

Item Title: Granting of Right-of-Way and Temporary Construction Easements to North Carolina Department of Transportation (NCDOT) over the General Services Center at 401 Capital Boulevard

Specific Action Requested:

That the Board of Commissioners:

- 1. Approves the conveyance of additional right-of-way and temporary construction easements to NCDOT; and**
- 2. Authorizes the Chairman to execute a Deed for Highway Right-of-Way and Temporary Construction Easements to NCDOT (along with any supporting documentation), subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

NCDOT is replacing two bridges and revising the interchanges along Capital Boulevard: Bridge No. 227 at Capital Boulevard/Peace Street (Project B-5121) and Bridge No. 213 at Capital Boulevard/Wade Avenue (Project B-5317). The projects are included in the NCDOT current 2012-2020 State Transportation Improvement Program (STIP) with construction expected to begin in fall of 2016. The project also includes the widening and improvement of Capital Boulevard, relocation of West Johnston Street, resolving substandard conditions at intersections and interchanges, and the installation of pedestrian and bicycle facilities.

In March of this year, NCDOT made a formal offer to Wake County, associated with this B-5121 project to purchase additional Right-of-Way and Temporary Construction Easements along County property occupied by the General Services Administration Headquarters at 401 Capital Boulevard. The right-of-way and temporary construction easements are shown on the attached map entitled "NCDOT B-5121 Acquisition Map." The right-of-way is located on the along the eastern boundary of the property along with temporary construction easements along the eastern boundary and northern boundary at the driveway entrances onto the General Services site.

NCDOT has offered the sum of \$278,850.00 for 0.082 acres of right-of-way and 0.163 acres of temporary construction easements. The attached "Summary Statement Offer" outlines the particulars of this offer. Wake County staff has reviewed the attached appraisal performed for NCDOT and recommends acceptance of \$278,850.00 as just compensation for the right-of-way and temporary construction easements. Funds will be appropriated in the County Capital Fund at a later date as funds are required for projects.

County staff from Facilities Design & Construction and General Services Administration reviewed the proposed plans and the potential impact on General Services Center operations. Although there may be temporary access issues during the construction of driveway access points, GSA staff is coordinating with NCDOT to minimize disruption to their operations. GSA and FDC staff concluded this conveyance will have no direct

impact on the long term operation and maintenance of the General Services Center. Staff recommends approval of the conveyance subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. NCDOT B-5121 Acquisition Map
2. NCDOT Appraisal
3. Summary Statement (Offer)
4. Right-of-way Deed & TCE