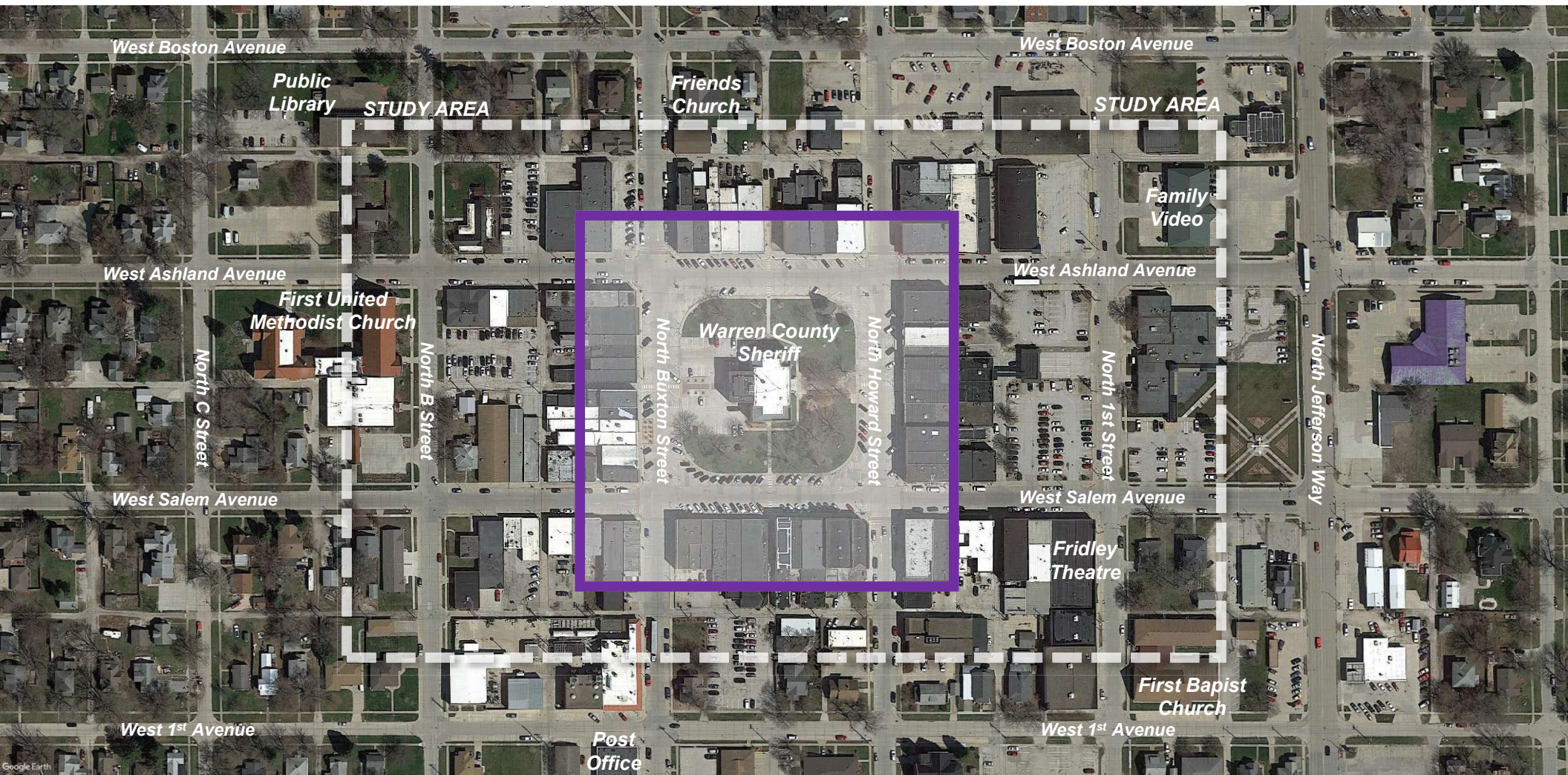
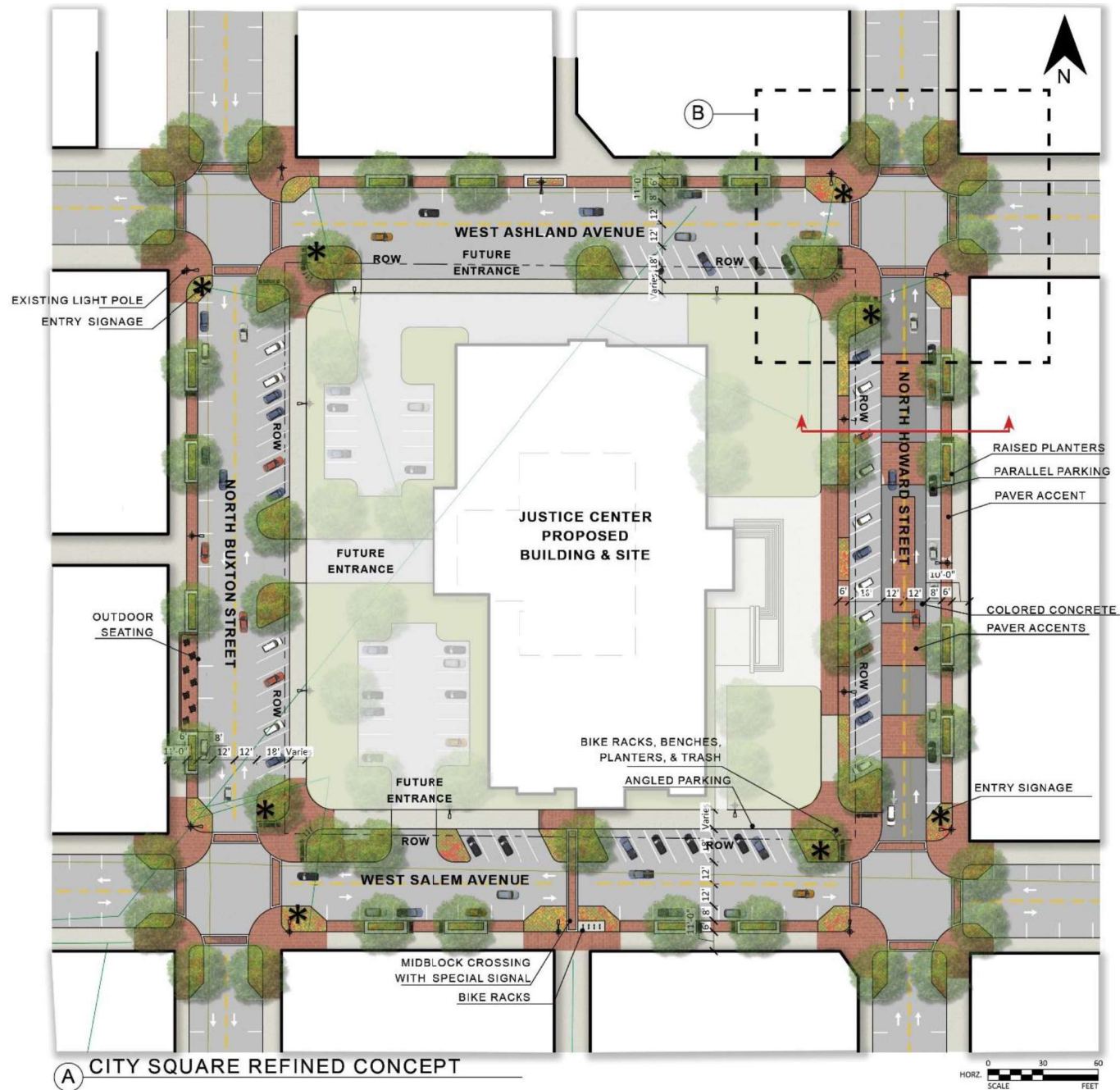


