

Appendix B

Planning Level Cost Estimates





Planning Level Cost Estimates

These planning level cost estimates are intended as a tool to assist with future planning for improvements recommended in the Angleton Livable Center Study. All costs provided in this appendix are estimated based on assumptions and should not be considered the final cost. Actual costs for recommended improvements must be assessed at the time of implementation and may be less or greater than the estimates provided. Additionally, some actions or projects do not require outside consultation, and can be completed by City staff or implementation partners by reallocating existing resources.

Considerations

Reallocating Existing Resources

Certain action items include coordination or administrative activities that do not require retaining an outside consultant. Outside consultation can be utilized; however existing resources such as City staff can be reallocated to complete these actions and no monetary estimates are provided.

Allowances

The cost of some elements varies widely and cannot be assigned an estimated cost. An Allowance (AL) is used for these items that are certain to occur, but a cost cannot be accurately identified. A cost estimate is provided as a reference; however, the actual cost depends on the final item chosen. Public art is an example of this type of design element.

Abbreviations

ABBREVIATION	ACTUAL
AL	Allowance
EA	Each
LF	Linear Feet
SF	Square Feet

Recommendation 1. Update Future Land Use Map

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
1.1.	Update the Comprehensive Plan to reflect the designations identified in the Downtown Future Land Use Map.
1.2.	Revise the Comprehensive Plan to reflect the new designations as defined in the Downtown Future Land Use Map.
1.3.	Support requests for rezoning and conduct City-initiate zoning changes, as necessary, to align properties with the Future Land Use Map.
1.4.	Develop standards for infill development and the retrofitting of residential structures for commercial use.

Recommendation 2. Convert Alleyways to Outdoor Seating

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
2.1.	Designate the alleyway east of Velasco Street between Myrtle Street and Mulberry Street as the pilot alley conversion location.
2.2.	Coordinate with adjacent owners, businesses, utilities, and service providers to identify and resolve conflicts.
2.3.	Establish a matching grant program with adjacent businesses to fund seating areas or other enhancements desired by the businesses in that segment.
2.4.	Establish rapport with local artists, businesses and nonprofits to commission and install art that complements adjacent businesses or architecture.
2.5.	Evaluate the feasibility of converting additional alleyways within Downtown.
2.6.	Create development standards for outdoor seating.
2.7.	Adopt an ordinance allowing private use of public right-of-way subject to City approval.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Table and Chairs	\$1,200.00	EA	8	\$9,600.00
String Lights	\$7,500.00	EA	2	\$15,000.00
Planter Box	\$1,000.00	EA	2	\$2,000.00
Accessibility Retrofit for Each Business	\$5,000.00	EA	2	\$10,000.00
Subtotal				\$36,600.00
10% Mobilization				\$3,660.00
15% Design + Survey				\$5,490.00
30% Contingency				\$10,980.00
Total				\$56,730.00

Notes

- Estimated costs are based on the design elements for one alleyway with 8 sets of tables and chairs, string lights, and planter boxes.
- Bistro Table and 2 chairs - \$1,200/per each set up. If non-movable furniture is desire, a 6' picnic table would probably be in the \$3,000 range per each.
- String Lights - Estimate assumes approximately \$5/LF for the actual rope lights, plus the cost of poles (assuming they can't be mounted to adjacent building) and a service connection.
- Planter Boxes - Assumes wood construction, 12' long by 2' high. Looks like there are 8 businesses between these two streets
- Accessibility Retrofit - Assumes the cost for each business to have an accessible option. Retrofit of older existing buildings can be more costly.

