



City of McMinnville Third Street Streetscape Plan



Seder Architects pc

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McMinnville, OR



The downtown district of the City of McMinnville, Oregon is an urban revitalization success story that has drawn wide attention. Within the past decade, downtown McMinnville has transitioned from having a much under-utilized set of historic and other structures, to a bustling and vibrant mixture of local business and visitor-serving establishments. Many eateries, galleries and movie theatre mix with a number of office and service profession uses as well as some housing, to create extended activity and a draw to visitors, particularly tying into the Oregon Wine Country mystique.

Streets and streetscapes within the downtown core, feature a varied set of streetscape elements. There are at least four different and non-complementary light fixtures on Third Street alone. Several variations in trash receptacles, the usual array of newspaper and periodical stands, as well as different and clashing paving patterns are also present. Drainage difficulties due to multiple asphalt overlays also are in need of improvement.

Downtown Character



Downtown McMinnville is characterized by its lush and plentiful street trees. The downtown has a variety of street trees, but particularly on Third Street, these trees are of a variety of appropriate and non-appropriate species, at several stages of maturity including over-mature, and in some cases, awkwardly located.

Mid-block shelters at mid-block crossings are a somewhat unique and distinctive feature of downtown McMinnville. However, these shelters now are viewed as somewhat heavy in feel, with large timbers and wood shake roofs perhaps being overly structured and too rustic for downtown McMinnville as viewed from the current perspective. These shelters have also become repositories for street utility panels and lighting controls, further cluttering their appearance.

Third Street Streetscape Improvements



In 2004 Seder Architects pc was retained by the City of McMinnville, to work with the downtown Streetscape Committee, and to ultimately make recommendations for streetscape improvements on Third Street that could, in fact, become standards for all downtown streetscapes. Within the downtown length of Third Street, a "Test Block" was identified for streetscape improvement construction and evaluation. The test block is between and including the intersections of Third and Cowls Streets; and Third and Davis Streets. Significantly, this test block is also adjacent to the U.S. Bank plaza, an open area in the heart of downtown and on the north side of Third Street. The Plaza thus has much potential to be upgraded and transformed into a true urban active plaza, including casual lounging, small activities and events. The actual study of the U.S. Bank Plaza was outside the scope of the Third Street Streetscape Plan.



Through a series of Streetscape Committee Meetings, we identified several potential concepts and approaches to the Test Block of Third. These are included in the appendix of this report. Concept options included variations on the following:

Street Tree Approach

- Options considered included a) keeping all existing trees and merely rotating in new and appropriate trees, b) removal of trees at corners and mid-block, to open these areas up for views, light and new streetlights, and c) removing trees between corners and mid-block.

Crosswalks & Streets

- Crosswalks and streets: Options considered included raised and non-raised crosswalks, and crosswalk types from painted "zebra stripes" to new hard surface. Options for alignment included straight 90 degree alignments at all locations including mid-block, and retaining the existing diagonal alignments at mid-block.

Street Lighting

- There was a strong feeling on the Streetscape Committee that the existing light type recently installed at the McMinnville Times parking lot be the standard for downtown.

Shelters at Mid-Block Crossings

- The committee all felt that the existing structures needed to be removed. Options considered were non-replacement, and replacing the existing shelters with new and more appropriately designed, "fresher" shelters.

Landscaping

- Several options were considered for additional landscaping, including raised "sit-able" planters, flush planters, movable planter tubs, and no landscaping beyond street trees.

Benches & Bike Racks

- Options were considered, but all noting the relative narrowness of downtown sidewalks and the need to keep these fairly free of permanent such installations. Locations at corners and mid-block crossings were highly preferred by the Streetscape Committee.

Trash & Newspaper Units

- Several options were considered, noting preferences of local and contracted haulers.

Sidewalk Surfacing

- Options considered included various combinations of materials including scored concrete, stamped concrete, brick masonry and unit interlocking pavers.



Working with the Committee, a final set of unified recommendations was established. The approved recommendations included:

Street Trees



- Removal of existing trees at selected locations on the corners of Davis and Cowls on Third, and at the mid-block crossing, to open these areas up for light, views of buildings/shops, and for separation of new street lights from high vegetation.
- Relocation of certain trees when replaced/rotated, with appropriate species where different, and better located when existing location is inappropriate.
- Gradual establishment of metal ornamental tree grates as over mature trees are rotated out and replaced with new trees.

Crosswalks & Streets

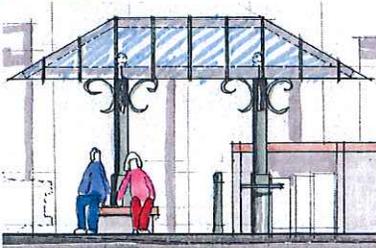
- Either zebra-striped or alternately, brick paver crosswalks, including retaining the diagonal orientation of mid-block crossings.

Street Lighting



- New streetlights at diagonal corner locations and at one side of the mid-block, with arms for both additional flower baskets and irrigation tube, and for banners.
- New lit steel bollards between corners and mid-block, for fill light under street trees, supplementing new street lights.
- Steel bollards (non-lit) at street corners and mid-blocks, for traffic calming, pedestrian protection and general urban aesthetic.

Shelters



- New mid-block ornamental steel and translucent glass shelters, that are open air, covering somewhat more area than the existing, and serve as part of the night lighting of Third Street. These shelters are designed to be far lighter and more urban in appearance than the existing shelters, and to serve as night "beacons" at the mid blocks. The north to south diagonal placement of the new shelters complements the diagonal mid-block crossings, with both creating a lively rhythm to the narrow rectilinear space of Third Street.

Landscaping



- Concrete planter tubs at various locations at corners and mid-blocks, to add color, greenery and variety at the pedestrian level complementing the overhead tree canopy.
- A brick planter at the mid-block on the shelter side, with raised sitting surface and irrigation.



Benches & Bike Racks



- New benches at corners and mid-block crossings, with custom-formed similar benches surrounding selected new streetlight poles, around two of the existing traffic signal uprights and around one of the steel uprights supporting the mid-block shelter.
- A new bike rack at each corner, and at the mid-block.

