

# Historic Main Street A New Public Environment

PLATTSMOUTH, NEBRASKA

SPRING 2009



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## ACKNOWLEDGEMENTS

*A special thank you to the Nebraska State Historical Society and the City of Plattsmouth for funding this effort and to the Plattsmouth Main Street Program for their support and guidance.*

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*High School Hill, 1880-1890*



*Fitzgerald Building, 1880-1890*

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## PROCESS

Every downtown has its own unique character and challenges. This is especially true for a successful historic downtown that balances the character and history of the district with modern market demands. Much like the rehabilitation of a historic building, the rehabilitation of a historic district must accommodate modern uses, while preserving those portions or features that convey its historical and architectural values. The preservation of a historic building that cannot be used in an economically viable way will ultimately result in decline and possible deterioration of the building. In the same way, a historic district that is not inviting to the very people it needs for survival will continually struggle or even die. The mission of this process was to envision a public environment that strengthens the best qualities of the downtown, creating an environment that is inviting to the users of the district, strengthening its economic viability.

A successful vision for the downtown must come from the stakeholders and users of the district. To do this the design process included:

- Door-to-door interviews of business owners, to discuss the needs and challenges of their businesses as they relate to the public environment.
- A “Virtual Historic Tour of Plattsburgh,” that was presented as a slideshow to residents and stakeholders. Participants were asked to score past images of Downtown Plattsburgh and other successful historic districts from across the country, offer insight into preferred streetscape designs.
- A two-day design workshop where residents interacted and worked with the design team to develop the design of the Main Street streetscape.
- An open house presentation, where residents were able to view the streetscape design, ask questions, and share their thoughts on the design.



*Main Street, 1873*



*Main Street, 1910-1921*

## EVOLUTION OF THE DOWNTOWN STREETScape

The earliest images of Downtown Plattsburgh come from the 1880s as the young community was booming with new visitors and fledgling businesses. The early images depict a wide Main Street that easily allowed a horse and cart to turn around. The wide street section has not changed over the years but other features of the streetscape have evolved. Changes have included the width of the sidewalk, paving materials, the use of parking meters, and a small center island between 6th and 7th streets. The island was an early effort to bring “greenery” to the downtown district, an aspect that has been conspicuously missing over the years. Generally the history of the corridor has been dominated by motor vehicles from the cars of the everyday visitors to the large trucks using Highway 34. New opportunities are on the horizon for the corridor. In the coming years the highway designation will be removed, allowing more flexibility with signage but more importantly removing much of the truck traffic. The decrease in the truck traffic will decrease noise, pollution, and the conflict between a pedestrian scale district and large semi-trucks barreling through the downtown.



*Main Street, 1890-1905*



*Main Street, 1930-1940*



*Main Street, 1974*

## EXISTING CONDITIONS

Significant investment in the district's public environment has not occurred over the past half century. This has resulted in a streetscape that needs replacement and reconstruction but also amenities that meet the demands of a 21st Century market place. Aspects of the district's current condition include:

- A 13-foot wide sidewalk that is cracking and in need of immediate replacement in some locations.
- Wide sidewalks with grade changes that make crossing the street from one business to another an uncomfortable experience.
- A lack of shade that creates an environment that is hot in the summer and cold in the winter. This sort of pattern is actually counter to what makes visitors want to return to a district.
- Few pieces of street furniture (seating, trash receptacles, etc) and where it does exist it has very little compatibility
- Older, cobra head light fixtures that have no relationship to the historic nature of the district, are worn and in need of replacement.

Improvements to public environment should create an upscale and comfortable district that makes people want to return to the district to spend time and money but also creates an atmosphere for private market investment in buildings and businesses.



*Streetscape, 1936-1945*



*Streetscape, present*

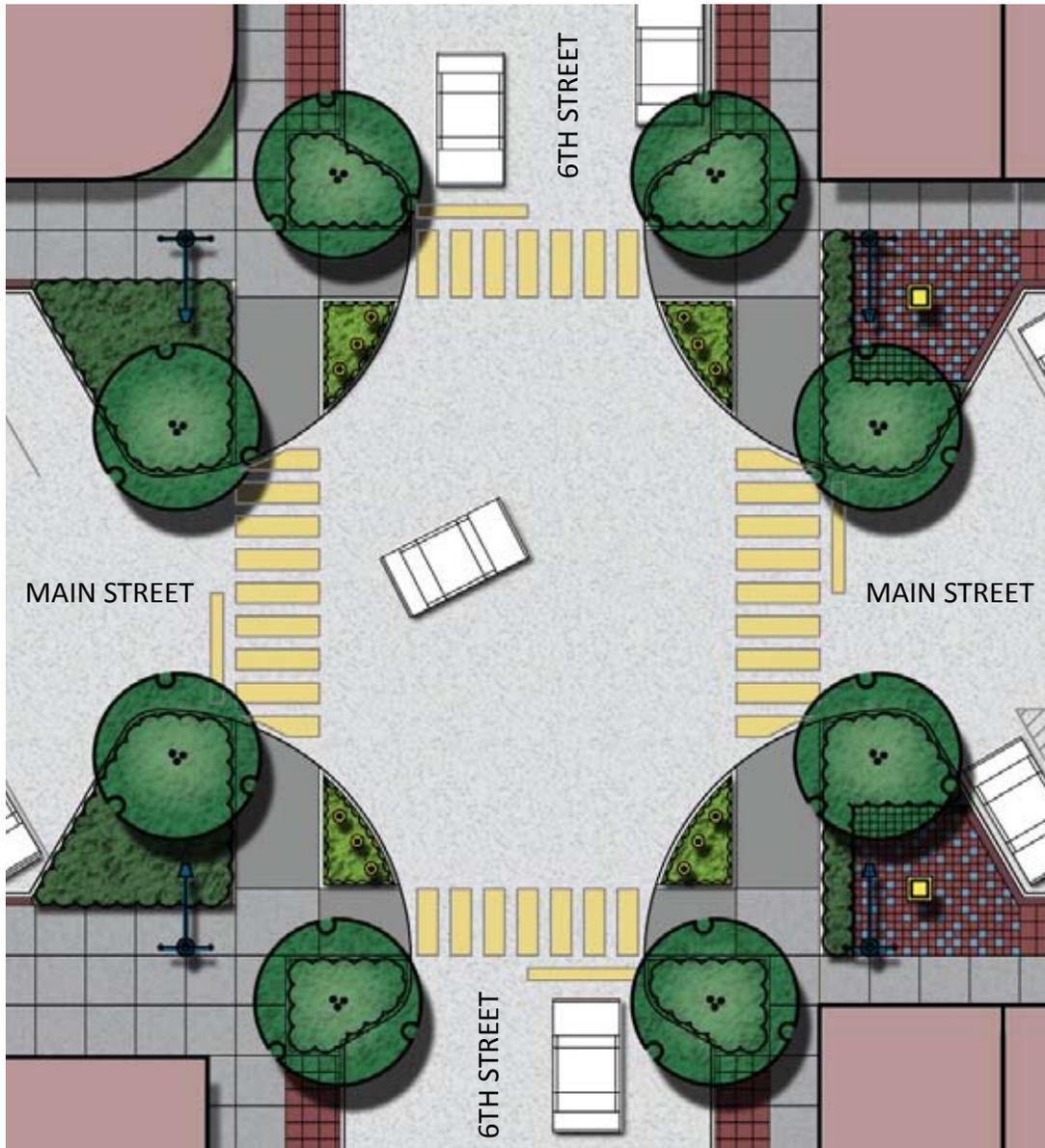
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## DOWNTOWN STREETSCAPE STUDY AREA

