

# **BOARD OF REGENTS**

## **EASTERN MICHIGAN UNIVERSITY**

### **RECOMMENDATION**

### **COLLEGE PLACE ENHANCEMENT PROJECT**

SECTION: 3

DATE:

October 20, 2006

#### **ACTION REQUESTED**

It is recommended that the Board of Regents approve the College Place Enhancement Project. This project is Phase 1 of a three-part enhancement project that extends along Cross Street from Depot Town to the Eastern Michigan University campus and affects College Place, Forest Avenue and Perrin Street. EMU is only responsible for the financial commitments associated with Phase 1, the College Place Enhancement Project.

#### **STAFF SUMMARY**

The University, in conjunction with the City of Ypsilanti, is sponsoring Phase 1 – the College Place Enhancement Project. This portion of the overall improvement plan calls for the vacation of College Place and the creation of a new pedestrian mall and bike path. Enhancements will also be made to Forest Avenue to “calm” traffic as it moves along Forest Avenue and into the Pease Auditorium parking lot. Other improvements to the overall Pease area include the creation of a community park on the former site of the Business and Finance Building; the creation of a stage on the south side of Pease Auditorium; modifications to the Pease parking lot, and the creation of a welcoming “Campus front door” at the corner of Perrin and Cross Streets.

Approval of this project is consistent with the historical practice of removing traffic from within the EMU campus, as well as with the Campus Concept Plan approved by the Board of Regents in June 2004. It is expected that these improvements will enhance the overall student experience on EMU’s campus and aid in the recruitment and retention of students. Another planned benefit of this project, when combined with the West Cross Street Improvements (Phase 2) and Depot Town Improvements (Phase 3), is to create an improved University/City interface that will benefit the Cross Street merchants.

The development of the overall grant proposal for all three phases has been a collaborative and positive experience involving the University, City of Ypsilanti, the Depot Town and Downtown DDA’s and MDOT. This project has strong support from these groups and from many other Community groups and organizations.

#### **FISCAL IMPLICATIONS**

The total estimate for the College Place Enhancement Project (Phase 1) is \$1,283,422. A probable scenario is that the University could receive up to \$442,590 through a grant submitted by MDOT for Federal Transportation Enhancement Funds. The University would then have to fund \$840,832 which would come out of uncommitted University reserves. Additional grants and gifts to offset the University’s share of \$840,832 are presently being pursued.

#### **ADMINISTRATIVE RECOMMENDATION**

The proposed Board action has been reviewed and is recommended for Board approval.

\_\_\_\_\_  
**University Executive Officer**

\_\_\_\_\_  
**Date**

## Cross Street Corridor Non-Motorized Enhancement Project

### Project Description

In 2002 a cooperative study of the Cross Street Neighborhood was completed by the City of Ypsilanti, the Depot Town DDA, Eastern Michigan University, and the Washtenaw Area Transportation Study. This study identified many improvements including the previous addition of a parking and a bike lane on West Cross Street (completed in 2005) and the most recent included in this proposed Non-Motorized Enhancement project. These enhancements will continue to strengthen the links between the City of Ypsilanti Depot Town and Eastern Michigan University through non-motorized streetscape improvements along Cross Street. The project is proposed in three phases commencing with College Place and West Cross Street (Phases 1 & 2) in conjunction with East Cross Street in Depot Town (Phase 3).

To enhance the connections between the City of Ypsilanti and the Eastern Michigan University campus, College Place (Phase 1) will be eliminated as a vehicular artery and a new pedestrian mall and bike path will be installed. This landscaped non-motorized mall will directly serve Pease Auditorium on the Eastern Michigan University Campus, the proposed Pease Park directly adjacent to the auditorium, and connect the campus to the Cross Street commercial district. A bike path will tie the existing path on Cross Street to the existing bike path on Huron River drive, connecting the north and south sides of campus and the community, which ultimately tie to the City of Ann Arbor through the Border to Border trail. Adjacent to the pedestrian mall a community / campus park (Pease Park) will be created between Cross Street and Pease Auditorium. Furthermore, the Pease parking and vehicular access from adjacent Forest Avenue will be redesigned for off-street stacking of vehicles and a safer, more accessible parking environment for the public and Eastern Michigan University.

Moving east along West Cross Street (BR-12) (Phase 2) toward the Depot Town area, the Michigan Department of Transportation and the City of Ypsilanti are proposing enhancements from Normal east to Huron, with the majority of the proposed work to be completed from Normal east to Adams. Proposed work will consist of eleven (11) bump outs on the south side of the roadway from Normal to Adams, stamped bituminous crosswalks, tree installation (non participating), and the improvement of street lighting throughout the project limits. These proposed enhancements will help promote safer movement of pedestrians crossing the street as well as ingress/egress from parked vehicles. The lighting will benefit all users of the corridor with improved lighting throughout the segment and provide a safer and more visible right of way.

In Depot Town, East Cross Street (Phase 3) includes key components of the Depot Town and West Cross Comprehensive Streetscape Improvement Plan adopted by the DTDDA in August 2004. Specifically, the addition of streetscape design improvements to enhance the eastern gateway entrance to Depot Town at the East Cross and River Street intersection along with streetscape improvements along East Cross Street between Rice and River Streets. The project will enhance the sidewalk areas and pedestrian crossings with delineated crosswalks, decorative stamped pigmented concrete, and lighting to improve pedestrian safety and convenience. Curb bump outs with pass-through rain gardens will be installed to aid pedestrian safety, slow automotive traffic and filter storm water run-off as it drains downhill to the Huron River. The existing clock tower median is also proposed to be extended eastward with a rain garden to assist with traffic calming and storm water treatment. Trees needing to be removed in the current streetscape will be relocated within the district as feasible. A pedestrian crossing gate at the sidewalk railroad crossing for improved pedestrian safety will also be installed.

While locally strengthening the link from Eastern Michigan University to Depot Town, these enhancements also serve the greater community including residents, St. Joe's Hospital, Washtenaw Community College, and into Ann Arbor. Future commuter light rail systems for the southeast Michigan area are currently proposed to tie directly to Depot Town therefore improving connectivity of the community to the region.

This project developed as a result of extensive partnerships between the City of Ypsilanti, the Depot Town Downtown Development Authority, Eastern Michigan University and the Washtenaw Area Transportation Study with participation from the public. The Depot Town merchant organization through its major fundraising event, the Michigan ElvisFest, is also participating by providing financial support for the Depot Town portion of the project.

## **Cross Street Corridor Non-Motorized Enhancement Project**

### **Relationship to Category Goals**

The Non-Motorized Transportation Enhancements proposed further several functional, aesthetic, and safety goals. The integration of three interrelated phases encompasses a greater whole, providing improvements not only for the campus community, but for greater Washtenaw County.

