

# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



JOHN COOPER  
MAYOR

DEPARTMENT OF PUBLIC WORKS  
750 S. 5<sup>TH</sup> STREET  
NASHVILLE, TENNESSEE 37206

March 16, 2021

Mr. Kevin Crumbo  
Director of Finance  
Metro Nashville and Davidson County

RE: Prop. No. 2021M-012AG-001, ordinance approving the authorization of acquisition and subsequent conveyance of right-of-way for the BRT Complete Street on Murfreesboro Pike, Fed No. STP-M-24(60); State No. 19PLM-F1-128

Mr. Crumbo,

This ordinance will give Public Properties authority to acquire easements on Murfreesboro Pike from the I-24 exit ramps to Foothills Drive in accordance with the construction of sidewalk improvements within those limits. Metro is responsible for all phases of project work and has received a matching federal grant through TDOT to develop and complete the work.

The total estimated cost to acquire the right-of-way is **\$450,000** (80% fed - \$360,000; 20% local - \$90,000). Funds to be allocated from Fund 40017, BU 42408017 (local); BU 42412050 (fed).

Sincerely,

A handwritten signature in blue ink, appearing to read "Darrell K. Moore".

Darrell K. Moore  
Project Manager  
Metro Nashville Public Works  
615-862-8730  
Darrell.Moore@nashville.gov

EXHIBIT 1

### Index Of Sheets

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS & PAVEMENT SCHEDULE
2A	DETAILS
3	ROW NOTES, UTILITY NOTES & UTILITY OWNERS
3A	RIGHT-OF-WAY ACQUISITION TABLE
3B	PROPERTY MAP
4-10	PRESENT LAYOUTS
4A-10A	PROPOSED LAYOUTS
4B-10B	PROPOSED PROFILES
11-13	PRIVATE DRIVE AND BUSINESS ENTRANCE PROFILES
14	DRAINAGE MAP
15-21	SIGNING & PAVEMENT MARKING PLAN
22-39	ROADWAY CROSS SECTIONS

## CITY OF NASHVILLE

# DAVIDSON COUNTY

### SR-1, FROM RAMP TO I-24 WESTBOUND TO FOOTHILL DRIVE

### PRELIMINARY

STATE HIGHWAY NO. SR-1 F.A.H.S. NO. US-41

TENN.	YEAR	SHEET NO.
	2020	1
FED. AID PROJ. NO.	STP-M-NH-1(372)	
STATE PROJ. NO.	19LPLM-FD-149	

PROJECT LOCATION



19LPLM-FD-149  
 BEGIN PROJECT NO. STP-M-NH-1(372) PRELIMINARY  
 STA. 224+37.68 MURFREESBORO PIKE  
 N 856852.5263 E 1754448.2734

NO EQUATIONS  
 NO EXCLUSIONS

PRELIMINARY  
 PLANS

19LPLM-FD-149  
 END PROJECT NO. STP-M-NH-1(372) PRELIMINARY  
 STA. 254+18.00 MURFREESBORO PIKE  
 N 855150.1228 E 1756885.2457

LOCALLY MANAGED PROJECT  
 LOCALLY LET PROJECT

STATE PROJECT NUMBER: 19LPLM-FD-149  
 FEDERAL PROJECT NUMBER: STP-M-NH-1(372)  
 TDDT PJA NUMBER: 125309.00



SCALE: 1"= 2000'



### SPECIAL NOTES

PROPOSALS MAY BE REJECTED IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED, EITHER EXCESSIVE OR BELOW THE REASONABLE COST ANALYSIS VALUE.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED JANUARY 1, 2015 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE PLANS AND IN THE PROPOSAL CONTRACT.

DESIGNER: LEE SCHUMANN, P.E. CHECKED BY: CHRIS RHODES, P.E.