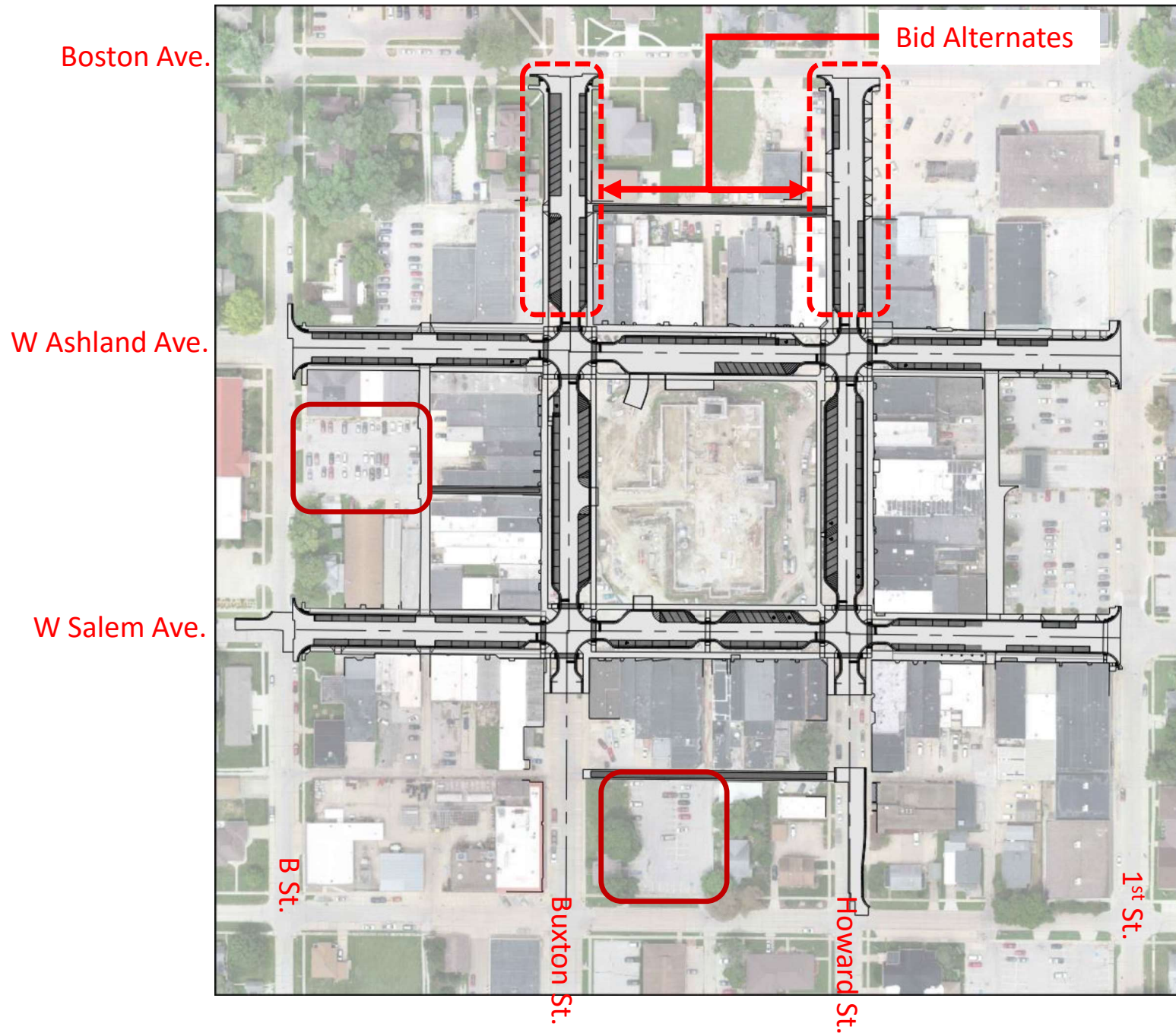


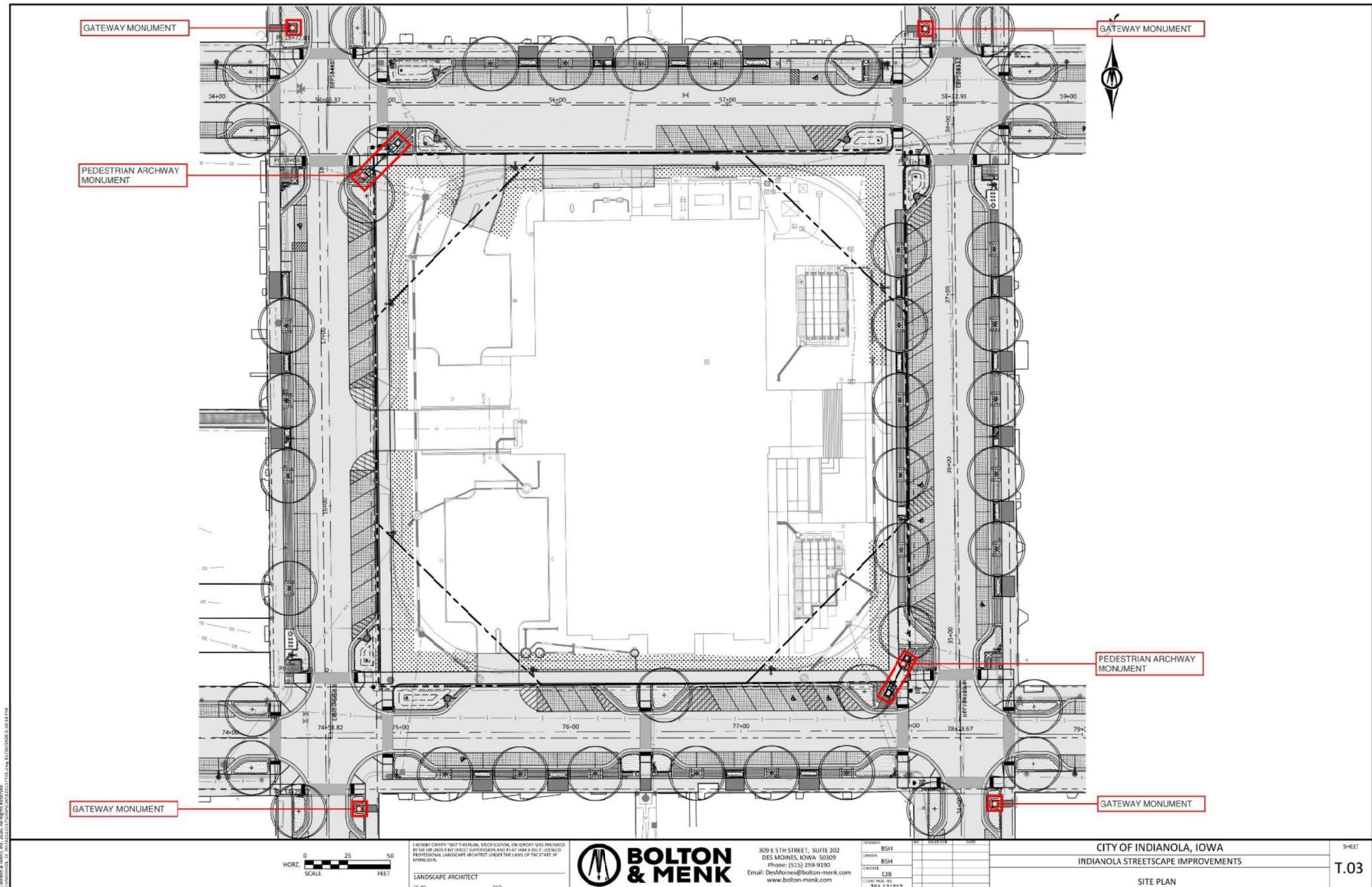
RECOMMENDATIONS:

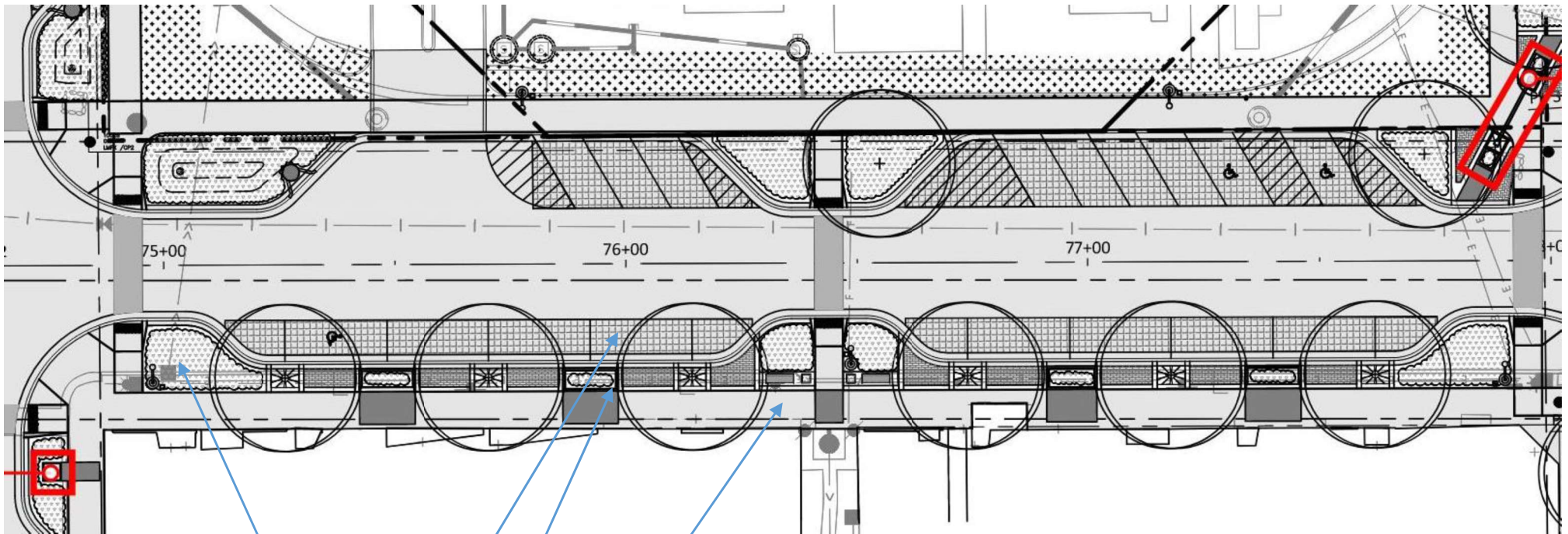
1	BUMP-OUTS AT CROSSWALKS FOR IMPROVED PEDESTRIAN CROSSING
2	TWO WAY TRAFFIC
3	STREET FURNISHING INCLUDING BENCHES, REFUSE CONTAINERS AND BIKE RACKS
4	NORTH HOWARD STREET TO BE USED AS AN EVENT SPACE DURING SPECIAL ACTIVITIES
5	PARALLEL PARKING ON THE BUSINESS SIDE OF THE SQUARE
6	COLORED CONCRETE AND/OR CONTRASTING PAVERS
7	WAYFINDING MONUMENTS
8	RAISED ARCHITECTURAL PLANTERS
9	WIDE SIDEWALKS THAT CAN ACCOMMODATE OUTDOOR DINING AND OTHER ADJACENT BUSINESS-RELATED ACTIVITIES
10	STREET TREES
11	ANGLED PARKING ON THE JUSTICE CENTER SIDE OF THE SQUARE



