

Louisville Revitalization Commission

Special Meeting Agenda

Wednesday, May 6, 2026

Electronic Meeting Only

**Due to weather there will be no in person option for this
meeting
8:00 AM**

*Members of the public are welcome to attend and give comments remotely;
however, the in-person meeting may continue even if technology issues
prevent remote participation.*

- You can call in to **+1 646 876 9923 or 833 548 0282 (toll free)**
Webinar ID **#852 0147 8768**
- You can log in via your computer. Please visit the City's website here to
link to the meeting: www.louisvilleco.gov/revitalizationcommission.

*The Board will accommodate public comments during the meeting. Anyone may
also email comments to the Board prior to the meeting at
VZarate@LouisvilleCO.gov.*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Business Matters of Commission
 - a. Front and Center Discussion and Direction
6. Commissioners' Comments
7. Adjourn

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or GKline@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

SUBJECT: DOWNTOWN FRONT AND CENTER UPDATE

DATE: MAY 6, 2026

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
KURT KOWAR, PUBLIC WORKS DIRECTOR
JORDAN JEFFERIES, PROJECT MANAGER
JOHN BEGGS, RVI, DESIGN CONSULTANT**

SUMMARY:

City Staff will provide an update to the LRC on the revisions and additions made to the Downtown Front & Center concept plan based on LRC feedback provided at the March 25th meeting. The project team has developed a full range of improvement options that can be selected and prioritized to fit within the available project budget in the attached revised concept plans. Presented below is a summary of major comments provided by LRC at the previous meeting and via email and an explanation of how those comments have been incorporated into the revised concept plans:

MAIN ST

- Incorporate trees, landscaping, in-ground planters, and planter pot options at intersections.
 - *Landscaping options including in-ground planting and planters have been included for five (5) intersections along Main Street: South Street, Walnut Street, Spruce Street, Pine Street, and Elm Street. Plantings include deciduous shrubs, ornamentals, and perennials. Benches have also been provided at intersections. Concept plans for each intersection are provided in the conceptual design package. The estimated cost for these improvements is \$228,500 per intersection, or \$1,142,500 for all five (5) intersections. This does not include the costs for intersection lighting or street trees.*
- Provide lighting options extending from South Street to Elm Street.
 - *Two lighting options have been provided for the Main Street corridor, Alternatives A & B. Both alternatives extend from South Street to Elm Street and include the removal and replacement of Xcel-owned poles as required. The City would take ownership of the new the poles. Anticipated costs for Alternative A range from \$1,227,500 to \$1,352,000. Anticipated costs for Alternative B range from \$912,500 to \$1,037,000. Unfortunately, a range of costs must be provided as design must progress further to better understand the electrical distribution costs. Note that these costs do not include intersection lighting costs. Intersection lighting costs are*

anticipated to add an additional \$234,000 - \$334,000 per intersection (or \$1,170,000 - \$1,670,000 for all five intersections).

- Provide bench seating near intersections.
 - *Bench seating has been included with the updated intersection landscaping plans and is included in the costs above in bullet #1. Additionally, an inventory of benches has been taken along the Main Street corridor for informational purposes and further planning.*

STEINBAUGH PLAZA & FRONT ST

- Provide an option for a secondary structure at the south end of the plaza space.
 - *An option for a secondary structure has been provided at the south end of the plaza. The secondary structure provides an additional 1,800 square feet as requested by Street Faire representatives. The anticipated cost of this structure is approximately \$800,000.*
- Explore other location and style options for splashpad and turf mounds.
 - *Splash pad has been relocated to the east side adjacent to the playground and is more integrated with the other elements of the plaza.*
- Explore opening the west side of the main pavilion and removing trees to provide better views from Front and Walnut Streets.
 - *The pavilion structure has been reduced from 8 columns total to 6 columns total. One of the interior columns from the west side of the pavilion has been removed, opening views from Front Street. The trees west of the pavilion have been removed, opening views from Walnut Street.*
- Explore weather and sun protection on the west side of the main pavilion.
 - *Perforated panels have been provided to provide dappled or patterned shade. Additional improvements for weather protection will be explored.*
- Ensure that the pavilion is designed in a manner that is good for acoustics.
 - *The project team will incorporate established best practices to improve acoustic performance relative to the existing Steinbaugh Pavilion. Potential strategies include the use of absorptive ceiling treatments, shaping or angling the roof structure to direct sound toward the audience, replacing metal with wood behind stage, and minimizing large, exposed metal surfaces that can produce harsh high-frequency reflections. However, if achieving a higher level of acoustic performance is a primary project objective, the project team recommends that the design consultant*

engage an acoustics specialist to evaluate the structure and provide detailed recommendations on materials and geometry. This additional scope would result in increased design costs.

- Locate a good area for a bike corral.
 - *A location north of the pavilion is proposed in the attached conceptual design package.*
- Explore different stage heights for the main pavilion.
 - *Renderings are shown in the conceptual design package for a 3', 4', and 5' stage height. The project team recommends a 3' height for day-to-day use, safety, and maximum flexibility. A small platform stage could be brought in for larger events to elevate the stage.*
- Given that Street Faire and chamber have expressed concerns about the mound location, perhaps it could be reoriented/integrated into the playground area, opening up the center of the pavilion patio space for better flow. I imagine children will use it to run and/or roll down, in which case use of sod for that area alone could make sense. It could still serve as an elevated seating area but would be tucked to the side.
 - *The mound configuration has been reconfigured into two mounds at the edges of the plaza. This opens up the center of the patio space and allows for a mound adjacent to the playground area while still allowing the mounds to function as seating.*
- I would also like to see alternative design options for the turf. I'm still opposed to artificial turf on such a large expanse of ground and don't think it will be used in the same way natural turf would. I don't think it's a good look for a city park. Aside from all the environmental implications, as designed adjacent to the splash pad, once it gets wet, it could become quite slippery, increasing the risk of falls and injury.
 - *Two options were considered for the green space area that's recommended to break up the hardscape: artificial turf and sod. The City's Parks Department recommends artificial turf for ease of maintenance and water conservation. The project team and city staff have toured several turf installations and have found that they would function adequately at Steinbaugh plaza. A product data sheet for the proposed artificial turf product is included as an attachment to this memo. Sod would likely struggle with the foot traffic generated by events at the plaza and would potentially need replacement on an annual basis.*
- Another thought would be to create more of an amphitheater vibe with the mound that still breaks up the space, but offers seating, visual interest and landscaping.

- *With the potential addition of a secondary structure, the amphitheater concept is not feasible as it would impact flow. If the secondary structure is not included, this could potentially be an option.*
- Can we paint or replace bike racks with something unique and colorful, perhaps bike racks in the shape of bikes.
 - *Yes, bike racks will be selected in the detailed design phase, and we can provide multiple options for LRC to review and approve.*
- Can we incorporate pockets of seating and/or mosaic street furniture or unique/colorful seating in front of City Hall, next to Waterloo, corner of Walnut, etc.
 - *Yes, a seating inventory has been taken and provided in the attached concept plans to aid in further discussions on seating. Seating has been proposed at several intersections as identified in the plans. Seating details will be further developed in the detailed design phase.*
- Can we paint the existing benches or replace them with something more unique?
 - *This is possible and can be coordinated in the detailed design phase. Replacement of existing benches is not included in the current budget.*

The total construction cost to build all Main Street and Steinbaugh improvements as outlined in the attached revised concept plans is estimated to range from \$12.9M to \$13.6M. This does not include the \$1.2M design cost. Including design, the total project cost to build the improvements is estimated to range from \$14.1M to \$14.8M. The entire scope of improvements can't be constructed within budget. Currently the available budget for construction is \$7.2M. Additional funding is required or project elements must be prioritized.


The project team is concerned that further conceptual iterations will negatively impact the project budget and schedule. It is unlikely that lighting can be installed on Main Street by the end of 2026 without final direction at this LRC meeting due to long lead time on poles.

RECOMMENDATION:

The project team recommends input on how to proceed with design.

