

# Othello Main Street Beautification Study



City of Othello

October 2012

# Acknowledgments



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Tim Wilson

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## **Special Thanks to:**

Ed Aristo  
Sea-Tac Lighting & Controls  
Monrovia Horticultural

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# Executive Summary

The Othello Beautification Committee was formed in 2006 by the following six ambitious members of the community: Sandi Dodge, Ann Sperl, Lynda Bowers, Ehman Sheldon, Brian Gentry, and Rich Molotte. From the beginning this group was committed to making a positive difference in the appearance of Othello. They began by engaging in general town cleanup and targeting areas within the city limits for specific Beautification projects. These improvements have included rain barrels with flowers, drought-tolerant plantings, basalt rock formations, bench seating, entry way sign and stone ground cover. The Othello Beautification Committee is committed to helping provide a community that is clean, safe and aesthetically inviting for residents and visitors.

In 2011, the City of Othello undertook the major project of re-paving Main Street and installing new sidewalks from 1<sup>st</sup> Avenue to 14<sup>th</sup> Avenue.

Typically, upgrades to lighting and other street amenities are incorporated into right-of-way improvements as funding allows. Following the Main Street re-paving, the Beautification Committee expressed a desire to study the potential for future lighting improvements and street amenities that were not considered during the re-paving project.

The sidewalk/right-of-way improvements that were installed at the recently completed Columbia Basin Health Association (CBHA) Main Clinic were to serve as a styling direction for any desired street beautification work along Main Street. At CBHA, historic style pedestrian lights were installed as well as sidewalk pavers, fountains and decorative street trees. With the Main Street sidewalks being newly installed, the Beautification Committee decided that sidewalk demolition for any new paver installation for consistency would be impractical and not cost-effective. Fountains too, were considered cost-prohibitive and not desired as part of any street beautification.

The City of Othello, in conjunction with the Beautification Committee, turned to Gray and Osborne, Inc. (consulting engineers for the Main Street re-paving project) for assistance with this study on Main Street Beautification. Consultant team member, Preston Architecture was tasked with considering two options for Main Street Beautification; one with street lighting upgrades only, another with street lighting upgrades and street trees. While the intent is for the complete improvements along the entire 15-block portion of Main Street that received the re-paving/sidewalk work, there is to be a first-phase focus at a two block section of Main Street. That two-block section is from 12<sup>th</sup> Avenue to 14<sup>th</sup> Avenue.

Following progress design presentations to the public and at a City Council meeting, the Beautification Committee scheduled an information presentation with Sea-Tac Lighting and Controls, LLC to help in their preferred selection of possible lighting standards to incorporate in this beautification project.

Using the recommendations and associated cost estimates of this study, funding will be solicited to begin work as soon as possible on the Main Street Beautification.



## Existing Streetscape



Fig. 1 - Typical modern style metal signal poles



Fig. 2 - Wooden utility pole next to galvanized metal pole.



Fig. 3 - Example of existing beautification; rock ground cover, crane figure, basalt rocks and drought-tolerant plants.

Re-paving and new sidewalk work, coupled with other right-of-way amenities/improvements are usually tied in with long-range economic development planning. While not the primary reason for the initial street/sidewalk improvements or this street beautification project, the City of Othello should certainly realize economic development gain along Main Street with these continued improvements planned in the future.

Additionally, any development standards recommended in this report for Main Street should be considered for implementation along the length of 1<sup>st</sup> Avenue that runs from Highway 26 to Main Street. This portion also serves as an entrance/access route to the downtown Othello area and continuing the street beautification work offers a visually inviting route for visitors and residents to all that Othello has to offer.



Main Street, in its current condition, offers a lot of potential for beautification. Like a formal dining table ready to receive place settings and centerpieces, the street being recently re-paved with new sidewalks is ready for a unified, cohesive look that will be achieved with lighting and plantings.

Our first step toward any beautification recommendations was to look at the current conditions and take note of lighting and other amenities already in place.

Gray & Osborne provided as-built CADD drawings of the re-paving work that we used for our verification work. Starting at 14<sup>th</sup> Avenue and working back toward 1<sup>st</sup> Avenue, we found a variety of lighting standard types, plantings and benches.

The photographs of this chapter highlight some of the conditions that exist along Main Street. We found no consistency in lighting type, style or frequency along the 15 blocks of this study.

## Existing Streetscape (continued)



Fig. 4 - Typical modern-style galvanized metal arterial light



Fig. 5 - Lack of adequate street lighting



## Existing Streetscape (continued)



Fig. 6 - Modern-style galvanized metal poles



Fig. 7 - Modern-style galvanized metal poles

## Existing Streetscape (continued)



Fig. 8 - Galvanized signal light with light above. Note straighter arm rather than gentle curve of Fig. 4.



Fig. 9 - Typical new sidewalk; no street and/or pedestrian lighting.



## Existing Streetscape (continued)



Fig. 10 - No pedestrian/street lighting



Fig. 11 - Memorial bench seating



Fig. 12 - Wood light pole with projecting arm. Note rain barrels with no plants

## Existing Streetscape (continued)



Fig. 13 - Wood light pole with projecting arm



Fig. 14 - Wood pole with projecting light arm



## Existing Streetscape (continued)



Fig. 15 - At residential area, no street/pedestrian lighting to help with safety and security



Fig. 16 - Wood utility line pole with project light arm above



Fig. 17 - No street lighting directly in front of retail block

## Existing Streetscape (continued)



Fig. 18 - Existing trees set back from edge of sidewalk/benches



Fig. 19 - Metal light poles at City Hall block



Fig. 20 - Wood poles directly across from City Hall (with its metal poles; see Fig. 19)



## Existing Streetscape (continued)



Fig. 21 - Just past City Hall block, wood poles become the standard type again toward 1<sup>st</sup> Avenue



Fig. 22 - Wood poles mixed with metal poles



Fig. 23 - Seating with rock ground cover

## Existing Streetscape (continued)



Fig. 24 - Wood poles at park



Fig. 25 - Note wood poles leaning in distance



## Existing Streetscape (continued)



Fig. 26 - CBHA historic-style lighting adjacent to metal modern-style signal light pole. Note also curve of wood pole at right



Fig. 27 - CBHA historic-style lighting with street trees and sidewalk pavers

## Existing Streetscape (continued)

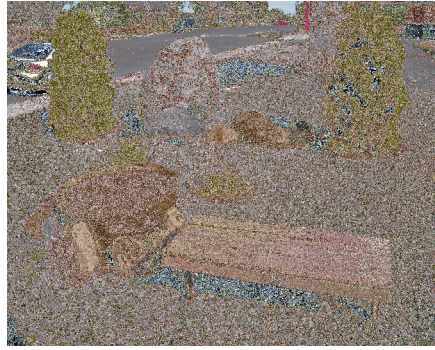


Fig. 28 - Bench seat with adjacent landscape amenities



Fig. 29 - View up 1<sup>st</sup> Avenue toward Main Street from Highway 26. Note Othello entry sign in distance above car on right side



Fig. 30 - Othello entry sign along 1<sup>st</sup> Avenue. Note the distance it's set back from the edge of the street



## Analysis

Main Street and the surrounding buildings provide a unique streetscape for lighting and plantings. Main Street itself has two lanes of traffic in either direction, a center turn lane, a parallel parking aisle in each direction and a 10' wide (though it varies at some blocks) sidewalk on either side. This right-of-way has an overall width of roughly 100'. Virtually every structure along Main Street is single-story in height. Therefore, with the wide street expanse and low building height profiles all along Main Street, it's important for the businesses and services to maximize their visibility through any street improvements along Main Street.