Trash & Newspaper Units

Sidewalk Surfacing

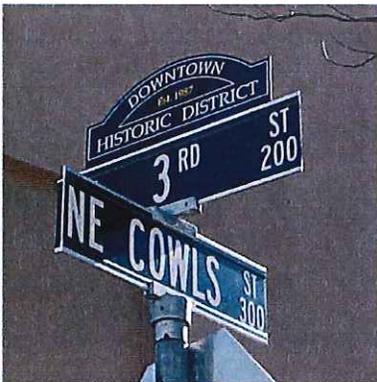


- Trash receptacles to match existing new receptacles at the park plaza immediately across Highway 99 from Third Street.
- A brick newspaper and trash receptacle surround at the mid-block shelter, that will also contain utility boxes, valves and cutoffs.
- Inlaid design(s) of the community's choosing (possible decorative or historic themes) at the center of the Davis and Cowls intersections and thus, completely drivable.
- Sidewalk surfacing including 2x2 and 4x4 scored concrete with brick edging strip with utilities accessible underneath, and brick cross-strips at locations to be determined. Cross strips would coordinate with street trees and with building entries and modulation.

Cost Planning

Seder Architects' cost planner/estimator then applied probable construction costs to the test block, both as

- A single and all-inclusive street and sidewalk replacement upgrade project, and
- A series of ten individual small sidewalk replacement/upgrade projects, including the eight corners and two mid-block locations.

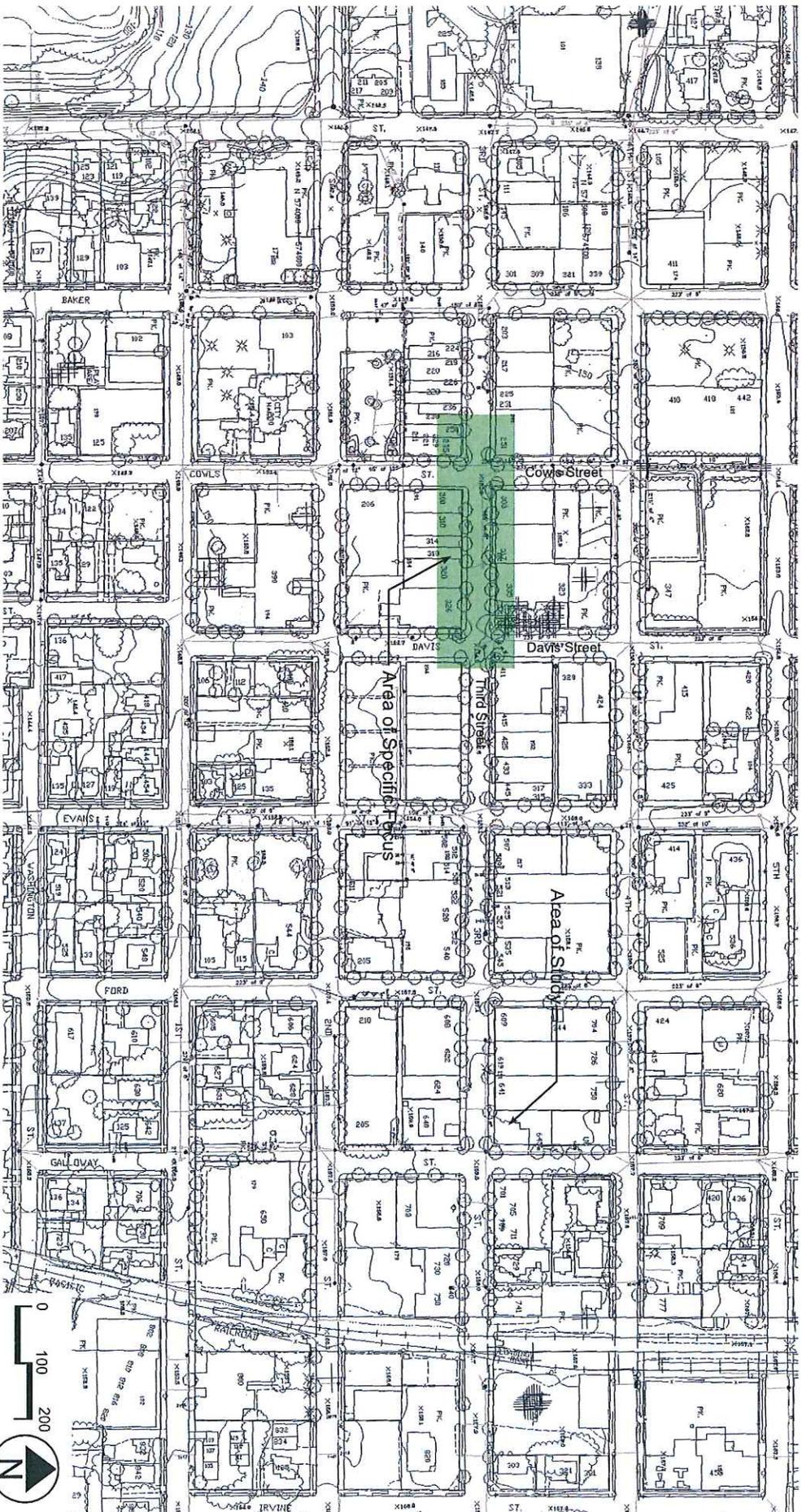


These are illustrated in this report, with total costs of all projects indicated. Cost estimate breakdowns for all projects are included in the appendix of this report. It should be noted that it may be possible to place new streetlights in certain final locations, without the other adjacent sidewalk improvements needing to be done at the same time. An original driving force behind the Third Street Streetscape Study was to identify a streetlight type and establish locations, as a first step toward phased-in and tested new streetscape work and improvements.