ATTACHMENTS:

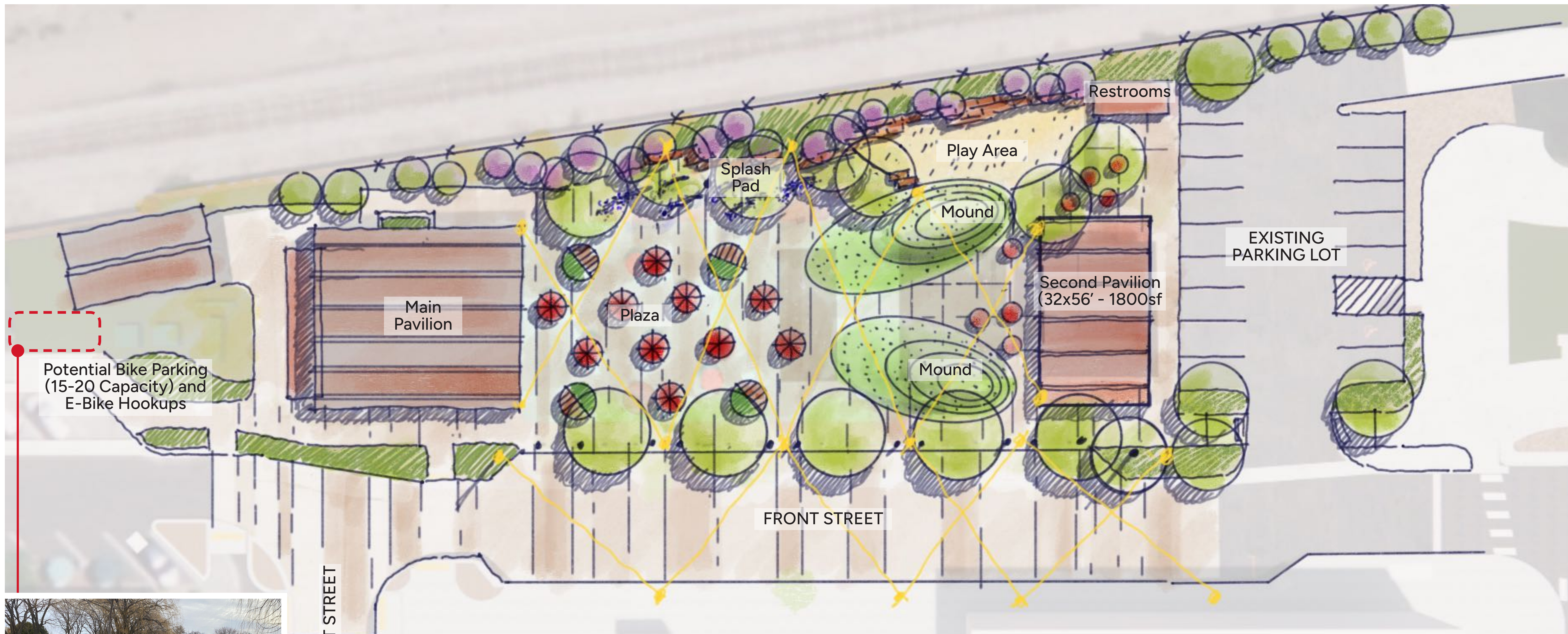
1. Front & Center Revised Concept Plans – May 6, 2026
2. Artificial turf product data sheet – SynLawn SynAugustine 347



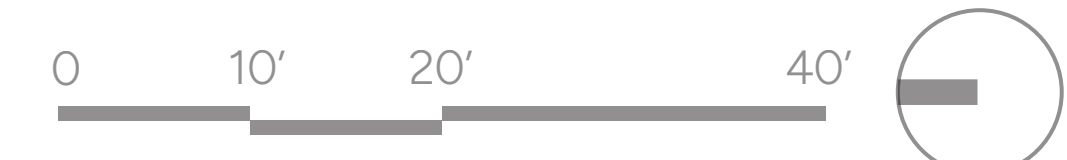
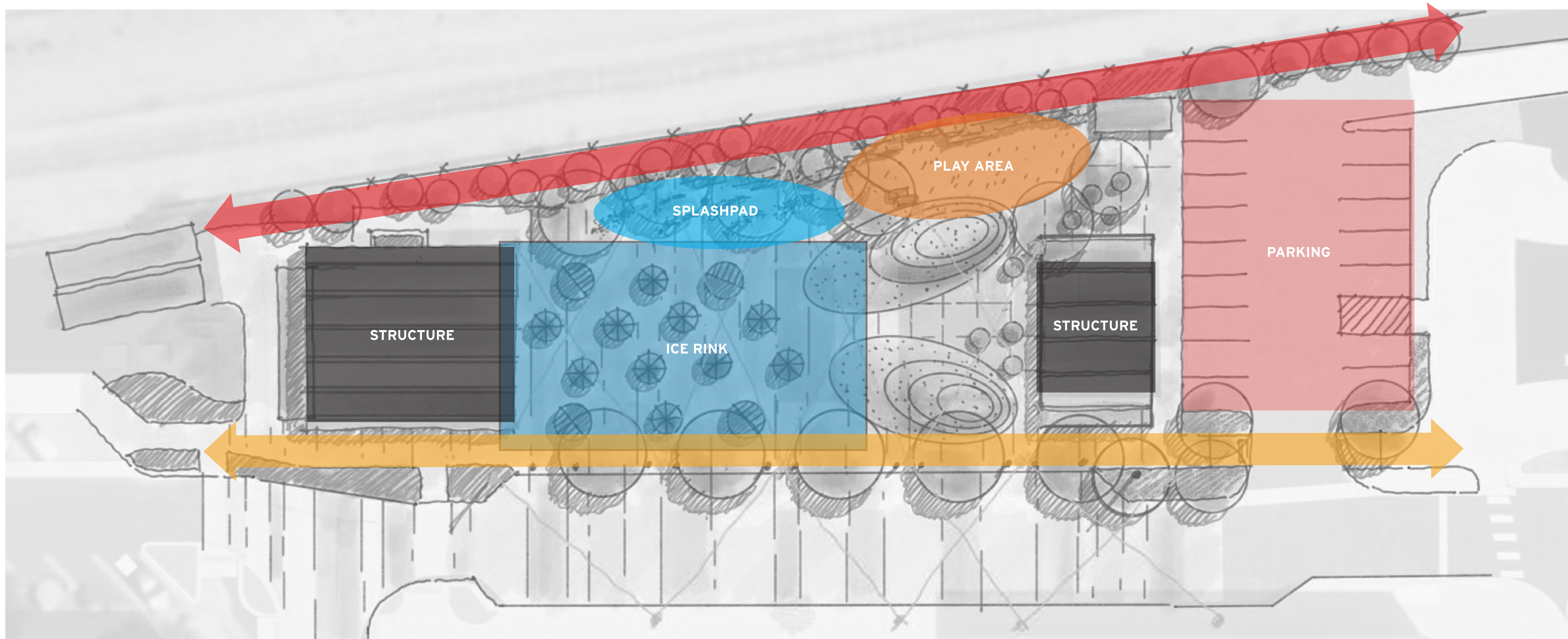
CITY OF LOUISVILLE FRONT & CENTER PROJECT REVISED CONCEPT PLANS



MAY 6, 2026



SITE CONSTRAINTS DIAGRAM



PLAN ALTERNATIVE WITH RELOCATED WATER FEATURE



PLAN ALTERNATIVE WITH RELOCATED WATER FEATURE





THE 'LITTLE BROTHER'

- Similar form & materiality to the main pavilion
- Simplified details

PROPOSED SECOND STRUCTURE



PROPOSED SECOND STRUCTURE





Area of improved coverage

PERFORATED PANELS

- Rigid system of perforated steel panels
- Creates dappled shade
- Optional patterns in panels to cast patterned shadow