The study area for the Downtown Streetscape Plan is Main Street from 7th to 3rd streets, including side streets for a 1/2 block both north and south of Main Street. Also included is the public parking area south of Main Street and east of 4th Street.



*Master Plan - 7th to 3rd Streets*



*Intersection Plan View*

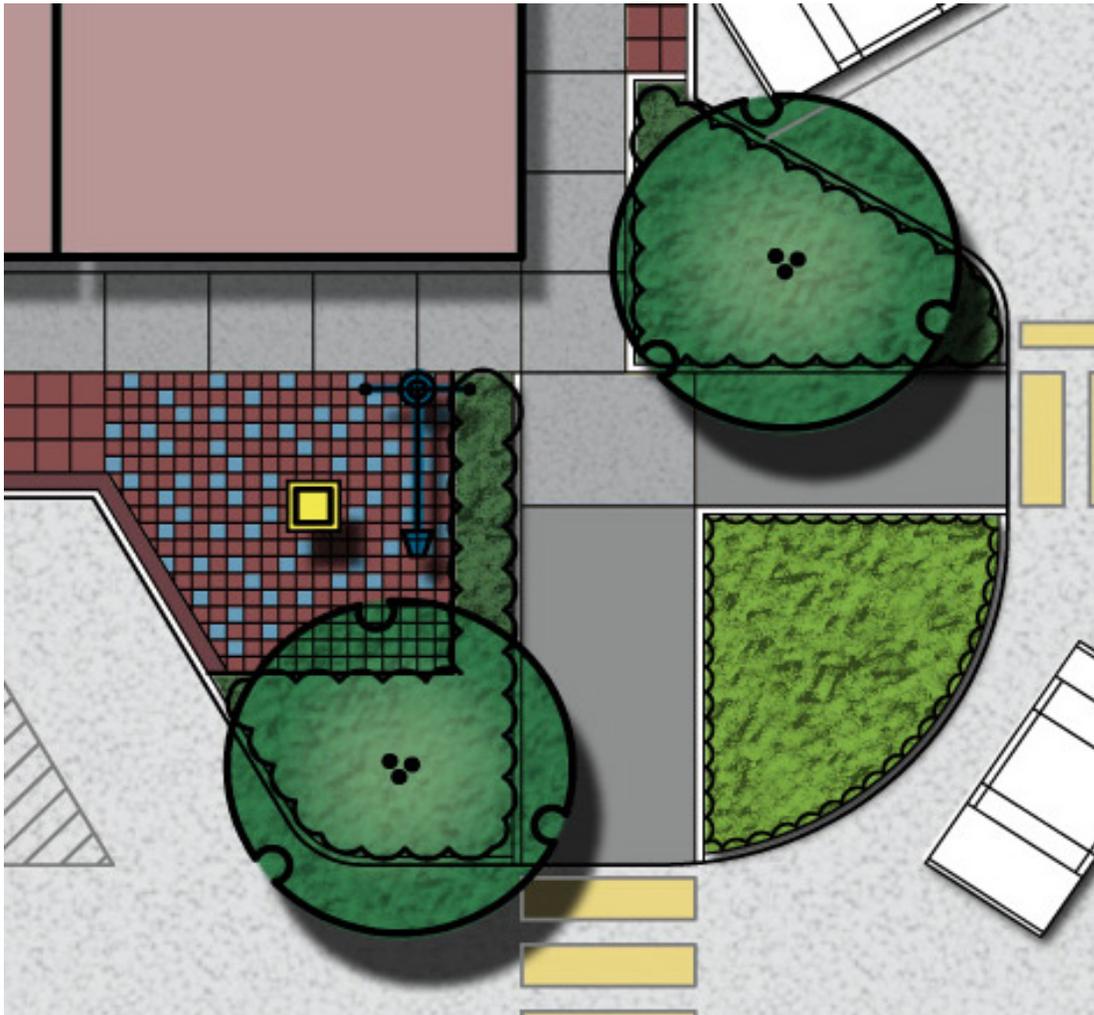
## TYPICAL INTERSECTION IMPROVEMENTS

Intersection modifications will improve the pedestrian environment in a number of ways and is the primary tool used to improve the street. By expanding the pedestrian zone out to the limits of the through traffic way and protecting the adjacent on street parking, the distance the pedestrian has to travel in order to cross the street is reduced from 72 feet to 28 feet. The lengthened node helps to make up the grade from the current street cross section so that all of the crosswalks are now fully accessible. Enlarged pedestrian areas can be used for landscape plantings, seating areas, the installation of art, way-finding kiosks or special markers.

Corner nodes will also slow traffic, making the district more inviting to people.

## 6TH AND MAIN ST. INTERSECTION

Given the importance of this intersection, the plan calls for lighted bollards at each of the corner nodes and replacement of the traffic signal with a four-way stop.



