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architecture



2024 STRATEGIC ACTION PLAN
CENTRAL BUSINESS IMPROVEMENT DISTRICT

EXECUTIVE SUMMARY

The Central Business Improvement District engaged MAHG Architecture to assist the CBID in identifying projects that would be strategic in increasing utilization of the businesses and amenities located in Downtown Fort Smith. It was agreed that these projects should be actionable in terms of cost and obstacles that must be overcome so that these projects could be completed within a 2-4 year period.

The process began with a meeting held in **November 2023** which gave the CBID commissioners the opportunity to discuss the types of projects that would be most beneficial to the downtown area. The commissioners were also asked to identify specific locations within the CBID that most needed attention. Issues discussed during this session included the following:

- Connecting downtown to the riverfront
- Creating Downtown Gathering Spaces
- Traffic flow and parking
- Activating sidewalks and alleys
- Making downtown pedestrian friendly
- Vibrancy – increasing business hours

The second meeting held in **December 2023** included looking at precedents for the types of projects that had been identified in the previous meeting, and culminated with the identification of a list of projects and locations which should be explored in more detail.

The third meeting held in **January 2024** grouped the projects into areas of downtown identified as West End, Mid-town, and East End. Analysis of the identified projects was presented, and preliminary concepts were discussed.

The Meeting held in **February 2024** included the presentation of more detailed plans and images which further defined the scope of each identified project. In addition to the plans, property owners, stakeholders, and preliminary cost estimates were discussed.

The final task of the planning process is to rank the projects in terms of importance sequencing. This information can then be used to discuss the projects with property owners and funding sources.



PROJECT LIST

- 1 A Street Pedestrian Promenade
- 2 Riverfront Gateway
- 3 South Pedestrian Connection
- 4 Garrison Ave. Crossing at 3rd Street
- 5 Garrison City Park
- 6 Court Street Connector
- 7 Art Walk Connector
- 8 Parking Garage Connector and Transit Hub
- 9 Cisterna Pedestrian Promenade and Lawn
- 10 Cisterna Plaza and 10th Street Improvements
- 11 A Street Complete Street
- 12 Directional Signage

The need for a clearly delineated pedestrian friendly pathway from Garrison Avenue to Riverfront Drive was identified to be a growing need as the property along the bank of the Arkansas River continues to be developed.

North A Street is the most utilized link from the large public parking lot located at the west end of Garrison Avenue to Harry E. Kelley Riverfront Park. It consists of two lanes of one-way automobile and truck traffic and a narrow sidewalk for pedestrians from North 2nd Street to the Events Building located on Riverfront Drive.

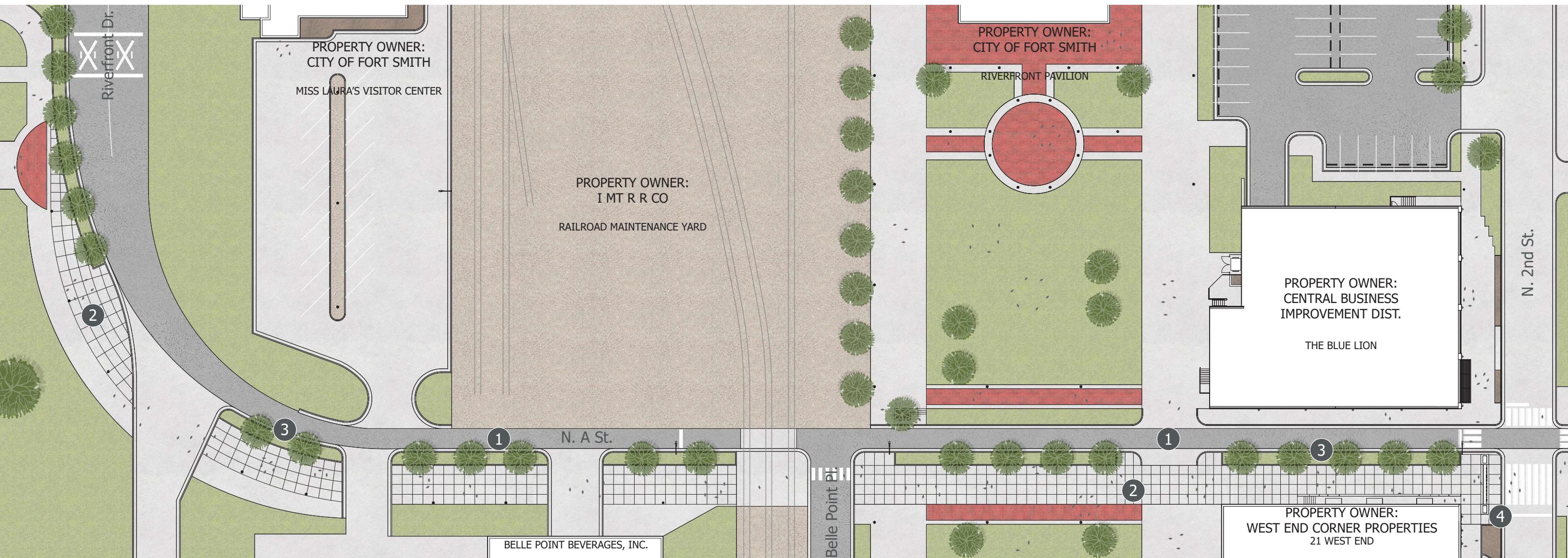
To facilitate and encourage pedestrian traffic to the riverfront, it is recommended that A Street be narrowed to one lane of automobile and truck traffic from Riverfront Drive to North 2nd Street and the remaining traffic lane be converted to a 6-foot landscape buffer and wide pedestrian promenade. The narrower street will slow automobile traffic while the landscape buffer and wider promenade will increase pedestrian safety and encourage foot traffic to the amenities located on the riverfront.

PROJECT INFORMATION

- 1 Narrow A Street to One Lane
- 2 Increase Sidewalk Width
- 3 Landscape Buffer Between Street and Sidewalk
- 4 Riverfront Gateway

Estimated Construction Cost:

\$ 525,813.35



The riverfront and the amenities located along the banks of the Arkansas River are not readily visible from the downtown area. The view to the river is blocked by buildings along North 2nd Street north of Garrison Avenue and by buildings and trees on the south side of the Garrison Avenue Bridge.

Most pedestrians access the riverfront via North A Street, a two lane, one-way street which connects to Riverfront Drive. The conversion of North A street to one lane of traffic and a wide pedestrian promenade will encourage foot traffic from downtown to the riverfront.

