

05 December 2017

HIP Street Modernization



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CONTEXT AND HISTORY

Situated at the edge of the Rocky Mountain foothills and their confluence with the Big Thompson River, Colorado's "Sweetheart City", Loveland was founded in 1877 along a newly-constructed line of the Colorado Central Railroad linking Denver to Cheyenne. It was named in honor of William A.H. Loveland, the president of the Colorado Central Railroad. Views to Longs Peak and Big Thompson Canyon dominate the community and Downtown core.

During the early 1900's the City thrived on its agriculture, including sugar beets and sour cherries. As orchards and sugar beet factories began their declines mid-century, Loveland's economy expanded into technology and manufacturing.

Tourism has continued to be a mainstay of the local economy since the first visitors to passed through the City on their way to Rocky Mountain National Park. In years past, tourists extended their visit to the area with a stop in Downtown Loveland via coach or car. Many of today's visitor's however, bypass the Downtown area on their quick journey west on US Highway 34, just north of the Downtown core. Attracting visitors and residents alike to the Downtown area is a challenge in Loveland as it is in many of today's communities.

The Downtown core contains many buildings of local historical significance with varied architectural styles. The Colorado Central rail depot was completed in 1877. The original structure was replaced in 1902 by the present-day depot, and the bricks from the old depot were used for the sidewalk. One of the City's first commercial buildings, the original Hertizinger and Harter building store is still standing on the northwest corner of Cleveland Avenue and Fourth Street.

Rialto Theater

Located at the heart of Loveland's Downtown on 4th Street, the Rialto's "art nouveau" architecture was designed by noted architect, Robert K. Fuller. At its opening in May, 1920, the theater had 1,040 wooden seats, a balcony, dressing rooms and an orchestra pit. Built primarily to show silent films, the Rialto also hosted traveling vaudeville shows, local talent contests and graduations.

Between 1920 and 1947 the Rialto operated primarily as a movie theater. In 1977, the interior of the building was converted into retail

shops and offices. After years of marginal success, the shops closed and the Rialto was left essentially vacant until 1987 when the theater was identified as a catalyst project to help revitalize the Downtown. The Theater reopened as a community performing arts center in 1996 and has been added to the National Register of Historic Places. Operated by the City of Loveland, the current theater seats 450 and hosts a variety of musical, theater and film events.

Cultural Arts

Loveland has a great reputation as a community that supports the arts. The City has a large population of artists, three foundries an art museum and world-renown annual sculpture shows. The City's Valentine Re-Mailing Program hand stamps hundreds of thousands of Valentines each February. The locally produced Valentine cards are also part of the annual program.

In 1985, Loveland was the first city in Colorado to adopt an Art in Public Places ordinance, designating one percent of the city's capital construction projects of \$50,000 or more for the purchase of art. Currently, the City's collection of 307 pieces is valued at more than 7 million dollars. The Visual Arts Commission, a nine-member volunteer citizens' committee, oversees the city's art acquisitions/ donations and site selection. Bronze has historically been the focus of the City's collection, but in recent years the work has expanded to include wide variety of art types and media, including oil paintings, watercolors, pastels, chalk, photography and more.

The Loveland Museum/Gallery serves as a regional cultural center by collecting, preserving and interpreting Loveland's history. The Gallery features regional, national and international exhibitions. The Museum hosts historical exhibits, art classes, workshops, poetry readings and demonstrations.

The lagoon at Civic Center Park and Peters Park adjacent to the Museum/Gallery host performing arts and musical events throughout the year.

PROJECT PURPOSE AND NEED

This document is a supplement to the original HIP Streets Concept Plan completed in 2009. Although much of the purpose for undertaking the 2009 plan are still valid as stated below, the purpose of HIP Street Concept Plan Supplement is to modernize the design. The 2009 design

for the blocks achieved the goal, at the time, of creating a vibrant active pedestrian environment, but very little was ever implemented. The downturn in the economy combined with the cost and complexity of the design has presented challenges. The purpose of the supplement was to use the 2009 design as a foundation and redesign the blocks with a more conservative, cost effective design. The following 2009 Project Purpose statement, with some current day, still hold true today.

Many previous planning efforts have pointed to the benefit of investment in Downtown and its ability to spur re-development within the larger community. With the designation of an Urban Renewal Authority in Loveland, several recent urban infill projects and additional sites identified as potential redevelopment opportunities, momentum has been building to improve the City's existing Downtown infrastructure. The most recent development is the Foundry. This development is located between Cleveland and Lincoln, from 1st Street and the Backstage Alley. Except for the minor utility upgrades and minor CDOT spurred intersection improvements; much of the Downtown Loveland infrastructure is as it has been for decades. Maintenance and repair of streetscape, landscape and furnishings in the Downtown has suffered. Improvements to these elements along with utility services will not only benefit residents, business owners, property owners and visitors to the Downtown, but also provide the infrastructure framework that will attract new businesses and development to the Downtown core. Many communities have undergone similar infrastructure improvement projects and have reaped the benefits of a Downtown that the community can be proud of and one which is the preferred location for new businesses to locate. The Lincoln Place, Park Place Plaza and improvements to the Lincoln Hotel have provided motivation for continued investment in Downtown Loveland. As the current "heart" of Downtown, the central block of 4th Street between Cleveland and Lincoln with its dining, shopping and entertainment venues including the Rialto, is the logical location to build upon existing successes.

A vibrant Downtown is one which is dominated by people and activities, not vehicles. The purpose of this project is to explore opportunities to create safer, pleasant environments for people to stroll, shop, dine and be entertained; in turn creating the vibrant Downtown that Loveland has the potential to become. To be fully successful these infrastructure plans should be executed hand-in-



INTRODUCTION DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



hand with other City and community based revitalization efforts including goals outlined in the City's comprehensive planning documents, URA, private-public partnerships/incentives and tax based improvement districts. This document serves as the basis to begin seeking funding opportunities and partnerships for any project improvements. Several projects are located adjacent to re-development opportunity sites. Although this plan serves as the starting point for the design of these spaces, ultimate designs should be coordinated closely with re-development opportunities to best meet the needs of the community, City and potential developers.

PROJECT PROCESS

The HIP Street Modernization Plan was undertaken with an extremely collaborative approach, incorporating opportunities for input from all facets of the community. Public input was solicited at the Project Start-up, three (3) public open houses, two (2) community events. As part of the various meetings design alternatives, preliminary and final designs were presented for review and comment. Each public meeting included opportunities to comment on design options for pavement materials and design for the given blocks. A community survey and project graphics were available throughout the project on the City's website, allowing additional opportunities for public comment. Detailed documentation of the outreach survey for the project as well as the public meeting schedule is included in the Appendix.

The project received guidance from a City Staff Technical Committee, Steering Committee and the Loveland Downtown Development Authority (DDA) throughout the duration of the project. The role of the City Staff Technical Committee was to review design concepts for compliance with technical standards and consideration for durability, cost and long-term maintenance. The Steering Committee was comprised of representatives from various focus groups within the community, City Council, property owners, business owners and members of the general public. The Steering Committee assisted in creation of the project goals, vision and designs, balancing input from their representative groups, public meetings and personal preferences based on what they would like to see in Downtown Loveland.

PROJECT STUDY AREA AND SCOPE

The project core study area encompasses the core commercial, entertainment and civic hub of the Downtown. The core area boundary extends from 3rd to 6th from south to north and Garfield to Washington from west to east. Within the core study area, conceptual designs have been developed for select blocks on 3rd, 4th, 5th, and 6th Streets, and Railroad and Jefferson Avenue.

THE FOUNDRY

The Foundry, a mixed-use development currently being constructed between Cleveland and Lincoln, and between Backstage Alley and 1st Street was not part of the scope, but was reviewed and considered as a complementary street environment. The HIP Street Modernization design concepts complement the pedestrian environments of the Foundry.

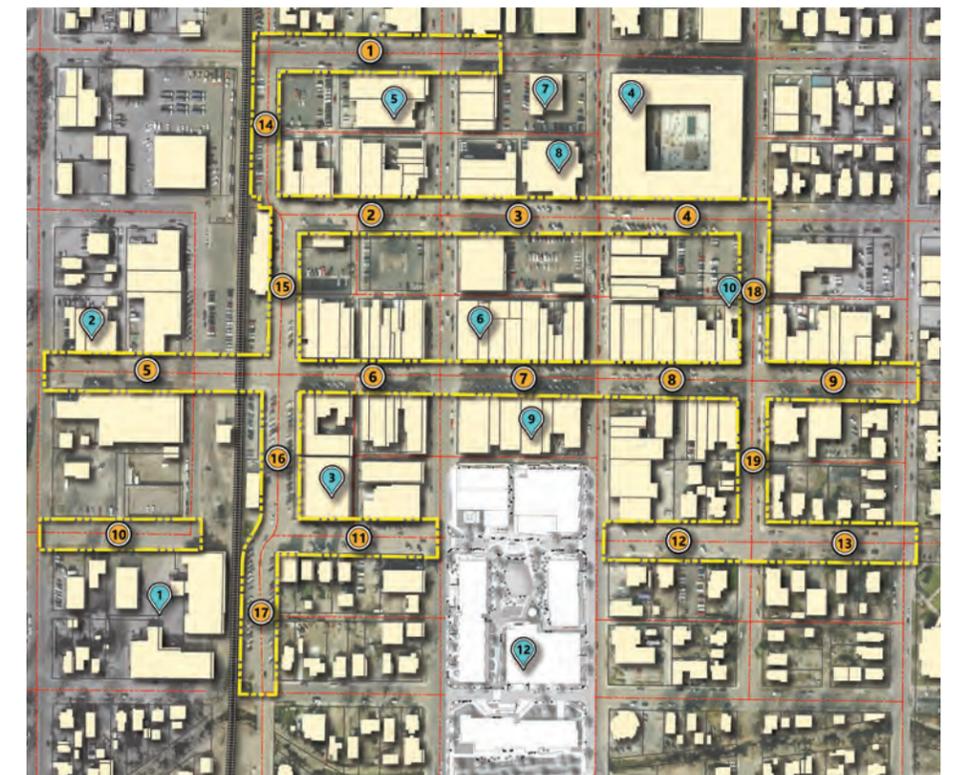
PROJECT VISION

Create a functional, aesthetically pleasing, eclectic Downtown environment that facilitates business vitality, fosters a sense of community, and accentuates the identity of the Downtown commercial district.

GOALS

- Create a Downtown that sustains a good network of public spaces, streets, infrastructure, cultural destinations and retail corridors; providing a vibrant environment to live, work, shop and visit.
- Respect and celebrate Loveland's heritage, culture and history
- Add new goals from open houses
- Promote quality of life and community investment
- Improve the physical appearance, functionality and safety of Downtown streets.
- Enhance connectivity, safety and accessibility for pedestrians throughout Downtown
 - Create enhanced pedestrian connections from businesses to parking
 - Explore connectivity options to potential multi-modal corridors and transit
- Create an integrated network allowing businesses and destinations to support each other.
- Integrate art and sculptural elements throughout Downtown
- Strengthen the perception that Downtown is a safe place with a positive energy

- Design streets that take all users into account, include sidewalks lined with a variety of interesting features and activities and promote safety for vehicles, pedestrians and bicyclists.
- Prioritize pedestrian connectivity over vehicular movement and storage.
- Design streetscapes that are flexible for a variety of business types.
- Create memorable elements of the streetscape unique from other areas of Loveland.
- Provide wider sidewalks for a safer more pleasant pedestrian experience and to encourage restaurants and retailers to spill on to the sidewalk.
- Improve the pedestrian experience for shopping and encourage walking.
- Provide for temporary street closure during large community events, design for experience of street both open and closed to vehicles.



PROJECT LIMITS AND BLOCK NUMBERS



INTRODUCTION DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



ACKNOWLEDGEMENTS

This Master Plan is the result of significant collaboration and dedication by members of the community, business owners, elected officials, City staff and the consultant team.

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INTRODUCTION DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



EXISTING CONDITIONS ANALYSIS

The US 287 couplet presents both opportunities and challenges for Loveland's Downtown. They create the opportunity to expose many passers-through to the Downtown, but the high volume and higher speeds of the roadways create barriers for pedestrians. Noise from both roadways can be heard throughout the core study area, creating challenges for urban plaza and event use. The fact that 4th Street – Loveland's "Main Street" runs perpendicular to US 287 rather than along it, presents opportunities that would not exist were US 287 the City's "Main Street". Most businesses front on the east-west streets, allowing the opportunity to create safe and inviting pedestrian experiences along these corridors.

Vehicular and pedestrian connectivity to major destinations outside the core such as the Civic Center and Fairgrounds Park is challenging due to their distance from the core and barriers of US 287 and the rail line. The minimal number of pedestrian and vehicular crossings of the rail line also hinders connectivity from western residential neighborhoods into the core. Where complete roadway, sidewalk or bike path opportunities are not possible to enhance these connections, signage and wayfinding can go a long way to changing the perception of "distance" between these areas and the core.

All east-west streets within the study area have a right-of-way of 75-80', two traffic lanes and angled parking (except 6th). Sidewalk widths (10-12') are too narrow to accommodate any exterior activities, such as outdoor patios or display areas. This issue is exaggerated by the angled parking, when vehicles pull up to the curb and extend into the sidewalk. Placement of signage, lighting and furnishings is also difficult due to the narrow sidewalk width.

SITE DESIGN ELEMENTS

Existing mid-block and corner bulb-outs are improperly oriented for parking directions, creating inefficiencies and minimizing their usefulness as landscape areas. Retaining walls are in disrepair and are located too close to parking areas. Bollards have been installed in many locations to prevent cars from hitting retaining walls. Bulb-outs are needed in the east-west direction to lessen pedestrian crossing distances of Cleveland and Lincoln.

PUBLIC ART

Many pieces of the City's public art program and the "Hearts of Loveland" program are located within the Downtown. Public art bike racks are used in many locations but are inconsistently used since users are not identifying them as a bike rack or are afraid to cause damage to the piece. Locations of the pieces within the streetscape are random and their pedestal designs inconsistent. Consistency in placement and pedestal design could further enhance the Downtown's sense of place and allow for rotating exhibits. Opportunities exist in several locations for large signature pieces such as in front of the Rialto and Museum Plaza.

SITE FURNISHINGS

Site furnishings are varied throughout the study area, including varied designs and materials. Standardized furnishings will help create a sense of place for the Downtown and reduce maintenance needs. Additional bike racks, trash receptacles and recycling containers are needed. Newspaper boxes are currently located randomly along the sidewalk and should be directed to consolidated locations with enclosures.

LANDSCAPE

Landscape within the Downtown core is generally lacking and in need of maintenance. Plant material within beds is inconsistent and many areas are overgrown. Bulb-out beds on Lincoln are used for annuals only and are bare the remainder of the year. Structural plantings such as pots would create more year-round interest and create opportunities for seasonal planting displays. Pots could also be used for seasonal public art displays. Bulb-out beds are also located too close to the roadway and plantings suffer from over-spray of street debris. Street tree canopy is inconsistent, with trees located only at intersections and some mid-block locations. Some trees are in decline, while others continue to do well.

LIGHTING

Pedestrian scale street lighting is absent from most streets except for Lincoln. The lighting standards used on Lincoln should be compatible with any proposed pedestrian lighting for new streetscapes. Street lighting is generally located in conjunction with signal poles at

intersections and supplemented by a single pole one side of the street at mid-block. Options to the standard cobra head design should be explored for key areas of the project. No accent or low-level lighting is provided throughout the Downtown streetscapes. Additional GFI outlets are also needed on light poles to support community events and gatherings.

MAINTENANCE

Maintenance of roadways, sidewalks, furnishings, landscape and lighting is currently done by a multitude of City Departments and property/business owners. Landscape beds, specifically, lack uniform maintenance practices and plant palettes, as they are maintained by a combination of City staff and business owners. Partnership programs should be explored to ensure that all landscape areas are getting maintained to the same level of quality, ensuring longevity of the plants which the City has invested in. Further coordination between City Departments should be undertaken to ensure that all elements are being properly maintained.

ACCESSIBILITY

The sidewalk can be broken down into three use area zones as illustrated in Figure 2-1. The existing sidewalk widths of 10-12 feet in many areas do not allow appropriate widths for each of these elements of the streetscape, impeding the sidewalk zone, which in some cases may not meet accessibility requirements. 15' wide sidewalks would be the preferred minimum width to provide proper clearance for amenities and circulation for pedestrians. Other accessibility issues currently exist within the study area such as degraded, uneven sidewalk surfaces, and steeply sloped ramps/approaches. Reference sidewalk evaluation.

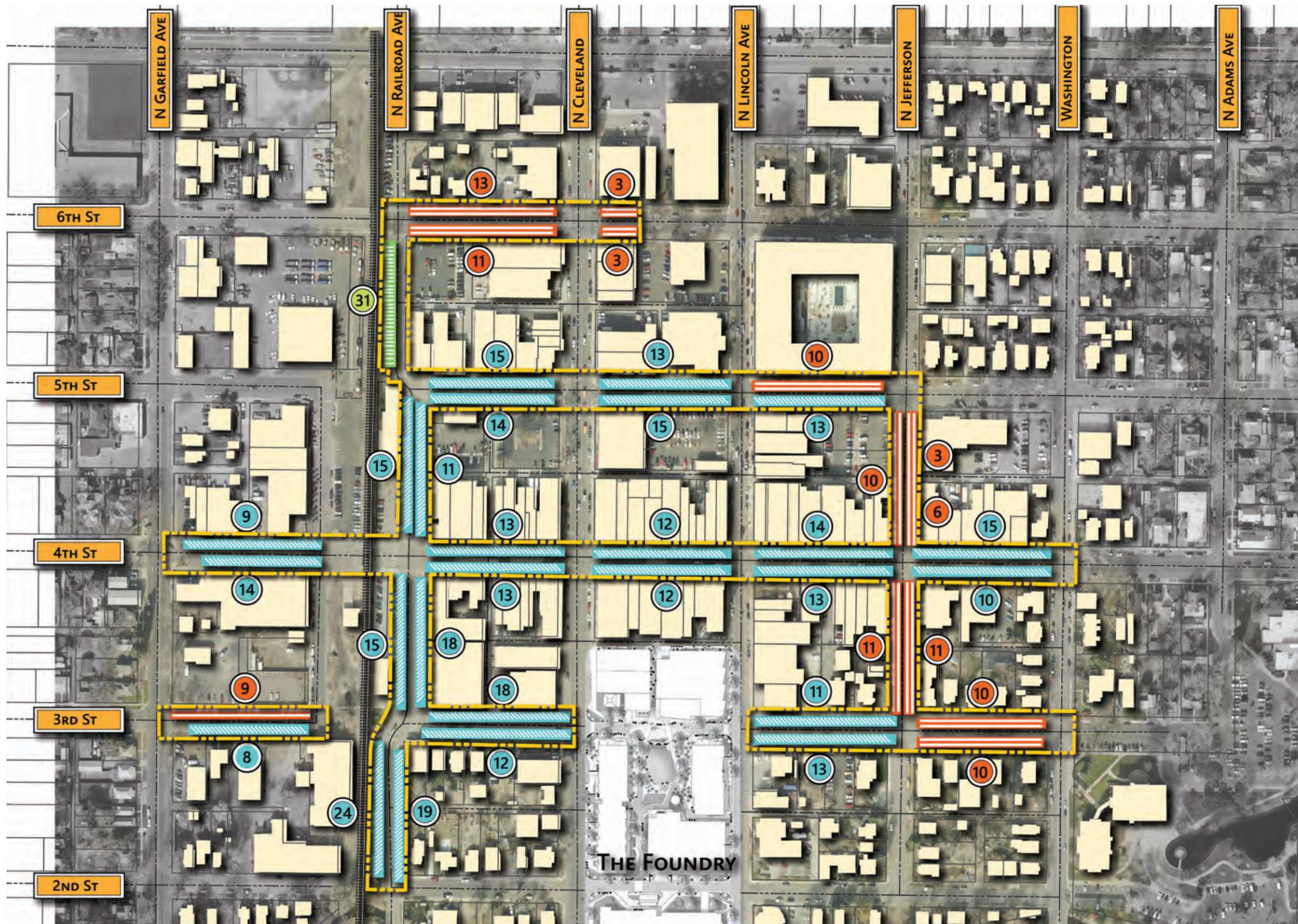
PARKING

The current parking configuration in the study area blocks consist of a variety of angled, parallel and straight-in parking. The existing configuration on the study blocks contain 000 parking spaces. The angled and straight-in parking spaces create challenges for pedestrians in that parked cars overhang the into the sidewalk impeding the flow of the sidewalk.



OPPORTUNITIES + CHALLENGES DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





KEY

- CORE STUDY AREA
- EXISTING PARALLEL PARKING
- EXISTING ANGLED PARKING
- EXISTING 90 DEGREE PARKING
- # ON-STREET PARKING SPACES

500 CURRENT PARKING SPACES

NOTES

- This inventory addresses ON STREET parking only.
- Existing parking quantities shown are per the recently completed inventory.
- Total parking counts DO NOT include additional parking garage or surface spaces.

ON-STREET PARKING - Existing Inventory / Configuration

OPPORTUNITIES + CHALLENGES
 DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



3rd Street

Building setbacks are larger in many locations on 3rd and much of the south side is dominated by parking lots, giving the appearance of a larger right-of-way and creating a scale that is not conducive to pedestrian use. Lack of signalized crossings on 3rd at Cleveland and Lincoln decreases both pedestrian and vehicular activity on these blocks. Selection of this location for the parking garage along with potential redevelopment opportunities on the south side of 3rd will help spur future activity in this corridor.

The lack of even a pedestrian crossing of the rail line at the west end of 3rd creates a barrier between the Downtown core, western residential neighborhoods and the potential Feed and Grain redevelopment site. The Feed and Grain site has been identified as a landmark and catalyst site in the City's Downtown URA Plan. The potential to re-open the pedestrian access should be explored if the redevelopment project moves forward. This will allow better pedestrian connectivity and the potential to access parking to the west of the rail line.

4TH Street

Currently the "heart" of the Downtown, 4th Street has many existing features which can be built upon to spur success within other streets in Downtown. 4th Street contains a diverse mix of businesses and is the hub of cultural and dining opportunities within Downtown. The Rialto is a major regional draw, and its location mid-block creates the opportunity to provide an expanded "plaza" which can accommodate guests during intermissions and queuing for events. The existing tower clock is an historic feature and landmark. 4th is also the former site of the Barnes Fountain artesian well which is now housed at the Museum/Gallery and commemorated by a plaque. The right-of-way on 4th is one of the narrowest in the study area, at times as little as 76', with sidewalks narrower than 10' in some locations. This presents additional challenges due to the large number of pedestrians accessing the center three blocks of 4th. Existing conditions on 4th are shown in Figure 2-3.

The wide lanes, lack of curb and gutter and expanse of concrete at the rail crossing create the feeling of a barrier for pedestrians travelling between Garfield and Railroad. The condition of pavement at the crossing also makes it un-safe. The parking access aisle on the north side creates additional pedestrian-vehicle conflicts. Sidewalk improvements, street trees or other vertical design elements in

conjunction with the planned crossing upgrade will make this zone more pedestrian friendly. Greater pedestrian connectivity to neighborhoods on both the east and west would be beneficial to both neighborhoods and the 4th Street commercial core. Simple improvements to sidewalk conditions and the addition of lighting in these areas would greatly enhance pedestrian safety.

5th Street

Anchored by several large employers and destinations within the Downtown, 5th Street has the potential to become a focal streetscape within the core. Its proximity to the Museum/Gallery and proposed plaza create a unique opportunity for a streetscape/plaza blend, particularly when events are utilizing the plaza. West of Cleveland, 5th has the potential to be heavily used if redevelopment happens on the north side. Sidewalks are quite narrow along the south side of the street west of Cleveland. The existing parking lot on the south side has both public and private use and provides great access to the Depot and 4th Street.

6th Street

Most unique of all streets in the study area, 6th includes a tree lawn on the north side, continuous center turn lane and parallel parking. Fewer buildings front onto 6th and land use is more varied including the large Larimer County office building, bank and residential. Very large mature trees in the tree lawns should be preserved through a streetscape design that is transitional urban in nature.

Lincoln and Cleveland Avenues (SH 287)

Although not part of the study area for detailed design, these one-way couplets heavily influence all the streets within the study area. They are vehicular arteries that stretch along the entire northern Front Range, providing critical visibility for business enterprise. Some recent streetscape and intersection improvements have been completed on the couplets. Proposed designs within this master plan are intended to complement these improvements. Once standardized furnishings and signage are implemented in Downtown, these elements may also be added to key portions of the couplets.

Railroad Avenue

Railroad Avenue poses several challenges. Narrow right-of-way widths, off-set street centerlines, the railroad right-of-way, and the lack of adequate sidewalks.