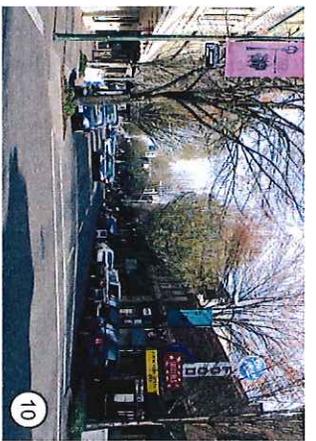
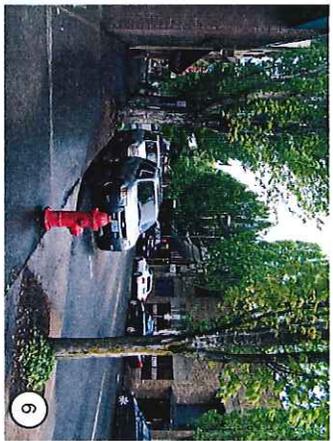
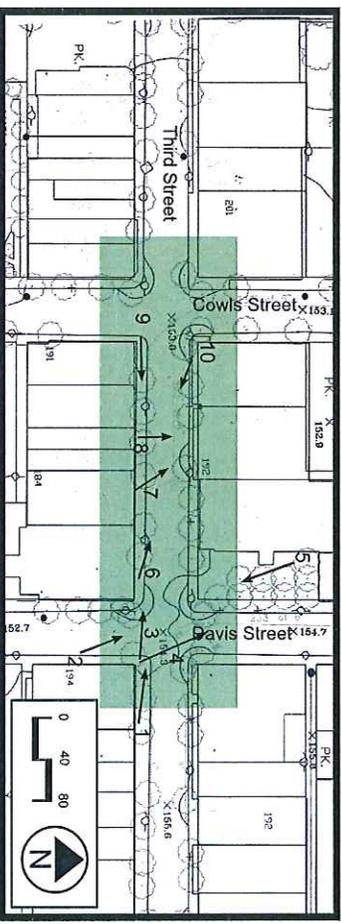
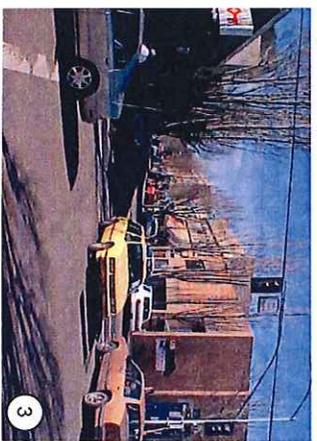
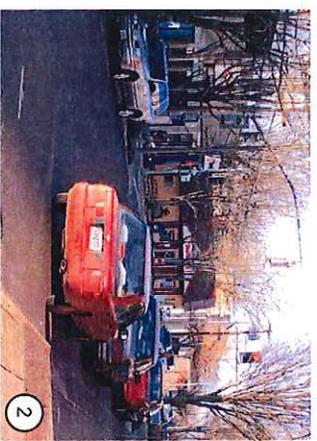
The McMinnville Third Street Streetscape Plan was unanimously approved by the McMinnville City Council. The Streetscape Plan scope did not include detailed design nor engineering for the actual work. Rather, the plan provides the framework, recommendations and locations of streetscape elements and an overall design that can be used to guide all subsequent work, on the Test Block, on Third Street, and throughout the downtown.



Third Street Study Area



Existing Photos



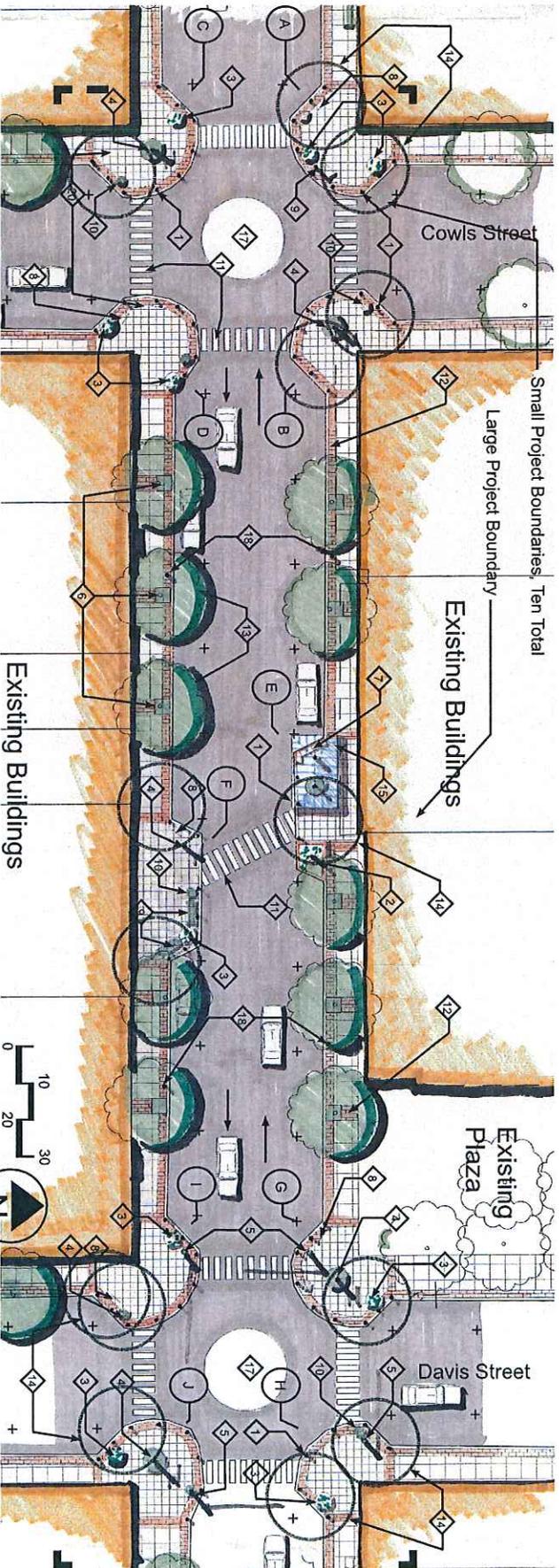
Streetscape Furnishings

Small Projects Description

Small localized projects denoted by letters A-J are improvements that can be completed on a phased schedule. Projects require only asphalt patching at adjacent street, without street demolition and with only localized utility work.

Large Project Description

The large project encompasses all street improvements for one block including two intersections along Third Street. This includes street and sidewalk, repaving as well as the implementation of new crosswalks.



