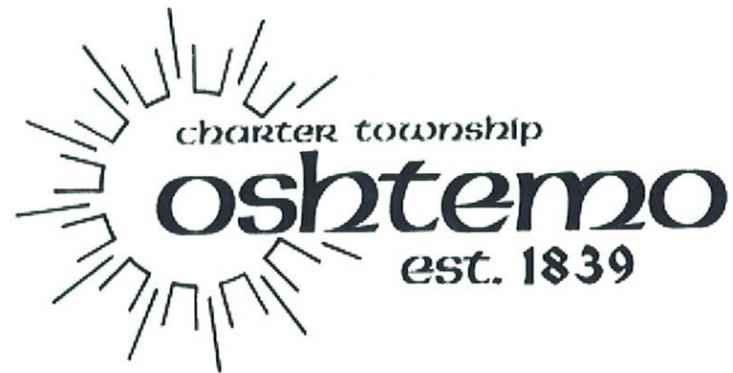
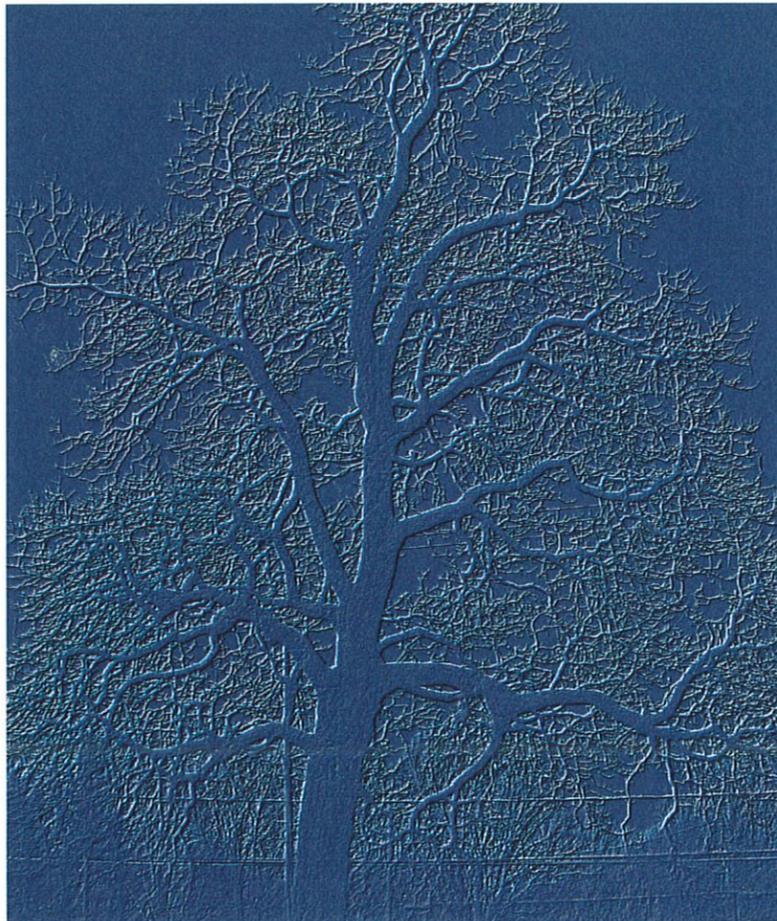


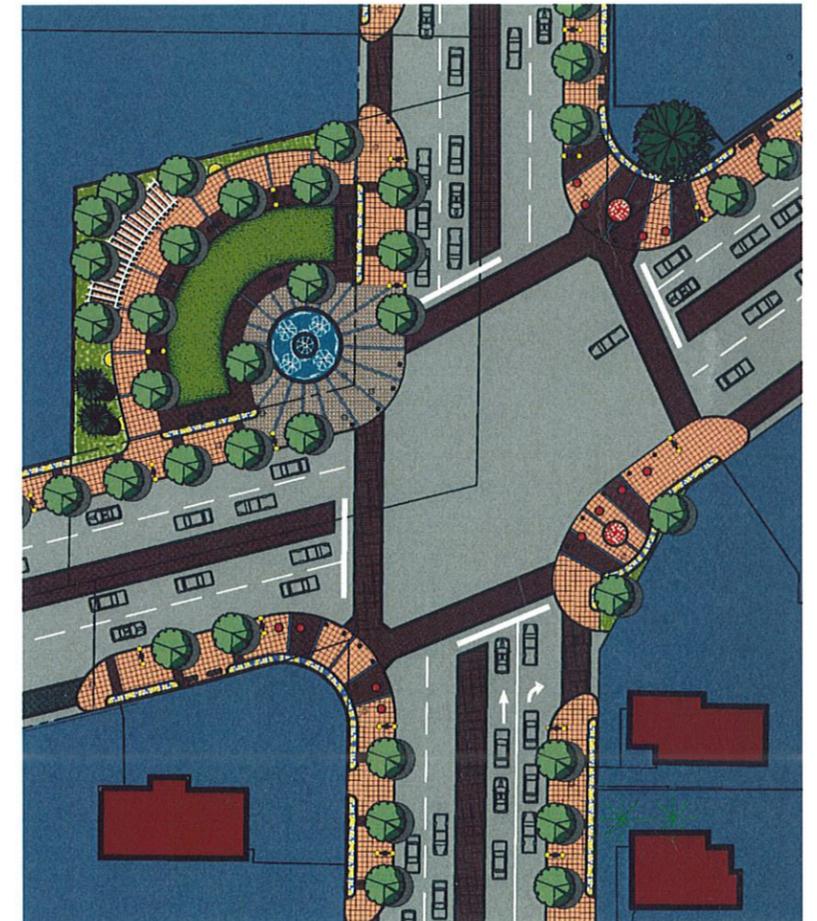
Conceptual Streetscape Master Plan

Oshtemo Charter Township Downtown Development Authority

September 2010



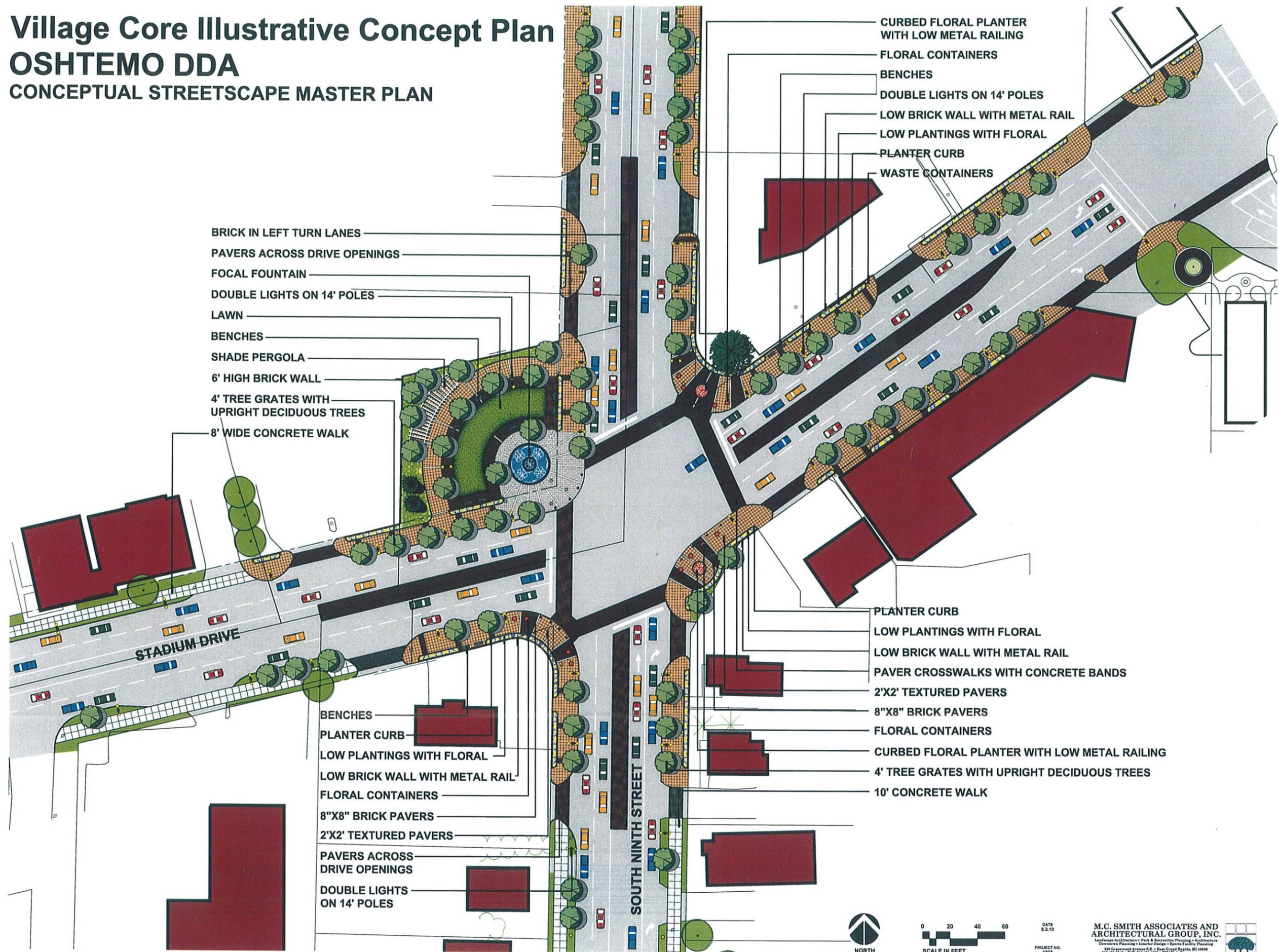
Prepared By:
M.C. Smith Associates and Architectural Group, Inc.
Landscape Architecture,
Downtown Planning and Streetscape Design
529 Greenwood Avenue S.E.
East Grand Rapids, Michigan 49506



