Preliminary Opinion of Probable Construction Cost: Fish Creek Streetscape

	Unit	Quantity	Price/ Unit	Capital Cost/Estimate	Notes
Lighting					
STH 42 Lighting		1		\$815,000	See Fish Creek Street Light Plan
Historic Downtown Lighting (outside STH 42 project)		1		\$320,000	See Fish Creek Street Light Plan
Rapid Flashing Beacons		2	\$11,250	\$22,500	
Subtotal				\$1,157,500	
Landscape Treatment Areas on STH 42					
Hwy 42 Splitter Islands (Planting, Juniper and daylilies)		2	\$5,750		See Highway 42 Landscape Islands Plan
Hwy 42 Retaining Wall Treatment #1 (Green chain link fence with vine)		1	\$30,250	\$30,250	See Highway 42 Landscape Terrace Plan
Subtotal				\$41,750	
Wayfinding Signage					
Primary Gateway		2	\$9,600		See Signage Placement Plans (All Sign Types)
Secondary Gateway		2	\$3,000		See Signage Placement Plans (All Sign Types)
Destinations		13	\$3,500		See Signage Placement Plans (All Sign Types)
Local Business & Community Wayfinding		10	\$3,500		See Signage Placement Plans (All Sign Types)
Community Wayfinding		9	\$3,000	\$27,000	See Signage Placement Plans (All Sign Types)
Historic Interpretation/Branding		2	\$5,000	\$10,000	Locations at Clark Park and Sunset Beach
Subtotal				\$142,700	
Fish Creek Beach Access Design and Town Center Connectivity					
Sidewalk Widening		See de	etail	\$77,500	See Town Center + Beach Connectivity Plan
Subtotal				\$77,500	
Street Modifications					
Cedar Street Plaza		See de	etail	\$100,000	See Cedar Street Plaza Plan
Sunset Beach Access Plan		See de	etail	\$86,500	See Sunset Beach Access Plan
Cottage Row Option No. 1		See de	etail	\$153,000	See Cottage Row Street Section No. 1
Cottage Row Option No. 2		See de	etail	\$188,000	See Cottage Row Street Section No. 2
Subtotal				<i>\$527,500</i>	
Sidewalk Enhancements					
Hide Side Sidewalk Extension; CTH F; Spring Road Sidewalk Segments				\$57,000	
Subtotal				\$57,000	

\$2,003,950

*DESIGN AND PERMITTING
CONTINGENCY

TOTAL
\$2,003,950

\$169,793 15%; does not include design fee for STH 42 lighting and sidewalk enhancements
\$400,790 20%

\$2,574,533

Fish Creek Estimates

Cottage Row - Option 1 6' Pedestrian Trail from Lake to Main Street and Sidewalk from Existing Sidewalk to Main Street.

Item	Qua	ntity	Unit Price	Cost
Tree Removal	5	STA	\$1,000.00	\$5,000.00
Curb and Gutter	812	LF	\$11.50	\$9,338.00
Sidewalk	3460	SFT	\$4.85	\$16,781.00
Detectable Warning Fields	88	SFT	\$36.80	\$3,238.40
Parking Lane Excavation	649	CYD	\$8.50	\$5,516.50
Parking Lane Base	1107	TON	\$14.50	\$16,051.50
Parking Lane Asphalt	305	TON	\$72.00	\$21,960.00
Traveled Way Asphalt	200	TON	\$72.00	\$14,400.00
Milling (2-Inch existing traveled way)	1785	SY	\$4.15	\$7,407.75
6' Pedestrian Trail Excavation	141	CYD	\$8.50	\$1,198.50
6' Pedestrian Trail Base	199	TON	\$14.50	\$2,885.50
6' Pedestrian Trail Asphalt	84	TON	\$72.00	\$6,048.00
Signs	7	EACH	\$225.00	\$1,575.00
Turf Establishment / Landscaping	489	SYD	\$5.00	\$2,445.00
Storm Water Drainage / Swale	57	CYD	\$9.00	\$513.00
Pavement Marking Centerline	1530	LF	\$0.50	\$765.00
Pavement Marking Stop Bars	60	LF	\$8.75	\$525.00
Pavement Marking Cross Walks	516	LF	\$14.70	\$7,585.20
Mobilization	1	LS	\$15,000.00	\$15,000.00
Traffic Control	1	LS	\$15,000.00	\$15,000.00
SUBTOTAL				\$153,233.35
CONTINGENCY - 15%				\$22,985.00
DESIGN ENGINEERING				\$31,719.00
Total				\$207,937.35

Assumptions:

Existing Sidewalk will remain from Spruce Street along the east side of Cottage Row and will be connected into new sidewalk and curb and gutter The existing Travel Lanes will not be reconstructed but will be milled and resurfaced/striped as part of the project.

Roadway Centerline will generally be held at existing location

Pavement Section 4" Asphalt over 8-inches of base, mill 2 inches from travel lanes and repave.

Trail Section 2.5 inches of asphalt over 6 inches of base aggregate.

Real Estate is not included in this estimate.

Fish Creek Estimates

Cedar Street - Public Plaza and Cedar Street Improvements

ltem	Qua	ntity	Unit Price	Cost
Curb and Gutter	320	LF	\$11.50	\$3,680.00
Asphalt	1280	SFT	\$6.00	\$7,680.00
Sidewalk	910	SFT	\$4.85	\$4,413.50
Detectable Warning Fields	60	SFT	\$36.80	\$2,208.00
Brick Pavers	1000	SFT	\$26.00	\$26,000.00
Retaining Walls - Concrete Modular	300	SFT	\$45.00	\$13,500.00
Removable Bollards	2	EACH	\$1,200.00	\$2,400.00
Benches	4	EACH	\$2,250.00	\$9,000.00
Signs	4	EACH	\$225.00	\$900.00
Topsoil	45	CY	\$40.00	\$1,800.00
Mulch	7	CY	\$50.00	\$350.00
Shade Trees	3	EACH	\$375.00	\$1,125.00
Shrubs	25	EACH	\$50.00	\$1,250.00
Perennials	40	EACH	\$15.00	\$600.00
Lawn repair	26	SYS	\$6.00	\$156.00
Mobilization	1	LS	\$15,000.00	\$15,000.00
Traffic Control	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL				\$100,062.50
CONTINGENCY - 15%				\$15,009.38
DESIGN ENGINEERING				\$20,713.00
Total	-	-		\$135,784.88

Assumptions:

Roadway Centerline will generally be held at existing location

Pavement Section 4" Asphalt over 8-inches of base, mill 2 inches from travel lanes and repave.

Fish Creek Estimates
Sunsset Beach Access Plan: Lane Widening by 3 feet for section B-B, and 10' Bike Trail

ltem	Qua	ntity	Unit Price	Cost
Tree Removal	9	STA	\$1,500.00	\$13,500.00
Sidewalk	200	SFT	\$4.85	\$970.00
Detectable Warning Fields	20	SFT	\$36.80	\$736.00
3' Road Widening Excavation	60	CYD	\$8.50	\$510.00
Base for Road Widening	80	TON	\$14.50	\$1,160.00
Asphalt for Road Widening	24	TON	\$72.00	\$1,728.00
Traveled Way Asphalt	97	TON	\$72.00	\$6,984.00
Milling (2-Inch existing traveled way)	867	SY	\$4.15	\$3,598.05
10' Pedestrian Trail Excavation	205	CYD	\$8.50	\$1,742.50
10' Pedestrian Trail Base	289	TON	\$14.50	\$4,190.50
*10' Pedestrian Trail Asphalt	101	TON	\$72.00	\$7,272.00
Pavement Marking Trail Centerline	650	LF	\$14.70	\$9,555.00
Pavement Marking Symbols on Trail	4	Each	\$130.00	\$520.00
Signs	5	EACH	\$225.00	\$1,125.00
Turf Establishment / Landscaping	450	SYD	\$5.00	\$2,250.00
Storm Water Drainage / Swale	148	CYD	\$9.00	\$1,332.00
Pavement Marking Centerline	650	LF	\$0.50	\$325.00
Pavement Marking Stall Lines	862	LF	\$2.20	\$1,896.40
Mobilization	1	LS	\$15,000.00	\$15,000.00
Traffic Control	1	LS	\$12,000.00	\$12,000.00
SUBTOTAL				\$86,394.45
CONTINGENCY - 15%				\$12,959.17
DESIGN ENGINEERING				\$17,884.00
Total				\$117,237.62

Assumptions:

The existing Travel Lanes will will be milled and resurfaced/striped as part of the project in the roadway widening area. Roadway Centerline will generally be held at existing location

Pavement Section 4" Asphalt over 8-inches of base, mill 2 inches from travel lanes and repave.