*Streetscape Node at Intersection Plan View*

## **TYPICAL CORNER NODE**

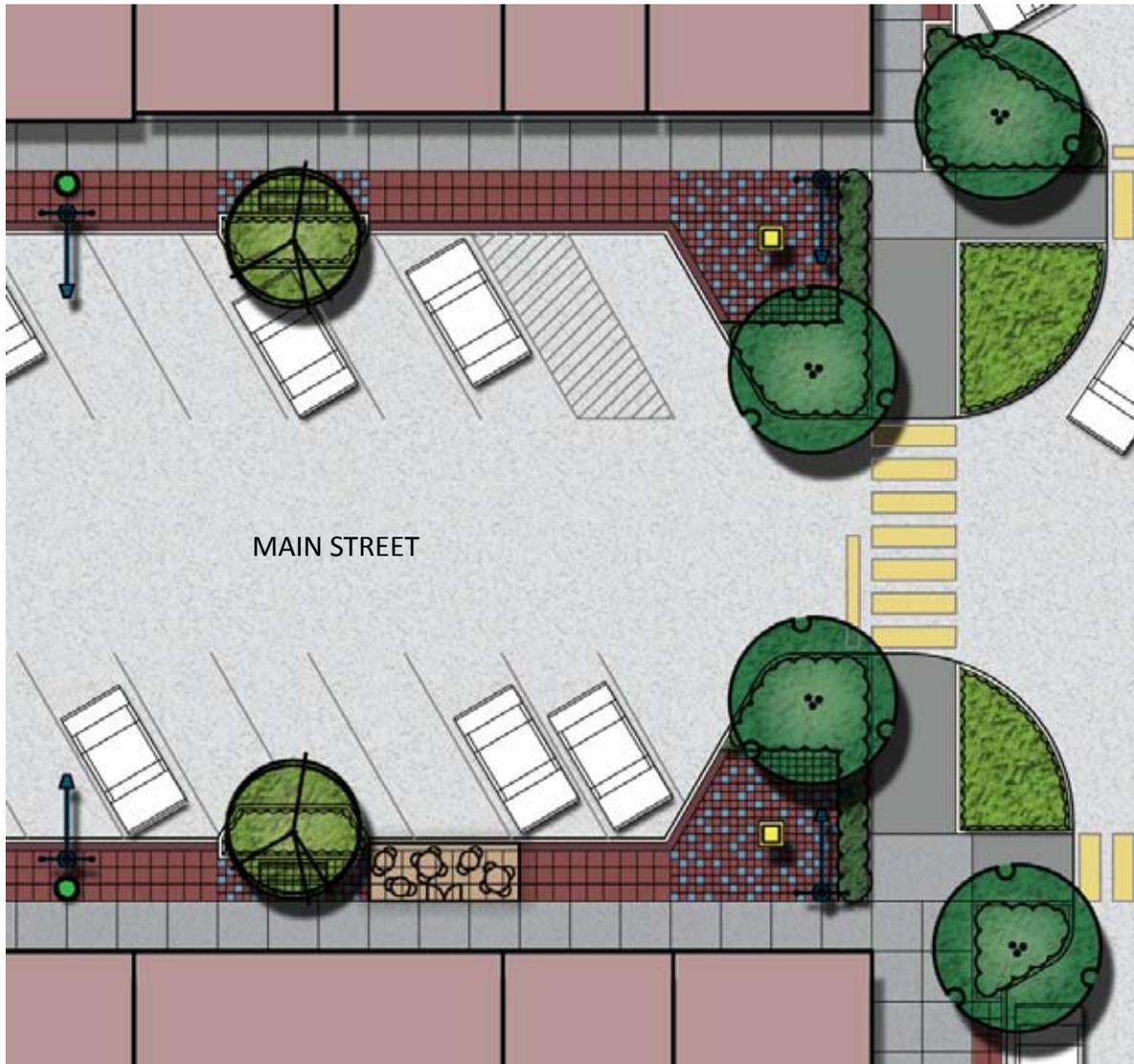
At each corner node the new streetscape will have generous areas for landscaping. Both over-story trees and low, colorful plantings will grow in irrigated and protected planting areas.

Pavements will be durable and economical surfaces. Pavements will include:

- A 6 foot wide, plain colored concrete walkway next to the building facades.
- A checkerboard mix of navy and terracotta colored concrete pavers in specialty pavement areas and in a band behind the parking curb.
- Terracotta colored concrete scored with a 2 foot square pattern between the plain concrete and the specialty band.

Each corner node has space and opportunity for a piece of art, a community kiosk, or a small sitting area.

A new streetlight at each corner will match other lights along the street. Specialty lighting may be employed within the planting areas or highlighting the art and kiosks.



## EXPANDED PLANTING NODE

The existing width of the street is 72 feet from curb to curb. At several locations along the street, the curb will be moved 4 feet into the parking area, providing a place to introduce additional landscaping and a street tree. This technique reduces this width to a more standard 64 feet but does not reduce the number of parking stalls along the street since there is still an adequate distance for angle parking and two-way traffic.

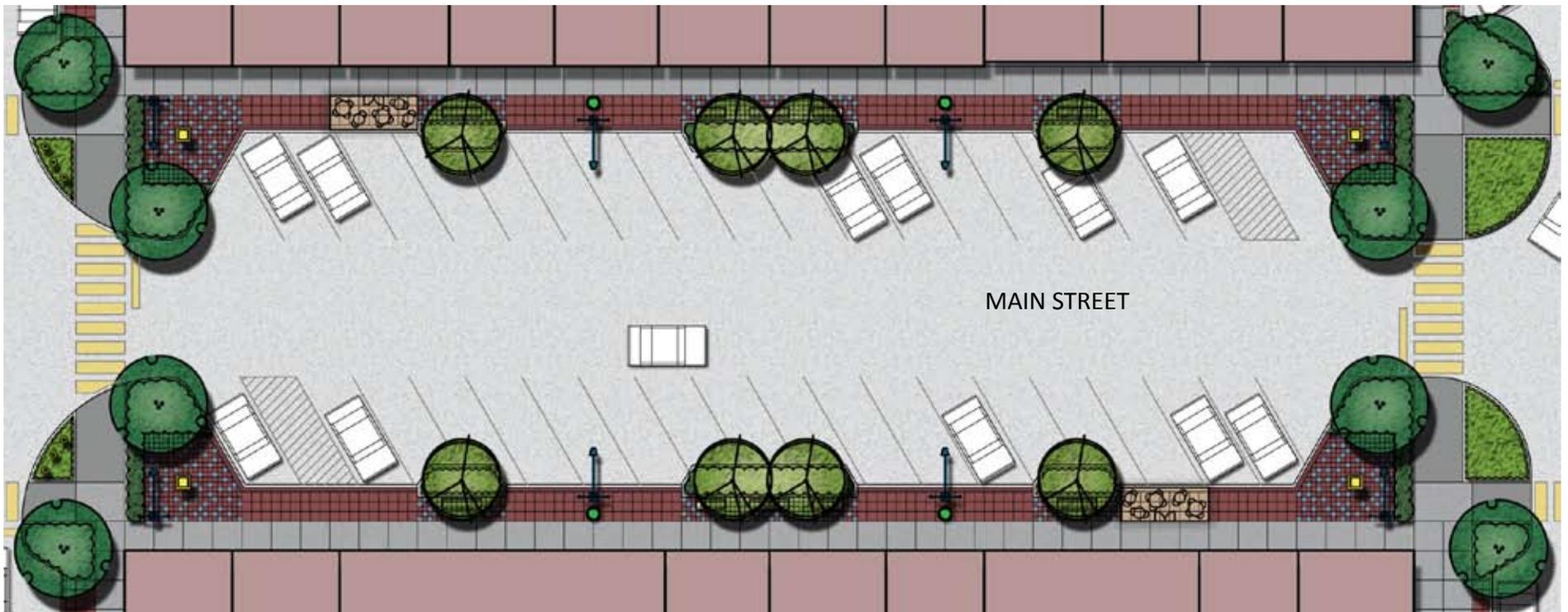
These nodes also provide an area for specialty paving with bench seating, a street tree, and understory plantings.