Village Core Illustrative Concept Plan

OSHTEMO DDA

CONCEPTUAL STREETSCAPE MASTER PLAN



- BRICK IN LEFT TURN LANES
- PAVERS ACROSS DRIVE OPENINGS
- FOCAL FOUNTAIN
- DOUBLE LIGHTS ON 14' POLES
- LAWN
- BENCHES
- SHADE PERGOLA
- 6' HIGH BRICK WALL
- 4' TREE GRATES WITH UPRIGHT DECIDUOUS TREES
- 8' WIDE CONCRETE WALK

- CURBED FLORAL PLANTER WITH LOW METAL RAILING
- FLORAL CONTAINERS
- BENCHES
- DOUBLE LIGHTS ON 14' POLES
- LOW BRICK WALL WITH METAL RAIL
- LOW PLANTINGS WITH FLORAL
- PLANTER CURB
- WASTE CONTAINERS

- BENCHES
- PLANTER CURB
- LOW PLANTINGS WITH FLORAL
- LOW BRICK WALL WITH METAL RAIL
- FLORAL CONTAINERS
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- 2'X2' TEXTURED PAVERS
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- PLANTER CURB
- LOW PLANTINGS WITH FLORAL
- LOW BRICK WALL WITH METAL RAIL
- PAVER CROSSWALKS WITH CONCRETE BANDS
- 2'X2' TEXTURED PAVERS
- 8"X8" BRICK PAVERS
- FLORAL CONTAINERS
- CURBED FLORAL PLANTER WITH LOW METAL RAILING
- 4' TREE GRATES WITH UPRIGHT DECIDUOUS TREES
- 10' CONCRETE WALK



DATE
03.10
PROJECT NO.
1828

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9	Village Core Illustrative Concept Plan	14 - 19	Cost Estimates <ul style="list-style-type: none">- Summary- Village Core Improvements- Stadium Drive Improvements- 9th Street Improvements- Fountain Plaza
10	Village Core Illustrative Concept Plan – Reduced Scope Project		



Introduction

M.C. Smith Associates and Architectural Group Inc. worked with Oshtemo Charter Township Downtown Development Authority (DDA) and Township Staff to develop a Conceptual Streetscape Master Plan for Stadium Drive and 9th Street within the limits of the DDA. The intent of the plan is to generate interest, foster a sense of arrival and create an interesting, cohesive sense of place for the Downtown Development Area. The conceptual Master Plan was based on the goals of the 2006 Village Theme Development Plan, further developed through the planning process.

Design Process

Representatives of M.C. Smith Associates met with Township staff and representatives of the DDA on April 10, 2010 to review all aspects of the project. M.C. Smith staff walked the core area of the Village with Jodi Stefforia to review the opportunities and constraints and the principal goals of the project. Topographic information was supplied by Aerocon using data from April 2007 aerial photography. The base information was updated to reflect recent improvements at the Village Community Center and the intersection of Parkview Avenue and Stadium Drive. The topographic survey was overlaid with property boundary information clearly identifying the road right-of-way and other publicly owned land.

After full consideration of all data and pertinent information that would affect the design, M.C. Smith Associates developed a Conceptual Streetscape Master Plan for the core village area, together with a lighting concept and typical elevations for the remainder of the project area. The plans were then presented at two open public meetings on Thursday June 3rd 2010 at 3:00 p.m. and Thursday June 17th 2010 at 7:00 p.m. at the Township Community Center. The proposals were generally very well received.

The Conceptual design and associated cost estimates were then reviewed with Township staff and representatives of the DDA. It was determined that, given the cost of the overall project, some alternatives should be presented to the DDA for consideration. M.C. Smith Associates developed a reduced scope Concept Plan for the Village Core area and alternative cost estimates for the entire project area. M.C. Smith presented the proposals at a DDA Meeting on Thursday August 19, 2010. Again the plans were well received.

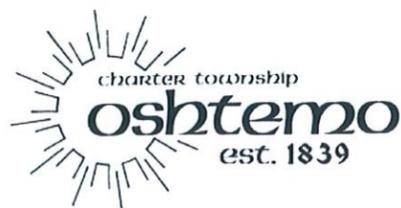
Streetscape Design

The Conceptual Master Plan was based on the goals of the 2006 Village Theme Development Plan, goals of the Township as outlined in the Request for Proposal, observations by M.C. Smith Associates and public/Township staff and representative comments.

A primary goal of the design was to create a pedestrian friendly environment, improving the pedestrian access to stores and businesses. In line with the Village Theme Development Plan, sidewalks at least twelve (12) feet wide (the full width of the road right-of-way) are proposed in the village core area. The use of textured and colored pavers in the core area will add to the richness of the design. Enhanced crosswalks using colored pavers are recommended at the intersection of Stadium Drive and 9th Street with some realignment of the crossings to reduce their length. New eight (8) feet wide concrete sidewalks are proposed along both sides of the street throughout the entire length of the DDA with the sidewalk continuing across the drive openings.

Street lighting is another major design component, providing a level of consistency throughout the length of the project. It is proposed that a high quality, aesthetically pleasing light fixture be selected for the entire project with variations in height, spacing and lighting levels consistent with the different project areas. The lighting design is divided into three zones: the Village Core, Transitional zone and outlying areas (see Cross Section Illustrations). It is also suggested that the light poles be used to introduce theme building elements through the use of distinctive banners and a Catalpa tree icon.

Tree planting will also provide a unifying element throughout the streetscape. Shrubs and seasonal floral plantings will significantly enhance the Village Core area, providing seasonal color and visual interest. Plantings are proposed in front of low brick walls at the back of the sidewalk in the Village Core area. This will help to define the edge of the right-of-way, partially screen the existing parking areas and provide an attractive backdrop to the streetscape. The area will be further enhanced by floral containers at the intersection of Stadium and 9th Street and flower baskets on the streetlights.



Boulevard Islands in the center lane of Stadium Drive and 9th Street were considered during the design process. However, with the limited right-of-way and the high number of driveways entering and exiting the street, it was felt that a satisfactory level of continuity could not be achieved. Some limited consolidation of driveways is proposed as part of the streetscape development. Details of any such proposals should be considered with the respective landowners to ensure all needs are accommodated.

Easements/land acquisition

For the most part, the design proposals stay within the public road right-of-way. In the Village Core area several property easements are proposed. At the southwest and northeast corners of the main intersection easements are required in order to construct the sidewalk. In front of the colonial development on the south side of Stadium Drive between 9th Street and Parkview Avenue, an easement is proposed to allow construction up to the front of the building.

A key component of the Conceptual Design is the proposed acquisition of the Citgo Gas Station property on the northwest corner of the intersection. This property could provide a highly visible focal point and public open space in the Downtown area. Acquisition and redevelopment would also alleviate problems associated with the existing drive openings, which are very close to the intersection.

Cost Estimate

Even at this conceptual stage, the level of design detail is sufficient to give a good estimate of construction costs for implementing the project. Detailed, itemized costs have been provided for the Village Core, Fountain Plaza, Stadium Drive and 9th Street. Options are also given for a reduced scope project for each of areas of the design. It should be noted that there are many variables for each design element and the project can be designed to fit a budget anywhere between the Complete and Reduced Scope Project Cost Estimates.