Keynotes

- 1 Boliards at Street corners and mid-block
- 2 Raised Planter Bed
- 3 Concrete Planter Tub
- 4 Street Lights with custom bench surrounding and street signage to match existing downtown Historic District signage.
- 5 Light Signal - remove Cobra Lights above traffic signal level - repaint traffic signal exposed steel uprights and arms to match finish of other streetscape elements
- 6 Open tree wells at all existing trees. Replace with 48" square tree grates when trees are replanted/ rotated.
- 7 Newspaper and trash receptacle surround
- 8 Bike Parking Rack
- 9 Bench
- 10 Trash Receptacle
- 11 Painted Zebra Stripe Crosswalk/ alternate of brick paving with same width
- 12 Brick sidewalk strips, 2' wide
- 13 Existing Trees to remain until rotated out for new trees, typical.
- 14 Existing Trees removed for project
- 15 Mid-block Shelter
- 16 Custom Bench surrounding street-light, typical.
- 17 Drivable Street Intersection Inland with Decorative or Historic Theme
- 18 Light Bollards between corner and mid-block for fill light
- 19 Concrete - 4' x 4' pattern
- 20 Concrete - 2' x 2' pattern, typical at street corner and mid-block

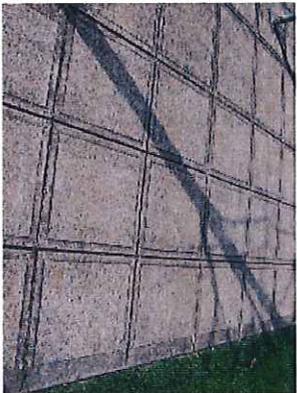
Streetscape Furnishings



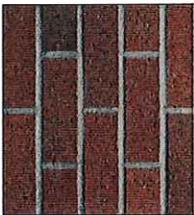
Street Light
 Manufacturer: Stenberg
 Style: similar to installed at
 McMillinville News Register
 Color: Park Green



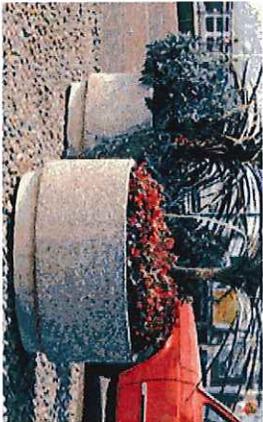
**Bollards and Lit
 Bollards**
 Manufacturer: Stenberg
 Style: Norwood
 Color: Park Green



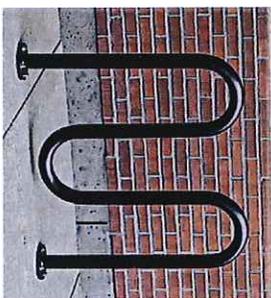
Concrete Pattern
 2 x 2 and 4 x 4 grid pattern



Brick Accent
 Color: Red Vanstone
 Manufacturer: Mutual Materials or approved



Concrete Planters
 Manufacturer: Nillehouse, Weisau, Tile, or approved
 Style: 3' x 4' or 5' Round Planter



Bike Racks
 Manufacturer: Kay Park Recreation Group, Madrax or
 approved
 Style: Loop Style Bike Rack
 Color: Black or approved



Street Signage
 Historical, similar to current signage



Benches
 Custom bench to match construction type of above only round.



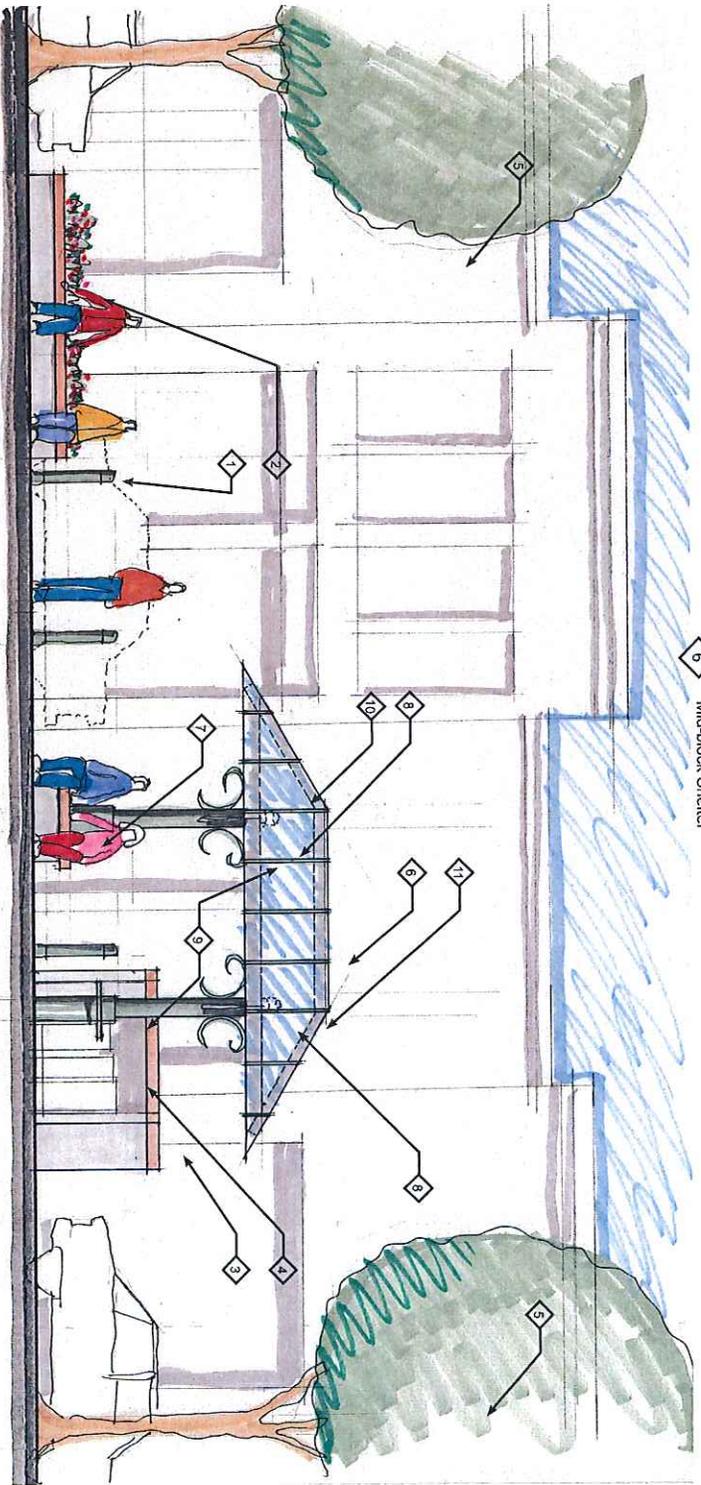
Trash Receptacles, including recycling
 Trash Receptacle similar to picture above
 Recycling Receptacle Manufacturer: Windsor Barrel Works or approved