OPPORTUNITIES + CHALLENGES DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



EXISTING PHOTOS

3RD ST



6TH ST



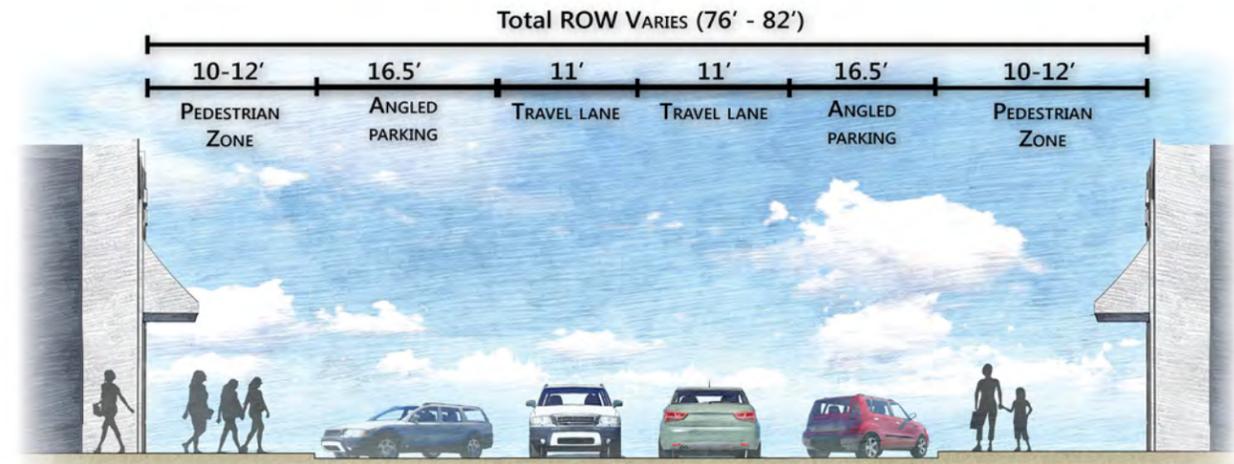
5TH ST



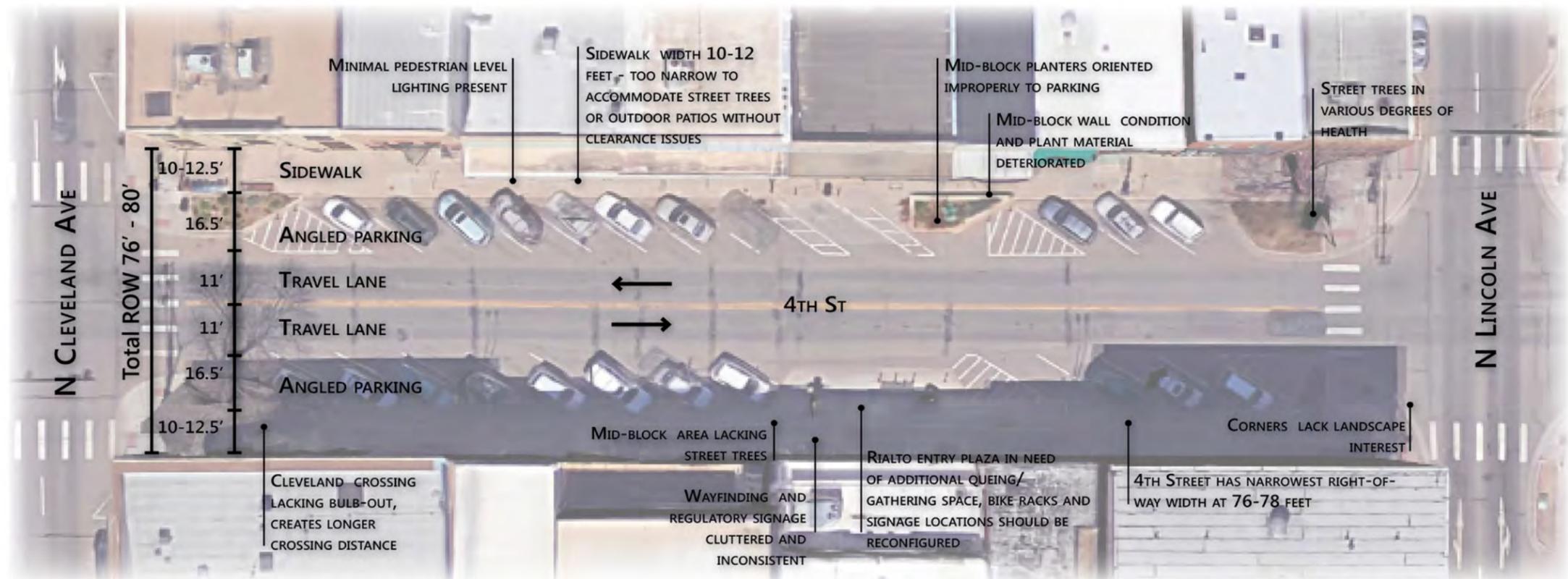
4TH ST



4TH ST



TYPICAL EXISTING SECTION

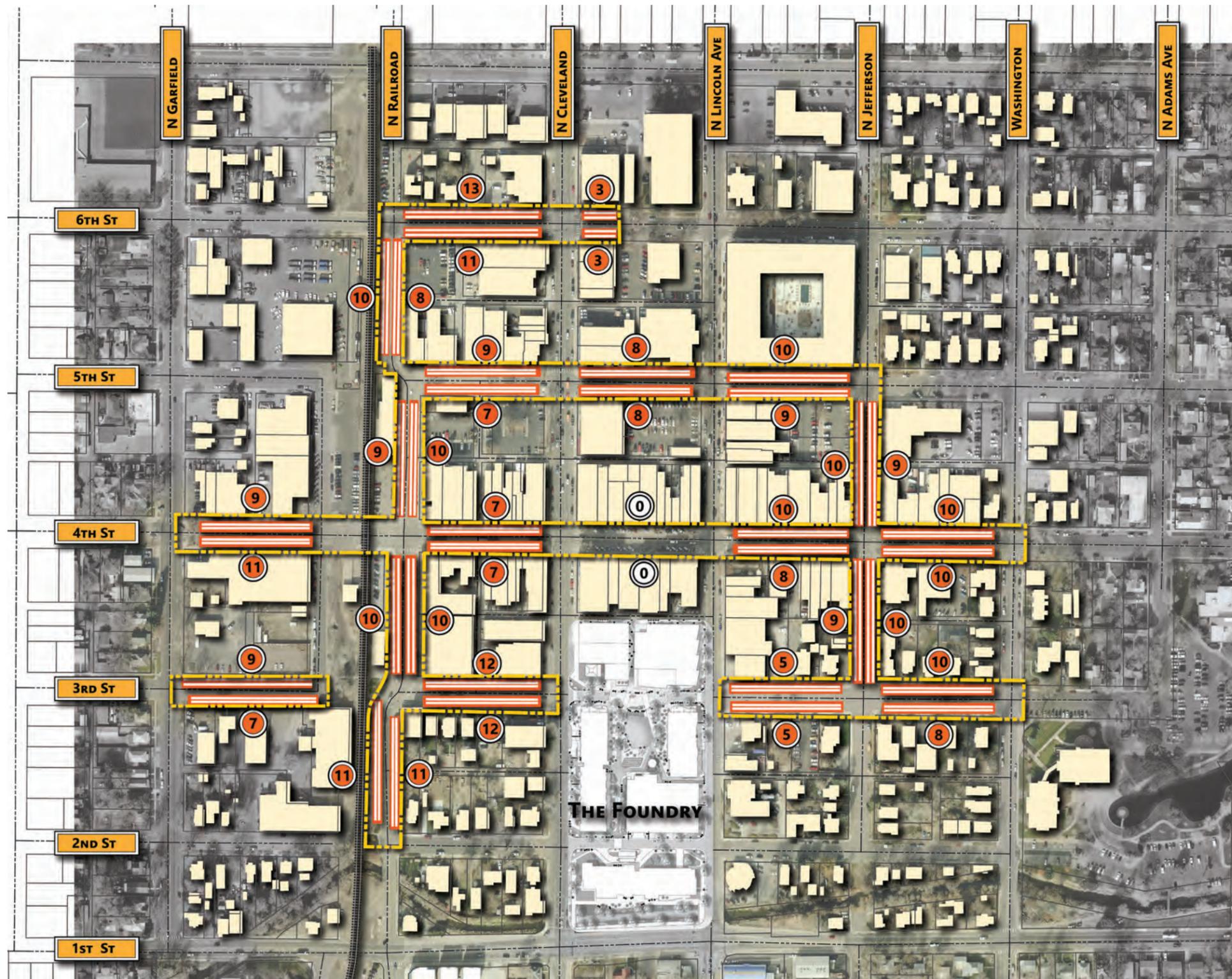


TYPICAL EXISTING PLAN

EXISTING CONDITIONS

OPPORTUNITIES + CHALLENGES DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





KEY

CORE STUDY AREA
 PROPOSED PARALLEL PARKING
 # ON-STREET PARKING SPACES

500	CURRENT PARKING SPACES
338	PROPOSED PARKING SPACES
162	SPACES REMOVED

NOTES

- This inventory addresses ON STREET parking only.
- Parking counts DO NOT include additional parking in garages, surface spaces, or spaces outside study area.
- N Cleveland Ave traffic calming study is not a part of this scope.

ON-STREET PARKING - Proposed Inventory / Configuration

OPPORTUNITIES + CHALLENGES
 DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



PROJECT FRAMEWORK

The project framework sets up the basis for the project design, providing a structure for decision making and identifying specific elements that are needed to accomplish the project goals. Figures 3-1 graphically illustrate the overall project framework.

Destinations

Figure 0-0 denotes various existing and proposed destinations throughout the study area. These are not all the destinations in that there are numerous businesses, shops, restaurants, and civic destinations in the study area. The purpose of the graphic is to illustrate some of the notable and recently added destinations to communicate the revitalization of the Loveland Downtown area. These destinations are what attract people to downtown. The framework plan, figure 0-0, depicts all the blocks that are part of the study area. Each block is assigned a number for easy reference. Combined with the work being done at the Foundry, this framework of blocks and intersections will create a connected downtown of new pedestrian and business friendly streets.

Intersections

Intersections provide the opportunity to alert drivers and pedestrians that they are in the pedestrian area of downtown, alerting them that they are in the shopping, dining, and entertainment areas of Downtown. These nodes provide distinct or unique identity opportunities. The use of bulb-out corners serves three purposes. First, they signify to the driver and pedestrian that they are in a special area, which serves as an identifier. Second, the bulb-outs are a physical and psychological cue to drivers to slow down. By bringing the curbs closer together the lanes seem narrower causing the driver to slow. Lastly, the fact that the curbs are closer together, the crossing distance is easier to cross for pedestrians. People with disabilities will find it easier and safer.

Blocks

Blocks connect the intersections and are the pedestrian circulation routes that take people from parking spaces to businesses along the streets. The pedestrian corridors contain three (3) zones; the utility zone, the clear zone, and the café/display zone. The utility zone is where the street lights, benches, trash receptacles, art work, and planters are located. This insures that they will be out of the clear

zone and organized. The clear zone is the 5' wide zone required by ADA regulations where there are not obstructions that may impede a disabled person. The last zone is the remaining sidewalk area from the edge of the clear zone to the right-of-way. The width of this area varies from block to block. Within this zone businesses can permit to use the area for outdoor café space or for retail displays. When this zone is at least 6 feet in width, a demarcation will be installed to serve as a physical indicator of where this zone is permitted.

STREETSCAPE FRAMEWORK

Vision:

- Enhanced pedestrian experience
- Opportunities to facilitate flexible business use
- Retail/dining/office destination
- Street closure option for event support
- Provide for ADA accessibility

Design Elements:

- Paving enhancements
- Streetscape Furnishings
- Street trees/Landscape Elements
- Lighting
- Street identity elements
- Pedestrian street crossings

Hierarchy:

- Primary Streets – 4th Street, 5th Street, Railroad
- Secondary Streets – 6th and 3rd and 2nd Streets

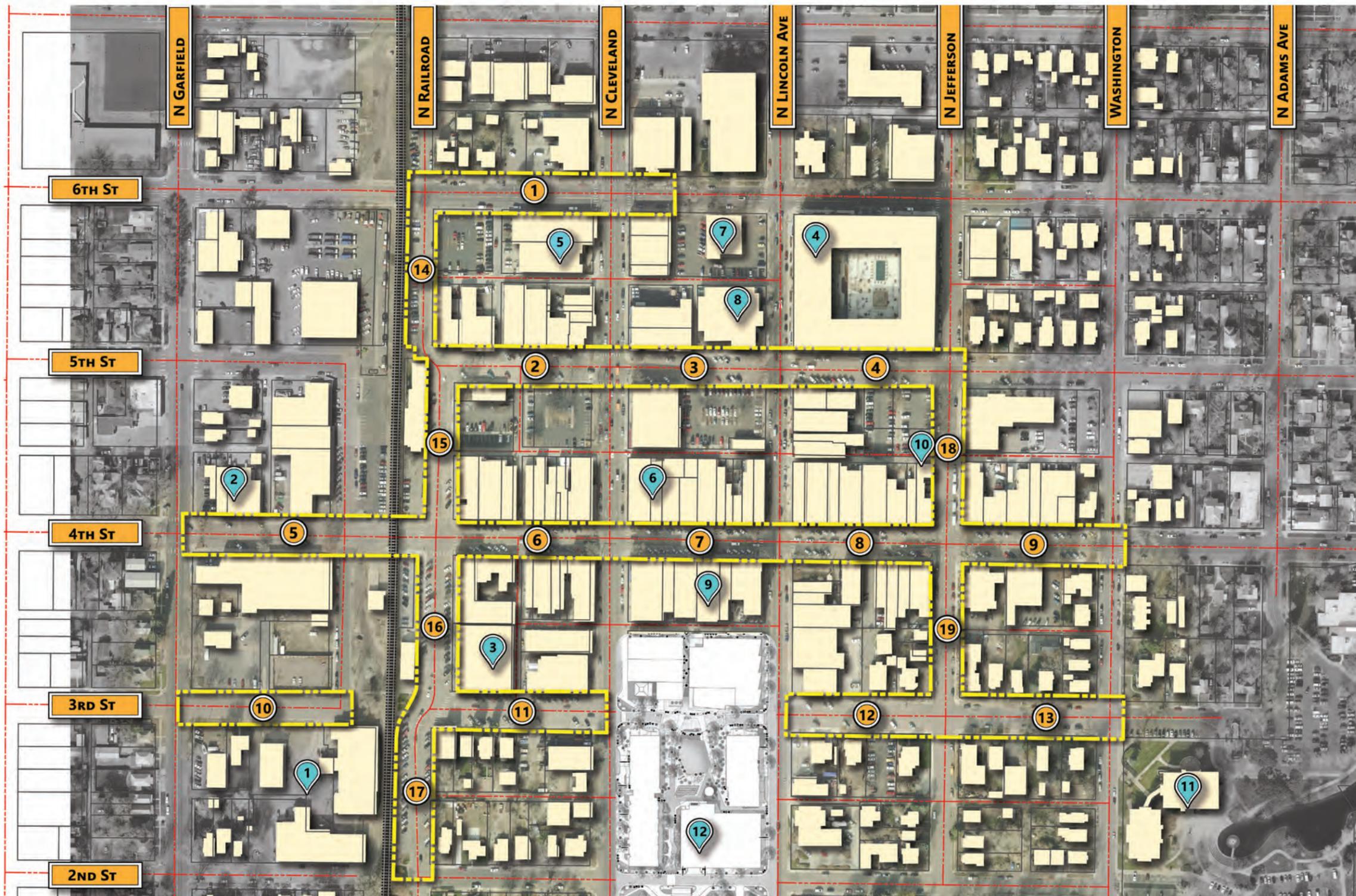


DESIGN

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



3-1 | 05 DECEMBER 2017



LOVELAND DOWNTOWN BLOCKS		
BLOCK	STREET NAMES	
1	6th	Railroad to Cleveland
2	5th	Railroad to Cleveland
3	5th	Cleveland to Lincoln
4	5th	Lincoln to Jefferson
5	4th	Garfield to Railroad
6	4th	Railroad to Cleveland
7	4th	Cleveland to Lincoln
8	4th	Lincoln to Jefferson
9	4th	Jefferson to Washington
10	3rd	Garfield to Railroad
11	3rd	Railroad to Cleveland
12	3rd	Lincoln to Jefferson
13	3rd	Jefferson to Washington
14	Railroad	5th to 6th
15	Railroad	4th to 5th
16	Railroad	3rd to 4th
17	Railroad	2nd to 3rd
18	Jefferson	4th to 5th
19	Jefferson	3rd to 4th

POINTS OF INTEREST	
1	Art Space
2	Alliance Auto
3	Art Works
4	Lincoln Place
5	The Pulliam
6	Desk Chair
7	Gallery Flats
8	Museum
9	Rialto
10	Dark Heart
11	City Hall
12	The Foundary

LIMIT OF WORK



FRAMEWORK PLAN



DESIGN DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





LEVELS OF DETAIL



DESIGN

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

DESIGN CHARACTER

The design for improvements in Downtown Loveland are intended to respect Loveland's history and culture with key design elements that have an artistic flair. Highlighting Loveland's dedication to the arts. The design is based on feedback from the public outreach process, City staff and committee members.

Paving materials include standard concrete, colored concrete, colored-textured concrete, pavers and cut buff sandstone. The streetscape design includes specialty materials where they have the most impact on users - at intersections and mid-block crossings. The use of higher-maintenance paving materials, or those that are subject to movement were kept to a minimum and generally out of the clear zone. The main sidewalk thru-way is comprised mostly of standard concrete to minimize maintenance and initial cost and allow construction dollars to be focused on items that have a greater impact on users. Patterns and color selections reflect references to Loveland's historic architecture and to the new design elements being implemented at the Foundry. Buff sandstone is used in paving materials as accents. Concrete scoring with a brick band will be used to delineate areas that may be used by businesses for outdoor dining or display areas.

Light posts will be added throughout each block to include updated pedestrian lights with hanging flower baskets and banner attachments. Additional electrical connections will be provided to support events of all types and sizes. Color will be used for lighting in key accent areas, further creating an artistic atmosphere.

Street trees have been added on each block to provide shade, seasonal interest and pedestrian scale. A combination of large and small pots is used to create seasonal interest, vertical scale and direct pedestrians at intersections. Hanging pots will provide seasonal color throughout the streetscape. Landscape materials will be carefully selected to provide maximum visual impact and seasonal interest. Locations for public art are delineated on the plans to provide the art community and committees a starting point for establishing a plan for where public art can be displayed.

Parking

To achieve the desired sidewalk widths to better accommodate pedestrians and outdoor business use, existing angled parking configurations were converted to parallel parking configurations. Parking losses that arise on street are intended to be offset with potential additional surface parking and a future parking garage. A summary of project parking impacts is illustrated in Figure 3-3. The City should update the 2008 parking study to determine strategies for providing off street standard and ADA parking spaces. Recommendations for accessible parking spaces and other items should be integrated into any final construction plans for the HIP Streets Master Plan.

Accessibility

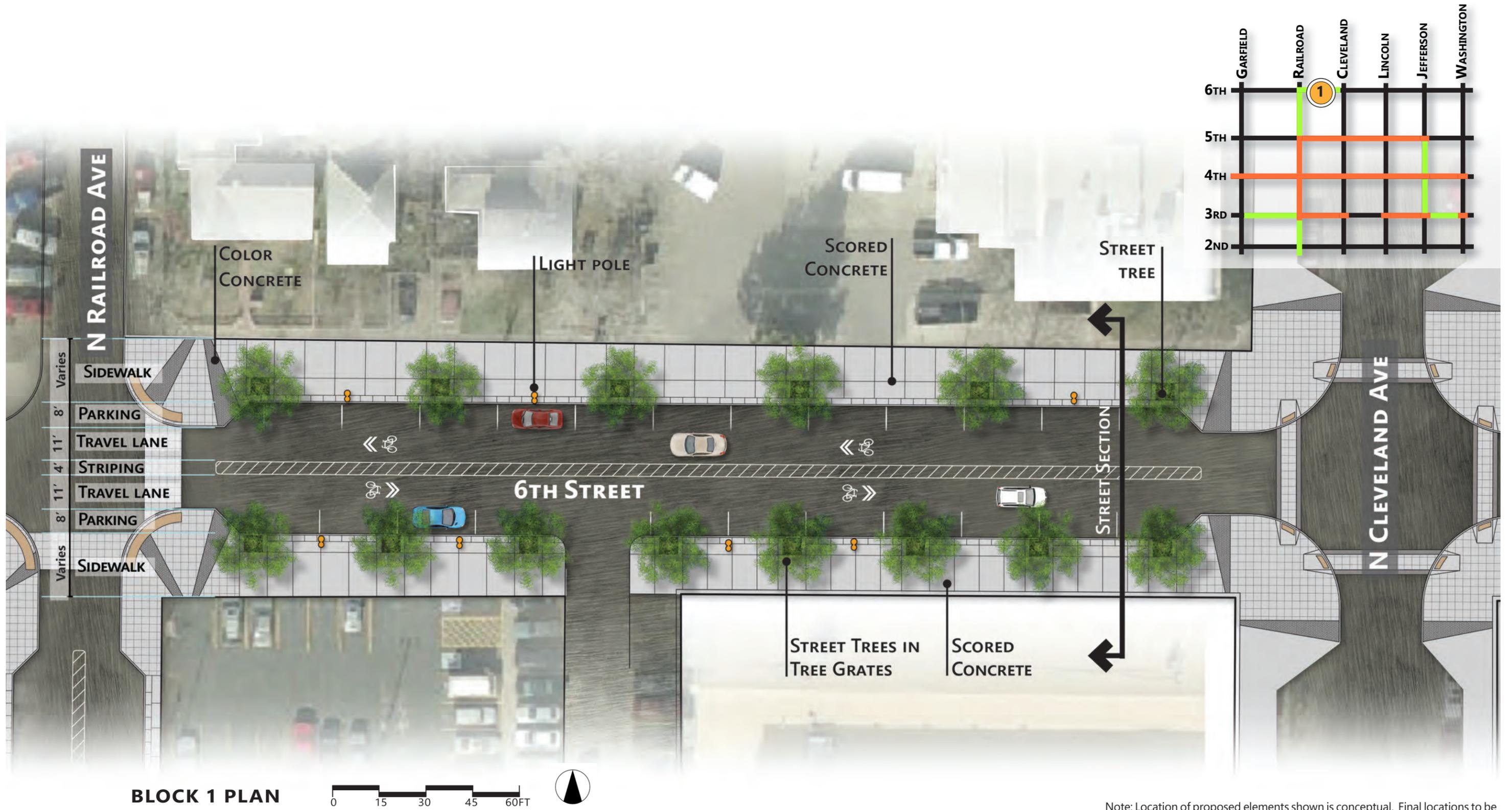
Handicapped parking will follow guidelines and standards established by the American Disability Act (ADA). Most significant to the downtown redevelopment is the placement of the handicap parking and the space required to meet maximum pavement slopes requirements. All traffic signals should be upgraded to have audible signals. An enhanced pedestrian signal may be provided at the Rialto mid-block crossing.

With the conversion to all parallel parking, ADA parking spaces pose a unique challenge. ADA spaces are not easy to design in a parallel parking configuration. ADA space will need to be provide in surface public parking lots and in current and proposed public parking garages.