*Enlarged Planting Beds along Main Plan View*

## TYPICAL MAIN STREET BLOCK - 6TH TO 3RD STREET

The typical block along Main Street will have:

- Four street lights per face for a total of eight per block.
- Pedestrian scaled light fixtures in the lantern style used for cafe seating areas or for accent lighting.
- Three expanded planting nodes on each block face.
- Cafe seating, associated with an adjacent business, located in the colored concrete band next to the parking.



*Typical Main Street Block Plan View*

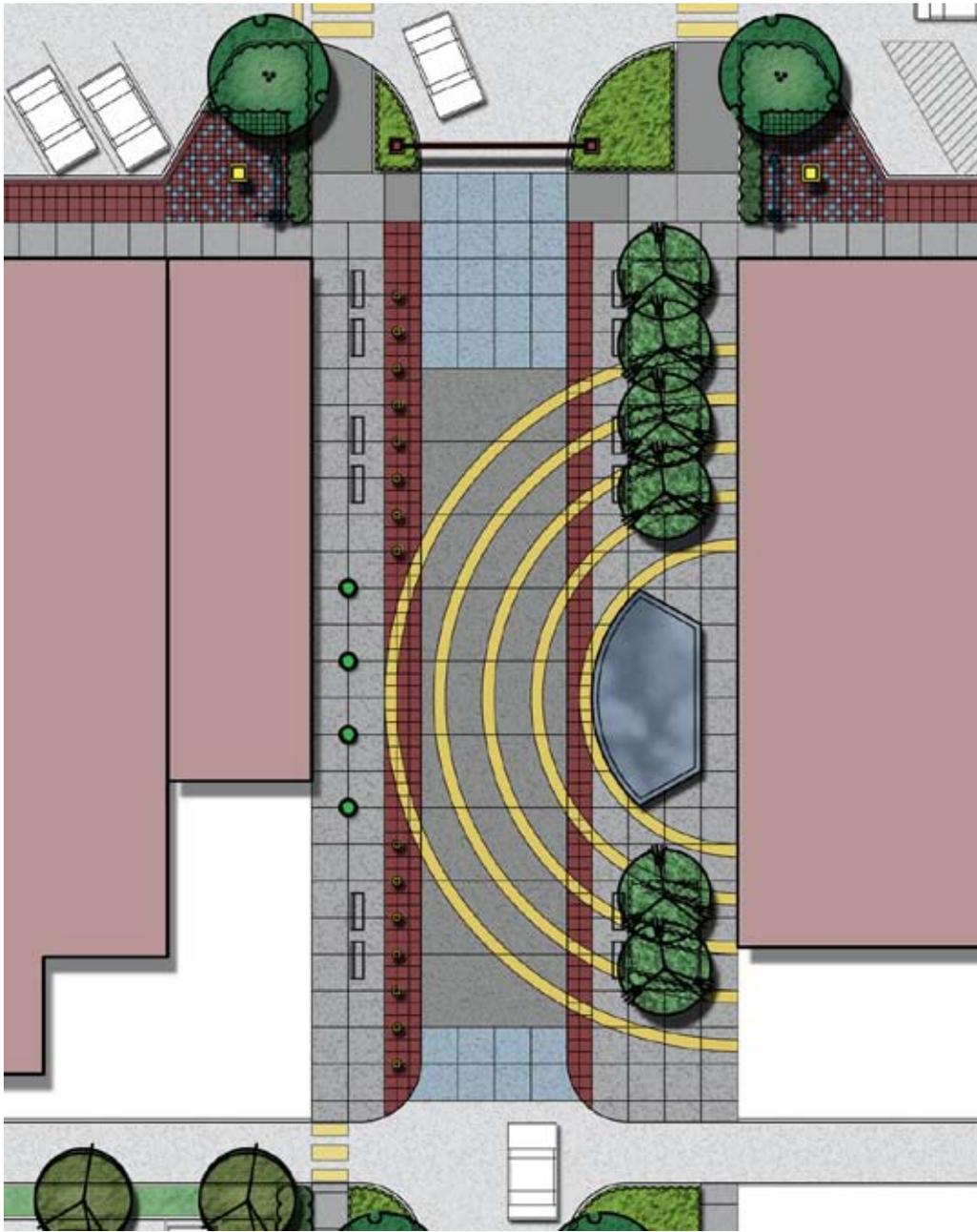
## MAIN STREET BLOCK - 7TH TO 6TH STREET

Main Street from 7th to 6th Street is the more standard 64 feet from curb to curb, limiting modifications of the streetcurb to the corner node treatments. The streetlight pattern of four fixtures per block face remains with discretionary accent lighting.

Street trees will be planted within cut out areas of the current sidewalk. Ornamental understory plantings will be incorporated with the tree plantings.



Main Street - 7th to 6th Plan View



4th Street Plaza / Event Space "Corridor" Plan View

## 4TH STREET PLAZA

The creation of a public square or plaza in the downtown area will greatly enhance the perception of the downtown as a destination. The conversion of 4th Street to incorporate a plaza area will allow the street to be used for special events. Drop in bollards should be used as an elegant way to temporarily close off the street during events and a gateway marker at Main Street will identify the public space.

The street pavement will be raised to the sidewalk level so the entire space is free from steps and drops. The performance stage will have a defined space, with a canopy above, allowing for a variety of events. Colored concrete banding within the plaza will provide a subtle designated area for chairs or simply for drawing attention to the stage area.

Bench seating along the sidewalk area will also be available both during events and on an ongoing basis.