Main Street with proposed new light spacing

Tree and light pole spacing in urban settings with narrow street widths and taller buildings can be as close as 40' on center. Spacing that close along a sidewalk helps to create a pedestrian corridor and offers a sense of separation from vehicular traffic. At this time in Othello, there is greater vehicular traffic than foot traffic. Therefore, this need for a greater sense of separation between the two is not required. With the expanse of Main Street and the long, continuous sightline that Main Street offers along its length, close spacing of elements can create an undesired visual "wall" and limit the visibility to the businesses and their associated signage from passing vehicles. However, using a large distance between lighting can either create dark spots between the lights, which might cause a safety issue for vehicles and/or pedestrians or, if greater illumination is installed to compensate for the longer distance between lights, there is a risk of glare to drivers - also potentially creating an unsafe condition. Our recommendation is to use a 60' spacing for tree/lighting elements.



Typical 60' spacing for lighting/tree/planter elements.

For this beautification project, the lighting upgrades will consist of two types - arterial lighting and pedestrian lighting. Main Street currently has pedestrian lighting only at the CBHA block. All other lighting appears to be arterial lighting. These arterial lights vary in style, material, size and placement as shown in the photographs of Chapter 1. Arterial lights can vary from 200w to 400w, are roughly 35' in height, can be at a maximum spacing of 240' (staggered on each side of the road), and with two at each intersection at opposite corners.



View down Main Street with uniform pedestrian and arterial lighting.

## Analysis (continued)

Using this criteria to determine if Main Street currently has adequate arterial lighting, we found that to provide consistent lighting and uniform appearance, Main Street is lacking approximately sixteen (16) arterial lights along the 15-block portion of this study.

Though our estimates address the complete cost for installation of these sixteen (16) lights, it's anticipated that the street beautification efforts will be done in phases - the exact number of arterial lights to be installed and/or replaced would be addressed on a phase-by-phase basis. We recommend close coordination of the existing conditions with any selected improvements to achieve the overall uniform appearance goal for street beautification.

(Note: While our study uses general development standards and design recommendations for estimating purposes, field verification of each block's unique layout will be required prior to any beautification installation to establish existing driveways, building locations, signs, mailboxes, existing light poles, etc. to avoid potential conflicts.)

New arterial lighting will match the historic-style of the pedestrian lights. As there are a greater number of pedestrian lights to be used in the 15-block beautification, their style should determine the associated matching style of arterial lights and signal poles. The manufacturers typically offer a "family" of components within a selected style.

Regarding the existing arterial lights and signals poles, we found that to maintain a consistent look of all lighting over the 15-block portion of Main Street, it would require the following:

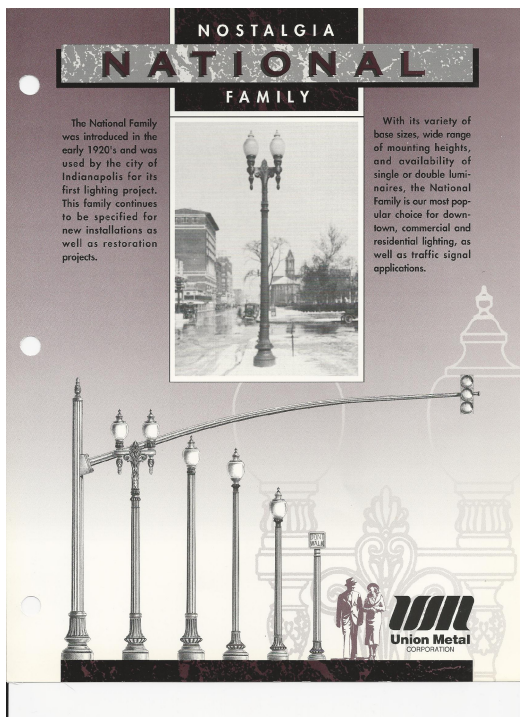
- 01) Replacement of four (4) existing metal pole arterial lights,
- 02) Replacement of twenty-three (23) existing wood pole arterial lights,
- 03) At six intersections, replacement of twenty-four (24) signal poles with lights.

## Analysis (continued)

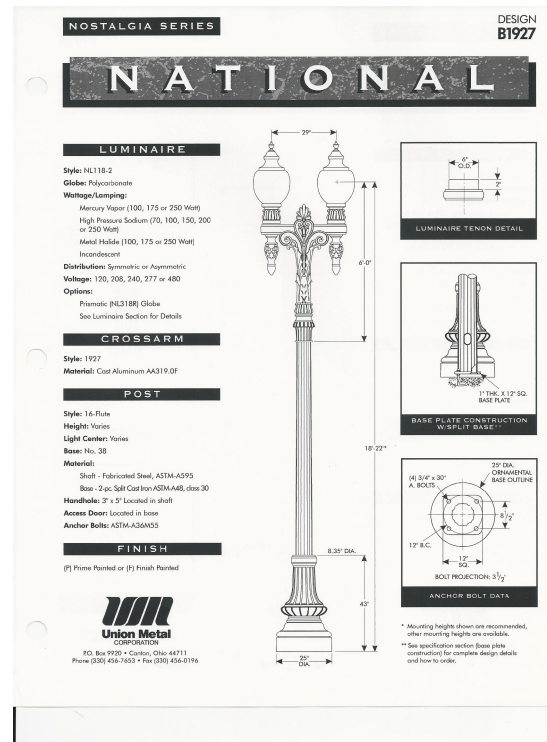
As indicated earlier, the Beautification Committee was quite impressed with the historic -style pedestrian lights used at the CBHA block. These lights were to serve as a styling cue for the future pedestrian lights used along Main Street. There are many manufacturers and styles of historic type pedestrian lights; they also vary in material.

As described above with the arterial lights, the expanse of Main Street was also our focus relative to the pedestrian lights. Our concern was primarily with the proportions of the light poles and their spacing relative to the street width and adjacent buildings. The heavier base, thicker light poles seen in cities with narrow streets and taller buildings would call too much attention to themselves and look out of place along the wide, open streets of Othello. At the other extreme, going with a slender style and a minimal base would make these light poles appear as “toothpicks” to anyone driving along Main Street.

