



PROJECT GOALS AND OBJECTIVES

- Develop a Conceptual Master District Improvement Plan for the Ames District that maximizes its highest and best uses consistent with the inherent natural and manmade opportunities and constraints of the District and Community.
- Develop a feasible and prudent phased implementation plan for the improvements.
- Develop and administer a Public Involvement Program to solicit feedback from: Residents, Commercial /business Owners and patrons, Staff, Village Board and other entities considered relative to the development of the project.



C2AE PLANNING APPROACH

DATA COLLECTION

Identification of the project's natural and manufactured opportunities and constraints

SITE ANALYSIS UTILITIES REGULATIONS



ILLUSTRATIVE ALTERNATIVE

Clearly defined, feasible concept in graphic form

PRACTICAL ALTERNATIVE

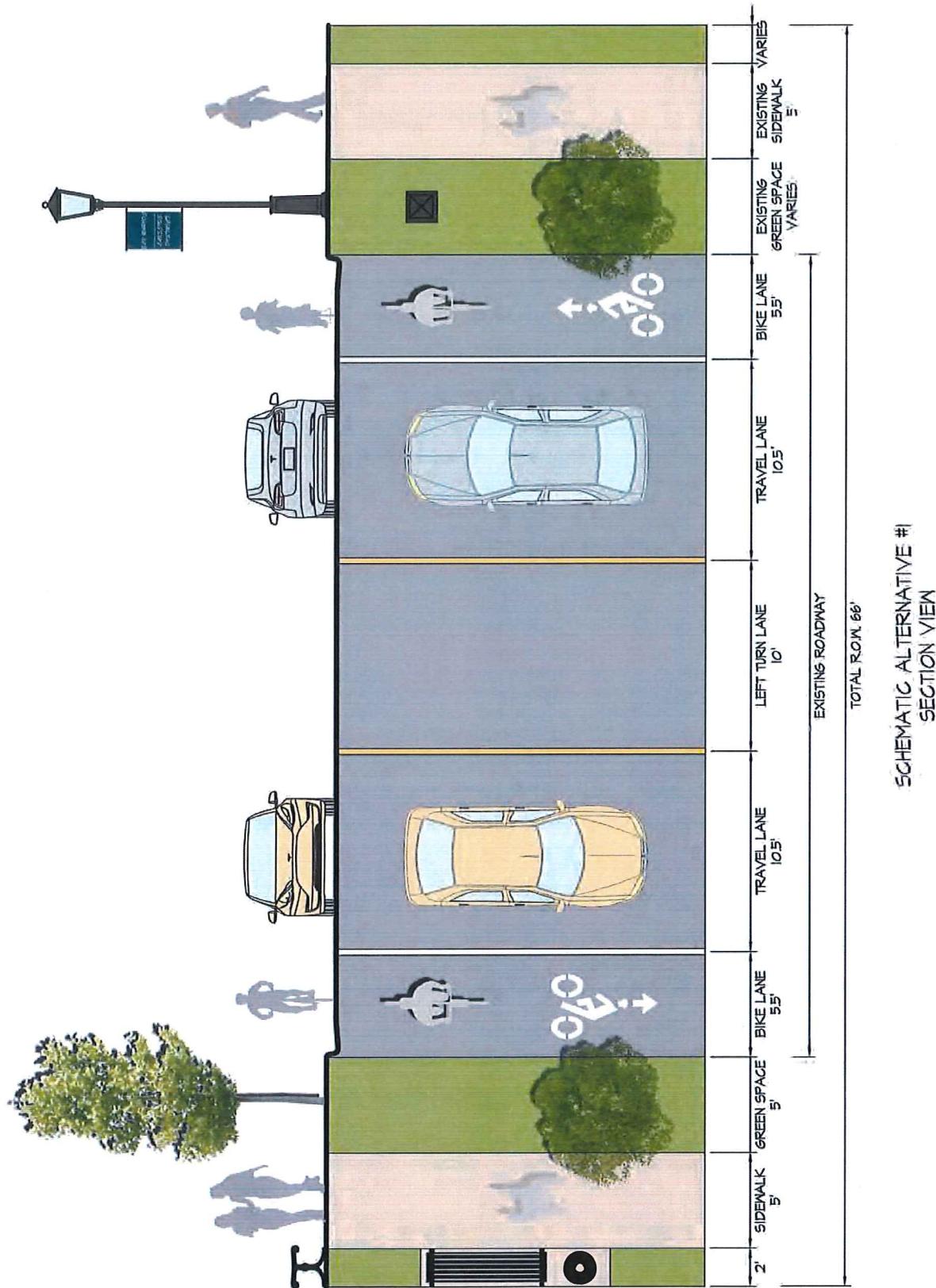
Comprehensive and cost effective plan

PREFERRED ALTERNATIVE

Functional plan that fulfills its mission



FINAL PLAN



SCHEMATIC ALTERNATIVE #1
SECTION VIEW

Elk Rapids Ames District – Basis for Cost Opinions

Background:

Opinions of Probable Cost for the project are attached to this document. The cost opinions reflect the proposed improvements shown on the project schematic drawing sheets for the recommended alternative.

The recommended alternative is divided into possible phases for implementation. The phasing plan allows for implementation of the alternative in segments, to better align with likely funding opportunities. Phasing is not required for implementation should funding be available for the entire project.

Refer to the attached “Elk Rapids Zone Themes” document for additional information on the basis for design for each of the zones and implementation phases.

Phase Descriptions:

Phase 1 – Commercial

Phase 1 is the commercial district of Ames Street from US-31 east to Henry Street. It is depicted on Sheets C-1 through C-3 on the drawings. The improvements to this district include the following elements:

- Roadway lane restriping to allow for designated bike lanes.
- Construction of a new 5' concrete sidewalk on the north side of the roadway, full length.
- Pedestrian crossing improvements at US-31 and various other crossing points of Ames Street. All crossings will utilize high visibility pavement markings and signage.