The costs are based on 2010 prices and do not attempt to take into account inflation or other changes in market conditions. A 10% contingency is included to take into account possible design changes that may be required as the design process evolves and unforeseen events that may occur during the course of construction. Costs associated with property acquisition or easement agreements are not included in the Cost Estimate.

Project Phasing

A phasing Plan identifying six potential construction phases is included as part of this report. The Village Core area would seem to be the highest priority to improve pedestrian access and create a sense of place and identity. Additional phases could follow in any order depending on the priorities of the DDA, available funding and opportunities as they may arise.





Village Core Aerial Photograph

OSHTEMO DDA

CONCEPTUAL STREETSCAPE MASTER PLAN

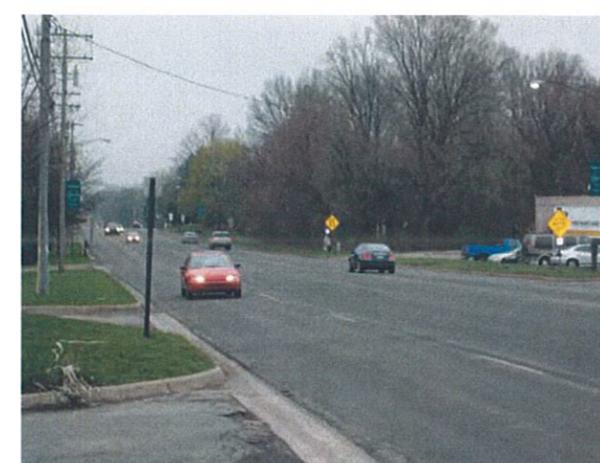




Aerial Photograph OSHTEMO DDA CONCEPTUAL STREETScape MASTER PLAN



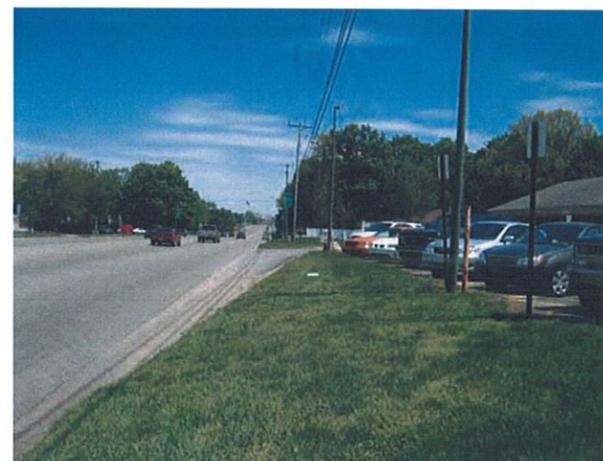
M.C. SMITH ASSOCIATES AND
ARCHITECTURAL GROUP, INC.
10000 Parkway, Suite 100, Dallas, TX 75244
972.343.8888



Existing Site Photographs OSHTEMO DDA

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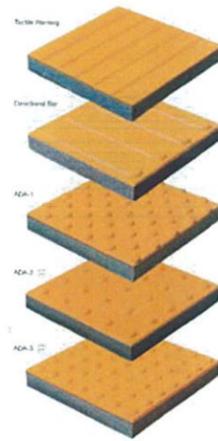
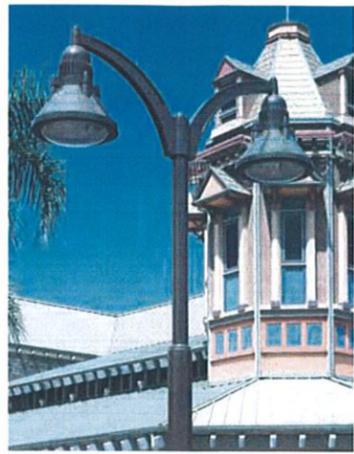




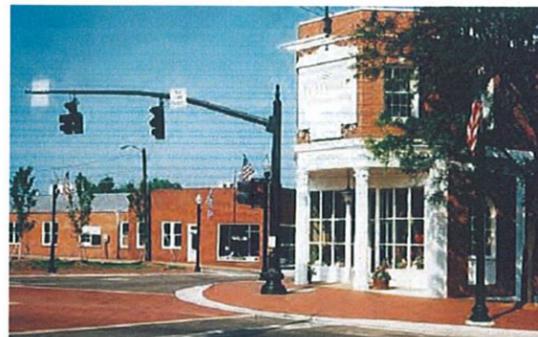
Existing Site Photographs OSHTEMO DDA

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ADA PAVERS



TRAFFIC SIGNAL MAST ARMS



LIGHTS



2' x 2' MODULAR



8" x 8" CLAY



LOW WALLS



TREE GRATES



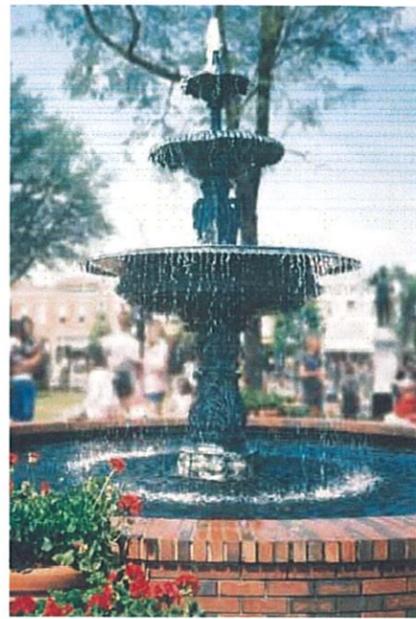
TRANSIT FACILITIES



CROSSWALKS



Design Vocabulary
OSHTEMO DDA
CONCEPTUAL STREETScape MASTER PLAN



FOUNTAINS



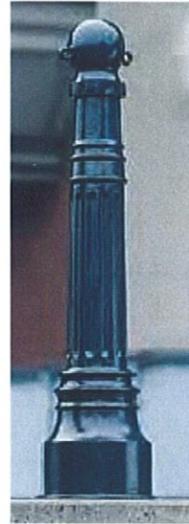
WASTE RECEPTACLES



FLORAL CONTAINERS



LOW PLANTING BEDS



BOLLARDS



BIKE RACKS



PERGOLA



BENCHES



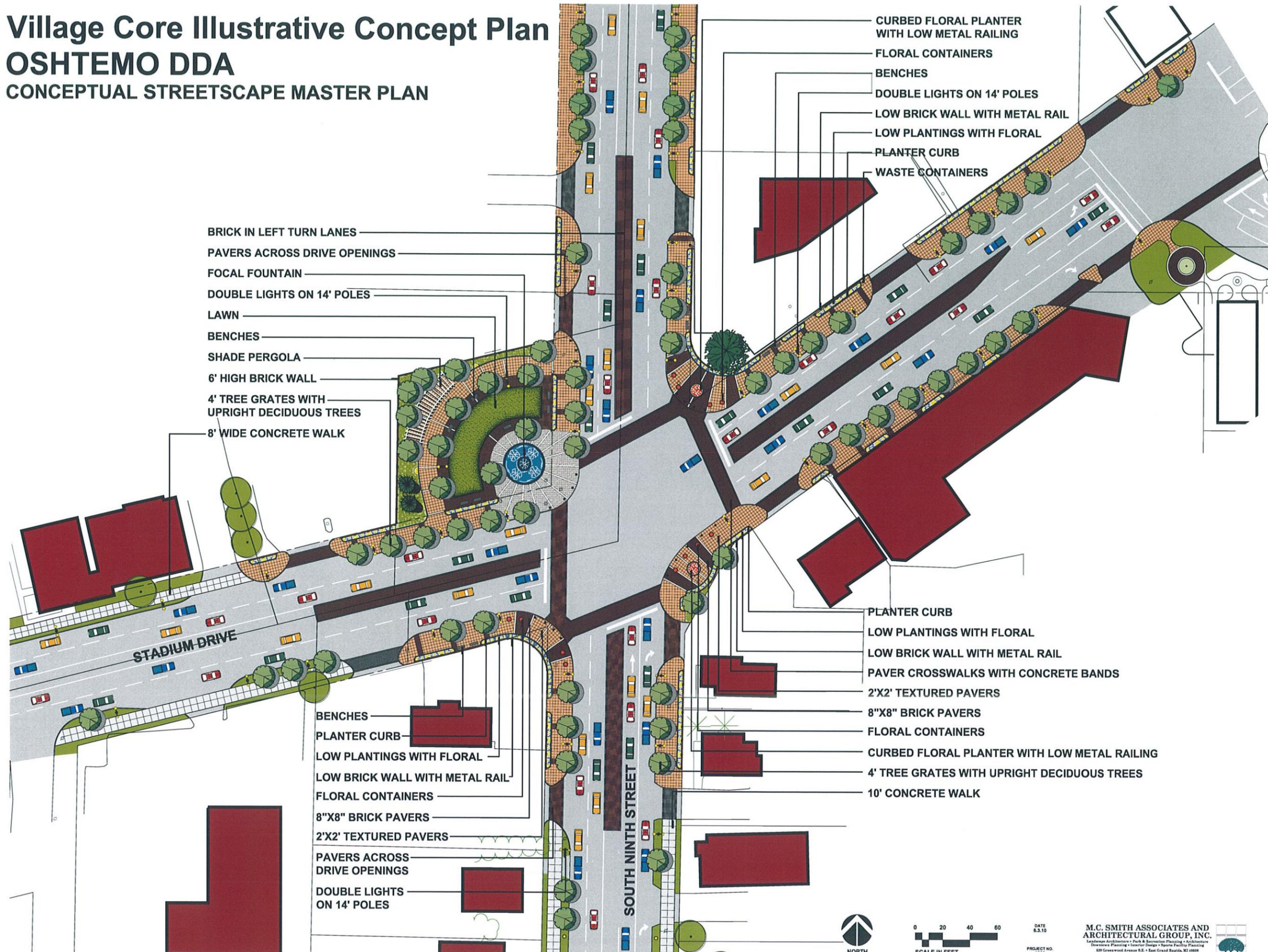
**Design Vocabulary
OSHTEMO DDA
CONCEPTUAL STREETScape MASTER PLAN**



