

# DOWNTOWN REVITALIZATION PROJECT

CITY COUNCIL PRESENTATION

MAY 2022



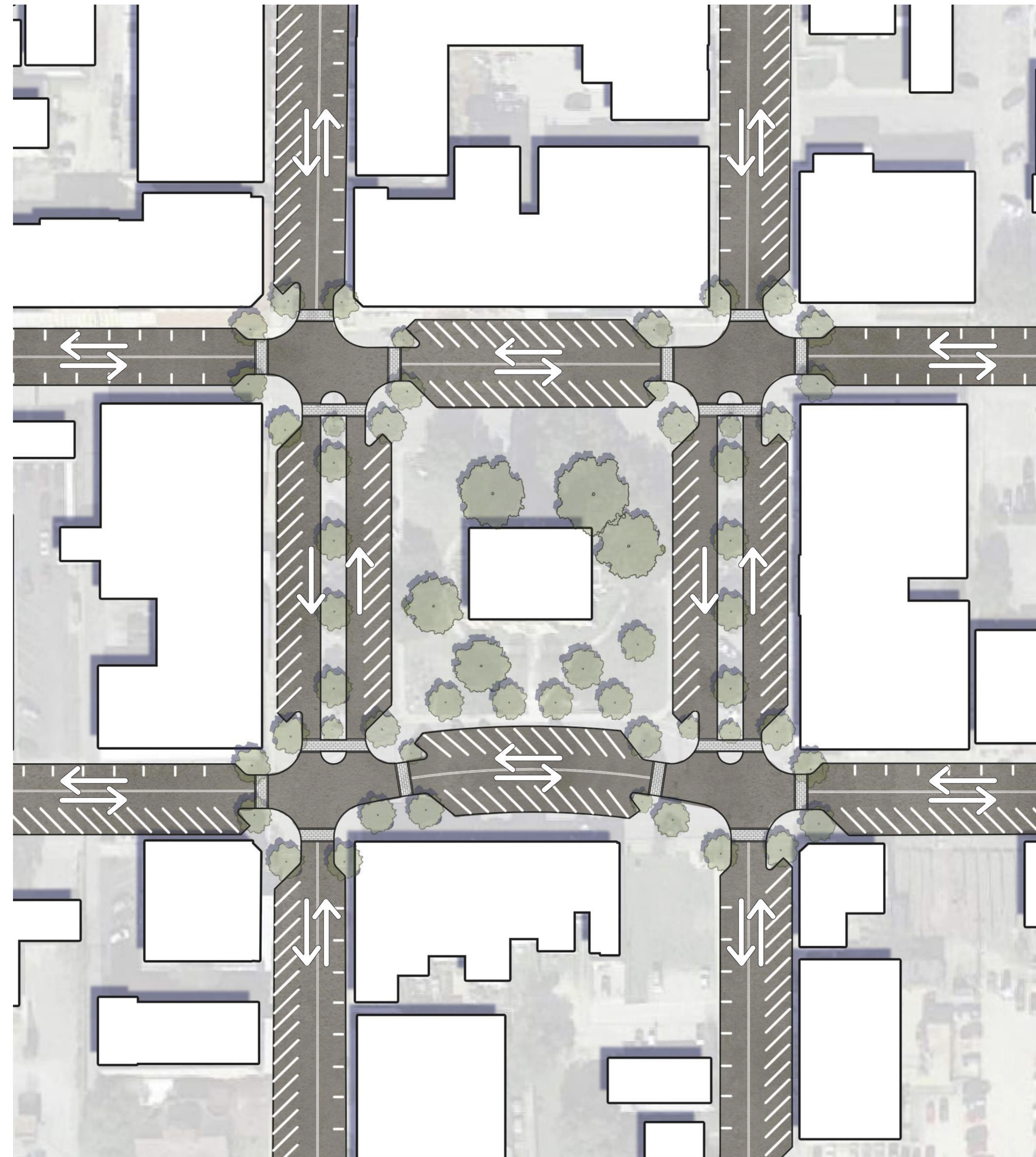
**RIALTO STUDIO**  
LANDSCAPE ARCHITECTURE