Trail Section 2.5 inches of asphalt over 6 inches of base aggregate.

Real Estate is not included in this estimate.



^{*}Note if 3-inch aggregate trail cost would be reduced by \$4,500 assuming an average aggregate price of \$20,00 per ton

Fish Creek Estimates

Town Center Beach - Widening Existing Sidewalks to 8 feet from City Hall to Town Beach

Item	Qua	ntity	Unit Price	Cost
Sidewalk Removal	431	SYD	\$5.00	\$2,155.00
Sidewalk	8680	SFT	\$4.85	\$42,098.00
Detectable Warning Fields	88	SFT	\$36.80	\$3,238.40
Common Excavation	96	CYD	\$8.50	\$816.00
Pavement Marking Cross Walks	270	LF	\$14.70	\$3,969.00
Mobilization	1	LS	\$15,000.00	\$15,000.00
Traffic Control	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL				\$77,276.40
CONTINGENCY - 15%				\$11,591.46
DESIGN ENGINEERING				\$15,996.00
Total				\$104,863.86

Assumptions:

Assumes Curb Repair done as part of DOT project

The existing Travel Lanes will not be reconstructed but will be milled and resurfaced/striped as part of the project. Real Estate is not included in this estimate.



Fish Creek Estimates

Cottage Row - Option 2 10' Pedestrian Trail from Lake to Main Street and Sidewalk from Existing Sidewalk to Main Street.

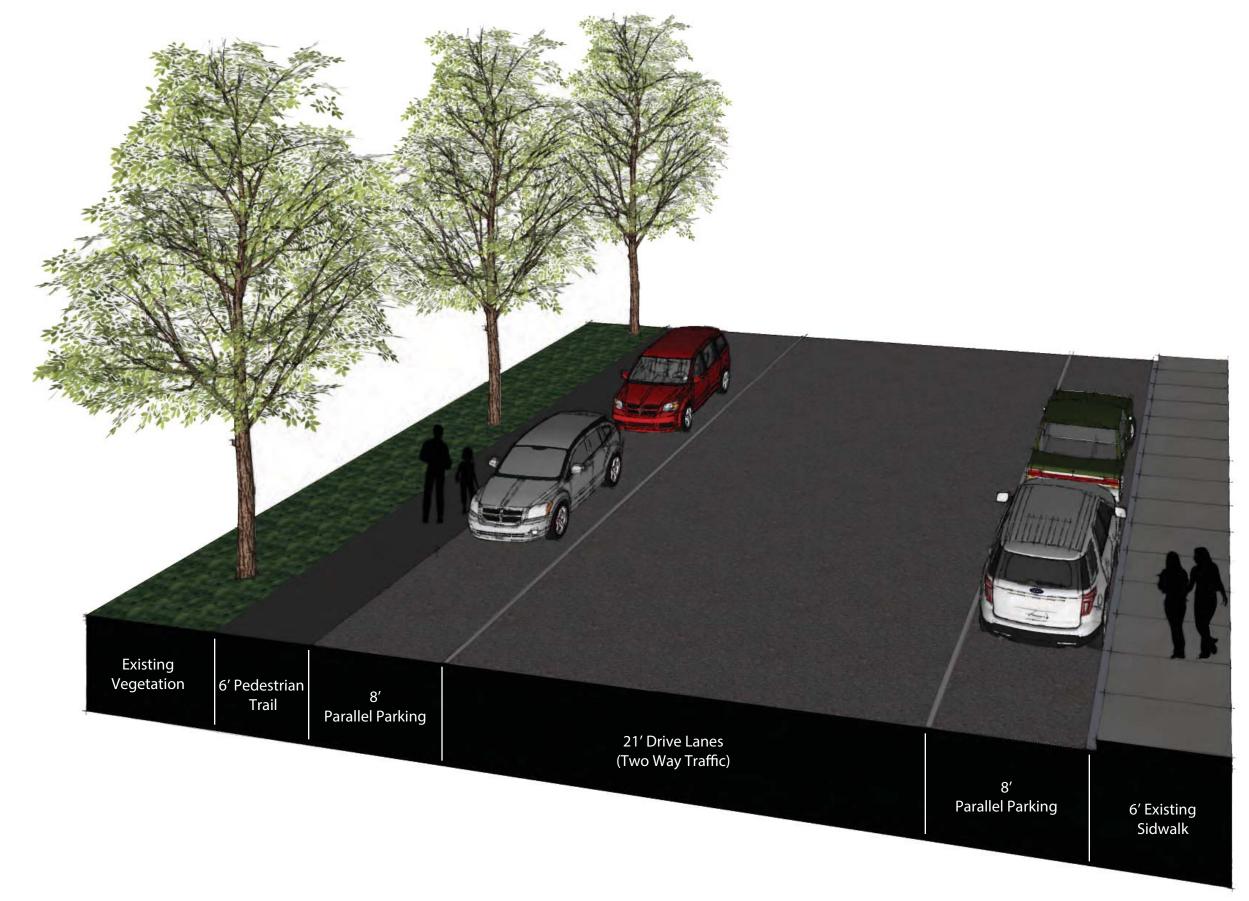
ltem	Qua	ntity	Unit Price	Cost
Tree Removal	9	STA	\$1,500.00	\$13,500.00
Curb and Gutter	812	LF	\$11.50	\$9,338.00
Sidewalk	3460	SFT	\$4.85	\$16,781.00
Detectable Warning Fields	120	SFT	\$36.80	\$4,416.00
Parking Lane Excavation	649	CYD	\$8.50	\$5,516.50
Parking Lane Base	1107	TON	\$14.50	\$16,051.50
Parking Lane Asphalt	305	TON	\$72.00	\$21,960.00
Traveled Way Asphalt	200	TON	\$72.00	\$14,400.00
Milling (2-Inch existing traveled way)	1785	SY	\$4.15	\$7,407.75
10' Pedestrian Trail Excavation	235	CYD	\$8.50	\$1,997.50
10' Pedestrian Trail Base	331	TON	\$14.50	\$4,799.50
10' Pedestrian Trail Asphalt	139	TON	\$72.00	\$10,008.00
avement Marking Trail Centerline	895	LF	\$14.70	\$13,156.50
Pavement Marking Symbols on Trail	6	Each	\$130.00	\$780.00
Signs	7	EACH	\$225.00	\$1,575.00
Turf Establishment / Landscaping	1285	SYD	\$5.00	\$6,425.00
Storm Water Drainage / Swale	113	CYD	\$9.00	\$1,017.00
Pavement Marking Centerline	1530	LF	\$0.50	\$765.00
Pavement Marking Stop Bars	60	LF	\$8.75	\$525.00
Pavement Marking Cross Walks	516	LF	\$14.70	\$7,585.20
Mobilization	1	LS	\$15,000.00	\$15,000.00
Traffic Control	1	LS	\$15,000.00	\$15,000.00
SUBTOTAL				\$188,004.45
CONTINGENCY - 15%				\$28,200.67
DESIGN ENGINEERING				\$38,917.00
Total				\$255,122.12

Assumptions:

Existing Sidewalk will remain from Spruce Street along the east side of Cottage Row; connected into new sidewalk and curb and gutter The existing Travel Lanes will not be reconstructed but will be milled and resurfaced/striped as part of the project.

