

City of Wyandotte, Michigan
Public Notice for Hybrid In-Person/Virtual Meeting of the
Downtown Development Authority
at Wyandotte City Council Chambers, 3200 Biddle Avenue
and via “Zoom” Scheduled for
5:30 PM on Tuesday, June 14th, 2022

The June 2022 Meeting of the **Downtown Development Authority (DDA)** of the City of Wyandotte will be held in-person with an option for virtual participation via “Zoom” meeting platform.

The meeting is open to the public for both in-person and virtual participation. The virtual participation option is being offered out of an abundance of caution of the ongoing COVID-19 Pandemic. The agenda and related information can be accessed on the City of Wyandotte’s website here:

http://www.wyandotte.net/front_desk/agenda_and_minutes/downtown_development_authority.php

Access the electronic meeting by doing the following:

1. To attend the meeting by phone: Call: 312-626-6799
 - Use webinar ID: 992 636 8831 (wyandotte1)
2. To attend the meeting over the Internet: <https://us02web.zoom.us/j/9926368831>
 - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact **Downtown Development Authority Director, Joe Gruber** at (734) 324-7298 or via email jgruber@wyandottemi.gov

ELECTRONIC DOWNTOWN DEVELOPMENT AUTHORITY MEETING PARTICIPATION

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and the end of the meeting as outlined on the agenda.
 - **Phone-in audience:** To make a public comment, press “*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the DDA Director or his designee.
 - **Internet audience:** To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the City Clerk or his designee.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the **Downtown Development Authority Director, Joe Gruber** at (734) 324-7298 or via email jgruber@wyandottemi.gov

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

FIRST ANNUAL PUBLIC INFORMATION MEETING AND REGULAR DDA MEETING AGENDA

5:30 PM, Tuesday, June 14th, 2022

Meeting in-person at Wyandotte City Council Chambers, 3200 Biddle Avenue and virtually using a Zoom Platform

The Public Informational meeting is being held in accordance with the provisions of the Recodified Tax Increment Financing Act, Act 57 of 2018, and in conjunction with the DACAC Meeting and Regular DDA Meeting. Throughout the duration of these meetings, participants can learn about the activities and programs of the Wyandotte DDA.

REGULAR DDA MEETING AGENDA

- ROLL CALL OF MEMBERS: Mayor Robert A. DeSana, Rick DeSana, John Jarjosa, Anne Majlinger, Bryan Kozinski, Patt Slack, Leo Stevenson, Scott Jordan, Norm Walker
- OTHERS PRESENT: Joe Gruber, DDA Director
- PERSONS IN THE AUDIENCE, PUBLIC COMMENT
- APPROVAL OF MINUTES & AGENDA
 - DDA Meeting Minutes, May 10th, 2022
 - DDA Meeting Agenda, June 14th, 2022
- INFORMATION TO RECEIVE & PLACE ON FILE
- MONTHLY REVENUE/EXPENDITURE REPORT
 - Period Ending May 31st, 2022
 - 2021-2022 Year-End Budget Amendment Requests
- ONGOING PROJECTS & BUSINESS
 - Downtown Capital Improvements Plan and Infrastructure Project Community Stakeholder Session (#2) and Presentation by Wade Trim
- NEW PROJECTS & BUSINESS
 - DDA Finance Committee: Annual Budget 2022-2023
- NEXT REGULAR MEETING: 5:30 PM, July 19th, 2022
- ADJOURNMENT:

Motion by _____, supported by _____ to adjourn the DDA meeting at _____.

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-7298 • Fax 734-324-4540 • www.wyandotte.net



Equal Housing Opportunity/Equal Opportunity Employer



OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

May 31st, 2022

Mr. Quentin L. Messer, Jr.
Chief Executive Officer, President and Chair
Michigan Economic Development Corporation
300 N. Washington Sq.
Lansing, Michigan 48913

Dear Mr. Messer,

This letter represents a commitment by the City of Wyandotte to pursue approximately \$12.2 million for the Downtown Wyandotte Capital Improvements Plan and Infrastructure Project. This includes a major request from the Michigan Economic Development Corporation ARPA Community Revitalization & Placemaking Program (RAP) grant.

The committed funds will come from a series of different sources.

