

LEGEND

CONCRETE SIDEWALK	PROPOSED BENCH LOCATION
PAVERS	PROPOSED BIKE RACK LOCATION
TREE LAWN	NEW PLANTER
ADA WARNING PAD	PROPOSED TRASH CAN LOCATION
SIGN	FIRE HYDRANT
RAPID FLASHING BEACON	MANHOLE
NEW LIGHT POLE WITH BANNER	STORM DRAIN

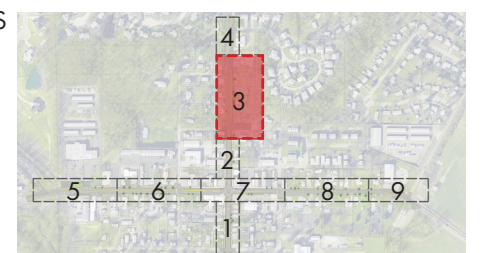
PROPOSED KEY NOTES

1 PROPOSED STREET TREE IN GRATE WITH ELECTRICAL OUTLET, TYP.	7 PROPOSED PLANT BED, TYP.	13 PROPOSED ADA DETECTABLE WARNING PAD, TYP.	20 PROPOSED STREET TREE, TYP.
2 PROPOSED 4' DECORATIVE PAVER BANDING	8 PROPOSED TRASH CAN, TYP.	14 PROPOSED AND/OR RELOCATED BENCH, TYP.	21 PROPOSED ADA PEDESTRIAN CONNECTIVITY
3 NEW PEDESTRIAN LIGHT POLE WITH BANNER AND ELECTRICAL OUTLET	9 PROPOSED DECORATIVE CROSSWALK	15 PROPOSED PLANTERS, TYP.	22 PROPOSED UNDERGROUND UTILITIES
4 PROPOSED 5' CONCRETE SIDEWALK	10 PROPOSED RAPID FLASHING BEACON	16 PROPOSED PLAZA WITH BRANDING ELEMENT	23 PROPOSED SEATING AREA
5 PROPOSED SHARROW PAVEMENT MARKING	11 PROPOSED 6" CONCRETE CURB	17 MONUMENT SIGN WITH HISTORIC MARKER	24 PROPOSED STORM SEWER
6 PROPOSED ON-STREET PARKING STRIPING, TYP.	12 PROPOSED BIKEWAY CONNECTION FROM BELLBROOK PARK TO W. WALNUT STREET FOR FUTURE BELLBROOK-FAIRBORN CONNECTOR BIKEWAY	18 ADDITIONAL LANDSCAPE BUFFER ALONG BIKE PATH	25 PROPOSED CURB CUT
		19 RICHARD L. FREDERICK BIKEWAY	26 PROPOSED CURB BUMP OUT, TYP.

EXHIBIT (2-22-2022)

PROPOSED LIMIT OF WORK

KEY MAP



Proposed Downtown Streetscape Plan

SCALE: 1" = 40'-0"