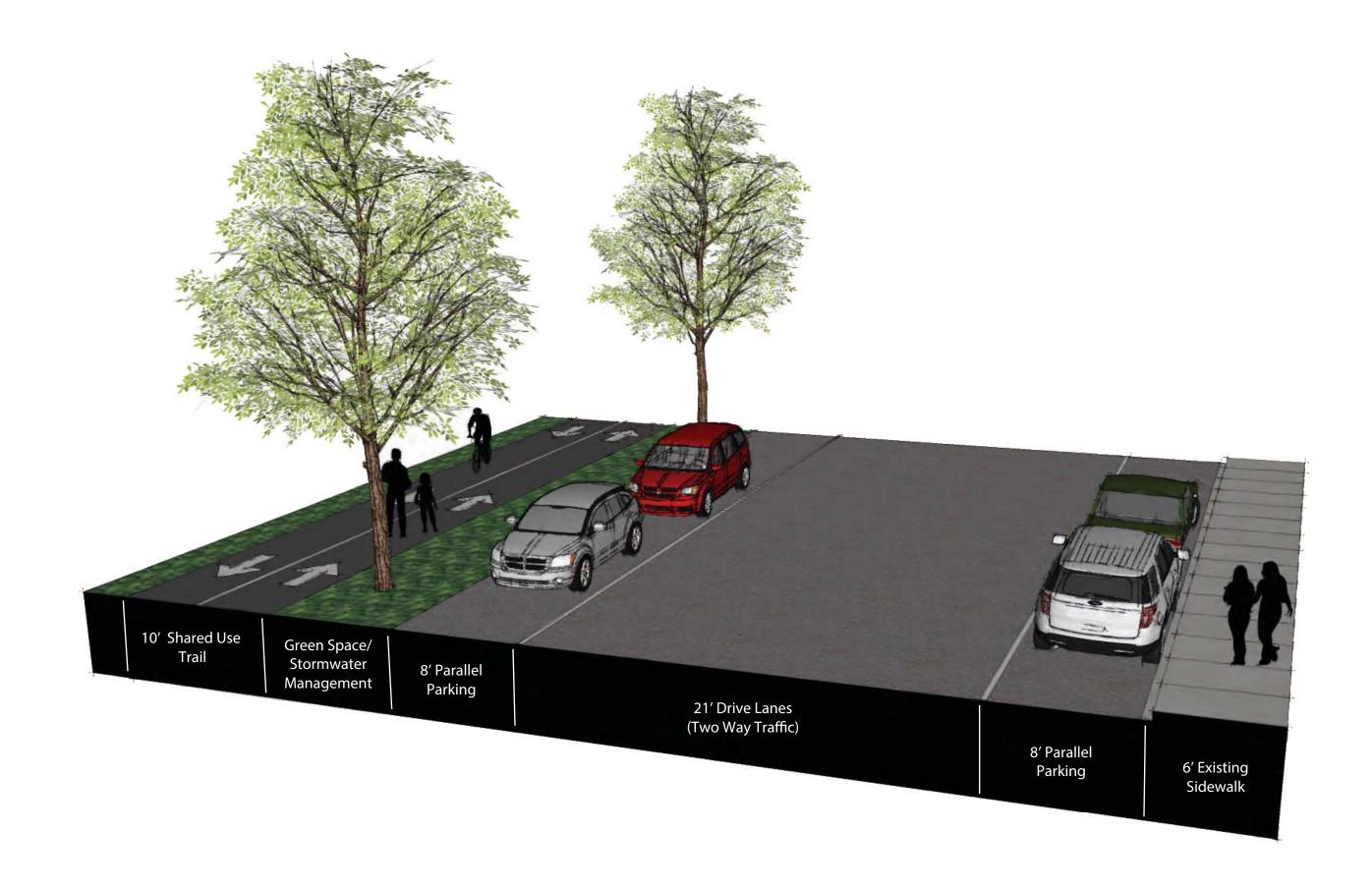
Roadway Centerline will generally be held at existing location

Pavement 4" Asphalt over 8-inch base, mill 2 inches from travel lanes and repave; trail section 2.5 inches asphalt over 6" aggregate Real Estate not included in estimate











6' WIDE SIDEWALK—

16' WIDE ACCESS LANE -

SIGN - "DEAD END - DELIVERY AND EMERGENCY VEHICLES ONLY"

STREET TREES IN PLANTER -

BENCHES, TYP. -

LINEAR PLAZA -

RETAINING WALLS -

TROLLEY PLAZA —

COLLAPSIBLE BOLLARDS-

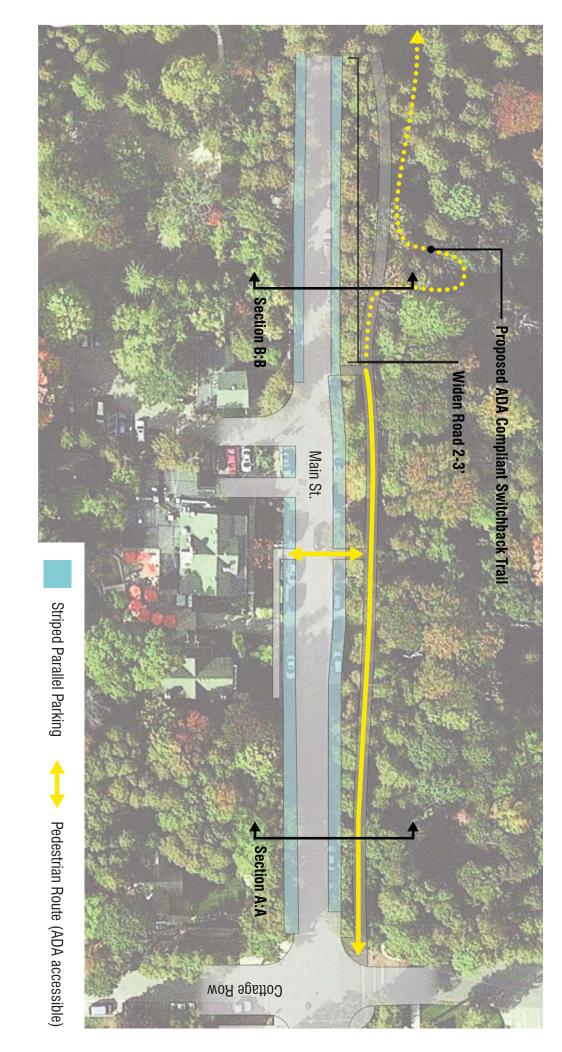
CEDAR STREET PLAZA

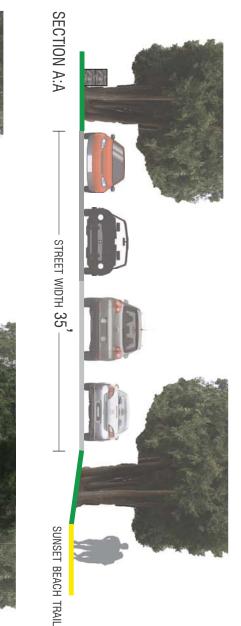
TOWN OF GIBRALTAR STREETSCAPE, DOOR COUNTY, WI

