

Highway MM: *Corridor of Opportunity*



HIGHWAY MM
CORRIDOR OF OPPORTUNITY

MODOT PARTNERSHIP DEVELOPMENT
APPLICATION



Freight Connections

**Finance Plan
Project Estimates**



REPUBLIC
MISSOURI

Bid Report

Project: WIDEN ROUTE MM TO 5 LANE SECTION W/C&G AND STORM	Job Number: J8S0836B PRELIM W/O MEDIAN	Bid Date: 01/01/2026	State: MO
Location: ROUTE MM FROM ROUTE I-44 SOUTH TO JAMES RIVER FREEWAY			

Sort	Pay Item	Description	Count	Quantity	Unit	Unit Price	Extension
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Project Settings

Primary County:	GREENE	Urban / Rural:	URBAN ROUTE
Addl Counties:		Project Type:	GRADING, DRAINAGE & PAVING
District:	Southwest	Work Type:	REHABILITATION
Latitude:	37° 06' 42"	Traffic:	Heavy Traffic (over 1700 DAT)
Longitude:	93° 15' 06"	Estimator:	nmoss@olsson.com
Log Mile:	Beg: 0.078	Constr Eng:	0.00%
	End: 1.666	Priced Date:	8/30/2024
Station:	Beg: 48+58.54	Create Date:	4/2/2025
	End: 28+28.46	Fed Project No:	
Project Length:	1.5810 miles	Mobe Percent:	6.00%
Route:	MM	Survey Percent:	2.00%

Project Sections

1 ROADWAY ITEMS - J8S0836B	\$3,784,313.79	36.08%
3 ALT B CONCRETE PAVEMENT - J8S0836B	\$3,829,692.00	36.51%
20 Lighting	\$201,677.00	1.92%
30 SIGNAL ITEMS - J8S0836B	\$593,960.00	5.66%
40 SIGNING ITEMS - J8S0836B	\$27,390.50	0.26%
50 DRAINAGE - J8S0836B	\$1,654,686.00	15.77%
51 TCP - J8S0836B	\$305,263.00	2.91%
70 MSE WALL - J8S0836B	\$92,500.00	0.88%
Total	\$10,489,482.29	100.0%

Major Categories

BRIDGE	\$92,500.00	0.88%
GRADE/DRAIN	\$2,171,254.00	20.70%
MISC.	\$3,587,345.59	34.20%
PAVEMENT/BASE	\$4,638,382.70	44.22%
Total	\$10,489,482.29	100.0%

STIP Information

Construction Cost	\$10,489,482.29	57.37%
PE (9.52% of construction cost)	\$998,390.41	5.46%
CE (14.38% of construction cost)	\$1,508,670.40	8.25%
R/W	\$2,993,156.40	16.37%
430,978.30 SF NEW R/W @ \$5/SF = \$2,154,892; 70,036.9 SF NEW PERM. ESM'T @ \$3.50/SF = \$245,129.09; 93,135.9 SF TEMP. CONST. ESM'T @ \$1/SF = \$93,135.90; 2 HOUSE TAKINGS @ \$250,000 EACH = 500,00.00		
R/W Incidentals	\$270,000.00	1.48%
\$10,000 PER PARCEL @ 27 PARCELS		
Utilities	\$505,000.00	2.76%
SEE UTILITY ESTIMATE		
Incentive	\$1,517,890.00	8.30%
MoDOT OVERSIGHT \$350,000.00 PLUS 6% FOR INFLATION (1.5 YEARS) \$958,100.00 PLUS 2% FOR CONTINGENCY \$209,790.00		
Total	\$18,282,589.50	100.0%

Bid Report

Project: WIDEN ROUTE MM TO 5 LANE SECTION W/C&G AND STORM	Job Number: J8S0836B PRELIM W/O MEDIAN	Bid Date: 01/01/2026	State: MO
Location: ROUTE MM FROM ROUTE I-44 SOUTH TO JAMES RIVER FREEWAY			

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Section: ROADWAY ITEMS - J8S0836B