When the street is open lighted bollards will cue drivers to the public parking behind Main Street.



Public Parking Lot and Circulation Plan View

## SOUTH PUBLIC PARKING LOT

The public parking area south of Main Street at 4th Street will be reconfigured to increase the number of parking stalls. The additional 16 stalls will adequately compensate for the few stalls that will be removed from Main Street with the installation of the corner nodes. The entire district currently has 280 public parking stalls and the proposed plan only loses 15 stalls from the creation of the 4th Street Plaza.

Work on the parking lot will include defined pedestrian walkways to Main Street, shade trees, and lighting creating an enhanced experience for visitors to the downtown.

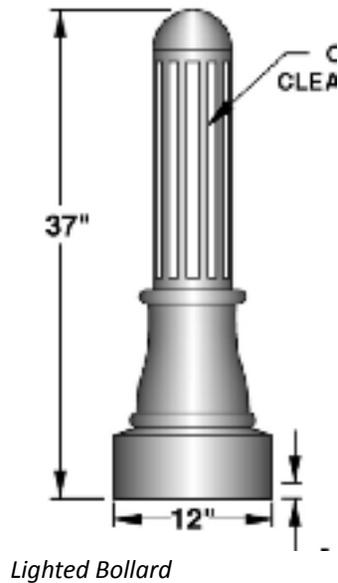
PARKING SUMMARY		
Description	Existing	Proposed
SOUTH PUBLIC LOT	58	74
MAIN ST. - Typ. Block	40	36
(x 4 blocks)	160	144
TYP. SIDE STREET HALF-BLOCK	120	120
4TH STREET PLAZA / EVENT SPACE	15	0
<b>TOTAL</b>	<b>353</b>	<b>338</b>

## LIGHTING

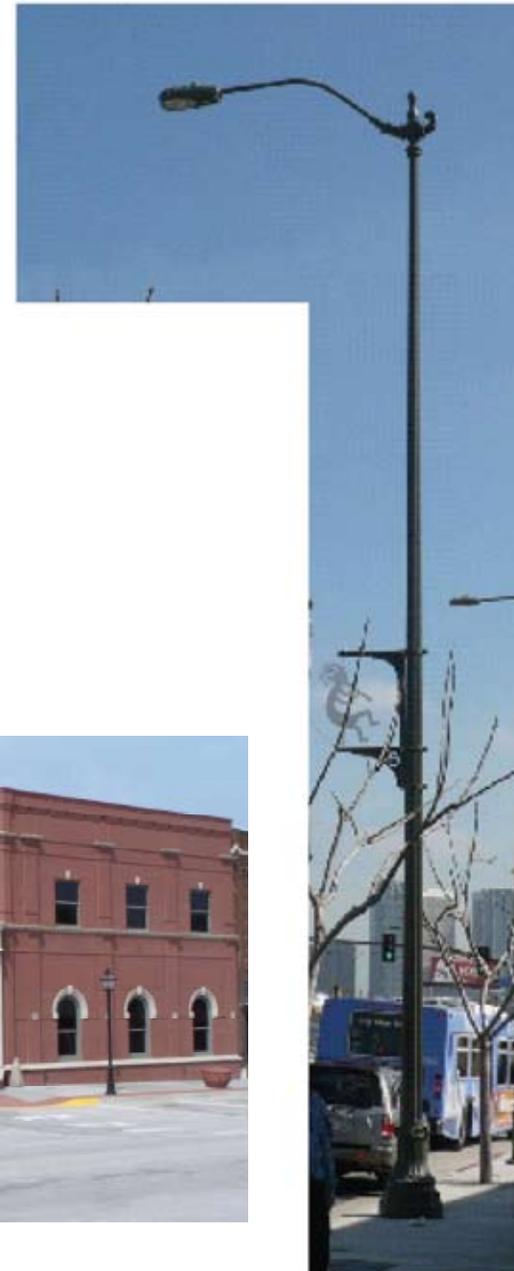
The plan proposes to light the street with a historical style street light in a high efficient cobra head, like the center image.

The existing lantern light will be used as an accent light and may be placed at specialty areas along the street.

Bollard lighting that has characteristics appropriate to the historical district will be used at corner nodes, the 4th Street Plaza, or other areas of special interest.



Accent Lights at Bank



Cobra-head Street Light

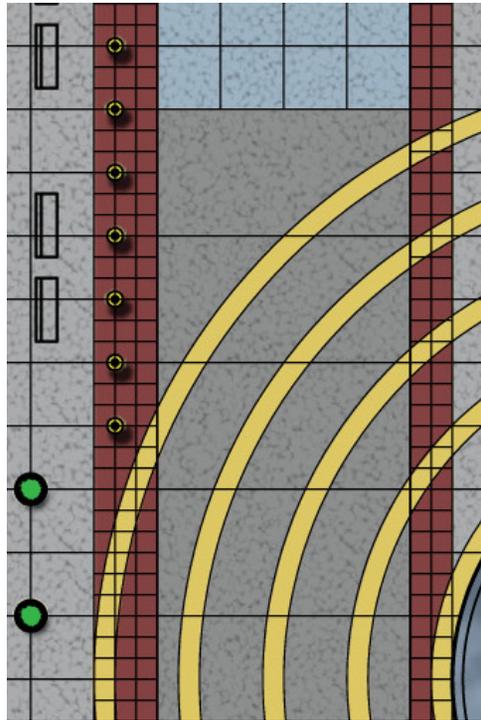
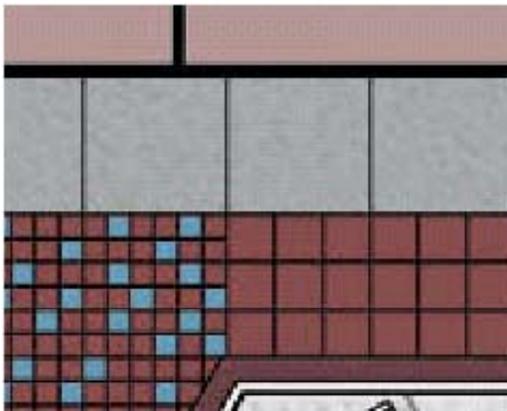


Existing Lantern Accent Light

## PAVEMENTS

Three primary pavement types will be used within the sidewalk and pedestrian environment including:

1. Plain, uncolored concrete.
2. Colored concrete scored in a tighter than normal pattern.
3. Concrete Pavers in a terracotta color and navy blue.



*Concrete Pavers*

## FURNISHINGS

Benches, trash receptacles, railings, and other site furniture should be all metal, constructed of forged steel or cast aluminum and finished with durable and long lasting finishes.