In between these two concerns is a style designated as “National” by Union Metal. We feel that the proportions of this style for both pedestrian and arterial lights works extremely well for the openness of Main Street. Pedestrian lights can vary from 100w to 250w, and the height (10' to 18') will be determined based on desired accessories (banners, flag arms, signage, etc.), and the type of selected luminaire. While we recommend using “Dark Sky Friendly” luminaires, the exact selection regarding full-cutoff, semi-cutoff, etc. will be left to the Beautification Committee.



National family of light standards.



Pedestrian light from the National family.



## Analysis (continued)

We considered a light pole called “Uni-Post” which offers a fluted design to accommodate vandal-resistant brackets for all manner of attachments that might go on the pole. While this is convenient for the Public Works Department, our office and the Beautification Committee did not approve of the non-tapered look of the pole.

Following our design intent presentation where we initially presented the Union Metal light pole, we further investigated using that style but with a direct-burial concrete light pole. The “Washington” style by StressCrete offers the similar look, but with the cost savings and technical advantages of direct-bury concrete. The direct-bury concrete poles require no separate foundation concrete, reinforcing steel, structural engineering, base plates or anchor bolts. The simplicity of installation is such that Othello’s Public Works Department can do this work which, at Main Street, should allow for minimal removal and patching of the new sidewalk installations.

Concrete poles can be constructed with stub-outs for power feeds, outlets and inserts for any desired brackets, signage, flag arms, etc. Our office and the Beautification Committee were shown concrete poles installed throughout the State of Washington decades ago that still function and retain their original appearance today. They are manufactured with integral color and can be sealed to prevent graffiti. These features will offer immense savings to City maintenance budgets in the coming years.

For the pedestrian lights, we recommend double luminaires as at CBHA however, we suggest an orientation perpendicular (they are parallel at CBHA) to the street to allow illumination of both the sidewalk and the adjacent parallel parking aisle. The acorn-style post top lighting fixture works best with the “Washington” style light pole.

As we noted above, we recommend a tree and/or combined light spacing (pedestrian and arterial lights) of 60' on center. For a typical block along Main Street, this will provide five (5) pedestrian lights along each side (with the trees/planters centered between the light poles). A couple of blocks are longer; increasing the number to six (6) per side. The CBHA block has five (5) pedestrian lights along Main Street. Those lights however, are not uniformly spaced, that may be from constraints/limitations due to existing conditions.

## Analysis (continued)

Regarding the pedestrian lights and in addition to the arterial lights and signal poles noted above, we found that to maintain a consistent look of all lighting over the 15-block portion of Main Street, it would require the following:

01) Roughly one hundred forty-nine (149) new pedestrian light poles.

In addition to lighting upgrades along Main Street, there was to be another option to include new street trees with the lighting upgrades. As we started our work, the Beautification Committee then requested that we also consider planters in place of the trees at the same proposed tree locations. Some individuals were concerned with maintenance issues on the trees while others wanted greater “color” that could be offered with the use of planters. These tree/planter locations will each have an irrigation supply line and power (for Christmas lighting, etc.) (Note: The light poles will also have outlets provided for Christmas lighting, etc.) At these tree/planter locations, decorative sidewalk grilles will be installed at the sidewalk cut-out.

The initial thought regarding planters was to have them of sufficient size to accommodate a trellis that would allow plantings to climb and provide a landscaping element of roughly the same height as the initial street tree planting. At our design intent presentation, we included a rough idea of this style of planter in our drawings.



Planter with trellis

Since that presentation, the Committee has abandoned this idea and selected another type of planter to use. The review of that planter is included in Chapter ;lkjl.

## Analysis (continued)

The City of Othello provided a tree list with approved street trees. This list has fourteen (14) approved trees. From that list, a joint consensus from the City/Beautification Committee selected the European Hornbeam as the tree to be used in this study.

This tree is a small to medium deciduous hardwood, typically growing from 30' to 65', and can occasionally reach 100'. The leaves vary from 2 to 4 inches in length. It prefers moderate soil fertility and moisture. The tree stands up well to cutting back and has dense foliage. Its bark is smooth and greenish-grey in color.

We wish to thank Monrovia company for the use of their web page featuring the Pyramidal European Hornbeam tree. (See attached web page printout on next page)



View down Main Street with trees alongside new lighting upgrades.



Sidewalk view of trees alongside new lighting upgrades.

# Analysis (continued)

Pyramidal European Hornbeam (*Carpinus betulus* 'Fastigiata') - Monrovia... <http://www.monrovia.com/plant-catalog/plants/694/pyramidal-european-...>



## Pyramidal European Hornbeam

*Carpinus betulus* 'Fastigiata'



An attractive, columnar tree with dense branches when young, spreading into a broad cone shape with age. Clean looking dark green foliage turns yellow-orange in fall. Great for screens and street trees.

### Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Pruning time: winter.

### Design Ideas

Well proven tree for boulevards, parks and institutional landscapes. Nice shade tree for narrow suburban yards and for visually dividing closely placed multistory homes. The favorite form for allees and pleached effects in the European style. In a windrow, hornbeam makes a fine large scale visual screen or windbreak.

### Companion Plants

Great with evergreen Oriental Spruce, (*Picea orientalis* 'Atrovirens') and Austrian Pine, (*Pinus nigra*). Exceptional color companions include Autumn Gold Maidenhair, (*Ginkgo biloba* 'Autumn Gold') and River's Purple European Beech, (*Fagus sylvatica* 'Riversii').

### History

The European hornbeam is native to Europe eastward to central Asia. It has been in cultivation for so long there is no date of introduction. It was introduced into North America during colonial times. This fastigate form was introduced in 1883.

### Lois

Hornbeam is a favorite tree for the art of pleaching, which is a form of topiary on a monstrous scale. This species withstands frequent shearing and is often planted into allees in Britain.

Botanical Pronunciation:	kar-PY-nus BET-ew-us
Key feature:	Fall Color
Plant type:	Tree
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	4 - 8
Light needs:	Full sun
Sunset climate zones:	2 - 5, 14 - 17
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Moderate growing to 35 to 45 ft. tall, 25 to 35 ft. wide.
Growth rate:	Moderate
Growth habit:	Pyramidal
Special features:	Fall Color
Landscape uses:	Esplanade, Firestorm/Fire Wise, Mass Planting, Windbreak, Woodland Garden
Flower color:	Yellow
Blooms:	Inconspicuous
Foliage color:	Dark Green
Item no.:	2277

This page located at <http://www.monrovia.com/plant-catalog/plants/694/pyramidal-european-hornbeam.php>

## Beautification Committee Decision

On any project, it's important to have sufficient information to make an informed decision. Our investigations, analysis, presentations, recommendations and discussions have provided many design possibilities and options for the Beautification Committee to choose.

Additionally, throughout the design process of this study, the Beautification Committee has been working on the funding considerations of this Work. Included in this study are cost estimates for the various improvement options.