- Decorative street lighting with spacing consistent with a commercial/business district
- Shade and ornamental tree plantings
- Landscape nodes with seating

Phase 1 cost opinions are also further broken down into sub-phases, 1A and 1B. These sub-phases are again provided for potential construction funding opportunities should Phase 1 be too costly to be implemented at one time. Phase 1A consists of all improvements on the north side of Ames Street within the commercial district. Phase 1B consists of the improvements on the south side of Ames Street.

Phase 2 – Residential

Phase 2 is the residential district of Ames Street from Henry Street east to Wilder Road. It is depicted on Sheets R-1 through R-3 on the drawings. The improvements to this district include the following elements:

- Roadway lane restriping to allow for designated bike lanes.
- Construction of a new 5' concrete sidewalk on the north side of the roadway, full length.
- Pedestrian crossing improvements at various other crossing points of Ames Street. All crossings will utilize high visibility pavement markings and signage.
- Decorative street lighting with spacing consistent with a residential district
- Shade and ornamental tree plantings

Phase 3 – Industrial

Phase 3 is the industrial zone along Loomis Industrial Drive from Lake Street to US-31. It is depicted on Sheet I-1 on the drawings. The improvements to this district include the following elements:

- Construction of a new 5' concrete sidewalk on the west and then south side of the roadway, full length.
- Street lighting with spacing consistent with an industrial district
- Shade tree plantings

Elk Rapids Zone Themes

	Industrial	Commercial/Business	Residential
Tree Spacing	80'-100' o.c.*	120' o.c * To Alternate 1 Shade then 2 Ornamental	120'-180' o.c.
Tree Height	50'-80'	Shade: 40'-70' Ornamental: 15'-20'	50'-70'
Tree Width	30'-50'	Shade: 30'-40' Ornamental: 15'-20'	30'-40'
Shrub Layer	N/A	Highlighting Seating Nodes	N/A
Seating Node Density	N/A	Frequent	N/A
Hardscape	Standard Concrete Sidewalk	Concrete Sidewalk on North and South, Concrete Pad for Seating Nodes at high traffic areas	Standard Concrete Sidewalk
Street Lighting	Functional	Decorative	Functional
Light Pole Height	20' pole, 3' Concrete base	12' pole, flush Concrete base	20' pole, 3' Concrete base
Light Pole Spacing	150' o.c.**	75' o.c. staggered across Ames**	180' o.c.**