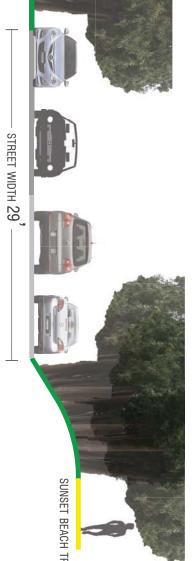






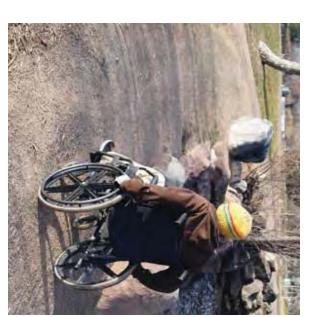






MATERIALS

SECTION B:B



COMPACTED AGGREGATE



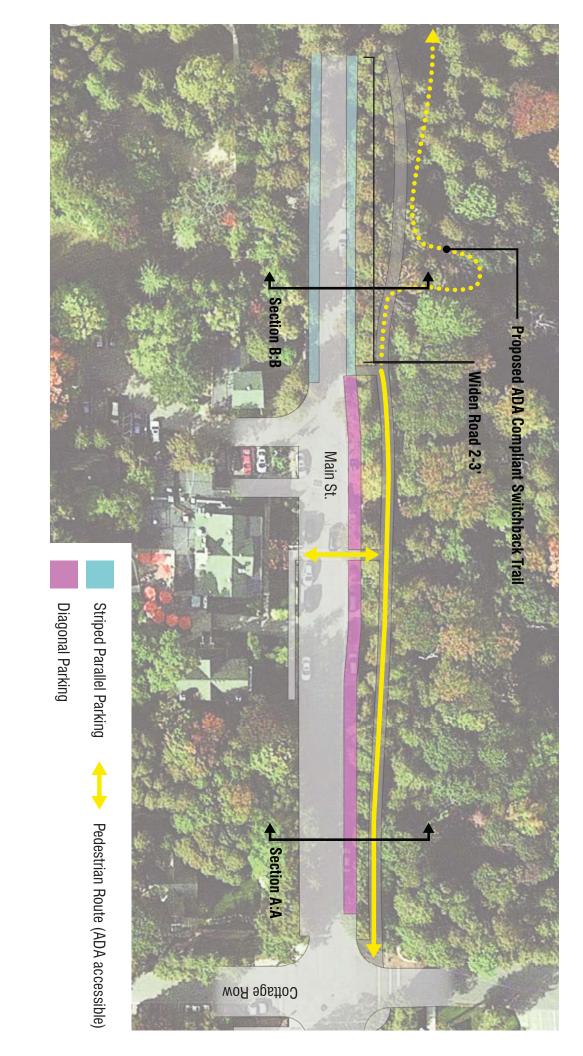
RUBBER AGGREGATE

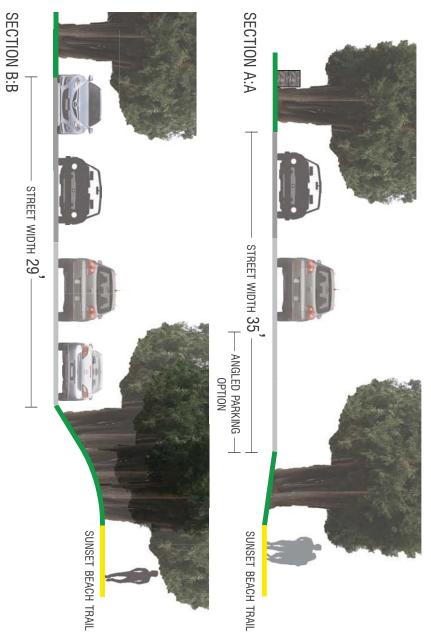


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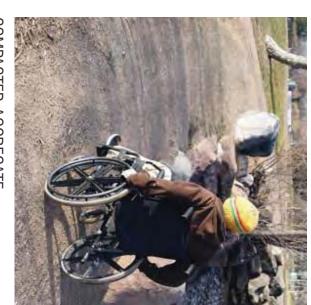








MATERIALS



COMPACTED AGGREGATE

SUNSET BEACH ACCESS

PLAN



RUBBER AGGREGATE



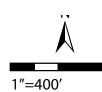
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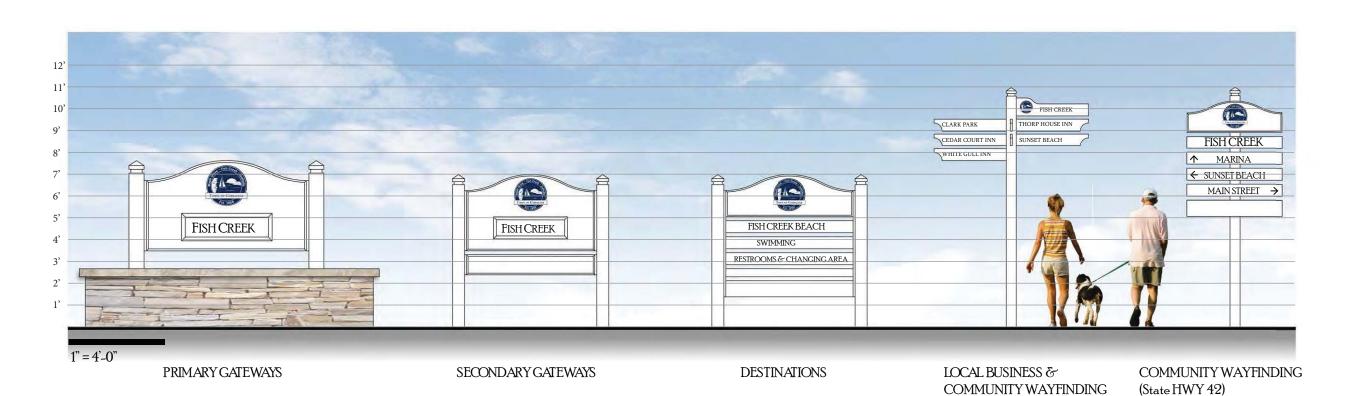




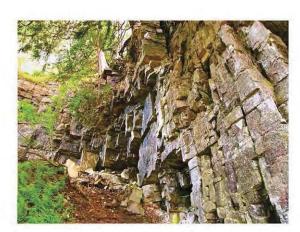




Wayfinding Signage Family







PRELIMINARY MATERIALS PALETTE
Posts: White Powder Coated Steel Posts
Panels: Carved Wood or Aluminum Composite

WAYFINDING SIGNAGE	Durability/Maintenance	Aesthetics	Cost
Painted Carved Wood Sign and Wood Posts	Highest maintenance input; painted wood posts most susceptible to damage and rot, posts and sign would require occasional touchup and painting	Carved wood sign would have more relief, wood texture	Moderate
Painted Carved Wood Sign and Powdercoated Metal Posts	Moderate maintenance input; powdercoated metal posts are less susceptible to damage and would not need to be repainted	Carved wood sign offers relief, metal posts reduce maintenance	Moderate-High
Printed Metal/Metal Composite Sign and Powdercoated Posts	Lowest maintenance input; Powdercoated metal posts and printed or vinyl lettering on metal or metal composite signs would have minimal upkeep	Sign would need to be designed and detailed to avoid "flat" appearance of many metal signs	Moderate-High

(Local Streets)



COMMUNITY WAYFINDING (State HWY 42)



COMMUNITY WAYFINDING (State HWY 42)



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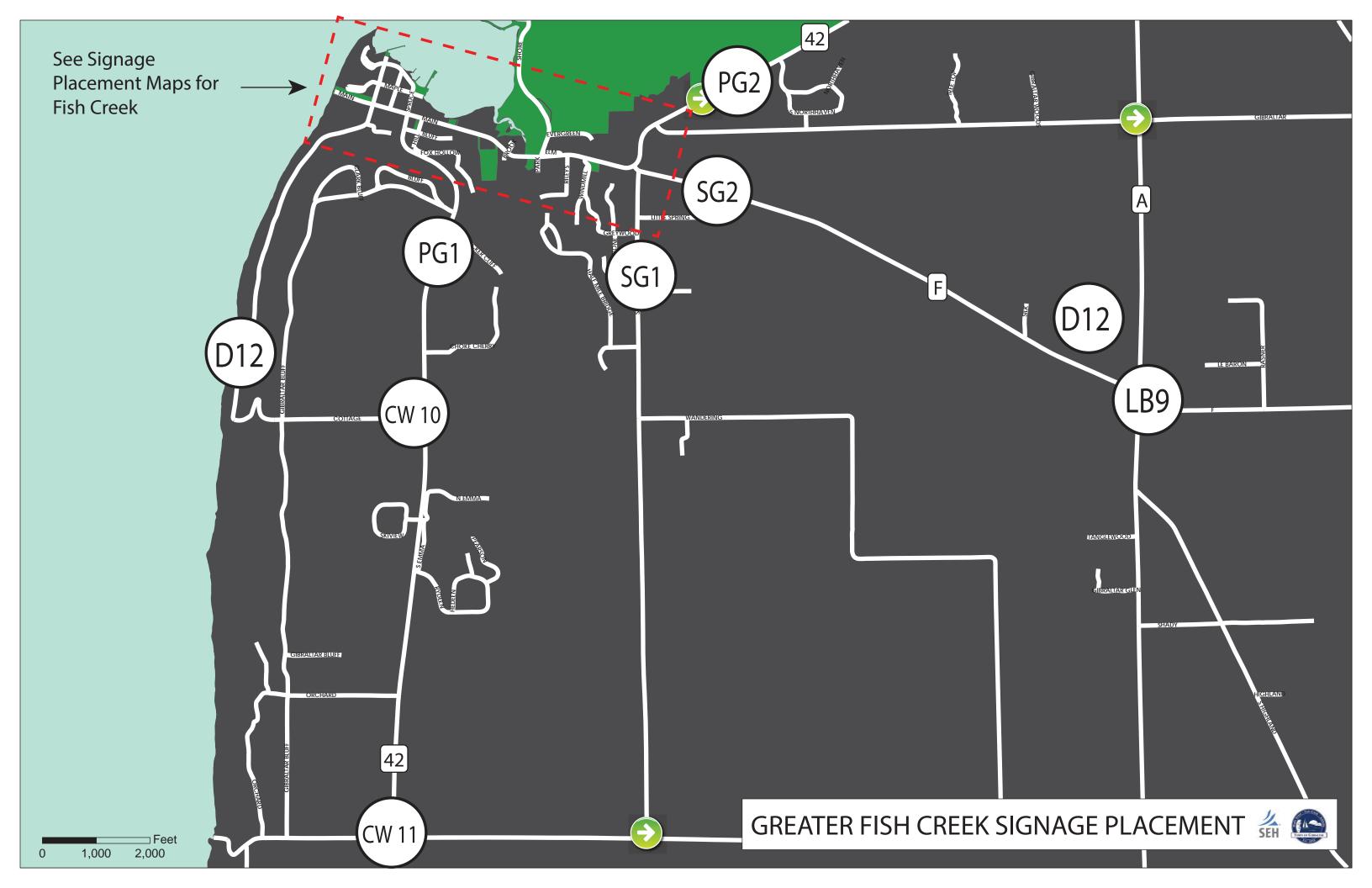