DESIGN DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 2 PLAN

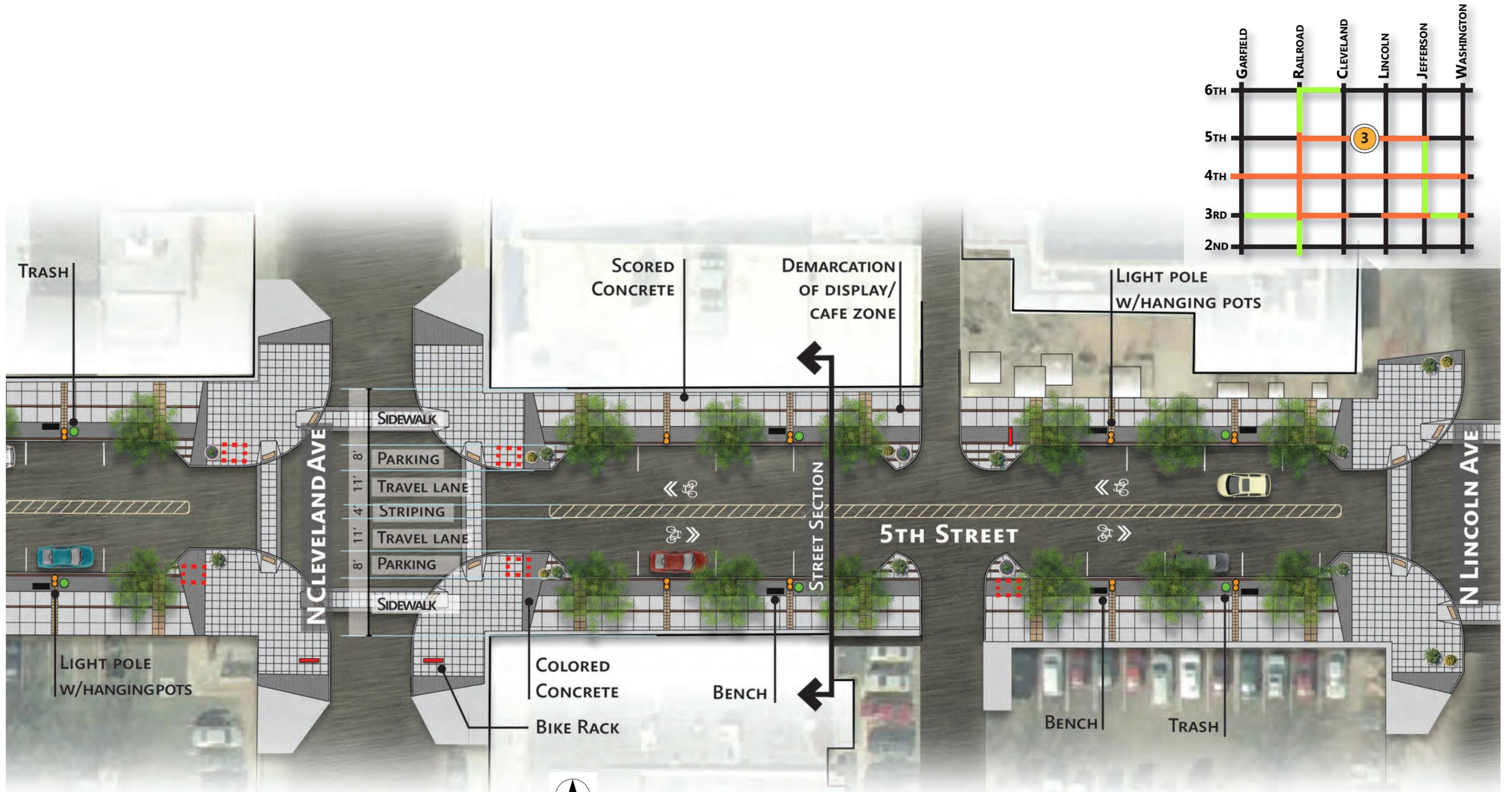


Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 3 PLAN

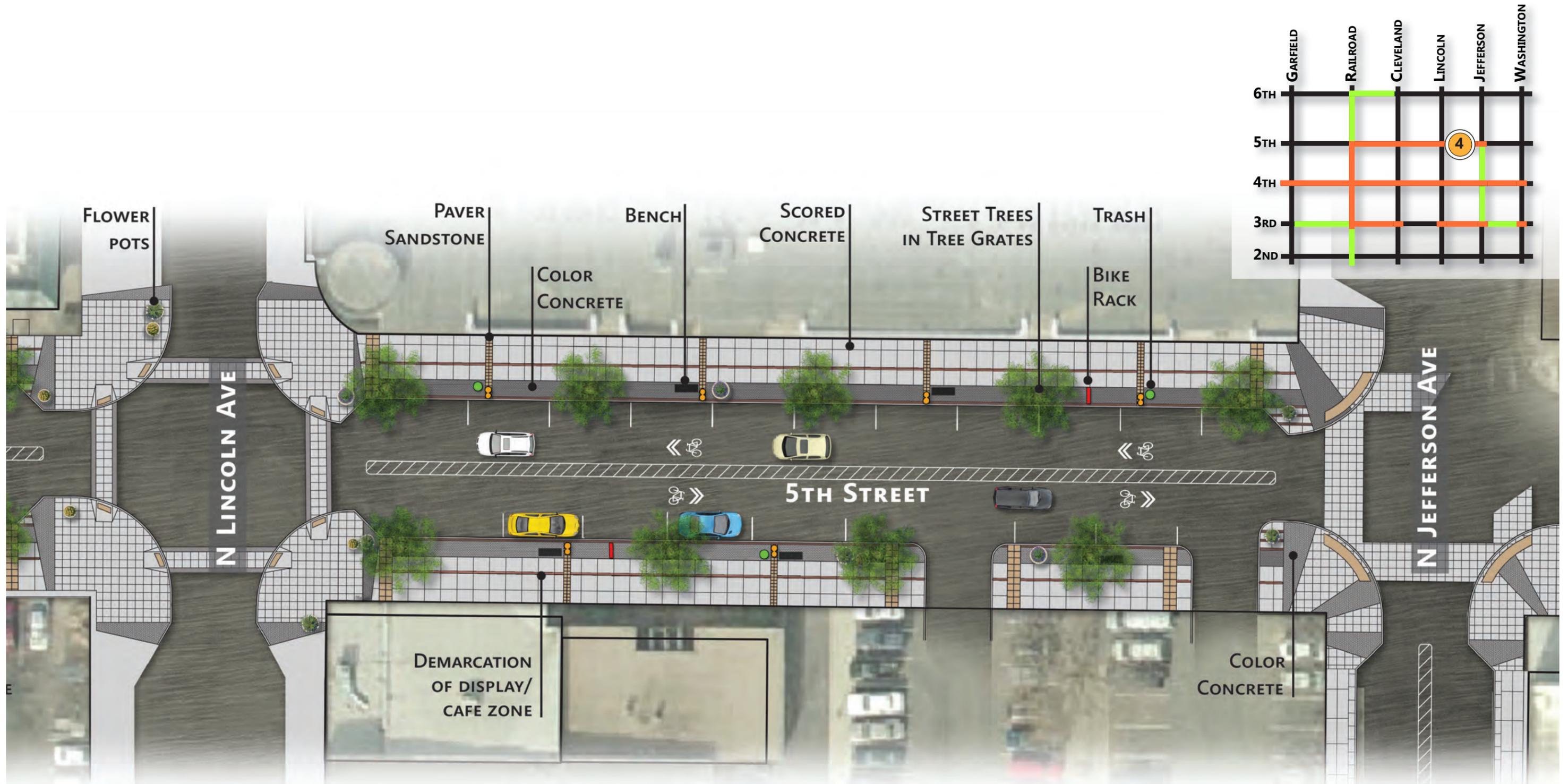


Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 4 PLAN



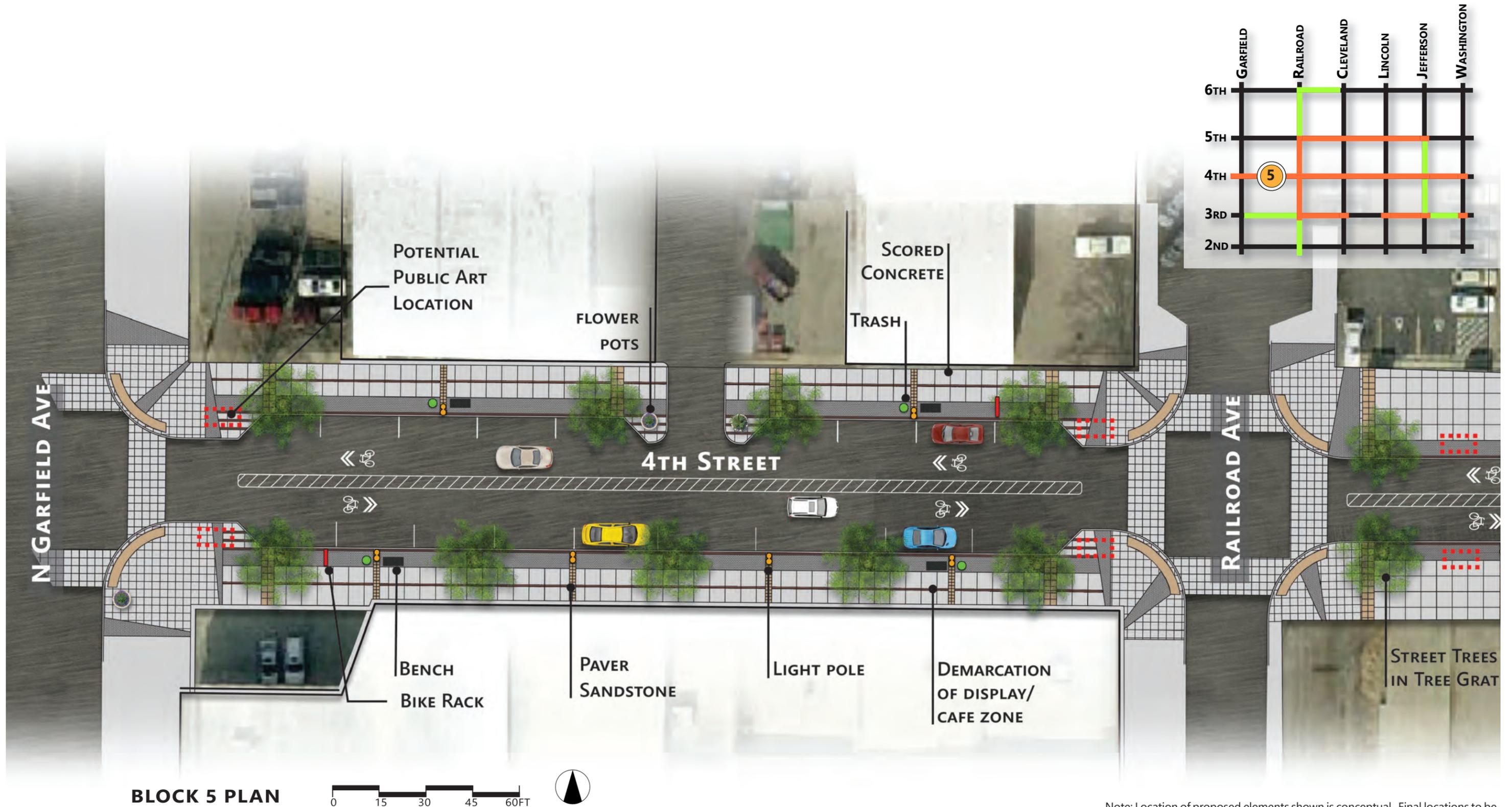
Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 6 PLAN



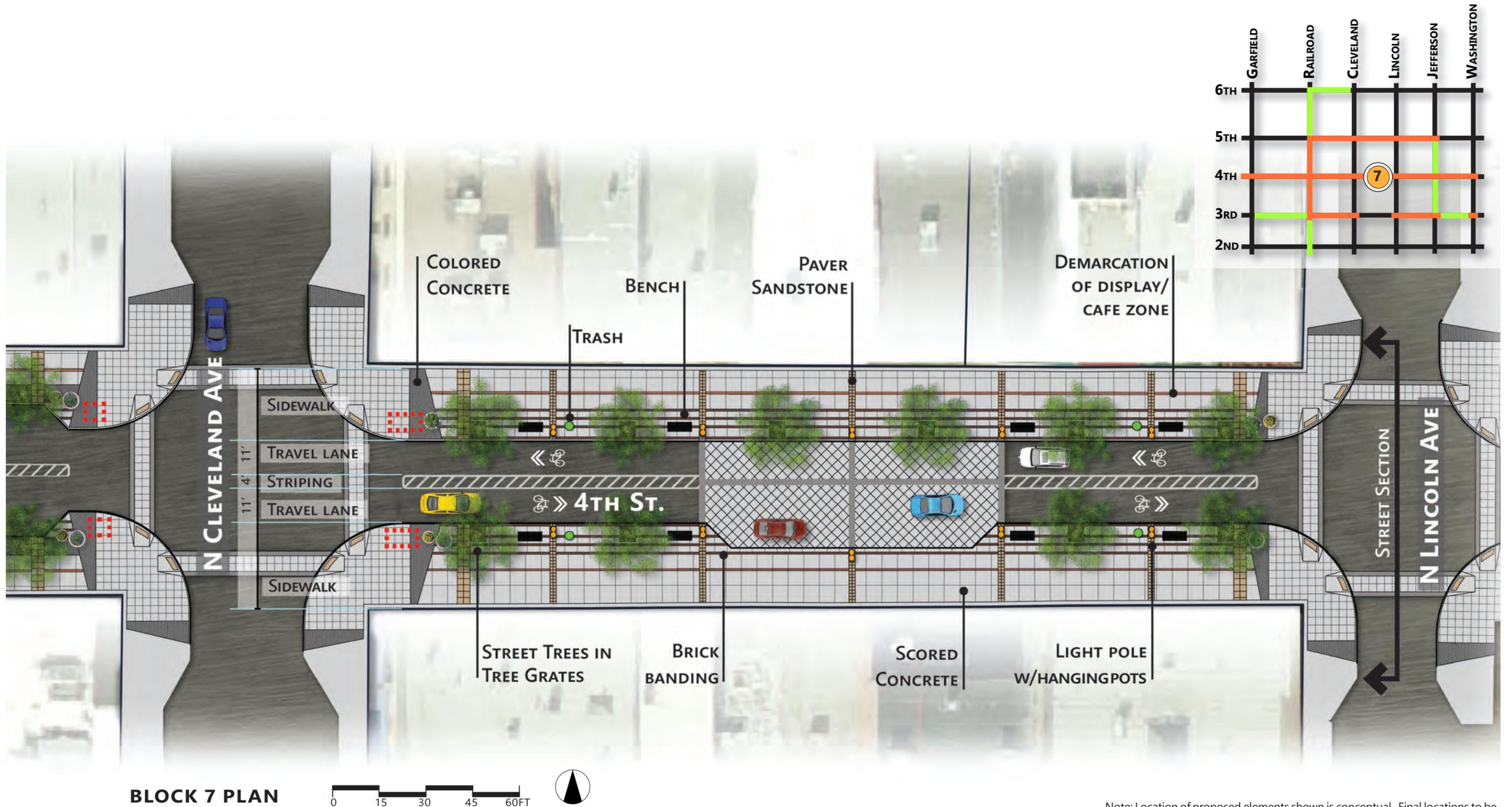
Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





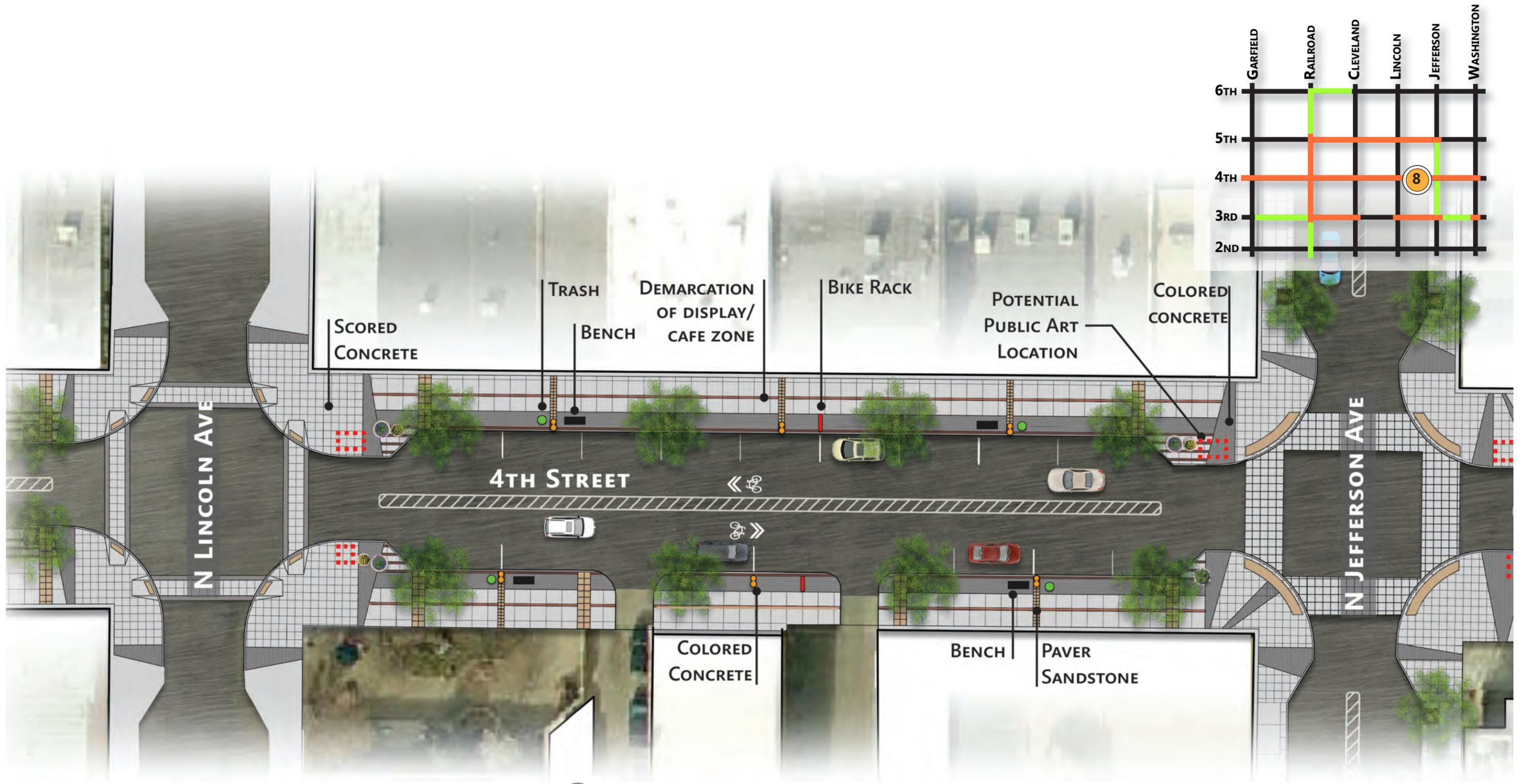
Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 8 PLAN



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 9 PLAN

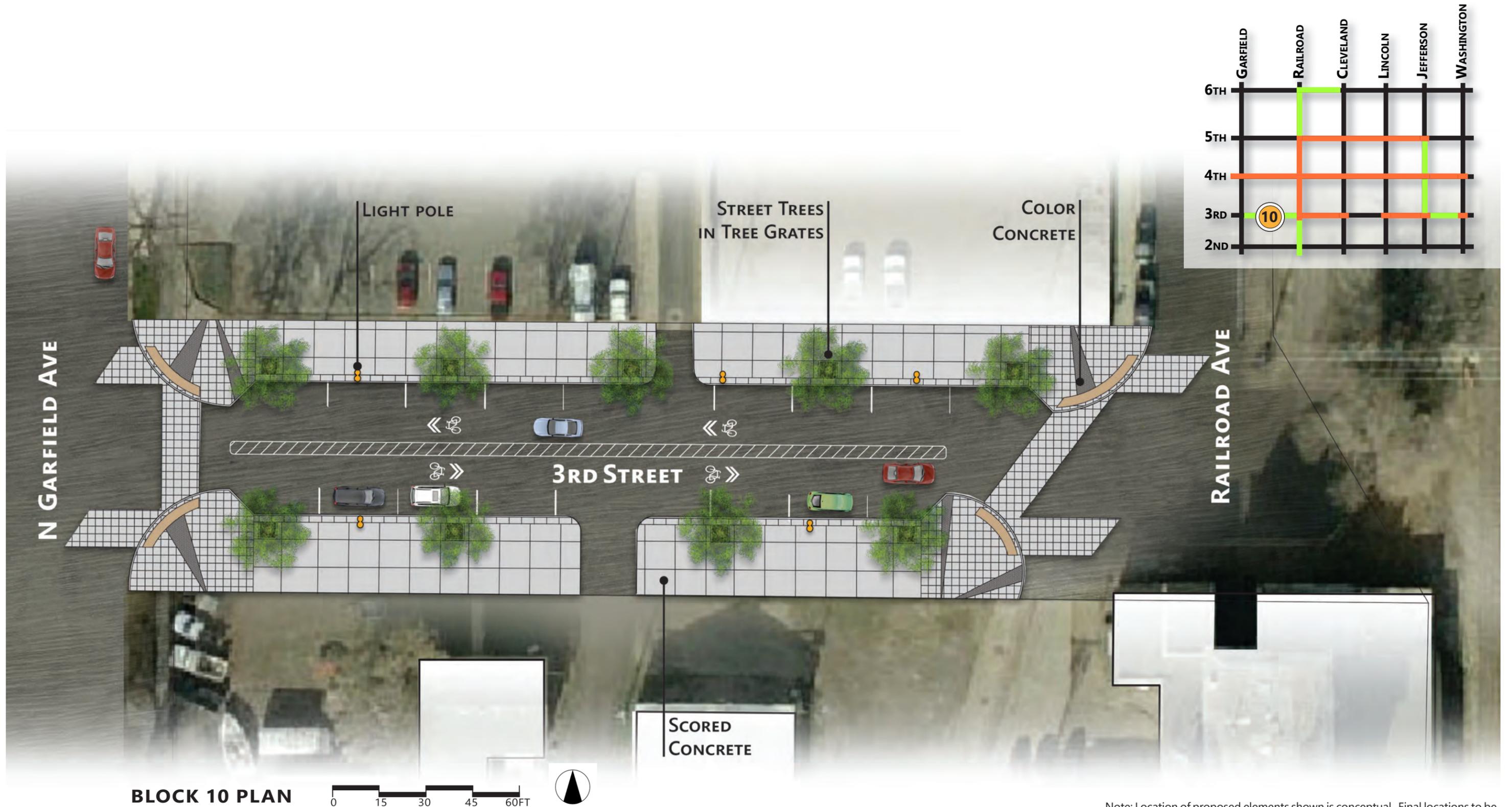


Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 10 PLAN



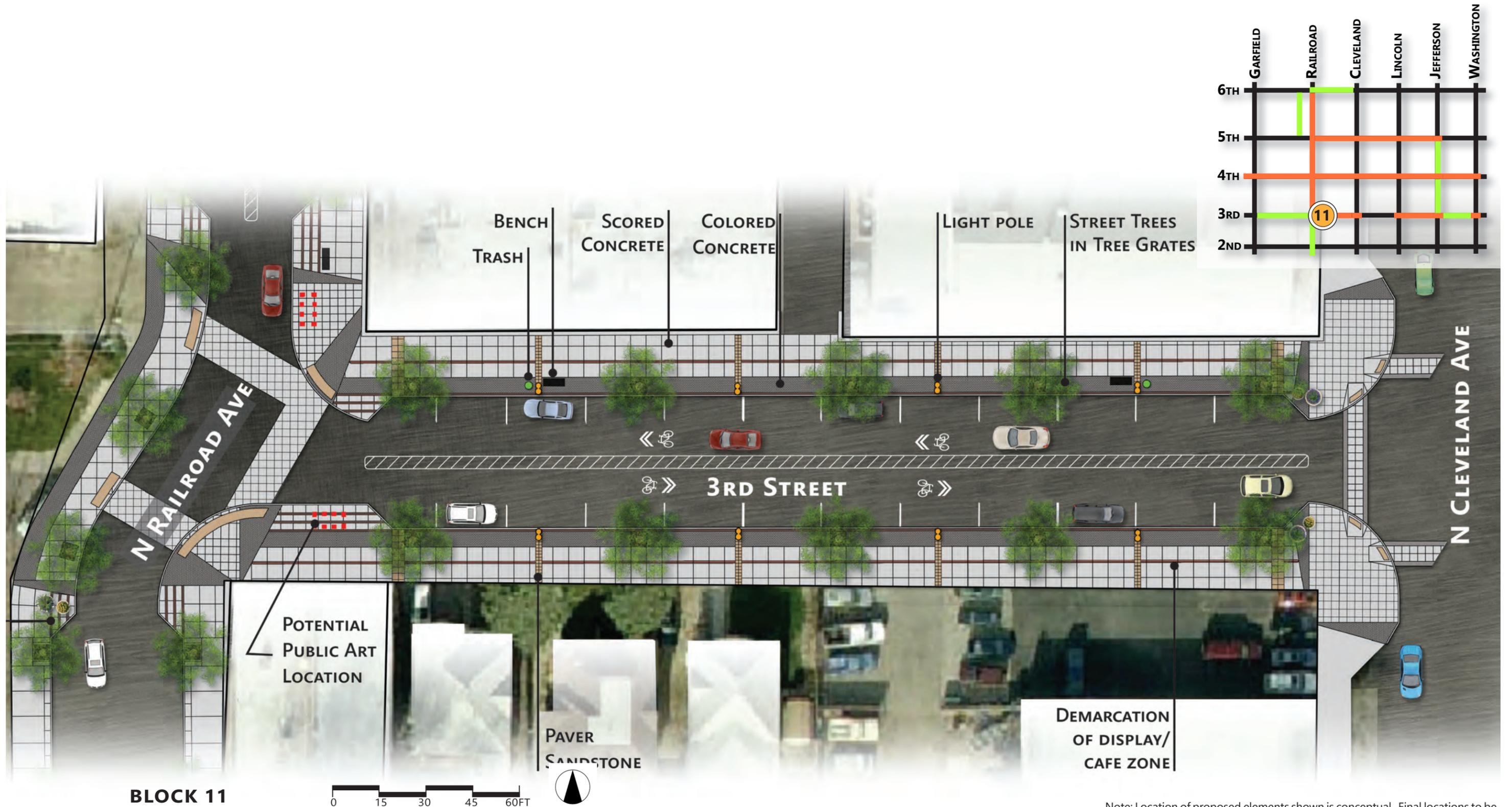
Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-10 | 05 DECEMBER 2017