Aesthetically, the benefits include significant landscaping improvements creating a pedestrian friendly environment, especially in the College Place pedestrian mall. This will incorporate decorative landscape walks, trees and plantings, added green space, and decorative lighting. Pease Park at the corner of Cross and Perrin will create a gathering and recreational place for all of the campus community. Cross Street will also be enhanced through similar landscape improvements including the decorative lighting and crosswalk bumpouts. Depot Town will be the easterly focal point with its own new landscaping, decorative lighting, pedestrian seatwall and benches, and removal of the visual clutter of vending machines.

More pragmatically, the enhancements increase the functionality of a variety of items. Pedestrian traffic will be increased and encouraged with the improvements along College Place, Cross Street, and in Depot Town. Furthermore, traffic flow will be simplified at the Pease Parking lot and at the Depot Town parking. All of these improvements will act to provide the necessary non-motorized elements to support public transit.

Storm watershed will also be reduced and its quality improved due to the proposed enhancements. Substantial areas of existing hard surface, primarily at College Place, will be returned to green space which decreases run-off and act as informal filtration of watershed. Rain gardens are also proposed in the Depot Town area which will also decrease and filter storm water run-off.

Safety improvements are another critical portion of the project. The removal of College Place as a vehicular traffic area will remove automobile interference with a regular student walkway. Boulevard islands on Forest Avenue will calm traffic as it approaches campus and provide pedestrian safe havens for crossing. Both College Place and Cross Street will also be provided with new pedestrian scale lighting. Off campus, Cross Street and Depot Town will have new crosswalk bump outs which will not only calm traffic, but provide physically defined pedestrian crosswalk locations. In Depot Town, a pedestrian safety gate is proposed at the rail crossing to further enhance pedestrian safety. The plans also include the reconfiguration of a public parking lot to accommodate one-way traffic flow to minimize conflicts between vehicles and pedestrians. In addition, Barrier Free accessible accommodations have been incorporated into the designs including proper crosswalks, sidewalk slopes and parking lot access.

Ultimately, these improvements connect not only foot traffic between prime business districts and a major university, but also extend the access to the greater community. Bicycle path improvements on Eastern Michigan University campus will tie the existing paths on the north and south side together. These paths serve not only the community, but extend into Ann Arbor through connection to the previously completed Border to Border trail system.

Pedestrian use of the college campus pathway system is extensive, Depot Town is a vital business district serving the City, the University and the surrounding townships, and Cross Street not only provides the direct link between the two activity centers, but is a destination. A more inviting pedestrian environment will benefit students, patrons, businesses, and create a greater sense of cooperative community. This project proposes to enrich the pedestrian experience from Depot Town along Cross Street and through Eastern Michigan University by creating a safe, non-motorized, appealing environment for not only local residents, but all the City of Ypsilanti, Eastern Michigan University and the Washtenaw County community.

## **Cross Street Corridor Non-Motorized Enhancement Project Community Support**

Washtenaw Area Transportation Study (WATS)

Washtenaw County Parks and Recreation Commission

SEMCOG

Depot Town DDA

Ypsilanti DDA

Depot Town Association

Ypsilanti Central Business Community

Ypsilanti Chamber of Commerce

Ypsilanti Visitors Bureau

City of Ypsilanti Police Chief

City of Ypsilanti Fire Chief

Ypsilanti Jaycee's

Ypsilanti COPAC (Community Organization)

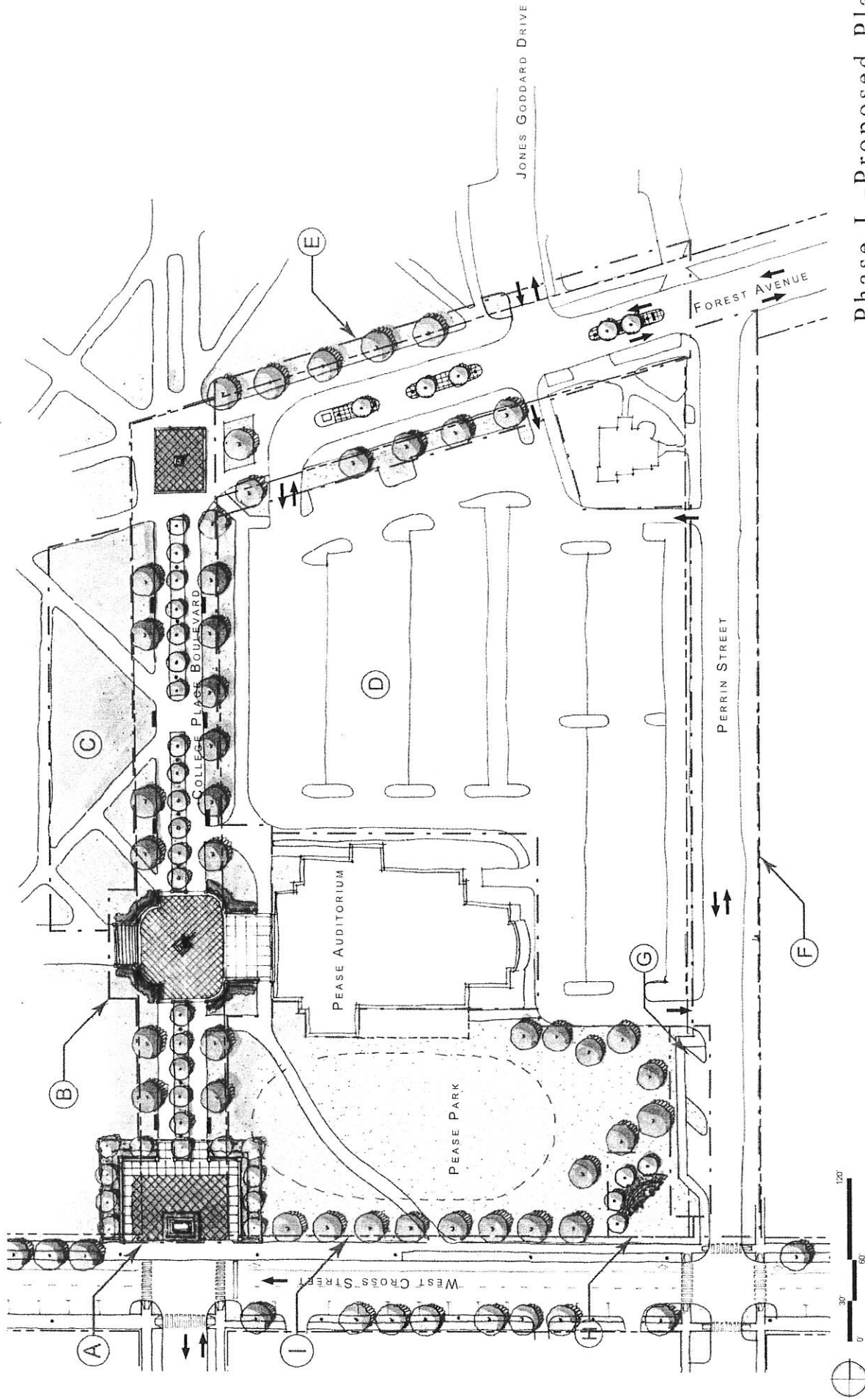
Eastern Michigan University President Fallon