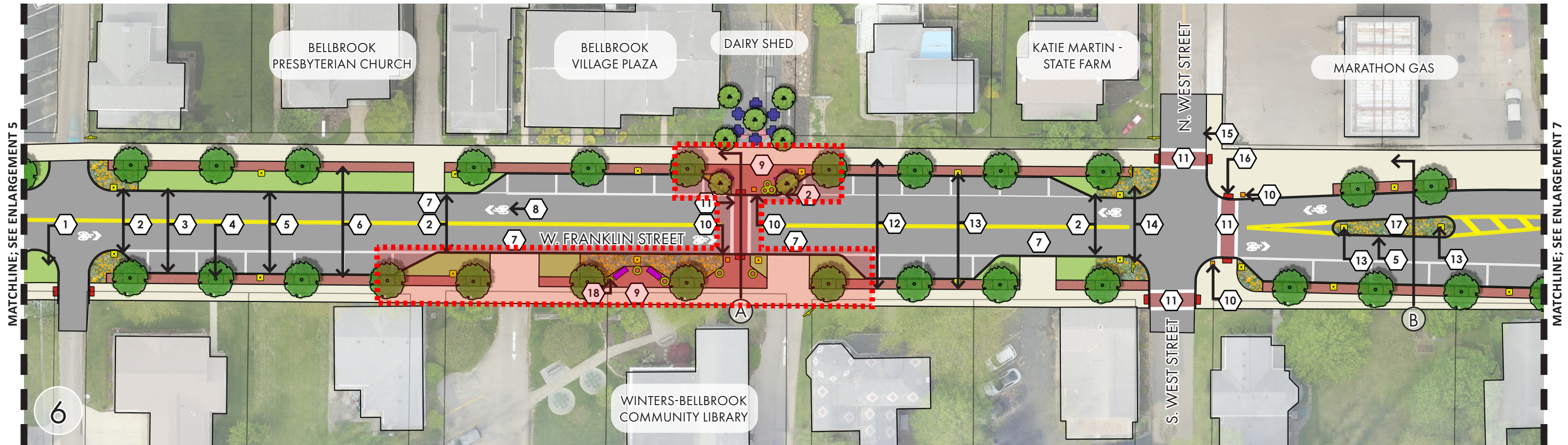


EXHIBIT (2-22-2022)

PROPOSED LIMIT OF WORK

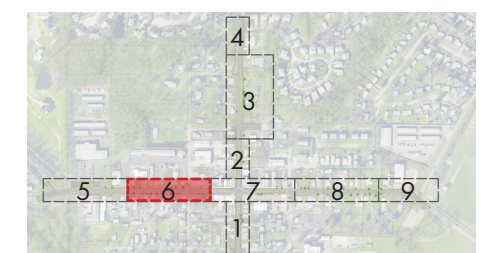
LEGEND

- CONCRETE SIDEWALK
- PAVERS
- TREE LAWN
- ADA WARNING PAD
- SIGN
- RAPID FLASHING BEACON
- NEW LIGHT POLE WITH BANNER
- GRAPHIC SECTION CUT SEE SHEET 2.12
- PROPOSED BENCH LOCATION
- PROPOSED BIKE RACK LOCATION
- NEW PLANTER
- PROPOSED TRASH CAN LOCATION
- FIRE HYDRANT
- MANHOLE
- STORM DRAIN

PROPOSED KEY NOTES

- | | | | |
|--|--|---|--------------------------------|
| PROPOSED UNDERGROUND UTILITIES | PROPOSED CURB CUT | PROPOSED 7' CONCRETE SIDEWALK | PROPOSED RAISED PLANTED MEDIAN |
| PROPOSED CURB BUMP OUT, TYP. | PROPOSED SHARROW PAVEMENT MARKING, TYP. | NEW PEDESTRIAN LIGHT POLE WITH BANNER AND ELECTRICAL OUTLET, TYP. | PROPOSED PLANTER |
| PROPOSED STORM SEWER | PROPOSED PARKLET WITH NEW AND/OR RELOCATED BENCHES, CAFE SEATING, AND NEW PLANTERS, TYP. | PROPOSED PLANT BED, TYP. | |
| PROPOSED STREET TREE IN GRATE WITH ELECTRICAL OUTLET, TYP. | PROPOSED RAPID FLASHING BEACON | FUTURE CONNECTION TO BELLBROOK-FAIRBORN CONNECTOR BIKEWAY | |
| PROPOSED 6" CONCRETE CURB | PROPOSED DECORATIVE CROSSWALK | PROPOSED ADA DETECTABLE WARNING PAD, TYP. | |
| PROPOSED 4' DECORATIVE PAVER BANDING, TYP. | | | |

KEY MAP



Proposed Downtown Streetscape Plan

SCALE 1"=40'



BELLBROOK DOWNTOWN STREETScape - PHASE 1
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
Bellbrook Park Streetscape Improvements
Date: March 22, 2022