P.E. NO. 19LPLM-FD-149  
 PIN NO. 125309 00

PRELIM. LENGTH	. MILES
ROADWAY LENGTH	. MILES
BRIDGE LENGTH	. MILES
BOX BRIDGE LENGTH	. MILES
BOX BRIDGE LENGTH	. MILES ▲
PROJECT LENGTH	0.564 MILES

SR 1	
SURVEY 05-30-18	TRAFFIC DATA
	ADT (2019) 27,280
	V 45 MPH

STATE PLANE COORDINATES ARE BASED ON GPS MEASUREMENTS OBTAINED 05-30-18 USING GEOID 2012B MODEL AND DATUM ADJUSTMENT FACTOR OF 1.00005

APPROVED: \_\_\_\_\_ CITY ENGINEER

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ JOHN COOPER, MAYOR

SEALED BY

12/18/2020 2:13:20 PM K:\NSH\_Roadway\118255000 - Murfreesboro Pike Complete Streets\Ceod\Plans\001 - Title Sheet.dgn

EXHIBIT 1

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2020	STP-M-NH-1(372)	3A

**R.O.W. ACQUISITION TABLE**

TRACT NO.	PROPERTY OWNERS	COUNTY RECORDS				TOTAL AREA ACRES			AREA TO BE ACQUIRED ACRES			AREA REMAINING ACRES		EASEMENT (SQUARE FEET)		
		TAX MAP NO.	PARCEL NO	DEED DOCUMENT REFERENCE		LEFT	RIGHT	TOTAL	LEFT	RIGHT	TOTAL	LEFT	RIGHT	PERM. DRAINAGE	SLOPE	CONST.
				BK	PAGE											
1	SHREE INVESTMENTS	106-11	4-06	8617	696	1.430	1.430				1.430	0.520		612	1125	
2	IBRAHIM, HATEM N	106-00	106-00	4137	416	0.520	0.520									
3	EZELL, L L C	106-00	70-00	11597	367	0.880	0.880	372 S.F.		372 S.F.	0.871	0.770		42	1640	
4	PATEL, SANJAY D	106-00	173-00			0.770	0.770							868	1706	
5	SHAAR FORERO PROPERTIES, INC.	106-00	110-00	4350	13	1.600	1.600				1.600	4.180		35	260	
6	PATEL, SANJAY D	106-00	25-00	8091	69	4.180	4.180							18	397	
7	KIMBRO EQUITIES I	106-00	71-00	343	12	1.540	1.540	114 S.F.		114 S.F.	1.537	3.693		344	1690	
8	KAHMAN LIMITED LIABILITY COMPANY	106-00	26-00	8098	832	4.000	4.000	311 S.F.		311 S.F.	3.693			459	1606	
9	LIGN SUMMIT LLC	106-00	72-00	4896	398	16.010	16.010									
10	PATEL, SANJAY D	106-00	24-00	3752	273	0.490	0.490									
11	SOLLEY FAMILY PARTNERSHIP II LTD	106-00	166-00			3.920	3.920						922	4107	0.121 AC	
12	WU REAL ESTATE, LLC	106-00	132-00	4420	364	0.440	0.440									
13	SOLLEY FAMILY PARTNERSHIP II LTD	106-00	27-00			2.910	2.910									
14	FIRST AMERICAN NATIONAL BANK	106-00	120-00	4510	81	0.830	0.830	80 S.F.		80 S.F.	0.826			76	1040	
15	PICADILLY HOLDINGS, LLC	106-00	74-00	6900	994	3.750	3.750							1577	4249	
16	ELLIS INVESTMENTS	106-00	117-00	4528	223	1.970	1.970					1.970		16	1069	
17	STATE OF TENNESSEE	106-00	75	1303	291	52.490	52.490					52.490		16	766	
18	CROWN CHARLES LLC	106-00	116-00	4485	741	0.640	0.640					0.640		615	1503	
19	J & H 880 PROPERTY, LLC	106-00	76-00	6050	329	0.450	0.450					0.450		85	740	
20	COMMERCE UNION BANK	106-00	119-00	6322	514	0.940	0.940	86 S.F.		86 S.F.	0.938			251	644	
21	J & H 880 PROPERTY, LLC	106-00	177-00	6050	329	0.510	0.510					0.510		261	740	
22	PATEL, JAYANTIL V & HUSUMATI J	106-00	27-00	10804	544	2.020	2.020	159 S.F.		159 S.F.	2.016			624	1196	
23	PAZDOKI, MOSTAFA	106-00	160-00	8050	329	0.780	0.780					0.780		263	658	
24	ZERIF, HENCOCK A.	106-00	27-00	2957	240	0.330	0.330					0.330		2	548	
25	PAZDOKI, MOSTAFA	106-00	76-00			0.450	0.450							204	602	
26	NASHVILLE CHRISTIAN TOWERS, INC.	106-00	113-00	4197	851	3.170	3.170					3.170		193		
27	ESS PRISA LLC	106-00	77-00	9700	715	3.290	3.290					3.290		60	248	
28	NASHVILLE CHRISTIAN TOWERS, INC.	106-00	169-00	11269	299	0.670	0.670									
29	UNION III LLC	106-00	144-00	6209	286	1.680	1.680					1.680				
30	OLIVE BRANCH MISSIONARY BAPTIST CHURCH	106-00	170-00	11190	85	0.600	0.600					0.600				
31	MARTINEZ LOUISE	106-00	78-00	4412	303	0.230	0.230					0.230				
32	EMK PROPERTIES, LLC	106-00	20-00	6090	160	6.430	6.430									
33	U R INVESTMENTS, LLC	106-00	149-00	6090	160	0.200	0.200									