Village Core Illustrative Concept Plan

OSHTEMO DDA

CONCEPTUAL STREETSCAPE MASTER PLAN



- BRICK IN LEFT TURN LANES
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- 2'X2' TEXTURED PAVERS
- 8"X8" BRICK PAVERS
- FLORAL CONTAINERS
- CURBED FLORAL PLANTER WITH LOW METAL RAILING
- 4' TREE GRATES WITH UPRIGHT DECIDUOUS TREES
- 10' CONCRETE WALK



DATE
8.3.10
PROJECT NO.
1828

M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.
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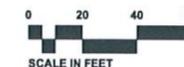
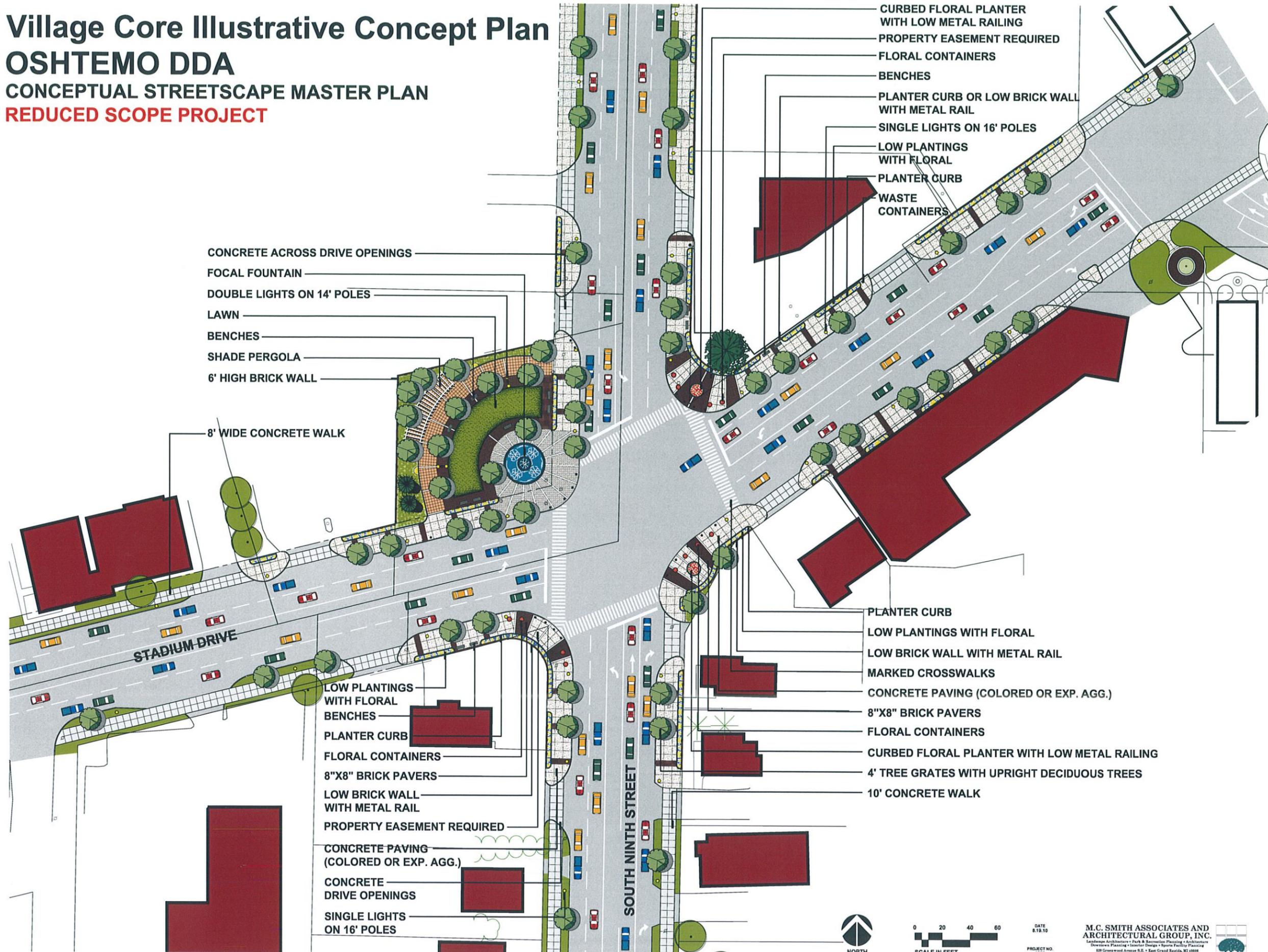


Village Core Illustrative Concept Plan

OSHTEMO DDA

CONCEPTUAL STREETSCAPE MASTER PLAN

REDUCED SCOPE PROJECT



DATE
8.19.10
PROJECT NO.
1828

M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.
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Illustrative Cross Sections and Elevations

OSHTEMO DDA

CONCEPTUAL STREETScape MASTER PLAN

STREET LIGHTING
28' POLES WITH SINGLE (250 W) HPS
FIXTURES, 240' SPACING



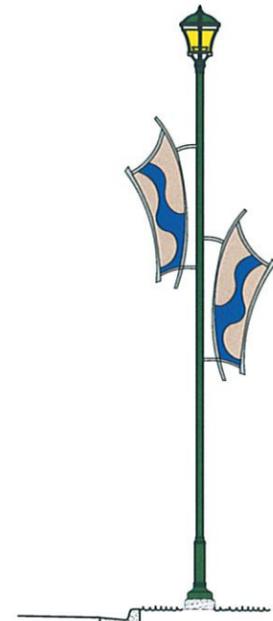
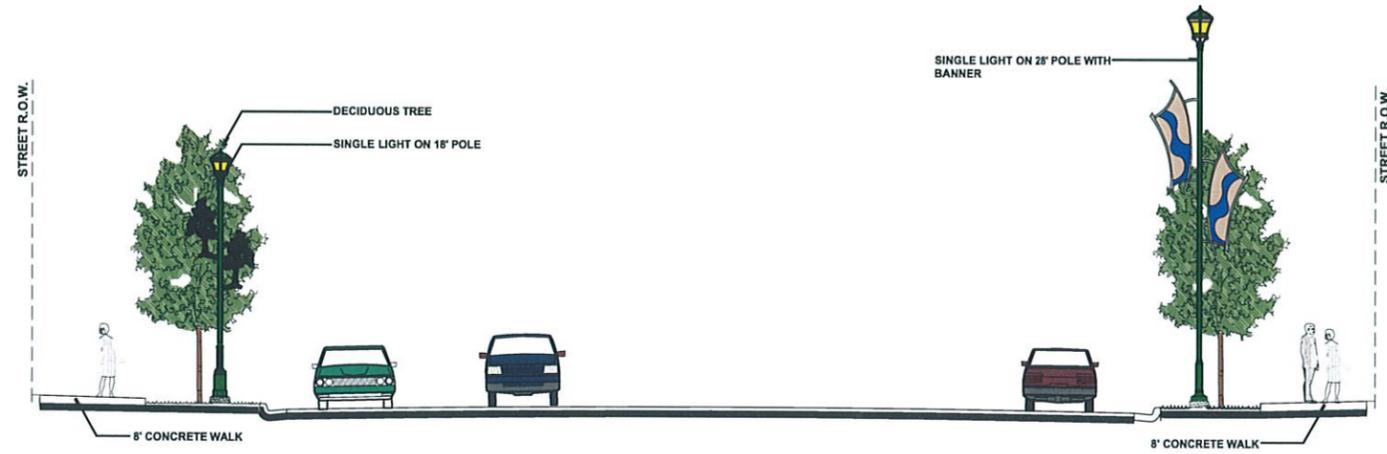
VILLIAGE CORE LIGHTING
14' POLES WITH DOUBLE (100 W)
FIXTURES, 50' O.C.