10	2013000	CLEARING AND GRUBBING	--	2.000	ACRE	3,500.00	7,000.00
20	2022010	REMOVAL OF IMPROVEMENTS	--	1.000	L.S.	180,000.00	180,000.00
30	2027000	DISPOSAL AND PLUGGING OF WELLS	--	1.000	EACH	5,000.00	5,000.00
40	2035000	UNCLASSIFIED EXCAVATION	--	20,946.000	C.Y.	13.50	282,771.00
50	2035500	EMBANKMENT IN PLACE	--	12,421.000	C.Y.	17.00	211,157.00
60	2039907	MISC. {UNDERGRADING}	--	1,022.000	C.Y.	20.00	20,440.00
70	3040504	TYPE 5 AGGREGATE FOR BASE (4 IN. THICK)	--	3,802.000	S.Y.	15.00	57,030.00
80	3040506	TYPE 5 AGGREGATE FOR BASE (6 IN. THICK)	--	50,557.000	S.Y.	10.00	505,570.00
90	3049910	MISC. {PERMANENT AGGREGATE EDGE TREATMENT}	--	285.000	TON	75.00	21,375.00
100	4011209	BITUMINOUS PAVEMENT MIXTURE PG64-22, (BP-1)	--	79.100	TON	115.00	9,096.50
110	4013000	BITUMINOUS PAVEMENT MIXTURE PG64-22 (BASE)	--	159.800	TON	140.00	22,372.00
120	4030103	ASPHALTIC CONCRETE MIXTURE PG 70-22 (SP125C MIX)	--	1,996.300	TON	94.00	187,652.20
130	4071005	TACK COAT	--	1,865.000	GAL	3.00	5,595.00
140	6042010	ADJUSTING MANHOLE	--	1.000	EACH	2,200.00	2,200.00
150	6083008	8 IN. CONCRETE MEDIAN STRIP	--	239.000	S.Y.	90.00	21,510.00
160	6085007	PAVED APPROACH, 7 IN.	--	1,470.000	S.Y.	100.00	147,000.00
170	6085008	"PAVED APPROACH, 8 IN."	--	1,590.000	S.Y.	105.00	166,950.00
180	6091011	CONCRETE CURB (OVER 6 IN. HEIGHT) TYPE S	--	305.000	L.F.	50.00	15,250.00
190	6091041	CONCRETE GUTTER TYPE A	--	97.000	L.F.	140.00	13,580.00
200	6091052	CURB AND GUTTER TYPE B	--	15,536.000	L.F.	50.00	776,800.00
210	6181000	MOBILIZATION	--	1.000	L.S.	582,749.02	582,749.02
220	6181020	ADDITIONAL MOBILIZATION FOR SEEDING	--	4.000	EACH	600.00	2,400.00
230	6200015	"PREFORMED THERMOPLASTIC PAVEMENT MARKING, 24 IN. WHITE"	--	351.000	L.F.	24.00	8,424.00
240	6200018	"PREFORMED THERMOPLASTIC PAVEMENT MARKING, 24 IN. YELLOW"	--	102.000	L.F.	20.00	2,040.00
250	6200021	"PREFORMED THERMOPLASTIC PAVEMENT MARKING, LEFT/RIGHT ARROW"	--	29.000	EACH	275.00	7,975.00
260	6200030	PREFORMED THERMOPLASTIC PAVEMENT MARKING, WORD (ONLY)	--	1.000	EACH	500.00	500.00
270	6200042	"PREFORMED THERMOPLASTIC PAVEMENT MARKING, 12 IN WHITE, YIELD LINE TRIANGLES"	--	64.000	EACH	55.00	3,520.00
280	6206000C	4 IN. WHITE STANDARD WATERBORNE PAVEMENT MARKING PAINT, TYPE P BEADS	--	10,471.000	L.F.	0.15	1,570.65
290	6206001C	4 IN. YELLOW STANDARD WATERBORNE PAVEMENT MARKING PAINT, TYPE P BEADS	--	19,117.000	L.F.	0.15	2,867.55
300	6206108A	8 IN. WHITE STANDARD WATERBORNE PAVEMENT MARKING PAINT, TYPE P BEADS	--	300.000	L.F.	1.30	390.00