STEINBAUGH PAVILION STAGE HEIGHT STUDY

3' - 0" STAGE HEIGHT



STEINBAUGH PAVILION STAGE HEIGHT STUDY

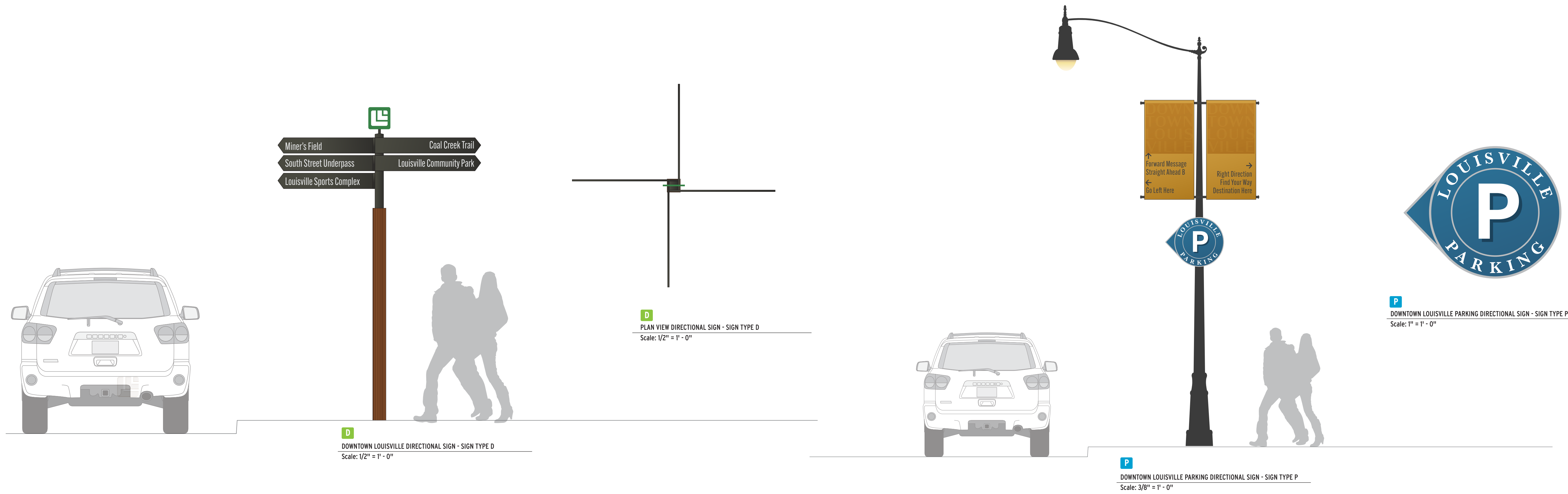
4' - 0" STAGE HEIGHT



STEINBAUGH PAVILION STAGE HEIGHT STUDY

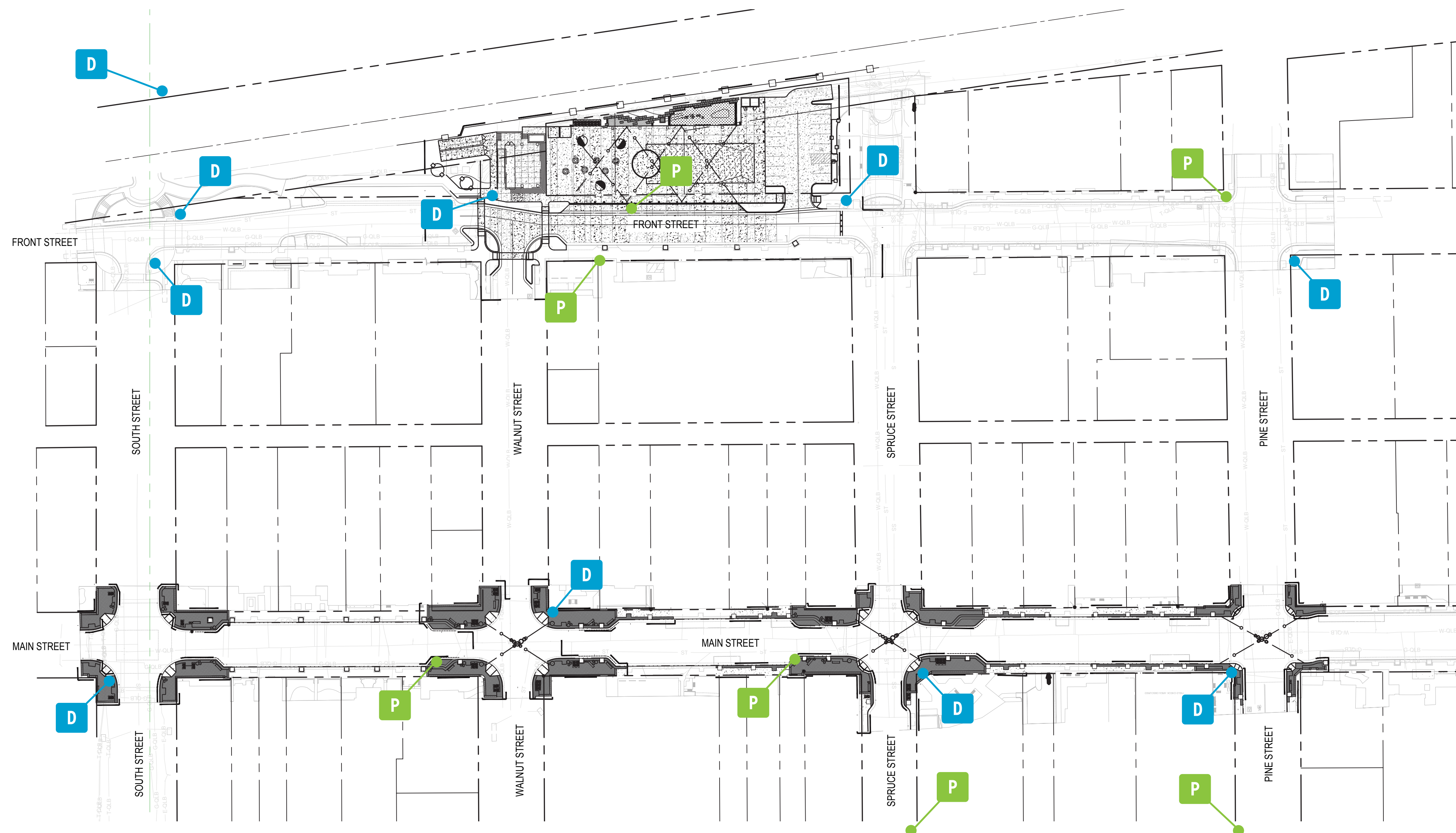
5' - 0" STAGE HEIGHT





WAYFINDING REFINEMENTS

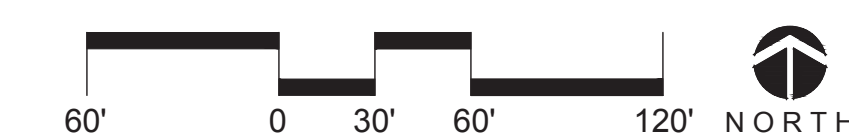
- BUILD OFF OF EXISTING BANNER PROGRAM AND COORDINATE IMPROVEMENTS
- BUILD OFF OF EXISTING PARKING SIGNS THAT HAVE ALREADY BEEN IMPLEMENTED. REVIEW NEED FOR ADDITIONAL SIGNS
- MAINTAIN PEDESTRIAN DIRECTIONAL SIGNAGE, REVIEW PLACEMENT AND QUANTITY
- OPPORTUNITIES TO INCORPORATE BRANDING, IDENTITY, AND WAYFINDING THROUGH STEINBAUGH ROXBOX CONTAINERS