Planting pots should be incorporated in a variety of styles, all with a similar shape and intricacy of detail.

Cafe seating areas may have an ornamental railing to define the space and should meet the recommendations of the Downtown Historic Design Guidelines.



*Plant Pot at Arch. Feature*



*Outdoor Dining Area*



*Bench*



*Bench*



*Plant Pot*

## PLANTINGS

Selected trees will be durable and have a record of high performance in Nebraska streetscape settings. The street trees should have a canopy that allows open views to the building facades and relatively low leaf litter.

Understory plantings will be colorful, provide seasonal interest, and be easy to care for.

For maintenance and cost native plant types will be chosen over introduced varieties.



*Groundcovers*



*Street / Shade Tree*



*Native / Ornamental Grasses*



*Colorful Accent Shrubs*



*Perennials*



*Perennials*

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## VISION OF 6TH AND MAIN STREET



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## BUDGET COSTS

### PHASE SUMMARY

PHASE SUMMARY	
MAIN STREET: 7th to 6th Streets	\$304,465
6TH STREET INTERSECTION	\$257,678
MAIN STREET: 6th to 5th Streets	\$204,233
5TH STREET INTERSECTION	\$235,037
MAIN STREET: 5th to 4th Streets	\$188,111
4TH STREET INTERSECTION	\$249,582
MAIN STREET: 4th to 3rd Streets	\$329,351
STREET OVERLAY & NEW CURB	\$345,393
<b>MAIN STREET TOTAL</b>	<b>\$2,113,850</b>
Additional Stages	
PLAZA / EVENT SPACE "CORRIDOR"	\$394,499
SOUTH PUBLIC PARKING LOT	\$281,887
TYP. HALF-BLOCK (North)	\$115,718
TYP. HALF-BLOCK (South)	\$123,364

# BUDGET COSTS

## PHASE BREAKDOWN

Description	Quantity	Unit	Unit Cost	Subtotal
<b>MAIN STREET: 7th to 6th Streets</b>				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	150	LF	\$30.00	\$4,500
Concrete Sidewalk - 5" Standard Gray	6,800	SF	\$5.50	\$37,400
Rowlock Paver Band @ B.O.C.	380	LF	\$13.00	\$4,940
Concrete Accessibility Ramps - 5" Standard Gray	725	SF	\$7.50	\$5,438
Street Light Fixture & Pole - 21' HT.	6	EA	\$12,000.00	\$72,000
Striping 4" permanent tape markings	970	LF	\$2.50	\$2,425
6' Bench	21	EA	\$900.00	\$18,900
Storm Drain Modification	2	EA	\$2,500.00	\$5,000
PVC Subdrain Pipe (perforated @ beds)	420	LF	\$5.00	\$2,100
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	2	EA	\$400.00	\$800
Street Tree - 2 1/2" cal.	14	EA	\$300.00	\$4,200
Shrub	830	SF	\$20.00	\$16,600
Groundcover	1,800	SF	\$8.00	\$14,400
Hardwood Mulch	25	CY	\$30.00	\$750
Amended Soil	147	CY	\$42.00	\$6,174
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$220,627</b>
CONTINGENCY - 20%				<b>\$44,125</b>
<b>CONSTRUCTION COST</b>				<b>\$264,752</b>
DESIGN - 15%				<b>\$39,713</b>
<b>PHASE COST</b>				<b>\$304,465</b>
<b>6th STREET INTERSECTION</b>				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	390	LF	\$30.00	\$11,700
Concrete Sidewalk - 5" Standard Gray	1,595	SF	\$5.50	\$8,773
Concrete Pavers	640	SF	\$9.00	\$5,760
Rowlock Paver Band @ B.O.C.	35	LF	\$13.00	\$455
Concrete Accessibility Ramps - 5" Standard Gray	1,195	SF	\$7.50	\$8,963
Informational Kiosk or Sculpture	2	EA	\$5,000.00	\$10,000
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Custom Light Bollards	12	EA	\$1,000.00	\$12,000
Striping 4" permanent tape markings	770	LF	\$2.50	\$1,925
Storm Drain Modification	4	EA	\$2,500.00	\$10,000
PVC Subdrain Pipe (perforated @ beds)	190	LF	\$5.00	\$950
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	8	EA	\$400.00	\$3,200
Shrub	1,520	SF	\$20.00	\$30,400
Groundcover	530	SF	\$8.00	\$4,240
Hardwood Mulch	19	CY	\$30.00	\$570
Amended Soil	114	CY	\$42.00	\$4,788
Irrigation	1	LS	\$10,000.00	\$10,000
<b>SUBTOTAL</b>				<b>\$186,723</b>
CONTINGENCY - 20%				<b>\$37,345</b>
<b>CONSTRUCTION COST</b>				<b>\$224,068</b>
DESIGN - 15%				<b>\$33,610</b>
<b>PHASE COST</b>				<b>\$257,678</b>

<b>MAIN STREET: 6th to 5th Streets</b>				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
Concrete Sidewalk - 5" Standard Gray	2,600	SF	\$5.50	\$14,300
Colored Concrete - 2' x 2' Terra cotta & Navy	1,740	SF	\$9.00	\$15,660
Concrete Pavers	725	SF	\$9.00	\$6,525
Rowlock Paver Band @ B.O.C.	300	LF	\$13.00	\$3,900
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	960	LF	\$2.50	\$2,400
8' Bench	6	EA	\$1,100.00	\$6,600
6' Bench	4	EA	\$900.00	\$3,600
Custom Flower Pots - 2.5' to 3' dia.	8	EA	\$600.00	\$4,800
PVC Subdrain Pipe (perforated @ beds)	440	LF	\$5.00	\$2,200
LANDSCAPE				
Street Tree - 2 1/2" cal.	8	EA	\$300.00	\$2,400
Shrub	375	SF	\$20.00	\$7,500
Groundcover	340	SF	\$8.00	\$2,720
Potted Plantings (Perennials / Grasses)	4	EA	\$125.00	\$500
Hardwood Mulch	7	CY	\$30.00	\$210
Amended Soil	40	CY	\$42.00	\$1,680
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$147,995</b>
CONTINGENCY - 20%				<b>\$29,599</b>
<b>CONSTRUCTION COST</b>				<b>\$177,594</b>
DESIGN - 15%				<b>\$26,639</b>
<b>PHASE COST</b>				<b>\$204,233</b>
<b>5th STREET INTERSECTION</b>				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	405	LF	\$30.00	\$12,150
Concrete Sidewalk - 5" Standard Gray	1,055	SF	\$5.50	\$5,803
Colored Concrete - 2' x 2' Terra cotta & Navy	30	SF	\$9.00	\$270
Concrete Pavers	1,275	SF	\$9.00	\$11,475
Rowlock Paver Band @ B.O.C.	45	LF	\$13.00	\$585
Concrete Accessibility Ramps - 5" Standard Gray	1,185	SF	\$7.50	\$8,888
Informational Kiosk or Sculpture	3	EA	\$5,000.00	\$15,000
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	740	LF	\$2.50	\$1,850
Storm Drain Modification	4	EA	\$2,500.00	\$10,000
PVC Subdrain Pipe (perforated @ beds)	195	LF	\$5.00	\$975
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	7	EA	\$400.00	\$2,800
Shrub	925	SF	\$20.00	\$18,500
Groundcover	620	SF	\$8.00	\$4,960
Hardwood Mulch	15	CY	\$30.00	\$450
Amended Soil	86	CY	\$42.00	\$3,612
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$170,317</b>
CONTINGENCY - 20%				<b>\$34,063</b>
<b>CONSTRUCTION COST</b>				<b>\$204,380</b>
DESIGN - 15%				<b>\$30,657</b>
<b>PHASE COST</b>				<b>\$235,037</b>

