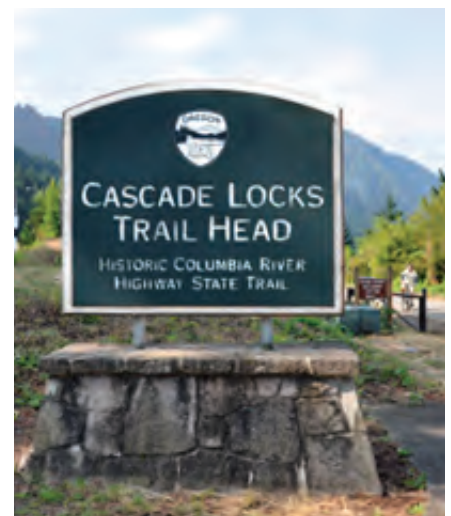


Cascade Locks



March 2015

Acknowledgements

Gorge Hubs Working Group

Name	Affiliation
Arthur Babitz	Former Mayor of Hood River
Ben Hedstrom	OPRD
Claude Cruz	WCGCC
Craig Ward	City of Troutdale
Daniel Hunter	City of The Dalles
Greg Dirks	City of Wood Village
Holly Howell	Port of Cascade Locks
Karen Schaaf	WCGCC
Kate McBride	Friends of the Gorge and Hood River
Kathy Fitzpatrick	City of Mosier
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Steve Lawrence	Mayor of the Dalles

At Cascade Locks, the hub site includes an existing parking area serving the main post office, as well as a small overlook plaza, interpretive signage and a wooden pergola. There are conversations about a potential pedestrian bridge, possibly located here in the future, over the existing UPRR rail corridor with the Port of Cascade Locks and the City of Cascade Locks. However, a funding source has not been identified for this project.

To create a hub, the existing overlook plaza and parking lot would be modified and expanded to include a landscaped pedestrian promenade connecting to the Historic Highway, a small restroom building, new seating areas, and new twin pergola structures. The standard hub sign, along with two double stone-faced columns would create a pedestrian gateway from the road and sidewalk, leading to the concrete walkway between a double row of new deciduous trees. The existing arc stone wall at the overlook would be broken into segments to maintain some seating but also create pathways to secondary picnic spaces created on the adjacent slope. Native American fishing platforms were a possible design theme for these spaces, an idea generated during the local community design workshops. Adjacent to the existing plaza space, a restroom would be added with informational signage placed along its eastern wall, facing the highway. Next to the building, a wooden pergola leads to another seating area with concrete benches, a bike fix-it station, and a water fountain. Bike parking racks would be provided nearby.

Amenities include--

Core amenities (common to all hubs):

- Drinking fountain (new)
- Signage, including informational/wayfinding and hub identifier (new)
- Wayfinding maps (new)
- Seating (new)
- Bike fix-it station (new)
- Bike racks (new)

Additional amenities:

- Restroom (new)
- Shelter extension (new)
- Art (new)
- Paving for promenade (new)
- Picnic tables (existing)

Historic Columbia River Highway

Precedent Imagery



Along the Historic Columbia River Highway (HCRH), a palette of materials and details displays the timeless craftsmanship first established with the highway's construction. This has since become an iconic element of traveling through the gorge. Some of these details, including stone-faced walls, drinking fountains, concrete benches, and white guardrail posts have been

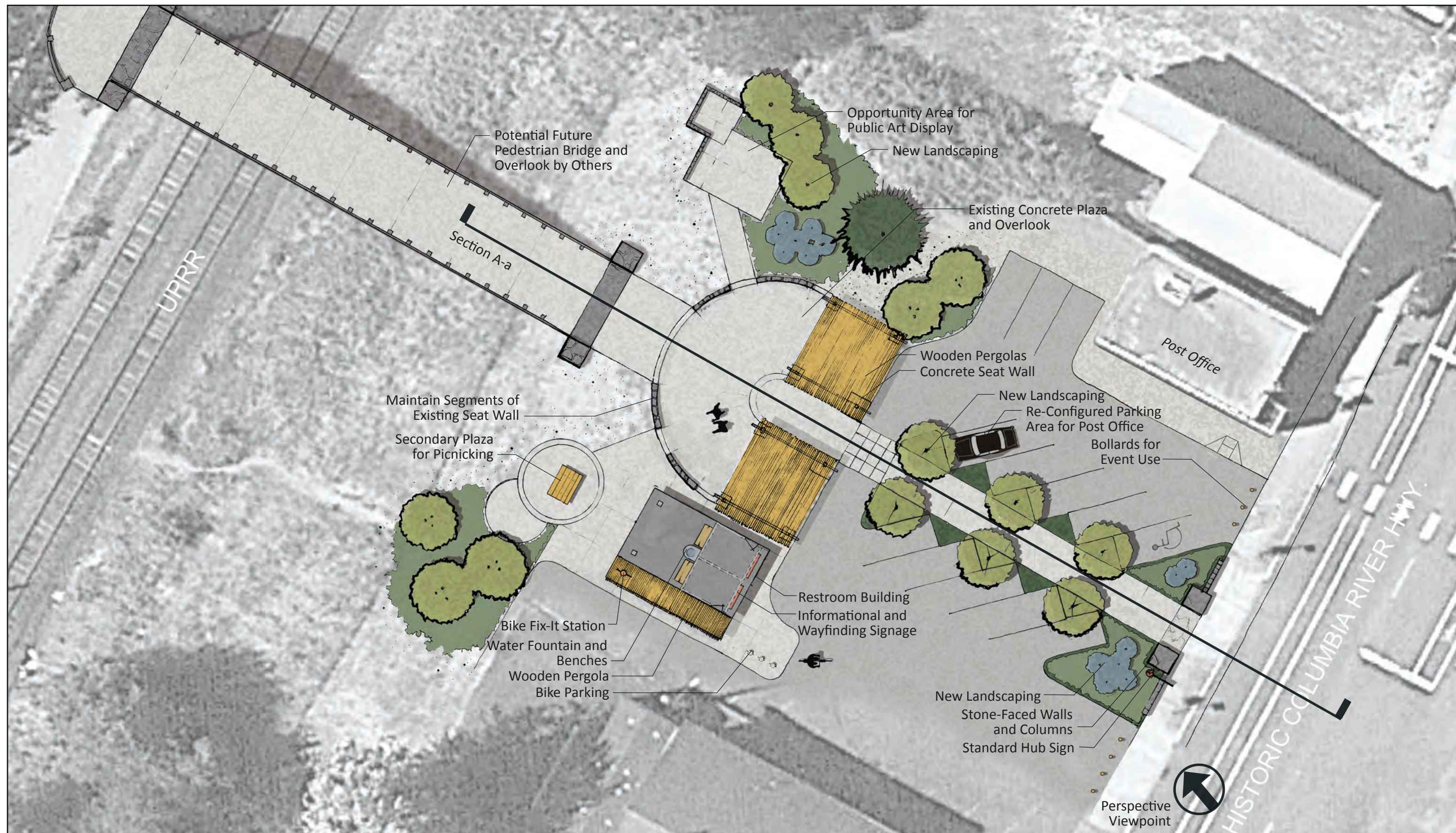


incorporated into the hub design concepts, to provide a sense of connection to the HCRH and continuity along the state trail. In doing so, the user's experience will remain connected to the HCRH and the gorge whether they visit a bike hub in Troutdale, Wood Village, Cascade Locks, Hood River, The Dalles or Mosier.