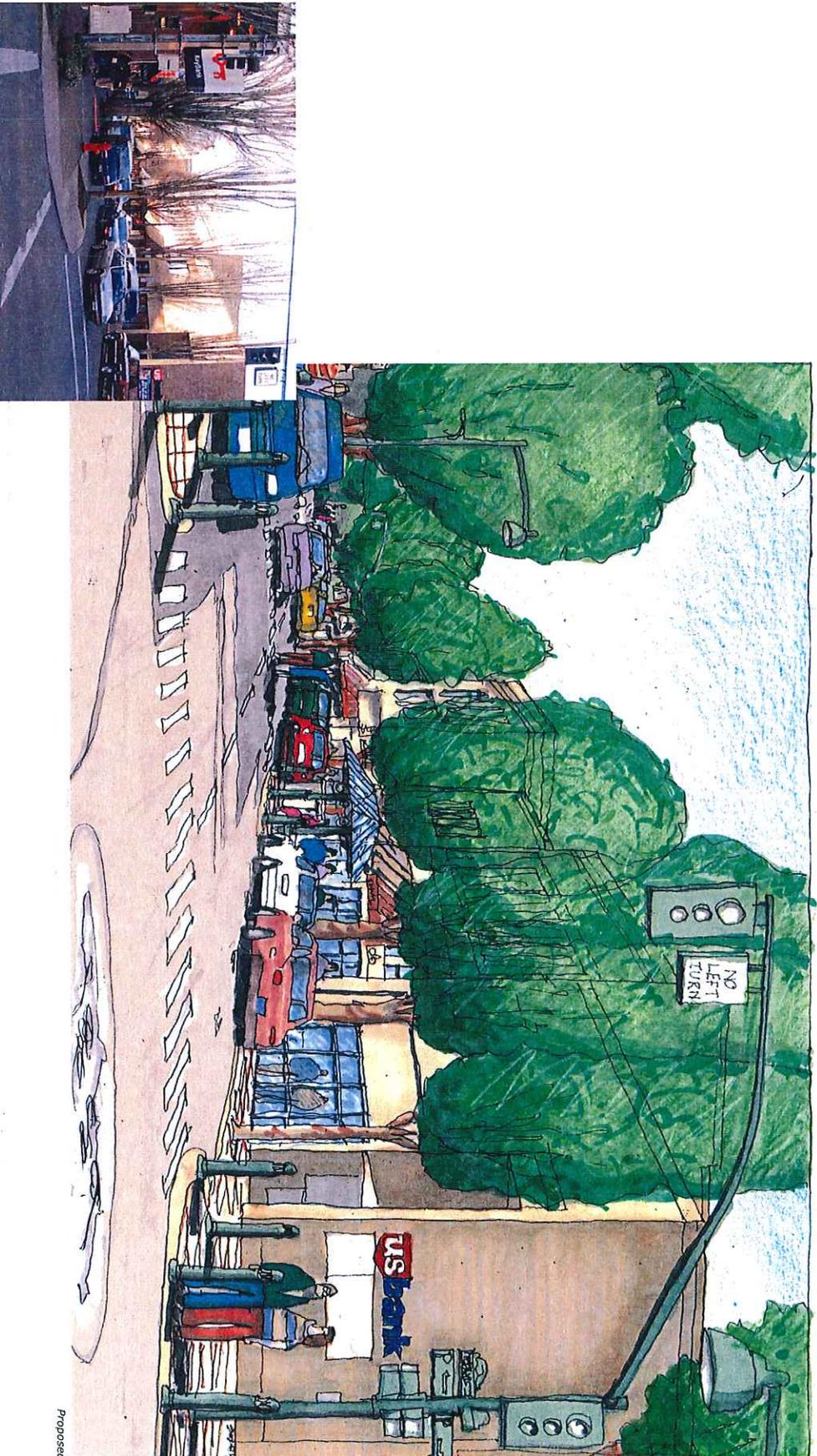
Mid-Block Elevations

Keynotes

- 1 Bollards at Street corners and mid-block
- 2 Raised Planter Bed, irrigated, concrete or block with brick cap, t/p.
- 3 Newspaper and trash receptacle surround, concrete or block with brick cap
- 4 Trash Receptacles, newspaper and magazine racks, power and water controls, etc.
- 5 Existing Trees to remain until rotated out for new trees
- 6 Mid-block Shelter
- 7 Custom Bench around support to match streetlight custom bench
- 8 Luminaire
- 9 Painted Metal support, beams and decorative features
- 10 Wood Joists
- 11 Translucent Glass or Acrylic