Our design intent presentation had three options for beautification: Option A - street lights only, Option B - street lights with trees and Option C - street lights with planters. On June 14, 2012, the Beautification Committee decided on a configuration to incorporate all three elements - pedestrian lights, trees and planters.

We discovered during our analysis of Option B (pedestrian lights and trees) that the majority of the blocks along Main Street would each require five (5) pedestrian lights and four (4) trees on each side of the street. The Beautification Committee configuration will, at each block, simply eliminate two (2) pedestrian lights on each side of the street and replace them with a planter. There will be a light at each end of the block and one in the center. The advantages of this configuration will be less overall material costs as the price for a planter is roughly 1/10 the cost of a pedestrian light fixture, no change in the number of sidewalk openings required and the ability to provide more desired "color" along Main Street while maintaining an overall unified appearance down Main Street. While there will be dark areas between the lights due to their reduced number, installation of new lights, if desired, can easily be done in the future at these planter locations.

## Beautification Committee Decision (continued)

### Street Planters:

On June 28, 2012, the Beautification Committee agreed to use a modern-style, tapered rectangular planter; the size being 60"L x 18"W x 24"H (as manufactured by Planters Unlimited). Their anticipated placement will be to allow a minimum 5'-0" sidewalk width for ADA accessibility and prevent damage to car doors opening toward them. Its color will be "Chaps Brown" in the textured sand finish:



Selected Main Street Planter

## Beautification Committee Decision (continued)

In the first week of August, 2012, the Beautification Committee decided on a final light pole configuration. The pedestrian and arterial lights will use the Talisman-style concrete pole from StressCrete, dark brown color (to be selected from manufacturer's standard colors and finishes), they will use the twin luminaire arms with scroll (as shown with the Belmont pole, page 5, of their catalog) and pendant luminaires - K215 style with plumizer hanger.



Talisman light standard.



Scroll arm luminaire supports.

Existing signal poles will remain, but will have the existing luminaire extensions and luminaires replaced with new components to match the pedestrian and arterial lights. The base will receive a new two-piece painted aluminum base of a style consistent with the pedestrian and arterial lights. The existing pole and signal arms will be painted to match the new pedestrian and arterial lights. The following pages show the manufacturer's sketches of the new lighting pole configurations as provided by Mr. Ed Aristo of Sea-Tac Lighting & Controls:



REV.	ALTERATION	DATE	BY

#### LUMINAIRE SPECIFICATIONS

CATALOGUE NO.: K803-FASH-II-165(SSL)  
 -16000- S/F KPL20  
 QUANTITY: -  
 OPTICS SYSTEM: FLAT ARRAY, SHALLOW GLASS LENS  
 IES CLASSIFIC.: TYPE II  
 WATTAGE: 165W  
 SOLID STATE LIGHTING  
 SERIES: 16000  
 LINE VOLTAGE: V  
 PAINT: TEXTURED CHICAGO BRONZE WITH GOLD  
 OPTIONS: S/F KPL-20 LEVELING DEVICE

#### ARM SPECIFICATIONS

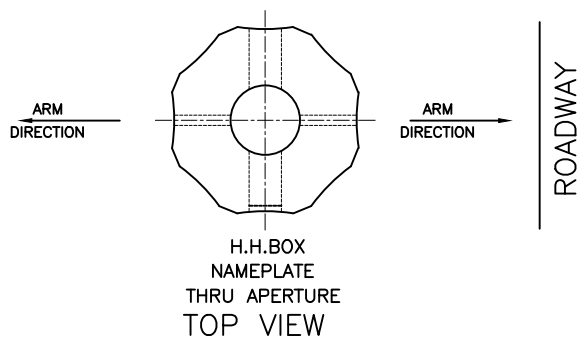
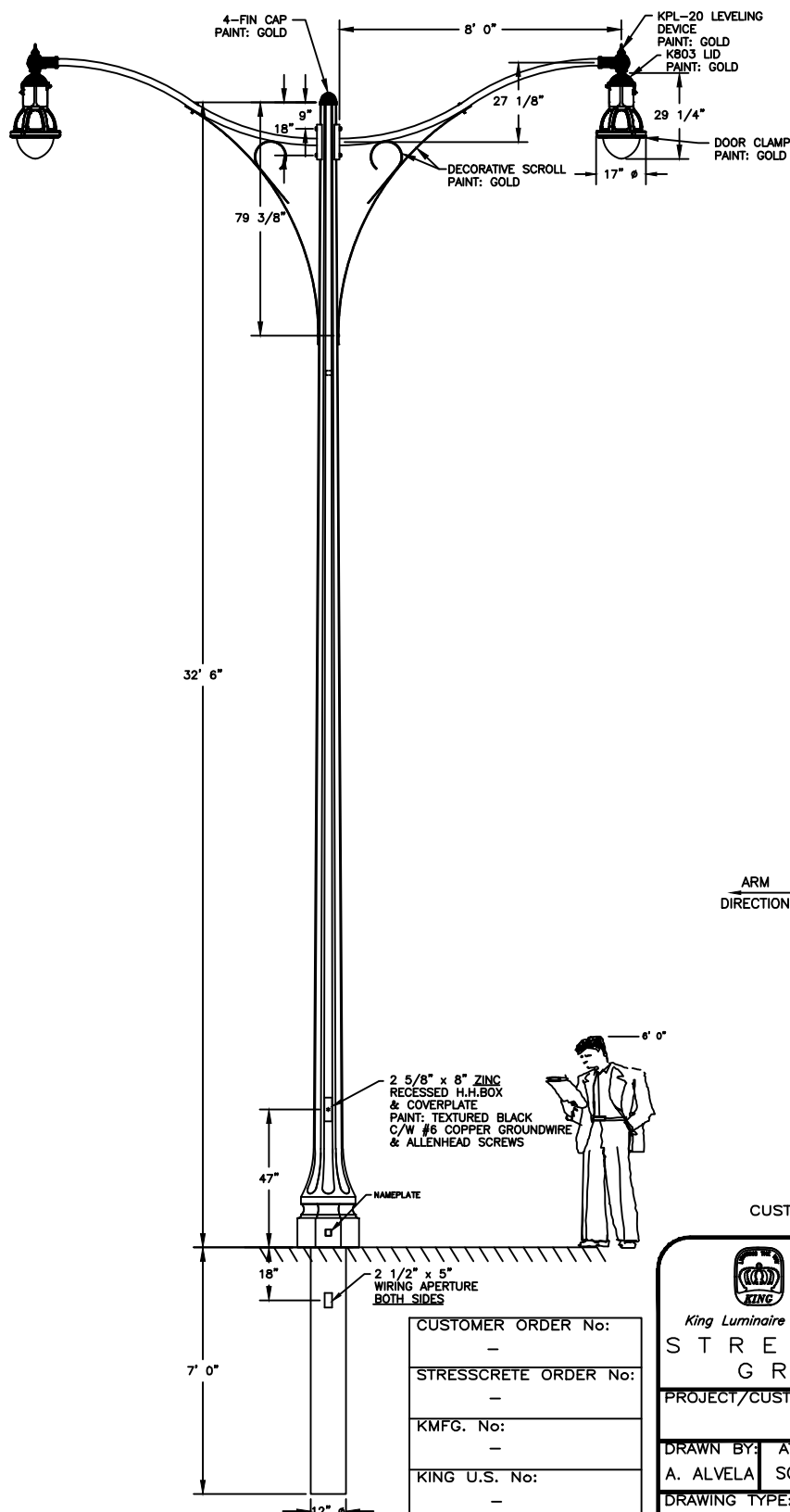
CATALOGUE NO.: (2) KA30-S-8'-KPL20  
 QUANTITY: -  
 MATERIAL: ALUMINUM  
 PAINT: TEXTURED CHICAGO BRONZE WITH GOLD  
 OPTIONS: KPL-20 LEVELING DEVICE