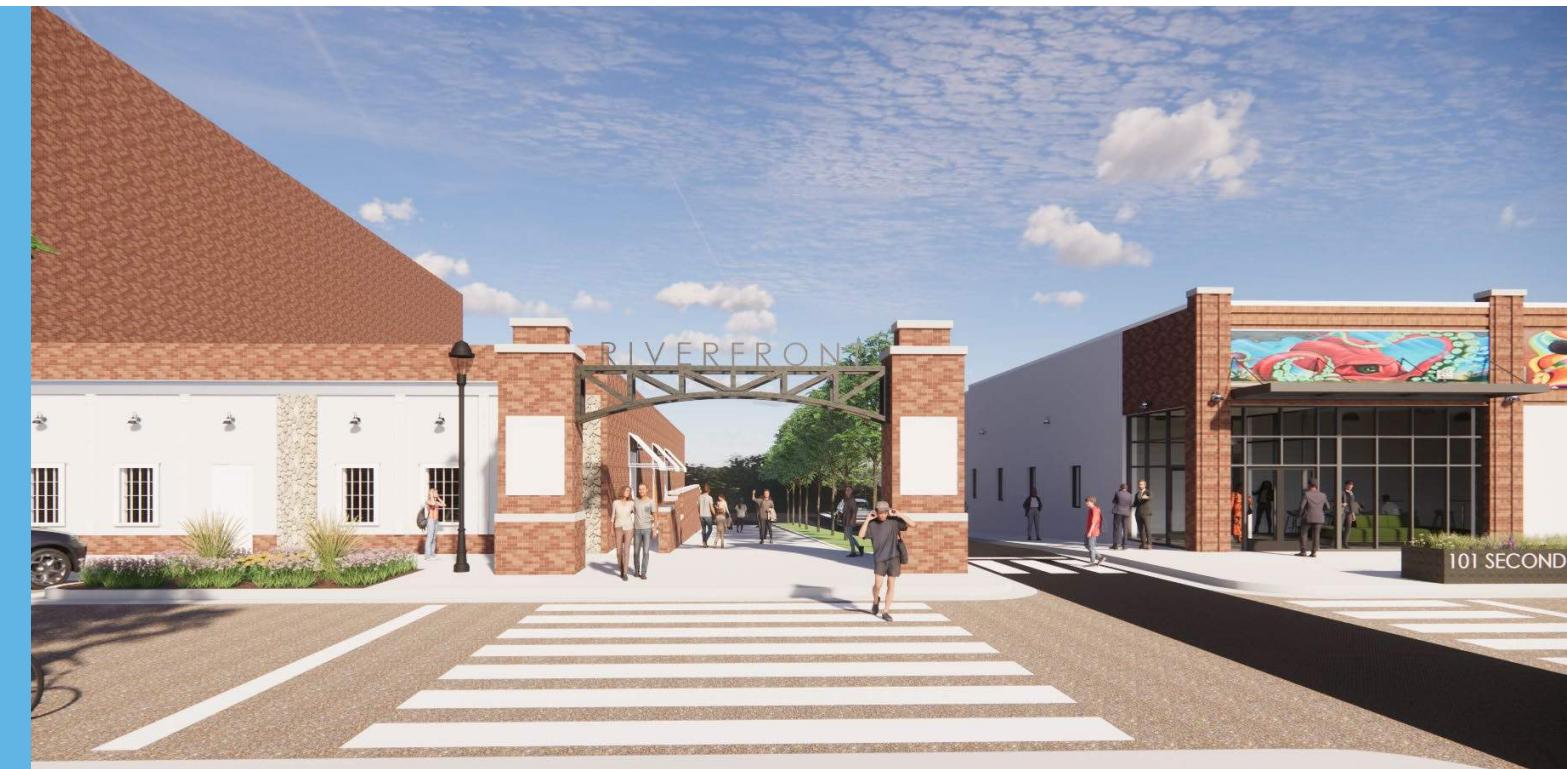
To make this path visible and mark the location of the promenade, a Riverfront Gateway is suggested. Large enough to be seen from Garrison Avenue with lighted signage, this gateway will mark the entry to the Riverfront District. The gateway will consist of brick pillars with a steel truss spanning 20- feet which supports lighted signage.

PROJECT INFORMATION

New Gateway, Sidewalk & Signage

Estimated Construction Cost:

\$ 162,390.08



An underutilized path for getting from the south side of Garrison Avenue to the riverfront is to take the sidewalk along the south side of Garrison Avenue from 3rd Street to the base of the Garrison Avenue Bridge and then continue to Belle Point Place before crossing under the bridge to Compass Park.

While this pathway currently exists, it is seldom used due to lack of directional signage and the safety fears of crossing under the bridge.

By adding **directional signage** to the sidewalk between 3rd Street and the base of the bridge this path can be identified for pedestrians. Additional signage under the bridge will inform pedestrians the direction to turn at Belle Point Place to reach Compass Park. The addition of **color changing LED lighting under the bridge** can serve the dual purpose of increasing safety for crossing beneath the bridge and also make this a sought after selfie spot.

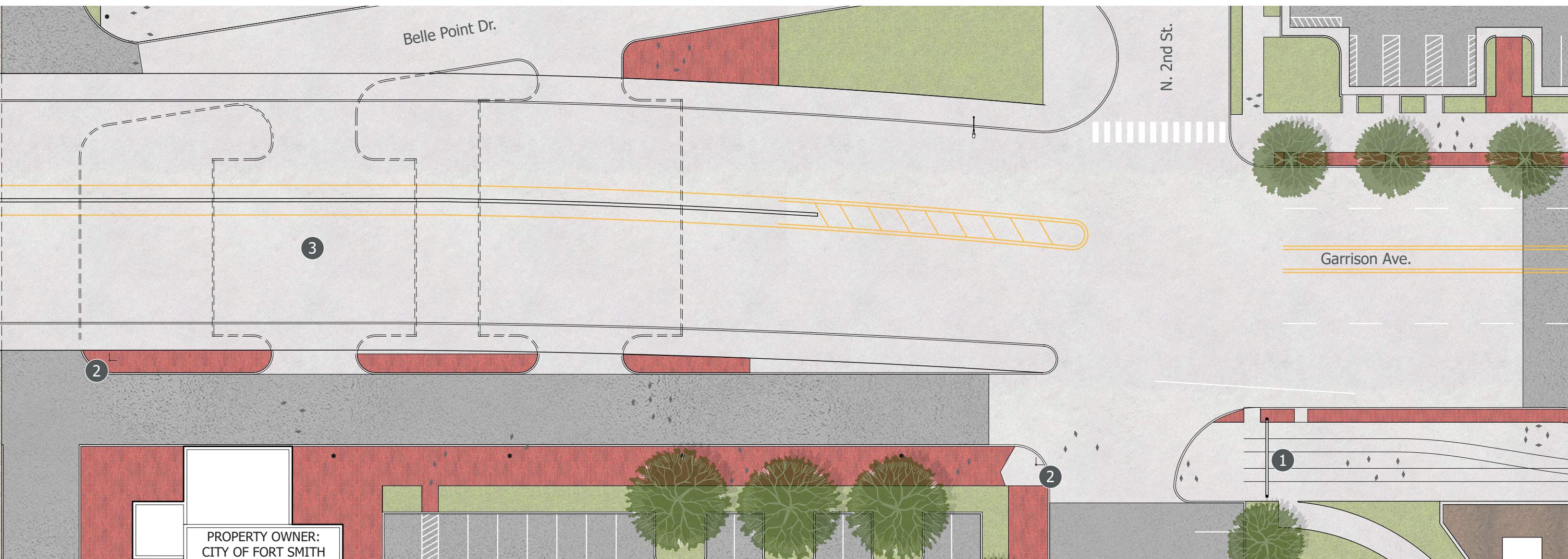
PROJECT INFORMATION

- 1 Install Signage on Existing Gateway
- 2 Pedestrian Directional Signage
- 3 Under Bridge Color Changing Lights