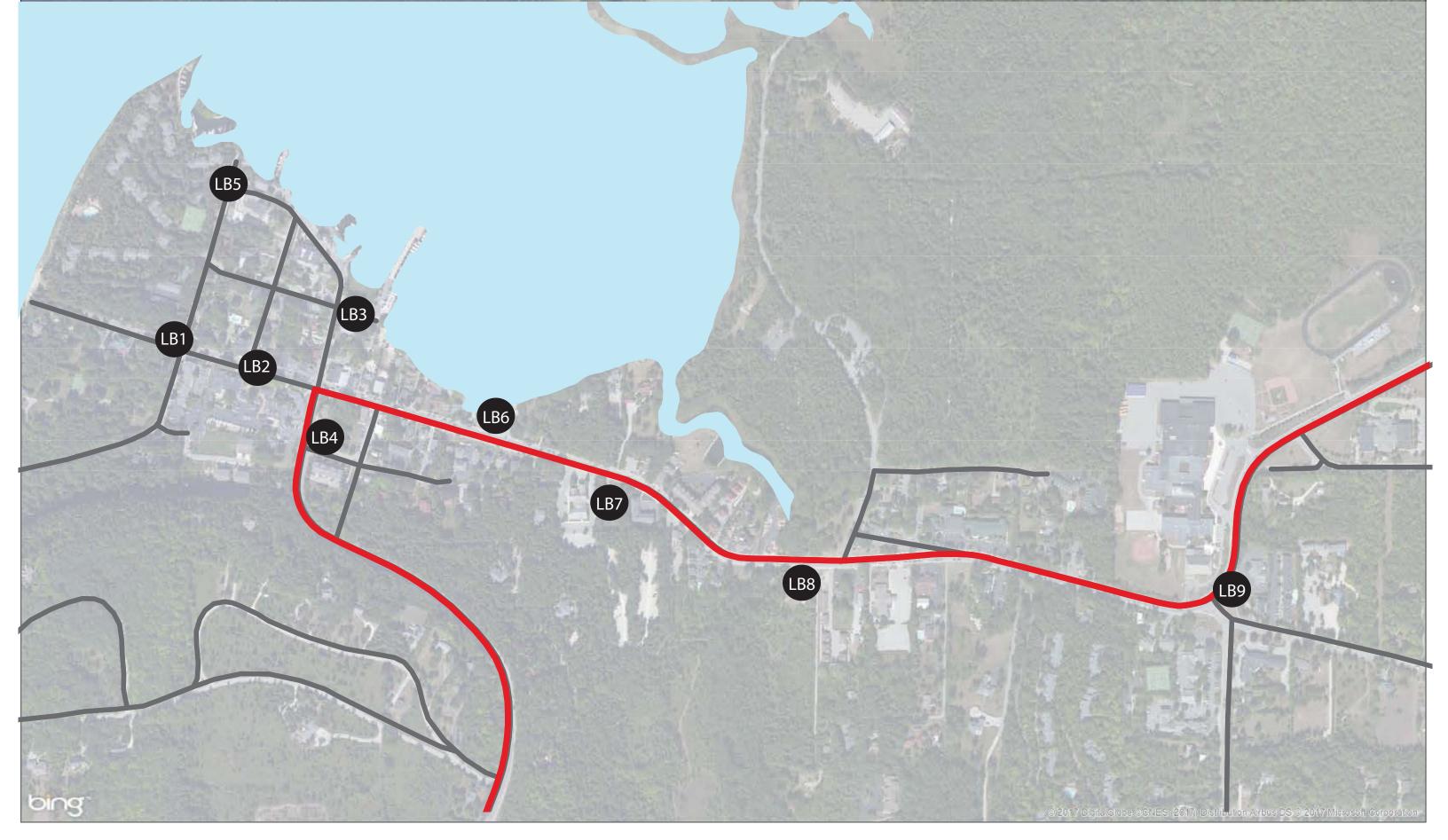
COMMUNITY WAYFINDING (State HWY 42)

COMMUNITY WAYFINDING (STH 42)