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

BLOCK 11

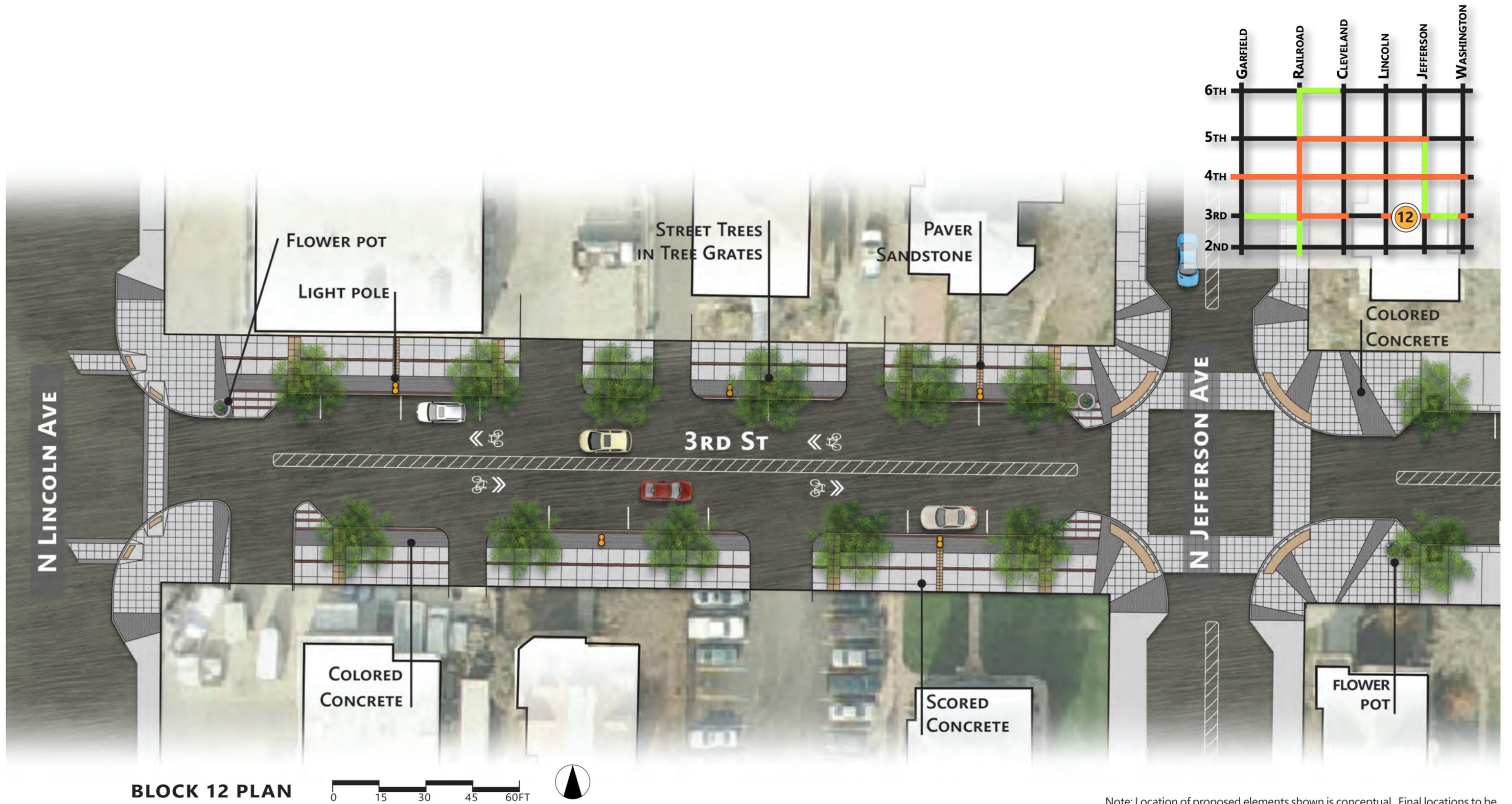


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-11 | 05 DECEMBER 2017



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-12 | 05 DECEMBER 2017



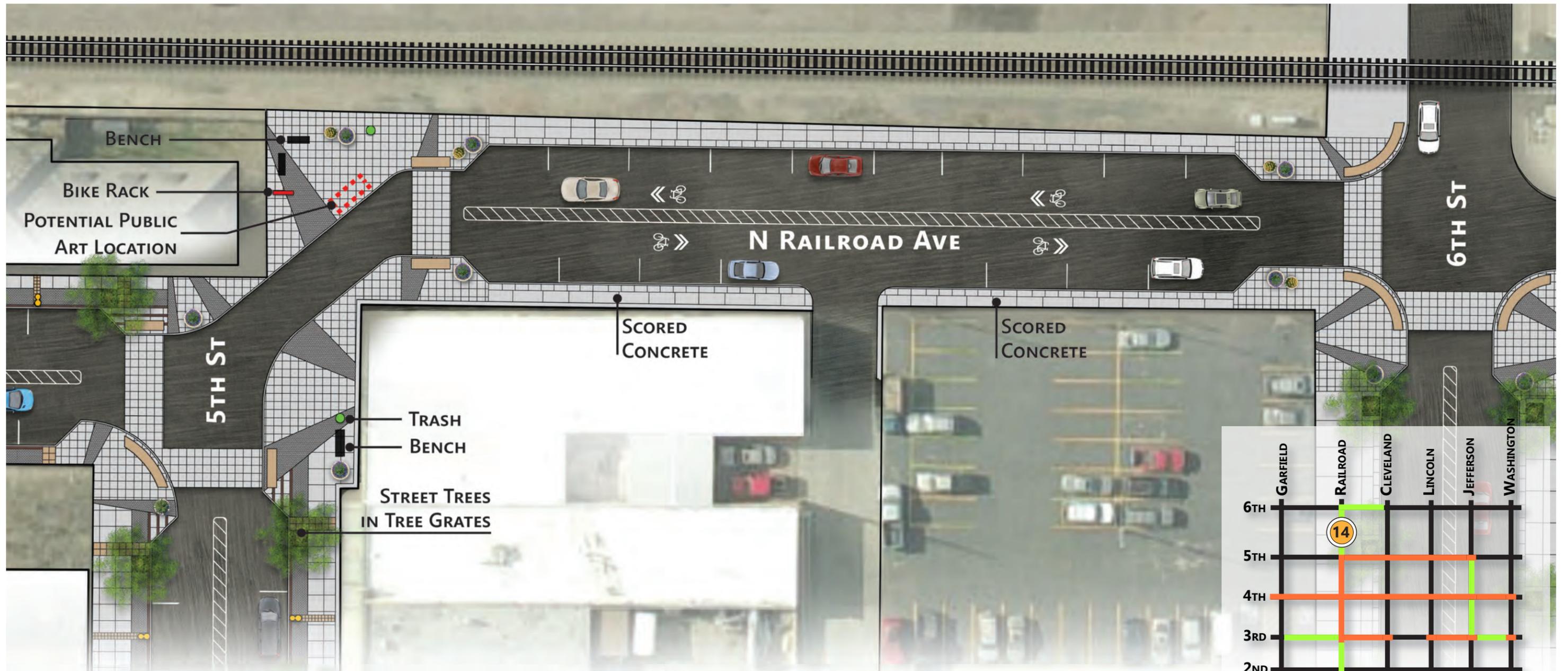
Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 14 PLAN



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

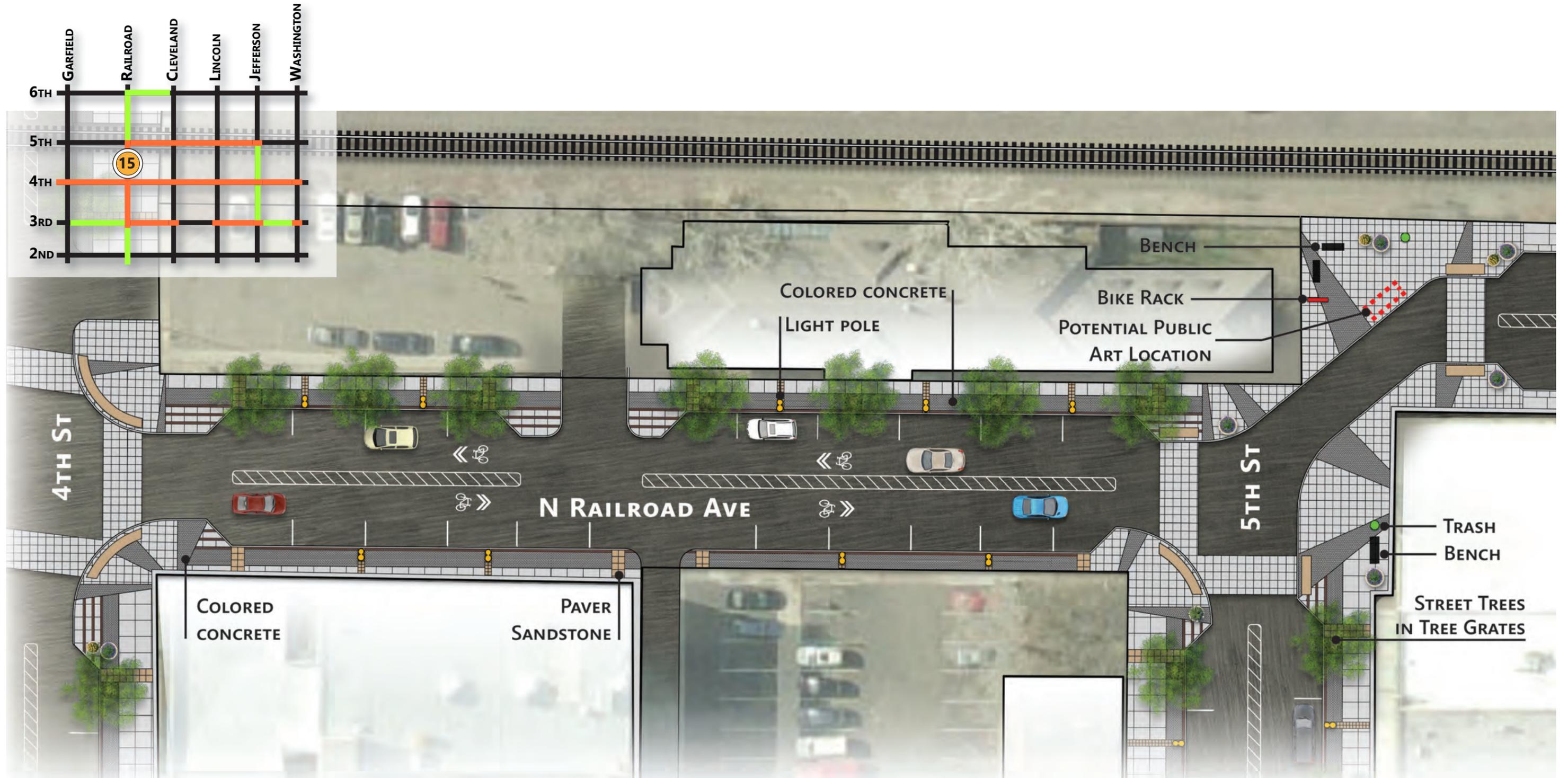


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-14 | 05 DECEMBER 2017



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

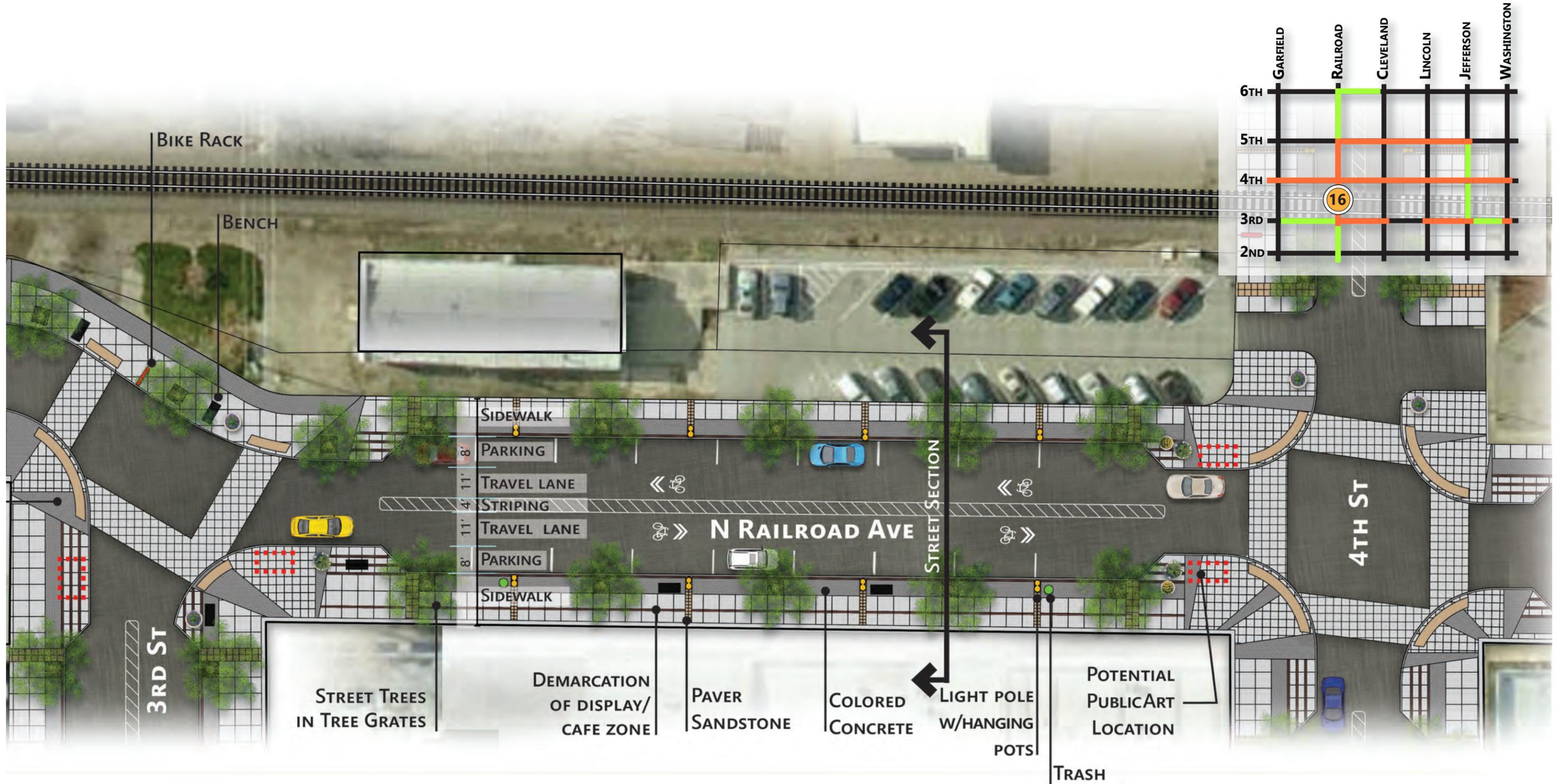


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-15 | 05 DECEMBER 2017



BLOCK 16 PLAN



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

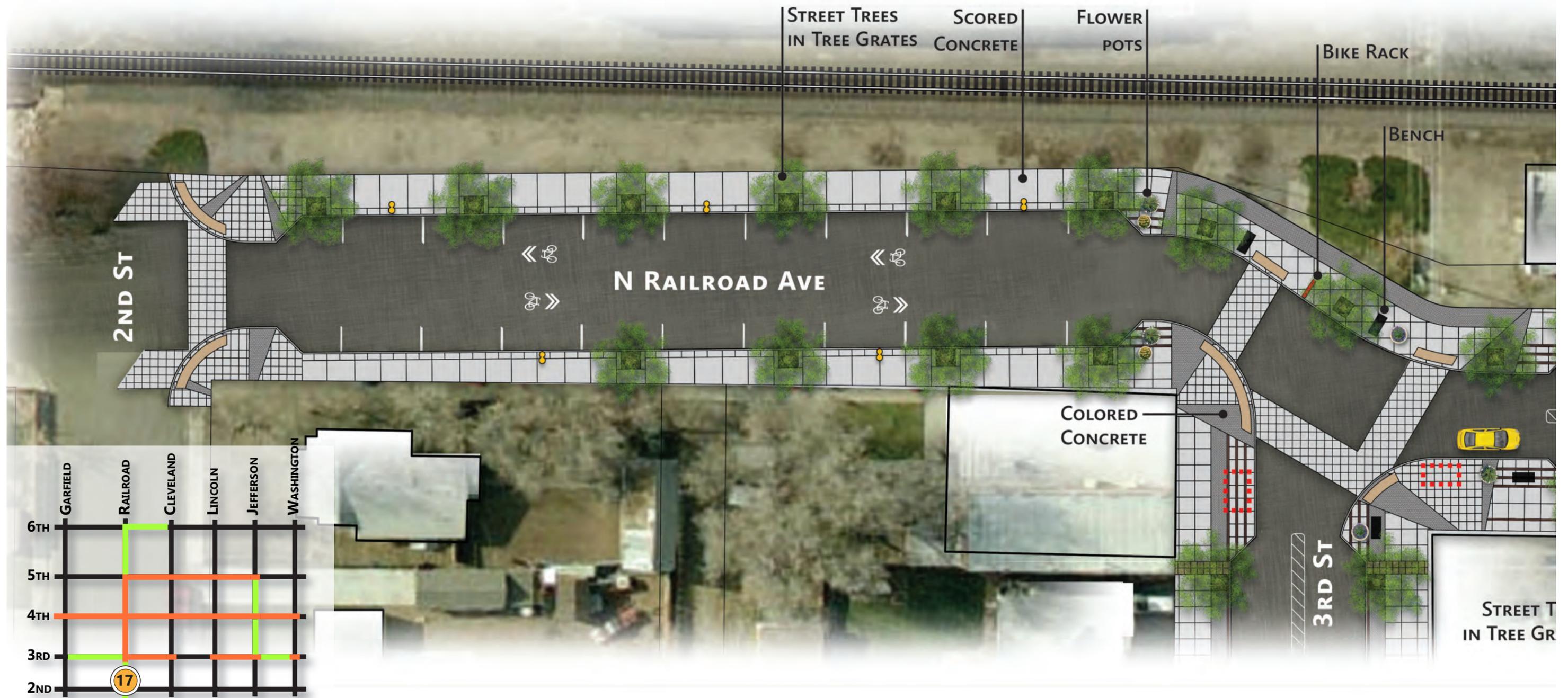


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-16 | 05 DECEMBER 2017



BLOCK 17 PLAN



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

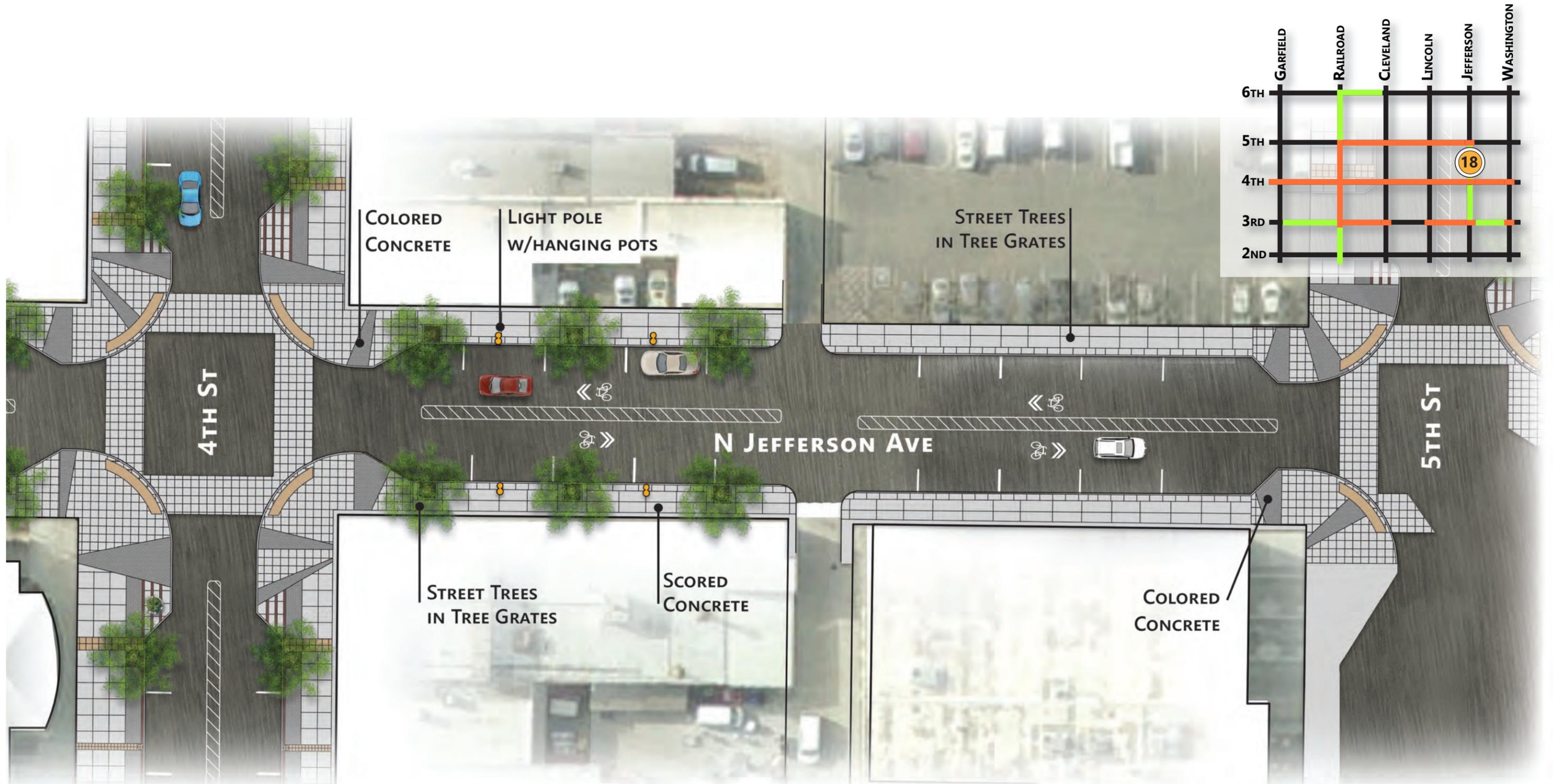


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-17 | 05 DECEMBER 2017



BLOCK 18 PLAN

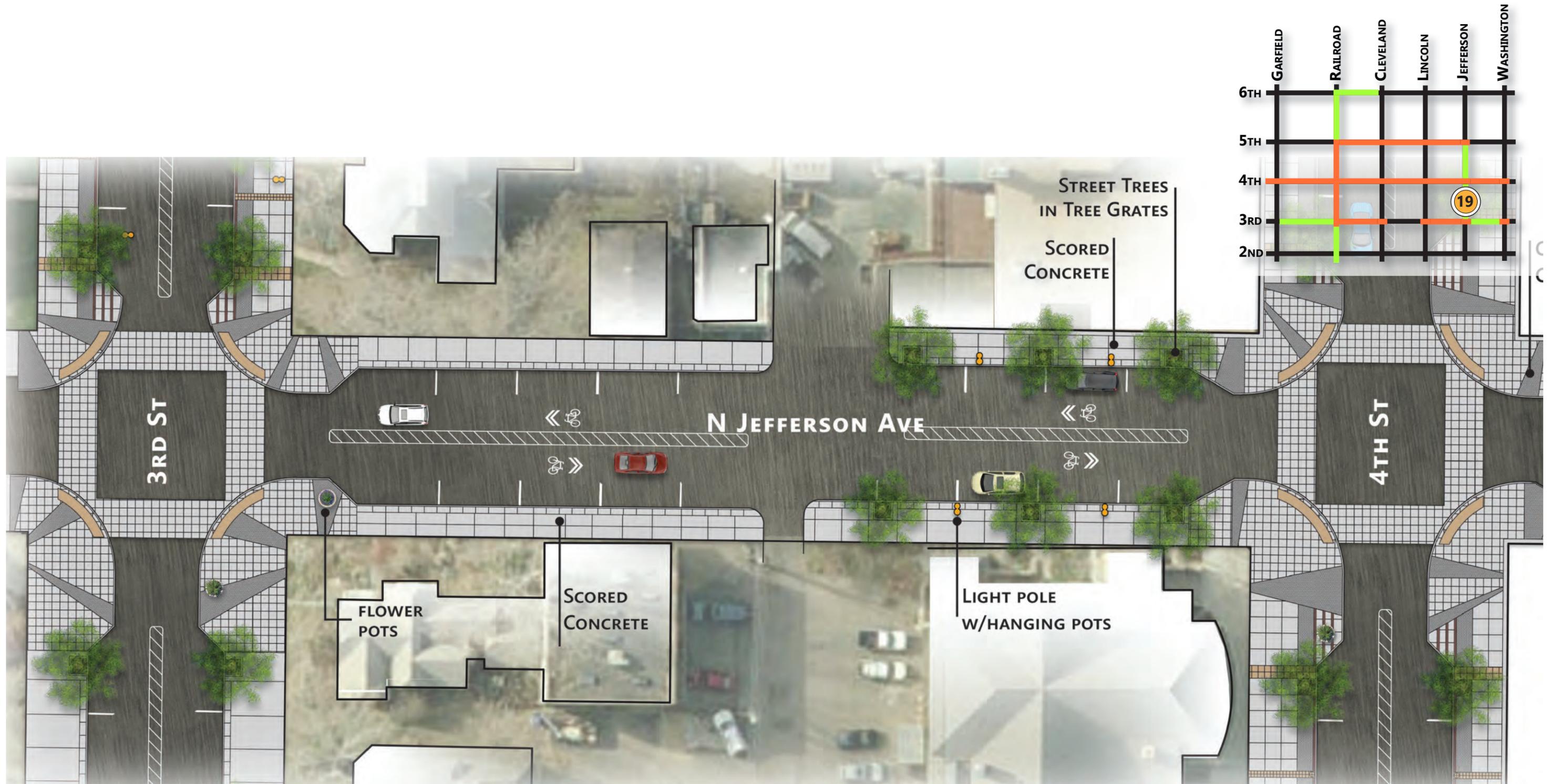


Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





BLOCK 19 PLAN



Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.