TRANSITION LIGHTING
28' POLES (250W) AND 18' POLES (150 W)
WITH SINGLE FIXTURES, 80' SPACING.
DECIDUOUS STEET TREES 80' O.C.



STREET LIGHTING ELEVATIONS WITH PLANTING

SCALE 1"=10'



28' LIGHTS WITH
DISTINCTIVE BANNERS
SCALE 3/8"=1'-0"



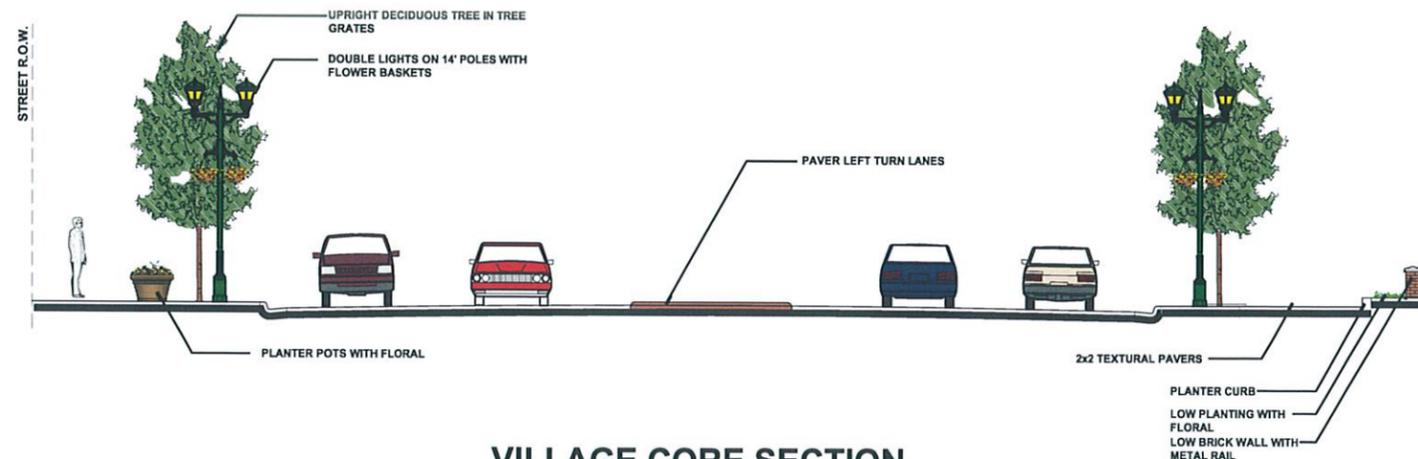
18' LIGHTS WITH
CATALPA TREE ICONS
SCALE 3/8"=1'-0"



DOUBLE LIGHTS IN CORE AREA WITH DOUBLE BASKETS
SCALE 3/4"=1'-0"

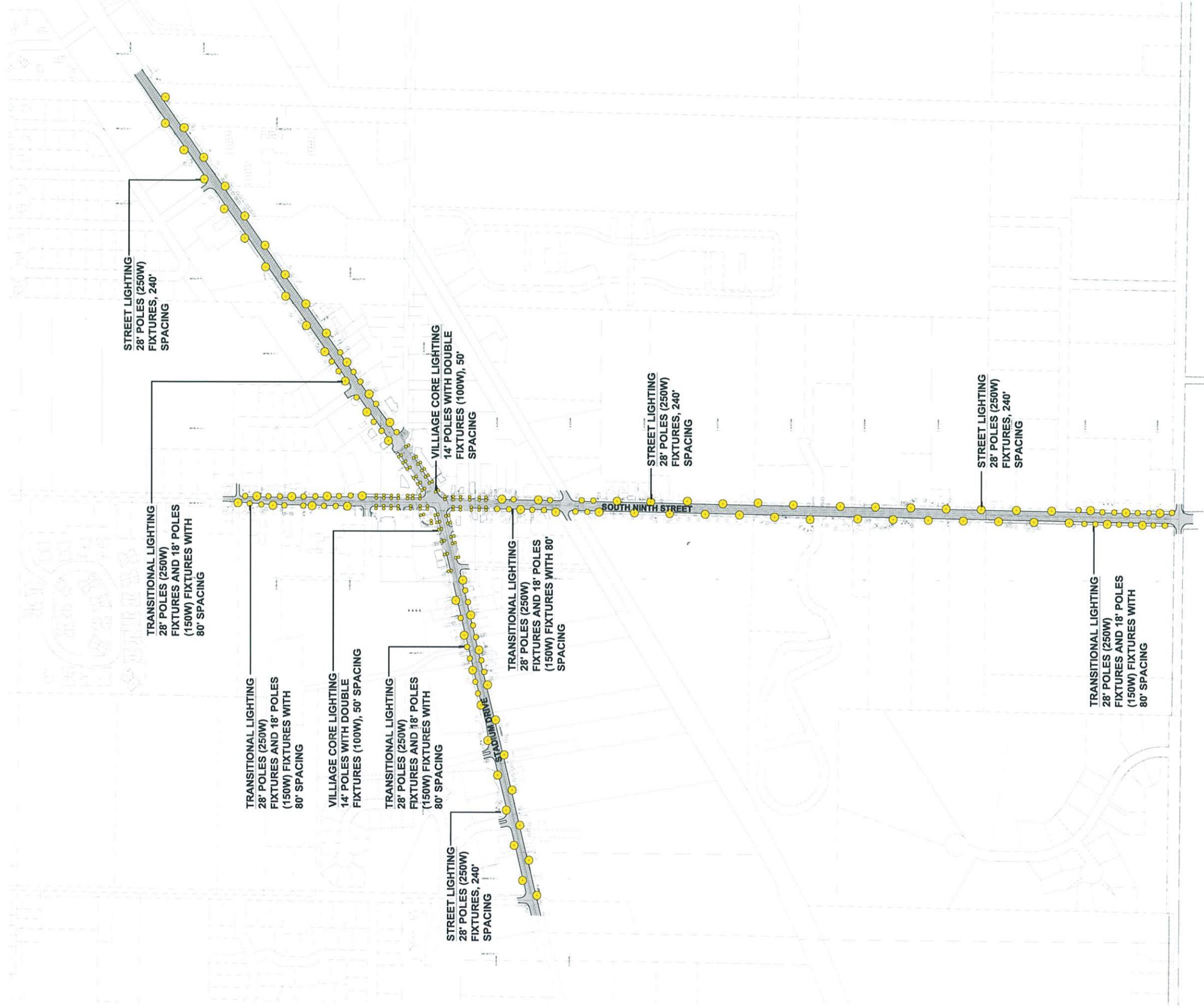
STREET SECTION AT TRANSITION

SCALE 1/4"=1'-0"



VILLAGE CORE SECTION

SCALE 1/4"=1'-0"