- Placed-based Infrastructure Grant directly from the Michigan Economic Development Corporation ARPA Community Revitalization & Placemaking Program (RAP) Grant of \$1M or;
- Regional Sub-Grant award from Wayne County Economic Development's MEDC RAP Grant of \$1M; and
- ARPA funding from Wayne County Economic Development Department's Transformative Projects Program of \$4M; and
- The City of Wyandotte Downtown Development Authority will provide \$7.2M that will be supplemented using several key public financing measures;
 - DDA Revenue Bonds
 - DDA 2-mils levied from DDA District properties; and
 - City of Wyandotte Special Assessment District on surrounding commercial property owners; and
 - Brownfield Tax Increment Financing (TIF) from Federal Building Redevelopment and Downtown East Alleyway Project (Brownfield Plan No. 23); and
 - Grants from various public and private sources i.e., Ralph Wilson Jr. Foundation, Community Foundation for Southeast Michigan, SEMCOG and MDOT

Our community is well underway planning and designing this major improvement and have made several positive strides that will make this project a reality. We are deeply and diligently committed to investing in our community and appreciate the consideration of MEDC in supporting these efforts as well.

Sincerely,

Robert DeSana
Mayor

Joe Gruber
DDA Director

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4500 • Fax 734-324-4540 • www.wyandotte.net



Equal Housing Opportunity/Equal Opportunity Employer



Wyandotte DDA Capital Improvements

Public Space Revitalization

The City of Wyandotte has benefitted greatly from a focus on place making and supporting businesses in our Downtown. Throughout the COVID-19 pandemic, previous efforts to promote walkability and utilization of public spaces helped soften the blow of widespread retail and commercial disruption.

To advance these efforts, the City of Wyandotte and the Downtown Development Authority (DDA) are embarking on an ambitious initiative to improve public spaces in Downtown and non-motorized connections with our neighborhoods. The project focuses on three areas within the DDA and TIFA district boundaries:

- Improving Downtown alleys for non-motorized traffic by removing overhead utilities
- Incorporating stormwater retention and green infrastructure in City parking lots, alleys, and adjacent pedestrian areas
- Developing bike ways along City streets

These efforts are in the planning and development stages thanks to funding from the Ralph C. Wilson, Jr. Legacy Funds for Design and

Access. The City and the DDA are eager to leverage Federal, state, and private funding for enhancing the sustainability of this critical infrastructure. We anticipate planning and design to proceed through the remainder of 2022, with implementation of the east alleys starting in 2023, with completion in 2024 or 2025.

A key component of the DDA's strategy will be identifying opportunities for public private partnership in financing public infrastructure in the redevelopment of vacant or underutilized properties. The City recently adopted an amended tax increment financing plan that extends the duration of the TIFA and DDA Plans until 2054. This will fund the DDA's ability to make critical capital improvements and maintain them for the next 35 years.

Although a long-term initiative, the DDA is ready to implement the first phase of the plan, focusing on the alleys and parking lots on the east side of Biddle. The East Alley projects aim to capitalize on the private redevelopment of the former City Hall Building at 3131 Biddle, which will become a four-story mixed-use facility. This project will increase the tax base of the City by revitalization a previously underutilized city-owned building.



East Alleys

The DDA has identified an immediate need of improving three alleys and parking lots east of Biddle Avenue to support the private redevelopment of the former City Hall building. This property will be named the Federal Building and will result in the construction of two additional stories, 36 new residences, 9,000 square feet of commercial space and a rooftop bar and restaurant.

This project will reconstruct alleys and adjacent parking lots to make them more attractive for pedestrian use, improve accessibility to commercial businesses, and remove overhead utilities and obstacles. Green infrastructure will also be



City Hall Redevelopment

The Former City Hall Building at 3131 Biddle Avenue is currently under a redevelopment contract with Rise Above Ventures, a local developer and investor based in Wyandotte. The Developers envision upwards of 36 new residential units and over 9,000 square Feet of commercial retail space. The project is eligible for PA 381 Brownfield TIF capture, which will be able to fund a portion of the Alley reconstruction in the rear of the property, estimated at \$500,000.



incorporated to better manage stormwater flows to the City's combined sewer system. Retention will also be added in parking lots and collected in landscaped areas.

Currently in planning and design, these improvements will be implemented during 2023 and 2024 on a schedule that corresponds to the redevelopment of the Federal Building. The City intends to complete projects simultaneously to enable economies of scale, design and construction efficiencies, and minimize disruptions to Downtown businesses and visitors.

