

VDOT Project Development Process

NOTE: In today's era of fiscal limitations, project development is often constrained by the funding stream. The following assumes funding is not an issue.

- PROJECT SCOPING 6 months
 - Department staff and local officials convene to establish the project parameters, initial cost estimates, and schedules. Typically minimal design information or alternatives analysis is performed at this stage, but rather the focus is the gathering of information and setting the direction of the project design.
- CONSULTANT PROCUREMENT 6-9 months
 - The request for proposals, evaluations, interviews, negotiation, and contract development. The hiring of design consultants is often necessary on larger more complex projects.
- LOCATION SURVEY 6-12 months
 - The collection of property research, property surveys, and topographic information that will be used as the base plans for the designers.
- PRELIMINARY DESIGN 12-36 months
 - The development of engineered alternative concepts that show preliminary project footprints, cost estimates, property impacts, and construction staging. Public involvement with citizens and local officials is sought to help guide the development and refinement of the alternatives. The draft environmental document is developed during this stage to also help in refining the alternatives.
- LOCATION & DESIGN PUBLIC HEARING 9-18 months
 - The presentation of 1 or more alternatives to the public in order to gather feedback for consideration by the local governing body and the Commonwealth Transportation Board. The hearing will present design plans that show property impacts, construction staging, environmental impacts, and cost estimates. Local government resolution of support to move forward with the final design, acquisition of right of way, and construction is sought, but the ultimate decision will be made by the Commonwealth Transportation Board.
- FINAL DESIGN 6-24 months
 - The final engineering of the approved design concept to allow for the acquisition of right of way and relocation of utilities.
- RIGHT OF WAY ACQUISITION 18-36 months
 - The development of appraisals, assessment of damages, relocation assistance, negotiations, purchase, and possible condemnations.

- DEVELOP CONSTRUCTION DOCUMENTS FOR ADVERTISEMENT 9-24 months
 - The development of final construction plans, quantities, estimates, specifications, special provisions, and bid documents to hire a construction contractor. Relocation of utilities in conflict with construction is accomplished during this timeframe.

- CONSTRUCTION 24-36 months
 - The timeframe to actually complete the construction will be dependent on the complexity of the project, maintenance of traffic, weather, and the quality of the contractor.

NOTE: Some of the above activities can occur concurrently. Assuming funding is in place, it would be reasonable to expect one of the interchanges proposed in Places 29 to take 8 to 12 years to implement.