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Time: 04:58:42 PM

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Sort	Pay Item	Description	Count	Quantity	Unit	Unit Price	Extension
310	6207001	PAVEMENT MARKING REMOVAL	--	150.000	L.F.	1.25	187.50
320	6207002	PAVEMENT MARKING REMOVAL (SYMBOLS)	--	7.000	EACH	150.00	1,050.00
330	6209903	MISC. {WHITE ISLAND MARKINGS}	--	1,493.000	L.F.	0.25	373.25
340	6224010	MODIFIED COLDMILLING (DEPTH TRANSITIONS)	--	2,098.400	S.Y.	15.00	31,476.00
350	6274000	CONTRACTOR FURNISHED SURVEYING AND STAKING	--	1.000	L.S.	194,249.67	194,249.67
360	8025006	MULCHING	--	11.400	ACRE	4,500.00	51,300.00
370	8051000A	SEEDING - COOL SEASON GRASSES	--	10.800	ACRE	6,000.00	64,800.00
380	8061003	SEDIMENT TRAP EXCAVATION	--	15.000	C.Y.	50.00	750.00
390	8061004	SEDIMENT TRAP ROCK	--	15.000	C.Y.	105.00	1,575.00
400	8061006	ALTERNATE DITCH CHECK	--	1,301.000	L.F.	12.00	15,612.00
410	8061007A	CURB INLET CHECK	--	60.000	EACH	175.00	10,500.00
420	8061016	SEDIMENT REMOVAL	--	190.000	C.Y.	26.00	4,940.00
430	8061017	TEMPORARY SEEDING	--	2.700	ACRE	4,000.00	10,800.00
440	8061019	SILT FENCE	--	4,415.000	L.F.	3.75	16,556.25
450	8064130	TYPE 3 TURF REINFORCEMENT MAT	--	4,453.000	S.Y.	5.50	24,491.50
460	8064140	TYPE 3B EROSION CONTROL BLANKET	--	36,899.000	S.Y.	2.30	84,867.70

Category: ROADWAY ITEMS - J8S0836B \$3,784,313.79

Section: ALT A ASPHALT PAVEMENT - J8S0836B

470	4039905	MISC. {ALT A ASPHALT PAVEMENT (11.5 IN. SP125C)}	--	45,055.200	S.Y.	0.00	0.00
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Category: ALT A ASPHALT PAVEMENT - J8S0836B \$0.00

Section: ALT B CONCRETE PAVEMENT - J8S0836B

480	4039905 {1}	MISC. {ALT B CONCRETE PAVEMENT (9.5 IN. NON-REINFORCED, 15 FT. JOINTS)}	--	45,055.200	S.Y.	85.00	3,829,692.00
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Category: ALT B CONCRETE PAVEMENT - J8S0836B \$3,829,692.00

Section: Lighting

490	9011010	RELOCATED POLE	--	2.000	EACH	2,900.00	5,800.00
500	9011062	"LIGHTING POLE, 45 FT. OR 13.5 M, TYPE AT DESIGN 2"	--	6.000	EACH	5,000.00	30,000.00
510	9011115	"BRACKET ARM, 15 FT. OR 4.6 M"	--	6.000	EACH	1,800.00	10,800.00
520	9011313	LUMINAIRE, LED-C	--	6.000	EACH	900.00	5,400.00
530	9012230	BASE MOUNTED CONTROL STATION 240 VOLT - 4 CIRCUIT	--	2.000	EACH	10,250.00	20,500.00
540	9013004	CONDUIT, 4 IN. RIGID, IN TRENCH	--	49.000	L.F.	25.00	1,225.00
550	9014004	"CONDUIT, 4 IN. RIGID, PUSHED"	--	363.000	L.F.	40.00	14,520.00

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Sort	Pay Item	Description	Count	Quantity	Unit	Unit Price	Extension
560	9015020	TRENCHING TYPE II	--	590.000	L.F.	7.00	4,130.00
570	9016120	"PULL BOX, CONCRETE, STANDARD"	--	11.000	EACH	3,500.00	38,500.00
580	9017110	"CABLE, 10 AWG 1 CONDUCTOR, POLE AND BRACKET"	--	630.000	L.F.	2.00	1,260.00
590	9017402	"CABLE-CONDUIT, 1 IN., 2 CONDUCTORS AND 1 BARE NEUTRAL, 4 AWG"	--	1,238.000	L.F.	9.00	11,142.00
600	9018245	POLE FOUNDATION (45 FT. OR 13.5 M MOUNTING HEIGHT)	--	3.000	EACH	2,800.00	8,400.00
610	9019901 {1}	MISC. {LIGHTING MODIFICATION, JAMES RIVER FRWY}	--	1.000	L.S.	30,000.00	30,000.00
620	9019901 {2}	MISC. {LIGHTING MODIFICATION, I-44}	--	1.000	L.S.	20,000.00	20,000.00
Category: Lighting							\$201,677.00