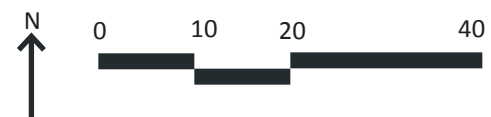
Hub Site Photos





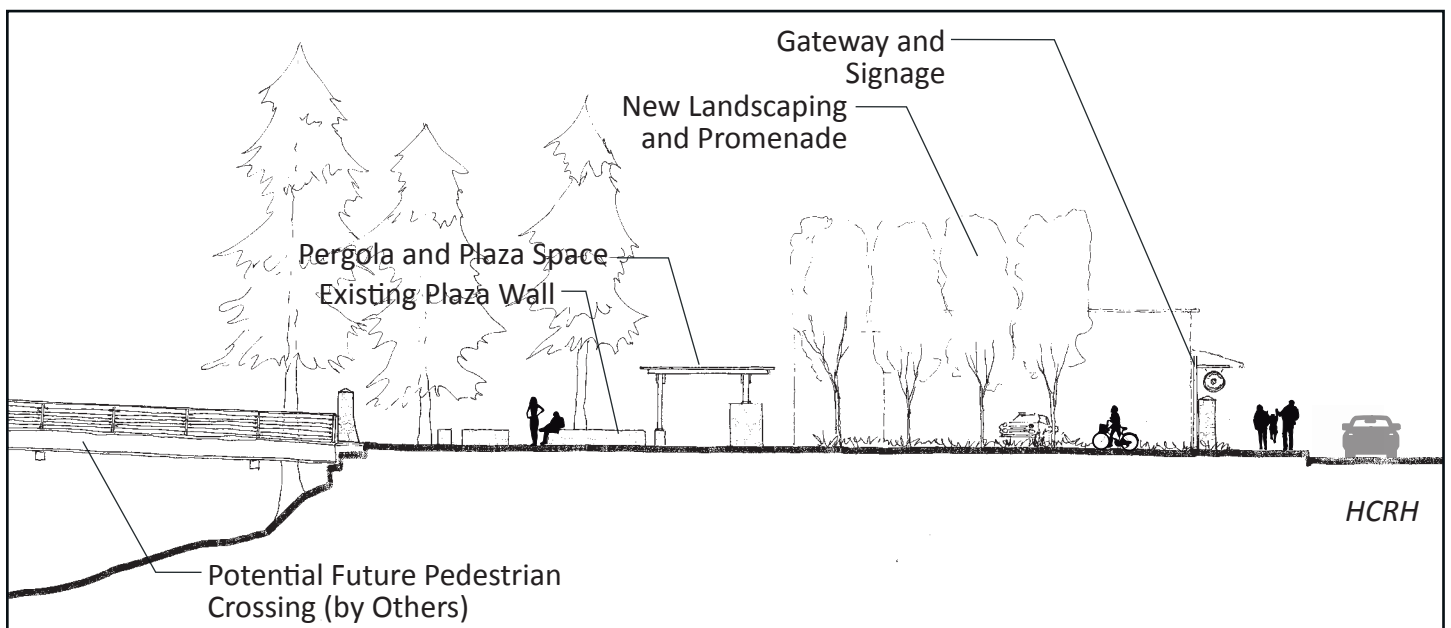
Cascade Locks Hub

Conceptual Plan





The view into the hub at Cascade Locks from the HCRH. A pair of low stone walls provides a gateway from the street and draws the eye to the site. A new pedestrian promenade lined with trees softens the parking lot and leads to an enhanced plaza space with mirrored pergolas and a small restroom incorporated into the existing overlook area. Smaller sub-spaces for picnicking and art displays would be provided on the slope beyond the pergolas.



Section A-a

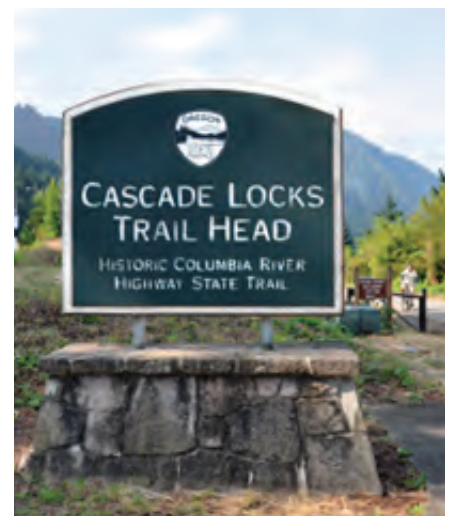
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Preliminary Opinion of Cost

CASCADE LOCKS HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Restroom Building	EA	1	\$ 55,000.00	\$ 55,000.00	
Paving	SF	5632	\$ 8.00	\$ 45,056.00	
Planting Areas	SF	3055	\$ 5.00	\$ 15,275.00	
Deciduous Trees	EA	10	\$ 300.00	\$ 3,000.00	
Pergola	SF	1060		\$ -	Cost based on future design
Decorative Seat Wall	SF	176	\$ 40.00	\$ 7,040.00	Assumes double-sided
Bench	EA	2	\$ 750.00	\$ 1,500.00	
Drinking Fountain	EA	1	\$ 1,200.00	\$ 1,200.00	
Bike Racks	EA	3	\$ 300.00	\$ 900.00	
Bike Fix It Station	EA	1	\$ 500.00	\$ 500.00	
Wayfinding Panel Signs	EA	2	\$ 250.00	\$ 500.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Sub-Total				\$ 130,471.00	
Concept-level Contingency				\$ 65,235.50	50% assumed
Total				\$ 195,706.50	

Hood River



March 2015

Acknowledgements

Gorge Hubs Working Group

Name	Affiliation
Arthur Babitz	Former Mayor of Hood River
Ben Hedstrom	OPRD
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A bike hub facility for Hood River is already designed and at the time of this report it is currently under construction at the intersection of 3rd Street and W State Street. When completed, the hub will offer a restroom building, partially covered plaza area, seating, and informal bike parking. The architect for the building was present at the design workshop and helped to identify opportunity areas for wayfinding signage and additional user amenities. The hub sign was placed where it could be seen from 3rd Street as well as from Oak Street/HCRH and the primary pedestrian thoroughfare through Hood River. Informational signage will be placed on the north-facing side of the new restroom, where it can be easily accessed by small groups of visitors. An additional information kiosk will be placed on the plaza to the east of the building. The typical post-style bike racks, common to each hub, have been added on either side of the new restroom building in the newly-created plaza space. Public art is a major theme for the city and multiple locations to display permanent or traveling art pieces have been incorporated into the hub plaza. A large three-dimensional piece could be placed west of the restroom, and vertical (hanging) pieces could be placed on the large existing retaining wall that defines the hub's southern perimeter. This adds visual interest and local meaning to an otherwise unattractive surface. By incorporating these artistic elements, the hub will be included in the city's popular Art Walk.

Amenities include--

Core amenities (common to all hubs):

- Drinking fountain (in construction)
- Shelter (in construction)
- Restrooms (in construction)
- Seating (in construction) and more proposed with new seatwalls
- Signage, including informational/wayfinding and hub identifier (new)
- Bike racks (new)

Additional amenities:

- Art (new)
- Kiosk Sign (new)

Historic Columbia River Highway

Precedent Imagery



Along the Historic Columbia River Highway (HCRH), a palette of materials and details displays the timeless craftsmanship first established with the highway's construction. This has since become an iconic element of traveling through the gorge. Some of these details, including stone-faced walls, drinking fountains, concrete benches, and white guardrail posts have been



incorporated into the hub design concepts, to provide a sense of connection to the HCRH and continuity along the state trail. In doing so, the user's experience will remain connected to the HCRH and the gorge whether they visit a bike hub in Troutdale, Wood Village, Cascade Locks, Hood River, The Dalles or Mosier.