Estimated Construction Cost:

\$ 20,645.28

*Estimate does not include under bridge lighting



4

Garrison Ave. Crossing at 3rd Street

A big part of getting from the downtown hotels and convention center to the riverfront is getting across Garrison Avenue. Garrison Avenue is part city street for retail, dining, and offices and part state highway for getting quickly from one place to another.

While the functions found on a city street encourage pedestrian traffic on the sidewalks, crossing the four-lane state highway designed for moving traffic quickly creates a dangerous interaction between pedestrians and vehicles.

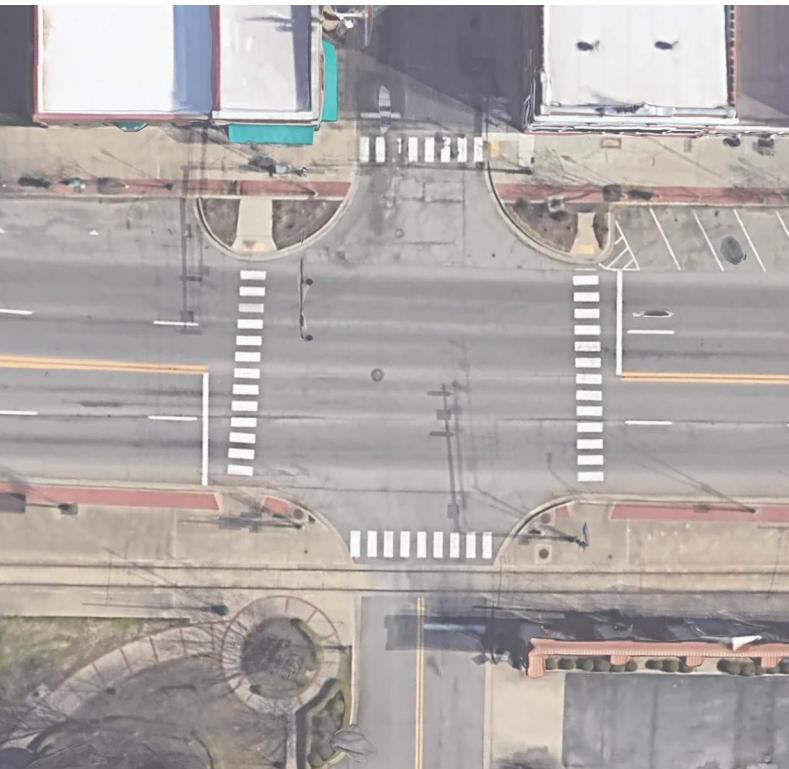
To provide pedestrians a safer way to cross Garrison Avenue, a new **pedestrian scramble** is proposed at the Garrison Avenue and 3rd Street intersection. By providing a crossing period when traffic lights are red in all directions, pedestrians can cross the intersection in any direction, including diagonally, without interference from turning vehicles.

PROJECT INFORMATION

- 1 Pedestrian Scramble
- 2 Stroad
- 3 Traffic Lights - Program

Estimated Construction Cost:

\$ 7,708.31



5

Garrison City Park

The City of Fort Smith owns the park area between Prima Italian Restaurant and the Friedman Wegman Building. This grassed lot has several trees and a sidewalk leading to the City Parking Garage. This small outdoor space is underutilized and easy to miss.

To increase the utilization of this space it is suggested that the sidewalk be widened, and string lights supported by poles be added. Raised planters, steps, and a ramp to the parking garage will provide handicap accessibility. By providing a visible and safe path from the garage to Garrison Avenue it may encourage increased usage of the garage.

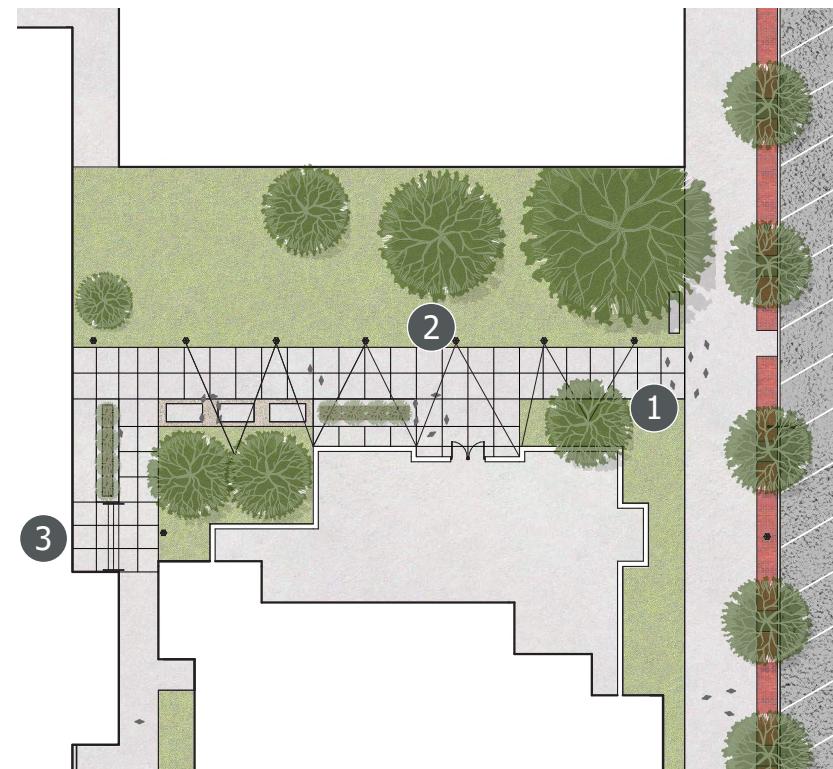
A secondary benefit to lighting this park will be the ability for events held on the patio at the Prima to spill over into the redesigned park area.

PROJECT INFORMATION

- 1 Increase Sidewalk Width
- 2 Light Poles and String Lights
- 3 Parking Garage Pedestrian Entrance

Estimated Construction Cost:

\$ 77,084.58



Garrison Avenue and Rogers Avenue are the main thoroughfares in downtown Fort Smith. Getting pedestrians from Rogers Avenue, where the convention center, hotels, and courthouses are located to Garrison Avenue which is home to most of the retail, dining, and office space downtown is not well defined.