Eastern Michigan University Board of Regents

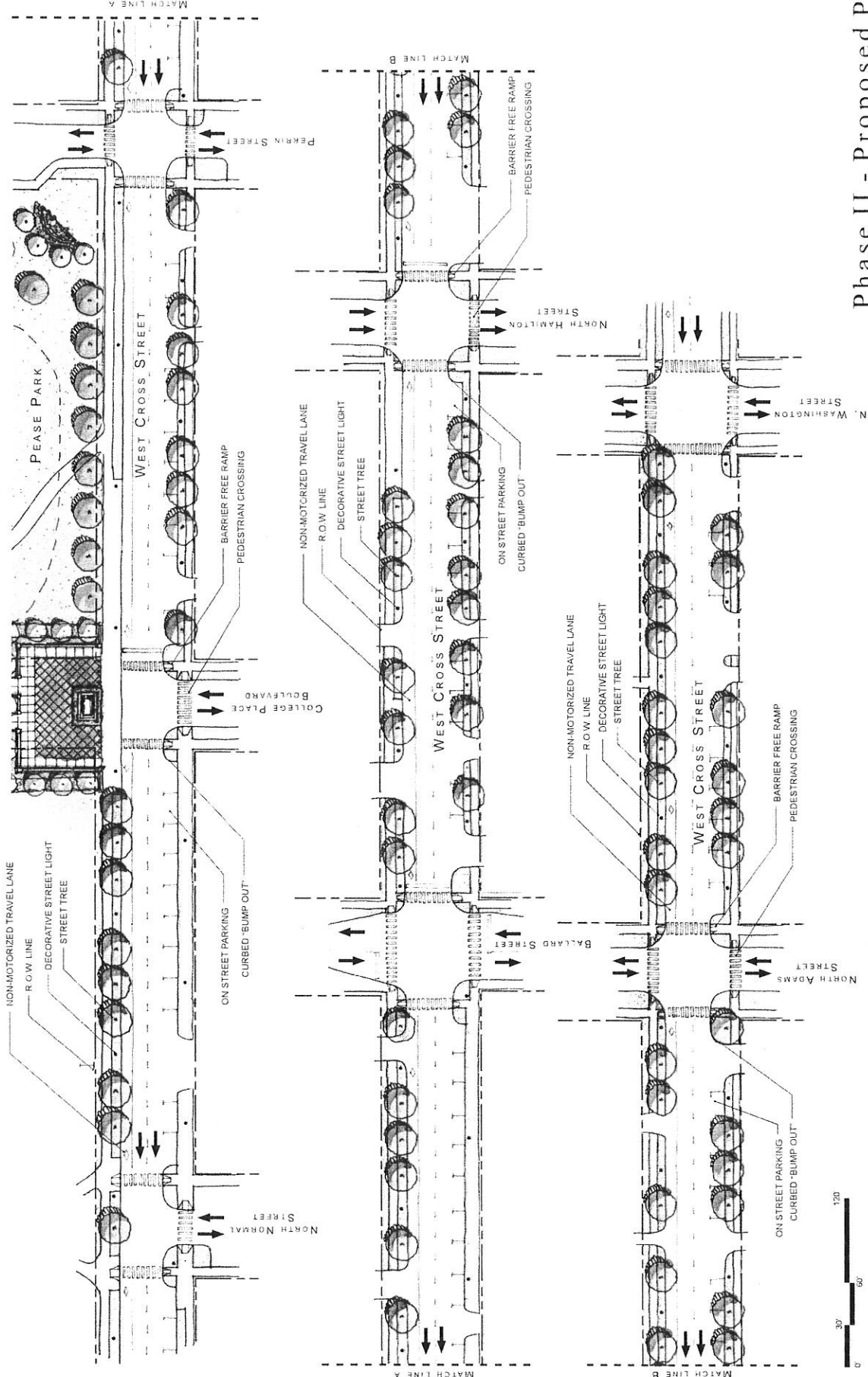
Eastern Michigan University Department of Public Safety

Note: Letters are either on-hand and/or presently being drafted for inclusion in the Grant Application. Letters will be provided to the Board of Regents at the October 20, 2006 meeting.