West Alleys and Lots

The West side alleys and parking lots also need improvement. Recent private investments such as the Vault on 1st Street and the W-Lofts have added office and residential spaces on the west side of Biddle. Improving these key gateways will contribute to the success of these businesses, while also generating additional interest in developing in Downtown Wyandotte.

Several alleys function as key gateways between public parking areas and the commercial district along Biddle and 2nd Street. However, these alleys exhibit the traditional late 20th century uses of alleys—transient parking, disorganized dumpsters, and failing drainage. The alleys also include overhead utilities and electrical transformers that are obstacles to adequate pedestrian flow. The DDA CIP aims to revision these alleys to serve as stronger gateways to Wyandotte's businesses.

Aside from making important adjustments to utility infrastructure, dumpster enclosures will be added to create a more welcoming environment to pedestrians. These alleys also are ideal spaces for mural wall art. The DDA will also be evaluating the efficacy of implementing green infrastructure solutions in areas of alley and parking lot improvements throughout.

The parking lots in this area range from poor to fair condition. While the alleys are the priority for the DDA, improvements to these lots are planned for the coming years. Like the East Alleys and the City Hall Redevelopment project, we will seek opportunities for public-private partnerships through the redevelopment of vacant or underutilized properties.



Bikeways

The DDA CIP also aims to improve connections between Downtown and neighborhoods in Wyandotte. While Walkscores™ in Downtown Wyandotte and immediately adjacent neighborhoods are very high (70-89), Bikescores™ are low due to the lack of dedicated bikeways connecting with neighborhoods and adjacent communities. The DDA has also identified the need to upgrade pathways for bicycle traffic throughout the DDA and TIFA districts.

Key areas of improvement include the Eureka Road Viaduct, 3rd Street, and Van Alstyne and DeSana Drives. The Viaduct, which enables vehicular and pedestrian traffic under four railroads, is the most important connection between Downtown and residential neighborhoods west of the railroads. 3rd Street is a key connection for northern neighborhoods, while Van Alstyne/DeSana Drives connect the Detroit riverfront, Wyandotte's waterfront parks, BASF facilities and Henry Ford Hospital with Downtown.

The Bikeway improvements are focused on enabling better pedestrian and bicycle access to Downtown and the waterfront for Wyandotte residents. Wyandotte features very high environmental exposure from nearby industry, with Environmental Justice scores over the 80th percentile. Enhancing non-motorized modes of travel reduce impacts from traffic and promotes healthier lifestyles.

Cost Estimates

The preliminary cost estimate, including design and construction, for the DDA CIP is **\$12,200,782**. **A full breakdown of these costs is provided below.** These projects may be completed over a multi-year program, due to their isolated project sites. The DDA is also pursuing cost efficiencies by bundling projects together and incorporating Brownfield TIF through private redevelopment.

Cost Breakdown by Project

Project	Cost
East Alleys	\$3,213,200
West Alleys	\$7,487,582
Bikeways	\$1,500,000
Total Costs	\$12,200,782

NOTES

- All costs presented include planning, design, and engineering.
- Contingency is 20% of estimated construction costs.
- Estimates include inclusion of green infrastructure, which entails natural stormwater management and retention



Wyandotte Alley and Lot Improvements
Total Schematic Design Cost Estimate

Updated April 1, 2022

Improvements		
	Project	Cost
East Alleys	#1 Maple to Elm and Lot 2	\$ 1,091,647.00
	#2 Sycamore to Maple and Lots 3 and 5	\$ 1,119,893.00
	#3 Eureka to Sycamore and Lot 6	\$ 1,001,660.00
West Alleys	#4 Wyandotte City Hall Lot 7	\$ 1,748,120.00
	#5 Wyandotte Civic Center Lot 8	\$ 624,950.00
	#6 Biddle/2nd Alley	\$ 872,610.00
	#7 2nd and 3rd Alley Lot 9	\$ 1,149,705.00
	#8 Maple, Elm, 1st, 2nd Alleys + Lot 10	\$ 1,527,720.00
	#9 2nd, 3rd Alley + Lot 11	\$ 1,181,242.50
	#10 Downriver Council for the Arts + Lot 12	\$ 383,235
Bikeway	Bikeway Improvements (Allowance)	\$ 1,500,000.00
Capital Improvement Total (All Corridors):		\$12,200,782.50



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 1: Maple to Elm Alley Improvement