Section: SIGNAL ITEMS - J8S0836B

630	9018613	POWER SUPPLY ASSEMBLY, TYPE 2, 240/120 VOLT SERVICE, LIGHTING AND SIGNALS	--	2.000	EACH	15,000.00	30,000.00
640	9020513	"SIGNAL HEAD, TYPE 3B"	--	6.000	EACH	1,500.00	9,000.00
650	9020514	"SIGNAL HEAD, TYPE 4B"	--	1.000	EACH	1,600.00	1,600.00
660	9020833	SH-FLAT SHEET - SIGNAL SIGN	--	32.000	S.F.	35.00	1,120.00
670	9020834	"SIGNAL SIGN, MOUNTING HARDWARE"	--	4.000	EACH	230.00	920.00
680	9023245	"POST, TYPE C, 45 FT. ARM OR 13.7 M ARM"	--	3.000	EACH	18,250.00	54,750.00
690	9024965	"DETECTOR, MICROWAVE"	--	3.000	EACH	7,500.00	22,500.00
700	9025200	"CONDUIT, 2 IN., TRENCH WITH TRACER WIRE"	--	50.000	L.F.	25.00	1,250.00
710	9025300	"CONDUIT, 3 IN., TRENCH WITH TRACER WIRE"	--	100.000	L.F.	35.00	3,500.00
720	9027300	"CONDUIT, 3 IN., PUSHED WITH TRACER WIRE"	--	340.000	L.F.	50.00	17,000.00
730	9028208	CABLE, 8 AWG 1 CONDUCTOR, POWER	--	100.000	L.F.	2.00	200.00
740	9028311	"CABLE, 16 AWG 7 CONDUCTOR"	--	1,140.000	L.F.	4.00	4,560.00
750	9028400	"WIRE, 6 AWG, SOLID NEUTRAL"	--	470.000	L.F.	2.00	940.00
760	9028620	"POWER SUPPLY ASSEMBLY, TYPE 2"	--	1.000	EACH	16,750.00	16,750.00
770	9028811	"PULL BOX, PREFORMED CLASS 2"	--	2.000	EACH	1,500.00	3,000.00
780	9028812	"PULL BOX, PREFORMED CLASS 3"	--	1.000	EACH	3,500.00	3,500.00
790	9028820	"PULL BOX, CONCRETE, STANDARD"	--	2.000	EACH	4,000.00	8,000.00
800	9028821	"PULL BOX, CONCRETE, DOUBLE, TYPE A"	--	1.000	EACH	5,750.00	5,750.00
810	9029100	"BASE, CONCRETE"	--	9.810	C.Y.	2,000.00	19,620.00
820	9029901	MISC. {TRAFFIC SIGNAL MODIFICATION, I-44 EASTBOUND & ROUTE MM}	--	1.000	L.S.	150,000.00	150,000.00
830	9029901 {1}	MISC. {SIGNAL MODIFICATION, JAMES RIVER FRWY}	--	1.000	L.S.	150,000.00	150,000.00
840	9029902	MISC. {UNINTERRUPTIBLE POWER SUPPLY}	--	1.000	EACH	15,000.00	15,000.00
850	9029902 {1}	MISC. {WIRELESS COMMUNICATION SYSTEM, INSTALLED}	--	2.000	EACH	20,000.00	40,000.00

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860	9029902 {2}	MISC. {CONTROLLER ASSEMBLY HOUSING, TYPE 2070 CONTROLLER}	--	1.000	EACH	35,000.00	35,000.00
Category: SIGNAL ITEMS - J8S0836B							\$593,960.00

Section: SIGNING ITEMS - J8S0836B

870	9031010	CONCRETE FOOTINGS, EMBEDDED	--	0.600	C.Y.	1,500.00	900.00
880	9031210	STRUCTURAL STEEL POSTS	--	730.000	LBS	6.75	4,927.50
890	9031241	BREAKAWAY ASSEMBLY (PERFORATED SQUARE STEEL TUBE)	--	6.000	EACH	275.00	1,650.00
900	9031272A	2.25 IN. PSST POST INSERT (6 FOOT) - 12 GA.	--	2.000	EACH	75.00	150.00
910	9031280	2.5 IN. PSST POST - 12 GA.	--	507.000	L.F.	14.00	7,098.00
920	9031285	CONCRETE POST ANCHOR FOR 2.5 IN. PSST - 7 GA.	--	32.000	EACH	300.00	9,600.00
930	9035004A	SH-FLAT SHEET	--	107.000	S.F.	20.00	2,140.00
940	9035069A	SHF-FLAT SHEET FLUORESCENT	--	37.000	S.F.	25.00	925.00
Category: SIGNING ITEMS - J8S0836B							\$27,390.50