#### POLE SPECIFICATIONS

CATALOGUE NO.: KTT32.5-G-Exx C/W FC S/F KA30-S-8  
 QUANTITY: -  
 SECTION: FLUTED OCTAGONAL  
 COLOUR: T.B.A.  
 FINISH: ETCHED  
 POLE TOP: 5 7/16" FL/FL  
 POLE BUTT: 9 1/2" Ø  
 POLE LENGTH: 39' 6"  
 APPROX WEIGHT: 2,595 lbs.

**Notes:**  
 StressCrete makes no claims that the reference embedment depth shown is suitable for supporting this structure. It is recommended that a competent professional evaluate the soils present on site, confirming required embedment depth, hole diameter and backfill material to be used.

**COATINGS REQUIRED:**  
 -2 COATS ACRYLIC (JB)  
 FULL LENGTH



CUSTOMER APPROVAL & DATE: \_\_\_\_\_



King Luminaire • StressCrete • Est. 1953

STRESSCRETE GROUP

#### Manufacturing Locations:

Burlington, Ontario 1-800-268-7809  
 Northport, Alabama 1-800-435-6563  
 Atchison, Kansas 1-800-837-1024  
 Jefferson, Ohio 1-800-268-7809

PROJECT/CUSTOMER:	OTHELLO		
DRAWN BY:	AT:	CHECKED BY:	DATE:
A. ALVELA	SC1		09/07/12
DRAWING TYPE:	DRAWING NUMBER:		
CONCEPT DWG.	206A6965-3		





## Entryway Sign

As previously indicated, street improvements are usually initiated as part of a comprehensive economic development plan. While economic development was not the primary driver for the beautification work, these proposed enhancements of our study will provide opportunities for economic gain to existing and future businesses.

Additionally, though not part of the initial study, Preston Architecture saw an opportunity to present another element to consider in the beautification of Main Street.



Heading into the downtown area of Main Street, visitors have to travel quite a bit until they come upon the current City of Othello signage.



View from Highway 26 down 1<sup>st</sup> Avenue toward Main Street. Note the distance to the City of Othello sign just above the car in the right lane.

## Entryway Sign (continued)



Existing City of Othello sign. Also note the setback distance from the edge of 1<sup>st</sup> Avenue.

As one can see from these photographs, there is no *immediate, unique* landmark signage at the main intersections leading into Othello.

Typically, archways are constructed creating a visual interest and portal directing visitors into the downtown area. With the wide expanse of Main Street (and 1<sup>st</sup> Avenue), any supports on either side and the spanning archway itself would become quite large in size. Property owners on either side of the right-of-way may be reluctant to give up valuable real estate for those supports.

Our recommendation therefore, is to construct a partial archway in the center of the right-of-way on land that the City of Othello already owns. Currently, the center portion of the right-of-way is used as a turn lane. We recommend using a small portion of that to create a monument sign island. Placing the supports there won't interfere with traffic flow and won't impact neighboring private property.

## Entryway Sign (continued)

Our proposed entryway design for the City of Othello:



Proposed City of Othello Entryway Sign

The arch is made of tubular steel, in a configuration that mimics railroad tracks reflecting the railroad heritage of the City. Additionally, the supports will resemble railroad trestles - again, reflecting the railroad heritage but also allowing visibility through them for driver safety.

Across this arch would be placed silhouettes of sand cranes in flight, emphasizing the importance of the City's internationally-renown Sand Crane Festival. Across the top in bold letters on a blade-sign would read "Othello".

The arch would only span across three (3) lanes of traffic, leaving the outside lane open to above for any over-height objects. The ends of the arch, however, would be at a height of 18' to allow for clearance of semi-trucks that may pass under.

In the island, basalt rock formations which are common to the region, provide not only a landscape element, but also provide protection to the arch supports in case of accidents. Additionally, colorful plantings can be placed throughout the island along with concealed lighting for the sign. Agriculture symbolism can also be incorporated either in the island, as reliefs on the base supports or as part of the flight of cranes.

## Entryway Sign (continued)



Sidewalk view of entryway sign with the initial proposed beautification elements.

A cost estimate for this sign is included with the other cost estimates of this study.



# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

### Architect's Option A - New Historic Street Lighting Only

Entire Main Street

#### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	1.14%	\$20,600.00
Div. 02 - Site Work	2.86%	\$51,575.00
Div. 03 - Concrete	1.06%	\$19,200.00
Div. 10 - Specialties	91.36%	\$1,649,150.00
Div. 15 - Mechanical	0.00%	\$0.00
Div. 16 - Electrical	3.58%	\$64,560.00
<b>Subtotal - Division 01 - 16</b>	100.00%	<b>\$1,805,085.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$45,127.13
Overhead & Profit - 15%		\$277,531.82
<b>Subtotal</b>		<b>\$2,127,743.94</b>
Estimate Contingency - 5.0%		\$106,387.20
Sales Tax - 7.7%		\$163,836.28
A/E Fee		\$127,664.64
Permit (Lump Sum)		\$9,412.68
<b>Total Estimated Construction Cost</b>		<b>\$2,535,044.74</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Architect's Option A - New Historic Street Lighting Only