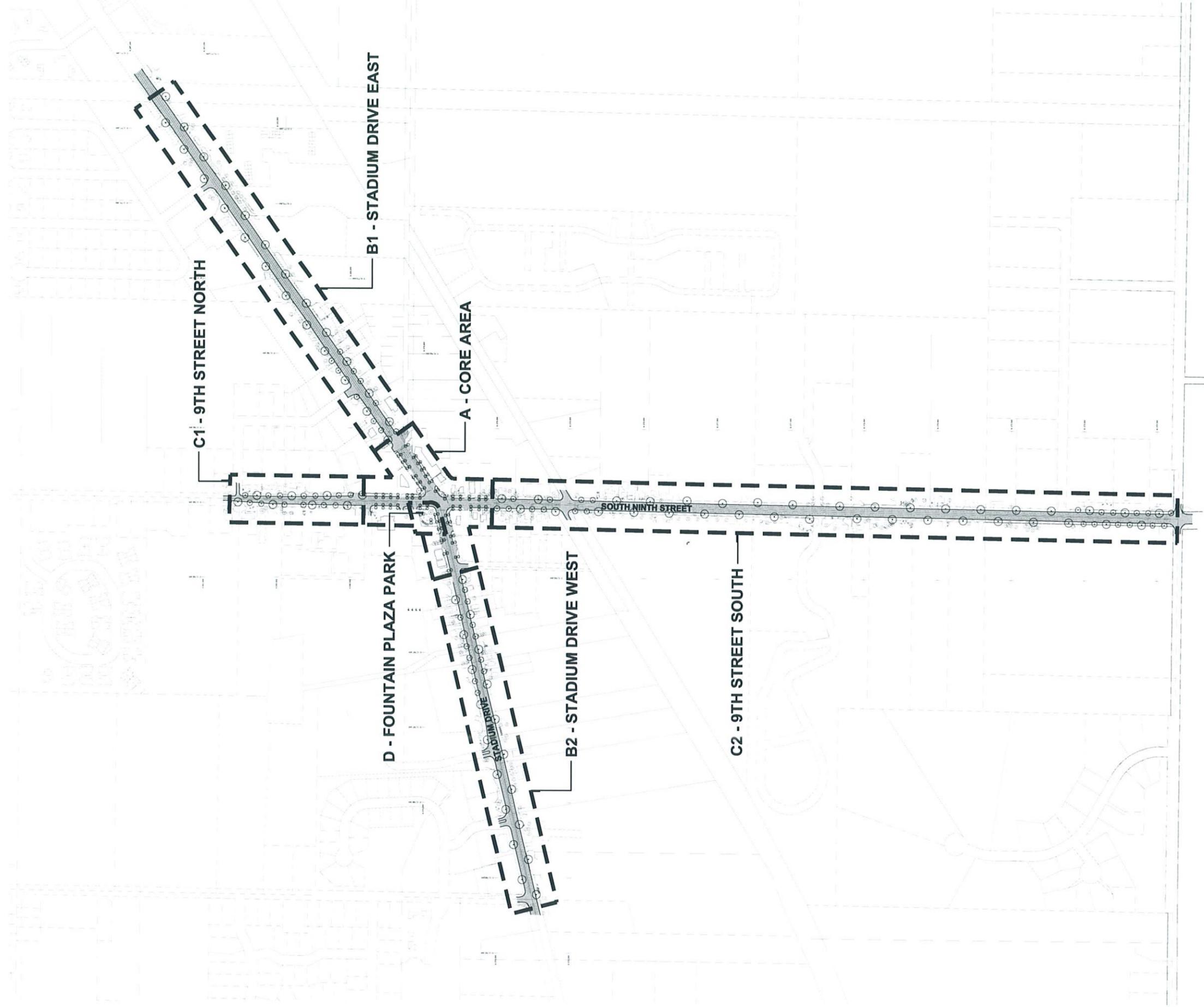
Street Lighting Concept Plan

OSHTEMO DDA

CONCEPTUAL STREETScape MASTER PLAN



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1401 10th Street, Suite 1000, St. Paul, MN 55102
612.291.1111



**Phasing Plan
OSHTEMO DDA
CONCEPTUAL STREETScape MASTER PLAN**



DATE
8.19.10
PROJECT NO.
1228

M.C. SMITH ASSOCIATES AND
ARCHITECTURAL GROUP, INC.
1000 East State Street, Suite 200, East Lansing, MI 48824
48824-1228



**OSHTEMO DDA
CONCEPTUAL STREETScape MASTER PLAN
COST SUMMARY**
August 3, 2010

	COMPLETE PROJECT	REDUCED SCOPE PROJECT
Village Core Improvements	\$2,235,060.74	\$993,111.24
Stadium Drive Improvements	\$1,044,073.36	\$460,052.56
9 th Street Improvements	\$1,179,435.12	\$310,099.04
Fountain Plaza	<u>\$736,777.71</u>	<u>\$0.00</u>
TOTAL	\$5,195,346.93	\$1,763,262.84



**OSHTEMO DDA - VILLAGE CORE IMPROVEMENTS - COMPLETE PROJECT
CONCEPTUAL STREETScape MASTER PLAN
Order of Magnitude Cost Estimate, July 2010
(This Cost Estimate does not include Fountain Plaza)**

Site Preparation and Removals	Unit	No. of Units	Unit Price	Extension
Traffic Control	LS	1	\$10,000.00	\$10,000.00
Site Preparation and Grading	LF	3,146	\$20.00	\$62,920.00
Sawcut and Remove Bituminous Pavement	SY	2,365	\$5.00	\$11,825.00
Miscellaneous Removals	LS	1	\$10,000.00	\$10,000.00
SUBTOTAL				\$94,745.00

Paving and Walls

Remove and Replace Concrete Curb and Gutter at Drive Openings	LF	340	\$24.00	\$8,160.00
8' Concrete Sidewalk	SF	1,714	\$3.00	\$5,142.00
10' Concrete Sidewalk	SF	5,188	\$3.00	\$15,564.00
ADA Curb Ramps	EA	9	\$800.00	\$7,200.00
Bituminous Patch	SY	75	\$25.00	\$1,875.00
2'x2' Textured Pavers on Bituminous Setting Bed	SF	24,571	\$14.00	\$343,994.00
8"x8" Brick Pavers on Bituminous Setting Bed	SF	3,344	\$14.00	\$46,816.00
Accent band in Pavers	LF	347	\$6.00	\$2,082.00
Paver Crosswalk with Concrete Band	SF	3,762	\$20.00	\$75,240.00
Paver Left Turn Lane with Concrete Band	SF	8,783	\$20.00	\$175,660.00
Pavers Across Drive Openings	SF	4,594	\$16.00	\$73,504.00
Paver Edging	LF	526	\$4.00	\$2,104.00
Pavement Striping	LS	1	\$3,000.00	\$3,000.00
8" Concrete Planter Curb	LF	1,272	\$25.00	\$31,800.00
Low Brick Wall with Metal Railing	LF	1,113	\$300.00	\$333,900.00
SUBTOTAL				\$1,126,041.00

Site Amenities

Bench	EA	6	\$1,400.00	\$8,400.00
4' Square Tree Grate	EA	36	\$1,200.00	\$43,200.00
Bollard	EA	13	\$600.00	\$7,800.00
Floral Container on Concrete Pad (including planting soil)	EA	12	\$600.00	\$7,200.00
Waste Container	EA	8	\$1,100.00	\$8,800.00
Transit Shelter	EA	4	\$18,000.00	\$72,000.00
SUBTOTAL				\$147,400.00

REDUCED SCOPE PROJECT

Scope reduction and materials modifications for a project of less than \$1,000,000.00: Scope reduced by eliminating paver crosswalks; left turn lanes; transit shelters and Christmas lighting system; reducing amount of street lights; trees and tree grates; replace portion of pavers; brick walls and benches replaced with less expensive alternates; reducing reducing budget for existing utility adjustments; storm drainage and irrigation system.

Unit	No. of Units	Unit Price	Extension	Notes
LS	1	\$2,000.00	\$2,000.00	Reduced need for traffic control
LF	3,146	\$16.00	\$50,336.00	Reduced scope, requires less grading
SY	972	\$5.00	\$4,860.00	Eliminate removals in street
LS	1	\$7,000.00	\$7,000.00	Reduced scope, requires less miscellaneous removals
SUBTOTAL			\$64,196.00	

LF	340	\$24.00	\$8,160.00	No change
SF	1,714	\$3.00	\$5,142.00	No change
SF	5,188	\$3.00	\$15,564.00	No change
EA	9	\$8.00	\$72.00	No change
SY	75	\$25.00	\$1,875.00	No change
SF	24,571	\$4.00	\$98,284.00	Replace pavers w/exposed agg. concrete or colored concrete
SF	3,344	\$14.00	\$46,816.00	No change
LF	347	\$6.00	\$2,082.00	No change
SF			\$0.00	Eliminated paver crosswalks
SF			\$0.00	Eliminated paver turn lanes
SF	4,594	\$4.00	\$18,376.00	Replace pavers with 6" concrete
LF			\$0.00	Not required with new scope
LS	1	\$3,000.00	\$3,000.00	No change
LF	1,828	\$25.00	\$45,700.00	Increase planter curb to replace brick walls
LF	556	\$300.00	\$166,800.00	Reduce low brick wall
SUBTOTAL			\$411,871.00	