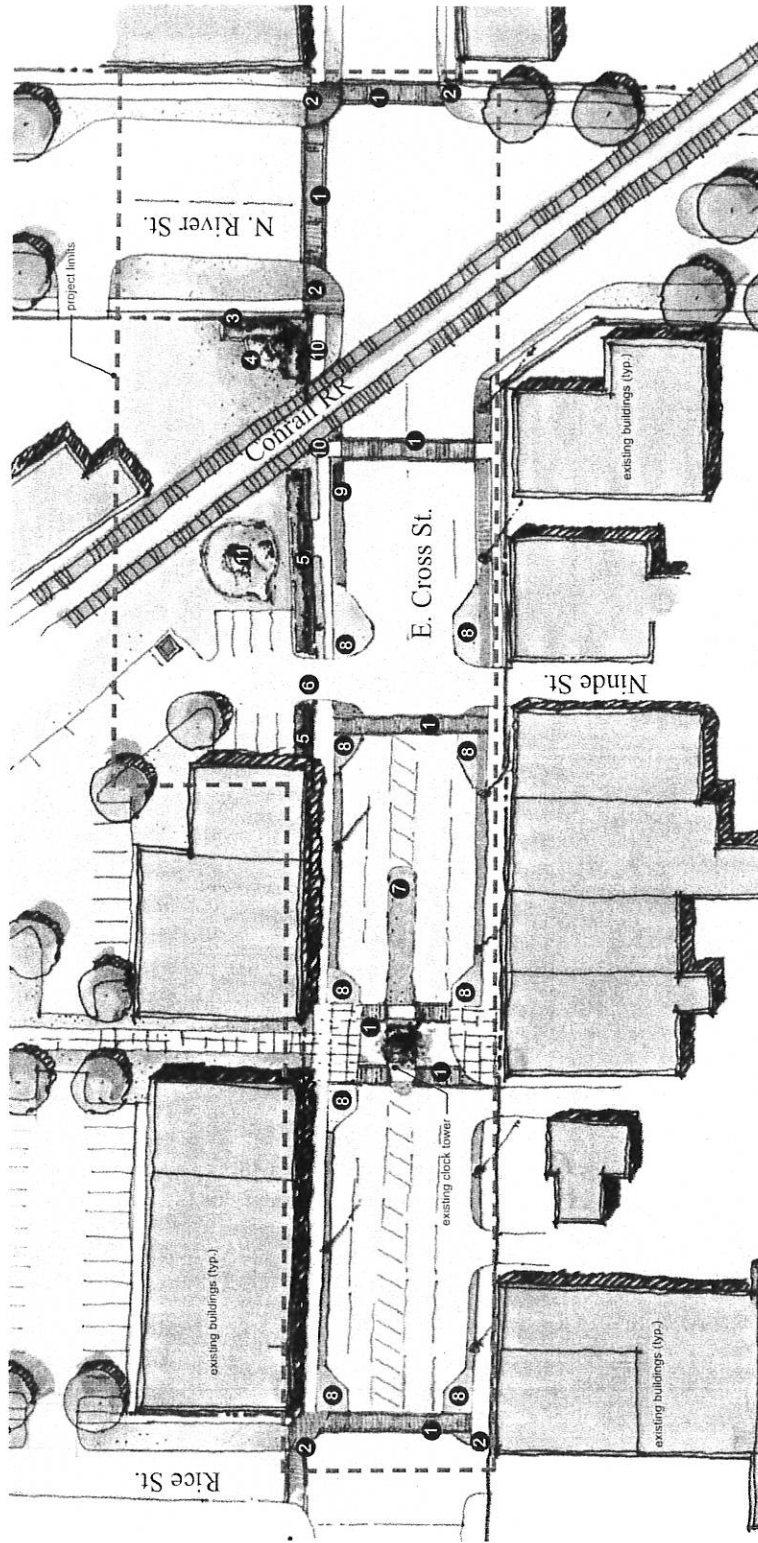


# Phase I - Proposed Plan College Place Boulevard and Pease Auditorium Cross Street Corridor Non-Motorized Enhancement Project



Phase II - Proposed Plan  
West Cross Street from Washington to Normal  
Cross Street Corridor Non-Motorized Enhancement Project

DATE: 11/20/2019  
DRAWN: hamiltonanderson



- 1 Crosswalk enhanced with stamped concrete. Crosswalk to be saw cut approximately 12 feet wide and replaced with stamped concrete designed for heavy vehicular traffic.
- 2 Corner enhanced with stamped concrete. Street corner sidewalk to be saw cut at tangents and replaced with stamped concrete. Curb and accessible ramps to be replaced where necessary.
- 3 New masonry seawall. Seawall constructed in front of existing "signal tower". Wall to be approximately 2.3 feet high constructed of brick with cast stone cap. Center of wall to contain Welcome signage. (Refer to sketch 1 for illustration)
- 4 Enhanced "signal tower" and landscaping. Existing replica of historic signal tower to be faced with brick and topped with a clock face. Tower to be surrounded with new landscaping, lighting and irrigation to accent the entrance to the district. (Refer to sketch 1 for illustration)
- 5 New masonry seawall and landscaping. Seawall constructed at sidewalk edge to screen existing parking. Wall to be approximately 30' high constructed of brick with cast stone cap and notched to provide seating for existing bus stop. Plant tall shrubs behind wall to provide additional screening.
- 6 Revised curb cut and parking. Driveway entrance re-configured to allow for one-way in movement only reducing congestion on Cross Street. Adjacent parking lot re-configured to accommodate one-way traffic.
- 7 Expansion of clock tower boulevard. New boulevard created by expanding existing median in various locations along Cross Street. Boulevard expansion to include new concrete curbing designed to collect stormwater and serve as a modified rain garden.
- 8 Revised bumpouts. Remove existing concrete planters and replace with concrete and/or decorative paving. Bumpouts will serve as infiltration basins for stormwater and as a water feature as it travels along the curbline on Cross Street.
- 9 New consolidated periodical vending machine. Replace 5-6 free-standing publication vending boxes with one consolidated fixture to reduce obstacles on the pedestrian pathway. (Refer to sketch 2 for illustration)
- 10 Pedestrian crossing gate. New gate restricting pedestrian access to pathway during train crossings. Possible retrofit of existing vehicular crossing gate.
- 11 Rain Garden Demonstration Area. A rain garden on the west side of the railroad tracks that collect runoff from adjacent paving and the public parking lot to the north. Interpretive signage will be installed to convey the rain garden process to the public.



DTDDA

# Phase III - Proposed Plan East Cross Street from N. River Street to Rice Street Cross Street Corridor Non-Motorized Enhancement Project