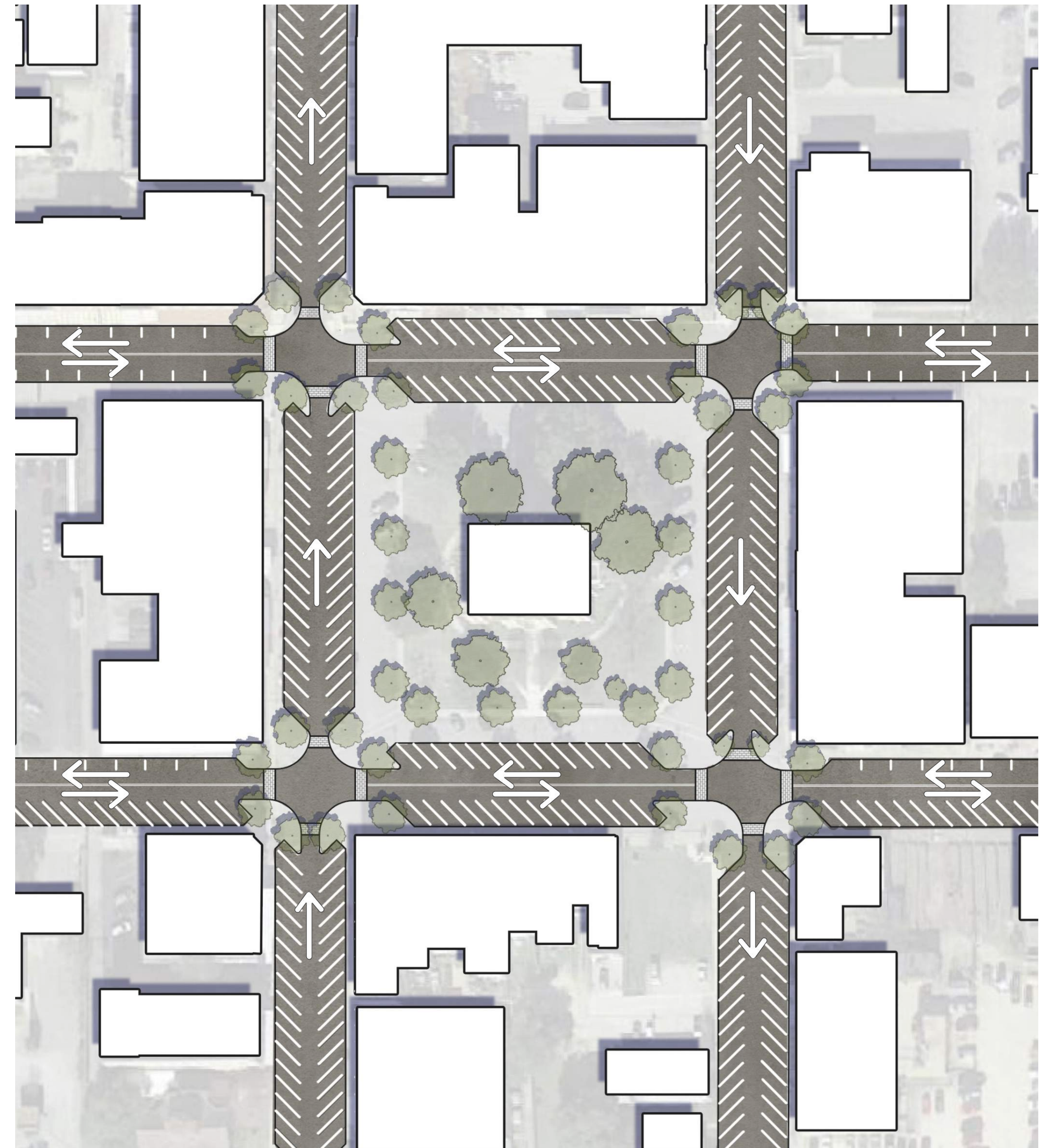
# OPTION 1

## MARKET STREET PLAZA CONCEPT



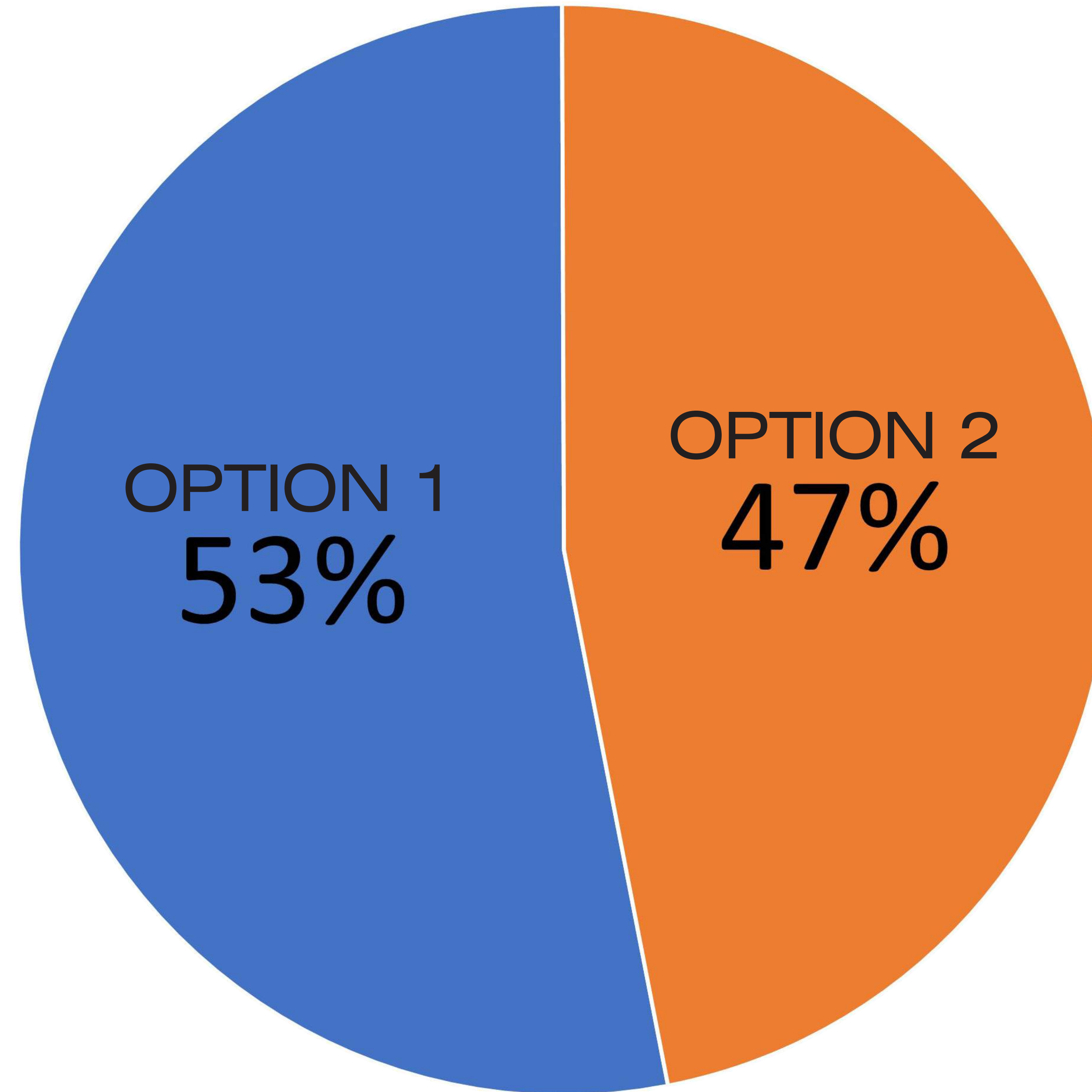
# OPTION 2

## ONE-WAY CONCEPT



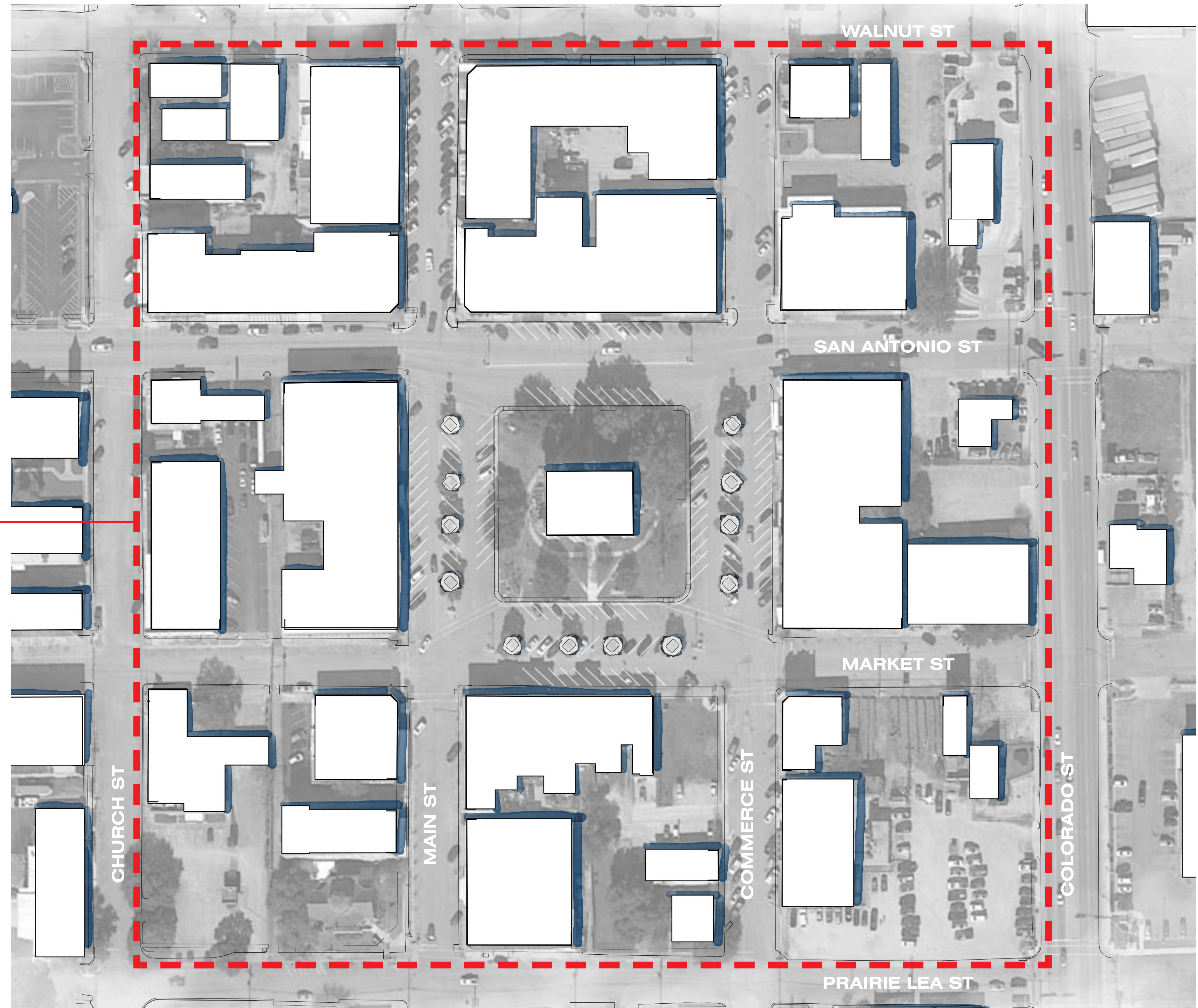