Court Street is a connector heavily used by those heading to and from the Sebastian County Courthouse. Updated in the 1990's with brick planters and dedication pavers, the pathway is circuitous and doesn't have accommodations for trash receptacles.

The creation of a linear defined pathway adjacent to the storefronts will create a more direct path for pedestrians. Relocating the brick planters into a line and incorporating enclosures for trash cans utilized by businesses located on Court St. will eliminate trash receptacles being placed on the pedestrian sidewalk.

PROJECT INFORMATION

- 1 Painted Pedestrian Crossing
- 2 Remove Donation Pavers and Salvage for Reuse
- 3 Brick Planter and Trash Enclosure

Estimated Construction Cost:

\$ 372,928.91



The existing sidewalk along the east side of the State Office Building aligns with the crosswalk at Garrison Avenue and 7th Street to the north, and the crosswalk at Rogers Avenue and 7th Street to the south.

Because the City of Fort Smith Offices are located at 7th Street and Garrison Avenue and the Bakery District is located a block and a half south on 7th Street, this existing sidewalk is a prime north-south connector for pedestrians.

To enhance the pedestrian experience for those using this pathway it is suggested that this walkway be developed as an **Art Walk** to showcase rotating pieces of three-dimensional artwork. To activate the walkway and increase safety, string lights can be strung between the adjacent buildings. Signage should be added at each end of the walkway to mark the entries.

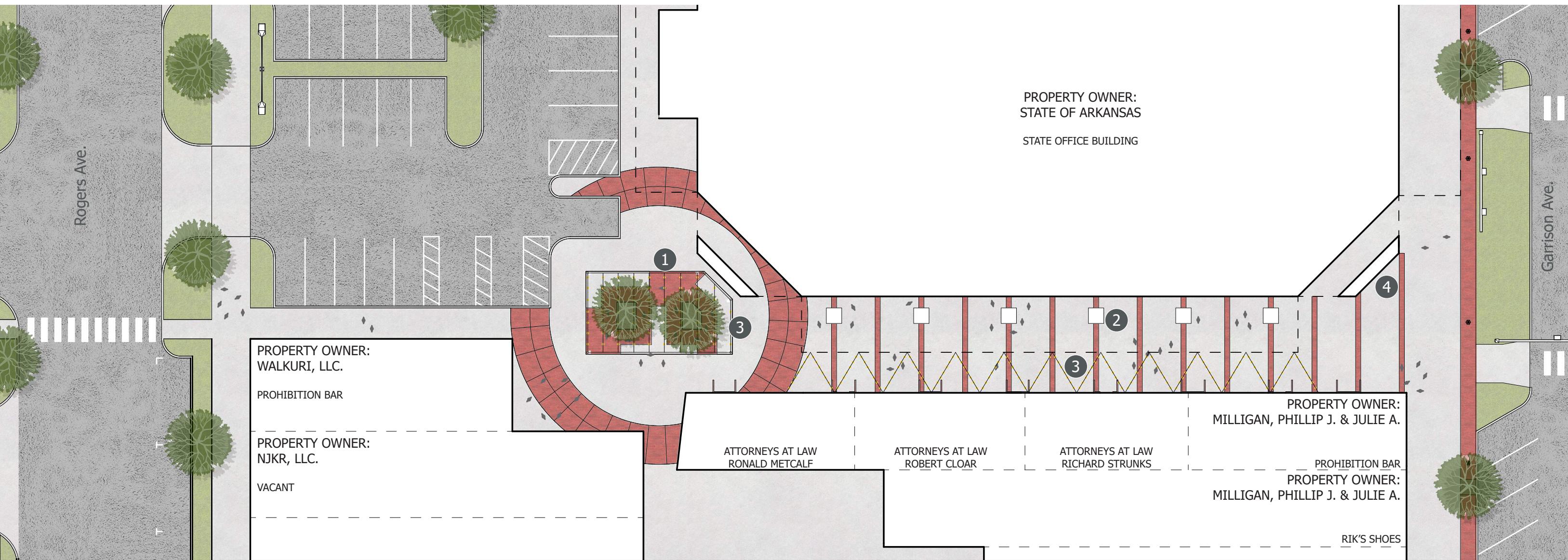
PROJECT INFORMATION

- 1 Entry Plaza
- 2 Art Pedestals
- 3 String Lights
- 4 Art Walk Neon Sign

Estimated Construction Cost:

\$ 61,362.36

*Estimate does not include art work or replacing pavement



The sidewalk along the east side of the City Parking Garage is the most visible connector between the Convention Center and adjacent hotels to the retail and dining establishments located on Garrison Avenue. There is also a bus transit shelter located on the north side of Rogers Avenue across from the Convention Center.

To strengthen and enhance this pedestrian connector it is recommended that the sidewalk width be increased, and a landscape buffer be added between the sidewalk and the adjacent parking lot.