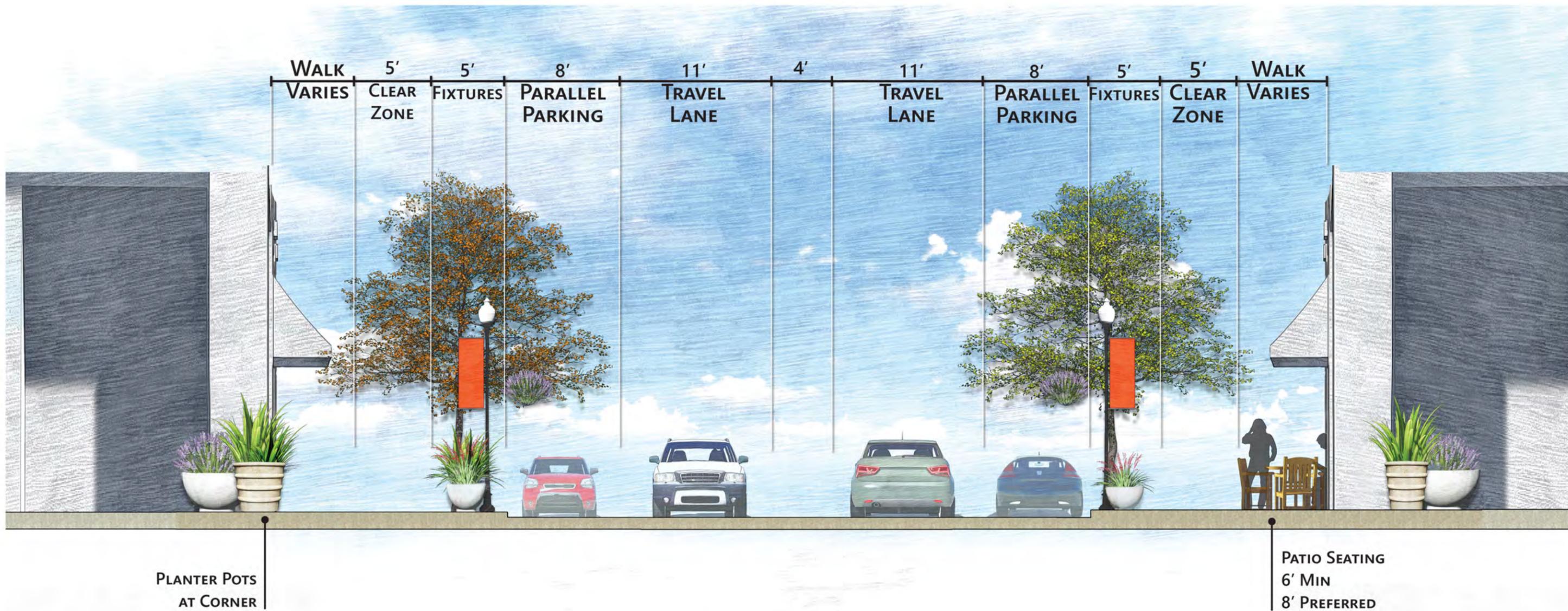


ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-19 | 05 DECEMBER 2017



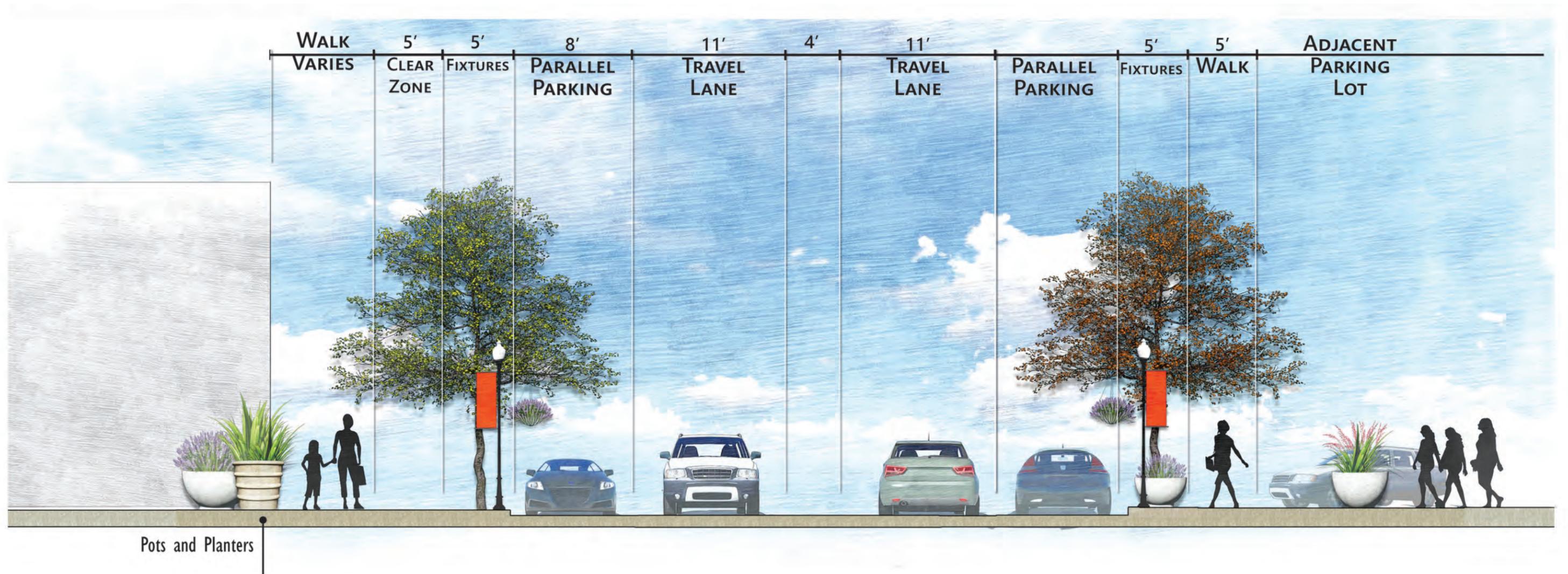
TYPICAL EAST-WEST STREET SECTION

Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





TYPICAL RAILROAD

Note: Location of proposed elements shown is conceptual. Final locations to be coordinated with future detailed site surveys, individual property access needs, etc.



ILLUSTRATIVE PLANS + ELEVATIONS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4-21 | 05 DECEMBER 2017

SIGNATURE PLANT SCHEDULE	
COMMON NAME	BOTANICAL NAME
CANOPY TREES	
FALL GOLD ASH	FRAXINUS NIGRA 'FALL GOLD'
PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'
GINKGO	GINKGO BILOBA
WESTERN HACKBERRY	CELTIS OCCIDENTALIS
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS
GLENLEVEN LINDEN	TILIA CORDATA 'GLENLEVEN'
SILVER LINDEN	TILIA TOMENTOSA
SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'
SHUMARD OAK	QUERCUS SHUMARDII
BUR OAK	QUERCUS MACORCARPA
ENGLISH OAK	QUERCUS ROBUR
CHINKAPIN OAK	QUERCUS MUEHLENBERGII
VILLAGE GREEN ZELKOVA	ZELKOVA SERRATA 'VILLAGE GREEN'
ORNAMENTAL TREES	
TATARIAN MAPLE 'HOT WINGS'	ACER TATARICUM 'HOT WINGS'
SPRING SNOW CRAB	MALUS X 'SPRING SNOW'
GOLDEN RAIN TREE	KOELREUTERIA PANICULATA
PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'
JAPANESE TREE LILAC	SYRINGA RETICULATA
CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA
AMUR CHOKECHERRY	PRUNUS MAACKII
CRIMSON SPIRE OAK	QUERCUS 'CRIMSON SPIRE'

KEY CANOPY TREES



KENTUCKY COFFEE TREE



SILVER LINDEN



SKYLINE HONEYLOCUST



SHUMARD OAK

KEY ORNAMENTAL TREES



TATARINA MAPLE 'HOT WINGS'



SPRING SNOW CRABAPPLE



CHANTICLEER PEAR



AMUR CHOKECHERRY



SIGNATURE PLANT PALETTE
DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



SIGNATURE PLANT SCHEUDLE	
COMMON NAME	BOTANICAL NAME
DECIDUOUS SHRUBS	
CRIMSON PYGMY BARBERRY	BERBERIS THUNGERGII 'ATROPURPUREA NANA'
FINELINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'
CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'
KELSEY DOGWOOD	CORNUS SERICEA 'KELSEYI'
ARNOLD DWARF FORSYTHIA	FORSYTHIA X 'ARNOLD DWARF'
ROYALTY LILAC	SYRINGA X PRESTONIAE 'ROYALTY'
DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
LODENSE PRIVET	LIGUSRUM VULGARE 'LODENSE'
CAREFREE SUNSHINE ROSE	ROSA 'RADSUN'
EVERGREEN SHRUBS	
BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'
OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
PURPLE LEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'
SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'
PERENNIALS	
YELLOW COLUMBINE	AQUILEGIA CHRYSANTHA 'DENVER GOLD'
PURPLE PALACE CORAL BELLS	HEUCHERA MICRANTHA 'PURPLE PALACE'
WHITE DAYLILY	HEMEROCALLIS X 'JOAN SENIOR'
PINK WHIRLING BUTTERFLIES	GAURA LINDHEIMERI 'SISKIYOU PINK'
CHRISTMAS ROSE	HELLEBORES NIGER
BUTTERFLY BLUE PINCUSHION FLOWER	SCABIOSA COLUMBARIA 'BUTTERFLY BLUE'
BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'
PURPLE CONE FLOWER	ECHINACEA PURPUREA
ORNAMENTAL GRASSES	
BLUE OAT GRASS	HELICOTRICHON SEMPERVIRENS
LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM
FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
BIG BLUE STEM	ANDROPOGON GERARDII
ZEBRA MAIDEN GRASS	MISCANTHUS SINENSIS 'ZEBRINUS'

KEY SHRUBS



DART'S GOLD NINEBARK



KELSEY DOGWOOD



CAREFREE SUNSHINE ROSE



GLOBE BLUE SPRUCE

KEY PERENNIALS



PURPLE PALACE CORAL BELLS



WHITE DAYLILY



BUTTERFLY BLUE PINCUSHION



PURPLE CONE FLOWER

KEY ORNAMENTAL GRASSES



BLUE OAT GRASS



FEATHER REED GRASS



DWARF FOUNTAIN GRASS



ZEBRA MAIDEN GRASS



SIGNATURE PLANT PALETTE

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



The following "Legacy" bench is proposed to be used throughout the streetscape. The Legacy bench is already being used in some areas of the City. The existing benches will have the wood replaced and more benches shall be fabricated by local artists to fulfill need.



These benches are other durable, vandal resistant benches that are readily available and can be used as alternatives to the "Legacy" bench.

BENCHES



Optional create an "Artist Bench" Program similar to bike rack program.
 • Specify a catalog bench and artist can "customize"
 • Or local artists can create unique benches, with some guidelines about ergonomics (comfort, size, materials, etc.)



TRASH RECEPTACLES



BIKE RACKS



Continue the "Artist Bike Rack" Program
 •Add small & friendly signs indicating these are usable
 •Add bikes so people understand they are usable racks

In areas where a standard bike rack is desired, or bike parking needs to be maximized, the following racks are suggested:



PLANTERS



Low, wide pots at intersections



Sculptural "plants" Added Seasonally



ACCENT LIGHTING



LIGHTING



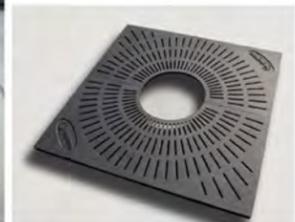
BANNERS/HANGING POTS ON POLES



GRATES



Iron Age Grates: Recycled steel with baked-on french fry oil finish



SITE FURNISHINGS - Streetscape Palette

DETAILED DESIGN ELEMENTS

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



COST ESTIMATE ASSUMPTIONS

The cost estimates for the Supplement focused on the improvement areas from the back or curb to the assumed building face or right-of-way. These costs included pavement treatments, tree grates and trees, light standards, benches, trash containers, and bike racks.

Since utilities were not a part of the Supplement, estimates for wet and dry utilities were provided base on the 2009 utility cost estimate, accounting for inflation.

A demolition cost estimate has been provide based on the assumption that the entire block would be demolished including utilities. Costs will vary once actual design plans determine which if any utilities can be salvaged.



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



6TH STREET- RAILROAD AVE TO CLEVELAND AVE- BLOCK 1

Prepared By: Stanley Consultants

Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	7,429	SF	8.00	\$ 59,432.00	Conc. w/ sm grid
T2	1,351	SF	24.00	\$ 32,424.00	Color Conc. Rays
T2	-	SF	22.00	\$ -	Color Conc.
T3	13,748	SF	7.00	\$ 96,236.00	Conc. w/ lg grid
T4	-	SF	26.00	\$ -	Conc. w/ brick
T5	-	SF	24.00	\$ -	Conc. pavers
HC Ramps	8	EA	1,000.00	\$ 8,000.00	
Truncated Dome Panels	2	EA	1,200.00	\$ 2,400.00	
Street Curb + Gutter	1,319	LF	24.00	\$ 31,656.00	Street Curb + Gutter
Category Subtotal				\$ 230,148.00	
Landscape					
Street Trees	19	EA	650.00	\$ 12,350.00	4"cal
Pots 36" Dia.	-	EA	36.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	48.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	24.00	\$ -	future/by owner
Category Subtotal				\$ 12,350.00	
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	-	EA	50.00	\$ -	
Bubbler/Drip in Tree Grate	19	EA	50.00	\$ 950.00	
Hanging Baskets	-	EA	50.00	\$ -	
Category Subtotal				\$ 26,650.00	
Furnishings					
Tree Grates	19	EA	1,500.00	\$ 28,500.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	-	EA	1,500.00	\$ -	new bench
Trash Receptacle	-	EA	1,000.00	\$ -	2 per side
Bike Racks	-	EA	1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	400.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	500.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	125.00	\$ -	future/by owner
Category Subtotal				\$ 28,500.00	

SUBTOTAL CONSTRUCTION COST	\$ 297,648.00
8% Contractors Mobilization, General Conditions	\$ 23,811.84
5% Traffic Control	\$ 14,882.40
15% Master Plan Contingency	\$ 44,647.20
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 380,989.44
10% City Construction Contingency	\$ 38,098.94
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 419,088.38

5TH STREET- RAILROAD AVE TO CLEVELAND AVE- BLOCK 2

Prepared By: Stanley Consultants

Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	4,928	SF	8.00	\$ 39,424.00	Conc. w/ sm grid
T2	1,186	SF	24.00	\$ 28,464.00	Color Conc. Rays
T2	1,565	SF	22.00	\$ 34,430.00	Color Conc.
T3	5,586	SF	7.00	\$ 39,102.00	Conc. w/ lg grid
T4	474	SF	26.00	\$ 12,324.00	Conc. w/ brick
T5	855	SF	24.00	\$ 20,520.00	Conc. pavers
HC Ramps	4	EA	1,000.00	\$ 4,000.00	
Truncated Dome Panels	2	EA	1,200.00	\$ 2,400.00	
Street Curb + Gutter	956	LF	24.00	\$ 22,944.00	Street Curb + Gutter
Category Subtotal				\$ 203,608.00	
Landscape					
Street Trees	12	EA	650.00	\$ 7,800.00	4"cal
Pots 36" Dia.	1	EA	36.00	\$ 36.00	future/by owner
Pots 48" Dia.	4	EA	48.00	\$ 192.00	future/by owner
Hanging Baskets 24"	7	EA	24.00	\$ 168.00	future/by owner
Category Subtotal				\$ 8,196.00	
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	5	EA	50.00	\$ 250.00	
Bubbler/Drip in Tree Grate	12	EA	50.00	\$ 600.00	
Hanging Baskets	7	EA	50.00	\$ 350.00	
Category Subtotal				\$ 26,900.00	
Furnishings					
Tree Grates	12	EA	1,500.00	\$ 18,000.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	6	EA	1,500.00	\$ 9,000.00	new bench
Trash Receptacle	4	EA	1,000.00	\$ 4,000.00	2 per side
Bike Racks	1	EA	1,200.00	\$ 1,200.00	1 per side
Pots 36" Dia.	1	EA	400.00	\$ 400.00	future/by owner
Pots 48" Dia.	5	EA	500.00	\$ 2,500.00	future/by owner
Hanging Baskets 24"	7	EA	125.00	\$ 875.00	future/by owner
Category Subtotal				\$ 35,975.00	

SUBTOTAL CONSTRUCTION COST	\$ 274,679.00
8% Contractors Mobilization, General Conditions	\$ 21,974.32
5% Traffic Control	\$ 13,733.95
15% Master Plan Contingency	\$ 41,201.85
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 351,589.12
10% City Construction Contingency	\$ 35,158.91
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 386,748.03



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



5TH STREET- CLEVELAND AVE TO LINCOLN AVE- BLOCK 3

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	5,126	SF	\$ 8.00	\$ 41,008.00	Conc. w/ sm grid
T2	1,009	SF	\$ 24.00	\$ 24,216.00	Color Conc. Rays
T2	1,522	SF	\$ 22.00	\$ 33,484.00	Color Conc.
T3	4,930	SF	\$ 7.00	\$ 34,510.00	Conc. w/ lg grid
T4	753	SF	\$ 26.00	\$ 19,578.00	Conc. w/ brick
T5	875	SF	\$ 24.00	\$ 21,000.00	Conc. pavers
HC Ramps	8	EA	\$ 1,000.00	\$ 8,000.00	
Truncated Dome Panels	-	EA	\$ 1,200.00	\$ -	
Street Curb + Gutter	895	LF	\$ 24.00	\$ 21,480.00	Street Curb + Gutter
Category Subtotal				\$ 203,276.00	
Landscape					
Street Trees	12	EA	\$ 650.00	\$ 7,800.00	4"cal
Pots 36" Dia.	5	EA	\$ 36.00	\$ 180.00	future/by owner
Pots 48" Dia.	10	EA	\$ 48.00	\$ 480.00	future/by owner
Hanging Baskets 24"	8	EA	\$ 24.00	\$ 192.00	future/by owner
Category Subtotal				\$ 8,652.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	15	EA	\$ 50.00	\$ 750.00	
Bubbler/Drip in Tree Grate	12	EA	\$ 50.00	\$ 600.00	
Hanging Baskets	8	EA	\$ 50.00	\$ 400.00	
Category Subtotal				\$ 27,450.00	
Furnishings					
Tree Grates	12	EA	\$ 1,500.00	\$ 18,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	6	EA	\$ 1,500.00	\$ 9,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	2	EA	\$ 1,200.00	\$ 2,400.00	1 per side
Pots 36" Dia.	5	EA	\$ 400.00	\$ 2,000.00	future/by owner
Pots 48" Dia.	10	EA	\$ 500.00	\$ 5,000.00	future/by owner
Hanging Baskets 24"	8	EA	\$ 125.00	\$ 1,000.00	future/by owner
Category Subtotal				\$ 41,400.00	

SUBTOTAL CONSTRUCTION COST	\$ 280,778.00
8% Contractors Mobilization, General Conditions	\$ 22,462.24
5% Traffic Control	\$ 14,038.90
15% Master Plan Contingency	\$ 42,116.70
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 359,395.84
10% City Construction Contingency	\$ 35,939.58
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 395,335.42

5TH STREET- LINCOLN AVE TO JEFFERSON AVE- BLOCK 4

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	3,911	SF	\$ 8.00	\$ 31,288.00	Conc. w/ sm grid
T2	950	SF	\$ 24.00	\$ 22,800.00	Color Conc. Rays
T2	1,980	SF	\$ 22.00	\$ 43,560.00	Color Conc.
T3	6,848	SF	\$ 7.00	\$ 47,936.00	Conc. w/ lg grid
T4	542	SF	\$ 26.00	\$ 14,092.00	Conc. w/ brick
T5	709	SF	\$ 24.00	\$ 17,016.00	Conc. pavers
HC Ramps	4	EA	\$ 1,000.00	\$ 4,000.00	
Truncated Dome Panels	3	EA	\$ 1,200.00	\$ 3,600.00	
Street Curb + Gutter	868	LF	\$ 24.00	\$ 20,832.00	Street Curb + Gutter
Category Subtotal				\$ 205,124.00	
Landscape					
Street Trees	9	EA	\$ 650.00	\$ 5,850.00	4"cal
Pots 36" Dia.	2	EA	\$ 36.00	\$ 72.00	future/by owner
Pots 48" Dia.	8	EA	\$ 48.00	\$ 384.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 24.00	\$ 144.00	future/by owner
Category Subtotal				\$ 6,450.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	10	EA	\$ 50.00	\$ 500.00	
Bubbler/Drip in Tree Grate	9	EA	\$ 50.00	\$ 450.00	
Hanging Baskets	6	EA	\$ 50.00	\$ 300.00	
Category Subtotal				\$ 26,950.00	
Furnishings					
Tree Grates	9	EA	\$ 1,500.00	\$ 13,500.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	5	EA	\$ 1,500.00	\$ 7,500.00	new bench
Trash Receptacle	3	EA	\$ 1,000.00	\$ 3,000.00	2 per side
Bike Racks	2	EA	\$ 1,200.00	\$ 2,400.00	1 per side
Pots 36" Dia.	2	EA	\$ 400.00	\$ 800.00	future/by owner
Pots 48" Dia.	8	EA	\$ 500.00	\$ 4,000.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 125.00	\$ 750.00	future/by owner
Category Subtotal				\$ 31,950.00	

SUBTOTAL CONSTRUCTION COST	\$ 270,474.00
8% Contractors Mobilization, General Conditions	\$ 21,637.92
5% Traffic Control	\$ 13,523.70
15% Master Plan Contingency	\$ 40,571.10
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 346,206.72
10% City Construction Contingency	\$ 34,620.67
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 380,827.39



Cost Estimate Destination Downtown: HIP Streets Modernization



4TH STREET- GARFIELD AVE TO RAILROAD AVE- BLOCK 5

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	5,993	SF	\$ 8.00	\$ 47,944.00	Conc. w/ sm grid
T2	1,261	SF	\$ 24.00	\$ 30,264.00	Color Conc. Rays
T2	2,638	SF	\$ 22.00	\$ 58,036.00	Color Conc.
T3	8,549	SF	\$ 7.00	\$ 59,843.00	Conc. w/ lg grid
T4	943	SF	\$ 26.00	\$ 24,518.00	Conc. w/ brick
T5	1,169	SF	\$ 24.00	\$ 28,056.00	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	4	EA	\$ 1,200.00	\$ 4,800.00	
Street Curb + Gutter	1,223	LF	\$ 24.00	\$ 29,352.00	Street Curb + Gutter
Category Subtotal				\$ 282,813.00	
Landscape					
Street Trees	13	EA	\$ 650.00	\$ 8,450.00	4"cal
Pots 36" Dia.	-	EA	\$ 36.00	\$ -	future/by owner
Pots 48" Dia.	4	EA	\$ 48.00	\$ 192.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
Category Subtotal				\$ 8,642.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	4	EA	\$ 50.00	\$ 200.00	
Bubbler/Drip in Tree Grate	13	EA	\$ 50.00	\$ 650.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
Category Subtotal				\$ 26,550.00	
Furnishings					
Tree Grates	13	EA	\$ 1,500.00	\$ 19,500.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	4	EA	\$ 1,500.00	\$ 6,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	1	EA	\$ 1,200.00	\$ 1,200.00	1 per side
Pots 36" Dia.	1	EA	\$ 400.00	\$ 400.00	future/by owner
Pots 48" Dia.	4	EA	\$ 500.00	\$ 2,000.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
Category Subtotal				\$ 33,100.00	

SUBTOTAL CONSTRUCTION COST	\$ 351,105.00
8% Contractors Mobilization, General Conditions	\$ 28,088.40
5% Traffic Control	\$ 17,555.25
15% Master Plan Contingency	\$ 52,665.75
<small>for unforeseen site conditions discovered during final design</small>	
Total Construction Cost	\$ 449,414.40
10% City Construction Contingency	\$ 44,941.44
<small>force account for unforeseen construction items</small>	
GRAND TOTAL CONSTRUCTION COST	\$ 494,355.84