Section: DRAINAGE - J8S0836B

950	2063000	CLASS 3 EXCAVATION	--	6,961.000	C.Y.	23.00	160,103.00
960	2063300	CLASS 4 EXCAVATION	--	240.000	C.Y.	32.00	7,680.00
970	6044011	"PIPE COLLAR, TYPE A"	--	3.000	EACH	2,000.00	6,000.00
980	6051018A	PIPE AGGREGATE PAVEMENT CROSS DRAIN	--	278.000	L.F.	21.00	5,838.00
990	6054010	GEOCOMPOSITE PAVEMENT EDGE DRAIN	--	6,600.000	L.F.	10.00	66,000.00
1000	6054020	OUTLET PIPES AND SPLASH PADS	--	26.000	EACH	1,500.00	39,000.00
1010	6097000	ROCK LINING	--	157.000	C.Y.	125.00	19,625.00
1020	6143013	"MANHOLE FRAME AND COVER, TYPE 3"	--	62.000	EACH	675.00	41,850.00
1030	7250415	15 IN. PIPE GROUP C	--	45.000	L.F.	95.00	4,275.00
1040	7250418	18 IN. PIPE GROUP C	--	345.000	L.F.	125.00	43,125.00
1050	7261015	15 IN. PIPE GROUP A	--	1,447.000	L.F.	110.00	159,170.00
1060	7261018	18 IN. PIPE GROUP A	--	3,387.000	L.F.	105.00	355,635.00
1070	7261024	24 IN. PIPE GROUP A	--	1,095.000	L.F.	100.00	109,500.00
1080	7261030	30 IN. PIPE GROUP A	--	66.000	L.F.	155.00	10,230.00
1090	7261036	36 IN. PIPE GROUP A	--	85.000	L.F.	200.00	17,000.00
1100	7311033	PRECAST CONCRETE DROP INLET 3 FT X 3 FT	--	8.000	L.F.	1,200.00	9,600.00
1110	7311053	PRECAST CONCRETE DROP INLET 5 FT X 3 FT	--	250.000	L.F.	1,700.00	425,000.00
1120	7319902	MISC. {OUTLET STRUCTURE}	--	1.000	EACH	10,000.00	10,000.00
1130	7319902 {1}	MISC. {PRECAST CONCRETE 5'X5' JUNCTION BOX}	--	1.000	EACH	3,000.00	3,000.00

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1140	7319902 {1} {3}	MISC. {PRECAST CONCRETE 3'X3' JUNCTION BOX}	--	1.000	EACH	3,000.00	3,000.00
1150	7319902 {2}	MISC. {10 FT. X 3 FT. DROP INLET}	--	2.000	EACH	8,000.00	16,000.00
1160	7319903 {1}	MISC. {(5 FT. X 3 FT.) REINFORCED CONCRETE BOX CULVERT}	--	104.000	L.F.	875.00	91,000.00
1170	7320615A	15 IN. OR ALLOWED SUBSTITUTE GROUP A FLARED END SECTION	--	1.000	EACH	1,125.00	1,125.00
1180	7320618A	18 IN. OR ALLOWED SUBSTITUTE GROUP A FLARED END SECTION	--	8.000	EACH	1,350.00	10,800.00
1190	7320624A	24 IN. OR ALLOWED SUBSTITUTE GROUP A FLARED END SECTION	--	1.000	EACH	750.00	750.00
1200	7320630A	30 IN. OR ALLOWED SUBSTITUTE GROUP A FLARED END SECTION	--	5.000	EACH	850.00	4,250.00
1210	7320636A	36 IN. OR ALLOWED SUBSTITUTE GROUP A FLARED END SECTION	--	3.000	EACH	1,400.00	4,200.00
1220	7320815A	15 IN. OR ALLOWED SUBSTITUTE GROUP C FLARED END SECTION	--	6.000	EACH	955.00	5,730.00
1230	7320818A	18 IN. OR ALLOWED SUBSTITUTE GROUP C FLARED END SECTION	--	28.000	EACH	900.00	25,200.00