Updated April 1, 2022

Maple to Elm					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$37,643.00	\$37,643.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	6,900	SFT	\$3.00	\$20,700.00	70 LF, 3' wide strip
Remove Parking Lot 2 Asphalt	11,000	SFT	\$2.00	\$22,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	210	SFT	\$3.00	\$630.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	345	LFT	\$30.00	\$10,350.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	310	CYD	\$20.00	\$6,200.00	
Bury Utility Lines Underground	400	LFT	\$1,000.00	\$400,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	70	LFT	\$10.00	\$700.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	2,760	SFT	\$25.00	\$69,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,140	SFT	\$14.00	\$57,960.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 30 LF, 3' Wide	90	SFT	\$14.00	\$1,260.00	12" pipe, connect structure to city drain
Sidewalk and Road Asphalt Repair for Drainage, 40 LF, 3' Wide	120	SFT	\$3.00	\$360.00	
Parking Lot 2 Underground Drainage, 1600 SF, 36" Depth Stone	180	CYD	\$20.00	\$3,600.00	
Parking Lot 2 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	18" wide concrete border
Parking Lot 2 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 2 Concrete Border around Pavers	160	LFT	\$15.00	\$2,400.00	two islands with tree, soil, and mulch per parking lot plus additional tree and shrub planting
Parking Lot 2 Permeable Pavers	1,600	SFT	\$25.00	\$40,000.00	
Parking Lot 2 Asphalt	9,400	SFT	\$3.00	\$28,200.00	
Parking Lot 2 and Alley Landscape Improvements	1	LS	\$15,000.00	\$15,000.00	approx. 400 SF mural at \$25/SF
Alley Murals	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$752,860.00	
Contingencies (20%)				\$150,572.00	
Design and Construction Engineering (Estimated 20%)				\$150,572.00	
Long Term Estimated Total:				\$1,091,647.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Proejct 2: Sycamore to Maple Alley Improvements

Updated April 1, 2022

Sycamore to Maple					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$38,617.00	\$38,617.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	7,500	SFT	\$3.00	\$22,500.00	50 LF, 3' wide strip
Remove Parking Lot 3 Asphalt	8,500	SFT	\$2.00	\$17,000.00	
Remove Parking Lot 5 Asphalt	3,500	SFT	\$2.00	\$7,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	150	SFT	\$3.00	\$450.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	375	LFT	\$30.00	\$11,250.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	340	CYD	\$20.00	\$6,800.00	Based on cost estimate received from WMS
Bury Utility Lines Underground	375	LFT	\$1,000.00	\$375,000.00	
Connect Alley Drainage To City Drain	50	LFT	\$10.00	\$500.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	3,000	SFT	\$25.00	\$75,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,500	SFT	\$14.00	\$63,000.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 30 LF, 3' Wide	90	SFT	\$14.00	\$1,260.00	12" pipe, connect structure to city drain
Sidewalk and Road Asphalt Repair for Drainage, 20 LF, 3' Wide	60	SFT	\$3.00	\$180.00	
Parking Lot 3 Underground Drainage, 1600 SF, 36" Depth Stone	180	CYD	\$20.00	\$3,600.00	
Parking Lot 3 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	18" wide concrete border
Parking Lot 3 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 3 Concrete Border around Pavers	160	LFT	\$15.00	\$2,400.00	
Parking Lot 3 Permeable Pavers	1,600	SFT	\$25.00	\$40,000.00	12" pipe, connect structure to city drain
Parking Lot 3 Asphalt	6,900	SFT	\$3.00	\$20,700.00	
Parking Lot 5 Underground Drainage, 800 SF, 36" Depth Stone	90	CYD	\$20.00	\$1,800.00	
Parking Lot 5 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	18" wide concrete border
Parking Lot 5 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 5 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 5 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	two islands with tree, soil, and mulch per parking lot plus additional tree and shrub planting
Parking Lot 5 Asphalt	2,700	SFT	\$3.00	\$8,100.00	
Parking Lot and Alley Landscape Improvements	3	LS	\$15,000.00	\$45,000.00	
Alley Murals	1	LS	\$10,000.00	\$10,000.00	approx. 400 SF mural at \$25/SF
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$772,340.00	
Contingencies (20%)				\$154,468.00	
Design and Construction Engineering (Estimated 20%)				\$154,468.00	
Long Term Estimated Total:				\$1,119,893.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 3: Eureka to Sycamore Alley Improvements