Recommendation 3. Create Front Street Linear Park

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
3.1.	Retain a landscape architect to coordinate with TxDOT on the constraints and feasibility of a linear park on green space between SH 274 and Front Street.
3.2.	Design and implement a linear park and trail along Front Street.
3.3.	Work with local businesses/artists to establish artwork along the corridor.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
8' Wide Asphalt Trail	\$32.00	LF	3,600	\$115,200.00
HC Ramps	\$1,500.00	EA	8	\$12,000.00
Benches	\$3,200.00	EA	5	\$16,000.00
Trash receptacles	\$1,500.00	EA	10	\$15,000.00
Bike Repair Station	\$3,500.00	EA	1	\$3,500.00
Pet Waste Stations	\$750.00	EA	6	\$4,500.00
Lighting	\$2,600.00	EA	51	\$132,600.00
Public Art	\$25,000.00	AL	1	\$25,000.00
Turf Repair	\$10,000.00	AL	1	\$10,000.00
Subtotal				\$333,800.00
10% Mobilization				\$33,380.00
15% Design + Survey				\$50,070.00
30% Contingency				\$100,140.00
Total				\$517,390.00

Notes

- 8' wide Asphalt Trail - Cedar to Munson includes excavation, base, and 4" asphalt trail.
- Benches also includes installation, and concrete slab.
- Bike Repair Station includes equipment, install, and concrete pad.
- Lighting - Solar lights on helical foundations, 70' between fixture to meet IES standards (most economical).
- The value of public art varies based on the final product chosen. General cost included for planning purposes.

Recommendation 4. Expand and Enhance Veterans Park

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
4.1.	Acquire additional land to expand the park into the existing parking lot west of Veterans Park using Angleton Better Living Corporation (ABLC) and/or other funding.
4.2.	Retain a landscape architect to conduct a needs assessment and prepare a programming plan.
4.3.	Conduct community engagement to determine programming needs for the park.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Land Acquisition (~0.3 acres)	\$30,000.00	EA	1	\$30,000.00
Landscape Architect Compensation	\$25,000.00	AL	1	\$25,000.00
Gazebo, Covered Structure, or Alternate	\$30,000.00	EA	1	\$30,000.00
Pet Waste Stations	\$750.00	EA	2	\$1,500.00
Slab Below Shade Structure (24' diameter slab)	\$5.50	SF	460	\$2,530.00
Irrigation (For new acquisition parcel)	\$7,200.00	EA	1	\$7,200.00
Turf Replacement	\$2,000.00	SF	1	\$2,000.00
Turf Establishment (For new acquisition parcel)	\$0.55	SF	13,000	\$7,150.00
Landscaping (For new acquisition parcel)	\$15,000.00	AL	1	\$15,000.00
Concrete Walks (For new acquisition parcel)	\$6.00	SF	2,500	\$15,000.00
Benches	\$2,500.00	EA	8	\$20,000.00
Trash Receptacles	\$1,500.00	EA	4	\$6,000.00
Subtotal				\$161,380.00
10% Mobilization				\$16,138.00
15% Design + Survey				\$24,207.00
30% Contingency				\$48,414.00
Total				\$250,139.00

Notes

- Land Acquisition is an approximate cost for planning purposes. Actual cost must be determined at the time of acquisition.
- Landscape architect compensation - Approximate cost for assessment and concept only.
- Gazebo, Covered Structure, or Alternate - 24' Diameter Minimum, Prefabricated Structure.

Recommendation 5. Implement Gateways and Branding

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
5.1.	Retain a landscape architect to design Gateway signage at Front Street, Plum Street, and Cedar Street.
5.2.	Implement wayfinding signage at Velasco and Magnolia, Velasco and Mulberry, Chenango and Mulberry in Downtown.
5.3.	Enhance the area surrounding the “Heart” sculpture by incorporating landscaping, signage, and other amenities.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 5.1				
Major Gateway Features	\$90,000.00	AL	3	\$270,000.00
Action Item 5.2				
Sign Fabrication	\$3,500.00	EA	3	\$10,500.00
Action Item 5.3				
Benches	\$3,500.00	EA	1	\$3,500.00
Trash Receptacles	\$2,500.00	EA	1	\$2,500.00
Landscaping	\$5,500.00	EA	3	\$16,500.00
Lighting	\$6,000.00	EA	2	\$12,000.00
Subtotal				\$315,000.00
10% Mobilization				\$31,500.00
15% Design + Survey				\$47,250.00
30% Contingency				\$94,500.00
Total				\$488,250.00

Notes

- Sign Fabrication - Cost of pole base, footing and sign panel, based on current wayfinding signage example at Liberty Garden.
- Benches and Trash Receptacles may have higher cost depending on the quality of the product.
- Primary Corridors should have a higher quality product.
- Landscaping includes the approximate cost for each tree, well and grate. Actual cost varies based on final landscaping included.
- Lighting - Period fixture, pole base and banner arms.
- Three locations for Gateway Monumentation are identified in the Master Plan. Actual cost is based on final design of monumentation.