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
CONTRACTORS GENERAL CONDITIONS				
GENERAL CONDITIONS (5%)	1	LS	\$ 15,000.00	\$ 15,000.00
MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00
GENERAL CONDITIONS SUBTOTAL				\$ 20,000.00
SITE PREPARATION / DEMOLITION				
CONSTRUCTION STAKING	1	LS	\$ 4,000.00	\$ 4,000.00
MAINTENANCE OF TRAFFIC	1	LS	\$ 15,000.00	\$ 15,000.00
ASPHALT REMOVAL INCLUDING SAW CUT AT NEW CURB	1730	SF	\$ 3.00	\$ 5,190.00
CONCRETE PAVING REMOVAL	400	SF	\$ 4.00	\$ 1,600.00
REMOVE CONCRETE CURB	70	LF	\$ 12.00	\$ 840.00
MISC. REMOVAL ALLOWANCE (UNKNOWN ITEMS)	1	LS	\$ 10,000.00	\$ 10,000.00
FINE GRADING ALLOWANCE	1	LS	\$ 5,000.00	\$ 5,000.00
SITE PREPARATION / DEMOLITION SUBTOTAL				\$ 41,630.00
HARDSCAPE				
ASPHALT PAVEMENT REPAIR AT NEW CURB	500	SF	\$ 13.00	\$ 6,500.00
SHARROW LANE MARKINGS (ENTIRE ROADWAY MASTER PLAN LIMITS)	8	EA	\$ 350.00	\$ 2,800.00
CONCRETE CURB 6" RAISED	305	LF	\$ 40.00	\$ 12,200.00
CURB RAMP WITH TRUNCATED DOMES	6	EA	\$ 2,500.00	\$ 15,000.00
CONCRETE SIDEWALKS (5' WIDTH)	400	SF	\$ 10.00	\$ 4,000.00
DECORATIVE BRICK PAVING AT PARK ENTRANCE	1050	SF	\$ 25.00	\$ 26,250.00
PAVEMENT LOGO BRANDING ELEMENT	1	LS	\$ 10,000.00	\$ 10,000.00
DECORATIVE COLORED STAMPED ASPHALT CROSSWALKS	650	SF	\$ 35.00	\$ 22,750.00
HARDSCAPE SUBTOTAL				\$ 99,500.00
UTILITIES				
ELECTRICAL PULL BOXES AND CONDUIT FOR FUTURE LIGHT POLES	1	ALLOW	\$ 10,000.00	\$ 10,000.00
RAPID FLASHING BEACON POLES	2	EA	\$ 7,500.00	\$ 15,000.00
ELECTRIC VEHICLE CHARGING STATION (LEVEL 2)	1	EA	\$ 10,000.00	\$ 10,000.00
ELECTRICAL SERVICE TO CHARGING STATION	1	ALLOW	TBD	TBD
UTILITIES SUBTOTAL				\$ 35,000.00
SITE FURNISHINGS				
LARGE PLANTERS	2	EA	\$ 3,500.00	\$ 7,000.00
SMALL PLANTERS	4	EA	\$ 2,500.00	\$ 10,000.00
6' BENCH	2	EA	\$ 4,500.00	\$ 9,000.00
LITTER / RECYCLE RECEPTACLES	1	EA	\$ 2,000.00	\$ 2,000.00
MISC. STREET SIGNAGE	1	ALLOW	\$ 3,500.00	\$ 3,500.00
SITE FURNISHINGS SUBTOTAL				\$ 31,500.00
LANDSCAPE				
LARGE DECIDUOUS SHADE TREES: 2.5" CALIPER	12	EA	\$ 750.00	\$ 9,000.00
ORNAMENTAL DECIDUOUS SHADE TREES: 2" CALIPER	12	EA	\$ 650.00	\$ 7,800.00
PLANTING AREA (SHRUB/PERENNIAL MIX)	2700	SF	\$ 10.00	\$ 27,000.00
TURFGRASS SOD	3200	SF	\$ 2.00	\$ 6,400.00
PLANT SOIL MIX	160	CY	\$ 70.00	\$ 11,200.00
SHREDDED HARDWOOD MULCH (2" DEPTH)	20	CY	\$ 90.00	\$ 1,800.00
LANDSCAPE SUBTOTAL				\$ 63,200.00
SUBTOTAL				\$ 290,830.00
ESCALATION / DESIGN CONTINGENCY 10%				\$ 29,083.00
PREVAILING WAGE 12%				\$ 34,899.60
SOFT COST 10%				\$ 35,481.26
TOTAL				± \$ 390,300.00

ASSUMPTIONS & EXCLUSIONS:

1) PEDESTRIAN LIGHT POLES / WIRING / CONTROLS ARE EXCLUDED

THE LANDSCAPE ARCHITECT HAS USED THEIR BEST JUDGEMENT ON COST. THE LA HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, OR THE CONTRACTOR'S METHODS OF DETERMINING BID PRICES, OR OVER COMPETITIVE BIDDING OR MARKET CONDITIONS. THEREFORE, THE LANDSCAPE ARCHITECT CANNOT GUARANTEE THAT BIDS OR CONSTRUCTION COST WILL NOT VARY FROM ANY ESTIMATES OF PROBABLE CONSTRUCTION COST PREPARED BY THE LA.