# BUDGET COSTS

## PHASE BREAKDOWN (cont.)

MAIN STREET: 5th to 4th Streets				
HARDSCAPE				
New 6" Standard Conc. Curb	155	LF	\$30.00	\$4,650
Concrete Sidewalk - 5" Standard Gray	3,050	SF	\$5.50	\$16,775
Colored Concrete - 2' x 2' Terra cotta & Navy	1,310	SF	\$9.00	\$11,790
Concrete Pavers	815	SF	\$9.00	\$7,335
Rowlock Paver Band @ B.O.C.	225	LF	\$13.00	\$2,925
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	960	LF	\$2.50	\$2,400
8' Bench	6	EA	\$1,100.00	\$6,600
6' Bench	4	EA	\$900.00	\$3,600
Custom Flower Pots - 2.5' to 3' dia.	10	EA	\$600.00	\$6,000
PVC Subdrain Pipe (perforated @ beds)	440	LF	\$5.00	\$2,200
LANDSCAPE				
Street Tree - 2 1/2" cal.	7	EA	\$300.00	\$2,100
Shrub	375	SF	\$20.00	\$7,500
Groundcover	265	SF	\$8.00	\$2,120
Potted Plantings (Perennials / Grasses)	5	EA	\$125.00	\$625
Hardwood Mulch	6	CY	\$30.00	\$180
Amended Soil	36	CY	\$42.00	\$1,512
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$136,312</b>
<b>CONTINGENCY - 20%</b>				<b>\$27,262</b>
<b>CONSTRUCTION COST</b>				<b>\$163,574</b>
<b>DESIGN - 15%</b>				<b>\$24,536</b>
<b>PHASE COST</b>				<b>\$188,111</b>
4th STREET INTERSECTION				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	355	LF	\$30.00	\$10,650
Concrete Sidewalk - 5" Standard Gray	1,160	SF	\$5.50	\$6,380
Concrete Pavers	1,275	SF	\$9.00	\$11,475
Rowlock Paver Band @ B.O.C.	60	LF	\$13.00	\$780
Concrete Accessibility Ramps - 5" Standard Gray	1,170	SF	\$7.50	\$8,775
Informational Kiosk or Sculpture	4	EA	\$5,000.00	\$20,000
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	565	LF	\$2.50	\$1,413
Storm Drain Modification	4	EA	\$2,500.00	\$10,000
PVC Subdrain Pipe (perforated @ beds)	190	LF	\$5.00	\$950
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	6	EA	\$400.00	\$2,400
Shrub	1,220	SF	\$20.00	\$24,400
Groundcover	700	SF	\$8.00	\$5,600
Hardwood Mulch	18	CY	\$30.00	\$540
Amended Soil	107	CY	\$42.00	\$4,494
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$180,857</b>
<b>CONTINGENCY - 20%</b>				<b>\$36,171</b>
<b>CONSTRUCTION COST</b>				<b>\$217,028</b>
<b>DESIGN - 15%</b>				<b>\$32,554</b>
<b>PHASE COST</b>				<b>\$249,582</b>

MAIN STREET: 4th to 3rd Streets				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	400	LF	\$30.00	\$12,000
Concrete Sidewalk - 5" Standard Gray	3,350	SF	\$5.50	\$18,425
Colored Concrete - 2' x 2' Terra cotta & Navy	1,735	SF	\$9.00	\$15,615
Concrete Pavers	1,360	SF	\$9.00	\$12,240
Rowlock Paver Band @ B.O.C.	325	LF	\$13.00	\$4,225
Concrete Accessibility Ramps - 5" Standard Gray	570	SF	\$7.50	\$4,275
Informational Kiosk or Sculpture	2	EA	\$5,000.00	\$10,000
Street Light Fixture & Pole - 21' HT.	6	EA	\$12,000.00	\$72,000
Striping 4" permanent tape markings	1,560	LF	\$2.50	\$3,900
Custom Light Bollards	6	EA	\$1,000.00	\$6,000
8' Bench	6	EA	\$600.00	\$3,600
6' Bench	4	EA	\$400.00	\$1,600
Custom Flower Pots - 2.5' to 3' dia.	8	EA	\$600.00	\$4,800
Storm Drain Modification	2	EA	\$2,500.00	\$5,000
PVC Subdrain Pipe (perforated @ beds)	490	LF	\$5.00	\$2,450
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	4	EA	\$400.00	\$1,600
Street Tree - 2 1/2" cal.	8	EA	\$300.00	\$2,400
Shrub	1,170	SF	\$20.00	\$23,400
Groundcover	615	SF	\$8.00	\$4,920
Potted Plantings (Perennials / Grasses)	4	EA	\$125.00	\$500
Hardwood Mulch	17	CY	\$30.00	\$510
Amended Soil	100	CY	\$42.00	\$4,200
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$238,660</b>
<b>CONTINGENCY - 20%</b>				<b>\$47,732</b>
<b>CONSTRUCTION COST</b>				<b>\$286,392</b>
<b>DESIGN - 15%</b>				<b>\$42,959</b>
<b>PHASE COST</b>				<b>\$329,351</b>
STREET OVERLAY & NEW CURB				
Milling Surface	8,910	SY	\$3.50	\$31,185
Asphalt Overlay	8,910	SY	\$10.00	\$89,100
Remove & Replace Conc. Curb	3,250	LF	\$40.00	\$130,000
<b>TOTAL</b>				<b>\$250,285</b>
<b>CONTINGENCY - 20%</b>				<b>\$50,057</b>
<b>CONSTRUCTION COST</b>				<b>\$300,342</b>
<b>DESIGN - 15%</b>				<b>\$45,051</b>
<b>COST</b>				<b>\$345,393</b>