Category: DRAINAGE - J8S0836B \$1,654,686.00

Section: TCP - J8S0836B

1240	1041000	TEMPORARY SURFACING	--	1,500.000	C.Y.	75.00	112,500.00
1250	6122012	IMPACT ATTENUATOR 55 MPH (SAND BARREL ARRAY)	--	2.000	EACH	3,000.00	6,000.00
1260	6122020	REPLACEMENT SAND BARREL	--	2.000	EACH	450.00	900.00
1270	6123000A	TRUCK OR TRAILER MOUNTED ATTENUATOR (TMA)	--	2.000	EACH	4,000.00	8,000.00
1280	6161005	CONSTRUCTION SIGNS	--	1,380.000	S.F.	8.00	11,040.00
1290	6161008	ADVANCED WARNING RAIL SYSTEM	--	2.000	EACH	86.00	172.00
1300	6161025	CHANNELIZER (TRIM LINE)	--	285.000	EACH	24.00	6,840.00
1310	6161030	TYPE III MOVEABLE BARRICADE	--	20.000	EACH	200.00	4,000.00
1320	6161040	FLASHING ARROW PANEL	--	1.000	EACH	1,600.00	1,600.00
1330	6161099	"CHANGEABLE MESSAGE SIGN WITH COMMUNICATION INTERFACE, CONTRACTOR FURNISHED, CONTRACTOR RETAINED"	--	4.000	EACH	5,000.00	20,000.00
1340	6173700B	"TEMPORARY TRAFFIC BARRIER ANCHORED, CONTRACTOR FURNISHED / RETAINED"	--	1,500.000	L.F.	55.00	82,500.00
1350	6191000	PAVEMENT EDGE TREATMENT	--	8,345.000	L.F.	3.80	31,711.00
1360	6209901	MISC. {TEMP PAVEMENT MARKING}	--	1.000	L.S.	20,000.00	20,000.00

Category: TCP - J8S0836B \$305,263.00

Section: MSE WALL - J8S0836B

1370	7110300	CONCRETE AND MASONRY PROTECTION SYSTEM	--	1.000	L.S.	5,000.00	5,000.00
1380	7110400	SACRIFICIAL GRAFFITI PROTECTION SYSTEM	--	1.000	L.S.	3,500.00	3,500.00

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Project:	WIDEN ROUTE MM TO 5 LANE SECTION W/C&G AND STORM	Job Number:	J8S0836B PRELIM W/O MEDIAN	Bid Date:	01/01/2026	State:	MO
Location: ROUTE MM FROM ROUTE I-44 SOUTH TO JAMES RIVER FREEWAY							

Sort	Pay Item	Description	Count	Quantity	Unit	Unit Price	Extension
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1390	7201000	MECHANICALLY STABILIZED EARTH WALL SYSTEMS	--	700.000	S.F.	120.00	84,000.00
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Category: MSE WALL - J8S0836B **\$92,500.00**

Total: \$10,489,482.29

REPORT PARAMETERS	
Project	J8S0836B PRELIM W/O MEDIAN - WIDEN ROUTE MM TO 5 LANE SECTION W/C&G AND STORM
Comparison	Bid Price

Parcel Number Sheet Number**Owner****Org Acres**

1	5	Kenneth Austin TRUST	
2	5	Shad & Heather McGuire	
3	6	MM Farm LLC	
4	6	Plaza Southwest LLC	
5	7	Susan Beine	
6	7	Monett Apartments LLC	
7	8	KDEB Properties LLC Etal	
8	8	Elizabeth E Meese	
9	8	Asset Holdings Group LLC	
10	8	Ramses Caleb Avila Etal	
11	9	James W Jenkins (Oak Forest Properties bought 3/6/2025)	
12	9	William A. Windham	
13	9	Oak Forest Properties	
13a	9	Oak Forest Prop 1384 S Hwy MM LLC	
14	10	Lee Garrett Etal	
15	10	Murfin Inc	
16	11	Red Monkey Foods Prop Holdings	
17	11	Randy Thomas	
18	12	Store Master Funding XI LLC	
19	12	Virginia McCall Etal	
20	13	TCS Land Investment LLC	
21	13	Greggory Erwin	
22	15	Old CW Ventures Inc Etal Hammit-Eoff Properties LLC Etal	
23	16	Herrman Realty	
24	17	1st Baptist Church of Brookline	
25	21	Bryan Ward	
26	20	Larry L. Marble	
27	20	AMPROD, LLC	

Totals:

