

Location	Desc	Estimated Size of Available land (SF)	Estimated Lot Size	Required Access to Trail	Right-of-Way Assessment	LOW LOT Construction Cost	High LOT Construction Cost	LOW PE COST	HIGH PE COST	Total Est. Cost Range without Right-of-Way
Broadway	Broadway: The Town owns a four-acre property on Turner Avenue adjacent to the proposed trail that is undeveloped, and it is across the street from a park, ideal for parking.	90,720	100	Sidewalk exists to trail site. Crosswalk and ADA facilities will need to be provided across Turner Ave	Property is owned by Town of Broadway. No R/W is anticipated	\$ 3,200,000.00	\$ 4,000,000.00	\$ 800,000.00	\$ 1,000,000.00	\$4.0M - 5.0M
Timberville	The Town's park master plan includes a trailhead where the rail line intersects with Memorial Park Drive.	No Additional Spaces Needed Park has adequate space. Large trailhead will be nearby in Broadway		20' trail connection would need to be provided from road to trail	Connection is within the R/W of the trail alignment	\$ 12,000.00	\$ 13,000.00	\$ 12,000.00	\$ 13,000.00	\$24K - \$26K
Timberville	Another option is where North Main Street intersects the rail line.	2,500	5	Trailhead will have direct access	Area is within the R/W of the trail alignment. Possible permanent and temporary easements may be required	\$ 115,000.00	\$ 150,000.00	\$ 100,000.00	\$ 75,000.00	\$0.2M - \$0.3M
New Market	New Market Depot Road (needs to be parallel parking)	6,000	10	Trailhead will have direct access	Area is within the R/W of the trail alignment. Possible permanent and temporary easements may be required	\$ 230,000.00	\$ 300,000.00	\$ 100,000.00	\$ 150,000.00	\$0.3M - \$0.5M
Quicksburg	There may be space for a handful of cars parked where Village Lane meets the rail corridor.	No Additional Spaces Needed On-road parking		30' trail connection would need to be provided from road to trail	Connection is within the R/W of the trail alignment	\$ 13,000.00	\$ 15,000.00	\$ 13,000.00	\$ 15,000.00	\$26K - \$30K
Mount Jackson	Mount Jackson's Town Hall was designed and built to mimic a train station. The Town has a parking lot ready to go and a visitor center right on the tracks. Other town-owned sites have been identified for potential overflow parking.	No Additional Spaces Needed overflow parking has been identified and on-street parking is available Trailhead will have direct access								-
Edinburg	Town's historic 1848 Edinburg Mill	No additional spaces needed		Needs trail connection via stairs behind graveyard. Not ADA accessible	The Mill owns property on the eastern side Massie Farm Ln. R/W will be needed north of the Cedarwood Cemetery Line	\$ 240,000.00	\$ 346,000.00	\$ 120,000.00	\$ 173,000.00	\$0.4M-\$0.6M
Edinburg	Adjacent to the rail crossing on Stony Creek Blvd right before the trail bridge over Stony Creek (wide siding)	4,800	12	Trailhead will have direct access. ADA Accessible location	Area is within the R/W of the trail alignment. Possible permanent and temporary easements may be required	\$ 300,000.00	\$ 360,000.00	\$ 150,000.00	\$ 180,000.00	\$0.4M-\$0.6M
Woodstock	The intersection of the rail trail and Court Street, a scenic mid-point, would offer close access to and from Interstate 81 and Route 11. The Town of Woodstock is adding public parking to this location with additional public land for expansion.	13,000	30	Trailhead will have direct access. Sidewalk facilities exist on Court Street. ADA Accessible location	Property is owned by Town of Woodstock. No R/W is anticipated	\$ 960,000.00	\$ 1,200,000.00	\$ 480,000.00	\$ 600,000.00	\$1.4M - 1.8M
Strasburg	Although parking is limited, this downtown trailhead would complement the King Street streetscape improvements in-progress very nicely.	7,000	14	Trailhead will have direct access. ADA Accessible location	Property is own by the Museum	\$ 322,000.00	\$ 420,000.00	\$ 161,000.00	\$ 210,000.00	\$0.4M - \$0.6M
Town Park	this site could serve as the eastern gateway to Strasburg	No Additional Spaces Needed		A crosswalk and ADA facilities would be required to access from the front of the park to where the trail intersects Park Road	All improvements would be within public R/W					-
Front Royal	the VDOT district office adjoins the rail corridor and can serve as a temporary trailhead until a larger property is secured across the South Fork.	No Additional Spaces Needed - Temporary Location / Alternate Site		A trail connection and footbridge would need to be provided	Connection is within the R/W of the trail alignment	\$ 241,000.00	\$ 394,000.00	\$ 300,000.00	\$ 600,000.00	\$700K - \$1.0M
Front Royal	This site is located between Queens Highway and Old Winchester Pike. It is west of the trail termini. As well as on the west side of the South Fork of the Shenandoah River.	32000	75	Trailhead would be immediately abutting the trail	Connection is within the rail alignment right-of-way	\$ 2,400,000.00	\$ 3,000,000.00	\$ 600,000.00	\$ 750,000.00	\$3.0M - \$3.8M
Front Royal	Previous VFW site in Front Royal - Assume 100 space lot can be accommodated. This land would require aquisition from the current property owner. As well, the area is on a wetland area and mitigation measures would be required. Both of these will greatly increase the cost (not included in construction cost shown).	42,500	100	An approximate 200' connection from the lot to trail would need to be provided	Area is not owned by Norfolk Souther or the Town of Front Royal, adquisition would be required.	\$ 3,230,000.00	\$ 4,040,000.00	\$ 807,500.00	\$ 1,010,000.00	\$4.0M - 5.1M

