

Smartscale Broadview Avenue Safety Improvement Project Update

The Virginia Department of Transportation (VDOT) is managing the Smartscale Broadview Avenue Safety Improvement Project for the Town of Warrenton. The project is currently in the Right-of-Way phase anticipated to last approximately 15 months. The process includes:

- Prepare valuation for acquisition
- Contact landowner
- Present offer to landowner (Plan sheets, offer letter, acquisition documents, valuation), explaining project and acquisition
- Negotiate – Address concerns and discuss settlement
- Reach settlement – Process and go to closing, record documents, provide settlement check or
- Reach Impasse – Exercise eminent domain, record certificate, deposit money with Clerk of the Court, continue to work toward agreement after certificate.

Confidential VDOT communications with property owners are underway with 18 properties under negotiation, eight offers have been made, and four agreements are completed for temporary and/or permanent easements as of September 30, 2022. One property owner has met twice with VDOT and Town staff in the last month to request if there are opportunities for design adjustments. It has been communicated that to adjust the project now would require time delays, additional funding, VDOT Central Office rescoring the project, and the potential loss of the project. However, it has also been communicated that Town staff is willing to explore opportunities outside of the project parameters that would not result in delaying the project.

After the Right-of-Way Phase, the project will be advertised for construction. According to VDOT, the current ad date is September 12, 2023, with a 30-day bid let. If an acceptable bid is received, work will begin January 2024. Preliminary construction duration is anticipated to be a duration of 18-24 months. A more refined construction duration will be reviewed before advertisement to allow for additional knowns such as the amount of night work and other market influences. Final costs will be known at time of bid contract.