* spacing may vary from standard to retain 15' distance from lightpole and 5' distance from driveway or intersecting street or sidewalk

** spacing may vary from standart due to drive way or intersecting street or sidewalk

Industrial Theme: Large street trees soften the large industrial buildings and paved lots. Tree spacing allows for clear sight lines and room to manuever large trucks. Standard concrete sidewalks and street lighting provides for safety while directing heavy pedestrtian and recreational bicycle use to Ames Street.

Commercial/Local Business Theme: Shade trees are interspersed with ornamental trees, shrubbery and furnishings such as benches and trash/recycling receptacles to provide a complete shared space for automobiles, bicycles and pedestrians. Furnishings, hardscape and various plantings help to distinguish pedestrian and vehicular areas and provide recognizable transition points. Understory plantings and highly decorative furnishings and hardscape in high traffic areas promote a commom aesthetic for various businesses and indicate a more intense public use of the space.

Residential: Shade trees at a regular interval, simply decorative street lighting and standard concrete sidewalks on each side of the street provide a basic structure for the residential lots. Occasional furnishings and simple hardscape, strategically placed at high traffic areas allow for safe pedestrian resting places in the lower residential traffic areas.



VILLAGE OF ELK RAPIDS AMES DISTRICT IMPROVEMENTS

COST OPINION SUMMARY DOCUMENT

Implementation Phase	Description	Estimated Segment Cost	Estimated Sub-Segment Cost
1	Commercial Zone - Ames Street from US-31 to Henry Street	\$ 806,000	
1a	Phase 1 - North Side of Ames Only if Constructed Separately		\$ 602,000
1b	Phase 1 - South Side of Ames Only if Constructed Separately		\$ 247,000
2	Residential Zone - Ames Street from Henry Street to east Village Limit	\$ 500,000	
3	Industrial Zone - Loomis Industrial Drive from Lake Street to US-31	\$ 243,000	
TOTAL		\$ 1,549,000	

Note: Reference "Elk Rapids Zone Themes" document at end of cost opinions for breakdown of district themes



AMES DISTRICT IMPROVEMENT VILLAGE OF ELK RAPIDS

**Preferred Schematic Alternative - Commercial Zone
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
IMPLEMENTATION PHASE 1**

Preferred Alternative		Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
1	Mobilization, Max	1	L\$UM	\$ 25,000	\$ 25,000
2	Site Demolition and Clearing	1	L\$UM	\$ 30,000	\$ 30,000
3	Site Grading	1	L\$UM	\$ 20,000	\$ 20,000
5	Sidewalk, Conc, 4 inch	17000	Sft	\$ 5	\$ 85,000
6	Sidewalk Ramp, Conc, 6 inch	800	Sft	\$ 6	\$ 4,800
10	Driveway, Nonreinf Conc, 6 inch	1000	Syd	\$ 45	\$ 45,000
11	Pavt Mrkg, Longit, 6 inch or Less Width, Rem	47515	Ft	\$ 0.5	\$ 23,758
12	Pavt Mrkg, Waterborne, 6 inch, White	12000	Ft	\$ 0.1	\$ 1,200
13	Pavt Mrkg, Only Cold Plastic, 12 inch Crosswalk	2000	Ft	\$ 5	\$ 10,000
15	Street Trees	50	Ea	\$ 500	\$ 25,000
16	Seating Node (Bench, Trash Receptacle, Landscape, Concrete Pad)	9	Ea	\$ 5,000	\$ 45,000
17	Street Lighting	43	Ea	\$ 6,000	\$ 258,000
18	Lawn Establishment	2500	Syd	\$ 3	\$ 7,500
19	Maintaining Traffic	1	L\$UM	\$ 20,000	\$ 20,000
20	Utility Conflicts	1	L\$UM	\$ 20,000	\$ 20,000
SUBTOTAL					\$ 620,258
Contingency and Engineering		30%			\$ 186,077
TOTAL					\$ 806,335