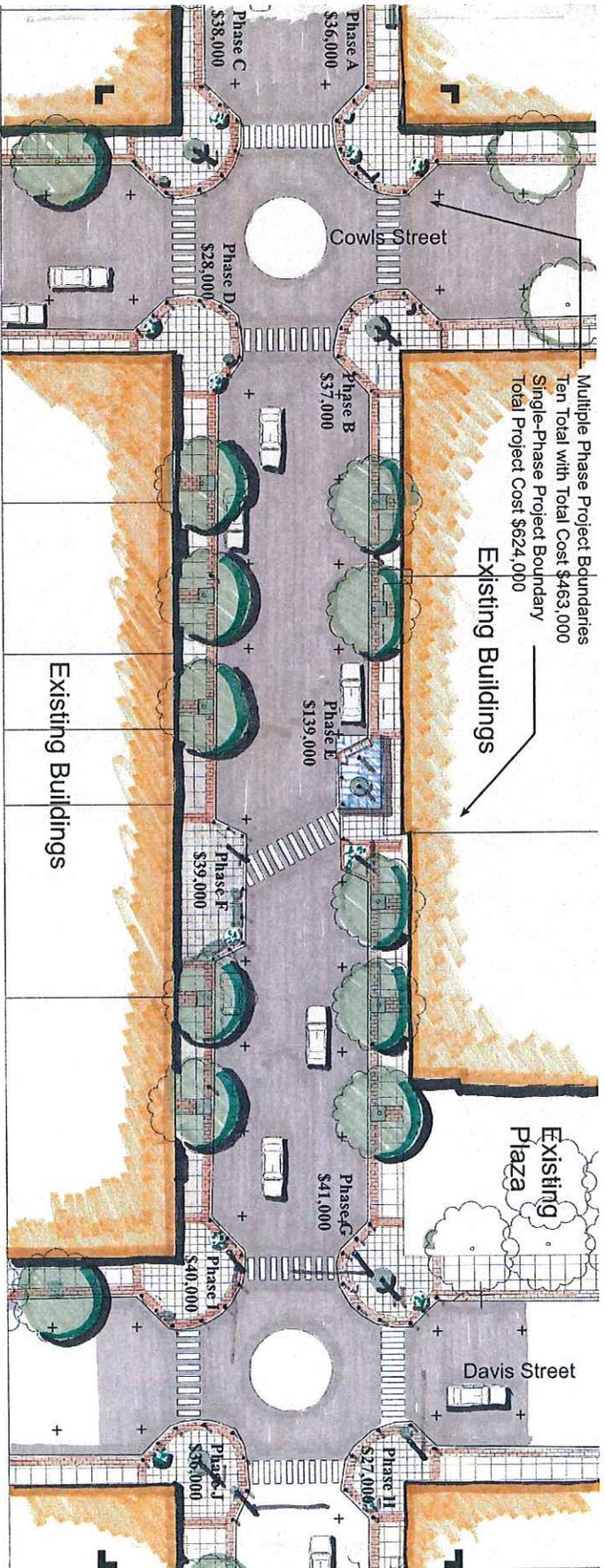
Perspective Rendering



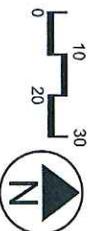
Existing

Proposed

Cost Estimate



Total Cost for Single-Phase Project: \$624,000
 Total Cost of Multiple-Phase Project for Total of Ten Phases: \$463,000



Cost Estimate

Single-Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Single-Phase Project				30,224	SF		
		Equipment mob	transporting equipment	30,224	SF	0.15	4,534
		Temp walkways	pedestrian paths/barriers	30,224	SF	0.35	10,578
		Traffic control	flaggers/signage	30,224	SF	0.20	6,045
		Survey	set pins and staking	30,224	SF	0.35	10,578
		Erosion control	silt fence, storm protect	30,224	SF	0.08	2,418
		HazMat abatement	---not included---				
		Demolition	x_planter tub	6	EA	200.00	1,200
		Demolition	x_trees	23	EA	600.00	13,800
		Demolition	x_curbs/sidewalk	10,030	SF	1.70	17,051
		Demolition	x_asphalt road	19,508	SF	0.75	14,631
		Curbs & gutters	cast-in-place_12" x 24"	1,050	LF	14.00	14,700
		Sidewalks	conc-4"/pattern_2'x2'	5,358	SF	5.00	26,790
		Sidewalks	conc-4"/pattern_4'x4'	2,556	SF	4.50	11,502
		Masonry	brick pavers in mortar	2,864	SF	17.00	48,688
		Street paving	asphalt-4"/rock-12"	18,760	SF	3.50	65,660
		Landscaping	topsoil/shrubs/irrigation	686	SF	4.50	3,087
		Benches	cast iron/wood/6' long	4	EA	800.00	3,200
		Bench-custom	cast iron/wood/6' long-curved	1	EA	2,200.00	2,200
		Tree grates	cast iron_4'x4'_conc base	10	EA	1,500.00	15,000
		Newspaper & trash receptacle surround		1	EA	2,500.00	2,500
		Mid block shelter		250	SF	260.00	65,000
		Raised planter bed		80	SF	90.00	7,200
		Concrete planter tub	size_48" rd x 31" ht	9	EA	1,100.00	9,900
		Bike rack	galvanized steel/3' long	5	EA	350.00	1,750
		Waste receptacles	steel/32gal/anchored	10	EA	900.00	9,000
		Crosswalk stripe	thermoplastic_12"	600	LF	3.00	1,800
		Intersection emblem	allowance	2	EA	8,000.00	16,000
		Bollards	iron/pdr coat/36" tall	85	EA	400.00	34,000
		Site lighting	remove Cobra arm/paint	4	EA	1,500.00	6,000
		Site lighting	light with custom bench	6	EA	6,000	36,000
		Site lighting	light bollards	4	EA	1,500	6,000
		Site utilities	-- not included --				
HARDCOST SUBTOTAL:							466,812
				Contingency:	15.00%		70,022
				General Requirements:	6.00%		32,210
				Profit & Overhead:	8.00%		45,524
				BOLI Fee and Perf Bond:	1.50%		9,219
TOTAL							623,786
UNIT PRICING							
Tree with grate (remove existing tree, excavate, new tree, cast iron tree grate in concrete base)							1,980
EXCLUSIONS:							
Design fees, permit fees, system development fees, utility hookup charges, testing.							
Hazardous materials abatement, utility trenching or installation.							