PROPOSED SIGN LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE

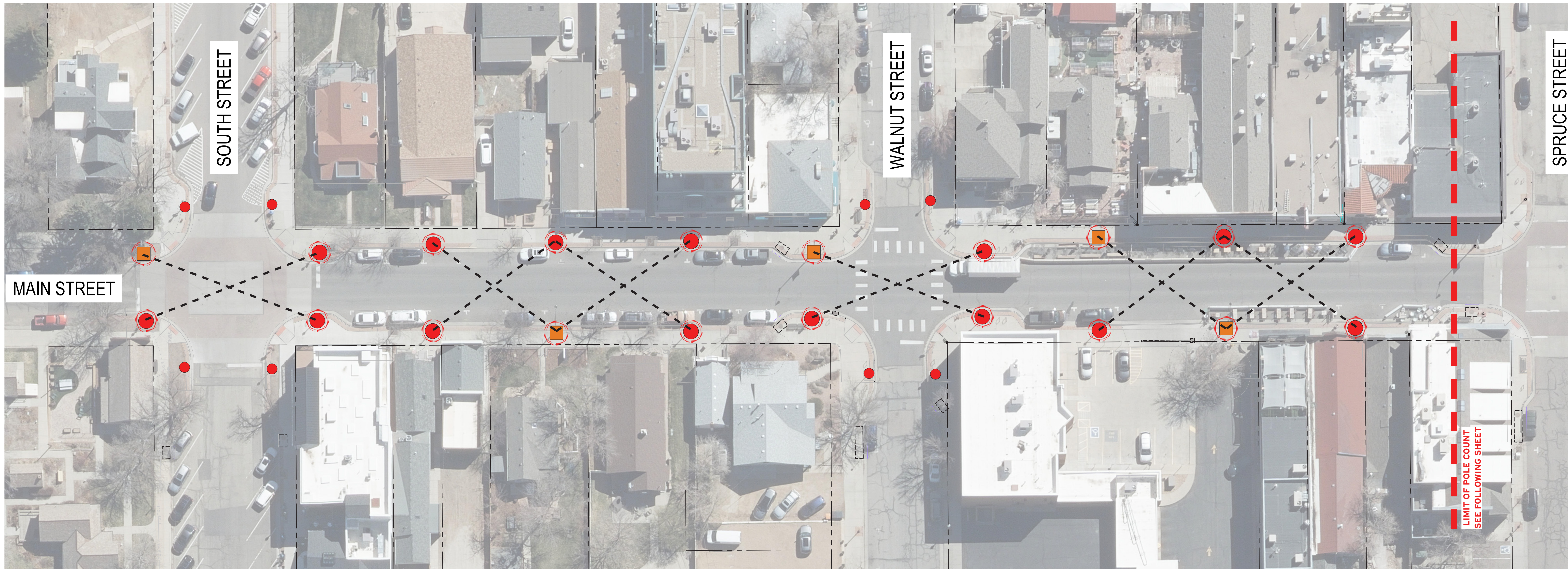
SIGN LOCATION PLAN
DOWNTOWN LOUISVILLE

SIGN TYPE LEGEND
D Sign Type D: Pedestrian Directional
P Sign Type P: Parking Directional



OVERALL LIGHTING STRATEGY

ALTERNATIVE A



EXISTING LIGHT POLES TOTAL

| | | |
|--|---------------------------------|----|
| | EXISTING PEDESTRIAN LIGHT POLES | 23 |
| | EXISTING STREET LIGHT POLES | 5 |

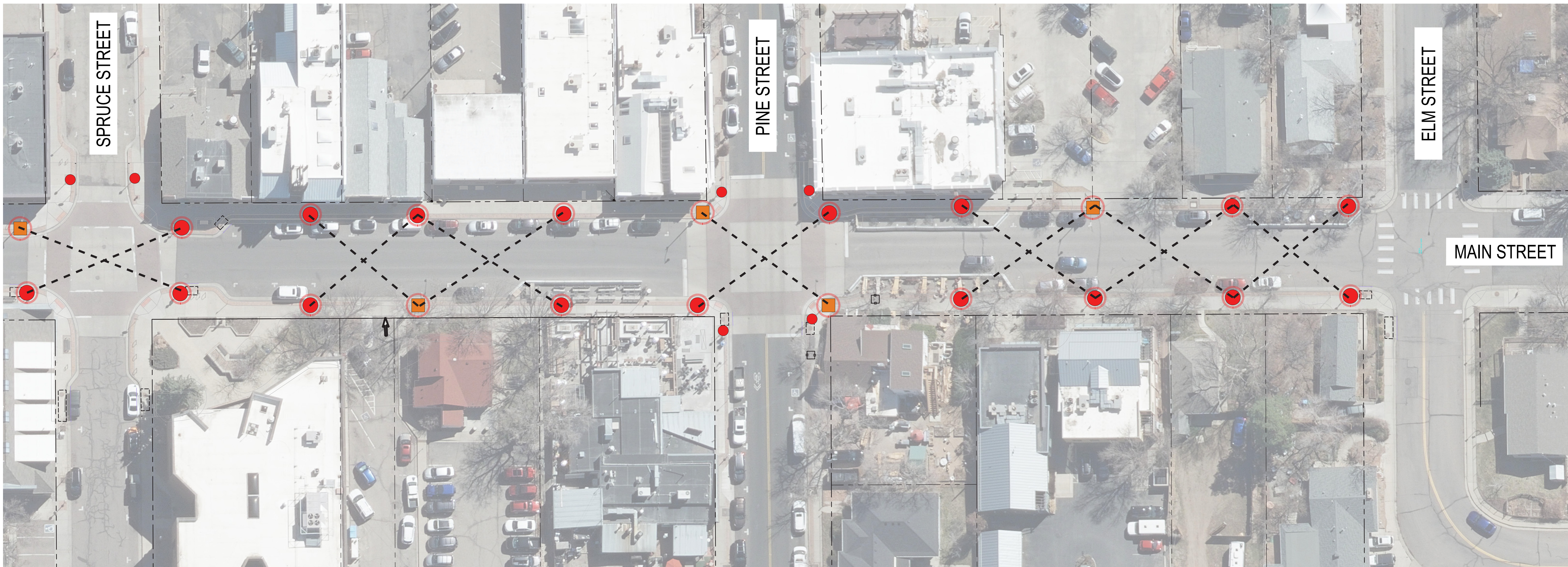
LEGEND

| | | |
|--|-----------------------------|----|
| | REPLACED PEDESTRIAN POLES | 15 |
| | REPLACED STREET LIGHT POLES | 5 |
| | PROPOSED LIGHT POLES | 0 |
| | CATENARY LIGHTING | |



OVERALL LIGHTING STRATEGY





ALTERNATIVE A



EXISTING LIGHT POLES TOTAL

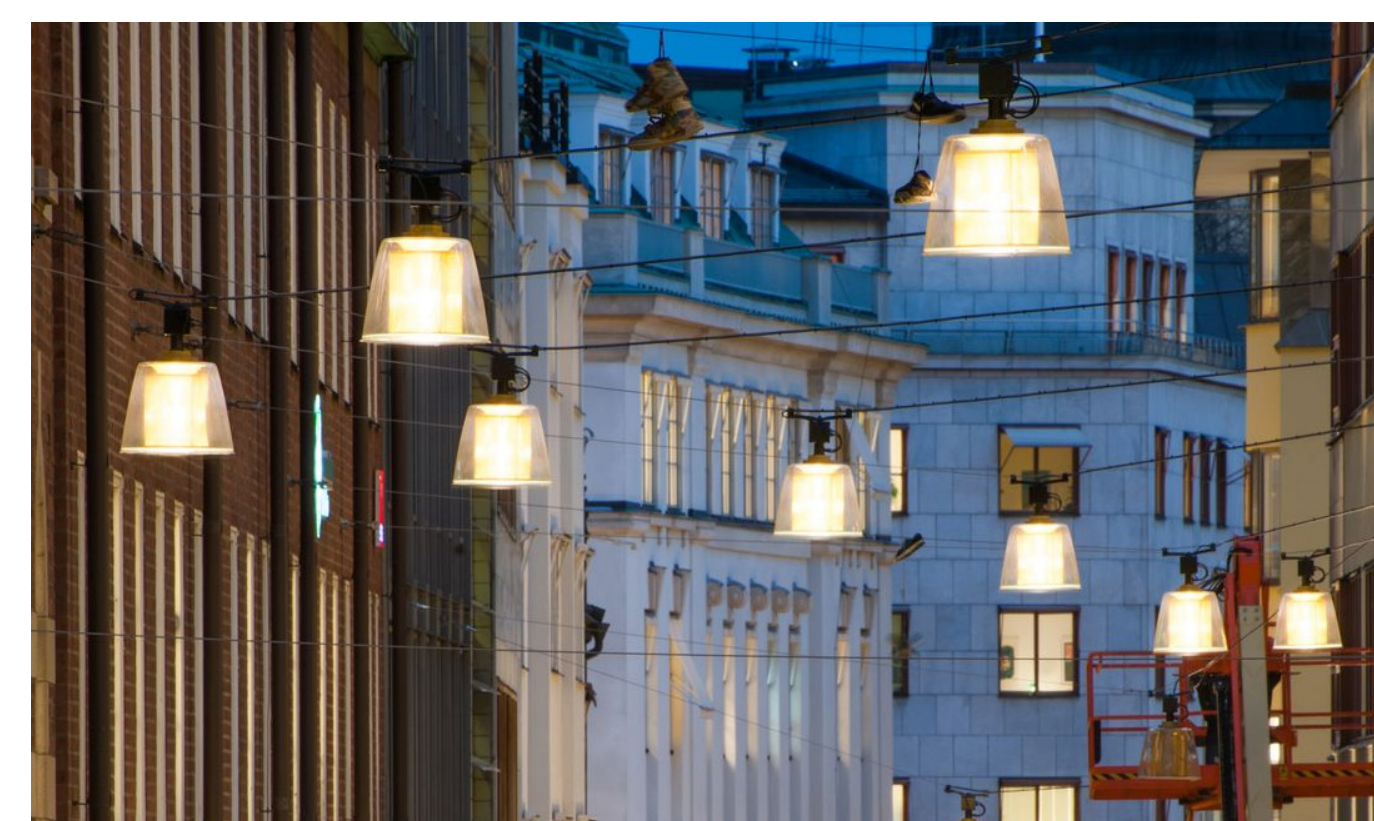
| | | |
|--|---------------------------------|----|
|  | EXISTING PEDESTRIAN LIGHT POLES | 23 |
|  | EXISTING STREET LIGHT POLES | 5 |

