



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1601 ORANGE ROAD
CULPEPER, VIRGINIA 22701-3819

Stephen C. Brich, P.E.
COMMISSIONER

March 9, 2026

MEMORANDUM

TO: Town of Warrenton

FROM: Kevin D. Pope
VDOT Culpeper District Construction Estimator

SUBJECT: SMART SCALE Preliminary Cost Estimate and Schedule
SS7-WAR-01 - US 17BUS & Culpeper St - Roundabout
Town of Warrenton, VA

This memorandum provides a preliminary *uninflated* cost estimate to support the proposed pre-application for the US 17BUS & Culpeper St - Roundabout in Town of Warrenton, Virginia. This estimate is intended for planning purposes only and does not represent the final application estimate. **A detailed, final estimate will be developed and submitted with the final application documentation.**

The planning estimate is based on comparable past projects and was prepared with limited information regarding project scope, site conditions, and assumptions. As the scope is refined, the final estimate may increase or decrease accordingly. At this stage of project development, cost estimates typically range from -40% to +100% accuracy.

Phase	Base Estimate	Percent Contingency	Total Estimate	Start Date	End Date
PE	\$1,600,000	12%	\$1,792,000	9/1/2029	2/29/2032
RW	\$1,300,000	25%	\$1,625,000	3/1/2032	8/31/2033
CN	\$6,580,000	25% 20% CEI	\$9,541,000	9/1/2033	9/1/2034
Total			\$12,947,000		