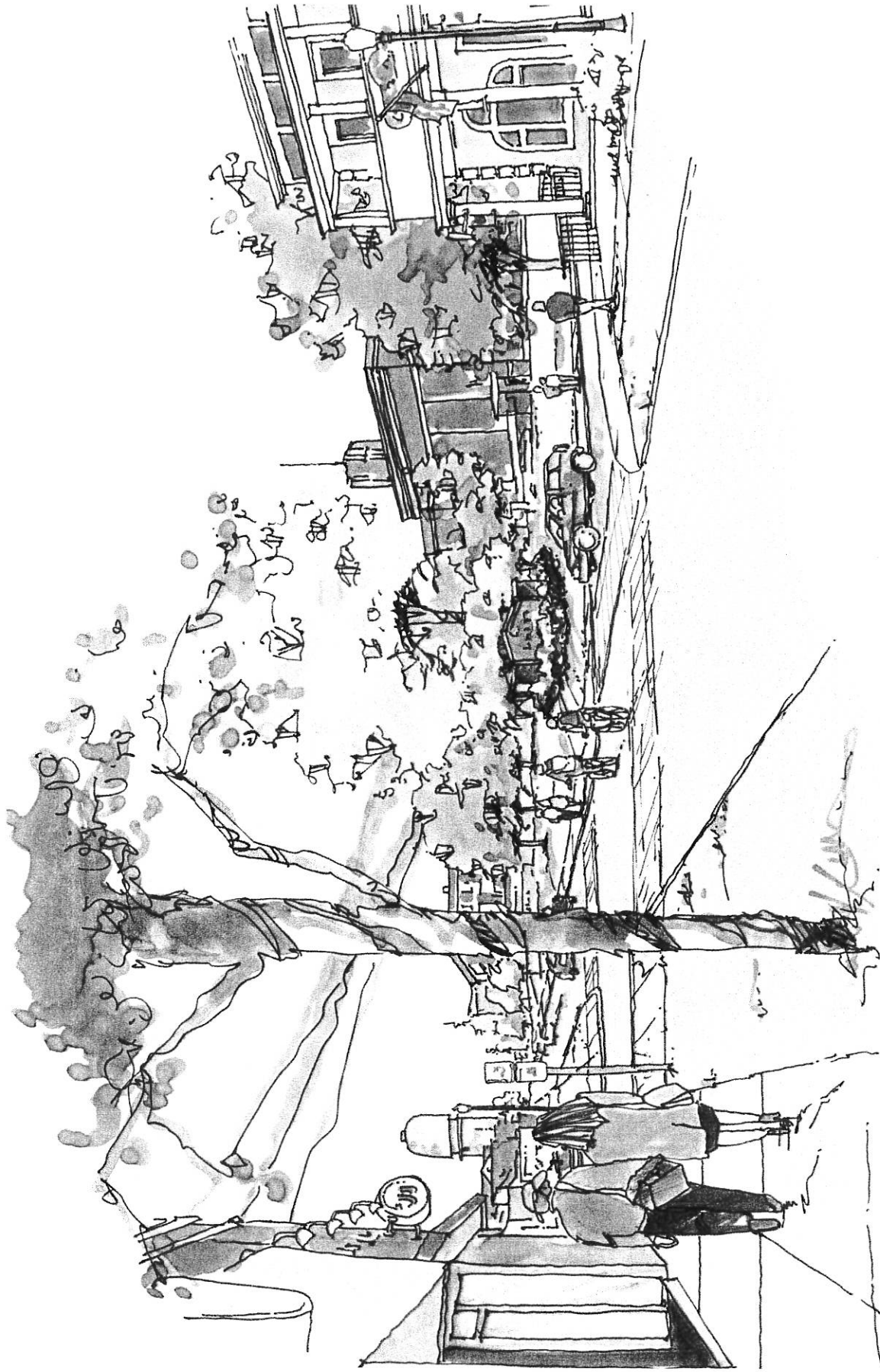
August 11, 2015 hamiltonandfrank



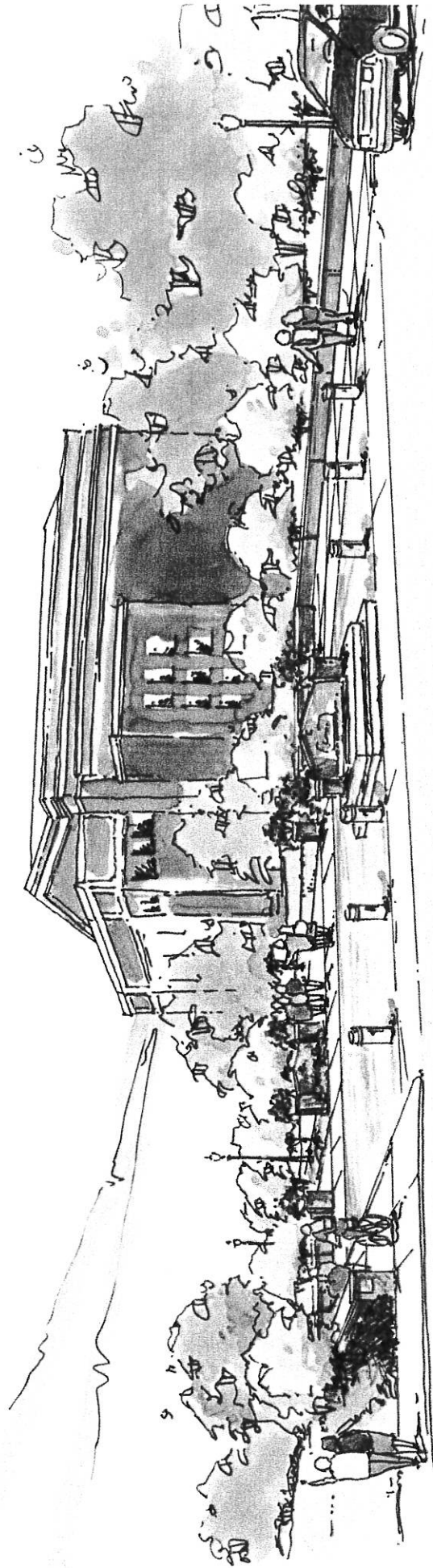
## Character Sketch

### View Looking West Down Forest Avenue

Cross Street Corridor Non-Motorized Enhancement Project  
October 11, 2012 hamiltonanderson



Character Sketch  
View Looking West Down Cross Street at Perrin  
Cross Street Corridor Non-Motorized Enhancement Project  
October 11, 2009 hamiltandesign



## Character Sketch

### View Looking North Down College Place Boulevard

Cross Street Corridor Non-Motorized Enhancement Project

Updated 11/2019 hamiltonanderson

## Cross Street Corridor Estimated EMU Project Costs

Estimated Costs are based on Hamilton Anderson Preliminary Cost Opinions from October 12, 2006

College Place - Phase 1 (EMU)		EMU Participatory	EMU Non-Participatory	EMU Total Costs	City of Ypsi Portion
A	College Place Plaza	\$186,342.40	\$96,642.60	\$282,985.00	\$340.80
B	Pease Plaza and College Place Boulevard	\$415,918.40	\$42,357.60	\$458,276.00	\$9,470.40
C	Pierce Hall Parking	\$0.00	\$68,895.20	\$68,895.20	\$0.00
D	Pease Auditorium Parking	\$0.00	\$66,798.80	\$66,798.80	\$0.00
E	Forest Avenue Improvements	\$117,839.80	\$15,429.00	\$133,268.80	\$0.00
F	Perrin Street Improvements	\$17,550.00	\$0.00	\$17,550.00	\$0.00
G	Perrin Street Parking	\$0.00	\$33,584.00	\$33,584.00	\$0.00
H	Campus Signage	\$0.00	\$61,620.60	\$61,620.60	\$0.00
I	Pease Park	\$0.00	\$160,443.80	\$160,443.80	\$0.00
Project Total Cost		\$737,650.60	\$545,771.60	\$1,283,422.20	\$9,811.20

Proposed EMU Match Values		Match	Participatory	Non-Participatory	Total Match Costs	Grant Request
Minimum Match Required for Grant		20%	\$147,530.12	\$545,771.60	\$693,301.72	\$590,120.48
		30%	\$221,295.18	\$545,771.60	\$767,066.78	\$516,355.42
Minimum Recommended Match		40%	\$295,060.24	\$545,771.60	\$840,831.84	\$442,590.36
		50%	\$368,825.30	\$545,771.60	\$914,596.90	\$368,825.30
		60%	\$442,590.36	\$545,771.60	\$988,361.96	\$295,060.24