EA	6	\$1,000.00	\$6,000.00	Specify less expensive bench
EA	24	\$12.00	\$288.00	Reduce tree grate
EA	13	\$6.00	\$78.00	No change
EA	12	\$600.00	\$7,200.00	No change
EA	4	\$11.00	\$44.00	Reduce number of waste containers
EA			\$0.00	Eliminate transit shelter
SUBTOTAL			\$13,610.00	

Site Lighting and Utilities	Unit	No. of Units	Unit Price	Extension
Existing Utility Adjustments	LS	1	\$75,000.00	\$75,000.00
Storm Drainage	LS	1	\$40,000.00	\$40,000.00
Electrical Distribution including Panels	LF	3,080	\$20.00	\$61,600.00
Double Lights on 14' Poles w/Floral Basket Arms (100W Fixtures)	EA	48	\$5,200.00	\$249,600.00
Christmas Lighting System	LS	1	\$38,000.00	\$38,000.00
SUBTOTAL				\$426,200.00

Landscape Improvements	Unit	No. of Units	Unit Price	Extension
Deciduous Tree Planting (3-1/2" cal.)	EA	63	\$350.00	\$22,050.00
Irrigation including Water Supply	LS	1	\$40,000.00	\$40,000.00
Ornamental Planting	SF	2,990	\$5.00	\$14,950.00
Planting Soil (12" depth)	CY	111	\$21.00	\$2,331.00
Topsoil and Sod	SY	390	\$4.50	\$1,755.00
SUBTOTAL				\$81,086.00

VILLAGE CORE CONSTRUCTION TOTAL		\$1,875,472.00
CONTINGENCIES @ 10%		\$187,547.20
PROFESSIONAL FEES @ 8%		\$165,041.54
TOPOGRAPHIC SURVEY AND SOIL BORINGS		\$7,000.00
VILLAGE CORE TOTAL		\$2,235,060.74

Unit	No. of Units	Unit Price	Extension	Notes
LS	1	\$40,000.00	\$40,000.00	Reduce budget for utility adjustments
LS	1	\$30,000.00	\$30,000.00	Reduced budget for storm drainage
LF	3,080	\$18.00	\$55,440.00	Reduce distribution cost based upon less lights
EA	36	\$4,200.00	\$151,200.00	Increase light spacing to 75' with single lights
LS			\$0.00	Eliminate Christmas lighting system
SUBTOTAL			\$276,640.00	

EA	50	\$300.00	\$15,000.00	Reduce number and size of trees
LS	1	\$38,000.00	\$38,000.00	Reduced irrigation system budget
SF	2,990	\$4.00	\$11,960.00	No change
CY	111	\$21.00	\$2,331.00	No change
SY	390	\$4.50	\$1,755.00	No change
SUBTOTAL			\$69,046.00	

VILLAGE CORE CONSTRUCTION TOTAL	\$835,363.00
CONTINGENCIES @ 10%	\$83,536.30
PROFESSIONAL FEES @ 8%	\$73,511.94
TOPOGRAPHIC SURVEY AND SOIL BORINGS	\$700.00
VILLAGE CORE TOTAL	\$993,111.24

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**OSHTEMO DDA - STADIUM DRIVE IMPROVEMENTS - COMPLETE PROJECT
CONCEPTUAL STREETScape MASTER PLAN
Order of Magnitude Cost Estimate, July 2010**

REDUCED SCOPE PROJECT

Scope reduced by eliminating new street lights along Stadium Drive and reduce landscaping

STADIUM DRIVE - EAST (2,755 LF)	Unit	No. of Units	Unit Price	Extension
Site Preparation and Grading	LF	5,510	\$8.00	\$44,080.00
Miscellaneous Removals	LS	1	\$10,000.00	\$10,000.00
Remove Existing Sidewalk	SY	640	\$5.00	\$3,200.00
8' Concrete Sidewalk	SF	44,080	\$2.50	\$110,200.00
ADA Curb Ramps	EA	5	\$800.00	\$4,000.00
Existing Utility Adjustments	LS	1	\$30,000.00	\$30,000.00
Electrical Distribution including Panels	LF	5,480	\$12.00	\$65,760.00
Electrical Handholes	EA	16	\$500.00	\$8,000.00
Single Lights on 18' Poles (150W Fixtures)	EA	10	\$4,200.00	\$42,000.00
Single Lights on 28' Poles (250W Fixtures)	EA	23	\$5,200.00	\$119,600.00
Double Banners for 28' Pole	EA	8	\$350.00	\$2,800.00
Double Catalpa Tree Icon for 18' Pole	EA	6	\$500.00	\$3,000.00
Deciduous Tree Planting (3-1/2" cal.)	EA	63	\$350.00	\$22,050.00
Restoration	LS	1	\$10,000.00	\$10,000.00
SUBTOTAL				\$474,690.00

Unit	No. of Units	Unit Price	Extension	Notes
LF	5,510	\$8.00	\$44,080.00	No change
LS	1	\$10,000.00	\$10,000.00	No change
SY	640	\$5.00	\$3,200.00	No change
SF	44,080	\$2.50	\$110,200.00	No change
EA	5	\$800.00	\$4,000.00	No change
LS	1	\$20,000.00	\$20,000.00	Reduce budget for utility adjustments
LF			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA	8	\$350.00	\$2,800.00	Place banners on existing utility poles
EA	6	\$500.00	\$3,000.00	Place tree icons on existing utility poles
EA	47	\$300.00	\$14,100.00	Reduce number and size of trees
LS	1	\$10,000.00	\$10,000.00	No change
Subtotal			\$221,380.00	

STADIUM DRIVE - WEST (2,240 LF)	Unit	No. of Units	Unit Price	Extension
Site Preparation and Grading	LF	4,480	\$8.00	\$35,840.00
Miscellaneous Removals	LS	1	\$10,000.00	\$10,000.00
8' Concrete Sidewalk	SF	35,840	\$2.50	\$89,600.00
ADA Curb Ramps	EA	8	\$800.00	\$6,400.00
Existing Utility Adjustments	LS	1	\$20,000.00	\$20,000.00
Electrical Distribution including Panels	LF	4,420	\$12.00	\$53,040.00
Electrical Handholes	EA	15	\$500.00	\$7,500.00
Single Lights on 18' Poles (150W Fixtures)	EA	11	\$4,200.00	\$46,200.00
Single Lights on 28' Poles (250W Fixtures)	EA	19	\$5,200.00	\$98,800.00
Double Banners for 28' Pole	EA	7	\$350.00	\$2,450.00
Double Catalpa Tree Icon for 18' Pole	EA	6	\$500.00	\$3,000.00
Deciduous Tree Planting (3-1/2" cal.)	EA	52	\$350.00	\$18,200.00
Restoration	LS	1	\$8,500.00	\$8,500.00
SUBTOTAL				\$399,530.00

Unit	No. of Units	Unit Price	Extension	Notes
LF	4,480	\$8.00	\$35,840.00	No change
LS	1	\$10,000.00	\$10,000.00	No change
SF	35,840	\$2.50	\$89,600.00	No change
EA			\$0.00	Eliminate
LS	1	\$150.00	\$150.00	Reduce budget for utility adjustments
LF			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA			\$0.00	Eliminate lighting along Stadium Drive
EA	7	\$350.00	\$2,450.00	Place banners on existing utility poles
EA	6	\$500.00	\$3,000.00	Place tree icons on existing utility poles
EA	39	\$300.00	\$11,700.00	Reduce number and size of trees
LS	1	\$8,500.00	\$8,500.00	No change
Subtotal			\$161,240.00	

STADIUM DRIVE CONSTRUCTION TOTAL		\$874,220.00
CONTINGENCIES @ 10%		\$87,422.00
PROFESSIONAL FEES @ 8%		\$76,931.36
TOPOGRAPHIC SURVEY AND SOIL BORINGS		\$5,500.00
TOTAL		\$1,044,073.36

STADIUM DRIVE CONST. TOTAL		\$382,620.00
CONTINGENCIES @ 10%		\$38,262.00
PROFESSIONAL FEES @ 8%		\$33,670.56
TOPOGRAPHIC SURVEY AND SOIL BORINGS		\$5,500.00
TOTAL		\$460,052.56

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OSHTEMO DDA - 9TH STREET IMPROVEMENTS - COMPLETE PROJECT
CONCEPTUAL STREETScape MASTER PLAN
Order of Magnitude Cost Estimate, July 2010

REDUCED SCOPE PROJECT

Scope reduced by eliminating street lighting; saving existing narrow sidewalk on west side of 9th Street and reduce landscaping.