# WHICH STREETSCAPE OPTION DO YOU PREFER?





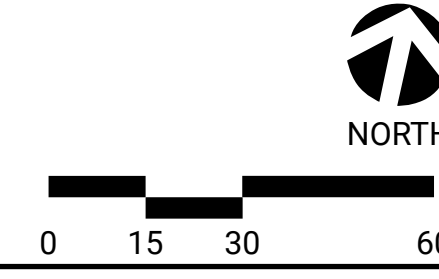
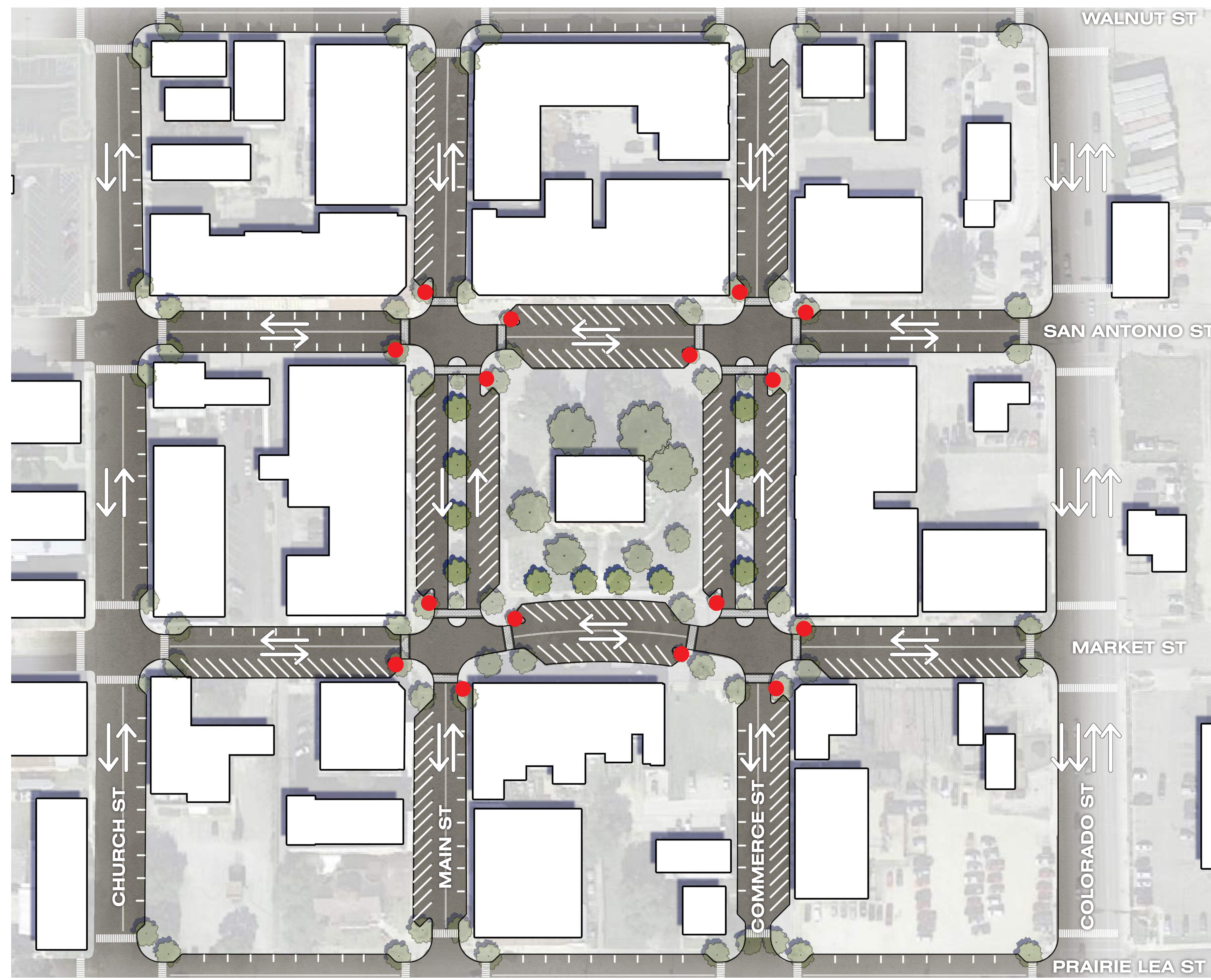
# CONCEPTUAL COURTHOUSE STREETSCAPE DESIGN