Updated April 1, 2022

Eureka to Sycamore					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$34,540.00	\$34,540.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	5,900	SFT	\$3.00	\$17,700.00	85 LF, 3' wide strip
Remove Parking Lot 6 Asphalt	20,000	SFT	\$2.00	\$40,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	255	SFT	\$3.00	\$765.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	295	LFT	\$30.00	\$8,850.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	265	CYD	\$20.00	\$5,300.00	
Bury Utility Lines Underground	295	LFT	\$1,000.00	\$295,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	85	LFT	\$10.00	\$850.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	2,360	SFT	\$25.00	\$59,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	3,540	SFT	\$14.00	\$49,560.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 70 LF, 3' Wide	210	SFT	\$14.00	\$2,940.00	
Sidewalk and Road Asphalt Repair for Drainage, 15 LF, 3' Wide	45	SFT	\$3.00	\$135.00	
Parking Lot 6 Underground Drainage, 2400 SF, 36" Depth Stone	270	CYD	\$20.00	\$5,400.00	
Parking Lot 6 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	12" pipe, connect structure to city drain
Parking Lot 6 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 6 Concrete Border around Pavers	200	LFT	\$15.00	\$3,000.00	
Parking Lot 6 Permeable Pavers	2,400	SFT	\$25.00	\$60,000.00	
Parking Lot 6 Asphalt	17,600	SFT	\$3.00	\$52,800.00	two islands with tree, soil, and mulch per parking lot plus landscape buffer
Parking Lot 6 and Alley Landscape Improvements	1	LS	\$17,000.00	\$17,000.00	
Alley Murals	1	LS	\$10,000.00	\$10,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$690,800.00	
Contingencies (20%)				\$138,160.00	
Design and Construction Engineering (Estimated 20%)				\$138,160.00	
Long Term Estimated Total:				\$1,001,660.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 4: City Hall Parking Lot Resurfacing

Updated April 1, 2022

Project 4					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$60,280.00	\$60,280.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Parking Lot 7 Asphalt	135,000	SFT	\$2.00	\$270,000.00	eight areas, 2,400 SF each 12" pipe, connect structure to city drain 18" wide concrete border need to verify if lighting is an option
Remove Concrete Sidewalk and Asphalt Roadway	3,200	SFT	\$3.00	\$9,600.00	
New Construction					
Concrete Apron, 8" Thick	3,200	SFT	\$14.00	\$44,800.00	
Parking Lot 7 Underground Drainage, 19,200 SF, 36" Depth Stone	2,100	CYD	\$20.00	\$42,000.00	
Parking Lot 7 Underground Drainage Pipe	500	LFT	\$30.00	\$15,000.00	
Parking Lot 7 Overflow Structure	8	LS	\$3,000.00	\$24,000.00	
Parking Lot 7 Concrete Border around Pavers	960	LFT	\$15.00	\$14,400.00	
Parking Lot 7 Permeable Pavers	6400	SFT	\$25.00	\$160,000.00	
Parking Lot 7 Asphalt	128,600	SFT	\$3.00	\$385,800.00	
Convert Parking Lot 7 Lawn Areas to Raingardens	5,000	SFT	\$35.00	\$175,000.00	
Landscape Improvements	1	LS	\$50,000.00	\$50,000.00	
Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$1,205,600.00	
Contingencies (20%)				\$241,120.00	
Design and Construction Engineering (Estimated 20%)				\$241,120.00	
Long Term Estimated Total:				\$1,748,120.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 5: Lot 8 Resurfacing and Improvements

Updated April 1, 2022

Project 5					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$21,550.00	\$21,550.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	2,600	SFT	\$5.00	\$13,000.00	
Remove Parking Lot 8 Asphalt	45,000	SFT	\$2.00	\$90,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
Remove Utility Pole	4	EA	\$2,000.00	\$8,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	two areas, 5,500 SF each
Parking Lot 8 Underground Drainage, 4,800 SF, 36" Depth Stone	550	CYD	\$20.00	\$11,000.00	
Parking Lot 8 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	12" pipe, connect structure to city drain
Parking Lot 8 Overflow Structure	2	LS	\$3,000.00	\$6,000.00	18" wide concrete border
Parking Lot 8 Concrete Border around Pavers	240	LFT	\$15.00	\$3,600.00	
Parking Lot 8 Permeable Pavers	1600	SFT	\$25.00	\$40,000.00	need to verify if lighting is an option
Parking Lot 8 Asphalt	43,400	SFT	\$3.00	\$130,200.00	
Parking Lot 8 Landscape Improvements	1	LS	\$30,000.00	\$30,000.00	
Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$431,000.00	
Contingencies (20%)				\$86,200.00	
Design and Construction Engineering (Estimated 20%)				\$86,200.00	
Long Term Estimated Total:				\$624,950.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 6: Biddle and 2nd Alley Improvements