Acres Remaining	\$/sf	RW Acq (SF)	RW \$	Perm Esmt (SF)	PE \$	Temp Esmt (SF)	TCE \$
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32.9	\$5.00	43,515	\$ 217,575		\$ -		\$ -
4.7	\$5.00	14,499	\$ 72,495	5,954	\$ 14,885	9,550	\$ 4,775
18.3	\$5.00	12,820	\$ 64,100	4,808	\$ 12,020		\$ -
15.9	\$5.00	21,981	\$ 109,905	8,242	\$ 20,605		\$ -
3.8	\$5.00	7,521	\$ 37,605		\$ -	1,168	\$ 584
1.9	\$5.00	20,668	\$ 103,340	7,750	\$ 19,375	2,382	\$ 1,191
20.6	\$5.00	16,470	\$ 82,350		\$ -	2,130	\$ 1,065
0.9	\$5.00	3,451	\$ 17,255		\$ -	1,150	\$ 575
36.2	\$5.00	32,175	\$ 160,875	11,592	\$ 28,980	4,365	\$ 2,183
5.4	\$5.00	3,030	\$ 15,150		\$ -	1,010	\$ 505
6.7	\$5.00	5,346	\$ 26,730		\$ -	1,782	\$ 891
0.9	\$5.00	2,697	\$ 13,485		\$ -	899	\$ 450
10.7	\$5.00	10,725	\$ 53,625		\$ -	5,525	\$ 2,763
	\$5.00						
22	\$5.00	30,559	\$ 152,795		\$ -		\$ -
8	\$5.00	45,918	\$ 229,590		\$ -	49,696	\$24,848
10.1	\$5.00	12,580	\$ 62,900	8,254	\$ 20,635	1,198	\$ 599
11.8	\$5.00	22,740	\$ 113,700		\$ -		\$ -
3.5	\$5.00	13,138	\$ 65,690	7,950	\$ 19,875	388	\$ 194
77.9	\$5.00	46,384	\$ 231,920		\$ -	325	\$ 163
18.2	\$5.00	47,563	\$ 237,815	15,486	\$ 38,715	1,260	\$ 630
0.8	\$5.00	6,400	\$ 32,000		\$ -		\$ -
8.9	\$5.00	2,119	\$ 10,595		\$ -	1,178	\$ 589
12	\$5.00	2,130	\$ 10,650		\$ -		\$ -
12	\$5.00	6,300	\$ 31,500		\$ -	5,314	\$ 2,657
0.7	\$5.00		\$ -		\$ -	1,497	\$ 749
0.7	\$5.00	251	\$ 1,255		\$ -	1,316	\$ 658
12.4	\$5.00		\$ -		\$ -	1,002	\$ 501
		430,729	\$ 2,154,900	70,036	\$175,090	89,320	\$46,568

	Fencing (rounded)	Relocation	Imp Cost - Dep	Acq Total \$ + \$10,000 Incidental Costs Per	Rounded	Homestead 25%	Heritage 50%
=1,100 x \$10	\$ 11,000			\$ 228,575	\$ 228,600	\$ 57,150	
				\$ 92,155	\$ 92,200		\$46,100
=325 ft x \$7	\$ 2,300			\$ 78,420	\$ 78,450		
				\$ 130,510	\$ 130,550		
				\$ 38,189	\$ 38,200		
=500*\$25	\$ 12,500			\$ 136,406	\$ 136,450		
=260 * \$7	\$ 1,850			\$ 85,265	\$ 85,300		
=130*\$25	\$ 3,250			\$ 21,080	\$ 21,100	\$ 5,275	
=1,900 * \$30	\$ 57,000			\$ 249,038	\$ 249,050		
				\$ 15,655	\$ 15,700		
				\$ 27,621	\$ 27,650		
				\$ 13,935	\$ 13,950		
				\$ 56,388	\$ 56,400		
		\$50,000	\$240,000	\$ 290,000	\$ 290,000		
				\$ 152,795	\$ 152,800	\$ 38,200	
				\$ 254,438	\$ 254,450		
				\$ 84,134	\$ 84,150		
				\$ 113,700	\$ 113,700		
				\$ 85,759	\$ 85,800		
				\$ 232,083	\$ 232,100		
=1,050 \$10	\$ 10,500			\$ 287,660	\$ 287,700		
				\$ 32,000	\$ 32,000		
				\$ 11,184	\$ 11,200		
				\$ 10,650	\$ 10,650		
				\$ 34,157	\$ 34,200		
				\$ 749	\$ 1,000		
				\$ 1,913	\$ 1,950		
				\$ 501	\$ 1,000		
	\$ 98,400			2,764,958	\$ 2,766,300	\$ 100,625	\$46,100