10 Lot Estimate
Opinion of Probable Project Costs - September 2021
Non-inflated Costs are in FY2021 Dollars

Item	Description	Unit	Quantity	Unit Cost	Extension
Mobilization Items					
	Mobilization	LS	1	\$ 15,637	\$ 15,637
	CN Surveying	LS	1	\$ 2,837	\$ 2,837
	MOBILIZATION SUB-TOTAL				\$ 18,474
Maintenance of Traffic (MOT) Items					
	MAINTENANCE OF TRAFFIC (MOT) SUB-TOTAL				\$ -
Roadway Items					
10607	ASPHALT CONCRETE TY. SM-12.5A	TON	100	\$ 133.00	\$ 13,300
10245	AGGR. BASE MATL. TY. I NO. 21B	TON	310	\$ 37.00	\$ 11,470
	ROADWAY SUB-TOTAL				\$ 28,690
Hydraulics Items					
	SWM / BMP	LS	1	\$ 25,000.00	\$ 25,000.00
	E&S CONTROLS	LS	1	\$ 6,000.00	\$ 6,000
	HYDRAULICS SUB-TOTAL				\$ 31,000
In-Plan Utilities Items					
	IN-PLAN UTILITIES SUB-TOTAL				\$ -
Traffic Items					
	PAVEMENT MARKINGS	LS	1	\$ 3,500.00	\$ 3,500
	TRAFFIC SUB-TOTAL				\$ 3,500
Earthwork/Materials Items					
00120	REGULAR EXCAVATION	CY	300	\$ 27.00	\$ 8,100
00140	BORROW EXCAVATION	CY	400	\$ 45.00	\$ 18,000
00142	BORROW EXCAVATION MIN. CBR-20	CY	357	\$ 45.00	\$ 16,071
	EARTHWORK/MATERIALS SUB-TOTAL				\$ 42,171
Sound Wall Items					
	SOUND WALL SUB-TOTAL				\$ -
Other Items					
00111	CLEARING AND GRUBBING	ACRE	0.10	\$ 14,700.00	\$ 1,470
	LANDSCAPING	LS	1	\$ 10,000.00	\$ 10,000
	SIGNS	EA	2	\$ 500.00	\$ 1,000
	OTHER SUB-TOTAL				\$ 12,470
	MAJOR ITEMS SUBTOTAL				\$ 136,000
Construction Totals					
	Unaccounted for Items (20%)	LS	1	\$ 24,000	\$ 24,000
	Construction Contract Total				\$ 160,000
	Construction Contingency (30%)	LS	1	\$ 48,000	\$ 48,000
	Contract Contingency (5%)	LS	1	\$ 8,000	\$ 8,000
	Construction Engineering & Inspection (20%)	LS	1	\$ 32,000	\$ 32,000
	Total Construction Phase (in FY2021 Dollars)				\$ 248,000