A CITY SQUARE REFINED CONCEPT





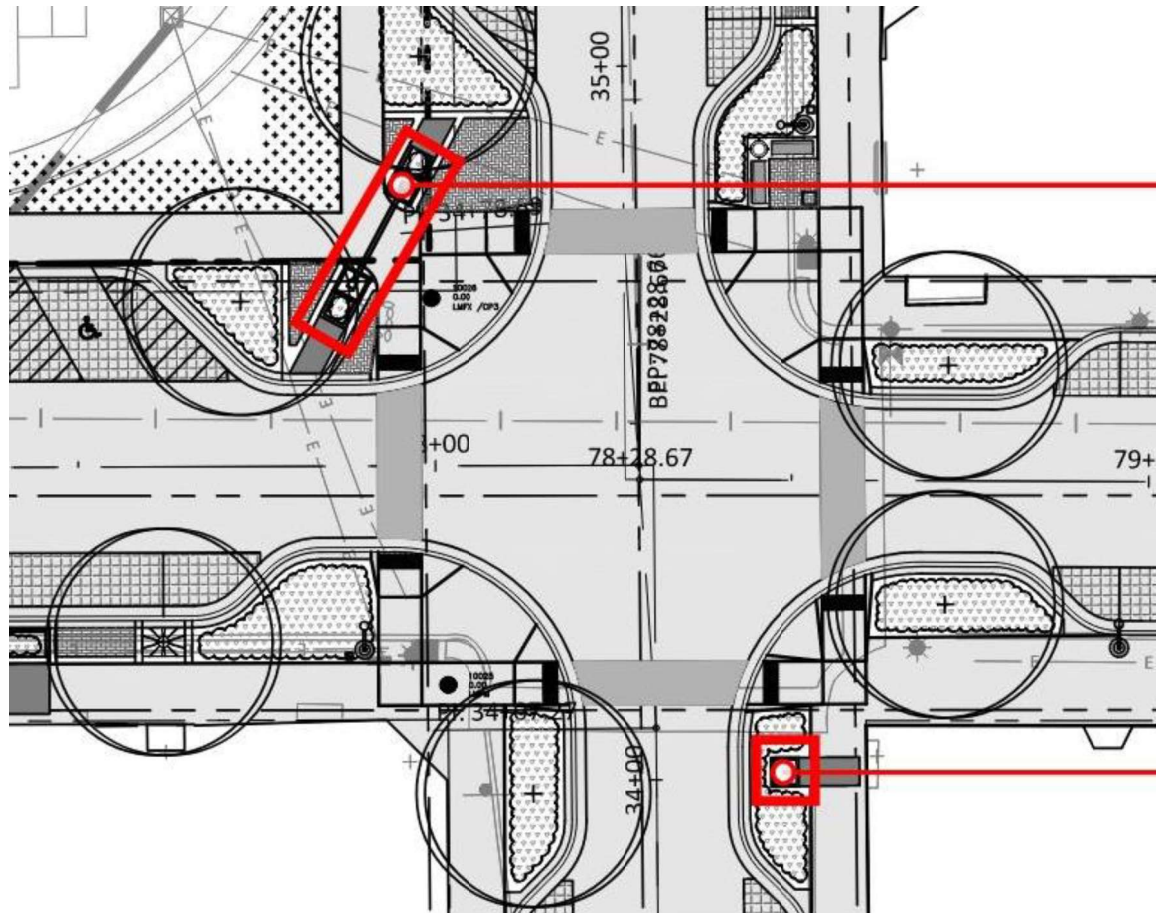


Bioswale

Pervious Pavers

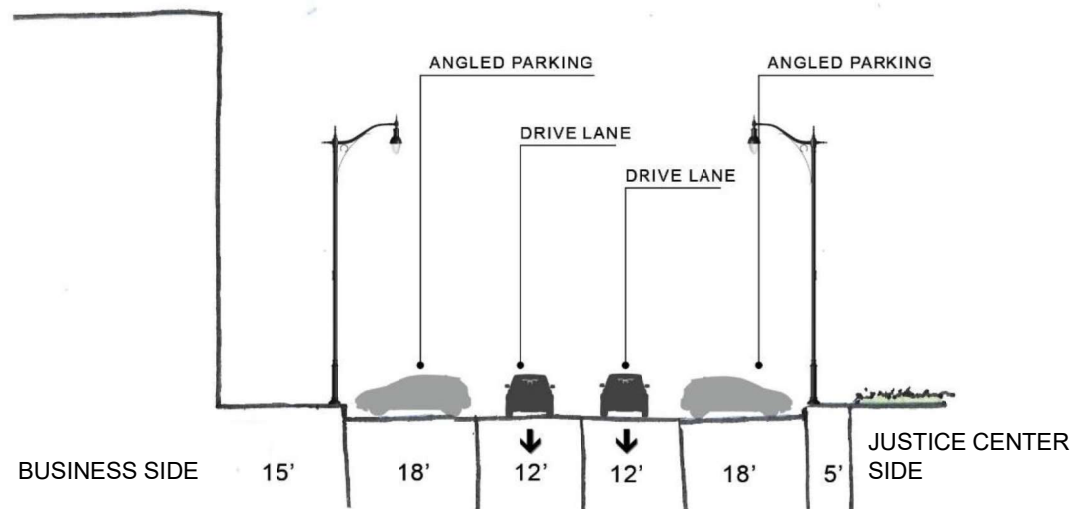
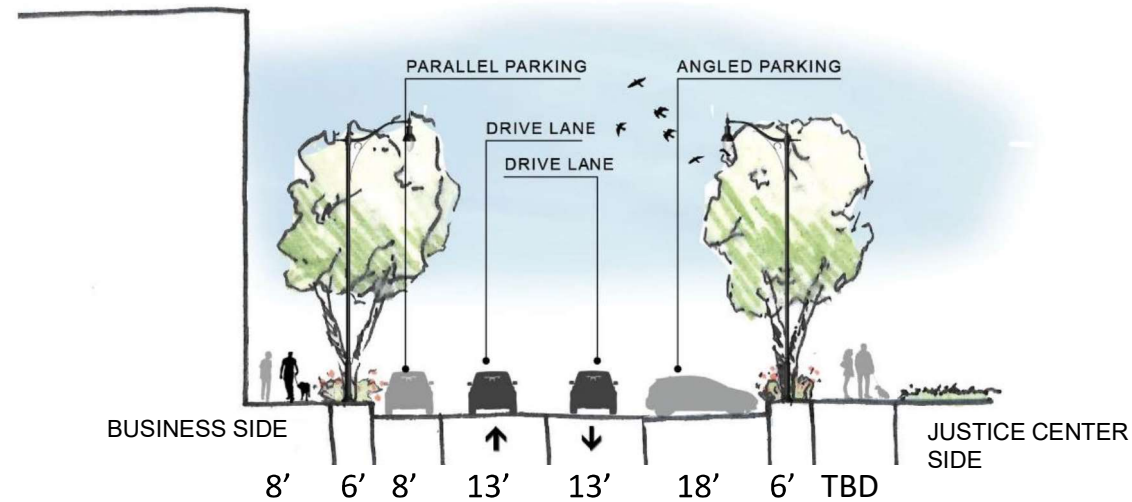
Planter w/ seat wall