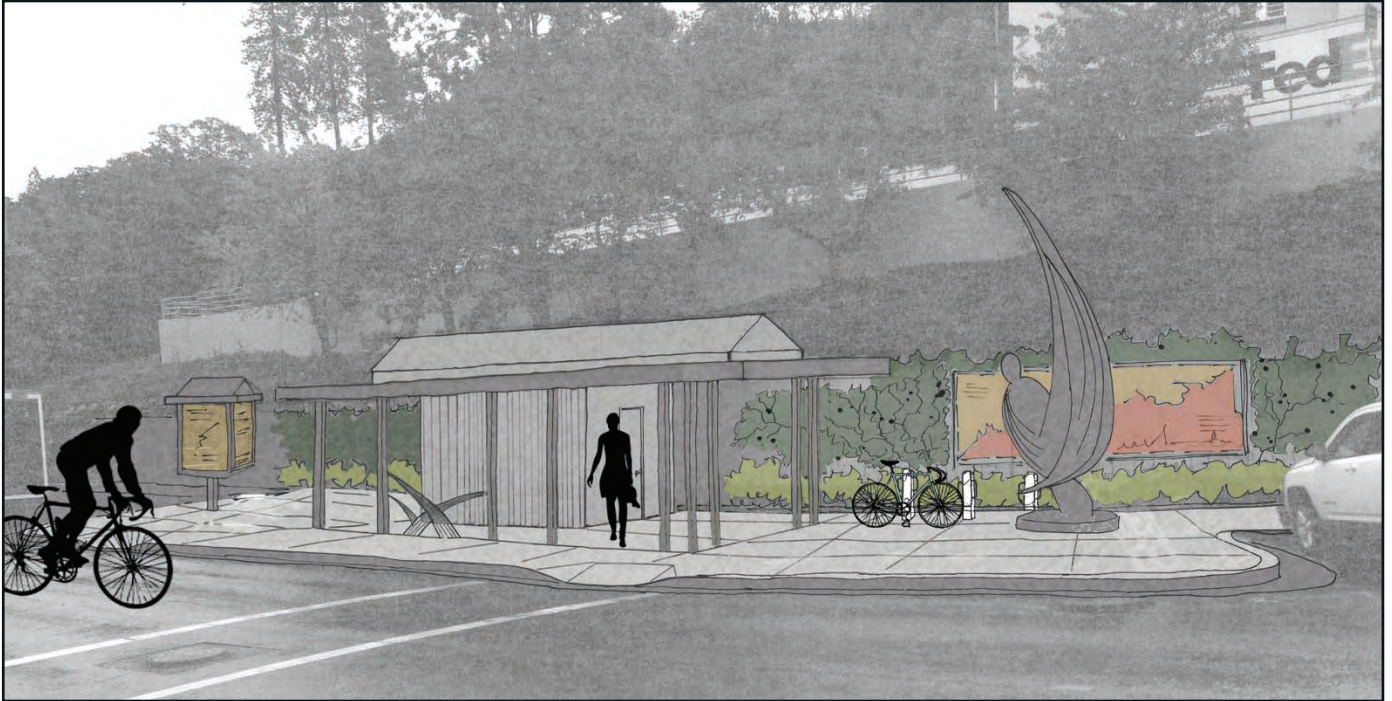
Hub Site Photos



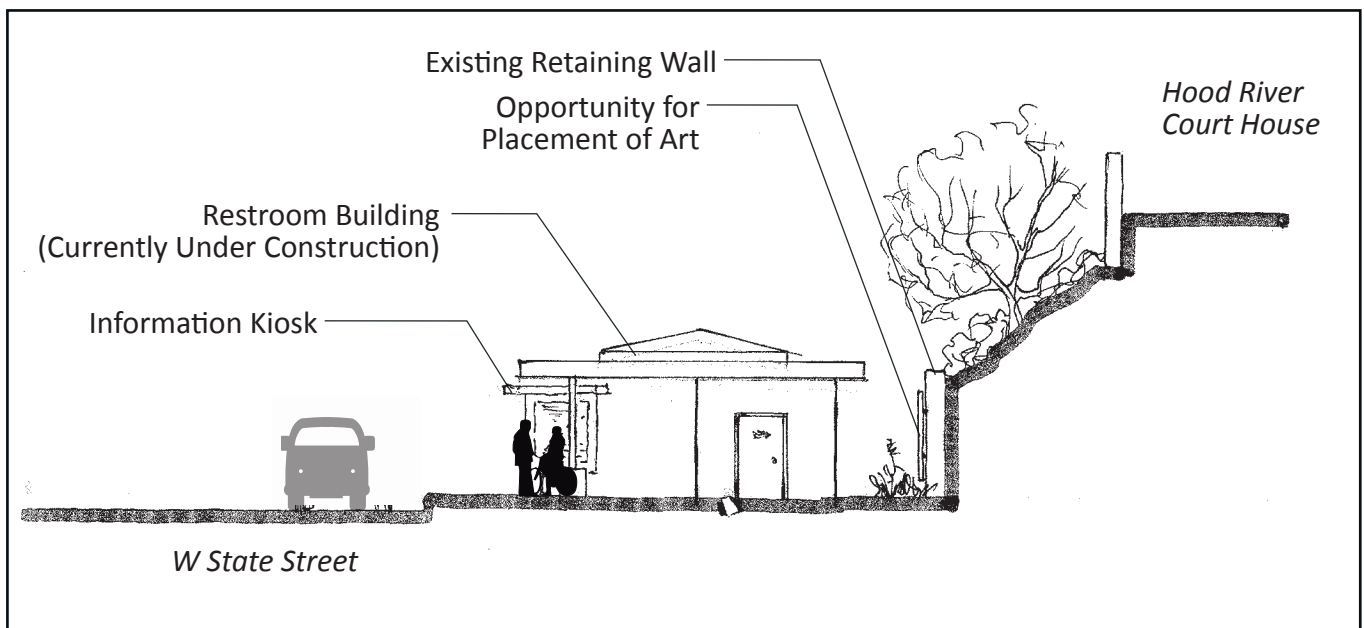


Hood River Hub

Conceptual Plan



The proposed improvements to the newly-constructed Hood River hub. Additions to the already-created plaza space would include seat walls, informational and wayfinding signage, and bike parking consistent with other hub sites.



Section A-a

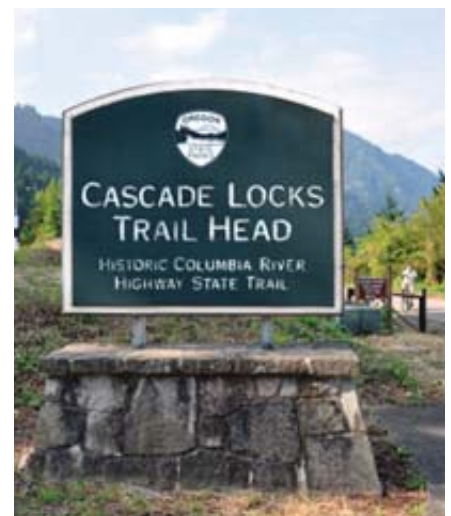
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Preliminary Opinion of Cost

HOOD RIVER HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Planting Areas	SF	510	\$ 5.00	\$ 2,550.00	
Concrete Seat Wall	SF	300	\$ 30.00	\$ 9,000.00	Assumes single-sided
Bike Racks	EA	8	\$ 300.00	\$ 2,400.00	
Kiosk (Three-Sided)	EA	1	\$ 3,000.00	\$ 3,000.00	
Wayfinding Panel Signs	EA	2	\$ 250.00	\$ 500.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Sub-Total				\$ 17,950.00	
Concept-level Contingency				\$ 8,975.00	50% assumed
Total				\$ 26,925.00	