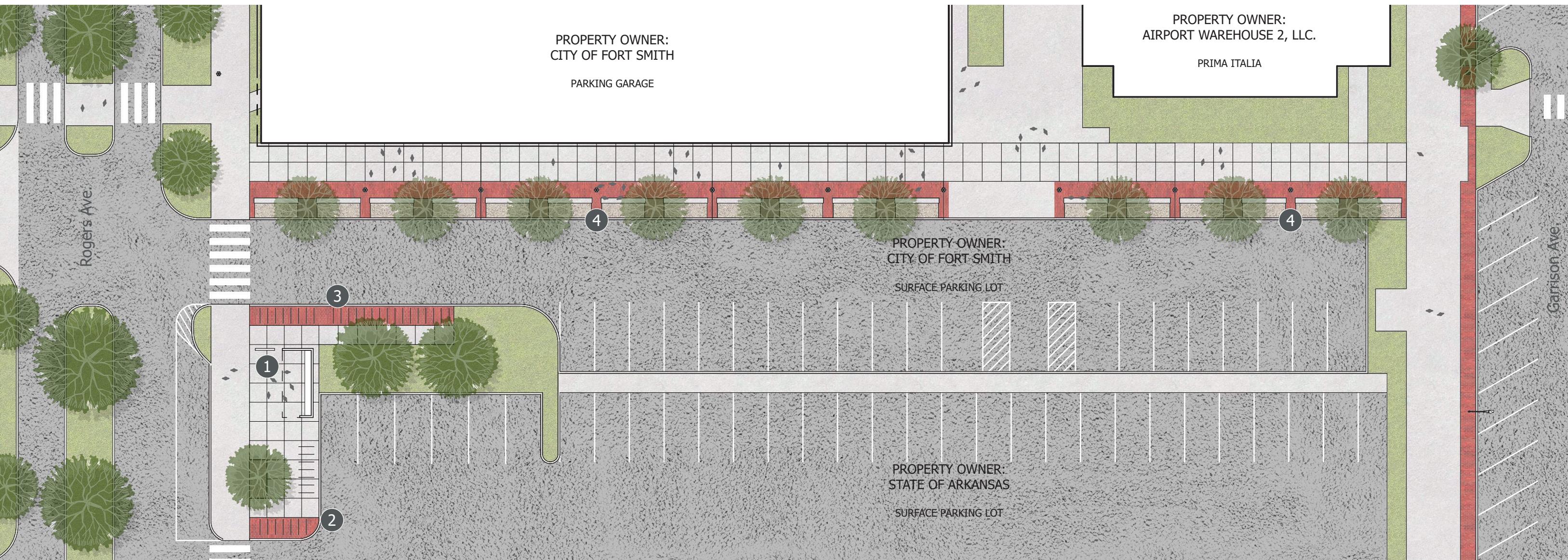
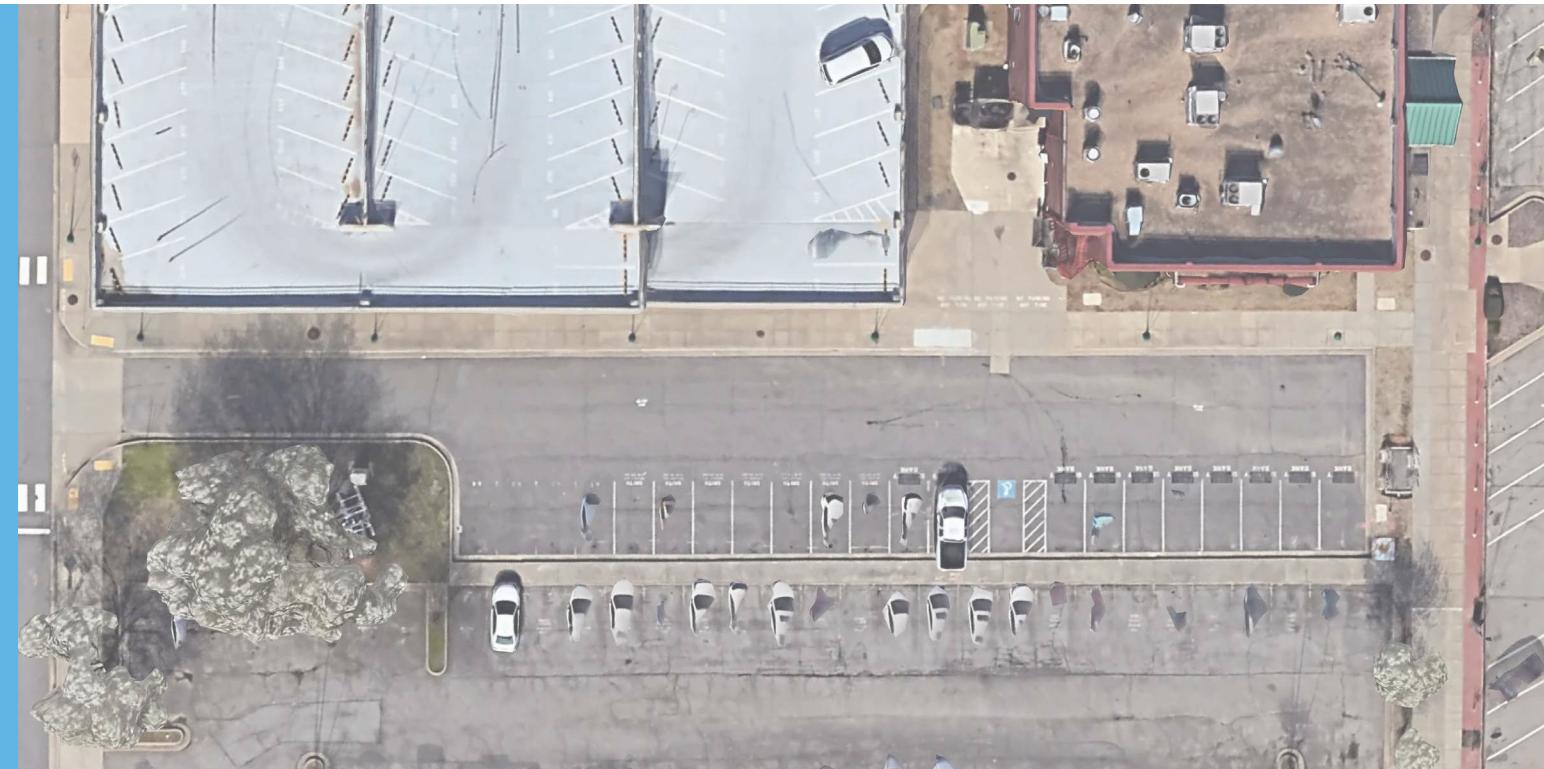
Since the transit shelter is visible to overnight visitors utilizing the convention center and hotels, the existing transit shelter should be increased in size and the area around the shelter developed as a hub for other forms of transportation such as bike and scooter sharing. This would include the creation of a plaza and the addition of bike/scooter parking racks.

PROJECT INFORMATION

- 1 Large Bus Stop Shelter and Directional Signage
- 2 Public Use Bicycle Racks
- 3 Bicycle / Scooter Rental Racks
- 4 Landscape and Brick Buffer Between Sidewalk and Road

Estimated Construction Cost:

\$ 236,631.06



The block between 10th Street and 11th Streets on Garrison Avenue is diagonally bisected by a section of one-way street that aligns with the flatiron buildings at Brunswick Place. This block is bordered on the north side by the newly renovated Bricks Apartments complex.

To activate Cisterna Park, it is suggested that the seldom used asphalt paved street be replaced with a pedestrian promenade paved with concrete pavers to match the paving at Brunswick Place. This promenade would be closed to vehicular traffic and lined with large shade trees. Concrete chess tables and benches would be located along one side of the promenade which could be utilized by downtown workers as an outdoor dining location.

A large lawn area would be developed across the street from the new apartments to provide green space for residents and pets.

PROJECT INFORMATION

- 1 Concrete Paver Road Lined with Trees and Light Poles
- 2 Bollards at Ends of Pedestrian Promenade
- 3 Concrete Chess Tables

Estimated Construction Cost:

\$ 899,263.59



10 Cisterna Plaza and 10th Street

10th Street is a state highway and has two lanes of one-way traffic as well as parallel parking on both sides of the street. To slow the speed of traffic it is recommended that the **street be visually narrowed** by providing bump outs on both sides of the street that match the width of the parallel parking spots. It is also suggested that a double row of trees be added on the east side of the street to narrow the feeling of the street and offer separation of Cisterna Plaza from traffic on 10th Street.

The existing plaza at Cisterna Park includes Yantis Fountain, General Darby bronze sculpture, and a sidewalk clock. To unify the plaza, the brick wall at the clock will be redesigned utilizing the same stone as the walls at the Darby sculpture. Additional paving improvements, fountain modifications, and lighting around the fountain will also be included.