9TH STREET - NORTH (830 LF)	Unit	No. of Units	Unit Price	Extension
Site Preparation and Grading	LF	1,660	\$8.00	\$13,280.00
Miscellaneous Removals	LS	1	\$5,000.00	\$5,000.00
8' Concrete Sidewalk	SF	13,280	\$2.50	\$33,200.00
ADA Curb Ramps	EA	2	\$800.00	\$1,600.00
Existing Utility Adjustments	LS	1	\$10,000.00	\$10,000.00
Electrical Distribution including Panels	LF	1,590	\$12.00	\$19,080.00
Electrical Handholes	EA	10	\$500.00	\$5,000.00
Single Lights on 18' Poles (150W Fixtures)	EA	13	\$4,200.00	\$54,600.00
Single Lights on 28' Poles (250W Fixtures)	EA	8	\$5,000.00	\$40,000.00
Double Banners for 28' Pole	EA	4	\$350.00	\$1,400.00
Double Catalpa Tree Icon for 18' Pole	EA	6	\$500.00	\$3,000.00
Deciduous Tree Planting (3-1/2" cal.)	EA	21	\$350.00	\$7,350.00
Site Restoration	LS	1	\$2,500.00	\$2,500.00
SUBTOTAL				\$196,010.00

Unit	No. of Units	Unit Price	Extension	Notes
LF	1,660	\$8.00	\$13,280.00	No change
LS	1	\$5,000.00	\$5,000.00	No change
SF	13,280	\$2.50	\$33,200.00	No change
EA	2	\$800.00	\$1,600.00	No change
LS	1	\$7,500.00	\$7,500.00	Reduces budget for utility adjustments
LF			\$0.00	Eliminated lighting along 9th Street
LF			\$0.00	Eliminated lighting along 9th Street
EA			\$0.00	Eliminated lighting along 9th Street
EA			\$0.00	Eliminated lighting along 9th Street
EA	4	\$350.00	\$1,400.00	Place banners on existing utility poles
EA	6	\$500.00	\$3,000.00	Place tree icons on existing utility poles
EA	16	\$300.00	\$4,800.00	Reduce number and size of trees
LS	1	\$2,500.00	\$2,500.00	No change
Subtotal			\$72,280.00	

9TH STREET - SOUTH (4,650 LF)	Unit	No. of Units	Unit Price	Extension
Site Preparation and Grading	LF	9,300	\$8.00	\$74,400.00
Miscellaneous Removals	LS	1	\$10,000.00	\$10,000.00
Remove Existing Sidewalk	SY	2,000	\$5.00	\$10,000.00
8' Concrete Sidewalk	SF	74,400	\$3.00	\$223,200.00
ADA Curb Ramps	EA	10	\$800.00	\$8,000.00
Existing Utility Adjustments	LS	1	\$10,000.00	\$10,000.00
Electrical Distribution including Panels	LF	9,240	\$12.00	\$110,880.00
Electrical Handholes	EA	29	\$500.00	\$14,500.00
Single Lights on 18' Poles (150W Fixtures)	EA	22	\$4,200.00	\$92,400.00
Single Lights on 28' Poles (250W Fixtures)	EA	36	\$5,000.00	\$180,000.00
Double Banners for 28' Pole	EA	13	\$350.00	\$4,550.00
Double Catalpa Tree Icon for 18' Pole	EA	12	\$500.00	\$6,000.00
Deciduous Tree Planting (3-1/2" cal.)	EA	108	\$350.00	\$37,800.00
Site Restoration	LS	1	\$10,000.00	\$10,000.00
SUBTOTAL				\$791,730.00

Unit	No. of Units	Unit Price	Extension	Notes
LF	4,650	\$8.00	\$37,200.00	Reduce grading by saving walk on west side of 9th Street
LS	1	\$5,000.00	\$5,000.00	Work on east side of 9th Street only
SY	350	\$5.00	\$1,750.00	Save existing walk on west side of 9th Street
SF	37,200	\$2.50	\$93,000.00	New walk on east side of 9th Street only
EA	5	\$800.00	\$4,000.00	Ramps on east side of 9th Street only
LS	1	\$5,000.00	\$5,000.00	Reduce budget for utility adjustment
LF			\$0.00	Eliminate lighting along 9th Street
EA			\$0.00	Eliminate lighting along 9th Street
EA			\$0.00	Eliminate lighting along 9th Street
EA			\$0.00	Eliminate lighting along 9th Street
EA	13	\$350.00	\$4,550.00	Place banners on existing utility poles
EA	12	\$500.00	\$6,000.00	Place tree icons on existing utility poles
EA	81	\$300.00	\$24,300.00	Reduce number and size of trees
LS	1	\$5,000.00	\$5,000.00	Eliminate restoration on west side of 9th Street
Subtotal			\$185,800.00	

9TH STREET CONSTRUCTION TOTAL		\$987,740.00
CONTINGENCIES @ 10%		\$98,774.00
PROFESSIONAL FEES @ 8%		\$86,921.12
TOPOGRAPHIC SURVEY AND SOIL BORINGS		\$6,000.00
9TH STREET TOTAL		\$1,179,435.12

9TH STREET CONSTRUCTION	\$258,080.00
CONTINGENCIES @ 10%	\$25,808.00
PROFESSIONAL FEES @ 8%	\$22,711.04
Topographic Survey and Soil Borings	\$3,500.00
9TH STREET TOTAL	\$310,099.04

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FOUNTAIN PLAZA PARK IMPROVEMENTS

Site Preparation and Removals	Unit	No. of Units	Unit Price	Extension
Site Preparation and Grading *	SY	1,520	\$10.00	\$15,200.00
SUBTOTAL				\$15,200.00

Paving and Walls				
2'x2' Textured Pavers on Bituminous Setting Bed	SF	2,665	\$14.00	\$37,310.00
8"x8" Brick Pavers on Bituminous Setting Bed	SF	2,115	\$14.00	\$29,610.00
Pavers at Fountain on Bituminous Setting Bed	SF	2,472	\$14.00	\$34,608.00
Accent band in Pavers	LF	606	\$6.00	\$3,636.00
Paver Edging	LF	256	\$4.00	\$1,024.00
8" Concrete Planter Curb	LF	211	\$34.00	\$7,174.00
6' High Brick Wall	LF	222	\$400.00	\$88,800.00
Low Brick Wall with Metal Railing	LF	82	\$300.00	\$24,600.00
SUBTOTAL				\$226,762.00

Site Amenities				
Fountain including all walls, mechanical equip., electrical service and storm sewer connections	LS	1	\$250,000.00	\$250,000.00
Shade Pergola	LS	1	\$25,000.00	\$25,000.00
Bench	EA	8	\$1,400.00	\$11,200.00
4' Round Tree Grate	EA	7	\$1,200.00	\$8,400.00
4' Square Tree Grate	EA	2	\$1,200.00	\$2,400.00
Bollard	EA	4	\$300.00	\$1,200.00
SUBTOTAL				\$298,200.00

Site Lighting and Utilities				
Electrical Distribution	LS	1	\$5,000.00	\$5,000.00
Double Lights on 14' Poles (100W Fixtures)	EA	2	\$5,200.00	\$10,400.00
Double Lights on 14' Poles w/Floral Basket Arms (100W Fixtures)	EA	2	\$5,200.00	\$10,400.00
Storm Drainage	LS	1	\$20,000.00	\$20,000.00
SUBTOTAL				\$45,800.00

Landscape Improvements	Unit	No. of Units	Unit Price	Extension
Deciduous Tree Planting (3-1/2" cal.)	EA	15	\$350.00	\$5,250.00
Evergreen Tree Planting (8' ht.)	EA	2	\$300.00	\$600.00
Irrigation including Water Supply	LS	1	\$10,000.00	\$10,000.00
Landscape Edging	LF	60	\$6.00	\$360.00
Ornamental Planting	SF	2,180	\$5.00	\$10,900.00
Planting Soil (12" depth)	CY	81	\$21.00	\$1,701.00
Topsoil and Sod	SY	267	\$4.50	\$1,201.50
SUBTOTAL				\$30,012.50

CONSTRUCTION TOTAL FOCAL POINT/ FOUNTAIN PLAZA	\$615,974.50
CONTINGENCIES @ 10%	\$61,597.45
PROFESSIONAL FEES @ 8%	\$54,205.76
TOPOGRAPHIC SURVEY AND SOIL BORINGS	\$5,000.00
TOTAL	\$736,777.71

* Building and structure demolition to be completed by others.

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