*prices based on 2015 unit costs



March 2015

Acknowledgements

Gorge Hubs Working Group

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Arthur Babitz	Former Mayor of Hood River
Ben Hedstrom	OPRD
Claude Cruz	WCGCC
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The Mosier hub is located directly along the HCRH where it intersects with Oregon Street. Compared to the other sites, Mosier's hub site is fairly undeveloped and offers more of a 'blank canvas'. The site was historically a tavern and a service station, and offers dramatic views of the Columbia River to the north. The site slopes steeply up from the highway to 2nd Avenue. The design takes advantage of this by creating two levels of use: an upper terrace provides an overlook and a great place for viewing and picnics, while the lower plaza area includes more user services like informational and wayfinding signage, a drinking fountain, additional seating, bike parking, and a bike fix-it station. The two levels are separated by a curving gabion-style retaining wall, and are connected by concrete steps. The gabion wall face could include details to evoke the famous Syncline geologic feature, which is seen from the site (looking north) and continues beneath the Columbia River into Mosier. Within the lower plaza, there is a strong need for permeable yet effective separation from the highway, so basalt guard rocks, found along the HCRH, are included along the northern edge of the hub. A sheltering roof structure over the signage panels provides another vertical element and shade from the summer sun. Wooden picnic tables and concrete benches are included for seating. As with other hubs, the site could be used to display local artwork, and a location for art has been specified west of the steps. Rather than use new concrete paving, the ground plane could be created using recycled concrete as irregular pavers for the lower plaza, and a wood deck is proposed for the upper terrace. The standard hub sign is placed near the site entrance along the highway, where there is good visibility for cyclists and drivers.

Amenities include--

Core amenities (common to all hubs):

- Drinking fountain (new)
- Signage, including informational/wayfinding and hub identifier (new)
- Shelter structure (new)
- Seating (new)
- Paving (new)
- Wayfinding maps (new)
- Bike Racks (new)
- Bike Fix-it Station (new)

Additional amenities:

- Art (new)
- Picnic tables (existing)
- Overlook deck (new)

Historic Columbia River Highway

Precedent Imagery



Along the Historic Columbia River Highway (HCRH), a palette of materials and details displays the timeless craftsmanship first established with the highway's construction. This has since become an iconic element of traveling through the gorge. Some of these details, including stone-faced walls, drinking fountains, concrete benches, and white guardrail posts have been



incorporated into the hub design concepts, to provide a sense of connection to the HCRH and continuity along the state trail. In doing so, the user's experience will remain connected to the HCRH and the gorge whether they visit a bike hub in Troutdale, Wood Village, Cascade Locks, Hood River, The Dalles or Mosier.



Hub Site Photos





Mosier Hub

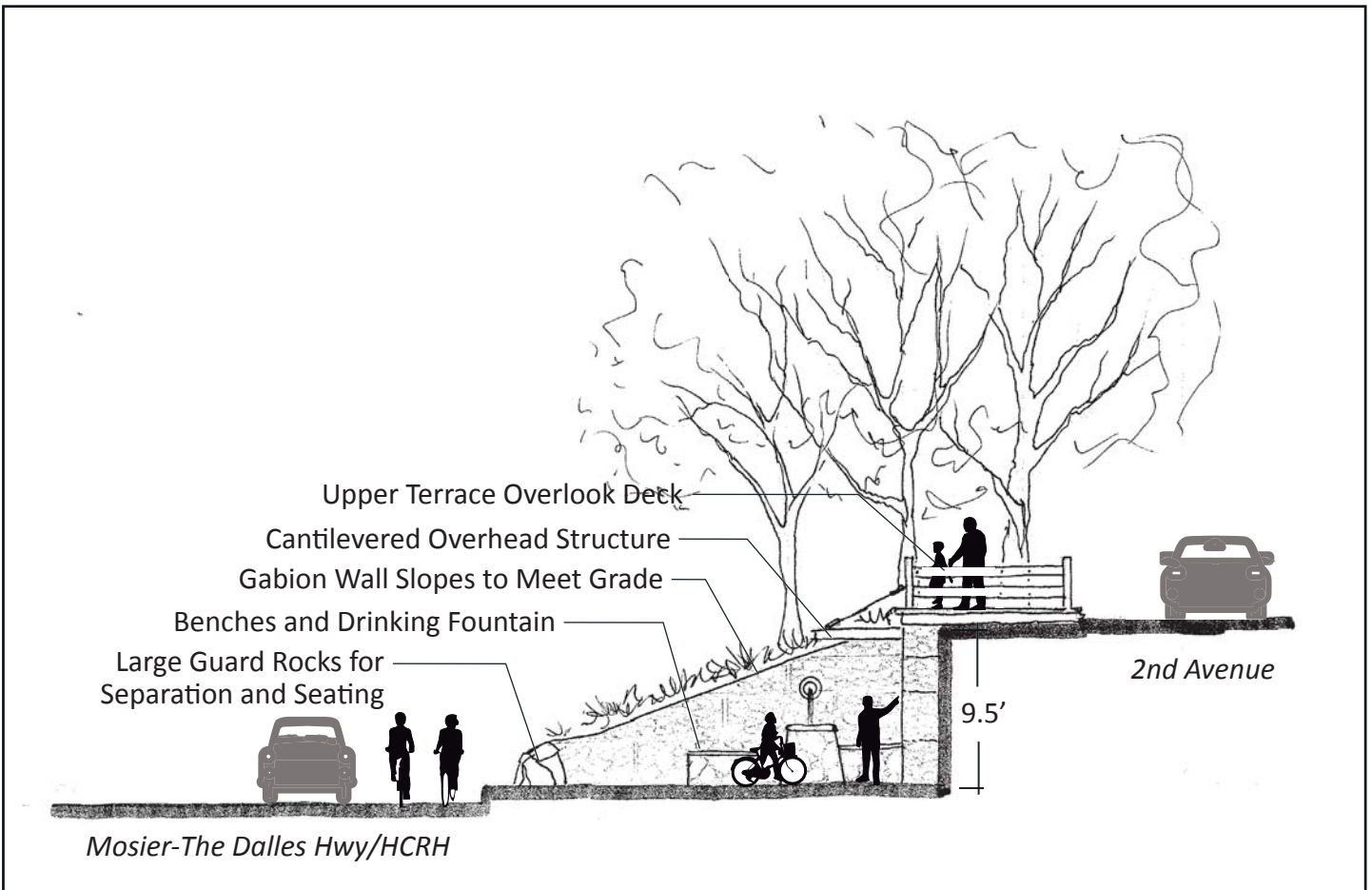
Conceptual Plan



Site Sketches



The view toward the hub from the HCRH. The curving wall and signage define the lower plaza, while the upper terrace deck offers views out to the north and west across the Columbia River.