# OPTION 1 MAIN POINTS

- TWO-WAY TRAFFIC THROUGHOUT
- FOUR-WAY STOPS  
(● = STOP SIGN)
- PLAZA ON MARKET STREET
- **LOSE 12 PARKING SPACES**
- PRESERVE MEDIAN TREES ON  
COMMERCE AND MAIN
- RELOCATE MEDIAN TREES ON  
MARKET STREET
- CURB BUMP-OUTS AND PEDESTRIAN  
REFUGES SHORTEN CROSSWALKS
- EXPANDED SIDEWALKS AROUND  
COURTHOUSE AND RETAIL FRONTAGE
- PARKING LAYOUT ON SURROUNDING  
STREETS MODIFIED TO FOLLOW  
CONVENTIONAL STANDARDS

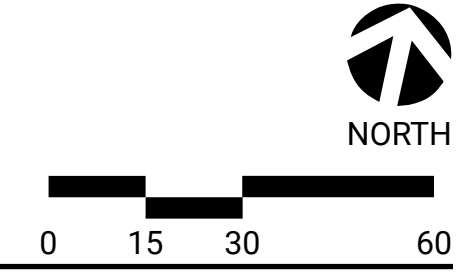
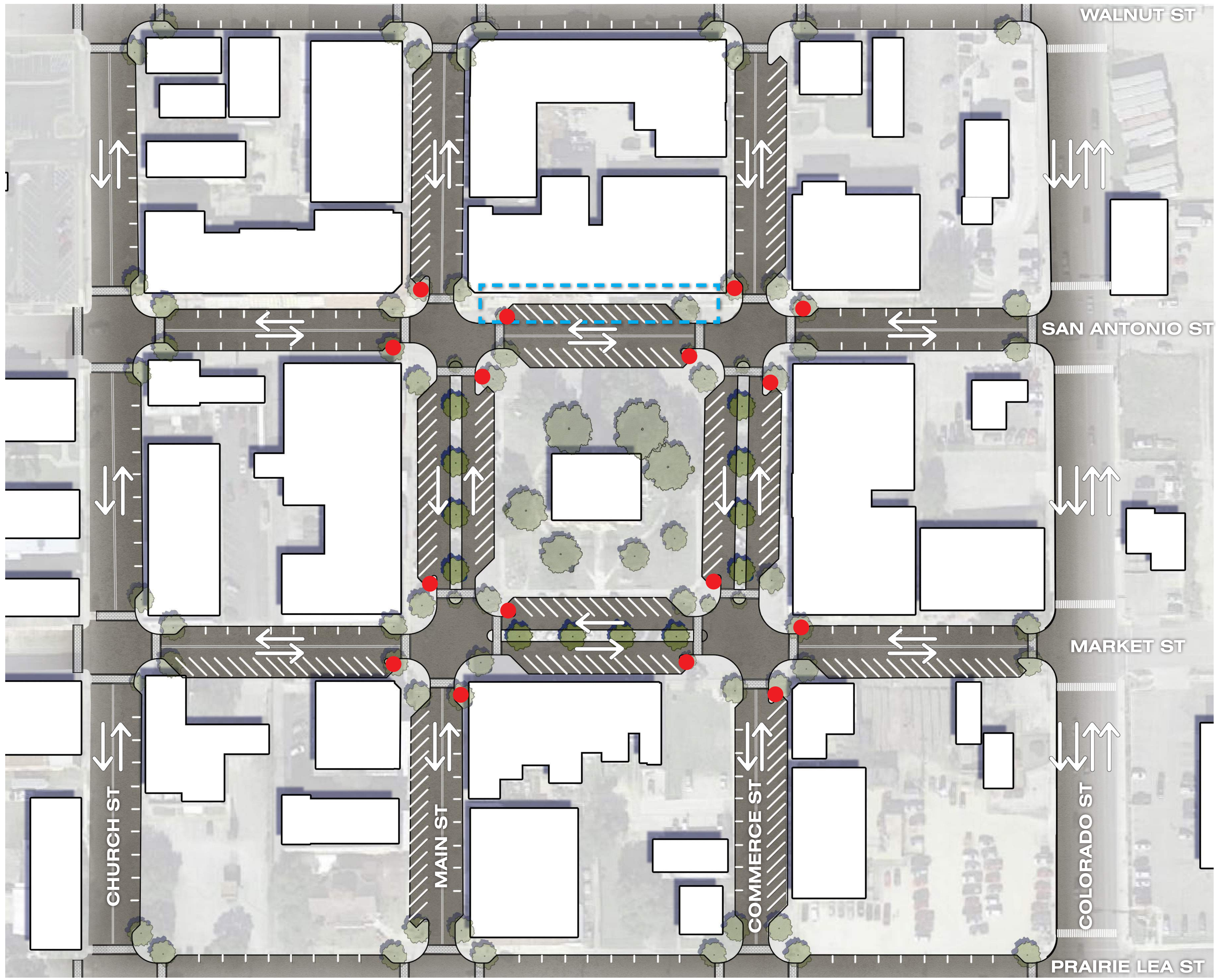