Concrete Sidewalk



PEDESTRIAN ARCHWAY
MONUMENT

GATEWAY MONUMENT



SECTION | EXISTING STREETSCAPE



VIEW LOOKING NORTH DOWN NORTH BUXTON STREET

FURNITURE



PREFERRED



PAVEMENT



PREFERRED



PREFERRED



PLANTERS

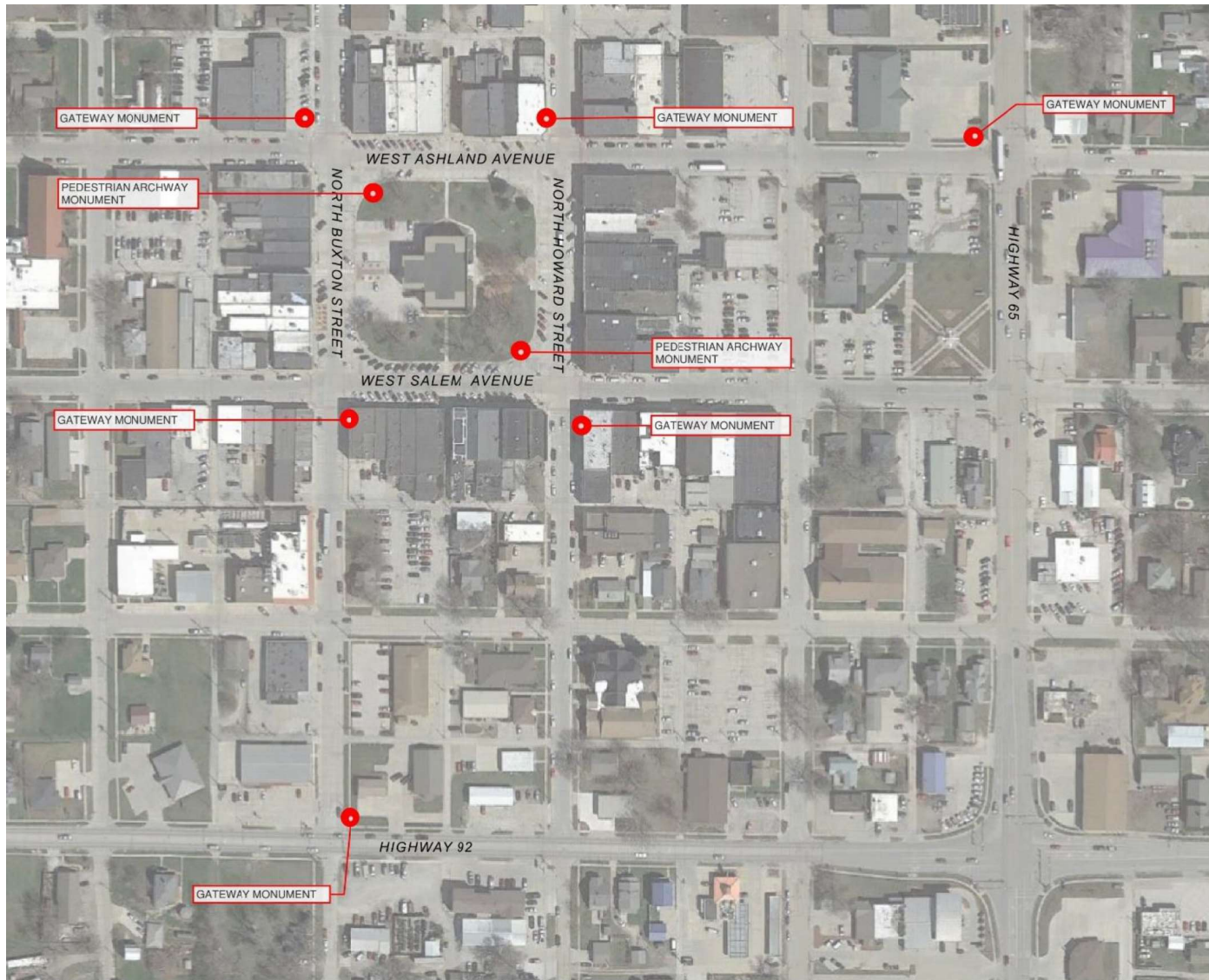


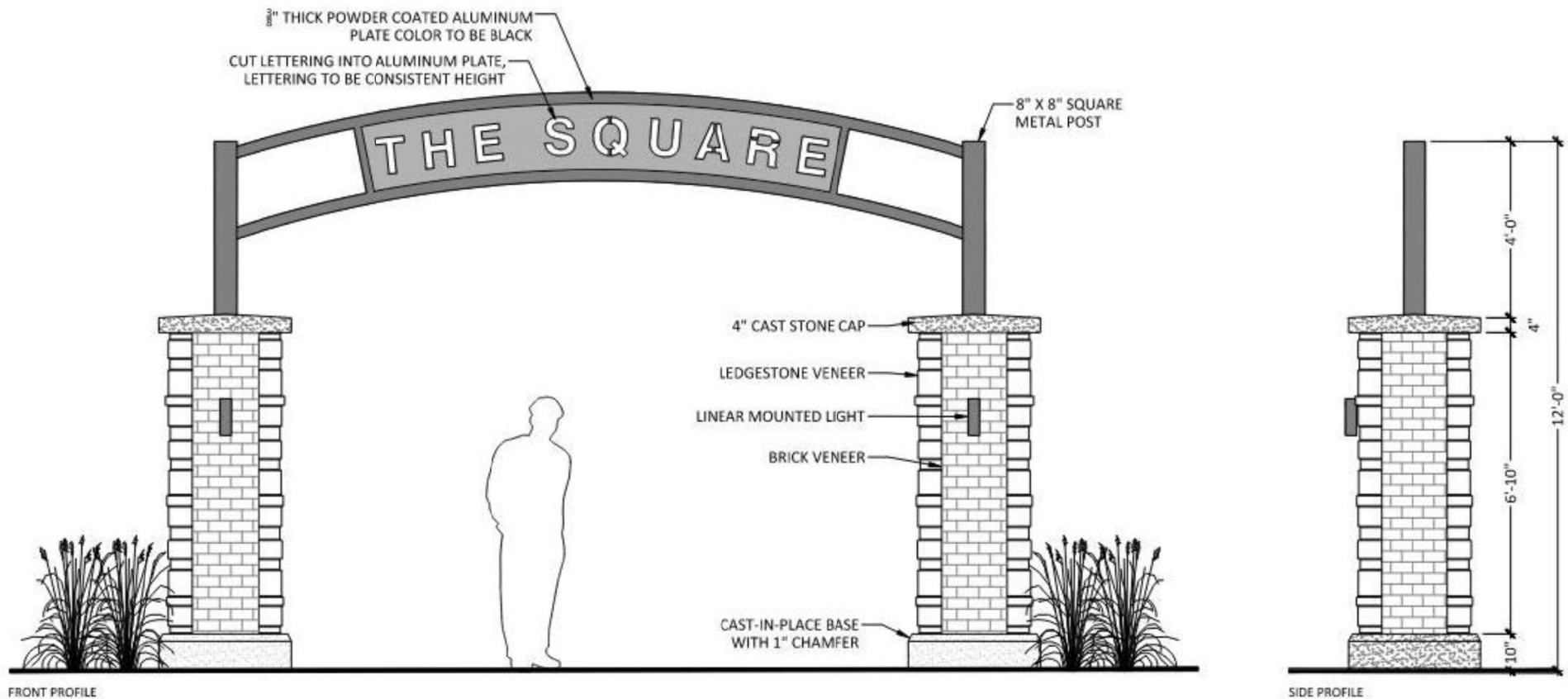
PREFERRED



PREFERRED

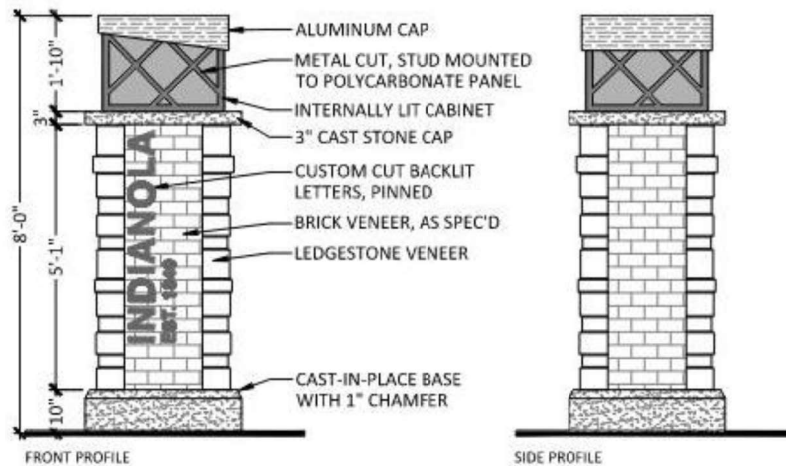




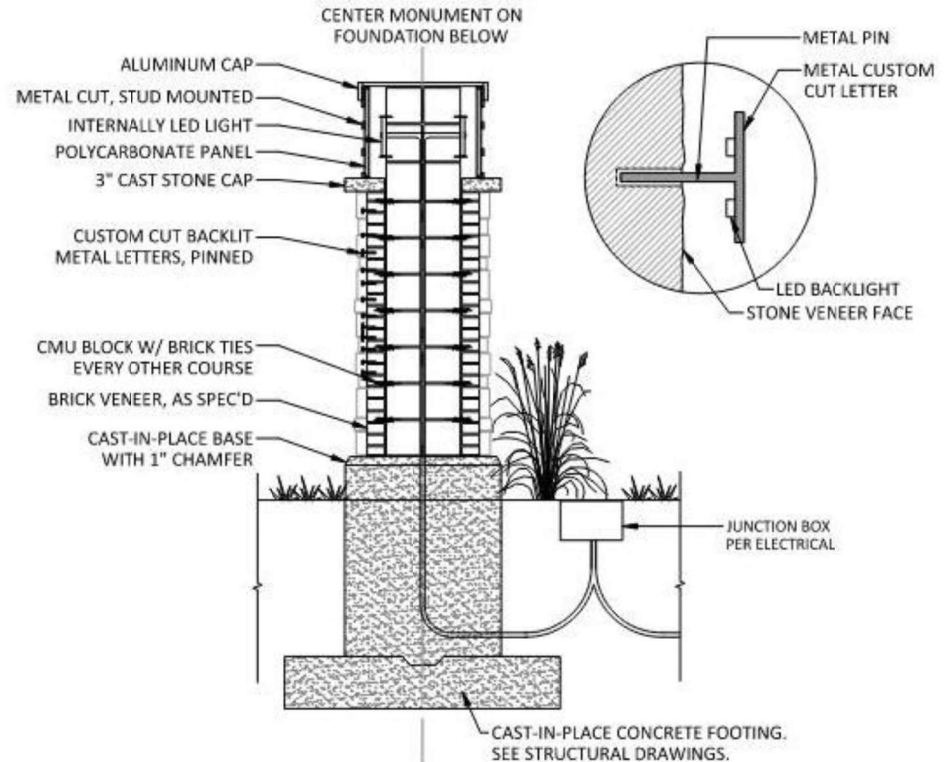