Cost Estimate

Multiple Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase A				1,015	SF		
		Equipment mob	transporting equipment	1,015	SF	0.25	254
		Temp walkways	pedestrian paths/barriers	1,015	SF	0.60	609
		Traffic control	flaggers/signage	1,015	SF	0.25	254
		Survey	set pins and staking	1,015	SF	0.40	406
		Erosion control	silt fence, storm protect	1,015	SF	0.10	102
		HazMat abatement	---not included---				
		Demolition	x_trees	2	EA	600.00	1,200
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	605	SF	1.20	726
		Curbs & gutters	cast-in-place_12" x 24"	70	LF	18.00	1,260
		Sidewalks	conc-4"/pattern_2'x2'	522	SF	6.50	3,393
		Masonry	brick pavers in mortar	233	SF	20.00	4,660
		Asphalt patch	4" asphalt	260	SF	5.00	1,300
		Benches	cast iron/wood/6' long	2	EA	800.00	1,600
		Concrete planter tub	size_48" rd x 31" ht	2	EA	1,100.00	2,200
		Bike rack	galvanized steel/3' long	1	EA	350.00	350
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site utilities	-- not included --				
HARDCOST SUBTOTAL:							23,736
Contingency: 20.00%							4,747
General Requirements: 8.00%							2,279
Profit & Overhead: 15.00%							4,614
BOLI Fee and Perf Bond: 1.50%							531
TOTAL							35,906
KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase B				916	SF		
		Equipment mob	transporting equipment	916	SF	0.25	229
		Temp walkways	pedestrian paths/barriers	916	SF	0.60	550
		Traffic control	flaggers/signage	916	SF	0.25	229
		Survey	set pins and staking	916	SF	0.40	366
		Erosion control	silt fence, storm protect	916	SF	0.10	92
		HazMat abatement	---not included---				
		Demolition	x_trees	2	EA	600.00	1,200
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	506	SF	1.20	607
		Curbs & gutters	cast-in-place_12" x 24"	68	LF	18.00	1,224
		Sidewalks	conc-4"/pattern_2'x2'	440	SF	6.50	2,860
		Masonry	brick pavers in mortar	220	SF	20.00	4,400
		Asphalt patch	4" asphalt	256	SF	5.00	1,280
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000
HARDCOST SUBTOTAL:							24,459
Contingency: 20.00%							4,892
General Requirements: 8.00%							2,348
Profit & Overhead: 15.00%							4,755
BOLI Fee and Perf Bond: 1.50%							547
TOTAL							37,001



Cost Estimate

Multiple Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase C				1,020	SF		
		Equipment mob	transporting equipment	1,020	SF	0.25	255
		Temp walkways	pedestrian paths/barriers	1,020	SF	0.60	612
		Traffic control	flaggers/signage	1,020	SF	0.25	255
		Survey	set pins and staking	1,020	SF	0.40	408
		Erosion control	silt fence, storm protect	1,020	SF	0.10	102
		HazMat abatement	---not included---				
		Demolition	x_trees	1	EA	600.00	600
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	610	SF	1.20	732
		Curbs & gutters	cast-in-place_12" x 24"	68	LF	18.00	1,224
		Sidewalks	conc-4"/pattern_2'x2'	546	SF	6.50	3,549
		Masonry	brick pavers in mortar	184	SF	20.00	3,680
		Asphalt patch	4" asphalt	290	SF	5.00	1,450
		Concrete planter tub	size_48" rd x 31" ht	1	EA	1,100.00	1,100
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000
HARDCOST SUBTOTAL:							25,390
Contingency: 20.00%							5,078
General Requirements: 8.00%							2,437
Profit & Overhead: 15.00%							4,936
BOLI Fee and Perf Bond: 1.50%							568
TOTAL							38,408
KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase D				890	SF		
		Equipment mob	transporting equipment	890	SF	0.25	223
		Temp walkways	pedestrian paths/barriers	890	SF	0.60	534
		Traffic control	flaggers/signage	890	SF	0.25	223
		Survey	set pins and staking	890	SF	0.40	356
		Erosion control	silt fence, storm protect	890	SF	0.10	89
		HazMat abatement	---not included---				
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	480	SF	1.20	576
		Curbs & gutters	cast-in-place_12" x 24"	64	LF	18.00	1,152
		Sidewalks	conc-4"/pattern_2'x2'	428	SF	6.50	2,782
		Masonry	brick pavers in mortar	168	SF	20.00	3,360
		Asphalt patch	4" asphalt	294	SF	5.00	1,470
		Concrete planter tub	size_48" rd x 31" ht	2	EA	1,100.00	2,200
		Bike rack	galvanized steel/3' long	1	EA	350.00	350
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site utilities	-- not included --				
HARDCOST SUBTOTAL:							18,737
Contingency: 20.00%							3,747
General Requirements: 8.00%							1,799
Profit & Overhead: 15.00%							3,642
BOLI Fee and Perf Bond: 1.50%							419
TOTAL							28,344



Cost Estimate

Multiple Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase E				1,044	SF		
		Equipment mob	transporting equipment	1,044	SF	0.25	261
		Temp walkways	pedestrian paths/barriers	1,044	SF	0.60	626
		Traffic control	flaggers/signage	1,044	SF	0.25	261
		Survey	set pins and staking	1,044	SF	0.40	418
		Erosion control	silt fence, storm protect	1,044	SF	0.10	104
		HazMat abatement	---not included---				
		Demolition	x_trees	2	EA	600.00	1,200
		Demolition	x_curbs/sidewalk	450	SF	2.25	1,013
		Demolition	x_asphalt road	594	SF	1.20	713
		Curbs & gutters	cast-in-place_12" x 24"	66	LF	18.00	1,188
		Sidewalks	conc-4"/pattern_2'x2'	610	SF	6.50	3,965
		Masonry	brick pavers in mortar	204	SF	20.00	4,080
		Asphalt patch	4" asphalt	230	SF	5.00	1,150
		Newspaper & trash receptacle surround		1	EA	2,500.00	2,500
		Mid block shelter		250	SF	260.00	65,000
		Raised planter bed		80	SF	90.00	7,200
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	4	EA	400.00	1,600
		Site utilities	-- not included --				
HARDCOST SUBTOTAL:							92,179
				Contingency:	20.00%		18,436
				General Requirements:	8.00%		8,849
				Profit & Overhead:	15.00%		17,920
				BOLI Fee and Perf Bond:	1.50%		2,061
TOTAL							139,444
KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase F				1,030	SF		
		Equipment mob	transporting equipment	1,030	SF	0.25	258
		Temp walkways	pedestrian paths/barriers	1,030	SF	0.60	618
		Traffic control	flaggers/signage	1,030	SF	0.25	258
		Survey	set pins and staking	1,030	SF	0.40	412
		Erosion control	silt fence, storm protect	1,030	SF	0.10	103
		HazMat abatement	---not included---				
		Demolition	x_trees	1	EA	600.00	600
		Demolition	x_curbs/sidewalk	432	SF	2.25	972
		Demolition	x_asphalt road	598	SF	1.20	718
		Curbs & gutters	cast-in-place_12" x 24"	58	LF	18.00	1,044
		Sidewalks	conc-4"/pattern_2'x2'	740	SF	6.50	4,810
		Masonry	brick pavers in mortar	64	SF	20.00	1,280
		Asphalt patch	4" asphalt	226	SF	5.00	1,130
		Benches	cast iron/wood/6' long	2	EA	800.00	1,600
		Concrete planter tub	size_48" rd x 31" ht	1	EA	1,100.00	1,100
		Bike rack	galvanized steel/3' long	1	EA	350.00	350
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000
HARDCOST SUBTOTAL:							25,752
				Contingency:	20.00%		5,150
				General Requirements:	8.00%		2,472
				Profit & Overhead:	15.00%		5,006
				BOLI Fee and Perf Bond:	1.50%		576
TOTAL							38,956