ERECTION REMOVAL OF PERMANENT WAYFINDING SIGNAGE TOWN OF GIBRALTAR

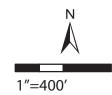
Town of Gibraltar	Sign #	Location	Exhibit	Sign Code	Sign Type	Remarks
Wayfinding Signage	1	Noble House	Fish Creek Signage Placement Plan D	D1	Destination	
	2	Sunset Beach	Fish Creek Signage Placement Plan D	D2	Destination	
	3	Sunset Beach	Fish Creek Signage Placement Plan D	D3	Destination	
	4	Ula Street Park	Fish Creek Signage Placement Plan D	D4	Destination	
	5	Spruce Park	Fish Creek Signage Placement Plan D	D5	Destination	
	6	Clark Park	Fish Creek Signage Placement Plan D	D6	Destination	
	7	Founders Square	Fish Creek Signage Placement Plan D	D7	Destination	Private sign only?
	8	Fish Creek Beach	Fish Creek Signage Placement Plan D	D8	Destination	
	9	Town Center	Fish Creek Signage Placement Plan D	D9	Destination	
	10	Public Parking	Fish Creek Signage Placement Plan D	D10	Destination	
	11	Fish Creek Park	Fish Creek Signage Placement Plan D	D11	Destination	
	12	Champagne Rock Park	Greater Fish Creek Signage Placement	D12	Destination	
	13	Gibraltar Fire & Rescue	Greater Fish Creek Signage Placement	D13	Destination	?
	14	STH 42, N. of Gibraltar RD	Greater Fish Creek Signage Placement	PG1	Primary Gateway	
	15	STH 42, S. of Gibraltar Bluff RD	Greater Fish Creek Signage Placement	PG2	Primary Gateway	Replace Existing
	16	Spring RD, S. of CTH F	Greater Fish Creek Signage Placement	SG1	Secondary Gateway	
	17	CTH F, W. of STH 42	Greater Fish Creek Signage Placement	SG2	Secondary Gateway	
	18	Cottage Row & Main St.	Fish Creek Signage Placement Plan LB	LB1	Local Business & Community Wayfinding	Add directionals for beach, Ula St Park
	19	Cedar Street & Main St	Fish Creek Signage Placement Plan LB	LB2	Local Business & Community Wayfinding	Add directionals for Noble House, Spruce Park
	20	Main St. & Spruce St	Fish Creek Signage Placement Plan LB	LB3	Local Business & Community Wayfinding	Add directionals for Town Dock, Restrooms
	21	STH 42, N.of Bluff Lane	Fish Creek Signage Placement Plan LB	LB4	Local Business & Community Wayfinding	May need to relocate does not meet DOT standards
	22	Cottage Row & Spruce	Fish Creek Signage Placement Plan LB	LB5	Local Business & Community Wayfinding	Directionals for Sunset Beach, Ula St Park, Parking
	23	Fish Creek Beach	Fish Creek Signage Placement Plan LB	LB6	Local Business & Community Wayfinding	Directionals for parking, noble house, town center
	24	Town Center	Fish Creek Signage Placement Plan LB	LB7	Local Business & Community Wayfinding	Directionals for beach, Fish Creek, information, parking
	25	Fish Creek Beach	Fish Creek Signage Placement Plan LB	LB8	Local Business & Community Wayfinding	Sign text TBD
	26	STH 42 & CTH F	Fish Creek Signage Placement Plan LB	LB9	Local Business & Community Wayfinding	May need to relocate does not meet DOT standards
	27	CTH A & CTH F	Fish Creek Signage Placement Plan LB	LB10	Local Business & Community Wayfinding	Existing sign in poor shape; may not meet County code
	28	STH 42, N of Bluff Lane	Fish Creek Signage Placement Plan CW	CW1	Community Wayfinding	See 11x17 PDF for Sign Text
	29	STH 42, west of FC Beach	Fish Creek Signage Placement Plan CW	CW2	Community Wayfinding	See 11x17 PDF for Sign Text
	30	STH 42, west of Fish Creek	Fish Creek Signage Placement Plan CW	CW3	Community Wayfinding	See 11x17 PDF for Sign Text
	31	STH 42, west of CTH F/Spring Rd	Fish Creek Signage Placement Plan CW	CW4	Community Wayfinding	See 11x17 PDF for Sign Text
	32	STH 42, S. of Gibraltar RD	Fish Creek Signage Placement Plan CW	CW5	Community Wayfinding	See 11x17 PDF for Sign Text
	33	STH 42, N of YMCA	Fish Creek Signage Placement Plan CW	CW6	Community Wayfinding	See 11x17 PDF for Sign Text
	34	STH 42, Fish Creek Park	Fish Creek Signage Placement Plan CW	CW7	Community Wayfinding	See 11x17 PDF for Sign Text
	35	STH 42, across Town Center	Fish Creek Signage Placement Plan CW	CW8	Community Wayfinding	See 11x17 PDF for Sign Text
	36	Main St., east of Spruce St.	Fish Creek Signage Placement Plan CW	CW9	Community Wayfinding	See 11x17 PDF for Sign Text