DISTURBED AREA	
IN BETWEEN SLOPE LINES	0.634 (AC)
15 FOOT WIDE STRIP (OUTSIDE SLOPE LINES)	0.660 (AC)
TOTAL DISTURBED AREA	1.294 (AC)

PRELIMINARY  
PLANS

SEALED BY

CITY OF NASHVILLE

RIGHT-OF-WAY  
ACQUISITION  
TABLE

REVISION FROM LEE SCHUMANN – Kimley-Horn

3/12/19

We utilized the TDOT cost estimator spreadsheet to approximate construction costs. As noted below, we assumed 22 tracts would be affected by slope and/or construction easements. Minimal ROW will need to be acquired. Construction costs have been inflated 10% per year for 2 years.

**ROW – \$450,000**

- ROW Appraisal/Review Appraiser/Negotiation/Title Attorney/Task Coordination -22 tracts (estimated fee based on recent project) - \$200,000
- Purchase ROW - \$250,000

**Construction - \$3,300,000**

- Construction Cost (with 10% inflation per year and 15% contingency) - \$3,000,000
- CEI (10% of Construction Cost) – \$300,000

**Revised Total – \$3,750,000**

Please let me know if you need anything additional.

Thanks,

Lee

**From:** Schumann, Lee

**Sent:** Tuesday, March 12, 2019 3:44 PM

**To:** 'Moore, Darrell (Public Works)' <[Darrell.Moore@nashville.gov](mailto:Darrell.Moore@nashville.gov)>

**Cc:** Rhodes, Chris <[Chris.Rhodes@kimley-horn.com](mailto:Chris.Rhodes@kimley-horn.com)>

**Subject:** RE: Murfreesboro Pike updated estimates

Darryl,

We utilized the TDOT cost estimator spreadsheet to approximate construction costs. As noted below, we assumed 22 tracts would be affected by slope and/or construction easements. Minimal ROW will need to be acquired. Construction costs have been inflated 10% per year for 2 years.

**ROW – \$450,000**

- ROW Appraisal/Review Appraiser/Negotiation/Title Attorney/Task Coordination -22 tracts (estimated fee based on recent project) - \$200,000
- Purchase ROW - \$250,000

**Construction - \$3,300,000**

- Construction Cost (with 10% inflation per year and 15% contingency) - \$3,000,000
- CEI (10% of Construction Cost) – \$300,000

**Total – \$3,800,000**

Please let me know if you need anything additional.

Thanks, Lee