Recommendation 6. Update Landscape Standards

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
6.1.	Establish landscape regulations unique to Downtown.
6.2.	Coordinate with TXDOT to determine appropriate regulations for landscaping within the TXDOT right-of-way.

Recommendation 7. Reconfigure Front Street

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
7.1.	Coordinate with TxDOT about amenities and pedestrian crossings that serve Front Street.
7.2.	Restripe Front Street to designate the reallocation of space in the right-of-way.
7.3.	Add signage as needed to establish smooth operations under the new traffic pattern.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 7.2				
Bike Lane Restripe (paint)	\$4.00	LF	4,000	\$16,000.00
Sharrows (paint)	\$150.00	EA	40	\$6,000.00
Temporary Bike Buffer (delineators)	\$300.00	EA	100	\$30,000.00
Action Item 7.3				
Signage	\$150.00	EA	10	\$1,500.00
Subtotal				\$53,500.00
10% Mobilization				\$5,350.00
15% Design + Survey				\$8,025.00
30% Contingency				\$16,050.00
Total				\$82,925.00

Notes

- Bike lane would span approximately 4,000 ft along Front Street.

Recommendation 8. Establish Public Parking Areas

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
8.1.	Conduct a focused parking study to assess the appropriate distribution of available parking in the Downtown area (e.g., blocks surrounding Mulberry/Velasco).
8.2.	Add or improve signage to clearly indicate the location of public parking areas.
8.3.	Create public parking opportunities by moving parking from Velasco to internal parking areas.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 8.1				
Parking Study	\$25,000.00	EA	1	\$25,000.00
Action Item 8.2				
Signage Fabrication + Install	\$250.00	EA	50	\$12,500.00
Action Item 8.3				
Parking Layout and Wayfinding Sign Design	\$150,000.00	EA	1	\$150,000.00
Subtotal				\$187,500.00
10% Mobilization				\$18,750.00
15% Design + Survey				\$28,125.00
30% Contingency				\$56,250.00
Total				\$290,625.00

Notes

- Action Item 8.3 refers to parking opportunities developed as a part of private and public development or redevelopment activities.

Recommendation 9. Create a Downtown Bike Network Loop

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
9.1.	Establish bike facilities on designated roadways in the Master Plan by incorporating asphalt, crossings, reflective delineators, bike network signage, etc.
9.2.	Determine which type of bicycle facility is appropriate for each segment of the Downtown bike network (e.g. sharrow, bike lane, shared use path).

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Bike Lane Stripe (paint)	\$5.00	EA	1,000	\$5,000.00
Sharrows (paint)	\$150.00	EA	200	\$30,000.00
Temporary Bike Buffers (delineators)	\$300.00	EA	40	\$12,000.00
Signage	\$150.00	EA	200	\$12,000.00
Crossing Control Flashers	\$2,000.00	EA	2	\$4,000.00
Subtotal				\$63,000.00
10% Mobilization				\$6,300.00
15% Design + Survey				\$9,450.00
30% Contingency				\$18,900.00
Total				\$97,650.00

Notes

- These bikeways would be predominantly shared lane type with special wayfinding and other signage and a marked midblock crossing of Velasco at the alley bikeway crossing. Assume 20,000 LF of facilities.

Recommendation 10. Establish Primary and Secondary Enhanced Corridors

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
10.1.	Develop and implement a Downtown Streetscape Master Plan.
10.2.	Establish or update unified roadway design standards using universal design criteria for each type of corridor.
10.3.	Encourage partnerships or incentives with neighboring businesses for landscaping, planters, etc.
10.4.	Retain an engineer to develop schematic plans in coordination with TxDOT for redeveloping Velasco Street from Mulberry Street to Locust Street, incorporating updated parking and lane assignments, bike lanes, wider sidewalks, and ADA accessibility in the corridor.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 10.1				
Consultant Contract (Streetscape Master Plan)	\$75,000.00	EA	1	\$75,000.00
Action Item 10.2				
Consultant Contract (Roadway Design Standards)	\$75,000.00	EA	1	\$75,000.00
Action Item 10.4				
Consultant Contract (Schematic Design for Velasco St.)	\$35,000.00	EA	1	\$35,000.00
Topographic Survey	\$10,000.00	EA	1	\$10,000.00
Subtotal				\$195,000.00
30% Contingency				\$58,500.00
Total				\$253,500.00

