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Appendix

APPENDIX A - Meeting Minutes

APPENDIX B - Traffic Report Study

APPENDIX C - Rail Car Hazardous Material Inspection Reports

APPENDIX D - Conceptual Estimates

ESTIMATE SUMMARY

2/23/2023

Project: 15th Street Corridor Urban Renewal Plan

Phase: 1A Faux Track & Train Placement

CONSTRUCTION SUBTOTAL HARD COSTS**\$487,650****CONTINGENCY**

Estimating Contingency	15.00%	\$73,148
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SUBTOTAL CONSTRUCTION COSTS**\$560,798****MARK-UPS**

General Conditions	8.00%	\$44,864
Overhead & Profit	6.00%	\$33,648
Insurance & Bonds	0.70%	\$3,926

SUBTOTAL MARK-UPS**\$82,437****SUBTOTAL CONSTRUCTION COSTS & MARK-UPS****\$643,235****ESCALATION**10.00% **\$64,323****SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION****\$707,558****OTHER PROJECT COSTS**

Builders Risk Insurance	Included Above
Owner's Overhead (Geotech, etc)	2% \$14,151.16
Owner's Contingency	5% \$35,377.91
Building Permit Review Fee	Included Above
Utility Connection Fee	Included Above
Quality Controls/ Special Inspection Fees	0.85% \$6,014
Asbestos Testing	N/A
A/E Fees	\$57,600
Reimbursables/ Reproduction	N/A
FF&E	2% N/A

SUBTOTAL OTHER PROJECT COSTS**\$113,143****TOTAL****\$820,702**



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1A Faux Track & Train Placement

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Construction Items				
General Conditions:				
Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Contractor Superintendent	3	MO	\$ 5,000.00	\$ 15,000.00
Bonds & Insurance	1	%	0.70%	\$ 2,501.73
General Conditions	1	%	8.00%	\$ 28,591.20
Subtotal General Requirements				\$ 49,092.93
Selective Demolition:				
Removal of Curb & Gutter	140	LF	\$ 18.00	\$ 2,520.00
Removal of Sidewalk	50	SY	\$ 20.00	\$ 1,000.00
Removal of Chainlink Fencing	1,500	LF	\$ 5.00	\$ 7,500.00
Removal of Tree	-	EA	\$ 700.00	\$ -
Removal of Asphalt	720	SF	\$ 15.00	\$ 10,800.00
Misc. Demo (Lights, etc...)	1	LS	\$ 5,000.00	\$ 5,000.00
Dump Fees	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal Selective Demolition				\$ 36,820.00
New Construction:				
Curb & Gutter	120	LF	\$ 45.00	\$ 5,400.00
Sidewalk	50	SY	\$ 96.00	\$ 4,800.00
Asphalt Patching	50	SF	\$ 16.00	\$ 800.00
Decorative Fencing (8' tall Ornamental Steel Fence)	1,500	LF	\$ 185.00	\$ 277,500.00



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1A Faux Track & Train Placement

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Gates	4	EA	\$ 2,500.00	\$ 10,000.00
Faux Track	215	LF	\$ 246.00	\$ 52,890.00
Lighting	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal New Work				\$ 357,390.00
Subtotal Construction Cost				\$ 443,302.93
Contractor's OH&P	1		10%	\$ 44,330.29
Total Construction Costs				\$ 487,633.22

ESTIMATE SUMMARY

2/23/2023

Project: 15th Street Corridor Urban Renewal Plan

Phase: 1B East Parking Lot & Platforms

CONSTRUCTION SUBTOTAL HARD COSTS **\$878,185****CONTINGENCY**

Estimating Contingency	15.00%	\$131,728
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SUBTOTAL CONSTRUCTION COSTS **\$1,009,913****MARK-UPS**

General Conditions	8.00%	\$80,793
Overhead & Profit	6.00%	\$60,595
Insurance & Bonds	0.70%	\$7,069

SUBTOTAL MARK-UPS **\$148,457****SUBTOTAL CONSTRUCTION COSTS & MARK-UPS** **\$1,158,370****ESCALATION** **10.00%** **\$115,837****SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION** **\$1,274,207****OTHER PROJECT COSTS**

Builders Risk Insurance		Included Above
Owner's Overhead (Geotech, etc)	2%	\$25,484.14
Owner's Contingency	5%	\$63,710.35
Building Permit Review Fee		Included Above
Utility Connection Fee		Included Above
Quality Controls/ Special Inspection Fees	0.85%	\$10,831
Asbestos Testing		N/A
A/E Fees		\$78,800
Reimbursables/ Reproduction		N/A
FF&E	2%	N/A

SUBTOTAL OTHER PROJECT COSTS **\$178,825****TOTAL** **\$1,453,032**



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1B East Parking Lot & Platforms

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Construction Items				
General Conditions:				
Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Contractor Superintendent	3	MO	\$ 5,000.00	\$ 15,000.00
Bonds & Insurance	1	%	0.70%	\$ 4,788.99
General Conditions	1	%	8.00%	\$ 54,731.28
Subtotal General Requirements				\$ 77,520.27
Selective Demolition:				
Removal of Curb & Gutter	655	LF	\$ 18.00	\$ 11,790.00
Removal of Sidewalk	50	SY	\$ 20.00	\$ 1,000.00
Removal of Tree	2	EA	\$ 700.00	\$ 1,400.00
Removal of Asphalt	500	SF	\$ 15.00	\$ 7,500.00
Misc. Demo (Lights, etc...)	1	LS	\$ 5,000.00	\$ 5,000.00
Dump Fees	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal Selective Demolition				\$ 36,690.00
New Construction:				
Curb & Gutter	650	LF	\$ 45.00	\$ 29,250.00
Sidewalk	50	SY	\$ 96.00	\$ 4,800.00
Asphalt Patching/Overlay	20,000	SF	\$ 16.00	\$ 320,000.00
Lighting	3	EA	\$ 3,000.00	\$ 9,000.00
Viewing Platform & Railing	960	SF	\$ 30.00	\$ 28,800.00