# OPTION 1A

## MAIN POINTS

- TWO-WAY TRAFFIC THROUGHOUT
- FOUR-WAY STOPS (● = STOP SIGN)
- **LOSE 15 PARKING SPACES**
- PRESERVE ALL MEDIAN TREES
- CURB BUMP-OUTS AND PEDESTRIAN REFUGES SHORTEN CROSSWALKS
- EXPANDED SIDEWALKS AROUND COURTHOUSE AND RETAIL FRONTAGE
- PARKING LAYOUT ON SURROUNDING STREETS MODIFIED TO FOLLOW CONVENTIONAL STANDARDS
- OPPORTUNITY FOR PLAZA ON SAN ANTONIO STREET (--- = PLAZA)

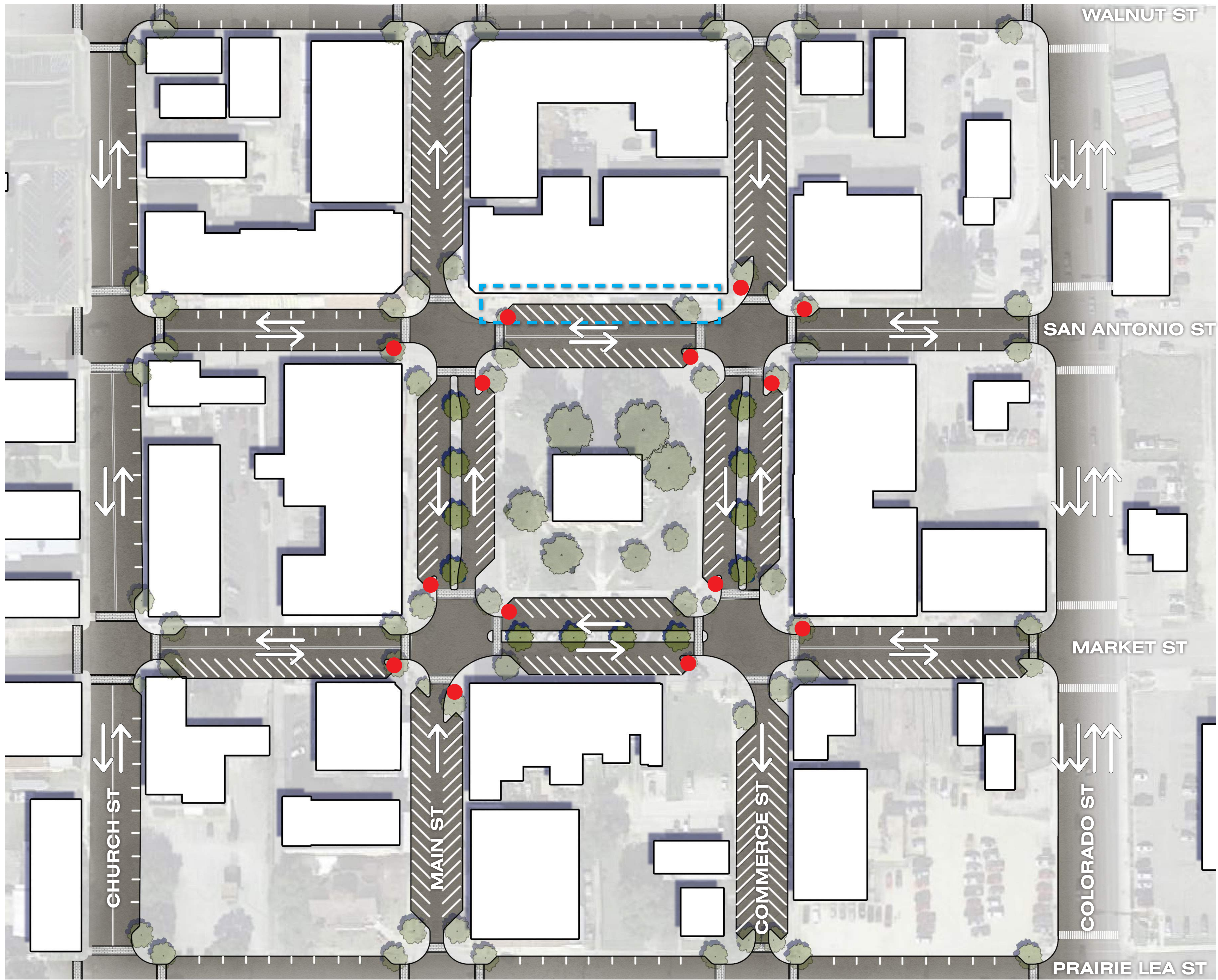




# OPTION 1B

## MAIN POINTS

- TWO-WAY TRAFFIC AROUND COURTHOUSE
- ONE-WAY TRAFFIC ON COMMERCE AND MAIN STREETS, BLOCKS NORTH AND SOUTH OF COURTHOUSE ONLY
- ADDITIONAL TRAFFIC CONTROL SIGNAGE REQUIRED
- ALL-WAY STOPS (● = STOP SIGN)
- **GAIN 17 PARKING SPACES**
- PRESERVE ALL MEDIAN TREES
- CURB BUMP-OUTS AND PEDESTRIAN REFUGES SHORTEN CROSSWALKS
- EXPANDED SIDEWALKS AROUND COURTHOUSE AND RETAIL FRONTAGE
- PARKING LAYOUT ON SURROUNDING STREETS MODIFIED TO FOLLOW CONVENTIONAL STANDARDS
- OPPORTUNITY FOR PLAZA ON SAN ANTONIO STREET (--- = PLAZA)