BELLBROOK DOWNTOWN STREETScape - PHASE 1
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
Library Streetscape Improvements
Date: March 22, 2022

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
CONTRACTORS GENERAL CONDITIONS				
GENERAL CONDITIONS (5%)	1	LS	\$ 15,000.00	\$ 15,000.00
MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00
GENERAL CONDITIONS SUBTOTAL				\$ 20,000.00
SITE PREPARATION / DEMOLITION				
CONSTRUCTION STAKING	1	LS	\$ 4,000.00	\$ 4,000.00
MAINTENANCE OF TRAFFIC	1	LS	\$ 15,000.00	\$ 15,000.00
ASPHALT REMOVAL INCLUDING SAW CUT AT NEW CURB	2850	SF	\$ 3.00	\$ 8,550.00
CONCRETE PAVING REMOVAL	1400	SF	\$ 4.00	\$ 5,600.00
REMOVE ASPHALT / CONCRETE CURB	270	LF	\$ 12.00	\$ 3,240.00
MISC. REMOVAL ALLOWANCE (UNKNOWN ITEMS)	1	LS	\$ 10,000.00	\$ 10,000.00
FINE GRADING ALLOWANCE	1	LS	\$ 5,000.00	\$ 5,000.00
SITE PREPARATION / DEMOLITION SUBTOTAL				\$ 51,390.00
HARDSCAPE				
ASPHALT PAVEMENT REPAIR AT NEW CURB	450	SF	\$ 13.00	\$ 5,850.00
SHARROW LANE MARKINGS (ENTIRE ROADWAY MASTER PLAN LIMITS)	25	EA	\$ 350.00	\$ 8,750.00
CONCRETE CURB 6" RAISED	300	LF	\$ 40.00	\$ 12,000.00
CURB RAMP WITH TRUNCATED DOMES	2	EA	\$ 2,500.00	\$ 5,000.00
CONCRETE SIDEWALKS (7' WIDTH)	1900	SF	\$ 10.00	\$ 19,000.00
HEAVY DUTY CONCRETE APRON	780	SF	\$ 15.00	\$ 11,700.00
DECORATIVE BRICK PAVING	1165	SF	\$ 25.00	\$ 29,125.00
DECORATIVE COLORED STAMPED ASPHALT CROSSWALKS	200	SF	\$ 35.00	\$ 7,000.00
HARDSCAPE SUBTOTAL				\$ 98,425.00
UTILITIES				
ELECTRICAL PULL BOXES AND CONDUIT FOR FUTURE LIGHT POLES	1	ALLOW	\$ 10,000.00	\$ 10,000.00
RAPID FLASHING BEACON POLES	2	EA	\$ 7,500.00	\$ 15,000.00
STORM PIPE & CATCH BASIN	1	ALLOW	\$ 20,000.00	\$ 20,000.00
UTILITIES SUBTOTAL				\$ 45,000.00
SITE FURNISHINGS				
LARGE PLANTERS	7	EA	\$ 3,500.00	\$ 24,500.00
SMALL PLANTERS	2	EA	\$ 2,500.00	\$ 5,000.00
6' BENCH	4	EA	\$ 4,500.00	\$ 18,000.00
LITTER / RECYCLE RECEPTACLES	1	EA	\$ 2,000.00	\$ 2,000.00
4'X6' TREE GRATE	7	EA	\$ 5,000.00	\$ 35,000.00
MISC. STREET SIGNAGE	1	ALLOW	\$ 3,500.00	\$ 3,500.00
SITE FURNISHINGS SUBTOTAL				\$ 88,000.00
LANDSCAPE				
LARGE DECIDUOUS SHADE TREES: 2.5" CALIPER	7	EA	\$ 750.00	\$ 5,250.00
ORNAMENTAL DECIDUOUS SHADE TREES: 2" CALIPER	2	EA	\$ 650.00	\$ 1,300.00
PLANTING AREA (SHRUB/PERENNIAL MIX)	750	SF	\$ 10.00	\$ 7,500.00
TURFGRASS SOD	620	SF	\$ 2.00	\$ 1,240.00
LAWN / PLANT SOIL MIX	40	CY	\$ 70.00	\$ 2,800.00
SHREDDED HARDWOOD MULCH (2" DEPTH)	6	CY	\$ 90.00	\$ 540.00
LANDSCAPE SUBTOTAL				\$ 18,630.00
SUBTOTAL				\$ 321,445.00
ESCALATION / DESIGN CONTINGENCY 10%				\$ 32,144.50
PREVAILING WAGE 12%				\$ 38,573.40
SOFT COST 10%				\$ 39,216.29
TOTAL				± \$ 431,400.00

ASSUMPTIONS & EXCLUSIONS:

1) PEDESTRIAN LIGHT POLES / WIRING / CONTROLS ARE EXCLUDED

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