AMES DISTRICT IMPROVEMENTS

VILLAGE OF ELK RAPIDS

**Preferred Schematic Alternative - Commercial Zone
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
IMPLEMENTATION PHASE 1A - North Side of Ames**

Preferred Alternative		Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
1	Mobilization, Max	1	LSUM	\$ 25,000	\$ 25,000
2	Site Demolition and Clearing	1	LSUM	\$ 30,000	\$ 30,000
3	Site Grading	1	LSUM	\$ 20,000	\$ 20,000
5	Sidewalk, Conc, 4 inch	16000	Sft	\$ 5	\$ 80,000
6	Sidewalk Ramp, Conc, 6 inch	725	Sft	\$ 6	\$ 4,350
7	Driveway, Nonreinf Conc, 6 inch	1000	Syd	\$ 45	\$ 45,000
8	Pavt Mrkg, Longit, 6 inch or Less Width, Rem	47515	Ft	\$ 0.5	\$ 23,758
9	Pavt Mrkg, Waterborne, 6 inch, White	12000	Ft	\$ 0.1	\$ 1,200
10	Pavt Mrkg, Ovly Cold Plastic, 12 inch Crosswalk	2000	Ft	\$ 5	\$ 10,000
11	Street Trees	25	Ea	\$ 500	\$ 12,500
12	Seating Node (Bench, Trash Receptacle, Landscape, Concrete Pad)	9	Ea	\$ 5,000	\$ 45,000
13	Street Lighting	21	Ea	\$ 6,000	\$ 126,000
14	Maintaining Traffic	1	LSUM	\$ 20,000	\$ 20,000
15	Utility Conflicts	1	LSUM	\$ 20,000	\$ 20,000
SUBTOTAL					\$ 462,808
Contingency and Engineering		30%			\$ 138,842
TOTAL					\$ 601,650

VILLAGE OF ELK RAPIDS
AMES DISTRICT IMPROVEMENTS
Preferred Schematic Alternative - Commercial Zone
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
IMPLEMENTATION PHASE 1B -South Side of Ames

Preferred Alternative		Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
1	Mobilization, Max	1	LSUM	\$ 5,000	\$ 5,000
2	Site Demolition and Clearing	1	LSUM	\$ 5,000	\$ 5,000
3	Site Grading	1	LSUM	\$ 5,000	\$ 5,000
4	Sidewalk, Conc, 4 inch	1000	Sft	\$ 5	\$ 5,000
5	Sidewalk Ramp, Conc, 6 inch	75	Sft	\$ 6	\$ 450
8	Street Trees	25	Ea	\$ 500	\$ 12,500
9	Street Lighting	22	Ea	\$ 6,000	\$ 132,000
10	Maintaining Traffic	1	LSUM	\$ 20,000	\$ 20,000
11	Utility Conflicts	1	LSUM	\$ 5,000	\$ 5,000
SUBTOTAL		30%		\$ 189,950	
Contingency and Engineering				\$ 56,985	
TOTAL				\$ 246,935	



VILLAGE OF ELK RAPIDS

AMES DISTRICT IMPROVEMENTS

Preferred Schematic Alternative - Residential Zone
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
IMPLEMENTATION PHASE 2

Preferred Alternative		Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
1	Mobilization, Max	1	LSUM	\$ 25,000	\$ 25,000
2	Site Demolition and Clearing	1	LSUM	\$ 30,000	\$ 30,000
3	Site Grading	1	LSUM	\$ 20,000	\$ 20,000
5	Sidewalk, Conc, 4 inch	166000	Sft	\$ 5	\$ 80,000
6	Sidewalk Ramp, Conc, 6 inch	600	Sft	\$ 6	\$ 3,600
10	Driveway, Nonreinf Conc, 6 inch	1000	Syd	\$ 45	\$ 45,000
11	Pavt Mrkg, Longit, 6 inch or Less Width, Rem	140000	Ft	\$ 0.5	\$ 7,000
12	Pavt Mrkg, Waterborne, 6 inch, White	140000	Ft	\$ 0.1	\$ 1,400
13	Pavt Mrkg, Only Cold Plastic, 12 inch Crosswalk	150	Ft	\$ 5	\$ 750
15	Street Trees	22	Ea	\$ 500	\$ 11,000
17	Street Lighting	16	Ea	\$ 7,500	\$ 120,000
18	Lawn Establishment	2000	Syd	\$ 3	\$ 6,000
19	Maintaining Traffic	1	LSUM	\$ 15,000	\$ 15,000
20	Utility Conflicts	1	LSUM	\$ 20,000	\$ 20,000
SUBTOTAL					\$ 384,750
Contingency and Engineering		30%			\$ 115,425
TOTAL					\$ 500,175