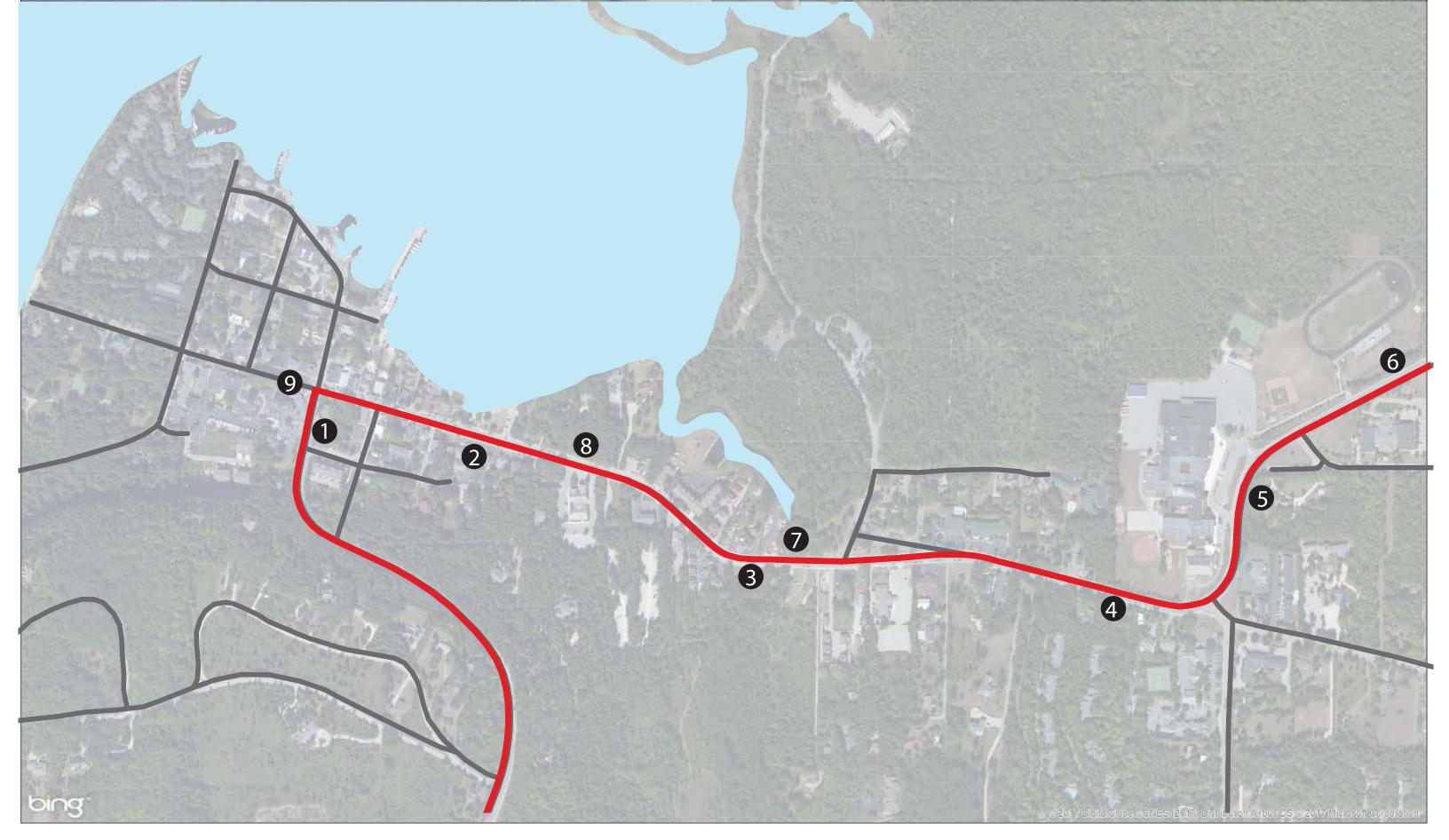






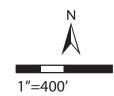


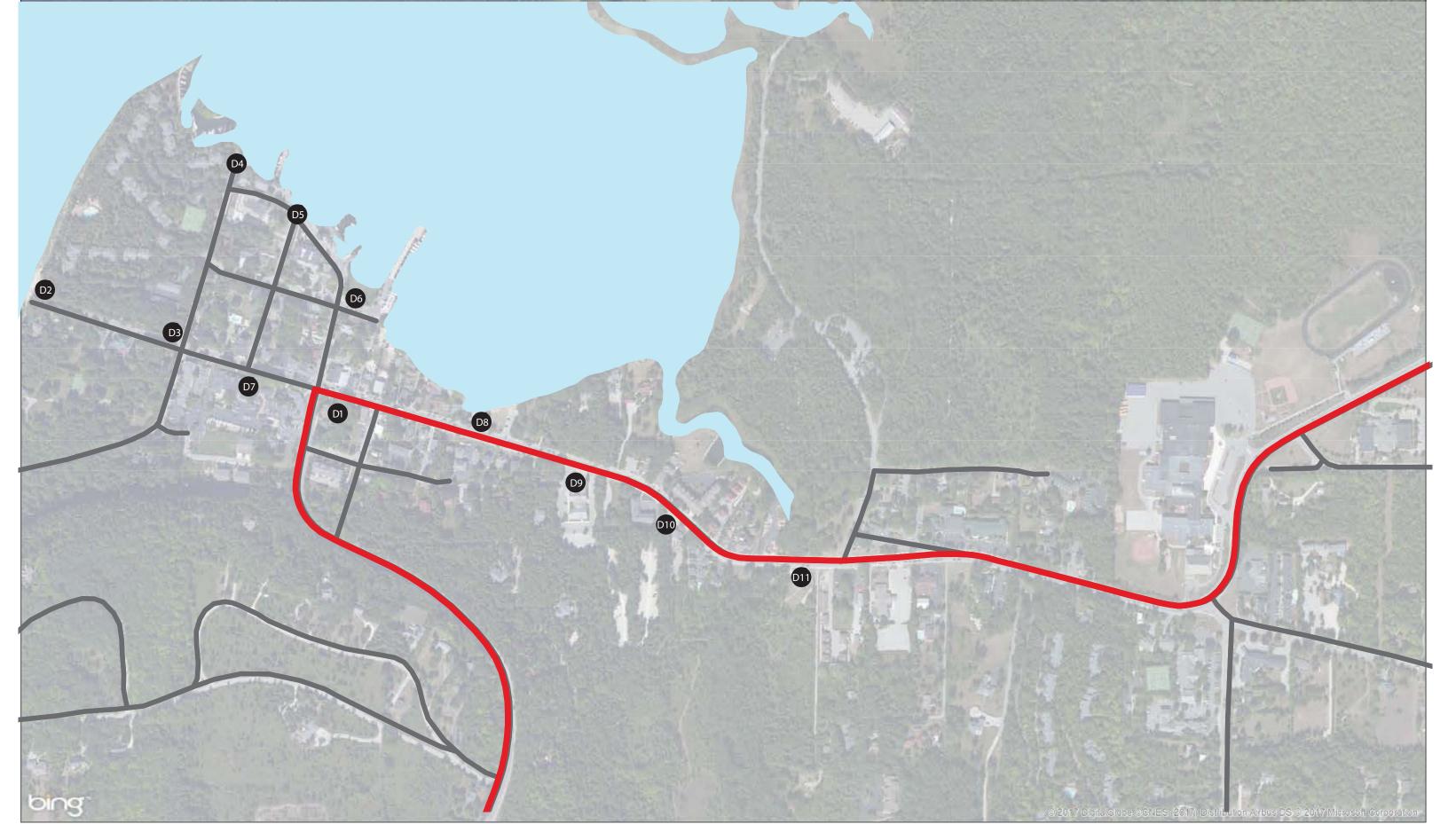






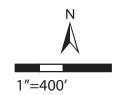




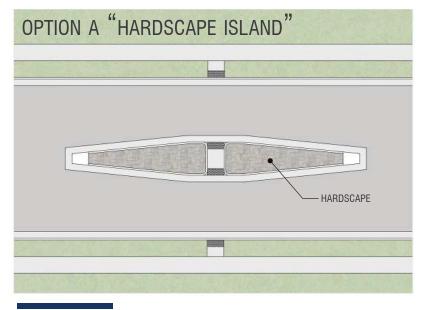


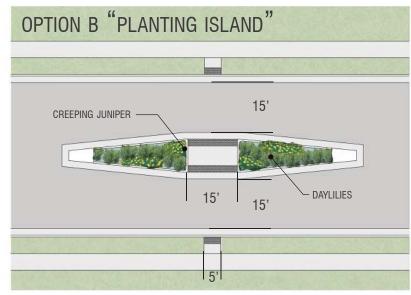






HIGHWAY 42 MEDIAN ISLANDS



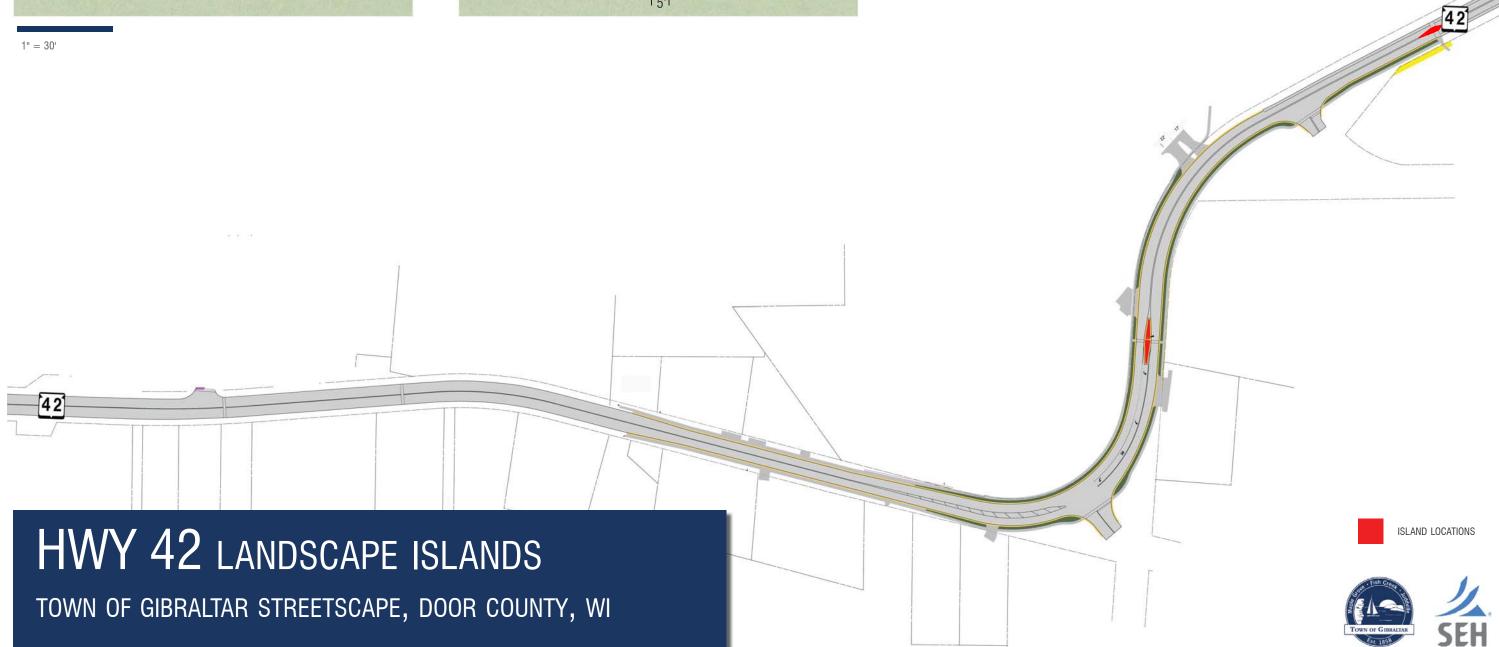






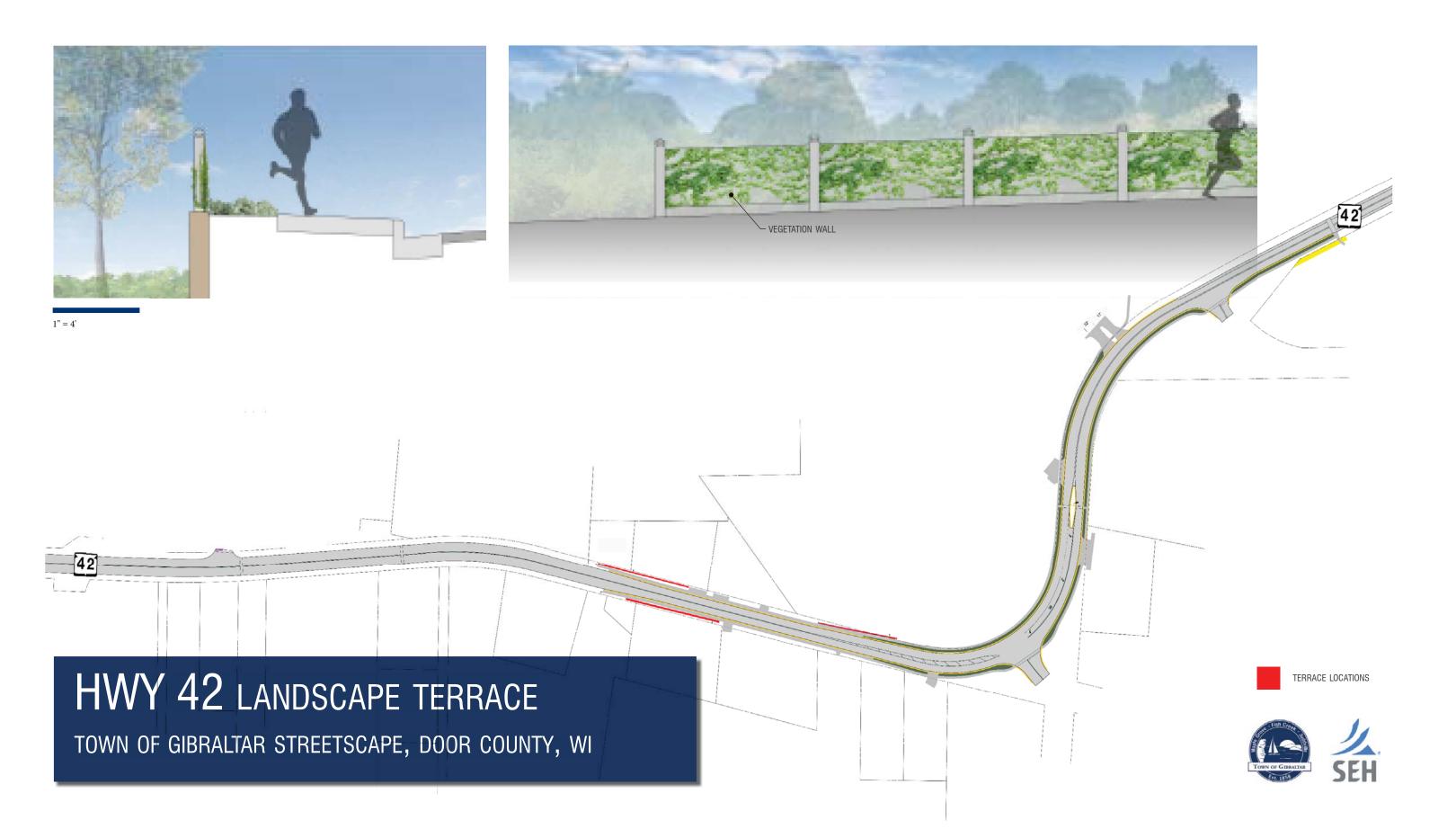


STAMPED CONCRETE: ASHLAR STONI



HIGHWAY 42 TERRACE LANDSCAPE

OPTION B GREEN CHAIN LINK FENCE WITH WOODBINE/VIRGINIA CREEPER VINE



EXISTING MARIGOLD PLANTING STRIP







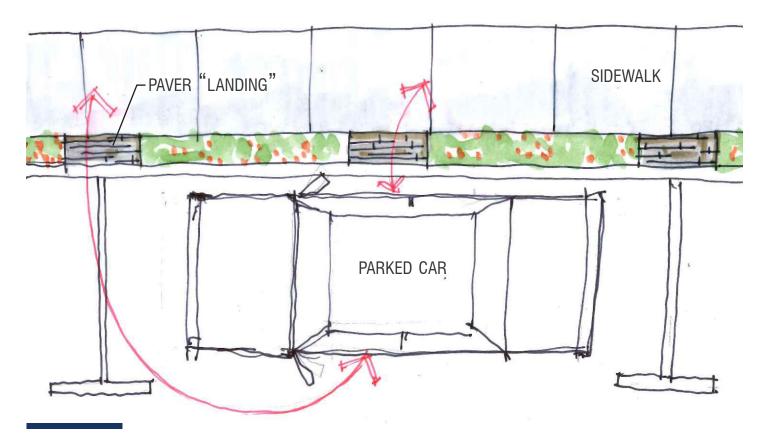
PROPOSED BRICK OR PAVER INLAY AT PARALLEL PARKING

HIGHWAY 42 PEDESTRIAN ENHANCEMENTS

TOWN OF GIBRALTAR STREETSCAPE, DOOR COUNTY, WI

MARIGOLDS AT PARALLEL PARKING

3' WIDE PAVER "LANDINGS" TO BE INSTALLED AT ENDS AND CENTER POINT OF PARALLEL PARKING STALLS, REMAINDER OF LANDSCAPE STRIP TO BE PLANTED WITH MARIGOLDS. LANDINGS TO BE LOCATED AT NATURAL FOOT TRAFFIC CROSSINGS TO MINIMIZE PLANT DAMAGE.



1'' = 8

COMMERCIAL DISTRICT PLANTERS

NARROW WHITE PAINTED PLANTERS, SIMILAR TO THE ONE SHOWN BELOW, SHOULD BE INSTALLED ALONG THE STOREFRONTS THROUGHOUT THE DOWNTOWN COMMERCIAL DISTRICT. PLANTERS SHOULD BE PLANTED WITH MARIGOLDS AND OTHER COLORFUL ANNUALS, AND EVERGREEN BOUGHS THROUGH THE WINTER.







PROTOTYPE: SEATWALL HEIGHT PLANTER