LEGEND

| | | |
|--|-----------------------------|----|
|  | REPLACED PEDESTRIAN POLES | 17 |
|  | REPLACED STREET LIGHT POLES | 5 |
|  | PROPOSED LIGHT POLES | 0 |
|  | CATENARY LIGHTING | |

LIGHTING ARRANGEMENT CONSTRAINTS:

- Existing utilities
- Existing tree locations
- Proposed tree locations
- Consistent lighting distribution (maintaining and providing consistent and safe light levels along the street and sidewalk areas)



POTENTIAL INTERSECTION LIGHTING CONCEPTS

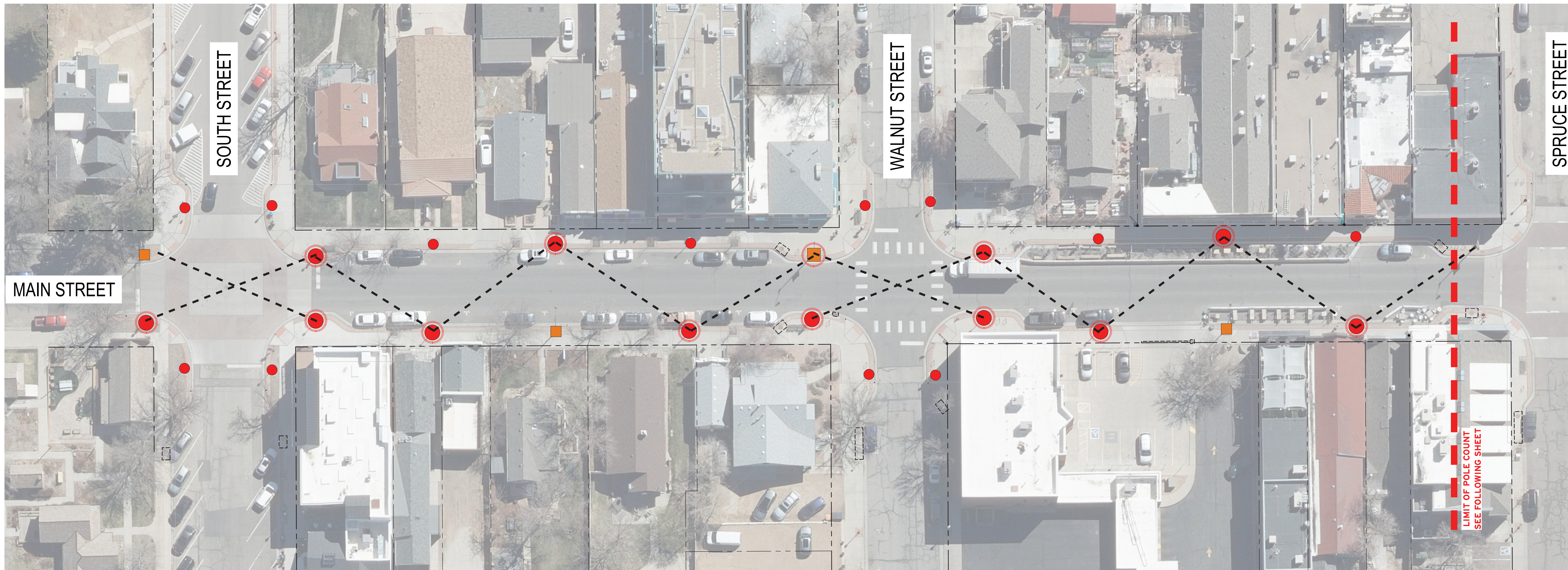


TYPICAL STREET LIGHTING ARRANGEMENT



OVERALL LIGHTING STRATEGY





ALTERNATIVE B



EXISTING LIGHT POLES TOTAL

| | | |
|--|---------------------------------|----|
|  | EXISTING PEDESTRIAN LIGHT POLES | 24 |
|  | EXISTING STREET LIGHT POLES | 4 |

LEGEND

| | | |
|--|-----------------------------|----|
|  | REPLACED PEDESTRIAN POLES | 12 |
|  | REPLACED STREET LIGHT POLES | 1 |
|  | PROPOSED LIGHT POLES | 1 |
|  | CATENARY LIGHTING | |

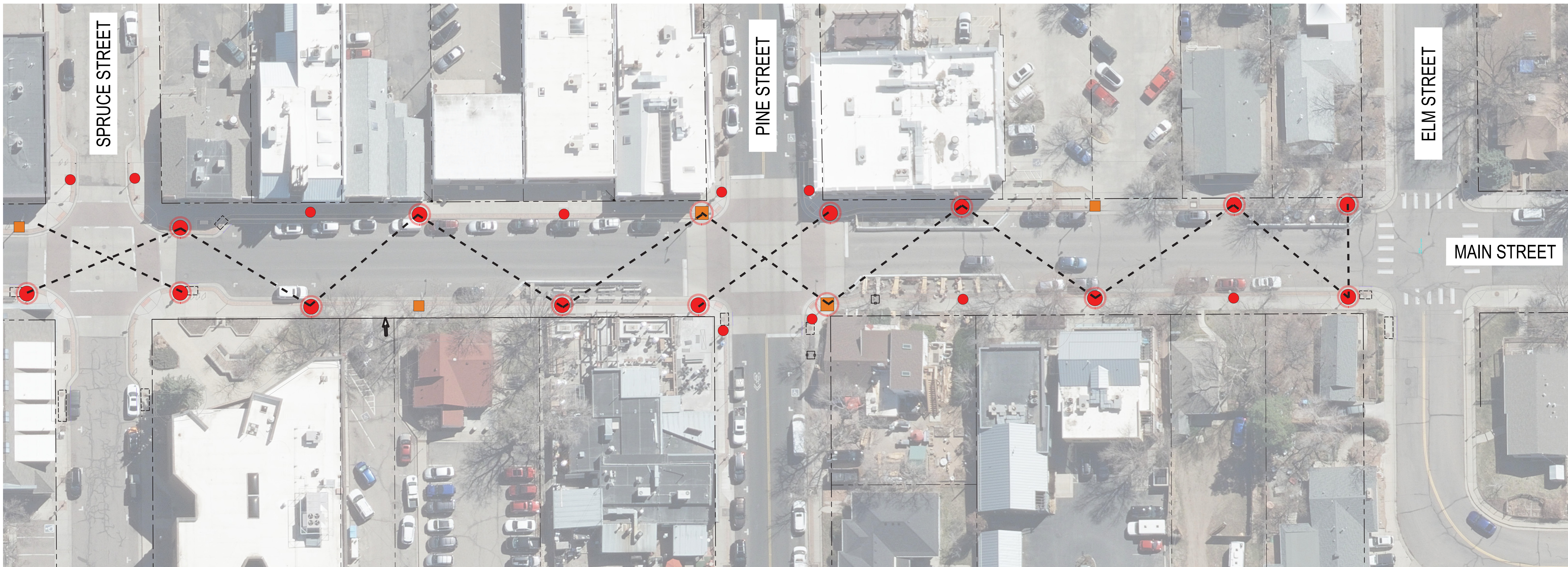
LIGHTING ARRANGEMENT CONSTRAINTS:

- Existing utilities
- Existing tree locations
- Proposed tree locations
- Consistent lighting distribution (maintaining and providing consistent and safe light levels along the street and sidewalk areas)



OVERALL LIGHTING STRATEGY





ALTERNATIVE B



EXISTING LIGHT POLES TOTAL

| | | |
|--|---------------------------------|----|
|  | EXISTING PEDESTRIAN LIGHT POLES | 23 |
|  | EXISTING STREET LIGHT POLES | 5 |

LEGEND

| | | |
|--|-----------------------------|----|
|  | REPLACED PEDESTRIAN POLES | 13 |
|  | REPLACED STREET LIGHT POLES | 2 |
|  | PROPOSED LIGHT POLES | 1 |
|  | CATENARY LIGHTING | |