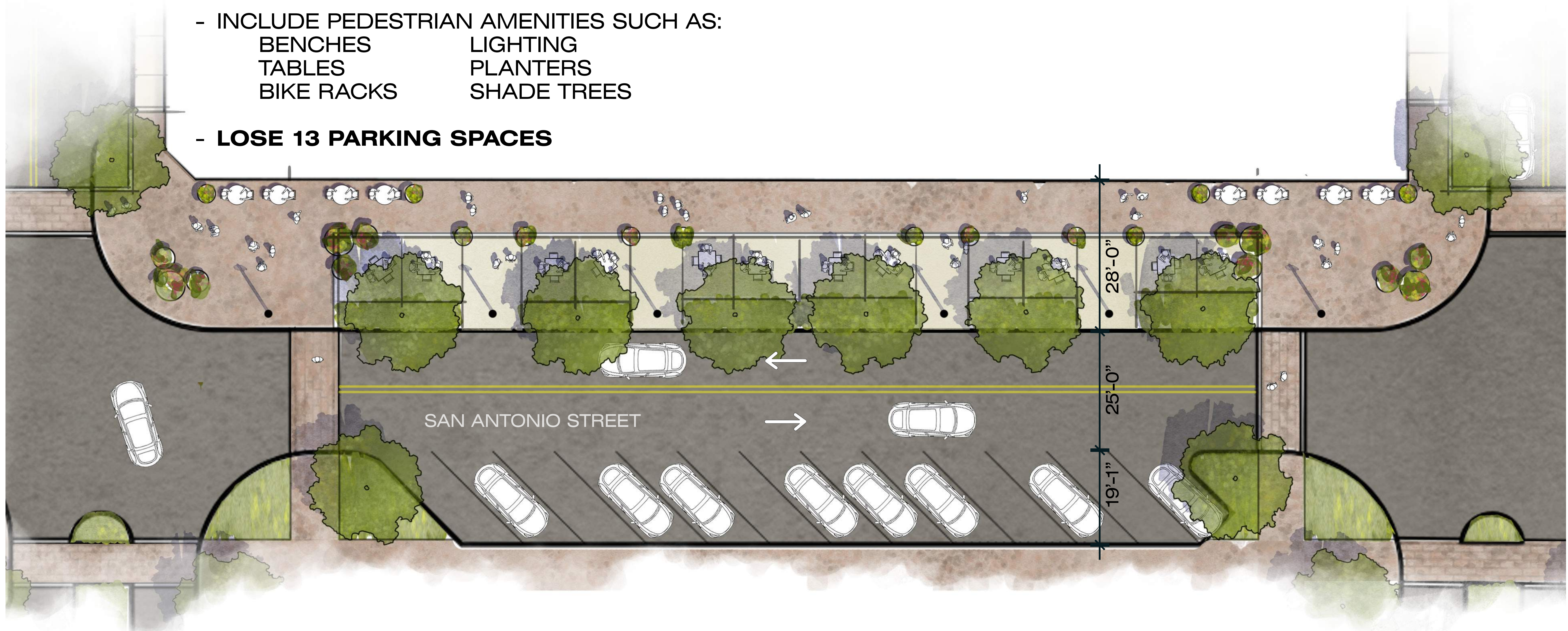




# PLAZA CONCEPT

## MAIN POINTS

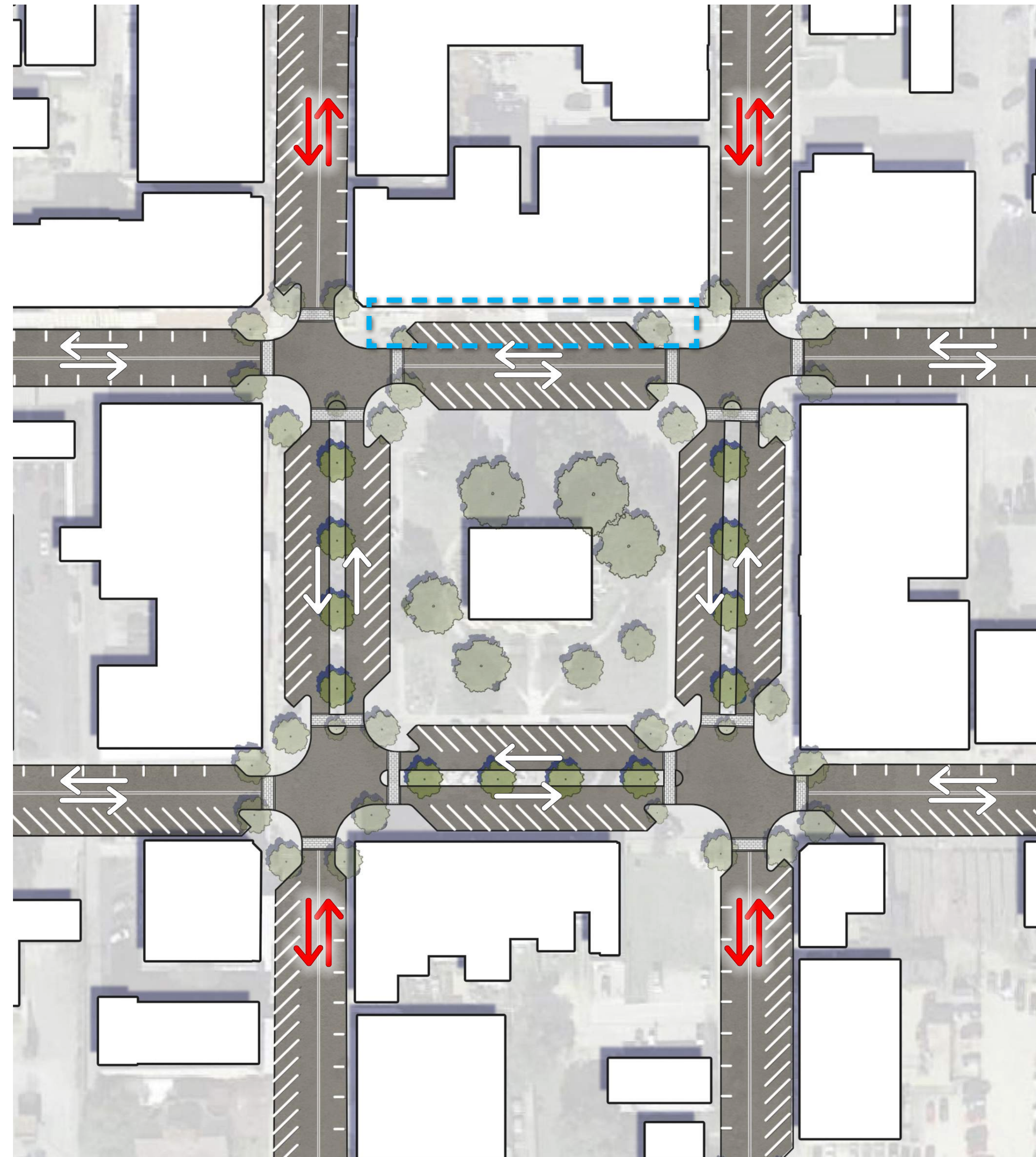
- EXPAND SIDEWALK FOR ONE BLOCK ON NORTH SIDE OF SAN ANTONIO STREET
- INCLUDE PEDESTRIAN AMENITIES SUCH AS:
  - BENCHES
  - TABLES
  - BIKE RACKS
  - LIGHTING
  - PLANTERS
  - SHADE TREES
- **LOSE 13 PARKING SPACES**