Updated April 1, 2022

Project 6					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$30,090.00	\$30,090.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	14,000	SFT	\$5.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Remove Utility Pole	4	EA	\$2,000.00	\$8,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	
Underground Alley Drainage, Perf. Pipe in Fabric	280	LFT	\$30.00	\$8,400.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	250	CYD	\$20.00	\$5,000.00	
Bury Utility Lines Underground	200	LFT	\$1,000.00	\$200,000.00	
Connect Alley Drainage To City Drain	300	LFT	\$10.00	\$3,000.00	
Permeable Pavers in Alley, 8' Wide	2,400	SFT	\$25.00	\$60,000.00	
Concrete in Alley, 8" Thick, 6' Wide on Each Side	11,600	SFT	\$14.00	\$162,400.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$601,800.00	
Contingencies (20%)				\$120,360.00	
Design and Construction Engineering (Estimated 20%)				\$120,360.00	
Long Term Estimated Total:				\$872,610.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 7: 2nd and 3rd Alley Improvements and Lot Reconstruction

Updated April 1, 2022

Project 7					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$39,645.00	\$39,645.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	8,000	SFT	\$5.00	\$40,000.00	
Remove Parking Lot 9 Asphalt	18,000	SFT	\$2.00	\$36,000.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	1	LS	\$35,000.00	\$35,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Underground Alley Drainage, Perf. Pipe in Fabric	400	LFT	\$30.00	\$12,000.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	360	CYD	\$20.00	\$7,200.00	
Bury Utility Lines Underground	400	LFT	\$1,000.00	\$400,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	200	LFT	\$10.00	\$2,000.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	3,200	SFT	\$25.00	\$80,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,800	SFT	\$14.00	\$67,200.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	
Parking Lot 9 Underground Drainage, 2,400 SF, 36" Depth Stone	275	CYD	\$20.00	\$5,500.00	
Parking Lot 9 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	12" pipe, connect structure to city drain
Parking Lot 9 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 9 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 9 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	
Parking Lot 9 and Road Asphalt Repair	8,000	SFT	\$3.00	\$24,000.00	need to verify if lighting is an option
Parking Lot 9 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$792,900.00	
Contingencies (20%)				\$158,580.00	
Design and Construction Engineering (Estimated 20%)				\$158,580.00	
Long Term Estimated Total:				\$1,149,705.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 8: Maple, Elm, 1st, and 2nd Alley Improvements

Updated April 1, 2022

The project estimate is Wade Trim's opinion of probable cost based upon the available information and is based upon the improvements in the DDA CIP 2021 Bid Packet.

Project 8					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$52,680.00	\$52,680.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	11,000	SFT	\$5.00	\$55,000.00	
Remove Parking Lot 10 Asphalt	8,000	SFT	\$2.00	\$16,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	300	SFT	\$3.00	\$900.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	3	LS	\$35,000.00	\$105,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Underground Alley Drainage, Perf. Pipe in Fabric	550	LFT	\$30.00	\$16,500.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	500	CYD	\$20.00	\$10,000.00	
Bury Utility Lines Underground	550	LFT	\$1,000.00	\$550,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	100	LFT	\$10.00	\$1,000.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	4,400	SFT	\$25.00	\$110,000.00	
Concrete in Alley, 8" Thick, 6' Wide on Each Side	6,600	SFT	\$14.00	\$92,400.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage	500	SFT	\$14.00	\$7,000.00	
Sidewalk and Road Asphalt Repair for Drainage	500	SFT	\$3.00	\$1,500.00	
Parking Lot 10 Underground Drainage, 2,400 SF, 36" Depth Stone	275	CYD	\$20.00	\$5,500.00	
Parking Lot 10 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	12" pipe, connect structure to city drain
Parking Lot 10 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 10 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 10 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	
Parking Lot 10 Asphalt	8,000	SFT	\$3.00	\$24,000.00	
Parking Lot 10 and Alley Landscape Improvements	1	LS	\$10,000.00	\$10,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$1,053,600.00	
Contingencies (20%)				\$210,720.00	Design and Construction Engineering (Estimated 20%)
Design and Construction Engineering (Estimated 20%)				\$210,720.00	
Long Term Estimated Total:				\$1,527,720.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 9: 2nd and 3rd Alley Improvements and Lot 11 Reconstruction