4TH STREET- RAILROAD AVE TO CLEVELAND AVE- BLOCK 6

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	4,314	SF	\$ 8.00	\$ 34,512.00	Conc. w/ sm grid
T2	910	SF	\$ 24.00	\$ 21,840.00	Color Conc. Rays
T2	1,939	SF	\$ 22.00	\$ 42,658.00	Color Conc.
T3	5,749	SF	\$ 7.00	\$ 40,243.00	Conc. w/ lg grid
T4	949	SF	\$ 26.00	\$ 24,674.00	Conc. w/ brick
T5	775	SF	\$ 24.00	\$ 18,600.00	Conc. pavers
HC Ramps	8	EA	\$ 1,000.00	\$ 8,000.00	
Truncated Dome Panels	4	EA	\$ 1,200.00	\$ 4,800.00	
Street Curb + Gutter	883	LF	\$ 24.00	\$ 21,192.00	Street Curb + Gutter
Category Subtotal				\$ 216,519.00	
Landscape					
Street Trees	10	EA	\$ 650.00	\$ 6,500.00	4"cal
Pots 36" Dia.	5	EA	\$ 36.00	\$ 180.00	future/by owner
Pots 48" Dia.	5	EA	\$ 48.00	\$ 240.00	future/by owner
Hanging Baskets 24"	10	EA	\$ 24.00	\$ 240.00	future/by owner
Category Subtotal				\$ 7,160.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	10	EA	\$ 50.00	\$ 500.00	
Bubbler/Drip in Tree Grate	10	EA	\$ 50.00	\$ 500.00	
Hanging Baskets	10	EA	\$ 50.00	\$ 500.00	
Category Subtotal				\$ 27,200.00	
Furnishings					
Tree Grates	10	EA	\$ 1,500.00	\$ 15,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	8	EA	\$ 1,500.00	\$ 12,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	5	EA	\$ 400.00	\$ 2,000.00	future/by owner
Pots 48" Dia.	5	EA	\$ 500.00	\$ 2,500.00	future/by owner
Hanging Baskets 24"	10	EA	\$ 125.00	\$ 1,250.00	future/by owner
Category Subtotal				\$ 36,750.00	

SUBTOTAL CONSTRUCTION COST	\$ 287,629.00
8% Contractors Mobilization, General Conditions	\$ 23,010.32
5% Traffic Control	\$ 14,381.45
15% Master Plan Contingency	\$ 43,144.35
<small>for unforeseen site conditions discovered during final design</small>	
Total Construction Cost	\$ 368,165.12
10% City Construction Contingency	\$ 36,816.51
<small>force account for unforeseen construction items</small>	
GRAND TOTAL CONSTRUCTION COST	\$ 404,981.63



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4TH STREET- CLEVELAND AVE TO LINCOLN AVE- BLOCK 7

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	7,482	SF	\$ 8.00	\$ 59,856.00	Conc. w/ sm grid
T2	843	SF	\$ 24.00	\$ 20,232.00	Color Conc. Rays
T2	-	SF	\$ 22.00	\$ -	Color Conc.
T3	2,570	SF	\$ 7.00	\$ 17,990.00	Conc. w/ lg grid
T4	3,939	SF	\$ 26.00	\$ 102,414.00	Conc. w/ brick
T5	896	SF	\$ 24.00	\$ 21,504.00	Conc. pavers
HC Ramps	8	EA	\$ 1,000.00	\$ 8,000.00	
Truncated Dome Panels	-	EA	\$ 1,200.00	\$ -	
Street Curb + Gutter	799	LF	\$ 24.00	\$ 19,176.00	Street Curb + Gutter
			Category Subtotal	\$ 249,172.00	
Landscape					
Street Trees	11	EA	\$ 650.00	\$ 7,150.00	4"cal
Pots 36" Dia.	2	EA	\$ 36.00	\$ 72.00	future/by owner
Pots 48" Dia.	4	EA	\$ 48.00	\$ 192.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 24.00	\$ 144.00	future/by owner
			Category Subtotal	\$ 7,558.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	6	EA	\$ 50.00	\$ 300.00	
Bubbler/Drip in Tree Grate	11	EA	\$ 50.00	\$ 550.00	
Hanging Baskets	6	EA	\$ 50.00	\$ 300.00	
			Category Subtotal	\$ 26,850.00	
Furnishings					
Tree Grates	11	EA	\$ 1,500.00	\$ 16,500.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	4	EA	\$ 1,500.00	\$ 6,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	1	EA	\$ 1,200.00	\$ 1,200.00	1 per side
Pots 36" Dia.	2	EA	\$ 400.00	\$ 800.00	future/by owner
Pots 48" Dia.	4	EA	\$ 500.00	\$ 2,000.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 125.00	\$ 750.00	future/by owner
			Category Subtotal	\$ 31,250.00	

SUBTOTAL CONSTRUCTION COST	\$ 314,830.00
8% Contractors Mobilization, General Conditions	\$ 25,186.40
5% Traffic Control	\$ 15,741.50
15% Master Plan Contingency	\$ 47,224.50
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 402,982.40
10% City Construction Contingency	\$ 40,298.24
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 443,280.64

4TH STREET- LINCOLN AVE TO JEFFERSON AVE- BLOCK 8

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	4,242	SF	\$ 8.00	\$ 33,936.00	Conc. w/ sm grid
T2	992	SF	\$ 24.00	\$ 23,808.00	Color Conc. Rays
T2	1,925	SF	\$ 22.00	\$ 42,350.00	Color Conc.
T3	5,375	SF	\$ 7.00	\$ 37,625.00	Conc. w/ lg grid
T4	664	SF	\$ 26.00	\$ 17,264.00	Conc. w/ brick
T5	576	SF	\$ 24.00	\$ 13,824.00	Conc. pavers
HC Ramps	4	EA	\$ 1,000.00	\$ 4,000.00	
Truncated Dome Panels	2	EA	\$ 1,200.00	\$ 2,400.00	
Street Curb + Gutter	862	LF	\$ 24.00	\$ 20,688.00	Street Curb + Gutter
			Category Subtotal	\$ 195,895.00	
Landscape					
Street Trees	8	EA	\$ 650.00	\$ 5,200.00	4"cal
Pots 36" Dia.	3	EA	\$ 36.00	\$ 108.00	future/by owner
Pots 48" Dia.	4	EA	\$ 48.00	\$ 192.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 24.00	\$ 144.00	future/by owner
			Category Subtotal	\$ 5,644.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	7	EA	\$ 50.00	\$ 350.00	
Bubbler/Drip in Tree Grate	8	EA	\$ 50.00	\$ 400.00	
Hanging Baskets	6	EA	\$ 50.00	\$ 300.00	
			Category Subtotal	\$ 28,750.00	
Furnishings					
Tree Grates	8	EA	\$ 1,500.00	\$ 12,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	4	EA	\$ 1,500.00	\$ 6,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	2	EA	\$ 1,200.00	\$ 2,400.00	1 per side
Pots 36" Dia.	3	EA	\$ 400.00	\$ 1,200.00	future/by owner
Pots 48" Dia.	4	EA	\$ 500.00	\$ 2,000.00	future/by owner
Hanging Baskets 24"	6	EA	\$ 125.00	\$ 750.00	future/by owner
			Category Subtotal	\$ 28,350.00	

SUBTOTAL CONSTRUCTION COST	\$ 256,639.00
8% Contractors Mobilization, General Conditions	\$ 20,531.12
5% Traffic Control	\$ 12,831.95
15% Master Plan Contingency	\$ 38,495.85
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$ 328,497.92
10% City Construction Contingency	\$ 32,849.79
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$ 361,347.71



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



4TH STREET- JEFFERSON AVE TO WASHINGTON AVE- BLOCK 9

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	4,385	SF	\$ 8.00	\$ 35,080.00	Conc. w/ sm grid
T2	1,366	SF	\$ 24.00	\$ 32,784.00	Color Conc. Rays
T2	1,934	SF	\$ 22.00	\$ 42,548.00	Color Conc.
T3	6,140	SF	\$ 7.00	\$ 42,980.00	Conc. w/ lg grid
T4	716	SF	\$ 26.00	\$ 18,616.00	Conc. w/ brick
T5	613	SF	\$ 24.00	\$ 14,712.00	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	4	EA	\$ 1,200.00	\$ 4,800.00	
Street Curb + Gutter	852	LF	\$ 24.00	\$ 20,448.00	Street Curb + Gutter
			Category Subtotal	\$ 211,968.00	
Landscape					
Street Trees	10	EA	\$ 650.00	\$ 6,500.00	4"cal
Pots 36" Dia.	2	EA	\$ 36.00	\$ 72.00	future/by owner
Pots 48" Dia.	3	EA	\$ 48.00	\$ 144.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
			Category Subtotal	\$ 6,716.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	5	EA	\$ 50.00	\$ 250.00	
Bubbler/Drip in Tree Grate	10	EA	\$ 50.00	\$ 500.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
			Category Subtotal	\$ 26,450.00	
Furnishings					
Tree Grates	10	EA	\$ 1,500.00	\$ 15,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	4	EA	\$ 1,500.00	\$ 6,000.00	new bench
Trash Receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	2 per side
Bike Racks	2	EA	\$ 1,200.00	\$ 2,400.00	1 per side
Pots 36" Dia.	2	EA	\$ 400.00	\$ 800.00	future/by owner
Pots 48" Dia.	3	EA	\$ 500.00	\$ 1,500.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
			Category Subtotal	\$ 29,700.00	

SUBTOTAL CONSTRUCTION COST	\$274,834.00
8% Contractors Mobilization, General Conditions	\$ 21,986.72
5% Traffic Control	\$ 13,741.70
15% Master Plan Contingency	\$ 41,225.10
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$351,787.52
10% City Construction Contingency	\$ 35,178.75
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$386,966.27

3RD STREET- GARFIELD AVE TO RAILROAD AVE- BLOCK 10

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	4,198	SF	\$ 8.00	\$ 33,584.00	Conc. w/ sm grid
T2	483	SF	\$ 24.00	\$ 11,592.00	Color Conc. Rays
T2	-	SF	\$ 22.00	\$ -	Color Conc.
T3	9,266	SF	\$ 7.00	\$ 64,862.00	Conc. w/ lg grid
T4	-	SF	\$ 26.00	\$ -	Conc. w/ brick
T5	-	SF	\$ 24.00	\$ -	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	3	EA	\$ 1,200.00	\$ 3,600.00	
Street Curb + Gutter	748	LF	\$ 24.00	\$ 17,952.00	Street Curb + Gutter
			Category Subtotal	\$ 131,590.00	
Landscape					
Street Trees	9	EA	\$ 650.00	\$ 5,850.00	4"cal
Pots 36" Dia.	-	EA	\$ 36.00	\$ -	future/by owner
Pots 48" Dia.	1	EA	\$ 48.00	\$ 48.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
			Category Subtotal	\$ 5,898.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	1	EA	\$ 50.00	\$ 50.00	
Bubbler/Drip in Tree Grate	9	EA	\$ 50.00	\$ 450.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
			Category Subtotal	\$ 26,200.00	
Furnishings					
Tree Grates	9	EA	\$ 1,500.00	\$ 13,500.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	-	EA	\$ 1,500.00	\$ -	new bench
Trash Receptacle	-	EA	\$ 1,000.00	\$ -	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	\$ 400.00	\$ -	future/by owner
Pots 48" Dia.	1	EA	\$ 500.00	\$ 500.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
			Category Subtotal	\$ 14,000.00	

SUBTOTAL CONSTRUCTION COST	\$177,688.00
8% Contractors Mobilization, General Conditions	\$ 14,215.04
5% Traffic Control	\$ 8,884.40
15% Master Plan Contingency	\$ 26,653.20
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$227,440.64
10% City Construction Contingency	\$ 22,744.06
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$250,184.70



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



3RD STREET- RAILROAD AVE TO CLEVELAND AVE- BLOCK 11

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	3,772	SF	\$ 8.00	\$ 30,176.00	Conc. w/ sm grid
T2	941	SF	\$ 24.00	\$ 22,584.00	Color Conc. Rays
T2	2,456	SF	\$ 22.00	\$ 54,032.00	Color Conc.
T3	7,444	SF	\$ 7.00	\$ 52,108.00	Conc. w/ lg grid
T4	893	SF	\$ 26.00	\$ 23,218.00	Conc. w/ brick
T5	642	SF	\$ 24.00	\$ 15,408.00	Conc. pavers
HC Ramps	4	EA	\$ 1,000.00	\$ 4,000.00	
Truncated Dome Panels	1	EA	\$ 1,200.00	\$ 1,200.00	
Street Curb + Gutter	929	LF	\$ 24.00	\$ 22,296.00	Street Curb + Gutter
				Category Subtotal	\$ 225,022.00
Landscape					
Street Trees	10	EA	\$ 650.00	\$ 6,500.00	4"cal
Pots 36" Dia.	1	EA	\$ 36.00	\$ 36.00	future/by owner
Pots 48" Dia.	1	EA	\$ 48.00	\$ 48.00	future/by owner
Hanging Baskets 24"	4	EA	\$ 24.00	\$ 96.00	future/by owner
				Category Subtotal	\$ 6,680.00
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	2	EA	\$ 50.00	\$ 100.00	
Bubbler/Drip in Tree Grate	10	EA	\$ 50.00	\$ 500.00	
Hanging Baskets	4	EA	\$ 50.00	\$ 200.00	
				Category Subtotal	\$ 26,500.00
Furnishings					
Tree Grates	10	EA	\$ 1,500.00	\$ 15,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	2	EA	\$ 1,500.00	\$ 3,000.00	new bench
Trash Receptacle	2	EA	\$ 1,000.00	\$ 2,000.00	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	1	EA	\$ 400.00	\$ 400.00	future/by owner
Pots 48" Dia.	1	EA	\$ 500.00	\$ 500.00	future/by owner
Hanging Baskets 24"	4	EA	\$ 125.00	\$ 500.00	future/by owner
				Category Subtotal	\$ 21,400.00

SUBTOTAL CONSTRUCTION COST	\$279,602.00
8% Contractors Mobilization, General Conditions	\$ 22,368.16
5% Traffic Control	\$ 13,980.10
15% Master Plan Contingency	\$ 41,940.30
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$357,890.56
10% City Construction Contingency	\$ 35,789.06
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$393,679.62

3RD STREET- LINCOLN AVE TO JEFFERSON AVE- BLOCK 12

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	3,647	SF	\$ 8.00	\$ 29,176.00	Conc. w/ sm grid
T2	910	SF	\$ 24.00	\$ 21,840.00	Color Conc. Rays
T2	1,544	SF	\$ 22.00	\$ 33,968.00	Color Conc.
T3	5,293	SF	\$ 7.00	\$ 37,051.00	Conc. w/ lg grid
T4	638	SF	\$ 26.00	\$ 16,588.00	Conc. w/ brick
T5	609	SF	\$ 24.00	\$ 14,616.00	Conc. pavers
HC Ramps	4	EA	\$ 1,000.00	\$ 4,000.00	
Truncated Dome Panels	2	EA	\$ 1,200.00	\$ 2,400.00	
Street Curb + Gutter	931	LF	\$ 24.00	\$ 22,344.00	Street Curb + Gutter
				Category Subtotal	\$ 181,983.00
Landscape					
Street Trees	11	EA	\$ 650.00	\$ 7,150.00	4"cal
Pots 36" Dia.	-	EA	\$ 36.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	\$ 48.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
				Category Subtotal	\$ 7,150.00
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	-	EA	\$ 50.00	\$ -	
Bubbler/Drip in Tree Grate	11	EA	\$ 50.00	\$ 550.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
				Category Subtotal	\$ 26,250.00
Furnishings					
Tree Grates	11	EA	\$ 1,500.00	\$ 16,500.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	-	EA	\$ 1,500.00	\$ -	new bench
Trash Receptacle	-	EA	\$ 1,000.00	\$ -	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	\$ 400.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	\$ 500.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
				Category Subtotal	\$ 16,500.00

SUBTOTAL CONSTRUCTION COST	\$231,883.00
8% Contractors Mobilization, General Conditions	\$ 18,550.64
5% Traffic Control	\$ 11,594.15
15% Master Plan Contingency	\$ 34,782.45
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$296,810.24
10% City Construction Contingency	\$ 29,681.02
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$326,491.26



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



3RD STREET- JEFFERSON AVE TO WASHINGTON AVE- BLOCK 13

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	5,266	SF	\$ 8.00	\$ 42,128.00	Conc. w/ sm grid
T2	1,272	SF	\$ 24.00	\$ 30,528.00	Color Conc. Rays
T2	-	SF	\$ 22.00	\$ -	Color Conc.
T3	8,223	SF	\$ 7.00	\$ 57,561.00	Conc. w/ lg grid
T4	-	SF	\$ 26.00	\$ -	Conc. w/ brick
T5	-	SF	\$ 24.00	\$ -	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	4	EA	\$ 1,200.00	\$ 4,800.00	
Street Curb + Gutter	828	LF	\$ 24.00	\$ 19,872.00	Street Curb + Gutter
			Category Subtotal	\$ 154,889.00	
Landscape					
Street Trees	10	EA	\$ 650.00	\$ 6,500.00	4"cal
Pots 36" Dia.	1	EA	\$ 36.00	\$ 36.00	future/by owner
Pots 48" Dia.	-	EA	\$ 48.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
			Category Subtotal	\$ 6,536.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	1	EA	\$ 50.00	\$ 50.00	
Bubbler/Drip in Tree Grate	10	EA	\$ 50.00	\$ 500.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
			Category Subtotal	\$ 26,250.00	
Furnishings					
Tree Grates	10	EA	\$ 1,500.00	\$ 15,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	-	EA	\$ 1,500.00	\$ -	new bench
Trash Receptacle	-	EA	\$ 1,000.00	\$ -	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	\$ 400.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	\$ 500.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
			Category Subtotal	\$ 15,000.00	

SUBTOTAL CONSTRUCTION COST	\$202,675.00
8% Contractors Mobilization, General Conditions	\$ 16,214.00
5% Traffic Control	\$ 10,133.75
15% Master Plan Contingency	\$ 30,401.25
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$259,424.00
10% City Construction Contingency	\$ 25,942.40
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$285,366.40

RAILROAD AVE- 6TH ST TO 5TH ST- BLOCK 14

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	2,655	SF	\$ 8.00	\$ 21,240.00	Conc. w/ sm grid
T2	493	SF	\$ 24.00	\$ 11,832.00	Color Conc. Rays
T2	-	SF	\$ 22.00	\$ -	Color Conc.
T3	3,060	SF	\$ 7.00	\$ 21,420.00	Conc. w/ lg grid
T4	-	SF	\$ 26.00	\$ -	Conc. w/ brick
T5	-	SF	\$ 24.00	\$ -	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	4	EA	\$ 1,200.00	\$ 4,800.00	
Street Curb + Gutter	658	LF	\$ 24.00	\$ 15,792.00	Street Curb + Gutter
			Category Subtotal	\$ 75,084.00	
Landscape					
Street Trees	-	EA	\$ 650.00	\$ -	4"cal
Pots 36" Dia.	4	EA	\$ 36.00	\$ 144.00	future/by owner
Pots 48" Dia.	5	EA	\$ 48.00	\$ 240.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
			Category Subtotal	\$ 384.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	9	EA	\$ 50.00	\$ 450.00	
Bubbler/Drip in Tree Grate	-	EA	\$ 50.00	\$ -	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
			Category Subtotal	\$ 26,150.00	
Furnishings					
Tree Grates	-	EA	\$ 1,500.00	\$ -	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	3	EA	\$ 1,500.00	\$ 4,500.00	new bench
Trash Receptacle	2	EA	\$ 1,000.00	\$ 2,000.00	2 per side
Bike Racks	1	EA	\$ 1,200.00	\$ 1,200.00	1 per side
Pots 36" Dia.	4	EA	\$ 400.00	\$ 1,600.00	future/by owner
Pots 48" Dia.	5	EA	\$ 500.00	\$ 2,500.00	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
			Category Subtotal	\$ 11,800.00	

SUBTOTAL CONSTRUCTION COST	\$113,418.00
8% Contractors Mobilization, General Conditions	\$ 9,073.44
5% Traffic Control	\$ 5,670.90
15% Master Plan Contingency	\$ 17,012.70
for unforeseen site conditions discovered during final design	
Total Construction Cost	\$145,175.04
10% City Construction Contingency	\$ 14,517.50
force account for unforeseen construction items	
GRAND TOTAL CONSTRUCTION COST	\$159,692.54



Cost Estimate Destination Downtown: HIP Streets Modernization



RAILROAD AVE- 5TH ST TO 4TH ST- BLOCK 15

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	1,029	SF	8.00	\$ 8,232.00	Conc. w/ sm grid
T2	121	SF	24.00	\$ 2,904.00	Color Conc. Rays
T2	1,990	SF	22.00	\$ 43,780.00	Color Conc.
T3	1,441	SF	7.00	\$ 10,087.00	Conc. w/ lg grid
T4	-	SF	26.00	\$ -	Conc. w/ brick
T5	416	SF	24.00	\$ 9,984.00	Conc. pavers
HC Ramps	-	EA	1,000.00	\$ -	
Truncated Dome Panels	1	EA	1,200.00	\$ 1,200.00	
Street Curb + Gutter	627	LF	24.00	\$ 15,048.00	Street Curb + Gutter
Category Subtotal			\$ 91,235.00		
Landscape					
Street Trees	7	EA	650.00	\$ 4,550.00	4"cal
Pots 36" Dia.	2	EA	36.00	\$ 72.00	future/by owner
Pots 48" Dia.	5	EA	48.00	\$ 240.00	future/by owner
Hanging Baskets 24"	-	EA	24.00	\$ -	future/by owner
Category Subtotal			\$ 4,862.00		
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	7	EA	50.00	\$ 350.00	
Bubbler/Drip in Tree Grate	7	EA	50.00	\$ 350.00	
Hanging Baskets	-	EA	50.00	\$ -	
Category Subtotal			\$ 28,400.00		
Furnishings					
Tree Grates	7	EA	1,500.00	\$ 10,500.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	-	EA	1,500.00	\$ -	new bench
Trash Receptacle	-	EA	1,000.00	\$ -	2 per side
Bike Racks	-	EA	1,200.00	\$ -	1 per side
Pots 36" Dia.	2	EA	400.00	\$ 800.00	future/by owner
Pots 48" Dia.	5	EA	500.00	\$ 2,500.00	future/by owner
Hanging Baskets 24"	-	EA	125.00	\$ -	future/by owner
Category Subtotal			\$ 13,800.00		

SUBTOTAL CONSTRUCTION COST	\$136,297.00
8% Contractors Mobilization, General Conditions	\$ 10,903.76
5% Traffic Control	\$ 6,814.85
15% Master Plan Contingency	\$ 20,444.55
Total Construction Cost	\$174,460.16
10% City Construction Contingency	\$ 17,446.02
GRAND TOTAL CONSTRUCTION COST	\$191,906.18

for unforeseen site conditions discovered during final design
force account for unforeseen construction items

RAILROAD AVE- 4TH ST TO 3RD ST- BLOCK 16

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	135	SF	8.00	\$ 1,080.00	Conc. w/ sm grid
T2	257	SF	24.00	\$ 6,168.00	Color Conc. Rays
T2	2,416	SF	22.00	\$ 53,152.00	Color Conc.
T3	5,233	SF	7.00	\$ 36,631.00	Conc. w/ lg grid
T4	-	SF	26.00	\$ -	Conc. w/ brick
T5	449	SF	24.00	\$ 10,776.00	Conc. pavers
HC Ramps	-	EA	1,000.00	\$ -	
Truncated Dome Panels	1	EA	1,200.00	\$ 1,200.00	
Street Curb + Gutter	558	LF	24.00	\$ 13,392.00	Street Curb + Gutter
Category Subtotal			\$ 122,399.00		
Landscape					
Street Trees	12	EA	650.00	\$ 7,800.00	4"cal
Pots 36" Dia.	2	EA	36.00	\$ 72.00	future/by owner
Pots 48" Dia.	5	EA	48.00	\$ 240.00	future/by owner
Hanging Baskets 24"	8	EA	24.00	\$ 192.00	future/by owner
Category Subtotal			\$ 8,304.00		
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	7	EA	50.00	\$ 350.00	
Bubbler/Drip in Tree Grate	12	EA	50.00	\$ 600.00	
Hanging Baskets	8	EA	50.00	\$ 400.00	
Category Subtotal			\$ 27,050.00		
Furnishings					
Tree Grates	12	EA	1,500.00	\$ 18,000.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	4	EA	1,500.00	\$ 6,000.00	new bench
Trash Receptacle	2	EA	1,000.00	\$ 2,000.00	2 per side
Bike Racks	1	EA	1,200.00	\$ 1,200.00	1 per side
Pots 36" Dia.	2	EA	400.00	\$ 800.00	future/by owner
Pots 48" Dia.	5	EA	500.00	\$ 2,500.00	future/by owner
Hanging Baskets 24"	8	EA	125.00	\$ 1,000.00	future/by owner
Category Subtotal			\$ 31,500.00		

SUBTOTAL CONSTRUCTION COST	\$189,253.00
8% Contractors Mobilization, General Conditions	\$ 15,140.24
5% Traffic Control	\$ 9,462.65
15% Master Plan Contingency	\$ 28,387.95
Total Construction Cost	\$242,243.84
10% City Construction Contingency	\$ 24,224.38
GRAND TOTAL CONSTRUCTION COST	\$266,468.22

for unforeseen site conditions discovered during final design
force account for unforeseen construction items