Admin Settlements 30%	\$	829,890	\$	830,000	-----	-----
Condemnation 10%	\$	276,630	\$	277,000	-----	-----
Total	\$	3,871,478	\$	3,873,300		

RW Estimate Total \$4,100,000

Parcel Total

Comments

	\$ 285,750	
	\$ 138,300	PE for Utility
	\$ 78,450	PE for Utility
	\$ 130,550	PE for Utility
	\$ 38,200	
	\$ 136,450	PE for Utility
	\$ 85,300	
	\$ 26,375	
	\$ 249,050	PE for Utility
	\$ 15,700	
	\$ 27,650	
	\$ 13,950	
	\$ 56,400	Acquiring 2 Rental Properties - Tenant Relocation
	\$ 290,000	
	\$ 191,000	
	\$ 254,450	
	\$ 84,150	PE for Utility
	\$ 113,700	
	\$ 85,800	PE's are for Utility and Set Back
	\$ 232,100	
	\$ 287,700	PE for Utility
	\$ 32,000	
	\$ 11,200	
	\$ 10,650	
	\$ 34,200	
	\$ 1,000	
	\$ 1,950	
	\$ 1,000	

\$146,725 \$ 2,913,025

-----> \$ 830,000

-----> \$ 277,000

\$ 4,020,025

Say \$ 4,100,000

From: [Sara Fields](#)
To: [Debbie Parks](#); [Jennifer Thomas](#)
Subject: FW: MM cost share ROW
Date: Wednesday, April 9, 2025 11:23:54 AM
Attachments: [image001.png](#)
[MoDOT Estimate J8S0836B RW Summary 4-9 2025.xlsx](#)
[J8S0836B Olsson RW Summary 2 7 2025.xlsx](#)

From: Gregory Chapman <Gregory.Chapman@modot.mo.gov>
Sent: Wednesday, April 9, 2025 11:16 AM
To: Sara Fields <sfields@ozarkstransportation.org>
Cc: Frank Miller <Frank.Miller@modot.mo.gov>; Andy Ellsworth <Andrew.Ellsworth@modot.mo.gov>; Bud Sherman <Bud.Sherman@modot.mo.gov>; Jennifer Thomas <jthomas@ozarkstransportation.org>
Subject: FW: MM cost share ROW

Sara,

Andy has completed his review as requested. Please see below, and attached for additional information.

Thanks for getting this delivered Andy.

Thanks,

From: Andy Ellsworth <Andrew.Ellsworth@modot.mo.gov>
Sent: Wednesday, April 9, 2025 9:08 AM
To: Gregory Chapman <Gregory.Chapman@modot.mo.gov>; Frank Miller <Frank.Miller@modot.mo.gov>; Bud Sherman <Bud.Sherman@modot.mo.gov>
Subject: RE: MM cost share ROW

Greg,

Here is cost per parcel break down for the RW estimate. The amount is higher than what Olsson provided in the previous estimate. They just took a per square foot value for the land. Our estimate does the same but then takes into consideration fencing and other improvement cost in the acquisition, potential homestead and heritage cost. Our estimate also adds amounts for Administrative Settlement (30%) and potential condemnation (10%).

Attached please find both MoDOT and Olsson's Estimates

Olsson Previous RW Estimate = \$2,993,156

RW Incidentals = \$270,000

MoDOT RW Estimate = \$4,100,000

RW Incidentals = \$280,000

As you can see from the spreadsheet our estimate was lower in the RW dollars but we added \$830,000 for Admin. Settlement, and \$277,000 for potential condemnation.

Please let me know if you have any questions.

Andrew Ellsworth

Southwest Right of Way Manager

Missouri Department of Transportation

Southwest District

3025 East Kearney, Springfield, MO 65803

o: 417.829.8037

c: 417.988.7735

e: andrew.ellsworth@modot.mo.gov

From: Gregory Chapman <Gregory.Chapman@modot.mo.gov>

Sent: Friday, April 4, 2025 1:56 PM

To: Andy Ellsworth <Andrew.Ellsworth@modot.mo.gov>; Frank Miller
<Frank.Miller@modot.mo.gov>; Bud Sherman <Bud.Sherman@modot.mo.gov>

Subject: RE: MM cost share ROW

Thanks Andy,

We can then provide to Sara and see how they want to adjust their Cost Share submittal.