Proposed City Match Values		Match	Participatory	Non-Participatory	Total Match Costs	Grant Request
Minimum Match Required for Grant		20%	\$1,962.24	\$0.00	\$1,962.24	\$7,848.96
		30%	\$2,943.36	\$0.00	\$2,943.36	\$6,867.84
Minimum Recommended Match		40%	\$3,924.48	\$0.00	\$3,924.48	\$5,886.72
		50%	\$4,905.60	\$0.00	\$4,905.60	\$4,905.60
		60%	\$5,886.72	\$0.00	\$5,886.72	\$3,924.48

Phase 1 Total Project Match		Match	Participatory	Non-Participatory	Total Match Costs	Grant Request
Total Project Costs			\$747,461.80	\$545,771.60	\$1,293,233.40	
Minimum Match Required for Grant		20%	\$149,492.36	\$545,771.60	\$695,263.96	\$597,969.44
		30%	\$224,238.54	\$545,771.60	\$770,010.14	\$523,223.26
Minimum Recommended Match		40%	\$298,984.72	\$545,771.60	\$844,756.32	\$448,477.08
		50%	\$373,730.90	\$545,771.60	\$919,502.50	\$373,730.90
		60%	\$448,477.08	\$545,771.60	\$994,248.68	\$298,984.72

## Summary of Preliminary Cost Opinion

Area	EMU Project Cost	Participating	Non-Participating	City	Total Project
A. College Place Plaza	\$282,985.00	\$186,342.40	\$96,642.60	\$340.80	\$283,325.80
B. Pease Plaza and College Place Boulevard	\$458,276.00	\$415,918.40	\$42,357.60	\$9,470.40	\$467,746.40
C. Pierce Hall Parking	\$68,895.20		\$68,895.20		\$68,895.20
D. Pease Auditorium Parking	\$66,798.80		\$66,798.80		\$66,798.80
E. Forest Avenue Improvements	\$133,268.80	\$117,839.80	\$15,429.00		\$133,268.80
F. Perrin Street Improvements	\$17,550.00	\$17,550.00			\$17,550.00
G. Perrin Street Parking	\$33,584.00		\$33,584.00		\$33,584.00
H. Campus Signage	\$61,620.60		\$61,620.60		\$61,620.60
I. Pease Park	\$160,443.80		\$160,443.80		\$160,443.80
<b>Grand Total</b>	<b>\$1,283,422.20</b>	<b>\$737,650.60</b>	<b>\$545,771.60</b>	<b>\$9,811.20</b>	<b>\$1,293,233.40</b>

## Preliminary Cost Opinion

<b>A. College Place Plaza</b>				
<b>Participating</b>				
ITEM	Quantity	Unit	Unit Price	COST
<b>DEMOLITION</b>				
Concrete Sidewalk Removal	314	SY	\$6.00	\$1,884.00
Asphalt Pavement Removal (Paid by City of Ypsilanti)	71	SY	\$4.80	\$340.80
Concrete Curb Removal	120	LF	\$7.20	\$864.00
Light Pole and Concrete Foundation Removal/Salvage	2	EA	\$900.00	\$1,800.00
Parking Meter and Concrete Foundation Removal/Salvage	4	EA	\$150.00	\$600.00
Traffic Maintenance	1	LS	\$3,000.00	\$3,000.00
				\$8,488.80
<b>SITE UTILITIES</b>				
Drainage System Modifications	1	LS	\$2,400.00	\$2,400.00
Power Relocation/Adjustment	1	LS	\$12,000.00	\$12,000.00
Utility Relocation/Adjustment	1	LS	\$6,000.00	\$6,000.00
				\$20,400.00
<b>SITE IMPROVEMENTS</b>				
Concrete Curb and Gutter	76	LF	\$24.00	\$1,824.00
Sidewalk, Concrete, 6" Reinforced	1,021	SF	\$8.00	\$8,168.00
Decorative Columns	4	EA	\$3,000.00	\$12,000.00
Decorative Seat Wall 20" Ht.	45	LF	\$90.00	\$4,050.00
Gateway Feature	1	LS	\$60,000.00	\$60,000.00
Stamped Decorative Concrete	2,411	SF	\$16.60	\$40,022.60
Decorative Removable Bollards	6	EA	\$1,200.00	\$7,200.00
				\$133,264.60
<b>LANDSCAPING</b>				
2" cal. Ornamental Trees	3	EA	\$420.00	\$1,260.00
Shrubs/Groundcovers/Perennials	600	SF	\$14.40	\$8,640.00
Planting Soil Mix	20	CY	\$54.00	\$1,080.00
Mulch	22	CY	\$54.00	\$1,188.00
Irrigation	67	SY	\$5.40	\$361.80
				\$12,529.80
<b>ELECTRICAL</b>				
Gateway Feature Lighting	1	LS	\$12,000.00	\$12,000.00
				\$12,000.00
			<b>Subtotal</b>	<b>\$186,683.20</b>
			Less costs paid by City	\$340.80
			<b>Subtotal Participating</b>	<b>\$186,342.40</b>
<b>Non-Participating</b>				
ITEM	Quantity	Unit		COST
<b>DEMOLITION</b>				
Earthwork - Rough Grading	50	CY	\$16.80	\$840.00
				\$840.00
<b>SITE IMPROVEMENTS</b>				
Sidewalk, Concrete, 6" Reinforced	1,380	SF	\$8.00	\$11,040.00
Decorative Columns	4	EA	\$3,000.00	\$12,000.00
Decorative Seat Wall 20" Ht.	148	LF	\$90.00	\$13,320.00
Unit Pavers on Concrete Base	306	SF	\$21.60	\$6,609.60
				\$42,969.60
<b>LANDSCAPING</b>				
2" cal. Ornamental Trees	8	EA	\$420.00	\$3,360.00