#### Entire Main Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	24.00	\$200.00	\$4,800.00
Mobilization	L.S.	1.00	\$5,000.00	\$5,000.00
Project Closeout	L.S.	1.00	\$3,000.00	\$3,000.00
Traffic Control	Week	12.00	\$250.00	\$3,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	12.00	\$400.00	\$4,800.00
Div. 01 Total				<b>\$20,600.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	15.00	\$1,000.00	\$15,000.00
Sidewalk Sawcutting (3' x 3')	Each	149.00	\$100.00	\$14,900.00
Sidewalk Sawcutting (5' x 5')	Each	43.00	\$125.00	\$5,375.00
Existing Wood Pole Removal	Each	23.00	\$500.00	\$11,500.00
Existing Metal Pole Removal	Each	4.00	\$450.00	\$1,800.00
Miscellaneous Sign Removal/Relocation	Block	15.00	\$200.00	\$3,000.00
Trees	Each	0.00	\$500.00	\$0.00
Planter Box	Each	0.00	\$500.00	\$0.00
Div. 02 Total				<b>\$51,575.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	192.00	\$100.00	\$19,200.00
Div. 03 Total				<b>\$19,200.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	0.00	\$400.00	\$0.00
Pedestrian Street Light	Each	149.00	\$7,000.00	\$1,043,000.00
Pedestrian Street Light Installation	Each	149.00	\$150.00	\$22,350.00
Arterial Street Light	Each	43.00	\$6,000.00	\$258,000.00
Arterial Street Light Installation	Each	43.00	\$600.00	\$25,800.00
Signal Light Replacement (Intersectio	Each	6.00	\$50,000.00	\$300,000.00
Div. 10 Total				<b>\$1,649,150.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	0.00	\$200.00	\$0.00
Div. 15 Total				<b>\$0.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	27.00	\$180.00	\$4,860.00
Underground Power Extensions (New	Each	165.00	\$180.00	\$29,700.00
Conduit, Wire & Devices	Block	15.00	\$2,000.00	\$30,000.00
Div. 16 Total				<b>\$64,560.00</b>



# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

### Architect's Option B - New Historic Street Lighting & Trees

Entire Main Street

#### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	1.05%	\$20,600.00
Div. 02 - Site Work	6.31%	\$124,175.00
Div. 03 - Concrete	0.98%	\$19,200.00
Div. 10 - Specialties	86.15%	\$1,695,550.00
Div. 15 - Mechanical	1.18%	\$23,200.00
Div. 16 - Electrical	4.34%	\$85,440.00
<b>Subtotal - Division 01 - 16</b>	100.00%	<b>\$1,968,165.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$49,204.13
Overhead & Profit - 15%		\$302,605.37
<b>Subtotal</b>		<b>\$2,319,974.49</b>
Estimate Contingency - 5.0%		\$115,998.72
Sales Tax - 7.7%		\$178,638.04
A/E Fee		\$139,198.47
Permit (Lump Sum)		\$10,228.08
<b>Total Estimated Construction Cost</b>		<b>\$2,764,037.80</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Architect's Option B - New Historic Street Lighting & Trees

#### Entire Main Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	24.00	\$200.00	\$4,800.00
Mobilization	L.S.	1.00	\$5,000.00	\$5,000.00
Project Closeout	L.S.	1.00	\$3,000.00	\$3,000.00
Traffic Control	Week	12.00	\$250.00	\$3,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	12.00	\$400.00	\$4,800.00
Div. 01 Total				<b>\$20,600.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	15.00	\$1,200.00	\$18,000.00
Sidewalk Sawcutting (3' x 3')	Each	265.00	\$100.00	\$26,500.00
Sidewalk Sawcutting (5' x 5')	Each	43.00	\$125.00	\$5,375.00
Existing Wood Pole Removal	Each	23.00	\$500.00	\$11,500.00
Existing Metal Pole Removal	Each	4.00	\$450.00	\$1,800.00
Miscellaneous Sign Removal/Relocation	Block	15.00	\$200.00	\$3,000.00
Trees	Each	116.00	\$500.00	\$58,000.00
Planter Box	Each	0.00	\$500.00	\$0.00
Div. 02 Total				<b>\$124,175.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	192.00	\$100.00	\$19,200.00
Div. 03 Total				<b>\$19,200.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	116.00	\$400.00	\$46,400.00
Pedestrian Street Light	Each	149.00	\$7,000.00	\$1,043,000.00
Pedestrian Street Light Installation	Each	149.00	\$150.00	\$22,350.00
Arterial Street Light	Each	43.00	\$6,000.00	\$258,000.00
Arterial Street Light Installation	Each	43.00	\$600.00	\$25,800.00
Signal Light Replacement (Intersectio	Each	6.00	\$50,000.00	\$300,000.00
Div. 10 Total				<b>\$1,695,550.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	116.00	\$200.00	\$23,200.00
Div. 15 Total				<b>\$23,200.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	27.00	\$180.00	\$4,860.00
Underground Power Extensions (New	Each	281.00	\$180.00	\$50,580.00
Conduit, Wire & Devices	Block	15.00	\$2,000.00	\$30,000.00
Div. 16 Total				<b>\$85,440.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

### Architect's Option C - New Historic Street Lighting Only

Two Blocks at S. 14th Street

#### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	2.64%	\$7,200.00
Div. 02 - Site Work	2.67%	\$7,300.00
Div. 03 - Concrete	1.02%	\$2,800.00
Div. 10 - Specialties	90.36%	\$246,900.00
Div. 15 - Mechanical	0.00%	\$0.00
Div. 16 - Electrical	3.31%	\$9,040.00
<b>Subtotal - Division 01 - 16</b>	<b>100.00%</b>	<b>\$273,240.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$6,831.00
Overhead & Profit - 15%		\$42,010.65
<b>Subtotal</b>		<b>\$322,081.65</b>
Estimate Contingency - 5.0%		\$16,104.08
Sales Tax - 7.7%		\$24,800.29
A/E Fee		\$19,324.90
Permit (Lump Sum)		\$1,753.45
<b>Total Estimated Construction Cost</b>		<b>\$384,064.37</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Architect's Option C - New Historic Street Lighting Only

Two Blocks at S. 14th Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	8.00	\$200.00	\$1,600.00
Mobilization	L.S.	1.00	\$2,000.00	\$2,000.00
Project Closeout	L.S.	1.00	\$1,000.00	\$1,000.00
Traffic Control	Week	4.00	\$250.00	\$1,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	4.00	\$400.00	\$1,600.00
Div. 01 Total				<b>\$7,200.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	2.00	\$1,000.00	\$2,000.00
Sidewalk Sawcutting (3' x 3')	Each	22.00	\$100.00	\$2,200.00
Sidewalk Sawcutting (5' x 5')	Each	6.00	\$125.00	\$750.00
Existing Wood Pole Removal	Each	3.00	\$500.00	\$1,500.00
Existing Metal Pole Removal	Each	1.00	\$450.00	\$450.00
Miscellaneous Sign Removal/Relocation	Block	2.00	\$200.00	\$400.00
Trees	Each	0.00	\$500.00	\$0.00
Planter Box	Each	0.00	\$500.00	\$0.00
Div. 02 Total				<b>\$7,300.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	28.00	\$100.00	\$2,800.00
Div. 03 Total				<b>\$2,800.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	0.00	\$400.00	\$0.00
Pedestrian Street Light	Each	22.00	\$7,000.00	\$154,000.00
Pedestrian Street Light Installation	Each	22.00	\$150.00	\$3,300.00
Arterial Street Light	Each	6.00	\$6,000.00	\$36,000.00
Arterial Street Light Installation	Each	6.00	\$600.00	\$3,600.00
Signal Light Replacement (Intersectio	Each	1.00	\$50,000.00	\$50,000.00
Div. 10 Total				<b>\$246,900.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	0.00	\$200.00	\$0.00
Div. 15 Total				<b>\$0.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	1.00	\$180.00	\$180.00
Underground Power Extensions (New	Each	27.00	\$180.00	\$4,860.00
Conduit, Wire & Devices	Block	2.00	\$2,000.00	\$4,000.00
Div. 16 Total				<b>\$9,040.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