# BUDGET COSTS

## PHASE BREAKDOWN (cont.)

PLAZA / EVENT SPACE "CORRIDOR"				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
Concrete Sidewalk - 5" Standard Gray	3,775	SF	\$5.50	\$20,763
Colored Concrete - 2' x 2' Terra cotta & Navy	1,340	SF	\$9.00	\$12,060
Conc. Pavers - Light Blue (in arch bands) - Ped.	520	SF	\$15.00	\$7,800
Conc. Pavers - Light Blue (in arch bands) - Veh.	550	SF	\$18.00	\$9,900
Colored Concrete (Type 1) - Veh.	2,060	SF	\$8.00	\$16,480
Colored Concrete (Type 2) - Veh.	1,075	SF	\$8.00	\$8,600
Gateway Arch Art Feature	1	EA	\$30,000.00	\$30,000
Steel Performance Stage w/ Fabric Canopy	1	EA	\$50,000.00	\$50,000
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Custom Light Bollards	30	EA	\$1,000.00	\$30,000
6' Bench	12	EA	\$400.00	\$4,800
Custom Flower Pots - 2.5' to 3' dia.	8	EA	\$600.00	\$4,800
Storm Drain Modification	2	EA	\$2,500.00	\$5,000
PVC Subdrain Pipe (perforated @ beds)	280	LF	\$5.00	\$1,400
LANDSCAPE				
Street Tree - 2 1/2" cal.	6	EA	\$300.00	\$1,800
Shrub	150	SF	\$20.00	\$3,000
Groundcover	520	SF	\$8.00	\$4,160
Potted Plantings (Perennials / Grasses)	4	EA	\$125.00	\$500
Hardwood Mulch	7	CY	\$30.00	\$210
Amended Soil	38	CY	\$42.00	\$1,596
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$285,869</b>
CONTINGENCY - 20%				\$57,174
<b>CONSTRUCTION COST</b>				<b>\$343,042</b>
DESIGN - 15%				\$51,456
<b>PHASE COST</b>				<b>\$394,499</b>
SOUTH PUBLIC PARKING LOT				
HARDSCAPE				
Site Demolition & Preparation	1	LS	\$15,000.00	\$15,000
New 6" Standard Conc. Curb	970	LF	\$30.00	\$29,100
Concrete Sidewalk - 5" Standard Gray	1,420	SF	\$5.50	\$7,810
Street Light Fixture & Pole - 21' HT.	8	EA	\$12,000.00	\$96,000
Striping 4" permanent tape markings	1,680	LF	\$2.50	\$4,200
LANDSCAPE				
Canopy / Shade Tree - 3 1/2" cal.	5	EA	\$400.00	\$2,000
Street Tree - 2 1/2" cal.	14	EA	\$300.00	\$4,200
Shrub	500	SF	\$20.00	\$10,000
Groundcover	1,755	SF	\$8.00	\$14,040
Turf (sodding)	4,680	SF	\$0.50	\$2,340
Hardwood Mulch	21	CY	\$30.00	\$630
Amended Soil	213	CY	\$42.00	\$8,946
Irrigation	1	LS	\$10,000.00	\$10,000
<b>PHASE TOTAL</b>				<b>\$204,266</b>
CONTINGENCY - 20%				\$40,853
<b>CONSTRUCTION COST</b>				<b>\$245,119</b>
DESIGN - 15%				\$36,768
<b>PHASE COST</b>				<b>\$281,887</b>

TYP. HALF-BLOCK (North)				
HARDSCAPE				
Concrete Sidewalk - 5" Standard Gray	1,600	SF	\$5.50	\$8,800
Colored Concrete Pavers - 2' x 2' Terra cotta & Navy	970	SF	\$9.00	\$8,730
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	275	LF	\$2.50	\$688
Custom Flower Pots - 2.5' to 3' dia.	4	EA	\$600.00	\$2,400
PVC Subdrain Pipe (perforated @ beds)	280	LF	\$5.00	\$1,400
LANDSCAPE				
Street Tree - 2 1/2" cal.	6	EA	\$300.00	\$1,800
Groundcover	400	SF	\$8.00	\$3,200
Potted Plantings (Perennials / Grasses)	2	EA	\$125.00	\$250
Hardwood Mulch	4	CY	\$30.00	\$120
Amended Soil	23	CY	\$42.00	\$966
Irrigation	1	LS	\$7,500.00	\$7,500
<b>PHASE TOTAL</b>				<b>\$83,854</b>
CONTINGENCY - 20%				\$16,771
<b>CONSTRUCTION COST</b>				<b>\$100,624</b>
DESIGN - 15%				\$15,094
<b>PHASE COST</b>				<b>\$115,718</b>
TYP. HALF-BLOCK (South)				
HARDSCAPE				
Concrete Sidewalk - 5" Standard Gray	2,335	SF	\$5.50	\$12,843
Colored Concrete Pavers - 2' x 2' Terra cotta & Navy	680	SF	\$9.00	\$6,120
Street Light Fixture & Pole - 21' HT.	4	EA	\$12,000.00	\$48,000
Striping 4" permanent tape markings	95	LF	\$2.50	\$238
Custom Flower Pots - 2.5' to 3' dia.	4	EA	\$600.00	\$2,400
PVC Subdrain Pipe (perforated @ beds)	280	LF	\$5.00	\$1,400
LANDSCAPE				
Street Tree - 2 1/2" cal.	6	EA	\$300.00	\$1,800
Groundcover	390	SF	\$20.00	\$7,800
Potted Plantings (Perennials / Grasses)	2	EA	\$125.00	\$250
Hardwood Mulch	4	CY	\$30.00	\$120
Amended Soil	22	CY	\$42.00	\$924
Irrigation	1	LS	\$7,500.00	\$7,500
<b>PHASE TOTAL</b>				<b>\$89,394</b>
CONTINGENCY - 20%				\$17,879
<b>CONSTRUCTION COST</b>				<b>\$107,273</b>
DESIGN - 15%				\$16,091
<b>PHASE COST</b>				<b>\$123,364</b>