Section A-a

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Preliminary Opinion of Cost

MOSIER HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Paving	SF	1240	\$ 8.00	\$ 9,920.00	
Planting Areas	SF	2438	\$ 5.00	\$ 12,190.00	
Gabion Retaining Wall	SF	788	\$ 75.00	\$ 59,100.00	
Cantilevered Roof	SF	300	\$ 18.00	\$ 5,400.00	
Deck	SF	640	\$ 5.00	\$ 3,200.00	Cost will vary based on future design
Concrete Steps	SF	270	\$ 7.50	\$ 2,025.00	
Bench	EA	2	\$ 750.00	\$ 1,500.00	
Boulders	EA	7	\$ 300.00	\$ 2,100.00	
Drinking Fountain	EA	1	\$ 1,200.00	\$ 1,200.00	
Bike Racks	EA	5	\$ 300.00	\$ 1,500.00	
Bike Fix It Station	EA	1	\$ 500.00	\$ 500.00	
Wayfinding Panel Signs	EA	4	\$ 250.00	\$ 1,000.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Total				\$ 100,135.00	

*Unit prices reflect 2015 costs

The Dalles



March 2015

Acknowledgements

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Arthur Babitz	Former Mayor of Hood River
Ben Hedstrom	OPRD
Claude Cruz	WCGCC
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Daniel Hunter	City of The Dalles
Greg Dirks	City of Wood Village
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Stan Hinatsu	USFS
Steve Lawrence	Mayor of the Dalles

The Dalles' hub will be located within the newly constructed Lewis and Clark Festival Park. The park already offers a variety of amenities, including open space for gatherings, a restroom building, covered picnic area, and parking. In addition, the site has direct access to the Riverfront Multi-Use Trail, located north of the park along the Columbia River. Within the park, the hub would expand an existing walkway into a small plaza area north of the restroom, and focus on serving bike users: adding more bike parking racks, a series of shade structures, and a bike fix-it station. The iconic HCRH stone guard rail would be included as a seat wall and retain some earth behind it, effectively tucking the hub space into a gentle landscape berm. The standard hub sign would be placed off of Union Street, offering good visibility to cyclists, pedestrians, and drivers. Additionally, a directional kiosk/sign would be placed just north of the Interstate 84 underpass. This sign will direct users of the Riverfront Trail to the bike hub and to downtown businesses via Union Street.

Amenities proposed for the Dalles Hub include--

Core amenities (common to all hubs):

- Drinking fountain (existing)
- Signage, including informational/wayfinding and hub identifier (new)
- Seating (new seat walls) plus existing picnic tables
- Bike Fix Station (new)
- Exposed Aggregate Plaza (new)
- Bike Racks (new)

Additional amenities:

- Kiosk at Riverfront Trail (new)
- Shelter (new)
- Restrooms (existing)
- Art (new)

Historic Columbia River Highway

Precedent Imagery



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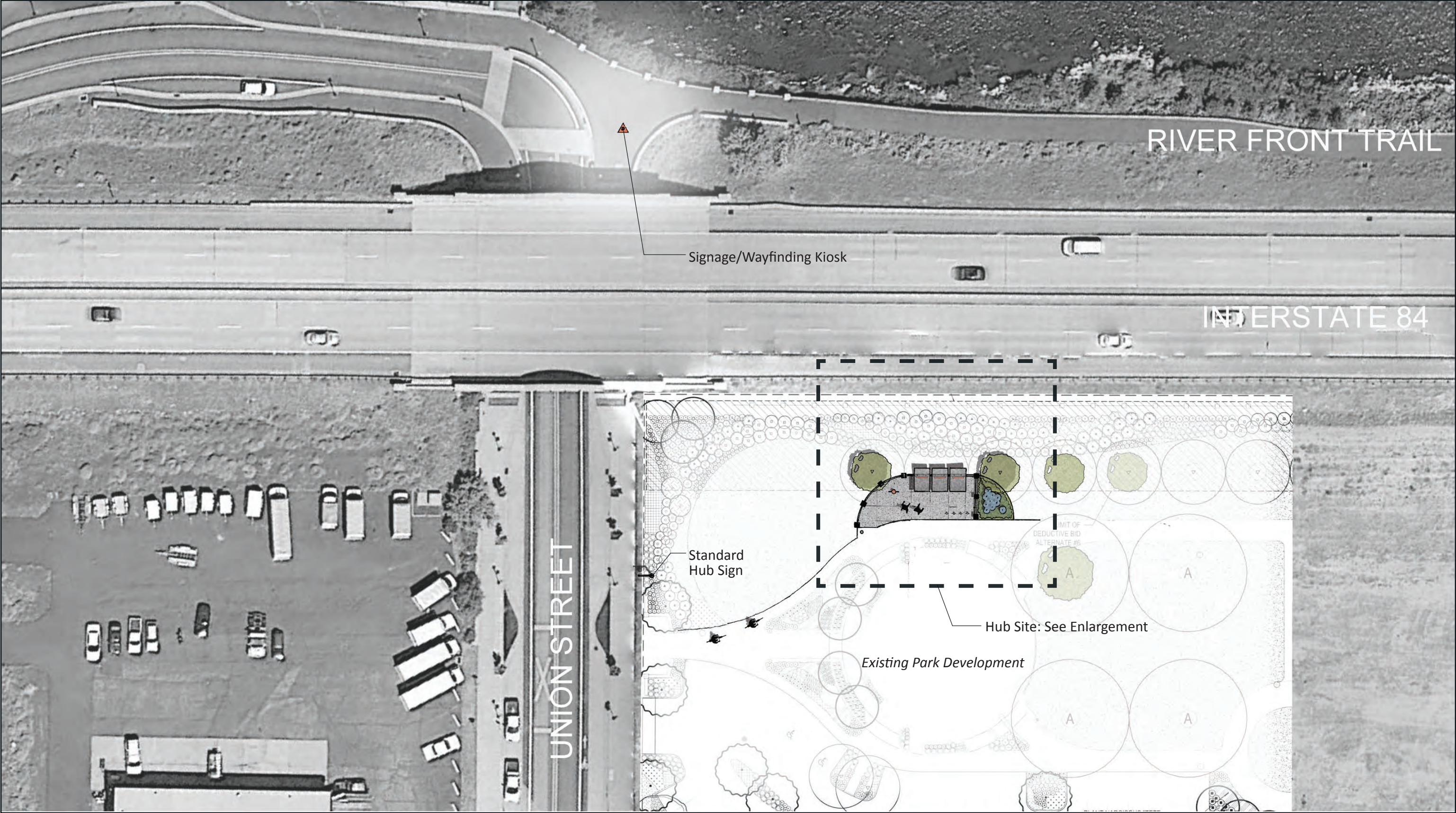


incorporated into the hub design concepts, to provide a sense of connection to the HCRH and continuity along the state trail. In doing so, the user's experience will remain connected to the HCRH and the gorge whether they visit a bike hub in Troutdale, Wood Village, Cascade Locks, Hood River, The Dalles or Mosier.



