Performance Measures
ROW Acquisition

Gus Kretschmer
Michael Baker Engineering
US 601 – Union County, NC

NCDOT
Union County, NC
US 601

$53.8 Million Construction Costs

Widening of 11 Miles of two lane roadway to a four-lane, median-divided facility. The project involved adding a 46-foot median, closing four intersections, and limiting access at nine others - using directional crossovers and median U-turns, dual bridges at Lanes Creek and replaced several concrete box culverts.
US 601 – Union County, NC

75 Total Parcels

**NCDOT Design/Build ROW Scope of Work**

- ROW Consultant for full service acquisition & relocation up to condemnation
- Acquisition priorities part of Project CPM Schedule
- Parcels identified for relocation, environmental, outdoor ad signs
- Parcels identified represented/owned by Trusts, Bank, Out of State
- Establish durations for Project CPM Schedule
- Initial contact with property owner started clock
US 601 – Union County, NC

Design/Build ROW Performance Measures

- Acquisition of parcels within priorities and durations in the Project CPM Schedule
- Appraisals completed to make initial offers on schedule
- Final negotiated settlement in line with appraisals
- Condemnation below State average
US 601 – Union County, NC

HOW DID WE DO

- Access to parcels did not impact construction
- Appraisal varied duration impacted schedule, review process
- Plan revisions (drainage, erosion control, permanent/temporary easements)
- ROW Consultant included in Joint Utility & Construction Coordination Meetings to provide status update and adjust acquisition with schedule
US 601 – Union County, NC

Lesson Learned

- Project survey, change in Centerline & Stationing changes legal description of takings
- Coordination with drainage, erosion control, utilities for permanent/temporary easements
Western Wake Freeway – Wake County, NC

NCTA
Wake County, NC
Western Wake Freeway
TRIANGLE EXPRESSWAY TOLL

$446 Million Construction Costs

The Western Wake Freeway is a new 12.6 mile multi-lane toll facility from existing NC 540 in western Wake County south of I-40 to NC 55 Bypass in Holly Springs. Interchange connections at NC 55, at Green Level Road, US 64, Old US 1, US 1 and ending at the NC 55 Bypass at Holly Springs.
Western Wake Freeway (TOLL)

229 Parcels

NCTA Design/Build ROW Scope of Work:
- ROW Consultant worked for NCTA, full service acquisition & relocation
- DBT set acquisition priorities: A – 90 days, B – 120 days, C >120 days for Project 3 sections
- Incentive to reduce takings from baseline (Public Hearing Plan)
- Review process with NCTA parcel by parcel
## Western Wake Freeway (TOLL)

### Utility Legend

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### Utility Owner

- #1-TOWN OF APEX
- #2-PROGRESS ENER.(DIST.)
- #3-PROGRESS ENER.(TRAN.)
- #4-AT&T
- #5-MCI\VERIZON BUS.
- #6-LEVEL 3
- #7-TIME WARNER
- #1-TOWN OF APEX
- #8-TOWN OF CARY
- #1-TOWN OF APEX
- #8-TOWN OF CARY
- #9-FELTONSVILLE COMM.
- #10-CARDINAL PIPELINE
- #11-DIXIE PIPELINE
- #12-PSNC ENERGY
- #13-COLONIAL PIPELINE
- UNKNOWN UTILITY

### Roadway Legend

- EXISTING STREAMS & PONDS
- EXISTING WETLAND
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PAVEMENT REMOVAL
- HYDRO PERMIT AREAS
- Z-CLAIM AREA
- HIGHEST PRIORITY for ROW ACQ.
- MEDIUM PRIORITY for ROW ACQ.
- LOWEST PRIORITY for ROW ACQ.
Western Wake Freeway (TOLL)

Performance Measures:
- DBT set parcel priorities for Authority Consultant
- Reduce takings from Public Hearing Plan
- % Parcels going to condemnation
- $$$
Western Wake Freeway (TOLL)

HOW DID WE DO

- Parcels available for construction on schedule
- Adjustments to scheduled were needed
- Some reduction in takes, some increased
- Savings
Western Wake Freeway (TOLL)
Western Wake Freeway (TOLL)

Lessons Learned

- Saving $$$ in ROW key objective to parcel reviews
- Property acquired prior to Project
- Utility easements crossing corridor preservation
- Developer Master Plans