## Preliminary Cost Opinion

Shrubs/Groundcovers/Perennials	2,200	SF	\$14.40	\$31,680.00
Planting Soil Mix	200	CY	\$54.00	\$10,800.00
Mulch	100	CY	\$54.00	\$5,400.00
Irrigation	295	SY	\$5.40	\$1,593.00
				\$52,833.00
<b>Subtotal Non-Participating</b>				<b>\$96,642.60</b>
<b>Subtotal Participating</b>				<b>\$186,342.40</b>
<b>Total Cost College Place Plaza</b>				<b>\$282,985.00</b>
<b>B. Pease Plaza and College Place Boulevard</b>				
<b>Participating</b>				
ITEM	Quantity	Unit		COST
<b>DEMOLITION</b>				
Concrete Sidewalk Removal	1,697	SY	\$6.00	\$10,182.00
Asphalt Pavement Removal (Paid by City of Ypsilanti)	1,973	SY	\$4.80	\$9,470.40
Concrete Curb Removal	1,041	LF	\$7.20	\$7,495.20
Bus Stop Removal	1	LS	\$3,000.00	\$3,000.00
Regulatory Signage and Concrete Foundation Removal	6	EA	\$150.00	\$900.00
Earthwork - Rough Grading	50	CY	\$16.80	\$840.00
Traffic Maintenance	1	LS	\$6,000.00	\$6,000.00
				\$37,887.60
<b>SITE UTILITIES</b>				
Drainage System Modifications	1	LS	\$9,600.00	\$9,600.00
Power Relocation/Adjustment	1	LS	\$18,000.00	\$18,000.00
Utility Relocation/Adjustment	1	LS	\$18,000.00	\$18,000.00
				\$45,600.00
<b>SITE IMPROVEMENTS</b>				
Sidewalk, Concrete, 6" Reinforced (10'-0" wide)	8,600	SF	\$8.00	\$68,800.00
Decorative Columns	14	EA	\$3,000.00	\$42,000.00
Decorative Seat Wall 20" Ht.	124	LF	\$90.00	\$11,160.00
Stamped Decorative Concrete	6,250	SF	\$16.60	\$103,750.00
Sidewalk Ramp Handrails	50	LF	\$36.00	\$1,800.00
Decorative Bench	8	EA	\$1,320.00	\$10,560.00
				\$238,070.00
<b>LANDSCAPING</b>				
4" cal. Deciduous Trees	15	EA	\$720.00	\$10,800.00
2" cal. Ornamental Trees	18	EA	\$420.00	\$7,560.00
Shrubs/Groundcovers/Perennials	530	SF	\$14.40	\$7,632.00
Sodded Lawn	1,486	SY	\$3.60	\$5,349.60
Mulch	20	CY	\$54.00	\$1,080.00
Irrigation	224	SY	\$5.40	\$1,209.60
				\$33,631.20
<b>ELECTRICAL</b>				
Pedestrian Light Poles and Fixtures	9	EA	\$7,800.00	\$70,200.00
				\$70,200.00
<b>Subtotal</b>				<b>\$425,388.80</b>
Less costs paid by City				\$9,470.40
<b>Subtotal Participating</b>				<b>\$415,918.40</b>
<b>Non-Participating</b>				
ITEM	Quantity	Unit		COST

## Preliminary Cost Opinion

DEMOLITION				
Concrete Stair and Foundation Removal	1	LS	\$4,200.00	\$4,200.00
Tree and Stump Removal	10	EA	\$240.00	\$2,400.00
Earthwork - Rough Grading	20	CY	\$16.80	\$336.00
				\$6,936.00
SITE IMPROVEMENTS				
Concrete Stairs	250	LF	\$36.00	\$9,000.00
Decorative Columns	4	EA	\$3,000.00	\$12,000.00
Decorative Seat Wall 20" Ht.	50	LF	\$90.00	\$4,500.00
				\$25,500.00
LANDSCAPING				
Shrubs/Groundcovers/Perennials	530	SF	\$14.40	\$7,632.00
Mulch	20	CY	\$54.00	\$1,080.00
Irrigation	224	SY	\$5.40	\$1,209.60
				\$9,921.60
	Subtotal Non-Participating			\$42,357.60
	Subtotal Participating			\$415,918.40
Total Cost Pease Plaza and College Place Boulevard				\$458,276.00
C. Pierce Hall Parking				
Non-Participating				
ITEM	Quantity	Unit		COST
DEMOLITION				
Asphalt Pavement Removal	692	SY	\$4.80	\$3,321.60
Concrete Curb Removal	563	LF	\$7.20	\$4,053.60
Tree and Stump Removal	7	EA	\$240.00	\$1,680.00
Light Pole and Concrete Foundation Removal/Salvage	4	EA	\$900.00	\$3,600.00
Parking Meter and Concrete Foundation Removal/Salvage	8	EA	\$150.00	\$1,200.00
Earthwork - Rough Grading	100	CY	\$16.80	\$1,680.00
				\$15,535.20
SITE UTILITIES				
Drainage System Modifications	1	LS	\$2,000.00	\$2,000.00
				\$2,000.00
SITE IMPROVEMENTS				
Sidewalk, Concrete, 6" Reinforced	4,800	SF	\$8.00	\$38,400.00
Sidewalk Ramp Handrails	160	LF	\$36.00	\$5,760.00
Fine Grading - Placement and Grading of 6" Topsoil	50	CY	\$36.00	\$1,800.00
				\$45,960.00
LANDSCAPING				
Sodded Lawn	600	SY	\$3.60	\$2,160.00
Irrigation	600	SY	\$5.40	\$3,240.00
				\$5,400.00
	Subtotal Non-Participating			\$68,895.20
Total Cost Pierce Hall Parking				\$68,895.20
D. Pease Auditorium Parking				
Non-Participating				
ITEM	Quantity	Unit		COST
DEMOLITION				
Concrete Sidewalk Removal	1,011	SY	\$6.00	\$6,066.00
Asphalt Pavement Removal	355	SY	\$4.80	\$1,704.00