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



RAILROAD AVE- 3RD ST TO 2ND ST- BLOCK 17

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	1,800	SF	8.00	\$ 14,400.00	Conc. w/ sm grid
T2	279	SF	24.00	\$ 6,696.00	Color Conc. Rays
T2	-	SF	22.00	\$ -	Color Conc.
T3	6,015	SF	7.00	\$ 42,105.00	Conc. w/ lg grid
T4	-	SF	26.00	\$ -	Conc. w/ brick
T5	-	SF	24.00	\$ -	Conc. pavers
HC Ramps	-	EA	1,000.00	\$ -	
Truncated Dome Panels	3	EA	1,200.00	\$ 3,600.00	
Street Curb + Gutter	678	LF	24.00	\$ 16,272.00	Street Curb + Gutter
Category Subtotal				\$ 83,073.00	
Landscape					
Street Trees	11	EA	650.00	\$ 7,150.00	4" cal
Pots 36" Dia.	2	EA	36.00	\$ 72.00	future/by owner
Pots 48" Dia.	2	EA	48.00	\$ 96.00	future/by owner
Hanging Baskets 24"	-	EA	24.00	\$ -	future/by owner
Category Subtotal				\$ 7,318.00	
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	4	EA	50.00	\$ 200.00	
Bubbler/Drip in Tree Grate	11	EA	50.00	\$ 550.00	
Hanging Baskets	-	EA	50.00	\$ -	
Category Subtotal				\$ 26,450.00	
Furnishings					
Tree Grates	11	EA	1,500.00	\$ 16,500.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	1	EA	1,500.00	\$ 1,500.00	new bench
Trash Receptacle	-	EA	1,000.00	\$ -	2 per side
Bike Racks	-	EA	1,200.00	\$ -	1 per side
Pots 36" Dia.	2	EA	400.00	\$ 800.00	future/by owner
Pots 48" Dia.	2	EA	500.00	\$ 1,000.00	future/by owner
Hanging Baskets 24"	-	EA	125.00	\$ -	future/by owner
Category Subtotal				\$ 19,800.00	

SUBTOTAL CONSTRUCTION COST	\$ 136,641.00
8% Contractors Mobilization, General Conditions	\$ 10,931.28
5% Traffic Control	\$ 6,832.05
15% Master Plan Contingency	\$ 20,496.15
<small>for unforeseen site conditions discovered during final design</small>	
Total Construction Cost	\$ 174,900.48
10% City Construction Contingency	\$ 17,490.05
<small>force account for unforeseen construction items</small>	
GRAND TOTAL CONSTRUCTION COST	\$ 192,390.53

JEFFERSON AVE- 5TH ST TO 4TH ST- BLOCK 18

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	1,632	SF	8.00	\$ 13,056.00	Conc. w/ sm grid
T2	201	SF	24.00	\$ 4,824.00	Color Conc. Rays
T2	-	SF	22.00	\$ -	Color Conc.
T3	4,502	SF	7.00	\$ 31,514.00	Conc. w/ lg grid
T4	-	SF	26.00	\$ -	Conc. w/ brick
T5	-	SF	24.00	\$ -	Conc. pavers
HC Ramps	-	EA	1,000.00	\$ -	
Truncated Dome Panels	-	EA	1,200.00	\$ -	
Street Curb + Gutter	584	LF	24.00	\$ 14,016.00	Street Curb + Gutter
Category Subtotal				\$ 63,410.00	
Landscape					
Street Trees	6	EA	650.00	\$ 3,900.00	4" cal
Pots 36" Dia.	-	EA	36.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	48.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	24.00	\$ -	future/by owner
Category Subtotal				\$ 3,900.00	
Irrigation					
Tap	1	EA	16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	2,500.00	\$ 2,500.00	
Pots with Bubbler	-	EA	50.00	\$ -	
Bubbler/Drip in Tree Grate	6	EA	50.00	\$ 300.00	
Hanging Baskets	-	EA	50.00	\$ -	
Category Subtotal				\$ 26,000.00	
Furnishings					
Tree Grates	6	EA	1,500.00	\$ 9,000.00	
Drain Chase	-	LF	60.00	\$ -	
Benches	-	EA	1,500.00	\$ -	new bench
Trash Receptacle	-	EA	1,000.00	\$ -	2 per side
Bike Racks	-	EA	1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	400.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	500.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	125.00	\$ -	future/by owner
Category Subtotal				\$ 9,000.00	

SUBTOTAL CONSTRUCTION COST	\$ 102,310.00
8% Contractors Mobilization, General Conditions	\$ 8,184.80
5% Traffic Control	\$ 5,115.50
15% Master Plan Contingency	\$ 15,346.50
<small>for unforeseen site conditions discovered during final design</small>	
Total Construction Cost	\$ 130,956.80
10% City Construction Contingency	\$ 13,095.68
<small>force account for unforeseen construction items</small>	
GRAND TOTAL CONSTRUCTION COST	\$ 144,052.48



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



JEFFERSON AVE- 4TH ST TO 3RD ST- BLOCK 19

Prepared By: Stanley Consultants
Prepared For: City of Loveland

October 30, 2107

Item	Quantity	Unit	Cost	Total	Notes
Streetscape Features					
T1	902	SF	\$ 8.00	\$ 7,216.00	Conc. w/ sm grid
T2	-	SF	\$ 24.00	\$ -	Color Conc. Rays
T2	-	SF	\$ 22.00	\$ -	Color Conc.
T3	4,924	SF	\$ 7.00	\$ 34,468.00	Conc. w/ lg grid
T4	-	SF	\$ 26.00	\$ -	Conc. w/ brick
T5	-	SF	\$ 24.00	\$ -	Conc. pavers
HC Ramps	-	EA	\$ 1,000.00	\$ -	
Truncated Dome Panels	-	EA	\$ 1,200.00	\$ -	
Street Curb + Gutter	508	LF	\$ 24.00	\$ 12,192.00	Street Curb + Gutter
			Category Subtotal	\$ 53,876.00	
Landscape					
Street Trees	6	EA	\$ 650.00	\$ 3,900.00	4"cal
Pots 36" Dia.	-	EA	\$ 36.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	\$ 48.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 24.00	\$ -	future/by owner
			Category Subtotal	\$ 3,900.00	
Irrigation					
Tap	1	EA	\$ 16,000.00	\$ 16,000.00	3/4" tap
Backflow and Enclosure	1	EA	\$ 1,200.00	\$ 1,200.00	
Controller - RainMaster Eagle	1	EA	\$ 6,000.00	\$ 6,000.00	
Sleeving Allowance	1	EA	\$ 2,500.00	\$ 2,500.00	
Pots with Bubbler	-	EA	\$ 50.00	\$ -	
Bubbler/Drip in Tree Grate	6	EA	\$ 50.00	\$ 300.00	
Hanging Baskets	-	EA	\$ 50.00	\$ -	
			Category Subtotal	\$ 26,000.00	
Furnishings					
Tree Grates	6	EA	\$ 1,500.00	\$ 9,000.00	
Drain Chase	-	LF	\$ 60.00	\$ -	
Benches	-	EA	\$ 1,500.00	\$ -	new bench
Trash Receptacle	-	EA	\$ 1,000.00	\$ -	2 per side
Bike Racks	-	EA	\$ 1,200.00	\$ -	1 per side
Pots 36" Dia.	-	EA	\$ 400.00	\$ -	future/by owner
Pots 48" Dia.	-	EA	\$ 500.00	\$ -	future/by owner
Hanging Baskets 24"	-	EA	\$ 125.00	\$ -	future/by owner
			Category Subtotal	\$ 9,000.00	

SUBTOTAL CONSTRUCTION COST	\$ 92,776.00	
8% Contractors Mobilization, General Conditions	\$ 7,422.08	
5% Traffic Control	\$ 4,638.80	
15% Master Plan Contingency	\$ 13,916.40	for unforeseen site conditions discovered during final design
Total Construction Cost	\$118,753.28	
10% City Construction Contingency	\$ 11,875.33	force account for unforeseen construction items
GRAND TOTAL CONSTRUCTION COST	\$130,628.61	



COST ESTIMATE DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



7-11 | 05 DECEMBER 2017

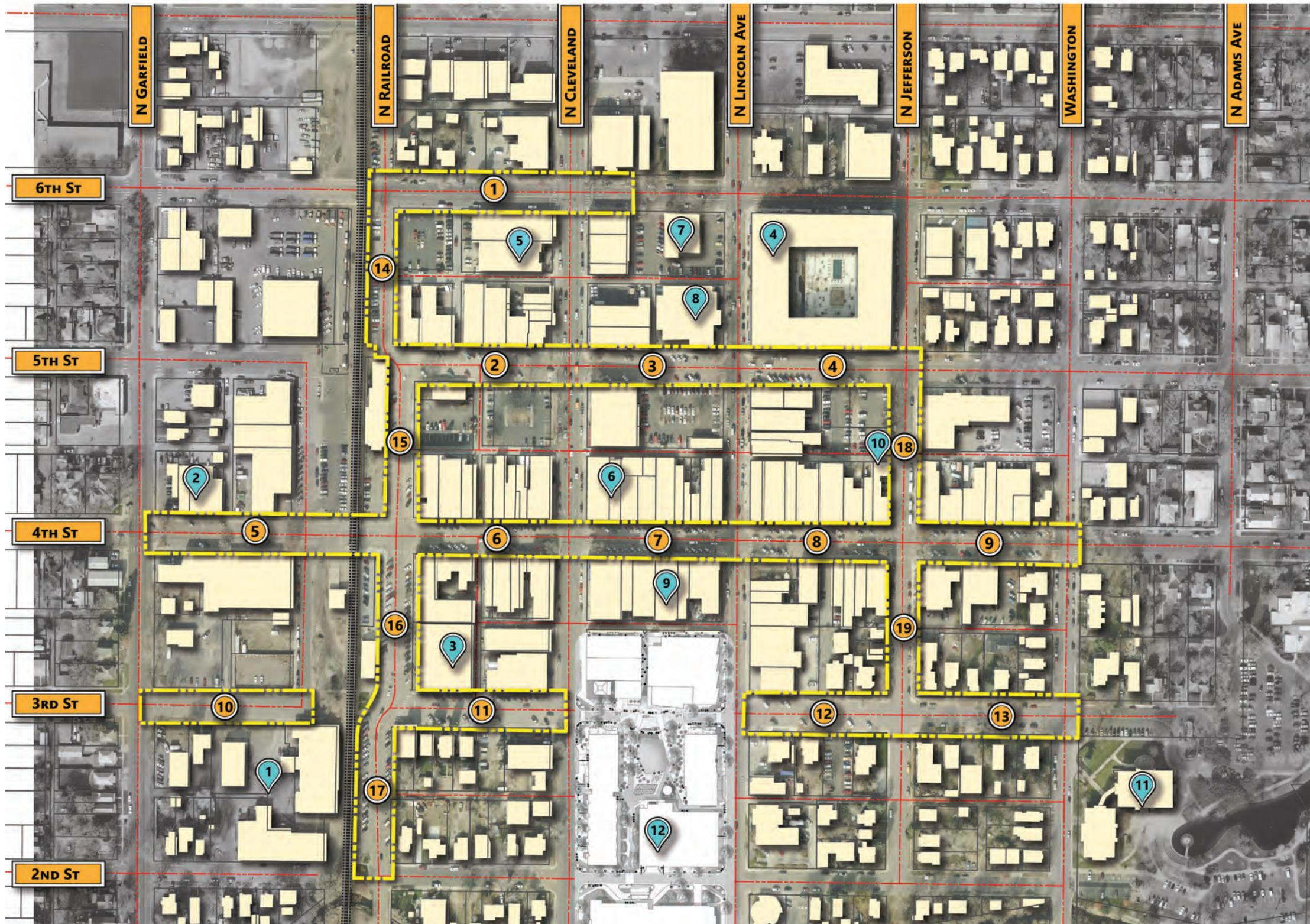
A - APPENDIX

Downtown Destinations A-1
Levels of Detail A-2
Parking Assessment A-3
Preliminary Block Concepts A-4
Preliminary Typical Block Sections A-10
City Survey A-12



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





LOVELAND DOWNTOWN BLOCKS		
BLOCK	STREET NAMES	
1	6th	Railroad to Cleveland
2	5th	Railroad to Cleveland
3	5th	Cleveland to Lincoln
4	5th	Lincoln to Jefferson
5	4th	Garfield to Railroad
6	4th	Railroad to Cleveland
7	4th	Cleveland to Lincoln
8	4th	Lincoln to Jefferson
9	4th	Jefferson to Washington
10	3rd	Garfield to Railroad
11	3rd	Railroad to Cleveland
12	3rd	Lincoln to Jefferson
13	3rd	Jefferson to Washington
14	Railroad	5th to 6th
15	Railroad	4th to 5th
16	Railroad	3rd to 4th
17	Railroad	2nd to 3rd
18	Jefferson	4th to 5th
19	Jefferson	3rd to 4th

POINTS OF INTEREST	
1	Art Space
2	Alliance Auto
3	Art Works
4	Lincoln Place
5	The Pulliam
6	Desk Chair
7	Gallery Flats
8	Museum
9	Rialto
10	Dark Heart
11	City Hall
12	The Foundry

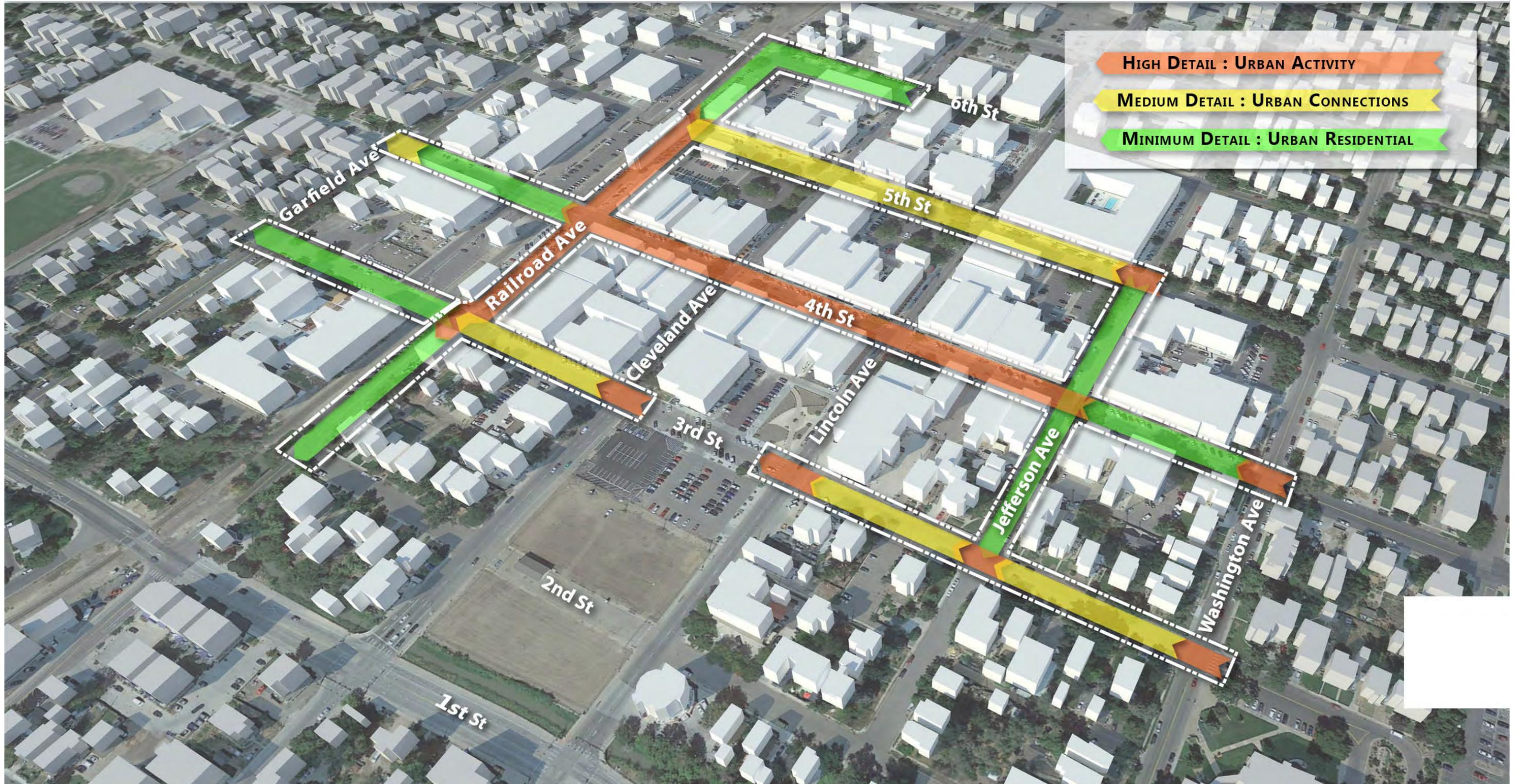
LIMIT OF WORK



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

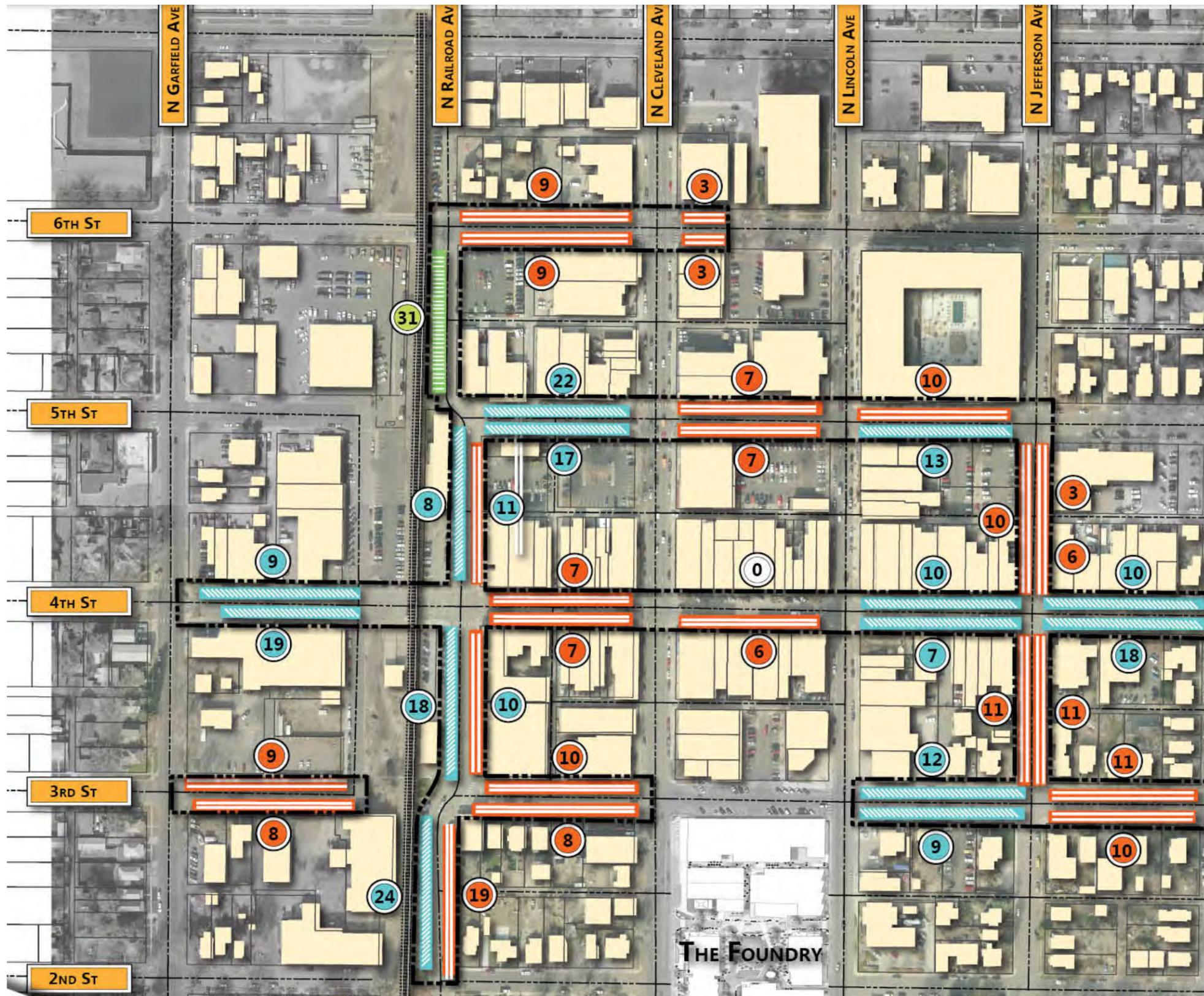


LEVELS OF DETAIL



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION





KEY



-  CORE STUDY AREA
-  PROPOSED PARALLEL PARKING
-  PROPOSED ANGLED PARKING
-  PROPOSED 90 DEGREE PARKING
-  # ON-STREET PARKING SPACES

NOTES

- This inventory addresses ON STREET parking only.
- Parking counts DO NOT include additional parking in garages, surface spaces, or spaces outside study area.
- N Cleveland Ave traffic calming study is not a part of this scope.

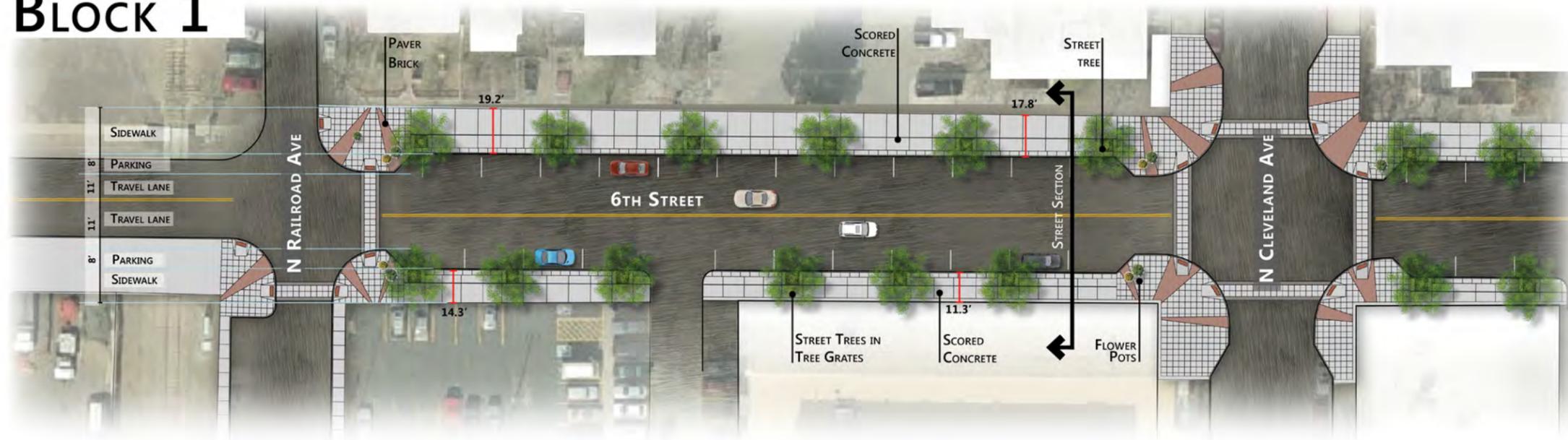


APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

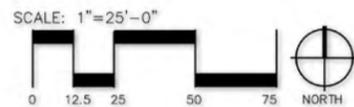


CONCEPT - BLOCK 1 & 4

BLOCK 1



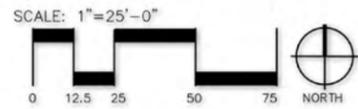
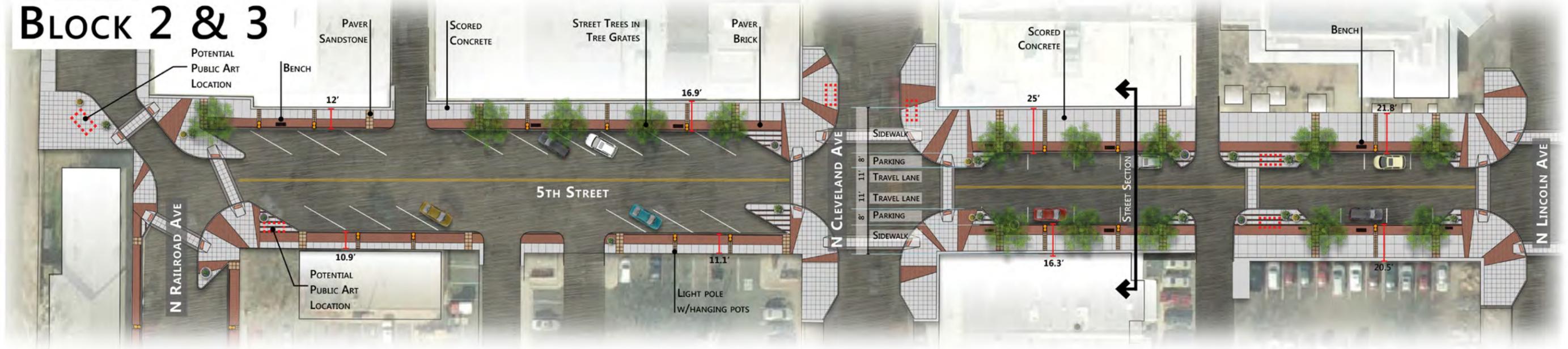
BLOCK 4



