBIA, RDA’s President and CEO, has over 25 years of experience in the design and management of transportation projects including interstates, primaries, secondaries, traffic improvements, pedestrian improvements, utilities, parking facilities, and site developments. He brings an in-depth knowledge of state and local design criteria and project management strategies.
Right-of-Way and Utilities in Cost Estimates
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Right-of-Way and Utilities in Cost Estimates

Preliminary Estimate of Utilities (Prior to Designation)

• Know the scope of your project and identify potential areas of impact

• Need to know what is out there
  a. Utility company's database
  b. GIS Mapping
  c. Field Inspection and Site assessment
  d. Plan records
  e. Look around, distribution versus transmission networks

• Identify big ticket items
  a. 12 inch line v. 36 inch line
  b. 12 inch line v. 10 inch line v. No line
  c. Avoidance always the best option
Right-of-Way and Utilities in Cost Estimates
Right-of-Way and Utilities in Cost Estimates

Colonial Pipeline Crossing
Right-of-Way and Utilities in Cost Estimates

Plantation Pipeline Crossing
Right-of-Way and Utilities in Cost Estimates

Best Practices in Estimate of Utilities (Prior to Designation)

• When possible use real pricing from bid tabs
• PCES should serve only as a guideline
• Identify the cost driving factors
  a. Project Location
  b. Ownership (i.e. NOVEC v. Dominion)
  c. Estimated Sequence of Construction
  d. Limits of relocation beyond project limits
  e. Land Rights (UT-9’s)
  f. Contingency
Right-of-Way and Utilities in Cost Estimates
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Preliminary Estimate of Right of Way

• Know the scope of your project and identify potential areas of impact
• Need to know what is out there
  a. GIS Mapping and Google Map
  b. Field Inspection and Site assessment
  c. Identify potential relocations
  d. Plan records (Check with localities for proffers and development trends)
  e. Use PCES format with obtained values
  f. Check Assessment Sales Ratio studies (VA Dept of Taxation)
Right-of-Way and Utilities in Cost Estimates

Best Practices in Estimate of Right of Way

• When possible use a listing service (MRIS, CoStar)
• Appreciation Factor (Escalation for acquisition schedule)
• Negotiation and Condemnation Contingencies
  a. Understand project benefit
  b. Identify Appraisal Type (Basic Administration, Acquisition Appraisal, Narrative Appraisal Report)
  c. Continency for negotiated offer (20% - 30%)
  d. Condemnation (50%)