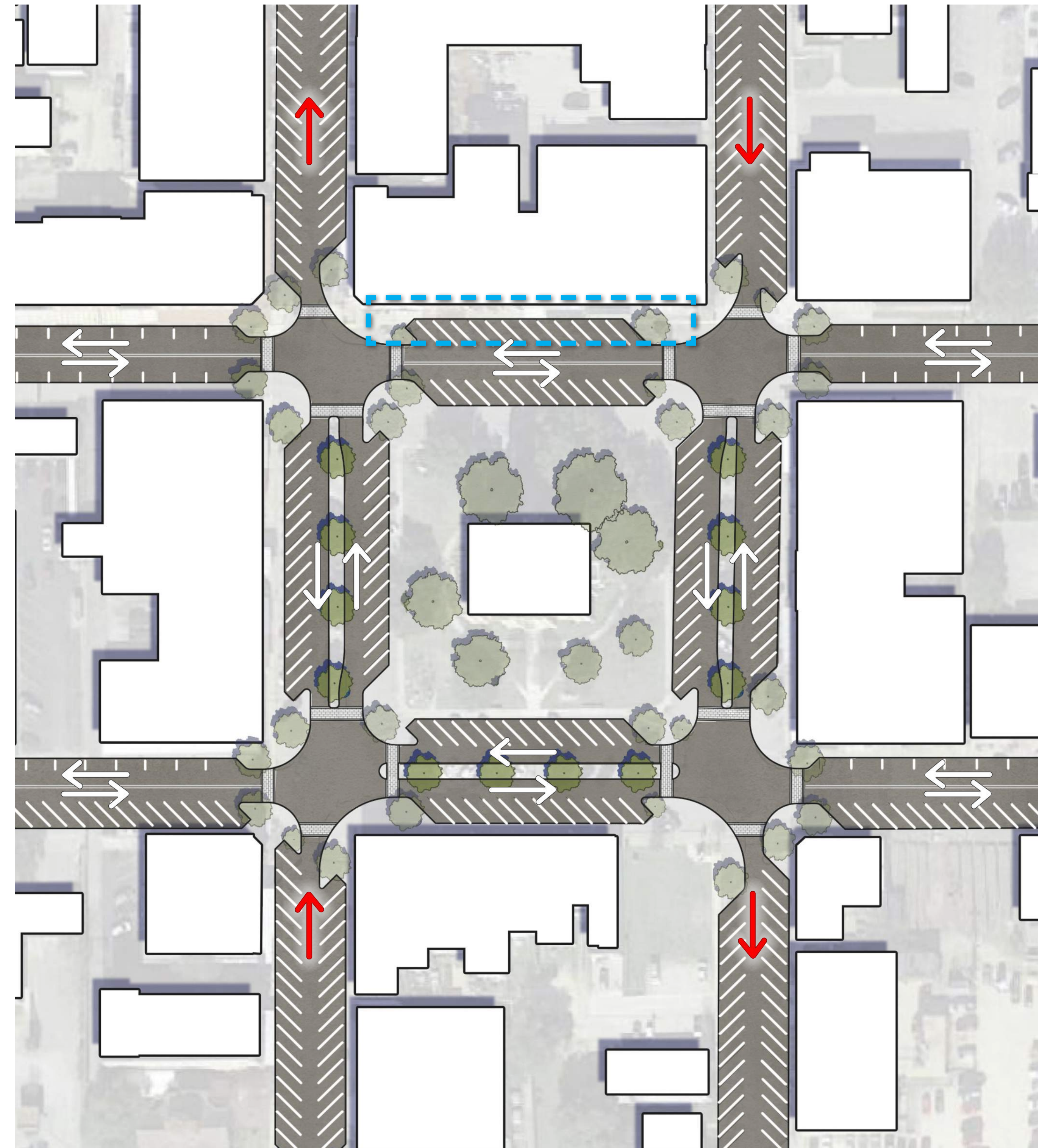
# OPTION 1A

## TWO-WAY CONCEPT



# OPTION 1B

## HYBRID ONE-WAY CONCEPT





# SCHEDULE

CITY COUNCIL APPROVAL OF CONCEPTUAL DESIGN

**MAY 3, 2022**

DESIGN PROPOSAL APPROVED BY COUNCIL

**JUNE 7, 2022**

DESIGN

**JUNE 7, 2022 TO JUNE 1, 2023**

PERMITTING

**JUNE 1 TO SEPTEMBER 1, 2023**

BIDDING

**SEPTEMBER 1 TO DECEMBER 1, 2023**

CONSTRUCTION

**DECEMBER 1, 2023 TO DECEMBER 1, 2025**





# NEXT STEPS

CITY COUNCIL SELECTION OF OPTION 1A OR 1B

DESIGN

PERMITTING

BIDDING

CONSTRUCTION



**RIALTO STUDIO**  
LANDSCAPE ARCHITECTURE





**Engineer's Opinion of Probable Construction Costs**

|   | Description                               | UNITS | Total  | Unit Price   | Subtotal     |
|---|---|-------|--------|--------------|--------------|
| <b>Storm Sewer Improvements</b>                         | Remove 36" CMP                            | LF    | 60     | \$60.00      | \$3,600.00   |
|   | Remove 24" RCP                            | LF    | 180    | \$60.00      | \$10,800.00  |
|   | Remove 12" CMP                            | LF    | 70     | \$60.00      | \$4,200.00   |
|   | Remove Grate Inlet                        | EA    | 1      | \$60.00      | \$60.00      |
|   | Install Standard 10' Curb Inlet           | EA    | 16     | \$5,200.00   | \$83,200.00  |
|   | Install Standard 5' Curb Inlet            | EA    | 7      | \$4,650.00   | \$32,550.00  |
|   | Gate Inlet                                | EA    | 3      | \$4,000.00   | \$12,000.00  |
|   | Junction Box                              | EA    | 6      | \$4,650.00   | \$27,900.00  |
|   | Install 30" RCP                           | LF    | 840    | \$180.00     | \$151,200.00 |
|   | Install 24" RCP                           | LF    | 2,540  | \$175.00     | \$444,500.00 |
|   | Install 18" RCP                           | LF    | 1,180  | \$165.00     | \$194,700.00 |
|   | OSHA Trench Protection                    | LF    | 4,550  | \$2.50       | \$11,375.00  |
|   | Street Repair                             | LF    | 4,550  | \$35.00      | \$159,250.00 |
| <b>Storm Sewer Improvements Total = \$1,135,335.00</b>  |   |       |        |              |              |
| <b>Water Main Improvements</b>                          | Install 8" Water Main                     | LF    | 3,120  | \$72.00      | \$224,640.00 |
|   | Connect to Ex 8"                          | EA    | 7      | \$4,000.00   | \$28,000.00  |
|   | Connect to Ex 2"                          | EA    | 2      | \$3,000.00   | \$6,000.00   |
|   | Fire Hydrant                              | EA    | 13     | \$5,365.00   | \$69,745.00  |
|   | Install 8" Gate Valve                     | EA    | 8      | \$3,300.00   | \$26,400.00  |
|   | Fittings                                  | TON   | 10     | \$9,500.00   | \$95,000.00  |
|   | 2" Water Services                         | EA    | 81     | \$2,500.00   | \$202,500.00 |
|   | 3/4" Water Services                       | EA    | 12     | \$2,300.00   | \$27,600.00  |
|   | Remove Fire Hydrant                       | EA    | 13     | \$1,150.00   | \$14,950.00  |