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

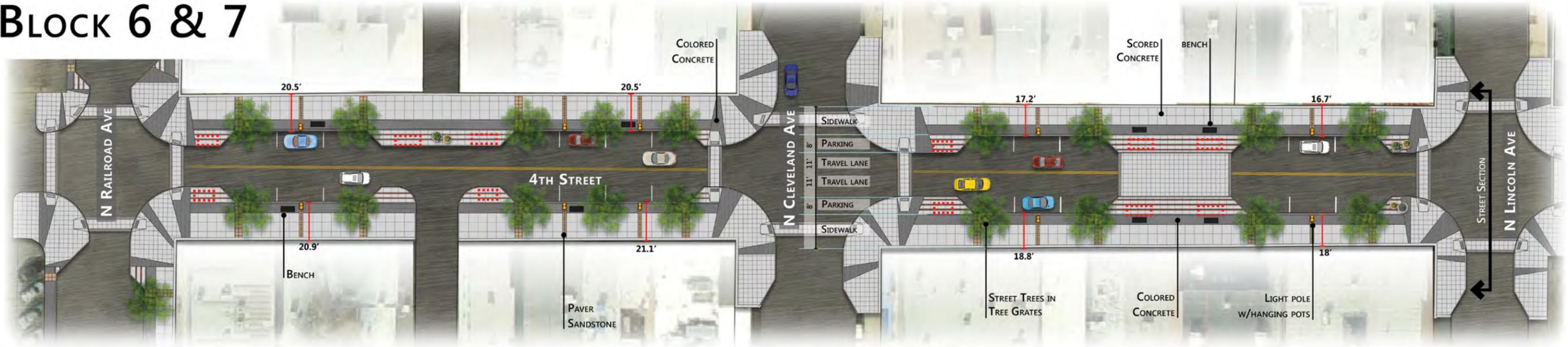


CONCEPT - BLOCK 2,3 & 5

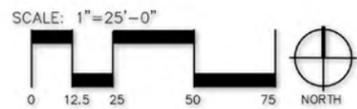
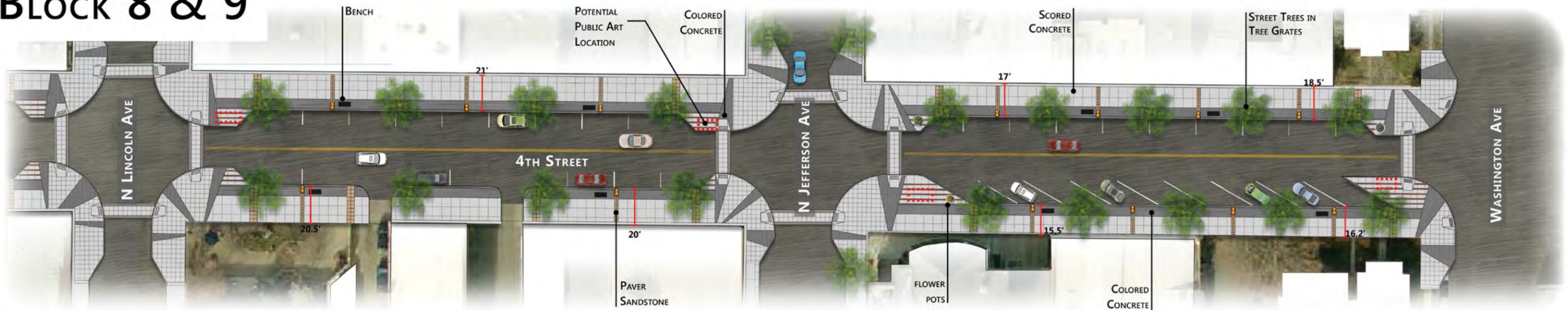


CONCEPT - BLOCK 6, 7, 8, 9

Block 6 & 7



Block 8 & 9



GRAY COLOR OPTION

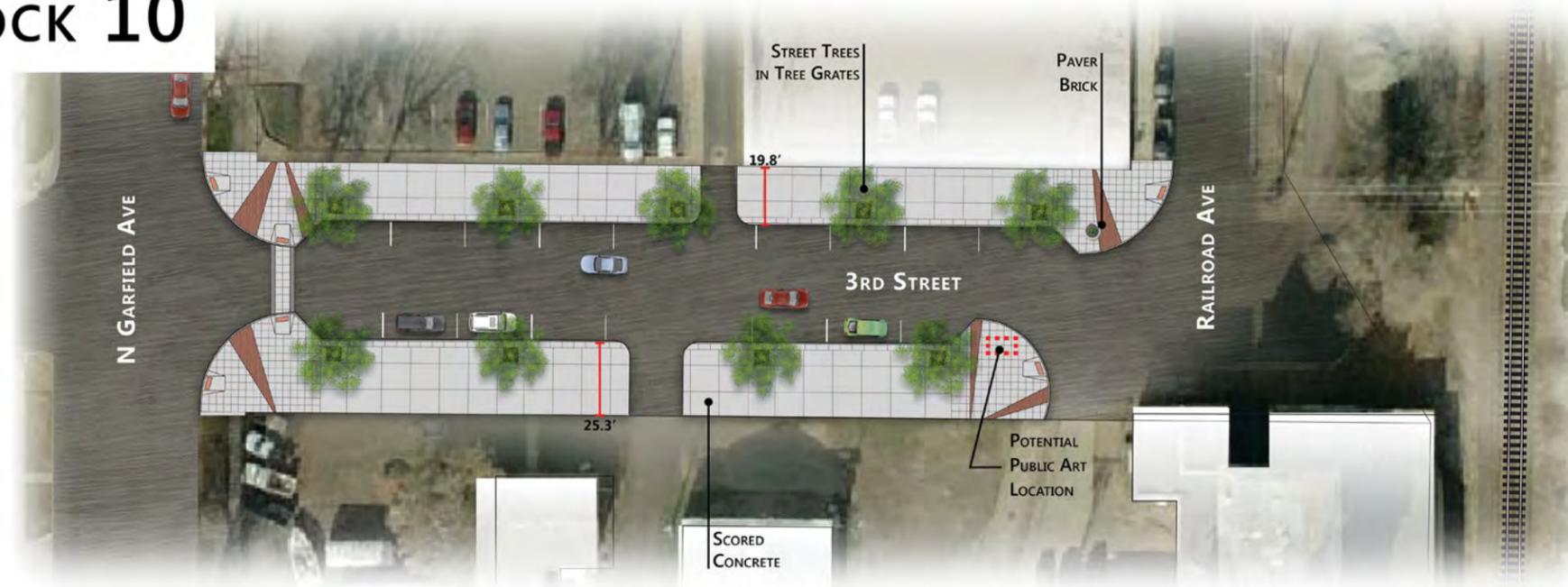


APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



CONCEPT - BLOCK 10 & 11

BLOCK 10



BLOCK 11



CONCEPT - BLOCK 12, 13, 14, 15

Block 12 & 13



Block 14 & 15

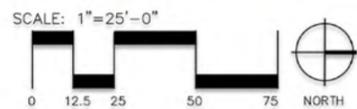
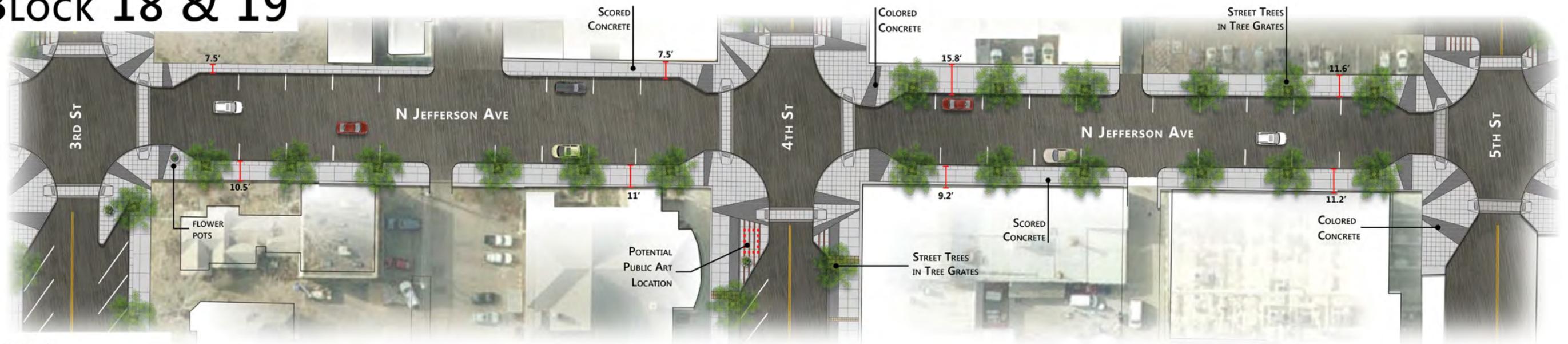


CONCEPT - BLOCK 16, 17, 18, 19

Block 16 & 17



Block 18 & 19



GRAY COLOR OPTION

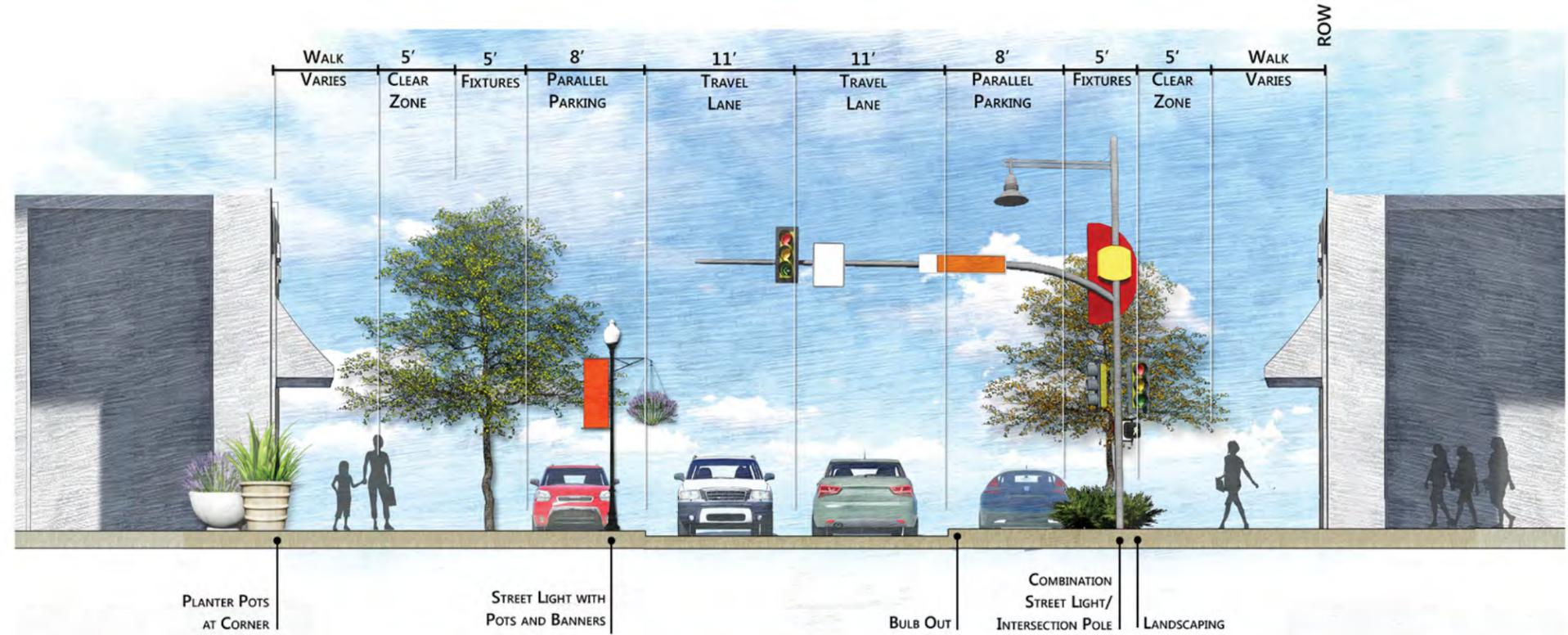


APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

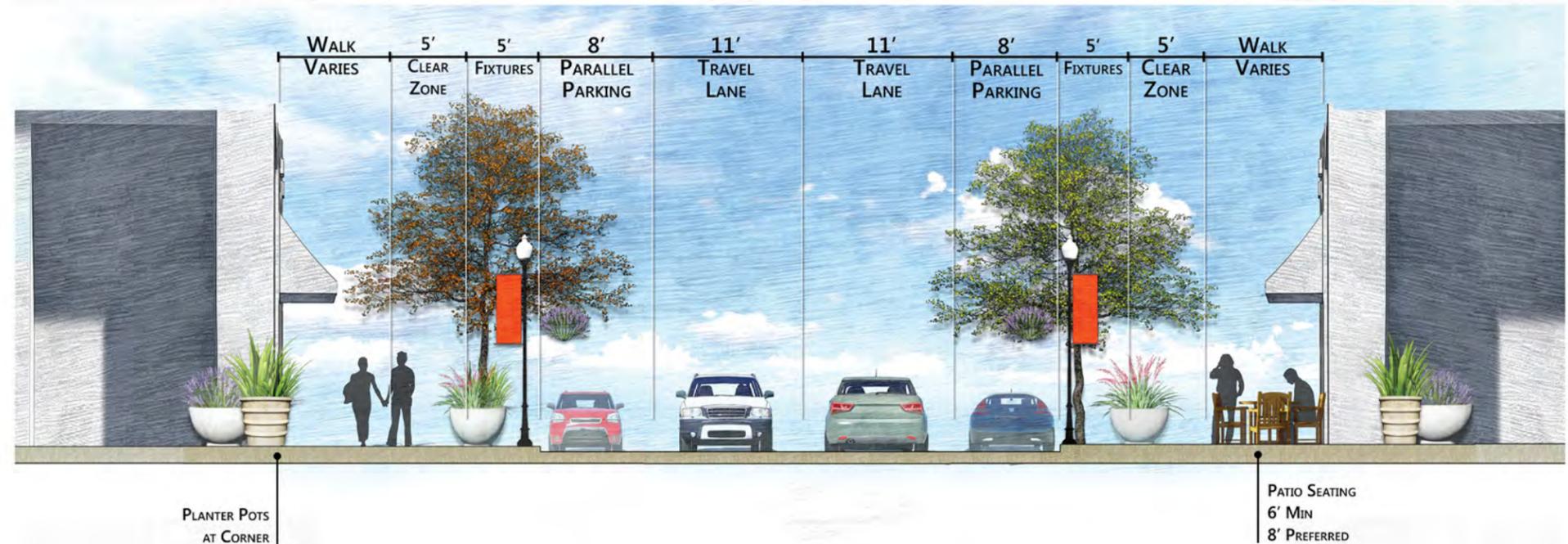


CONCEPT STREET SECTION- BLOCK 1 & 3

**BLOCK 1 - 6TH ST /
RAILROAD AVE TO CLEVELAND AVE**

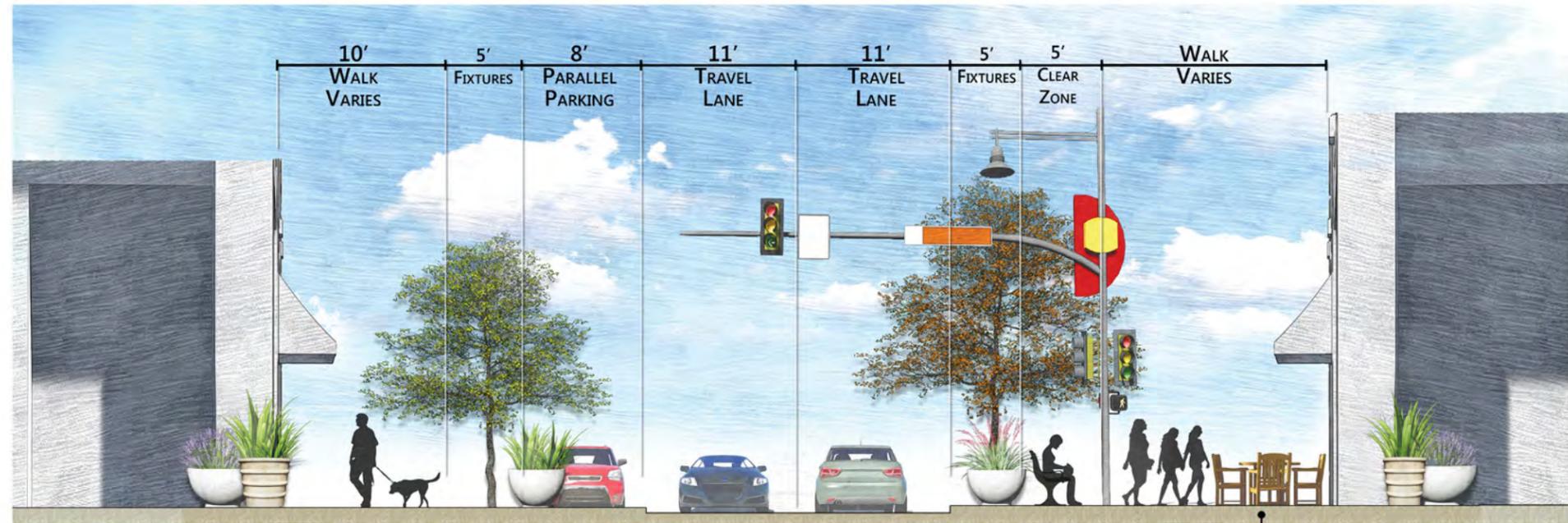
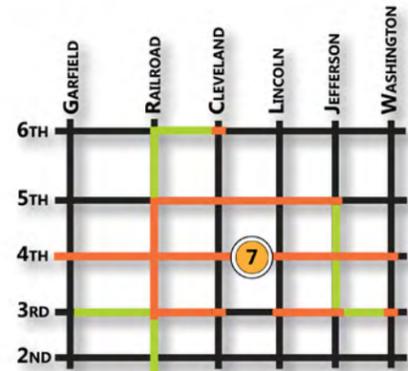


**BLOCK 3 - 5TH ST /
CLEVELAND AVE TO LINCOLN AVE**



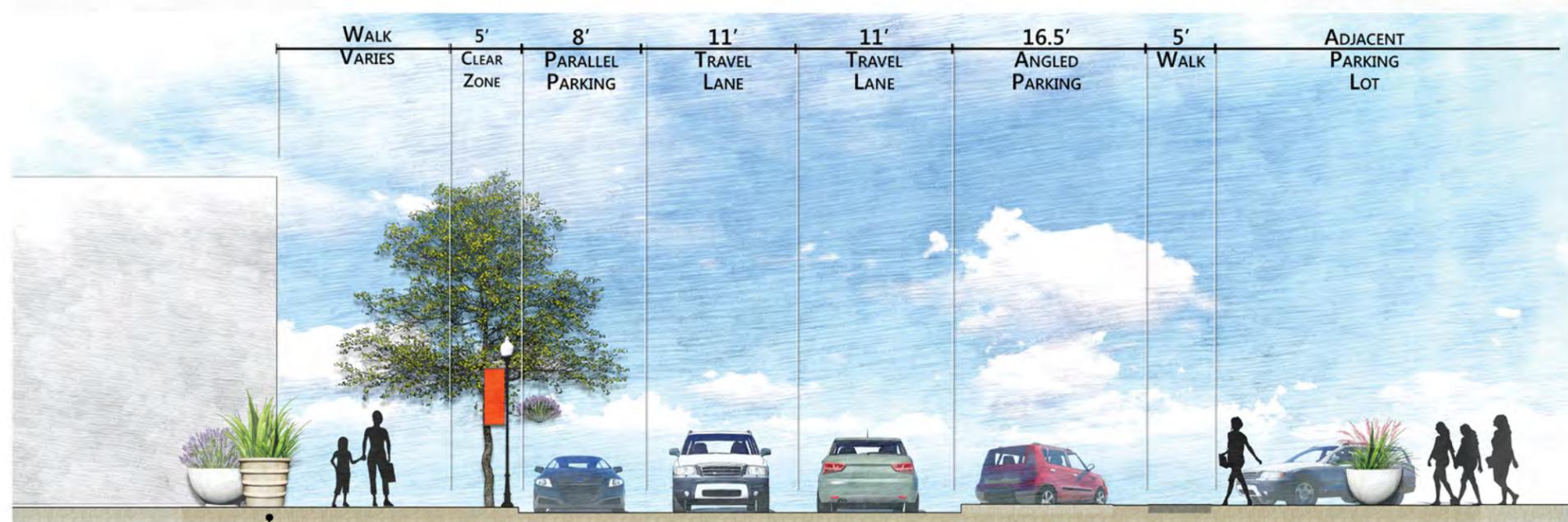
CONCEPT STREET SECTION - BLOCK 7 & 16

**BLOCK 7 - 4TH ST /
CLEVELAND AVE TO LINCOLN AVE**



Patio Seating
6' Min
8' Preferred

**BLOCK 16 - RAILROAD AVE /
3RD ST TO 4TH ST**



Pots and Planters



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

All Registered Responses sorted chronologically

As of September 5, 2017, 7:24 PM



Open City Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open City Hall is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

As of September 5, 2017, 7:24 PM, this forum had:

Attendees:	321
Registered Responses:	111
All Responses:	212
Hours of Public Comment:	10.6

This topic started on August 11, 2017, 2:24 PM.

CITY SURVEY

APPENDIX

DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

Responses

How often do you visit Downtown Loveland?

		%	Count
Daily		19.8%	22
Weekly		45.9%	51
Monthly		25.2%	28
Annually		0.9%	1
Other		8.1%	9

What are your reasons for visiting Downtown Loveland?

		%	Count
Shopping		5.4%	6
Dining		45.9%	51
Work/Employment		3.6%	4
Recreation		16.2%	18
Other		28.8%	32

What is your opinion of the existing streets and sidewalks downtown?

		%	Count
They are functional but could be improved		48.2%	53
They feel tired and dated		30.0%	33
They are unsafe or dangerous		5.5%	6
They are performing well - no changes needed		9.1%	10

Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

		%	Count
Other		7.3%	8

What sidewalk amenities would you like to see in Downtown Loveland? (Check all that apply)

		%	Count
Landscaping (trees and planters)		85.5%	94
Litter/recycle cans		73.6%	81
Benches/seating areas		75.5%	83
Artwork/interactive spaces		64.5%	71
Wayfinding signage		44.5%	49
Bicycle facilities		44.5%	49
Outdoor dining		75.5%	83
Dedicated bike lanes		42.7%	47
Other traffic-calming measures (please specify below)		27.3%	30

Other traffic-calming measures you'd like to see:

Answered	43
Skipped	68

- 4th area around benches between cars cleveland close create cross
do don downtown from get lanes lights like limit lincoln lower
make more needs off only parking pedestrian
people please so speed street t they too traffic vehicles walk



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

What would encourage you to walk around Downtown Loveland more? (check all that apply)

	%	Count
Wider sidewalks	31.8%	35
Shorter street crossings	5.5%	6
More pedestrian amenities (pet areas, plaza seating, sidewalk cafes)	70.9%	78
More outdoor dining and retail shops	68.2%	75
Street-level crossings or plazas	35.5%	39
Other	32.7%	36

What materials do you find most appealing and functional in a downtown setting? (Check all that apply)

	%	Count
Brick pavers/colored concrete	67.6%	73
Landscaping in select areas to separate uses (i.e. between parking and patio space)	78.7%	85
Accent lighting	75.9%	82
Other	17.6%	19

What do you like about this design? What do you dislike?

Answered	88
Skipped	23

- 4th all also area cars could curb don downtown from garage
 good how lanes like looks make more need nice only parallel
 parking pavers pedestrian people s sidewalk sidewalks so some

Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

spaces street t traffic trees very what wider

What additions would you like to see in Downtown Loveland? (Check all that apply)

	%	Count
Pedestrian Crosswalks	55.9%	52
Large curb extensions into the intersections	24.7%	23
Narrower driving lanes	21.5%	20
Wider lanes to accommodate traffic	22.6%	21
Mid-block crossings	44.1%	41
Other traffic-calming measures	36.6%	34

For the new pedestrian sidewalk areas, what materials would you like to see?

	%	Count
Red pavers/concrete	37.4%	40
Gray pavers/concrete	9.3%	10
Sandstone/Limestone	29.9%	32
Standard scored concrete	7.5%	8
Other materials or other colors (please specify below)	15.9%	17

Other materials or colors you'd like to see:

Answered	37
Skipped	74

above all also areas artists brick buildings color colored colors



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION



Revitalize Downtown Loveland! The HIP Streets Modernization Program

What are your preferences for pedestrian amenities and material improvements for Downtown Loveland to make it safer, more visually pleasing, and a more pleasant place to dine, shop and access entertainment?

concrete design do don downtown like long loveland make
makes more most natural nice one other pavers people red
s safe sandstone sidewalks so some such t textured think whatever

Please provide us with any other thoughts you have about upgrades and improvements you'd like to see in Downtown Loveland.

Answered 74

Skipped 37

- 4th area collins dining do don downtown feel fort
homeless how keep like look looking lots loveland more need
needs one out parking people please public restaurants S safe see so
some street t too ve very well what



APPENDIX DESTINATION DOWNTOWN: HIP STREETS MODERNIZATION