VILLAGE OF ELK RAPIDS
AMES DISTRICT IMPROVEMENTS
Preferred Schematic Alternative - Industrial Zone
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
IMPLEMENTATION PHASE 3

Preferred Alternative	Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
1 Mobilization, Max	1	L\$UM	\$ 25,000	\$ 25,000
2 Site Demolition and Clearing	1	L\$UM	\$ 3,000	\$ 3,000
3 Sidewalk, Conc, 4 inch	7000	Sft	\$ 5	\$ 35,000
4 Driveway, Nonreinf Conc, 6 inch	500	Syd	\$ 45	\$ 22,500
5 Street Trees	13	Ea	\$ 500	\$ 6,500
6 Street Lighting	9	Ea	\$ 7,500	\$ 67,500
7 Lawn Establishment	750	Syd	\$ 3	\$ 2,250
8 Maintaining Traffic	1	L\$UM	\$ 5,000	\$ 5,000
9 Utility Conflicts	1	L\$UM	\$ 20,000	\$ 20,000
SUBTOTAL				\$ 186,750
Contingency and Engineering	30%			\$ 56,025
TOTAL				\$ 242,775



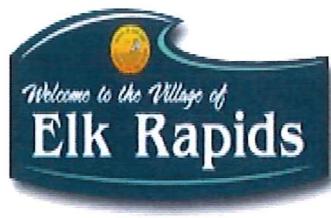
VILLAGE OF EIK BAPIDS

AMES DISTRICT IMPROVEMENTS

Preferred Schematic Alternative - Commercial Zone Seating Nodes ESTIMATE OF PROBABLE CONSTRUCTION COST

Preferred Alternative

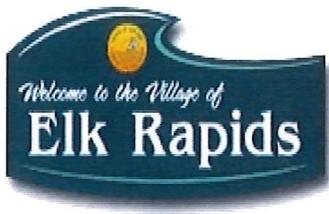
Preferred Alternative	Qty	Unit of Measure	Est. cost per Unit	Est. Total Cost
5 Colored, Stamped Sidewalk, Conc, 4 inch	20	Sft	\$ 5	\$ 100
6 Bench	1	LSUM	\$ 2,200	\$ 2,200
10 Litter Receptacle	1	LSUM	\$ 1,250	\$ 1,250
18 Double Shredded Hardwood Mulch	4	Cuft	\$ 3	\$ 12
19 Landscape Edging	10	Lft	\$ 2	\$ 15
20 Shrub 3'-4' Mature Width	2	ea.	\$ 125	\$ 250
SUBTOTAL				\$ 3,827
Contingency and Engineering	30%			\$ 1,148
TOTAL				\$ 4,975



AMES DISTRICT IMPROVEMENT PLAN NEXT STEPS

- Village Council Adopts Plan (include in 5 year Recreation Plan)*
- Develop Funding/Financing Plan
- Prepare and Submit Funding Applications
- Project Design and Bidding (Phasing based on financing)
- Construction (Phasing based on financing)

*Concludes current C2AE Contract



AMES DISTRICT IMPROVEMENT PLAN NEXT STEPS

- Village Council Adopts Plan (include in 5 year Recreation Plan)*
- Develop Funding/Financing Plan
- Prepare and Submit Funding Applications
- Project Design and Bidding (Phasing based on financing)
- Construction (Phasing based on financing)

*Concludes current C2AE Contract