1 ELEVATION: MONUMENT TYPE 1
SCALE: N.T.S.

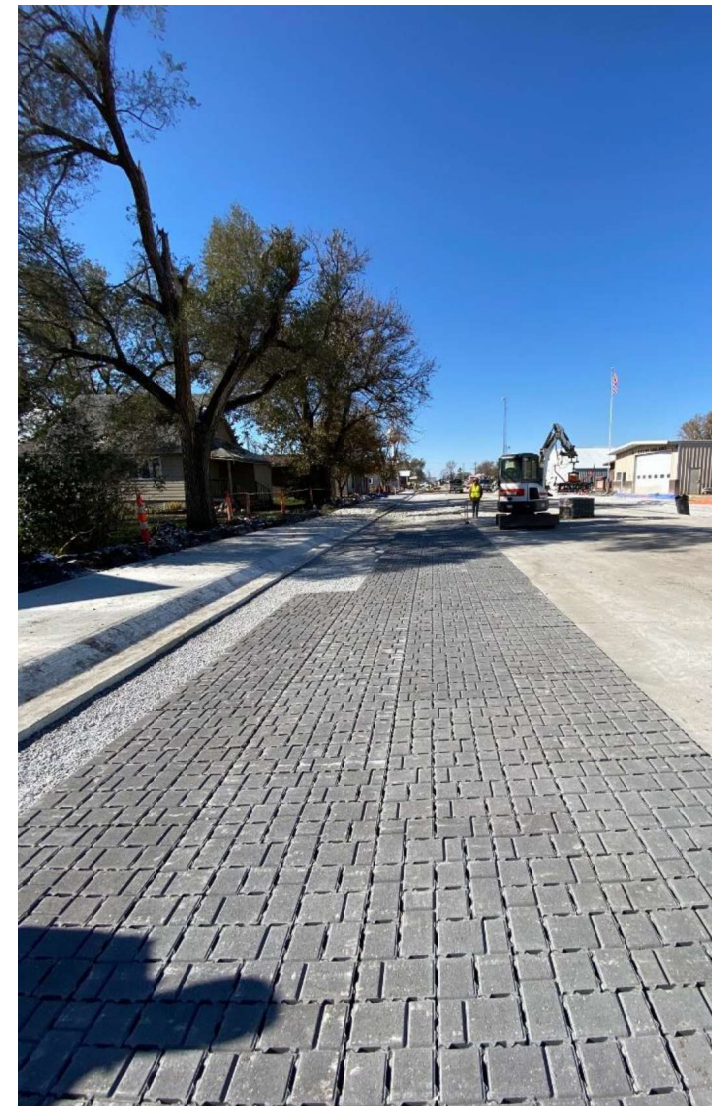
PREFEREED MONUMENT/SIGNAGE



1 ELEVATION: MONUMENT TYPE 2
SCALE: N.T.S.



2 SECTION: COLUMN
SCALE: N.T.S.





NEXT STEPS:

- | | |
|---|--|
| 1 | COMPLETE FINAL ENGINEERING DESIGN |
| 2 | COORDINATE WITH WARREN COUNTY FOR RIGHT-OF-WAY (ROW) CHANGES |
| 3 | CONTINUE TO COORDINATE CONSTRUCTION AND DESIGN EFFORTS WITH WARREN COUNTY FOR THE BENEFIT OF THE CONSTRUCTION OF THE JUSTICE CENTER AND THE STREETScape ENHANCEMENTS |
| 4 | EXPAND PUBLIC PARKING OPPORTUNITIES THROUGHOUT DOWNTOWN |
| 5 | IMPLEMENT A WAYFINDING SYSTEM THAT INCLUDES SIGNAGE FROM HIGHWAY 92 AND HIGHWAY 65.
EXPLORE UNIQUE DESIGN ELEMENTS FOR THE SYSTEM THAT COULD INCLUDE ARCHWAY/GATEWAY ELEMENTS |
| 6 | IMPLEMENT A PHASED APPROACH TO EXTEND THE COMMON DESIGN ELEMENTS OF THE STREETScape INTO OTHER AREAS OF THE DOWNTOWN |
| 7 | PURSUE GRANT FUNDING OPPORTUNITIES TO FINANCE THE STREETScape ENHANCEMENT PROJECT |
| 8 | IMPLEMENT 2-WAY CONVERSION FOR THE SQUARE AND HOWARD AND BUXTON |



SRF Sponsor Project Grant

	1	TWO ROUNDS OF AWARDS TOTALING \$1.7 MILLION
	2	FOCUSED ON URBAN STORMWATER QUALITY
	3	PARTIALLY FUNDS STREETScape PROJECT – PERVIOUS PAVERS, BIOSWALES, GREEN INFRASTRUCTURE
	4	HELPS EXPAND PROJECT SCOPE



General Phasing of Project

- Working with IMU and County in coordinating construction activities for all project
- Balancing needs of business owners and breaking the project into smaller phases
- Not wholesale shutting down of project area for construction
- Alleyway, roadway, and sidewalk on a particular block will not be shut down all at the same time to allow access for businesses
- Will need to also coordinate with businesses and community for communication during the construction process
- Experienced in working with other downtown projects
- Goal is to minimize disruption.



IMU Upgrades

- Undergrounding electrical and communications systems in the alleys that are being reconstructed
- Installing event power on all sides of the square
- Assisting in lighting upgrades to the project area



Bidding and construction start timelines

- Bid Opening is slated for late winter/early spring
- Construction start will be late April/early May
- Construction will continue throughout 2021 and an interim completion will be completed at the end of 2021. No construction activities or non-completed construction over the winter
- Remaining Construction start up in 2022 for a 2022 completion

Project Summary

- Project is designed as aesthetic and safety upgrade for the downtown
- Two-way traffic increase pedestrian safety and helps lessen driven confusion
- Bumpouts at intersections decrease pedestrian crossing distance and move stop signs out closer to drive lane
- SRF Sponsor Grant (\$1.7 million) provides permeable pavers and bioswales in the downtown and offsets construction costs
- Lighting is upgraded in down area
- Wayfinding and signage that creates a downtown theme is provided at key intersections and the highway entries to downtown
- Wide sidewalks, integrated benches, pavers, and landscaping promote pedestrian use
- Pedestrian and vehicular alleys are upgraded with new paving and undergrounding of utilities.



CONCEPTUAL MASTER PLAN – OPINION OF PROBABLE COST

ROADWAY/WALK.....	\$1,980,000
<i>(Mobilization, Traffic Control, Demolition, Excavation, Utilities, Curb & Gutter, Ramps, Crossing Signals, PCC Sidewalk & Road Paving)</i>	
STREETSCAPE ENHANCEMENTS.....	\$1,160,000
<i>(Decorative Sidewalk Pavement, Decorative Street Pavement, Decorative Crosswalks, Street Trees, Structural Soil, Raised Planters, Landscape Beds)</i>	
STREETSCAPE FURNISHINGS.....	\$130,000
<i>(Wayfinding Signage & Monumentation, Bike Racks, Benches, Litter Receptacles)</i>	
IMPROVEMENTS SUBTOTAL.....	\$3,270,000
CONTINGENCY (20%).....	\$650,000
TOTAL.....	\$3,920,000
ENGINEERING/LEGAL/CONSTRUCTION SERVICES FEES (20%).....	\$790,000
TOTAL W/ FEES.....	\$4,710,000



60% FINAL DESIGN – OPINION OF PROBABLE COST

Engineering.....	\$681,000.00
Construction Costs (with 10% Contingency).....	\$6,181,535.25
<i>(Mobilization, Traffic Control, Demolition, Excavation, Utilities, Curb & Gutter, Ramps, Crossing Signals, PCC Sidewalk & Road Paving)</i>	
Traffic Signal.....	\$100,000.00
<i>(S. Buxton Street & Highway 92)</i>	
SRF Sponsor Grant.....	\$1,706,000.00
<i>(Permeable Pavers, Bioswales, green infrastructure improvements)</i>	
Utility Costs.....	\$532,097.50
<i>(Sanitary Sewer & Water)</i>	
City Cost.....	\$4,724,437.75
<i>(Construction & Engineering)</i>	



CONTACT

Jim Harbaugh, PLA
james.harbaugh@bolton-menk.com
515.259.9190

Chadd Kahlsdorf P.E., PMP
Charles.Kahlsdorf@bolton-menk.com
515.981.3791