Hub Site Photos

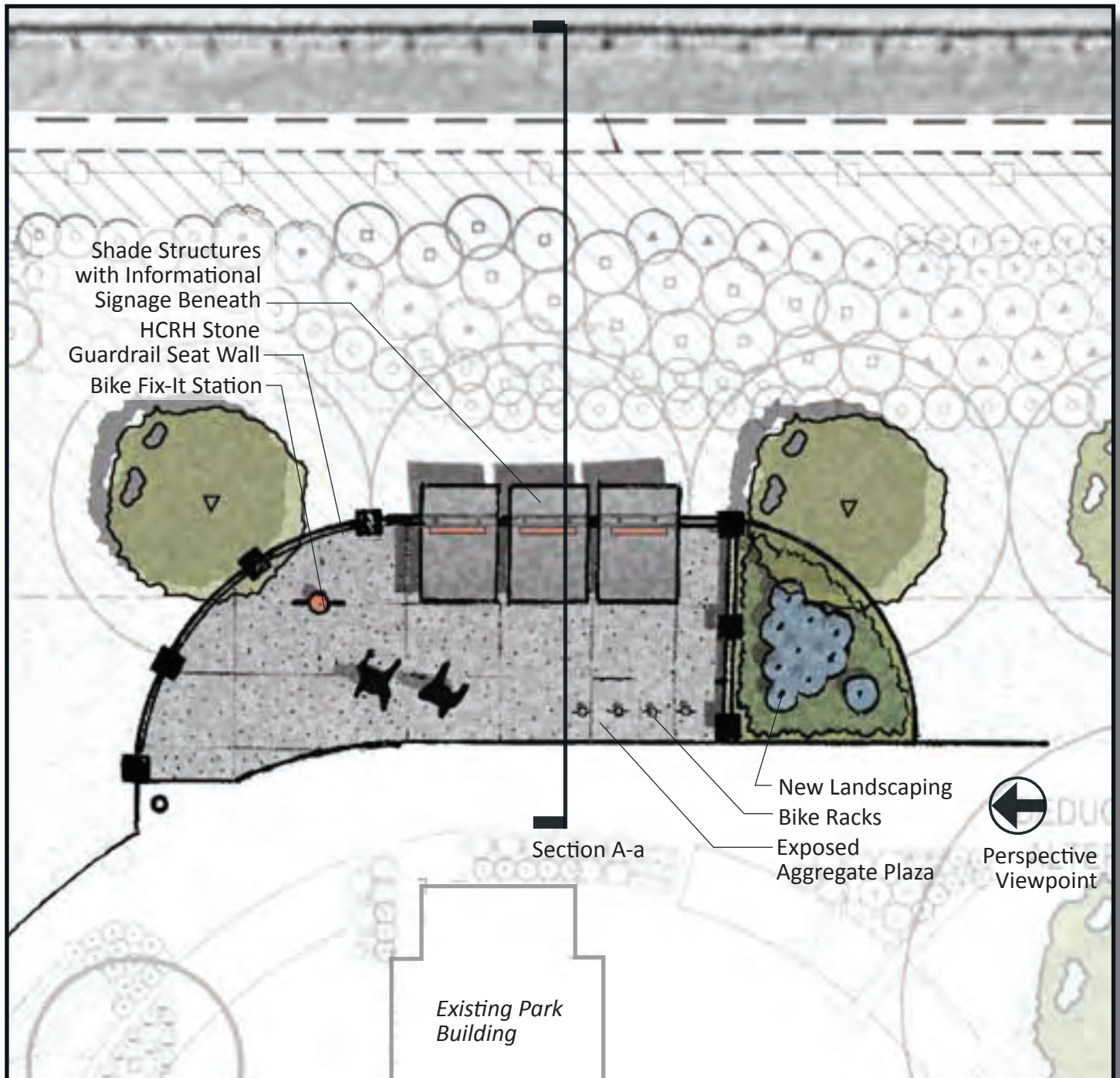




The Dalles Hub

Conceptual Plan

Enlarged Plan

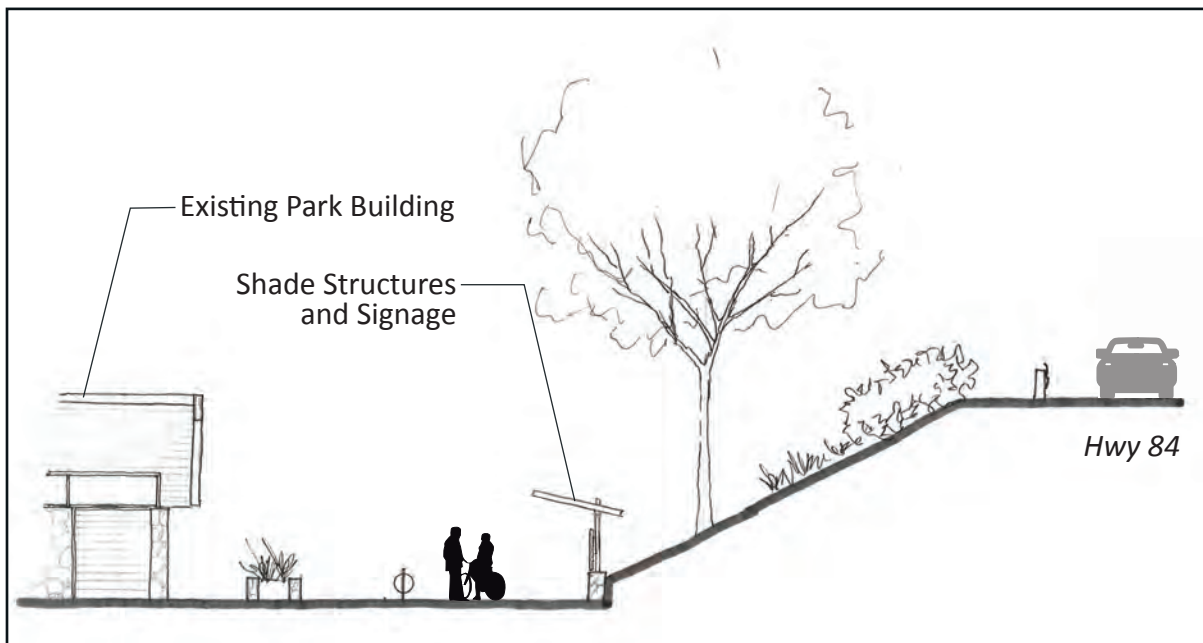


Scale: NTS

Site Sketches



This view is looking into the proposed hub from the east. The existing restroom building constructed recently for Festival Park is shown to the left. As is shown, primary hub features would include a plaza, new stone wall reminiscent of those along the HCRH, and informational and wayfinding signage.

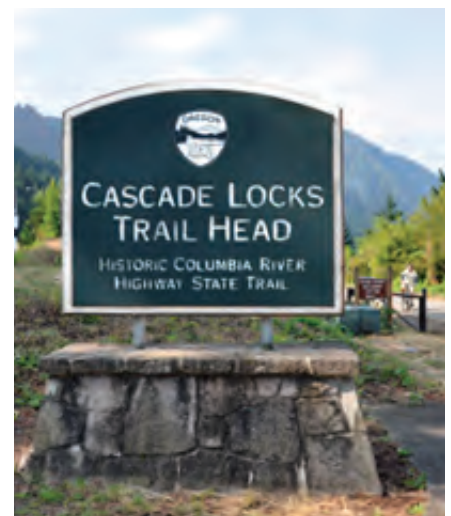


Preliminary Opinion of Cost

THE DALLES HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Paving-Exposed Aggregate	SF	1100	\$ 8.00	\$ 8,800.00	
Planting Areas	SF	180	\$ 5.00	\$ 900.00	
Shade Structures	EA	3	\$ 1,000.00	\$ 3,000.00	
Decorative Seat Wall	SF	325	\$ 40.00	\$ 13,000.00	50 LF assumed to be single sided where wall retains
Bike Racks	EA	5	\$ 300.00	\$ 1,500.00	
Bike Fix It Station	EA	1	\$ 500.00	\$ 500.00	
Kiosk (Three-Sided)	EA	1	\$ 3,000.00	\$ 3,000.00	
Wayfinding Panel Signage	EA	5	\$ 250.00	\$ 1,250.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Sub-Total				\$ 32,450.00	
Concept-Level Contingency				\$ 16,225.00	50% assumed
Total				\$ 48,675.00	

*prices based on 2015 unit costs



March 2015

Acknowledgements

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The Troutdale hub is located right off the Historic Highway, adjacent to Depot City Park and the local Historical Society museum, which includes a historic train caboose. Taking advantage of local history as well as the visibility from the Highway, the hub would provide a small plaza and rail station-inspired wooden shelter next to the caboose, plus bike amenities including bike racks and a fix-it station. Consistent with other hub sites, a decorative stone-faced low wall, similar to ones found along the HCRH, is used around the perimeter and functions as an informal seat wall. A large stone drinking fountain, like those once found at HCRH waysides, would be placed under the shelter. Locally-produced art could also be displayed in the plaza. A standard hub sign would be placed off of the Historic Highway, to be seen by east- and west-bound travelers. Deeper into the site, off of an existing trail, portable restrooms and wood picnic tables could be provided on new concrete pads. Also, trail connections to the north and south of the new hub will provide a future link between the hub site and the 40-Mile Loop Trail system.