|   | OSHA Trench Protection                    | LF    | 3,120  | \$2.50       | \$7,800.00   |
|   | Street Repair                             | LF    | 2,834  | \$35.00      | \$99,190.00  |
| <b>Water Main Improvements Total = \$801,825.00</b>     |   |       |        |              |              |
| <b>Wastewater Improvements</b>                          | 8" Sanitary Sewer                         | LF    | 3,300  | \$115.00     | \$379,500.00 |
|   | Manhole                                   | EA    | 21     | \$5,610.00   | \$117,810.00 |
|   | Connect to Existing 6"                    | EA    | 2      | \$1,500.00   | \$3,000.00   |
|   | Connect to Existing Manhole               | EA    | 4      | \$5,000.00   | \$20,000.00  |
|   | Cleanout                                  | EA    | 2      | \$1,000.00   | \$2,000.00   |
|   | 4" Sewer Services                         | EA    | 79     | \$2,950.00   | \$233,050.00 |
|   | OSHA Trench Protection                    | LF    | 3,300  | \$2.50       | \$8,250.00   |
|   | Street Repair                             | LF    | 3,300  | \$35.00      | \$115,500.00 |
| <b>Sanitary Sewer Improvements Total = \$879,110.00</b> |   |       |        |              |              |
| <b>Street Improvements</b>                              | 3" Mill and Overlay 90' wide (courthouse) | LF    | 833    | \$320.00     | \$266,560.00 |
|   | 3" Mill and Overlay 50' wide              | LF    | 4,855  | \$180.00     | \$873,900.00 |
|   | Main Street Reconstruction 55' wide       | LF    | 498    | \$500.00     | \$249,000.00 |
|   | Cross walk Pavers                         | SF    | 4,479  | \$30.00      | \$134,370.00 |
|   | Adjust Manhole Tops                       | EA    | 19     | \$1,800.00   | \$34,200.00  |
|   | Adjust Water Valves                       | EA    | 40     | \$1,170.00   | \$46,800.00  |
|   | Storm Water Pollution Plan                | LS    | 1      | \$15,000.00  | \$15,000.00  |
| <b>Street Improvements Total = \$1,619,830.00</b>       |   |       |        |              |              |
| <b>Landscape Improvements</b>                           | Sidewalks                                 | SF    | 35,000 | \$8.00       | \$280,000.00 |
|   | Pavers                                    | SF    | 10,500 | \$25.00      | \$262,500.00 |
|   | Special Paving                            | SF    | 34,000 | \$11.00      | \$374,000.00 |
|   | Planting                                  | SF    | 30,000 | \$14.50      | \$435,000.00 |
|   | Lighting (Intersection & Pedestrian)      | LS    | 1      | \$500,000.00 | \$500,000.00 |
|   | Irrigation                                | LS    | 1      | \$120,000.00 | \$120,000.00 |
| <b>Landscape Improvements Total = \$1,971,500.00</b>    |   |       |        |              |              |

Construction Cost = \$6,407,600.00  
 Contingencies (15%) = \$962,000.00  
 Design (18%) = \$1,154,000.00  
**PROJECT COST = \$8,523,600.00**  
 Class 4 Low End (-30%) \$5,966,520.00  
 Class 4 High End (+50%) \$12,785,400.00