PROJECT INFORMATION

- 1 New Retaining Wall to Match Existing Stone Wall
- 2 Increase Width of Sidewalk and Line with Trees
- 3 Narrow Road at Pedestrian Crossings

Estimated Construction Cost:

\$ 623,252.34



11 A Street Complete Street

North A Street is a one-way street heading east. It has two lanes of traffic and parallel parking on both sides of the street.

To encourage different modes of mobility in the downtown area it is suggested that the lightly utilized North A Street be converted to one lane of vehicular traffic and the other lane be converted to a bicycle lane with a 2'-0" wide painted buffer zone between the bike lane and traffic lane.

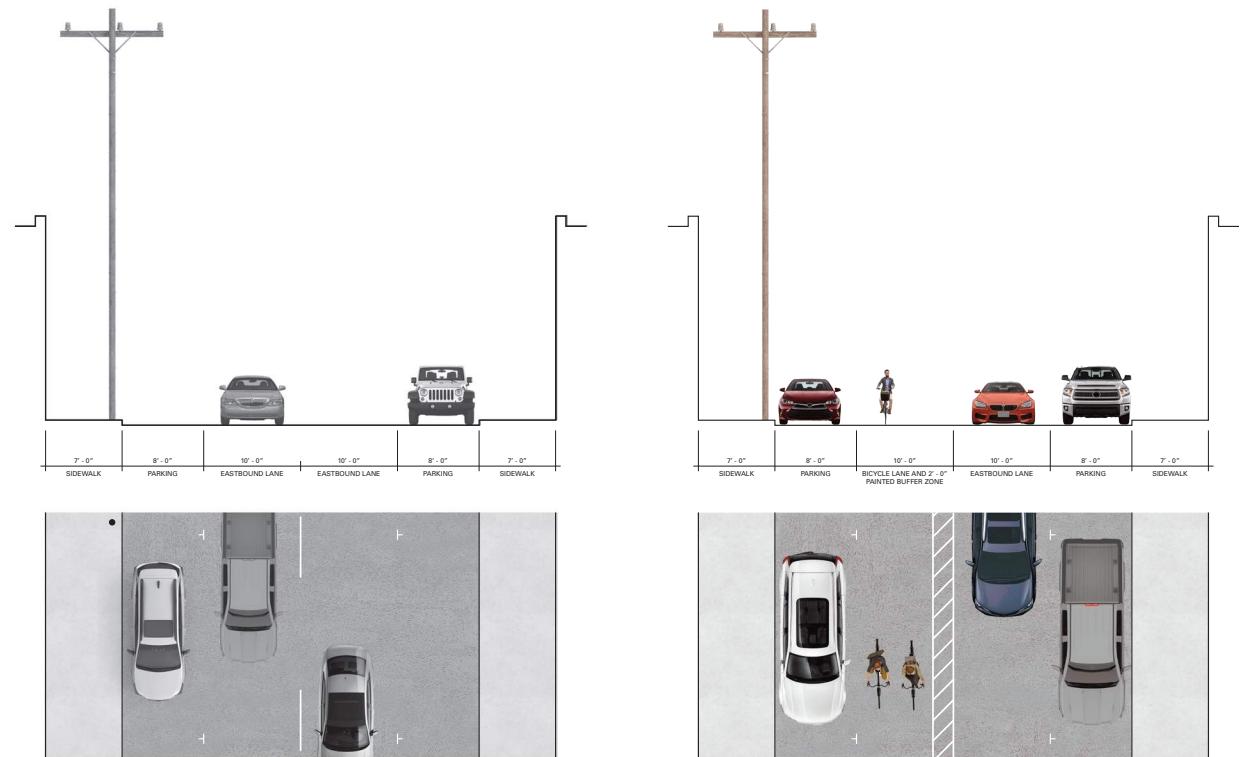
These changes would occur between North 2nd Street and North 11th Street. Parallel parking will be maintained as currently marked.

PROJECT INFORMATION

New Bicycle Lane and Painted Buffer

Estimated Construction Cost:

\$ 52,588.88



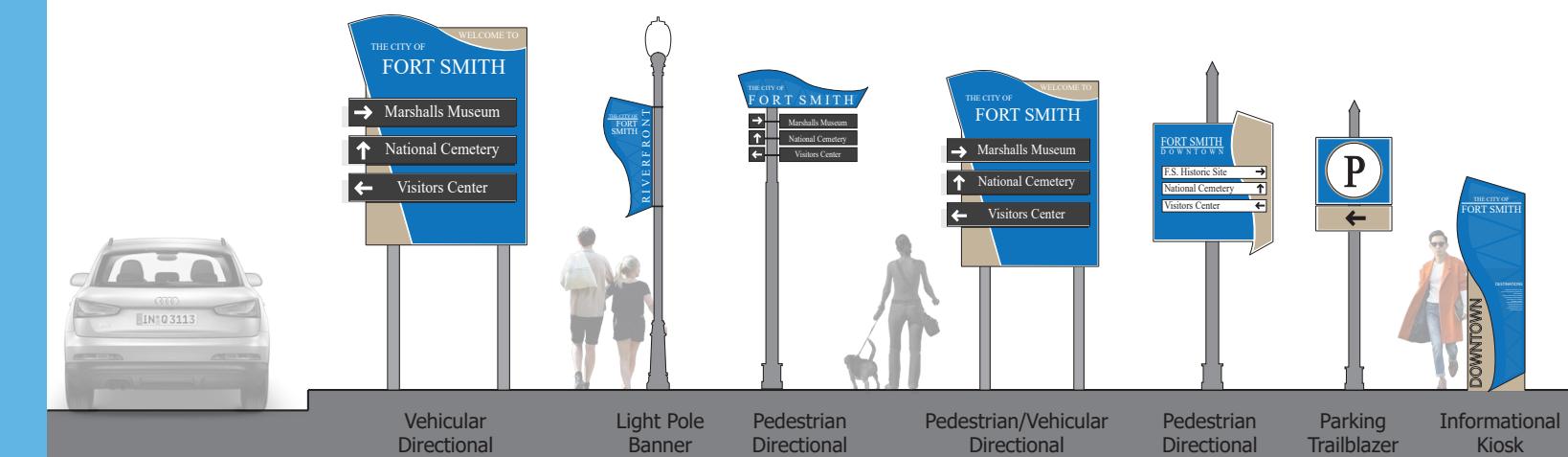
12 Directional Signage

An issue with finding attractions and points of interest in the CBID is the lack of directional signage. A unified suite of signage options will enhance the ability of residents and visitors to navigate the downtown area.

Signs must be visible and of a size so that they can be read by both pedestrians and those in vehicles as they explore the downtown area. Narrow bases should be provided so signs can be installed in areas with narrow sidewalks and not hinder sidewalk circulation or block views of street signs or traffic signals.