Updated April 1, 2022

Project 9					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$40,732.50	\$40,732.50	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	4,000	SFT	\$5.00	\$20,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Remove Parking Lot 11 Asphalt	40,000	SFT	\$2.00	\$80,000.00	
Remove Utility Pole	1	EA	\$2,000.00	\$2,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	1	LS	\$35,000.00	\$35,000.00	Based on cost estimate received from WMS
Underground Alley Drainage, Perf. Pipe in Fabric	175	LFT	\$30.00	\$5,250.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	160	CYD	\$20.00	\$3,200.00	
Bury Utility Lines Underground	375	LFT	\$1,000.00	\$375,000.00	6" non perf pipe in sidewalk and road
Connect Alley Drainage To City Drain	200	LFT	\$10.00	\$2,000.00	
Permeable Pavers in Alley, 8' Wide	1,400	SFT	\$25.00	\$35,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	2,100	SFT	\$14.00	\$29,400.00	
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	
Parking Lot 11 Underground Drainage, 4,800 SF, 36" Depth Stone	450	CYD	\$20.00	\$9,000.00	two areas, 2,400 SF each
Parking Lot 11 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	
Parking Lot 11 Overflow Structure	2	LS	\$3,000.00	\$6,000.00	12" pipe, connect structure to city drain
Parking Lot 11 Concrete Border around Pavers	240	LFT	\$15.00	\$3,600.00	
Parking Lot 11 Permeable Pavers	1600	SFT	\$25.00	\$40,000.00	18" wide concrete border
Parking Lot 11 Asphalt	40,000	SFT	\$3.00	\$120,000.00	
Parking Lot 11 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$814,650.00	
Contingencies (20%)				\$162,930.00	
Design and Construction Engineering (Estimated 20%)				\$162,930.00	
Long Term Estimated Total:				\$1,181,242.50	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 10: Lot 12 Reconstruction and Expansion

Updated April 1, 2022

Project 10					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$13,215.00	\$13,215.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Parking Lot 12 Asphalt	20,000	SFT	\$2.00	\$40,000.00	remove asphalt
Remove Concrete Sidewalk and Concrete Apron	2,500	SFT	\$3.00	\$7,500.00	
New Construction					
Concrete apron, 8" Thick	2,500	SFT	\$14.00	\$35,000.00	12" pipe, connect structure to city drain
Parking Lot 12 Underground Drainage, 3,600 SF, 36" Depth Stone	400	CYD	\$20.00	\$8,000.00	
Parking Lot 12 Underground Drainage Pipe	150	LFT	\$30.00	\$4,500.00	
Parking Lot 12 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 12 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 12 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	
Parking Lot 12 Aggregate Base for new Asphalt, 12,000 SF	450	CYD	\$30.00	\$13,500.00	need to verify if lighting is an option
Parking Lot 12 Asphalt	32,000	SFT	\$3.00	\$96,000.00	
Parking Lot 1 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$264,300.00	
Contingencies (20%)				\$52,860.00	
Design and Construction Engineering (Estimated 20%)				\$52,860.00	
Long Term Estimated Total:				\$383,235.00	

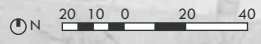


ELM STREET

BIDDLE AVENUE

MAPLE STREET

- UTILITY FENCE ENCLOSURE
- LANDSCAPE RAIN GARDEN + PROPOSED TREES
- PERMEABLE PAVERS
- NEW ASPHALT
- BRICK GREASE TRAP ENCLOSURE
- RESTAURANT OUTDOOR TABLES
- BRICK TRASH ENCLOSURE, TYP.
- PERMEABLE PAVERS
- NEW CONCRETE







MAPLE STREET

2ND STREET

PROPOSED LIGHT POLES

PERMEABLE PAVERS

PAVERS

NEW ASPHALT

NEW CONCRETE

LANDSCAPE RAINGARDEN
+ PROPOSED VEGETATION

SYCAMORE STREET