## Preliminary Cost Opinion

Concrete Curb Removal	152	LF	\$7.20	\$1,094.40
Tree and Stump Removal	23	EA	\$240.00	\$5,520.00
Vehicular Gate Removal/Salvage	2	EA	\$1,200.00	\$2,400.00
Gate House Relocation/Salvage	1	LS	\$5,000.00	\$5,000.00
				\$21,784.40
<b>SITE UTILITIES</b>				
Drainage System Modifications	1	LS	\$6,000.00	\$6,000.00
				\$6,000.00
<b>SITE IMPROVEMENTS</b>				
Concrete Curb and Gutter	182	LF	\$24.00	\$4,368.00
Sidewalk, Concrete, 6" Reinforced	2,484	SF	\$9.60	\$23,846.40
Asphalt Pavement	900	SF	\$12.00	\$10,800.00
				\$39,014.40
			<b>Subtotal Non-Participating</b>	<b>\$66,798.80</b>
			<b>Total Cost Pease Auditorium Parking</b>	<b>\$66,798.80</b>
<b>E. Forest Avenue Improvements</b>				
<b>Participating</b>				
ITEM	Quantity	Unit		COST
<b>DEMOLITION</b>				
Concrete Sidewalk Removal	104	SY	\$6.00	\$624.00
Asphalt Pavement Removal	238	SY	\$4.80	\$1,142.40
Concrete Curb Removal	104	LF	\$7.20	\$748.80
Light Pole and Concrete Foundation Removal/Salvage	6	EA	\$900.00	\$5,400.00
Regulatory Signage and Concrete Foundation Removal	5	EA	\$150.00	\$750.00
Traffic Maintenance	1	LS	\$3,000.00	\$3,000.00
				\$11,665.20
<b>SITE UTILITIES</b>				
Drainage System Modifications	1	LS	\$2,000.00	\$2,000.00
				\$2,000.00
<b>SITE IMPROVEMENTS</b>				
Concrete Curb and Gutter	488	LF	\$24.00	\$11,712.00
Sidewalk, Concrete, 6" Reinforced	1,035	SF	\$9.60	\$9,936.00
Asphalt Pavement	580	SF	\$12.00	\$6,960.00
Entry Signage	1	LS	\$2,000.00	\$2,000.00
				\$30,608.00
<b>LANDSCAPING</b>				
2" cal. Ornamental Trees	5	EA	\$420.00	\$2,100.00
4" cal. Deciduous Trees	6	EA	\$720.00	\$4,320.00
Shrubs/Groundcovers/Perennials	1,630	SF	\$14.40	\$23,472.00
Sodded Lawn	127	SY	\$3.60	\$457.20
Mulch	60	CY	\$54.00	\$3,240.00
Irrigation	181	SY	\$5.40	\$977.40
				\$34,566.60
<b>ELECTRICAL</b>				
Pedestrian Light Poles and Fixtures	5	EA	\$7,800.00	\$39,000.00
				\$39,000.00
			<b>Subtotal Participating</b>	<b>\$117,839.80</b>
<b>Non-Participating</b>				
ITEM	Quantity	Unit		COST

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# Preliminary Cost Opinion

<b>DEMOLITION</b>				
Tree and Stump Removal	11	EA	\$240.00	\$2,640.00
				\$2,640.00
<b>SITE IMPROVEMENTS</b>				
Concrete Curb and Gutter	30	LF	\$24.00	\$720.00
Asphalt Pavement	363	SF	\$12.00	\$4,356.00
				\$5,076.00
<b>LANDSCAPING</b>				
4" cal. Deciduous Trees	5	EA	\$720.00	\$3,600.00
Sodded Lawn	658	SY	\$3.60	\$2,368.80
Mulch	25	CY	\$54.00	\$1,350.00
Irrigation	73	SY	\$5.40	\$394.20
				\$7,713.00
			<b>Subtotal Non-Participating</b>	<b>\$15,429.00</b>
			<b>Subtotal Participating</b>	<b>\$117,839.80</b>
			<b>Total Cost Forest Avenue Improvements</b>	<b>\$133,268.80</b>
<b>F. Perrin Street Improvements</b>				
<i>Participating</i>				
ITEM	Quantity	Unit		COST
<b>DEMOLITION</b>				
Regulatory Signage and Concrete Foundation Removal	5	EA	\$150.00	\$750.00
Parking Meter and Concrete Foundation Removal/Salvage	52	EA	\$150.00	\$7,800.00
Traffic Maintenance	1	LS	\$6,000.00	\$6,000.00
				\$14,550.00
<b>SITE IMPROVEMENTS</b>				
Regulatory Signage	1	LS	\$1,200.00	\$1,200.00
Pavement Marking	1	LS	\$1,800.00	\$1,800.00
				\$3,000.00
			<b>Subtotal Participating</b>	<b>\$17,550.00</b>
			<b>Total Cost Perrin Street Improvements</b>	<b>\$17,550.00</b>
<b>G. Perrin Street Parking</b>				
<i>Non-Participating</i>				
ITEM	Quantity	Unit		COST
<b>DEMOLITION</b>				
Concrete Sidewalk Removal	800	SY	\$6.00	\$4,800.00
Concrete Curb Removal	120	LF	\$7.20	\$864.00
Traffic Maintenance	1	LS	\$1,200.00	\$1,200.00
				\$6,864.00
<b>SITE IMPROVEMENTS</b>				
Concrete Curb and Gutter	180	LF	\$24.00	\$4,320.00
Sidewalk, Concrete, 6" Reinforced	1,000	SF	\$8.00	\$8,000.00
Asphalt Pavement	1,200	SF	\$12.00	\$14,400.00
				\$26,720.00
			<b>Subtotal Non-Participating</b>	<b>\$33,584.00</b>
			<b>Total Cost Perrin Street Parking</b>	<b>\$33,584.00</b>
<b>H. Campus Signage</b>				
<i>Non-Participating</i>				

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# Preliminary Cost Opinion

ITEM	Quantity	Unit		COST
DEMOLITION				
Tree and Stump Removal	8	EA	\$240.00	\$1,920.00
				\$1,920.00
SITE IMPROVEMENTS				
Campus Signage	1	LS	\$42,000.00	\$42,000.00
				\$42,000.00
LANDSCAPING				
2" cal. Ornamental Trees	4	EA	\$420.00	\$1,680.00
Shrubs/Groundcovers/Perennials	465	SF	\$14.40	\$6,696.00
Sodded Lawn	340	SY	\$3.60	\$1,224.00
Mulch	30	CY	\$54.00	\$1,620.00
Irrigation	89	SY	\$5.40	\$480.60
				\$11,700.60
ELECTRICAL				
Campus Signage Lighting	1	LS	\$6,000.00	\$6,000.00
				\$6,000.00
			<b>Subtotal Non-Participating</b>	<b>\$61,620.60</b>
			<b>Total Cost Campus Signage</b>	<b>\$61,620.60</b>
<b>I. Pease Park</b>				
<b>Non-Participating</b>				
ITEM	Quantity	Unit		COST
DEMOLITION				
Tree and Stump Removal	7	EA	\$240.00	\$1,680.00
Earthwork - Rough Grading	2,600	CY	\$16.80	\$43,680.00
				\$45,360.00
SITE UTILITIES				
Utility Relocation/Adjustment	1	LS	\$6,000.00	\$6,000.00
				\$6,000.00
SITE IMPROVEMENTS				
Sidewalk, Concrete, 6" Reinforced	2,395	SF	\$9.60	\$22,992.00
Fine Grading - Placement and Grading of 6" Topsoil	150	CY	\$36.00	\$5,400.00
Stage	1	LS	\$50,000.00	\$50,000.00
				\$78,392.00
LANDSCAPING				
4" cal. Deciduous Trees	16	EA	\$720.00	\$11,520.00
Sodded Lawn	4,565	SY	\$3.60	\$16,434.00
Irrigation	507	SY	\$5.40	\$2,737.80
				\$30,691.80
			<b>Subtotal Non-Participating</b>	<b>\$160,443.80</b>
			<b>Total Cost Pease Park</b>	<b>\$160,443.80</b>