PROJECT INFORMATION

New Regional Wayfinding Signage



COST BREAKDOWN

1

A Street Pedestrian Promenade

ITEM	UNIT	QTY	UNIT COST	COST
Removal and Disposal of Curb and Gutter	LF	730	\$ 9.20	\$ 6,716.00
Removal of Asphalt Paving	SY	1511	\$ 11.80	\$ 17,829.80
Fill	CY	1511	\$ 13.00	\$ 19,643.00
New Curb and Gutter	LF	20.36	\$ 730.00	\$ 14,862.80
New Sidewalks	SY	1344	\$ 51.44	\$ 69,135.36
Asphalt Repairs	SY	283	\$ 45.50	\$ 12,876.50
New Curb Inlets	EA	3	\$ 15,000.00	\$ 45,000.00
Planting Buffer Topsoil	CY	380	\$ 15.44	\$ 5,867.20
Planting Buffer Sod	SY	380	\$ 5.00	\$ 1,900.00
Street Trees	EA	22	\$ 1,500.00	\$ 33,000.00
Irrigation	LS	LS	\$	22,000.00
Pavement Markings	LS	LS	\$	7,500.00
Signs and Posts	LS	LS	\$	7,500.00
Utility Allowance	LS	LS	\$	50,000.00
Traffic Control	LS	LS	\$	30,000.00
Subtotal			\$	343,830.66
General Conditions			18%	\$ 61,889.52
Profit			8%	\$ 32,457.61
Total Construction Cost			\$	438,177.79
Contingency			20%	\$ 87,635.56
Total Construction Cost with Contingency			\$	525,813.35
Design Fees			\$	42,064.00

2 Riverfront Gateway

ITEM	UNIT	QTY	UNIT COST	COST
Removal and Disposal of Sidewalk	SY	97	\$ 11.80	\$ 1,144.60
Concrete Footing	CY	2	\$ 1,250.00	\$ 2,500.00
Masonry – Brick and Block Columns	SF	480	\$ 80.00	\$ 38,400.00
Cast Stone	LS	LS	\$	\$ 5,000.00
Sidewalks	SY	97	\$ 51.44	\$ 4,989.68
Steel Tube Truss	LS	LS	\$	\$ 34,153.00
Signage	LS	LS	\$	\$ 7,500.00
Electrical/Lighting	LS	LS	\$	\$ 12,500.00
Subtotal			\$	\$ 106,187.28
General Conditions			18% \$	\$ 19,113.71
Profit			8% \$	\$ 10,024.08
Total Construction Cost			\$	\$ 135,325.07
Contingency			20% \$	\$ 27,065.01
Total Construction Cost with Contingency			\$	\$ 162,390.08
Design Fees			\$	\$ 14,602.00

3 South Pedestrian Connection

ITEM	UNIT	QTY	UNIT COST	COST
Pedestrian Directional Signage	EA	2	\$ 1,750.00	\$ 3,500.00
Gateway Signage	EA	1	\$ 10,000.00	\$ 10,000.00
Subtotal			\$	\$ 13,500.00
General Conditions			18% \$	\$ 2,430.00
Profit			8% \$	\$ 1,274.40
Total Construction Cost			\$	\$ 17,204.40
Contingency			20% \$	\$ 3,440.88
Total Construction Cost with Contingency			\$	\$ 20,645.28

*Does not include under-bridge lighting

Design Fees \$ 4,500.00

4 Garrison Ave. Crossing at 3rd Street

ITEM	UNIT	QTY	UNIT COST	COST
Thermoplastic Pavement Markings- 16"	LF	504	\$ 7.62	\$ 3,840.48
Program Traffic / Crossing Lights	HR	8	\$ 150.00	\$ 1,200.00
Subtotal			\$	\$ 5,040.48
General Conditions			18% \$	\$ 907.29
Profit			8% \$	\$ 475.82
Total Construction Cost			\$	\$ 6,423.59
Contingency			20% \$	\$ 1,284.72
Total Construction Cost with Contingency			\$	\$ 7,708.31
Design Fees			\$	\$ 1,500.00

5 Garrison City Park

ITEM	UNIT	QTY	UNIT COST	COST
Sidewalk Demolition	SY	66	\$ 22.50	\$ 1,485.00
New Sidewalk	SY	251	\$ 51.44	\$ 12,911.44
String Lights	LS	1	\$ 750.00	\$ 750.00
String Light Poles	EA	11	\$ 1,500.00	\$ 16,500.00
Electrical	LS	1	\$ 5,000.00	\$ 5,000.00
Decomposed Granite	SF	150	\$ 2.24	\$ 336.00
Topsoil	CY	44	\$ 15.44	\$ 679.36
Sod	SY	266	\$ 5.00	\$ 1,330.00
Landscape Allowance	LS	1	\$ 5,000.00	\$ 5,000.00
Irrigation Allowance	LS	1	\$ 5,000.00	\$ 5,000.00
Concrete Steps	SF	56	\$ 25.25	\$ 1,414.00
Subtotal			\$	\$ 50,405.80
General Conditions			18% \$	\$ 9,073.04
Profit			8% \$	\$ 4,758.31
Total Construction Cost			\$	\$ 64,237.15
Contingency			20% \$	\$ 12,847.43
Total Construction Cost with Contingency			\$	\$ 77,084.58
Design Fees			\$	\$ 8,479.00

6 Court Street Connector

ITEM	UNIT	QTY	UNIT COST	COST
Demo Sidewalks	SY	667	\$ 22.50	\$ 15,007.50
Demo Planters	EA	6	\$ 750.00	\$ 4,500.00
New Sidewalk	SY	667	\$ 51.44	\$ 34,310.48
Tree Grates	EA	14	\$ 1,200.00	\$ 16,800.00
Trees	EA	14	\$ 400.00	\$ 5,600.00
Irrigation	EA	14	\$ 200.00	\$ 2,800.00
Pole Lights	EA	9	\$ 4,000.00	\$ 36,000.00
Concrete Footings	CY	13.3	\$ 1,250.00	\$ 16,625.00
Trash Enclosures - Masonry	SF	900	\$ 80.00	\$ 72,000.00
Set Engraved Pavers	LS	1	\$ 15,000.00	\$ 15,000.00
Top Soil	CY	14	\$ 15.44	\$ 216.16
Utility Allowance	LS	1	\$ 25,000.00	\$ 25,000.00
Subtotal			\$	243,859.14
General Conditions		18%	\$	43,894.65
Profit		8%	\$	23,020.30
Total Construction Cost			\$	310,774.09
Contingency		20%	\$	62,154.82
Total Construction Cost with Contingency			\$	372,928.91
*Does not include artwork or replacing pavement				
Design Fees			\$	5,000.00