LIGHTING ARRANGEMENT CONSTRAINTS:

- Existing utilities
- Existing tree locations
- Proposed tree locations
- Consistent lighting distribution (maintaining and providing consistent and safe light levels along the street and sidewalk areas)



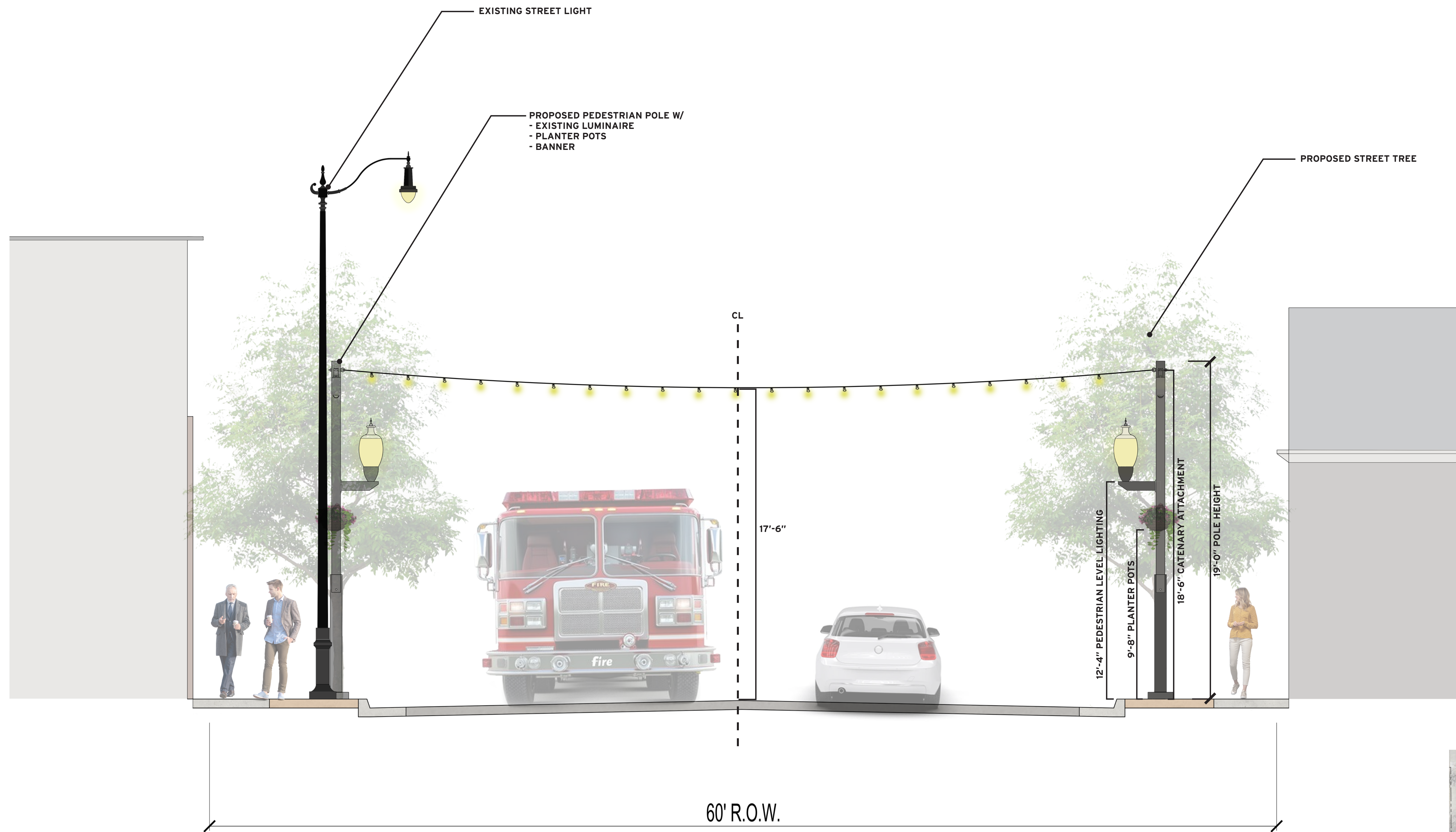
POTENTIAL INTERSECTION LIGHTING CONCEPTS