### Architect's Option D - New Historic Street Lighting & Trees

Two Blocks at S. 14th Street

#### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	2.40%	\$7,200.00
Div. 02 - Site Work	6.16%	\$18,500.00
Div. 03 - Concrete	1.53%	\$4,600.00
Div. 10 - Specialties	84.62%	\$254,100.00
Div. 15 - Mechanical	1.20%	\$3,600.00
Div. 16 - Electrical	4.09%	\$12,280.00
<b>Subtotal - Division 01 - 16</b>	100.00%	<b>\$300,280.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$7,507.00
Overhead & Profit - 15%		\$46,168.05
<b>Subtotal</b>		<b>\$353,955.05</b>
Estimate Contingency - 5.0%		\$17,697.75
Sales Tax - 7.7%		\$27,254.54
A/E Fee		\$21,237.30
Permit (Lump Sum)		\$1,888.65
<b>Total Estimated Construction Cost</b>		<b>\$422,033.29</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Architect's Option D - New Historic Street Lighting & Trees

Two Blocks at S. 14th Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	8.00	\$200.00	\$1,600.00
Mobilization	L.S.	1.00	\$2,000.00	\$2,000.00
Project Closeout	L.S.	1.00	\$1,000.00	\$1,000.00
Traffic Control	Week	4.00	\$250.00	\$1,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	4.00	\$400.00	\$1,600.00
Div. 01 Total				<b>\$7,200.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	2.00	\$1,200.00	\$2,400.00
Sidewalk Sawcutting (3' x 3')	Each	40.00	\$100.00	\$4,000.00
Sidewalk Sawcutting (5' x 5')	Each	6.00	\$125.00	\$750.00
Existing Wood Pole Removal	Each	3.00	\$500.00	\$1,500.00
Existing Metal Pole Removal	Each	1.00	\$450.00	\$450.00
Miscellaneous Sign Removal/Relocation	Block	2.00	\$200.00	\$400.00
Trees	Each	18.00	\$500.00	\$9,000.00
Planter Box	Each	0.00	\$500.00	\$0.00
Div. 02 Total				<b>\$18,500.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	46.00	\$100.00	\$4,600.00
Div. 03 Total				<b>\$4,600.00</b>



	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	18.00	\$400.00	\$7,200.00
Pedestrian Street Light	Each	22.00	\$7,000.00	\$154,000.00
Pedestrian Street Light Installation	Each	22.00	\$150.00	\$3,300.00
Arterial Street Light	Each	6.00	\$6,000.00	\$36,000.00
Arterial Street Light Installation	Each	6.00	\$600.00	\$3,600.00
Signal Light Replacement (Intersectio	Each	1.00	\$50,000.00	\$50,000.00
Div. 10 Total				<b>\$254,100.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	18.00	\$200.00	\$3,600.00
Div. 15 Total				<b>\$3,600.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	1.00	\$180.00	\$180.00
Underground Power Extensions (New	Each	45.00	\$180.00	\$8,100.00
Conduit, Wire & Devices	Block	2.00	\$2,000.00	\$4,000.00
Div. 16 Total				<b>\$12,280.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

Committee's Choice - New Historic Street Lighting, Trees & Planters  
Entire Main Street

### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	1.28%	\$20,600.00
Div. 02 - Site Work	10.53%	\$169,175.00
Div. 03 - Concrete	0.82%	\$13,200.00
Div. 10 - Specialties	80.53%	\$1,293,500.00
Div. 15 - Mechanical	2.19%	\$35,200.00
Div. 16 - Electrical	4.65%	\$74,640.00
<b>Subtotal - Division 01 - 16</b>	<b>100.00%</b>	<b>\$1,606,315.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$40,157.88
Overhead & Profit - 15%		\$246,970.93
<b>Subtotal</b>		<b>\$1,893,443.81</b>
Estimate Contingency - 5.0%		\$94,672.19
Sales Tax - 7.7%		\$145,795.17
A/E Fee		\$113,606.63
Permit (Lump Sum)		\$8,418.83
<b>Total Estimated Construction Cost</b>		<b>\$2,255,936.62</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Committee's Choice - New Historic Street Lighting, Trees & Planters Entire Main Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	24.00	\$200.00	\$4,800.00
Mobilization	L.S.	1.00	\$5,000.00	\$5,000.00
Project Closeout	L.S.	1.00	\$3,000.00	\$3,000.00
Traffic Control	Week	12.00	\$250.00	\$3,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	12.00	\$400.00	\$4,800.00
Div. 01 Total				<b>\$20,600.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	15.00	\$1,200.00	\$18,000.00
Sidewalk Sawcutting (3' x 3')	Each	205.00	\$100.00	\$20,500.00
Sidewalk Sawcutting (5' x 5')	Each	43.00	\$125.00	\$5,375.00
Planter Core Drill	Each	60.00	\$100.00	\$6,000.00
Existing Wood Pole Removal	Each	23.00	\$500.00	\$11,500.00
Existing Metal Pole Removal	Each	4.00	\$450.00	\$1,800.00
Miscellaneous Sign Removal/Relocation	Block	15.00	\$200.00	\$3,000.00
Trees	Each	116.00	\$500.00	\$58,000.00
Planter Box	Each	60.00	\$750.00	\$45,000.00
Div. 02 Total				<b>\$169,175.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	132.00	\$100.00	\$13,200.00
Div. 03 Total				<b>\$13,200.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	116.00	\$400.00	\$46,400.00
Pedestrian Street Light	Each	89.00	\$7,500.00	\$667,500.00
Pedestrian Street Light Installation	Each	89.00	\$200.00	\$17,800.00
Arterial Street Light	Each	43.00	\$8,000.00	\$344,000.00
Arterial Street Light Installation	Each	43.00	\$600.00	\$25,800.00
Signal Light Modifications	Intersec.	6.00	\$32,000.00	\$192,000.00
Div. 10 Total				<b>\$1,293,500.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	176.00	\$200.00	\$35,200.00
Div. 15 Total				<b>\$35,200.00</b>

	Unit	Unit Quantity	Unit Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	27.00	\$180.00	\$4,860.00
Underground Power Extensions (New)	Each	221.00	\$180.00	\$39,780.00
Conduit, Wire & Devices	Block	15.00	\$2,000.00	\$30,000.00
Div. 16 Total				<b>\$74,640.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

### Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

## Committee's Choice - New Historic Street Lighting, Trees & Planters Two Blocks at S. 14th Street

### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	2.87%	\$7,200.00
Div. 02 - Site Work	9.77%	\$24,500.00
Div. 03 - Concrete	1.51%	\$3,800.00
Div. 10 - Specialties	78.88%	\$197,900.00
Div. 15 - Mechanical	2.07%	\$5,200.00
Div. 16 - Electrical	4.89%	\$12,280.00
<b>Subtotal - Division 01 - 16</b>	<b>100.00%</b>	<b>\$250,880.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$6,272.00
Overhead & Profit - 15%		\$38,572.80
<b>Subtotal</b>		<b>\$295,724.80</b>
Estimate Contingency - 5.0%		\$14,786.24
Sales Tax - 7.7%		\$22,770.81
A/E Fee		\$17,743.49
Permit (Lump Sum)		\$1,641.65
<b>Total Estimated Construction Cost</b>		<b>\$352,666.99</b>



# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### Committee's Choice - New Historic Street Lighting, Trees & Planters Two Blocks at S. 14th Street

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	8.00	\$200.00	\$1,600.00
Mobilization	L.S.	1.00	\$2,000.00	\$2,000.00
Project Closeout	L.S.	1.00	\$1,000.00	\$1,000.00
Traffic Control	Week	4.00	\$250.00	\$1,000.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	4.00	\$400.00	\$1,600.00
Div. 01 Total				<b>\$7,200.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	2.00	\$1,200.00	\$2,400.00
Sidewalk Sawcutting (3' x 3')	Each	32.00	\$100.00	\$3,200.00
Sidewalk Sawcutting (5' x 5')	Each	6.00	\$125.00	\$750.00
Planter Core Drill	Each	8.00	\$100.00	\$800.00
Existing Wood Pole Removal	Each	3.00	\$500.00	\$1,500.00
Existing Metal Pole Removal	Each	1.00	\$450.00	\$450.00
Miscellaneous Sign Removal/Relocation	Block	2.00	\$200.00	\$400.00
Trees	Each	18.00	\$500.00	\$9,000.00
Planter Box	Each	8.00	\$750.00	\$6,000.00
Div. 02 Total				<b>\$24,500.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Sidewalk Patch	Each	38.00	\$100.00	\$3,800.00
Div. 03 Total				<b>\$3,800.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Sidewalk Tree Grate	Each	18.00	\$400.00	\$7,200.00
Pedestrian Street Light	Each	14.00	\$7,500.00	\$105,000.00
Pedestrian Street Light Installation	Each	14.00	\$150.00	\$2,100.00
Arterial Street Light	Each	6.00	\$8,000.00	\$48,000.00
Arterial Street Light Installation	Each	6.00	\$600.00	\$3,600.00
Signal Light Modification	Intersec.	1.00	\$32,000.00	\$32,000.00
Div. 10 Total				<b>\$197,900.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	26.00	\$200.00	\$5,200.00
Div. 15 Total				<b>\$5,200.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Power Modifications (Existing)	Each	1.00	\$180.00	\$180.00
Underground Power Extensions (New)	Each	45.00	\$180.00	\$8,100.00
Conduit, Wire & Devices	Block	2.00	\$2,000.00	\$4,000.00
Div. 16 Total				<b>\$12,280.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

Preston Architecture (206) 433-8998

### New Entry Sign

#### PROJECT COST SUMMARY

	%	
Div. 01 - General Requirements	8.05%	\$5,650.00
Div. 02 - Site Work	9.27%	\$6,500.00
Div. 03 - Concrete	21.38%	\$15,000.00
Div. 05 - Metals	31.36%	\$22,000.00
Div. 10 - Specialties	17.82%	\$12,500.00
Div. 15 - Mechanical	3.56%	\$2,500.00
Div. 16 - Electrical	8.55%	\$6,000.00
<b>Subtotal - Division 01 - 16</b>	<b>100.00%</b>	<b>\$70,150.00</b>
G.C. Bonds/Insurance/Taxes - 2.5%		\$1,753.75
Overhead & Profit - 15%		\$10,785.56
<b>Subtotal</b>		<b>\$82,689.31</b>
Estimate Contingency - 5.0%		\$4,134.47
Sales Tax - 7.7%		\$6,367.08
A/E Fee		\$6,615.15
Permit (Lump Sum)		\$738.00
<b>Total Estimated Construction Cost</b>		<b>\$100,544.00</b>

# City of Othello

## Street Beautification Study

Project Number 1202

Detailed Cost Breakdown - 10/03/12

### New Entry Sign

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 01 - General Requirements</b>				
Equipment	Day	6.00	\$200.00	\$1,200.00
Mobilization	L.S.	1.00	\$1,500.00	\$1,500.00
Project Closeout	L.S.	1.00	\$1,000.00	\$1,000.00
Traffic Control	Week	3.00	\$250.00	\$750.00
Temporary Storage	Week	0.00	\$200.00	\$0.00
Clean-up	Week	3.00	\$400.00	\$1,200.00
Div. 01 Total				<b>\$5,650.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 02 - Site Work</b>				
Horizontal Boring	Block	1.00	\$1,000.00	\$1,000.00
Street Sawcutting/Demolition	Each	1.00	\$1,500.00	\$1,500.00
Island Landscaping	L.S.	1.00	\$1,000.00	\$1,000.00
Basaltic Rock Groupings	L.S.	1.00	\$3,000.00	\$3,000.00
Div. 02 Total				<b>\$6,500.00</b>
	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 03 - Concrete</b>				
Support Piers	Each	2.00	\$6,000.00	\$12,000.00
Island Concrete Curb	L.F.	150.00	\$20.00	\$3,000.00
Div. 03 Total				<b>\$15,000.00</b>
	Unit	Quantity	Cost	Subtotal
<b>Div. 05 - Metals</b>				
Support Trestles	Each	2.00	\$5,000.00	\$10,000.00
Curved Arch	Each	1.00	\$12,000.00	\$12,000.00
Div. 05 Total				<b>\$22,000.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 10 - Specialties</b>				
Metal Crane Silhouettes	Each	6.00	\$1,500.00	\$9,000.00
City Letters on Blade	Each	1.00	\$3,500.00	\$3,500.00
Div. 10 Total				<b>\$12,500.00</b>

	Unit	Unit Quantity	Unit Cost	Extended Subtotal
<b>Div. 15 - Mechanical</b>				
Sprinkler Installations	Each	1.00	\$2,500.00	\$2,500.00
Div. 15 Total				<b>\$2,500.00</b>

	Unit	Quantity	Cost	Subtotal
<b>Div. 16 - Electrical</b>				
Sign Lighting	L.S.	1.00	\$4,000.00	\$4,000.00
Underground Power Extensions (New	L.S.	1.00	\$1,000.00	\$1,000.00
Conduit, Wire & Devices	L.S.	1.00	\$1,000.00	\$1,000.00
Div. 16 Total				<b>\$6,000.00</b>