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1B East Parking Lot & Platforms

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Stairs & Ramp	3	EA	\$ 5,300.00	\$ 15,900.00
Railing	256	LF	\$ 106.00	\$ 27,136.00
Decorative Lighting	1	LS	\$ 15,000.00	\$ 15,000.00
Labor for Viewing Platform	960	SF	\$ 5.00	\$ 4,800.00
Concrete Foundation (18 inch dia. Piers)	48	LF	\$ 60.00	\$ 2,880.00
Striping	1	LS	\$ 5,000.00	\$ 5,000.00
Stamped Concrete	8,815	SF	\$ 25.00	\$ 220,375.00
Trees	2	EA	\$ 600.00	\$ 1,200.00
Subtotal New Work				\$ 684,141.00
Subtotal Construction Cost				\$ 798,351.27
Contractor's OH&P	1		10%	\$ 79,835.13
Total Construction Costs				\$ 878,186.39

ESTIMATE SUMMARY

2/23/2023

Project: 15th Street Corridor Urban Renewal Plan

Phase: 1C West Parking Lot

CONSTRUCTION SUBTOTAL HARD COSTS **\$794,085****CONTINGENCY**

Estimating Contingency 15.00% \$119,113

SUBTOTAL CONSTRUCTION COSTS **\$913,198****MARK-UPS**

General Conditions 8.00% \$73,056

Overhead & Profit 6.00% \$54,792

Insurance & Bonds 0.70% \$6,392

SUBTOTAL MARK-UPS **\$134,240****SUBTOTAL CONSTRUCTION COSTS & MARK-UPS** **\$1,047,438****ESCALATION** 10.00% \$104,744**SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION** **\$1,152,182****OTHER PROJECT COSTS**

Builders Risk Insurance Included Above

Owner's Overhead (Geotech, etc) 2% \$23,043.63

Owner's Contingency 5% \$57,609.08

Building Permit Review Fee Included Above

Utility Connection Fee Included Above

Quality Controls/ Special Inspection Fees 0.85% \$9,794

Asbestos Testing N/A

A/E Fees \$73,800

Reimbursables/ Reproduction N/A

FF&E 2% N/A

SUBTOTAL OTHER PROJECT COSTS **\$164,246****TOTAL** **\$1,316,428**



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1C West Parking Lot

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Construction Items				
General Conditions:				
Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Contractor Superintendent	3	MO	\$ 5,000.00	\$ 15,000.00
Bonds & Insurance	1	%	0.70%	\$ 3,329.14
General Conditions	1	%	8.00%	\$ 38,047.36
Subtotal General Requirements				\$ 59,376.50
Selective Demolition:				
Removal of Curb & Gutter	312	LF	\$ 18.00	\$ 5,616.00
Removal of Sidewalk	50	SY	\$ 20.00	\$ 1,000.00
Striping Topsoil	36,000	SF	\$ 2.00	\$ 72,000.00
Fill	2,666	CY	\$ 35.00	\$ 93,310.00
Misc. Demo (Lights, etc...)	1	LS	\$ 5,000.00	\$ 5,000.00
Dump Fees	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal Selective Demolition				\$ 186,926.00
New Construction:				
Curb & Gutter	312	LF	\$ 45.00	\$ 14,040.00
Sidewalk	100	SY	\$ 96.00	\$ 9,600.00
Asphalt Parking	36,000	SF	\$ 10.00	\$ 360,000.00
Lighting	3	EA	\$ 3,000.00	\$ 9,000.00
Striping	1	LS	\$ 5,000.00	\$ 5,000.00



Project: 15th Street Corridor Urban Renewal Plan

Project No: 2168

Project Phase: Conceptual Phase 1C West Parking Lot

Documents Dated: 02/23/23

PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
Faux Track	312	LF	\$ 246.00	\$ 76,752.00
Trees	2	EA	\$ 600.00	\$ 1,200.00
Subtotal New Work				\$ 475,592.00
Subtotal Construction Cost				\$ 721,894.50
Contractor's OH&P	1		10%	\$ 72,189.45
Total Construction Costs				\$ 794,083.95

ESTIMATE SUMMARY

2/23/2023

Project: 15th Street Corridor Urban Renewal Plan

Phase: 1D Plaza

CONSTRUCTION SUBTOTAL HARD COSTS **\$3,700,000****CONTINGENCY**

Estimating Contingency 10.00% \$370,000

SUBTOTAL CONSTRUCTION COSTS **\$4,070,000****MARK-UPS**

General Conditions 8.00% \$325,600

Overhead & Profit 6.00% \$244,200

Insurance & Bonds 0.70% \$28,490

SUBTOTAL MARK-UPS **\$598,290****SUBTOTAL CONSTRUCTION COSTS & MARK-UPS** **\$4,668,290****ESCALATION** 10.00% \$466,829**SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION** **\$5,135,119****OTHER PROJECT COSTS**

Builders Risk Insurance Included Above

Owner's Overhead (Geotech, etc) 2% \$102,702.38

Owner's Contingency 5% \$256,755.95

Building Permit Review Fee Included Above

Utility Connection Fee Included Above

Quality Controls/ Special Inspection Fees 0.85% \$43,649

Asbestos Testing N/A

A/E Fees \$296,000

Reimbursables/ Reproduction N/A

FF&E 2% N/A

SUBTOTAL OTHER PROJECT COSTS **\$699,107****TOTAL** **\$5,834,226**