7 Art Walk Connector

ITEM	UNIT	QTY	UNIT COST	COST
Thermoplastic Pavement Markings- 16"	LF	504	\$ 7.62	\$ 3,840.48
Program Traffic / Crossing Lights	HR	8	\$ 150.00	\$ 1,200.00
Subtotal			\$	5,040.48
General Conditions		18%	\$	907.29
Profit		8%	\$	475.82
Total Construction Cost			\$	6,423.59
Contingency		20%	\$	1,284.72
Total Construction Cost with Contingency			\$	7,708.31
Design Fees			\$	1,500.00

8 Parking Garage Connector

ITEM	UNIT	QTY	UNIT COST	COST
Sidewalk Demolition	SY	452	\$ 22.50	\$ 10,170.00
Concrete Sidewalk	SY	452	\$ 51.44	\$ 23,250.88
Brick Pavers	SF	2048	\$ 21.77	\$ 44,584.96
Topsoil	CY	333	\$ 15.44	\$ 5,141.52
Decomposed Granite	SF	792	\$ 2.24	\$ 1,774.08
New Curb and Gutter	LF	320	\$ 20.36	\$ 6,515.20
Demo Curb and Gutter	LF	320	\$ 9.20	\$ 2,944.00
Tree Grates	EA	10	\$ 1,200.00	\$ 12,000.00
Irrigation	EA	12	\$ 200.00	\$ 2,400.00
Bike Rack	EA	31	\$ 450.00	\$ 13,950.00
Patch Asphalt	SY	66	\$ 45.50	\$ 3,003.00
Transit Shelter	EA	1	\$ 25,000.00	\$ 25,000.00
Trees	EA	10	\$ 400.00	\$ 4,000.00
Subtotal			\$	154,733.64
General Conditions		18%	\$	27,852.06
Profit		8%	\$	14,606.86
Total Construction Cost			\$	197,192.55
Contingency		20%	\$	39,438.51
Total Construction Cost with Contingency			\$	236,631.06
Design Fees			\$	15,775.00

9

Cisterna Pedestrian Promenade and Lawn

ITEM	UNIT	QTY	UNIT COST	COST
Removal of Asphalt Paving	SY	1372	\$ 11.80	\$ 16,189.60
Concrete Pavers	SF	12350	\$ 21.77	\$ 268,859.50
Bollards	EA	21	\$ 900.00	\$ 18,900.00
Tree Grates - 60" square	EA	22	\$ 1,200.00	\$ 26,400.00
Concrete chess tables/benches	EA	18	\$ 2,960.00	\$ 53,280.00
Pole lights	EA	16	\$ 4,000.00	\$ 64,000.00
Removal of asphalt at lawn	SY	1215	\$ 11.80	\$ 14,337.00
Topsoil @ lawn	CY	90	\$ 15.44	\$ 1,389.60
Sod @ lawn	SY	1215	\$ 5.00	\$ 6,075.00
Trees	EA	31	\$ 400.00	\$ 12,400.00
Irrigation	EA	31	\$ 200.00	\$ 6,200.00
<u>Utility Allowance</u>	LS	1	\$ 100,000.00	\$ 100,000.00
Subtotal			\$	588,030.70
General Conditions		18%	\$ 105,845.53	
<u>Profit</u>		8%	\$ 55,510.10	
Total Construction Cost			\$	749,386.32
<u>Contingency</u>		20%	\$ 149,877.26	
Total Construction Cost with Contingency			\$	899,263.59
Design Fees			\$	71,940.96

10

Cisterna Plaza and 10th Street

ITEM	UNIT	QTY	UNIT COST	COST
Concrete Pavers – Magnolia Plaza	SF	1440	\$ 21.77	\$ 31,348.80
Concrete Pavers at Darby Plaza	SF	2268	\$ 21.77	\$ 49,374.36
Brick Steps – Darby Plaza	SF	208	\$ 33.09	\$ 6,882.72
Stone Wall	SF	370	\$ 45.64	\$ 16,886.80
Stone wall foundation	CY	8.2	\$ 1,250.00	\$ 10,250.00
Concrete Steps	SF	380	\$ 25.25	\$ 9,595.00
Sidewalks	SY	243	\$ 97.00	\$ 23,571.00
Decomposed Granite Surfacing	SF	2967	\$ 2.24	\$ 6,646.08
Light poles around fountain	EA	8	\$ 3,000.00	\$ 24,000.00
Brick Pavers – 10 th Street	SF	816	\$ 21.77	\$ 17,764.32
Tree grates – 48" square	EA	16	\$ 475.00	\$ 7,600.00
Irrigation	EA	23	\$ 200.00	\$ 4,600.00
Trees	EA	23	\$ 400.00	\$ 9,200.00
Topsoil	CY	90	\$ 15.44	\$ 1,389.60
Demo sidewalk – 10 th Street	SY	181	\$ 11.80	\$ 2,135.80
New Sidewalk – 10 th Street	SY	181	\$ 51.44	\$ 9,310.64
Curb and gutter	LF	420	\$ 20.36	\$ 8,551.20
Remove Curb and Gutter	LF	358	\$ 9.20	\$ 3,293.60
Asphalt Repairs	SY	93	\$ 45.50	\$ 4,231.50
Signage	LS	1	\$ 10,000.00	\$ 10,000.00
Sod – flagpole lawn	SY	149	\$ 5.00	\$ 745.00
Topsoil – flagpole lawn	CY	11	\$ 15.44	\$ 169.84
Landscape Allowance	LS	1	\$ 50,000.00	\$ 50,000.00
<u>Utility Allowance</u>	LS	1	\$ 100,000.00	\$ 100,000.00
Subtotal			\$	407,546.26
General Conditions		18%	\$ 73,358.33	
<u>Profit</u>		8%	\$ 38,472.37	
Total Construction Cost			\$	519,376.95
<u>Contingency</u>		20%	\$ 103,875.39	
Total Construction Cost with Contingency			\$	623,252.34
Design Fees			\$	49,860.00

ITEM	UNIT	QTY	UNIT COST	COST
Removal of pavement markings	LF	720	\$ 1.60	\$ 1,152.00
Removal of turn arrows	EA	10	\$ 258.00	\$ 2,580.00
Bike Lane separation markings	LF	8370	\$ 0.63	\$ 5,273.00
Bike Lane Emblems – 3 per block	EA	27	\$ 499.41	\$ 13,484.00
Turn Arrows	EA	18	\$ 366.03	\$ 6,049.00
Bikeway Sign and post	EA	9	\$ 650.00	\$ 5,850.00
Subtotal			\$	34,388.00
General Conditions			18%	\$ 6,189.84
Profit			8%	\$ 3,246.23
Total Construction Cost			\$	43,824.07
Contingency			20%	\$ 8,764.81
Total Construction Cost with Contingency			\$	52,588.88
Design Fees			\$	5,259.00
Total Construction Cost			\$	3,040,868.74
Total Design Fees			\$	222,979.96



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