Amenities include--

Core amenities (common to all hubs):

- Drinking fountain (new)
- Signage, including informational/wayfinding and hub identifier (new)
- Shelter (new)
- Restrooms (new portables)
- Seating (new)
- Paving (new)
- Wayfinding maps (new)
- Bike Racks (new)
- Bike Fix Station (new)

Additional amenities:

- Picnic tables (existing)
- Art (new)

Historic Columbia River Highway

Precedent Imagery



Along the Historic Columbia River Highway (HCRH), a palette of materials and details displays the timeless craftsmanship first established with the highway's construction. This has since become an iconic element of traveling through the gorge. Some of these details, including stone-faced walls, drinking fountains, concrete benches, and white guardrail posts have been

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Hub Site Photos





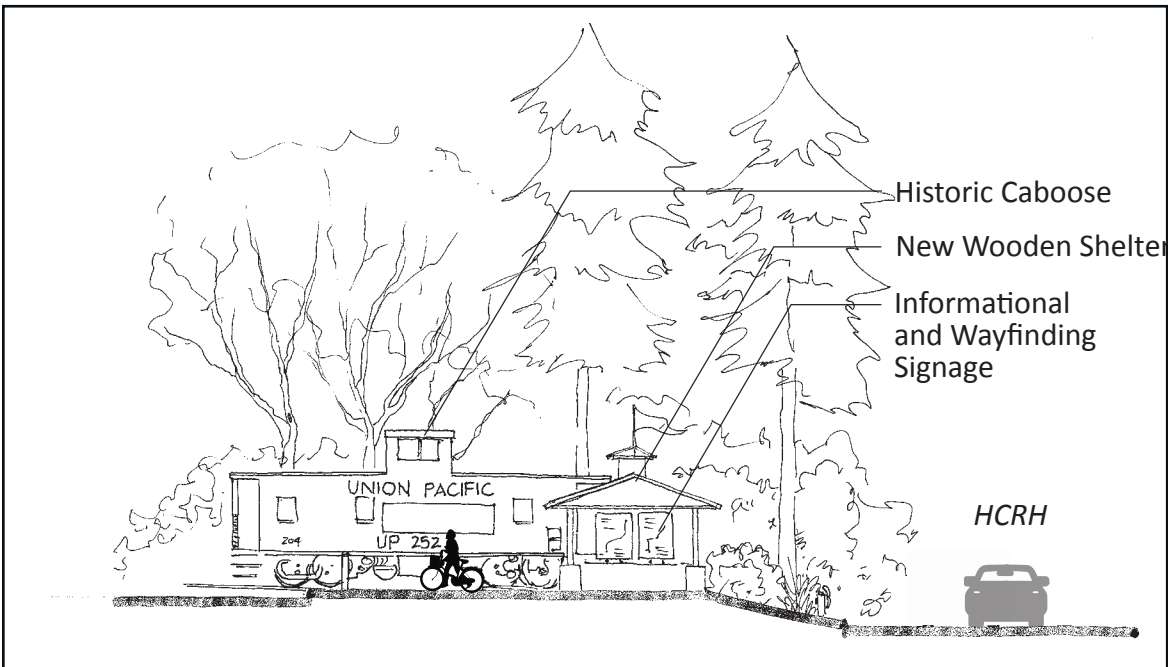
Troutdale Hub

Conceptual Plan

Site Sketches



The proposed Troutdale hub creates a plaza space next to the historic rail caboose belonging to the Troutdale Historical Society. A wooden shelter would anchor the new plaza, and informational and wayfinding signage would be placed on one side. Stone-faced low walls provide seating, and bike services like parking and a fix-it station would complete the space. Signage and locally-provided art would attract cyclists and drivers traveling along the Historic Highway.



Section A-a

Preliminary Opinion of Cost

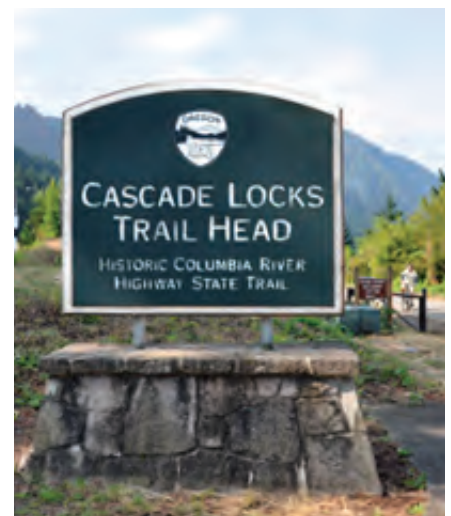
TROUTDALE HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Wooden Shelter	SF	300	30	\$ 9,000.00	Cost will vary by future design
Paving	SF	1472	\$ 8.00	\$ 11,776.00	
Planting Areas	SF	750	\$ 5.00	\$ 3,750.00	
Decorative Seat Wall	SF	360	\$ 40.00	\$ 14,400.00	Assumes double-sided
Bike Racks	EA	5	\$ 300.00	\$ 1,500.00	
Bike Fix-It Station	EA	1	\$ 500.00	\$ 500.00	
Wayfinding Panel Signs	EA	3	\$ 250.00	\$ 750.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Sub-Total				\$ 42,176.00	
Concept-level Contingency				\$ 21,088.00	50% assumed
Total				\$ 63,264.00	

*Unit prices reflect 2015 costs

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Wood Village



March 2015

Acknowledgements

Gorge Hubs Working Group

Name	Affiliation
Arthur Babitz	Former Mayor of Hood River
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Wood Village aims to brand itself as the ‘base camp for the gorge and Mt. Hood area’ by providing services to recreationists headed to these major outdoor destinations from the Portland Metro area. During the design workshop event, it became clear that a big hurdle to realizing that community identity was defining a location to serve as the civic ‘heart’ of Wood Village. Along with the opportunity to create a hub in Wood Village, is an opportunity to also define a civic place for Wood Village in Donald L. Robertson City Park. The park already offers open space and several amenities, including restrooms and a covered picnic shelter, as well as direct access to an established bike route along Halsey Boulevard. Only modest improvements are necessary to develop the site into a hub for Columbia River Gorge and Historic Highway recreationists.

Proposed improvements to create a hub at the park would be focused near the existing restroom building, and primarily involve the creation of a small plaza with stone-faced seat walls, new signage and cyclist amenities. Stone walls, similar to those found along the Historic Highway, would be installed along the existing entry drive to highlight its connection to that destination and enhance the sense of arrival for all park visitors. Large informational and wayfinding signage, with directions to local businesses and Historic Highway access points, would be placed along the north-facing wall of the existing restroom. Bike racks and a bike fix-it station would be included across the main driveway from the restroom building.