Cost Estimate

Multiple Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase G				972	SF		
		Equipment mob	transporting equipment	972	SF	0.25	243
		Temp walkways	pedestrian paths/barriers	972	SF	0.60	583
		Traffic control	flaggers/signage	972	SF	0.25	243
		Survey	set pins and staking	972	SF	0.40	389
		Erosion control	silt fence, storm protect	972	SF	0.10	97
		HazMat abatement	---not included---				
		Demolition	x_trees	1	EA	600.00	600
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	562	SF	1.20	674
		Curbs & gutters	cast-in-place_12" x 24"	68	LF	18.00	1,224
		Sidewalks	conc-4"/pattern_2'x2'	494	SF	6.50	3,211
		Masonry	brick pavers in mortar	208	SF	20.00	4,160
		Asphalt patch	4" asphalt	270	SF	5.00	1,350
		Concrete planter tub	size_48" rd x 31" ht	1	EA	1,100.00	1,100
		Bike rack	galvanized steel/3' long	1	EA	350.00	350
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site lighting	remove Cobra arm/paint	1	EA	1,500.00	1,500
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000

HARDCOST SUBTOTAL: 27,147

Contingency:	20.00%	5,429
General Requirements:	8.00%	2,606
Profit & Overhead:	15.00%	5,277
BOLI Fee and Perf Bond:	1.50%	607

TOTAL 41,067

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase H				896	SF		
		Equipment mob	transporting equipment	896	SF	0.25	224
		Temp walkways	pedestrian paths/barriers	896	SF	0.60	538
		Traffic control	flaggers/signage	896	SF	0.25	224
		Survey	set pins and staking	896	SF	0.40	358
		Erosion control	silt fence, storm protect	896	SF	0.10	90
		HazMat abatement	---not included---				
		Demolition	x_trees	2	EA	600.00	1,200
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	486	SF	1.20	583
		Curbs & gutters	cast-in-place_12" x 24"	62	LF	18.00	1,116
		Sidewalks	conc-4"/pattern_2'x2'	390	SF	6.50	2,535
		Masonry	brick pavers in mortar	78	SF	20.00	1,560
		Asphalt patch	4" asphalt	322	SF	5.00	1,610
		Concrete planter tub	size_48" rd x 31" ht	1	EA	1,100.00	1,100
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site lighting	remove Cobra arm/paint	1	EA	1,500.00	1,500
		Site utilities	-- not included --				

HARDCOST SUBTOTAL: 18,060

Contingency:	20.00%	3,612
General Requirements:	8.00%	1,734
Profit & Overhead:	15.00%	3,511
BOLI Fee and Perf Bond:	1.50%	404

TOTAL 27,321



Cost Estimate

Multiple Phase Project

KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase I				974	SF		
		Equipment mob	transporting equipment	974	SF	0.25	244
		Temp walkways	pedestrian paths/barriers	974	SF	0.60	584
		Traffic control	flaggers/signage	974	SF	0.25	244
		Survey	set pins and staking	974	SF	0.40	390
		Erosion control	silt fence, storm protect	974	SF	0.10	97
		HazMat abatement	---not included---				
		Demolition	x_trees	1	EA	600.00	600
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	564	SF	1.20	677
		Curbs & gutters	cast-in-place_12" x 24"	68	LF	18.00	1,224
		Sidewalks	conc-4"/pattern_2'x2'	520	SF	6.50	3,380
		Masonry	brick pavers in mortar	179	SF	20.00	3,580
		Asphalt patch	4" asphalt	275	SF	5.00	1,375
		Concrete planter tub	size_48" rd x 31" ht	1	EA	1,100.00	1,100
		Bike rack	galvanized steel/3' long	1	EA	350.00	350
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site lighting	remove Cobra arm/paint	1	EA	1,500.00	1,500
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000
HARDCOST SUBTOTAL:							26,767
Contingency: 20.00%							5,353
General Requirements: 8.00%							2,570
Profit & Overhead: 15.00%							5,203
BOLI Fee and Perf Bond: 1.50%							598
TOTAL							40,491
KEY	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Phase J				854	SF		
		Equipment mob	transporting equipment	854	SF	0.25	214
		Temp walkways	pedestrian paths/barriers	854	SF	0.60	512
		Traffic control	flaggers/signage	854	SF	0.25	214
		Survey	set pins and staking	854	SF	0.40	342
		Erosion control	silt fence, storm protect	854	SF	0.10	85
		HazMat abatement	---not included---				
		Demolition	x_trees	1	EA	600.00	600
		Demolition	x_planter tub	1	EA	200.00	200
		Demolition	x_curbs/sidewalk	410	SF	2.25	923
		Demolition	x_asphalt road	444	SF	1.20	533
		Curbs & gutters	cast-in-place_12" x 24"	64	LF	18.00	1,152
		Sidewalks	conc-4"/pattern_2'x2'	516	SF	6.50	3,354
		Masonry	brick pavers in mortar	128	SF	20.00	2,560
		Asphalt patch	4" asphalt	210	SF	5.00	1,050
		Waste receptacles	steel/32gal/anchored	1	EA	900.00	900
		Bollards	iron/pdr coat/36" tall	9	EA	400.00	3,600
		Site lighting	remove Cobra arm/paint	1	EA	1,500.00	1,500
		Site utilities	-- not included --				
		Site lighting	light with custom bench	1	EA	6,000	6,000
HARDCOST SUBTOTAL:							23,738
Contingency: 20.00%							4,748
General Requirements: 8.00%							2,279
Profit & Overhead: 15.00%							4,615
BOLI Fee and Perf Bond: 1.50%							531
TOTAL							35,909
MULTIPLE PHASES TOTAL:							462,847