Notes

- Consultant to establish typical diagrammatic representation of treatments for the Streetscape Master Plan, Roadway Design Standards, and Schematic Design.
- Actual contract costs will vary.

Recommendation 11. Enhance Bus Stop Facilities

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
11.1.	Coordinate with the Transit Service Delivery Plan to identify needs for improving existing facilities.
11.2.	Engage with the Gulf Coast Transit District and the public regarding current bus ridership and demand for improved facilities.
11.3.	Identify appropriate funding opportunities for transit improvements.
11.4.	Improve bus stop facilities with enhancements such as benches, lighting, and shelters if there is a demonstrated need.
11.5.	Publish and place brochures with the transit schedule in accessible locations to increase knowledge about available public transit opportunities.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 11.4				
Bus Shelter (bench, lighting)	\$5,000.00	EA	6	\$30,000.00
Concrete Pad and Area Prep	\$6,000.00	EA	6	\$36,000.00
Utilities	\$2,000.00	EA	6	\$12,000.00
Subtotal				\$78,000.00
10% Mobilization				\$7,800.00
15% Design + Survey				\$11,700.00
30% Contingency				\$23,400.00
Total				\$120,900.00

Notes

- Estimates are based on the construction of 6 bus stops.

Recommendation 12. Implement Sidewalk Improvements

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
12.1.	Evaluate sidewalk characteristics including but not limited to height, cracked pavement, and nonexistent/gaps. Make improvement recommendations and establish a priority replacement ranking and planning cost estimates.
12.2.	Establish a dedicated annual appropriation in the CIP for Downtown sidewalk improvements.
12.3.	Preliminary and final design of sidewalk improvements. Early implementation of temporary bulb-outs.
12.4.	Coordinate with TxDOT about improvements along state facilities and with the drainage district for compliance/cooperation.

Action Item 12.1

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Consulting Engineer	\$50,000.00	EA	1	\$50,000.00
Subtotal				\$50,000.00
15% Survey				\$7,500.00
30% Contingency				\$15,000.00
Total				\$72,500.00

Action Item 12.3

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Design of Bulb-Outs and Restriping (Enhanced)	\$10,000.00	EA Intersection	4	\$40,000.00
Design of Enhanced Sidewalk Bulb-Outs (Install Pilot)	\$100.00	LF of Street	1,200	\$120,000.00
Restriping (Installation)	\$10,000.00	EA Corner	16	\$160,000.00
	\$20.00	LF of Street	1,200	\$24,000.00
Subtotal				\$344,000.00
5% Mobilization (For Pilot Bulb-Outs and Restriping)				\$17,200.00
15% Survey				\$51,600.00
30% Contingency				\$103,200.00
Total				\$516,000.00

Notes

- Action Item 12.1 - Engineer fees can range from \$30,000-\$50,000.
- Action item 12.3 - Cost estimates for enhanced sidewalks and bulb-outs are based on Velasco St. from Orange St. to Magnolia St. (Approximately 1,200 LF). Cost estimates will need to be developed as additional projects are identified.
- Pilot bulb-out projects will only include painting and portable planters.
- Consider an annual budget for the design and construction of sidewalks.

Recommendation 13. Facilitate Downtown Commercial and Redevelopment Opportunities

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
13.1.	Establish by ordinance the fee waivers, tax abatements, and other financial incentives recommended in this Plan to encourage development, redevelopment, and revitalization of properties.
13.2.	Conduct on-going coordination with the property owner of the large parcel in the southern portion of the study area to determine future development opportunities.

Recommendation 14. Coordinate the Creation of a Greater Peach Street District

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS

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| 14.1. | Conduct on-going coordination with Peach Street Farmers Market about the development of a Greater Peach Street District. |
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