30 Lot Estimate
Opinion of Probable Project Costs - September 2021
Non-inflated Costs are in FY2021 Dollars

Item	Description	Unit	Quantity	Unit Cost	Extension
Mobilization Items					
	Mobilization	LS	1	\$ 51,754	\$ 51,754
	CN Surveying	LS	1	\$ 12,468	\$ 12,468
	MOBILIZATION SUB-TOTAL				\$ 64,221
Maintenance of Traffic (MOT) Items					
Roadway Items					
10607	ASPHALT CONCRETE TY. SM-12.5A	TON	180	\$ 133.00	\$ 23,940
10245	AGGR. BASE MATL. TY. I NO. 21B	TON	780	\$ 37.00	\$ 28,860
13220	HYDR. CEMENT CONC. SIDEWALK 4"	SY	150	\$ 56.00	\$ 8,400
	ROADWAY SUB-TOTAL				\$ 69,600
Hydraulics Items					
	SWM / BMP	LS	1	\$ 50,000.00	\$ 50,000.00
	Storm Structures	EA	6	\$ 5,500.00	\$ 33,000.00
	Storm Sewer	LF	300	\$ 160.00	\$ 48,000.00
	E&S CONTROLS	LS	1	\$ 25,000.00	\$ 25,000
	HYDRAULICS SUB-TOTAL				\$ 156,000
In-Plan Utilities Items					
	IN-PLAN UTILITIES SUB-TOTAL				\$ -
Traffic Items					
	PAVEMENT MARKINGS	LS	1	\$ 10,000.00	\$ 10,000
	Lighting	LS	1	\$ 25,000.00	\$ 25,000
	TRAFFIC SUB-TOTAL				\$ 35,000
Earthwork/Materials Items					
00120	REGULAR EXCAVATION	CY	800	\$ 27.00	\$ 21,600
00140	BORROW EXCAVATION	CY	1,000	\$ 45.00	\$ 45,000
00142	BORROW EXCAVATION MIN. CBR-20	CY	911	\$ 45.00	\$ 40,982
	EARTHWORK/MATERIALS SUB-TOTAL				\$ 107,582
Sound Wall Items					
	SOUND WALL SUB-TOTAL				\$ -
Other Items					
00111	CLEARING AND GRUBBING	ACRE	1.00	\$ 14,700.00	\$ 14,700
	LANDSCAPING	LS	1	\$ 25,000.00	\$ 25,000
	Rest Room	LS	1	\$ 100,000.00	\$ 100,000
	SIGNS	EA	3	\$ 500.00	\$ 1,500
	Drinking Fountains	EA	2	\$ 5,000.00	\$ 10,000
	OTHER SUB-TOTAL				\$ 151,200
	MAJOR ITEMS SUBTOTAL				\$ 584,000
Construction Totals					
	Unaccounted for Items (20%)	LS	1	\$ 104,000	\$ 104,000
	Construction Contract Total				\$ 688,000
	Construction Contingency (30%)				\$ 207,000
	Contract Contingency (5%)				\$ 35,000
	Construction Engineering & Inspection (20%)				\$ 138,000
Total Construction Phase (in FY2021 Dollars)					\$ 1,068,000