Amenities include--

Core amenities (common to all hubs):

- Drinking fountain (existing)
- Signage, including informational/wayfinding and hub identifier (new)
- Shelter (existing)
- Seating (new)
- Wayfinding maps (new)
- Bike Racks (new)
- Paving (new)
- Bike Fix-it Station (new)

Additional Amenities:

- Art (new)
- Restrooms (existing)
- Picnic tables (existing)

Historic Columbia River Highway

Precedent Imagery



Along the Historic Columbia River Highway (HCRH), a palette of materials and details displays the timeless craftsmanship first established with the highway's construction. This has since become an iconic element of traveling through the gorge. Some of these details, including stone-faced walls, drinking fountains, concrete benches, and white guardrail posts have been

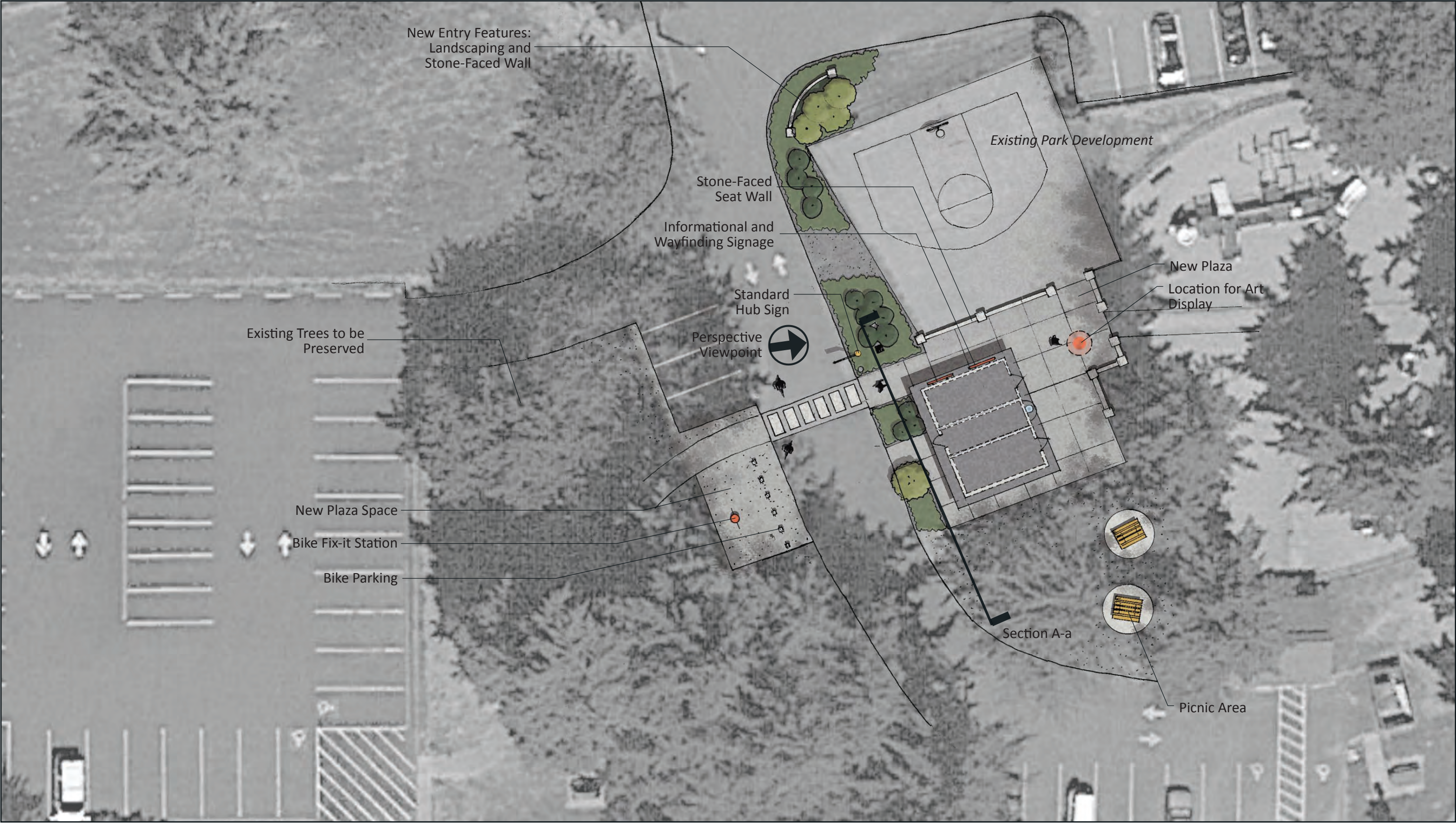


incorporated into the hub design concepts, to provide a sense of connection to the HCRH and continuity along the state trail. In doing so, the user's experience will remain connected to the HCRH and the gorge whether they visit a bike hub in Troutdale, Wood Village, Cascade Locks, Hood River, The Dalles or Mosier.



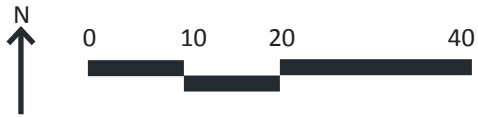
Hub Site Photos





Wood Village Hub

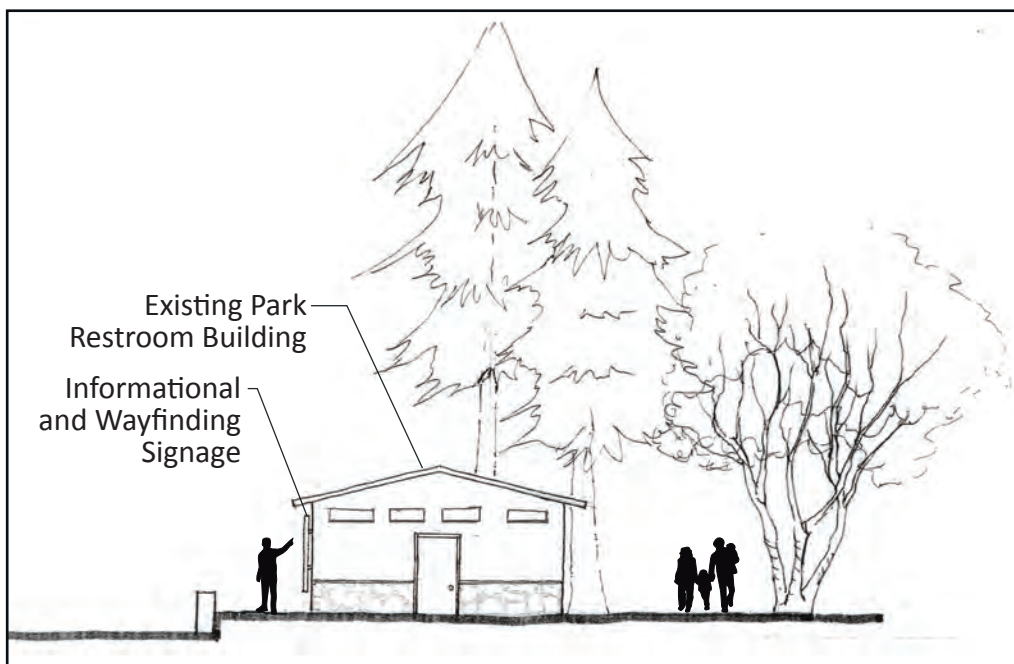
Conceptual Plan



Site Sketches



A view of the hub at Wood Village from the Robertson Park entry drive, looking east. Informational and wayfinding signage would be affixed to the existing restroom building, and new stone-faced seat walls would help to define an enhanced plaza space. A new standard-style hub sign, shown, would identify the hub site within the greater park area.



Section A-a

Preliminary Opinion of Cost

WOOD VILLAGE HUB

Item	Units	Quantity	Cost Per Unit	Item Total	Notes
Paving	SF	2317	\$ 8.00	\$ 18,536.00	
Planting Areas	SF	1328	\$ 5.00	\$ 6,640.00	
Decorative Seat Wall	SF	310	\$ 40.00	\$ 12,400.00	Assumes double-sided
Bike Racks	EA	6	\$ 300.00	\$ 1,800.00	
Bike Fix-It Station	EA	1	\$ 500.00	\$ 500.00	
Wayfinding Panel Signs	EA	3	\$ 250.00	\$ 750.00	
Hub Sign	EA	1	\$ 500.00	\$ 500.00	
Sub-Total				\$ 41,126.00	
Concept-level Contingency				\$ 20,563.00	50% assumed
Total				\$ 61,689.00	

*Unit prices reflect 2015 costs