TYPICAL STREET LIGHTING ARRANGEMENT



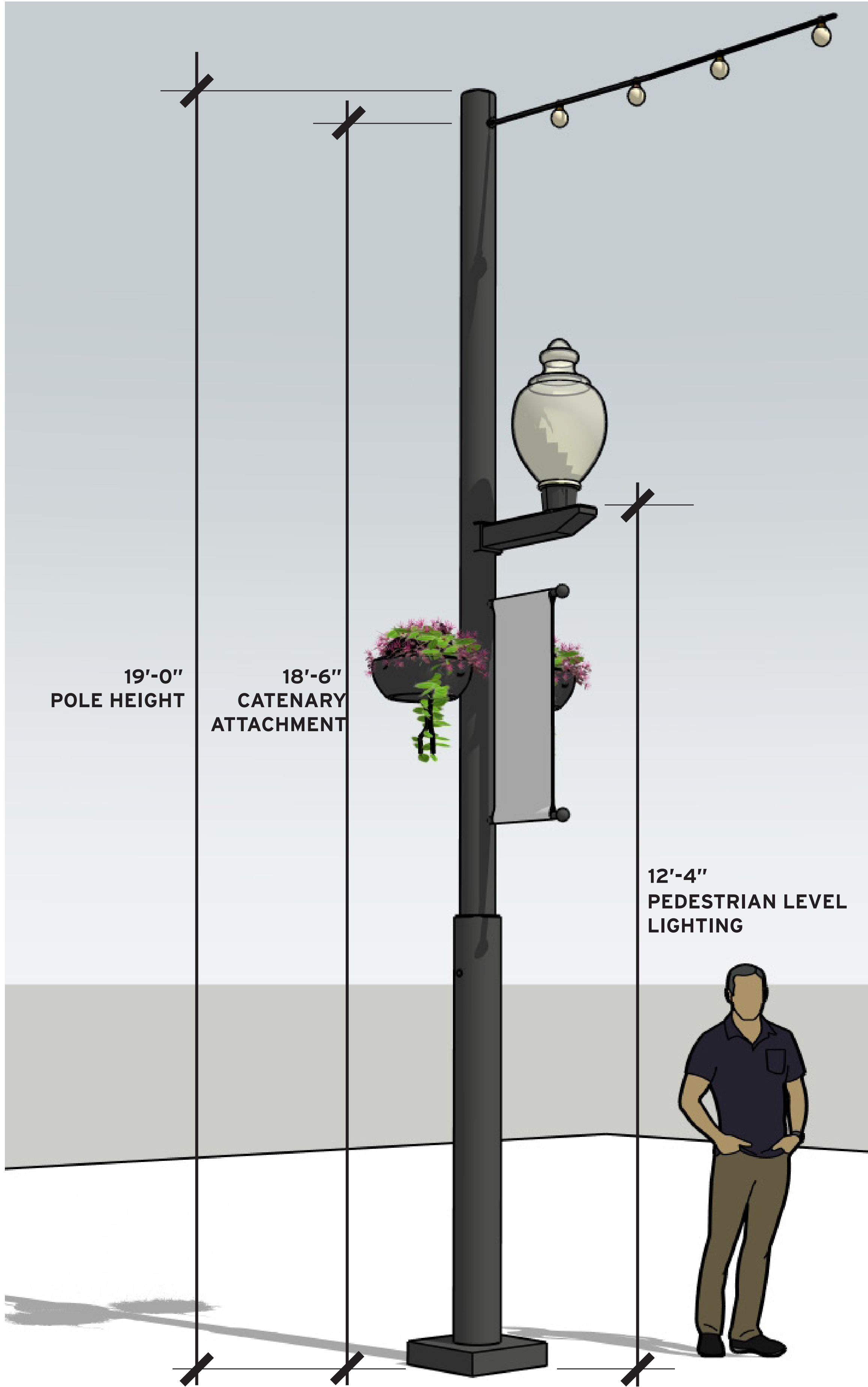
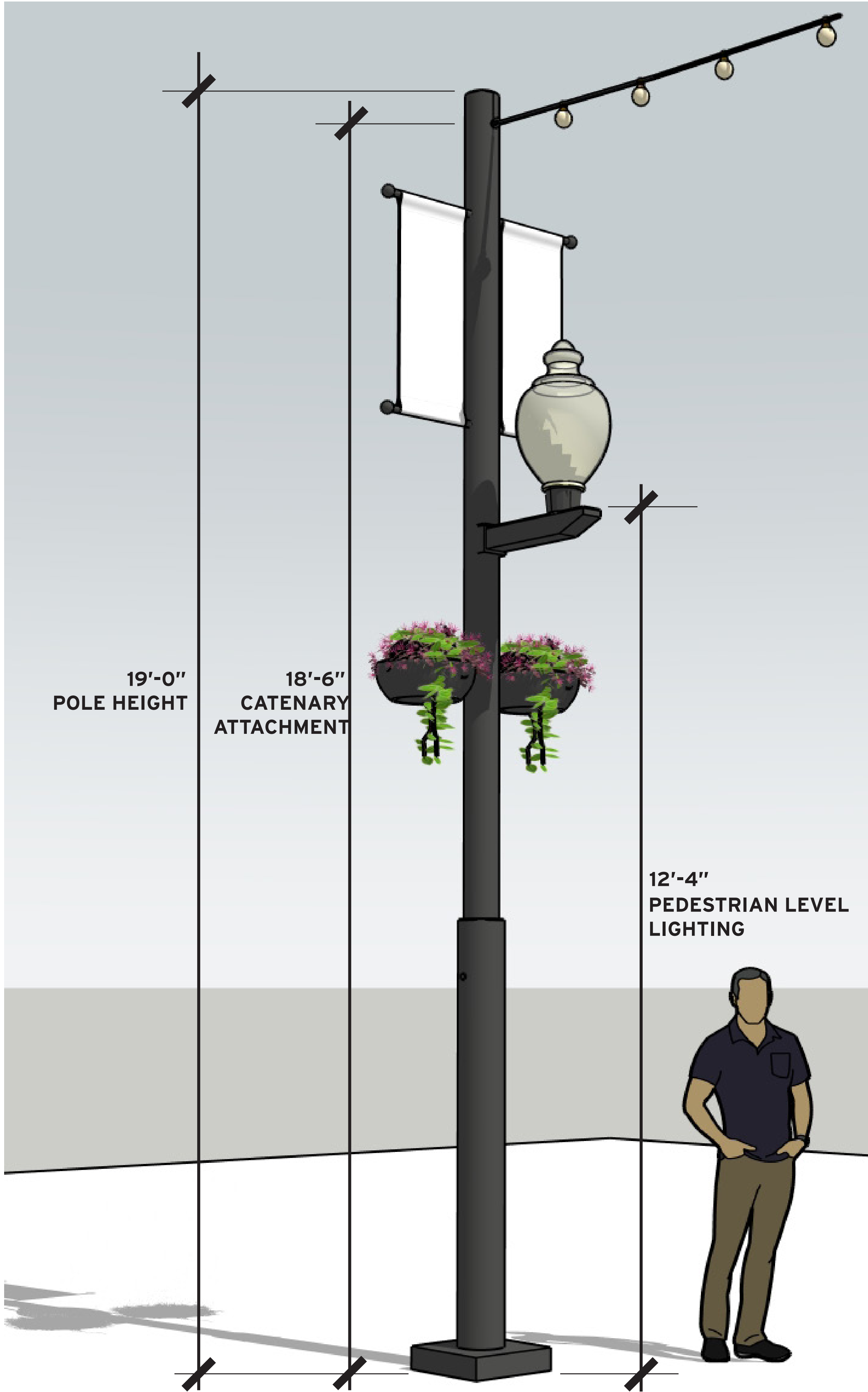
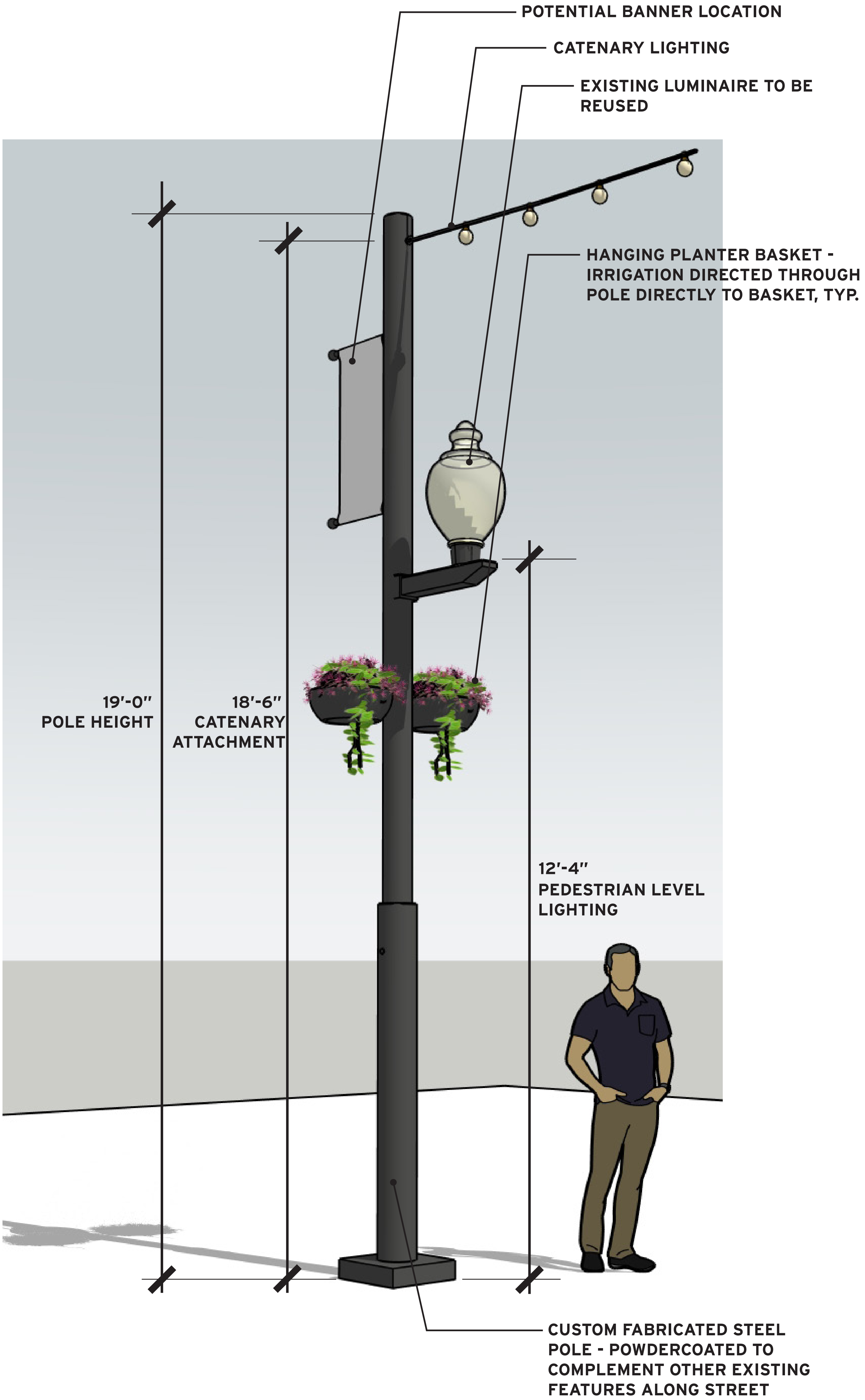
MAIN STREET - SECTION 1