PLANTERS TO BE LOCATED IN KEY LOCATIONS THROUGHOUT FISH CREEK. OPPORTUNITY TO SHOWCASE MARIGOLDS AND OTHER COLORFUL ANNUALS. LIMESTONE FACED PLANTER WALL WITH STONE SEATWALL CAP. LETTERING TO INDICATE NAME OF PLACE. LOCATIONS COULD INCLUDE: FISH CREEK INFORMATION STATION, FISH CREEK TOWN CENTER, FISH CREEK BEACH, FISH CREEK PARK, SUNSET BEACH, CLARK PARK, AND THE TOWN HALL.



FISH CREEK PARK ENTRY PLANTERS

CREATE AN ENTRY FEATURE AND PLAZA AT THE ENTRANCE TO FISH CREEK PARK. EXISTING ENTRANCE IS A BREAK IN SPLIT RAIL FENCE WITH A GRAVEL PATH LEADING TO A GAZEBO AND THE GREATER PARK. INSTALL PAVER PLAZA AND SEAT WALL HEIGHT STONE PLANTERS, PLANTED WITH MARIGOLDS AND OTHER COLORFUL ANNUALS.





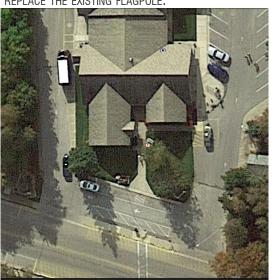
ANNUAL PLANTERS

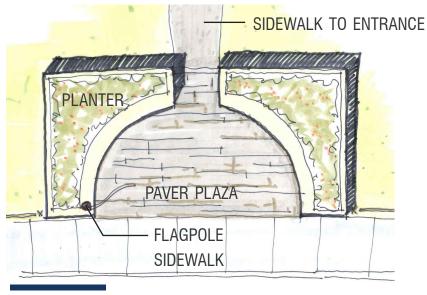
TOWN OF GIBRALTAR STREETSCAPE, DOOR COUNTY, WI

1'' = 8'

FISH CREEK TOWN CENTER ENTRY PLANTERS

CREATE AN ENTRY FEATURE AND PLAZA AT THE ENTRANCE TO FISH CREEK TOWN CENTER. INSTALL PAVER PLAZA AND SEAT WALL HEIGH STONE PLANTERS, PLANTED WITH MARIGOLDS AND OTHER COLORFUL ANNUALS. A FLAGPOLE SHOULD BE INCORPORATED INTO SEATWALL FEATURE TO



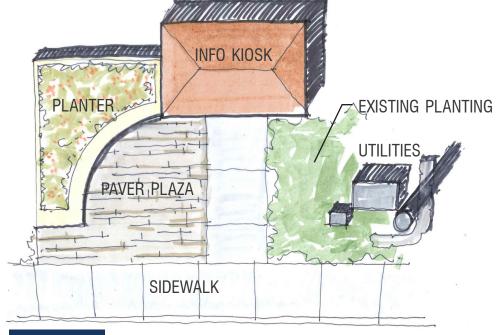


1" — 0

FISH CREEK INFORMATION STATION AT TOWN CENTER

CREATE A FOCAL POINT PLANTER AND PLAZA AT THE INFORMATION KIOSK. INSTALL PAVER PLAZA AND SEAT WALL HEIGHT STONE PLANTERS, PLANTED WITH MARIGOLDS AND OTHER COLORFUL ANNUALS.







1'' = 8'