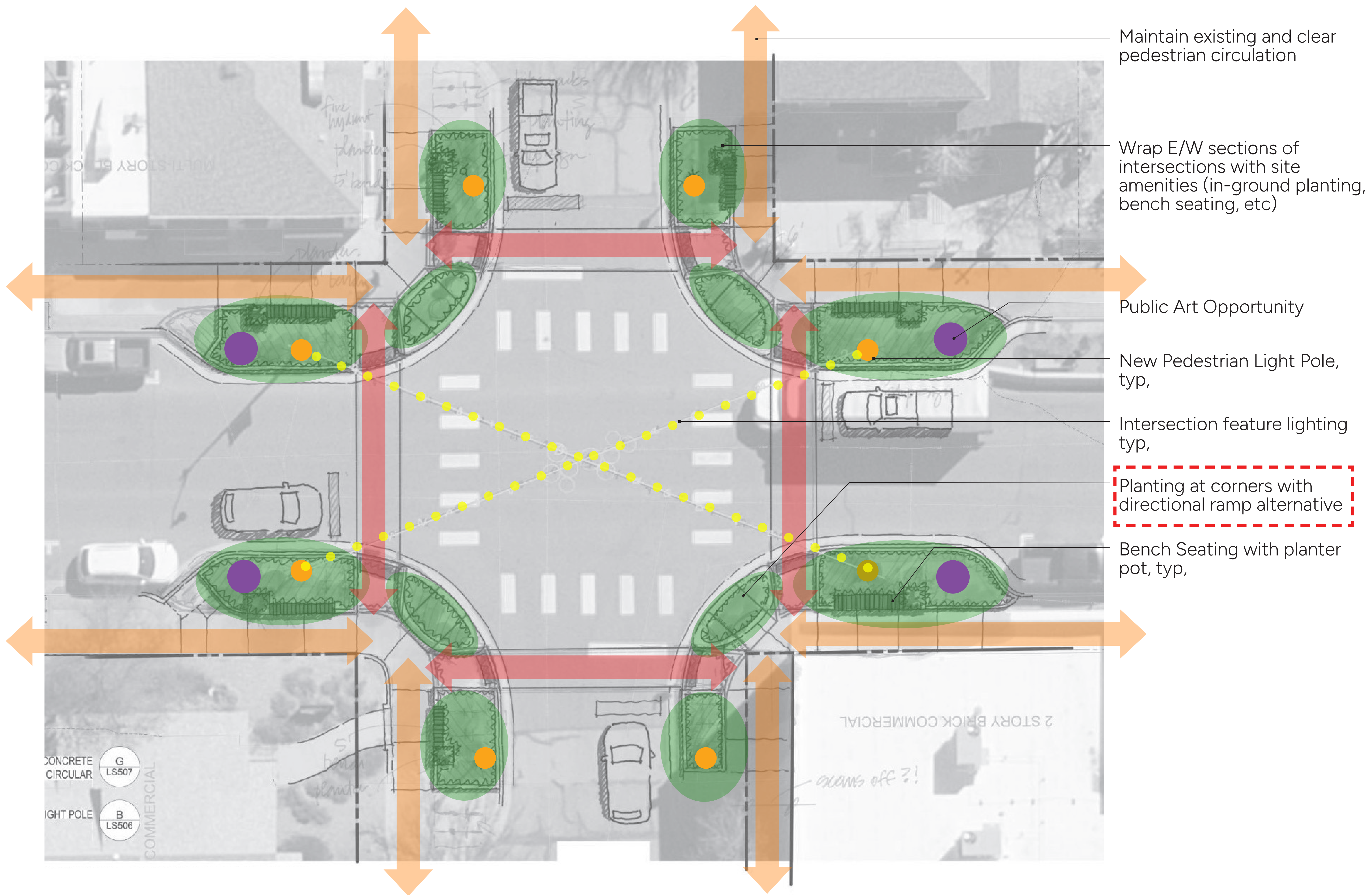
MAIN STREET - SECTION 2



PROPOSED LIGHT POLE



OVERALL INTERSECTION IMPROVEMENT STRATEGY



Key parts of Main Street intersections:

- In-ground planting
- New bench seating
- New Bike Racks
- New Trash/Recycling Receptacles
- Public Art Opportunities
- Maintain Clear Pedestrian Circulation - min 6-7'
- Intersection Light Feature
- New Pedestrian Light Pole (using existing luminaire)

Alternative Options:

- Directional Ramps

POTENTIAL BENCH SEATING



CONCRETE SEATWALL W/ WOOD BENCH



CONCRETE SEATWALL W/ WOOD BENCH TOPPER W/ BACK AND ARMRESTS



STAND ALONE WOOD BENCH TOPPER W/ BACK AND ARMRESTS

POTENTIAL SITE FEATURE



POTENTIAL PLANTER POTS AT INTERSECTIONS



ROUND PLANTER POTS WHERE ADDITIONAL IN GROUND PLANTING NOT POSSIBLE



BIKE RACKS TO MATCH BENCH/PLANTER



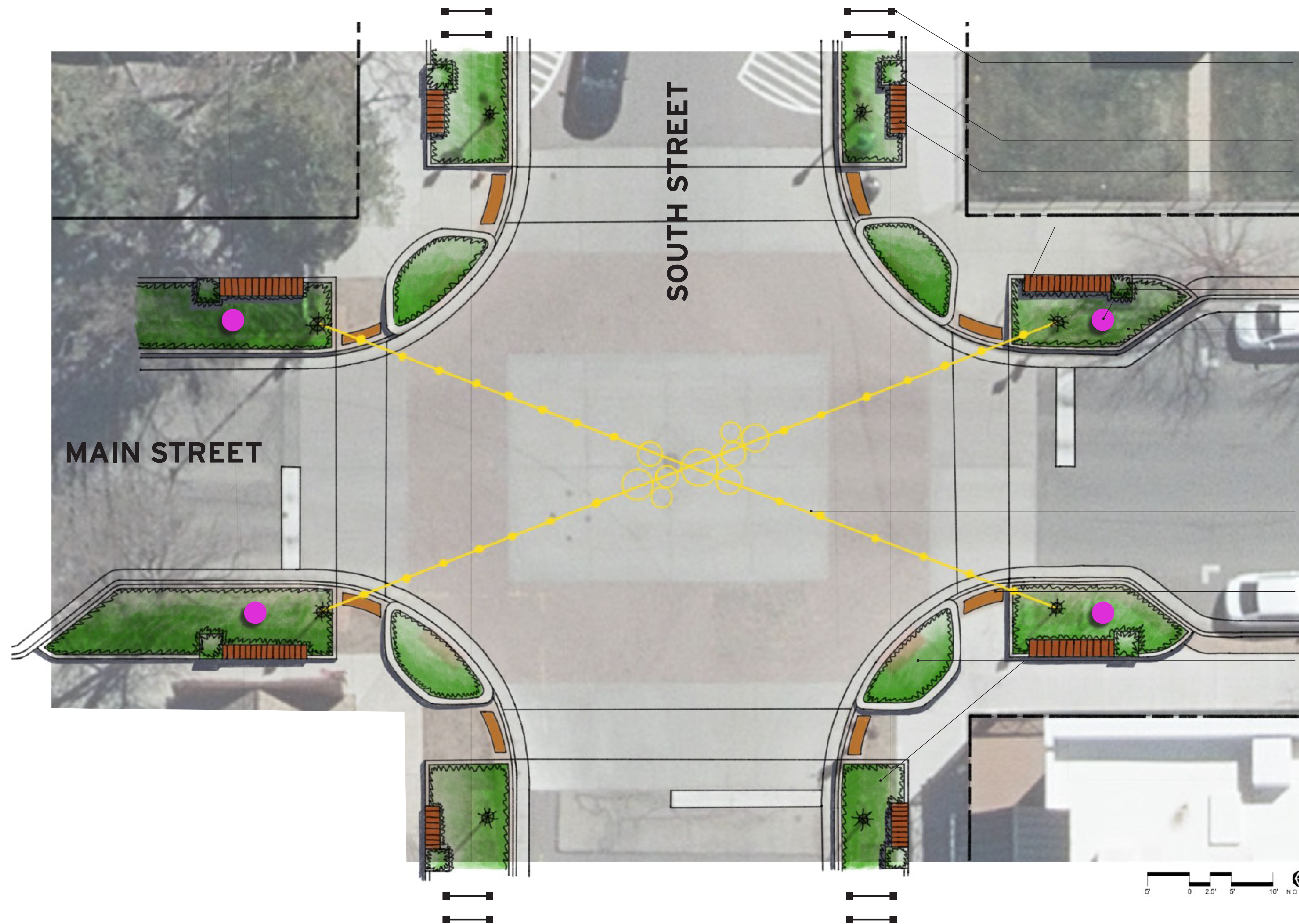
PROPOSED TRASH/RECYCLING RECEPTACLE

POTENTIAL FEATURE LIGHTING



INTERSECTION IMPROVEMENTS

South Street



Bike rack, typ.
(Proposed bike rack quantity to be further evaluated)

Planter pot, typ.

5' Concrete seatwall w/ wood bench topper

10' Concrete seatwall w/ wood bench topper

Potential public art, typ.

In-ground planting with improved automatic irrigation system, typ.

Planting to include:

- Deciduous shrubs
- Ornamental Grasses and
- Perennials

Proposed catenary lighting with intersection feature lighting, typ.

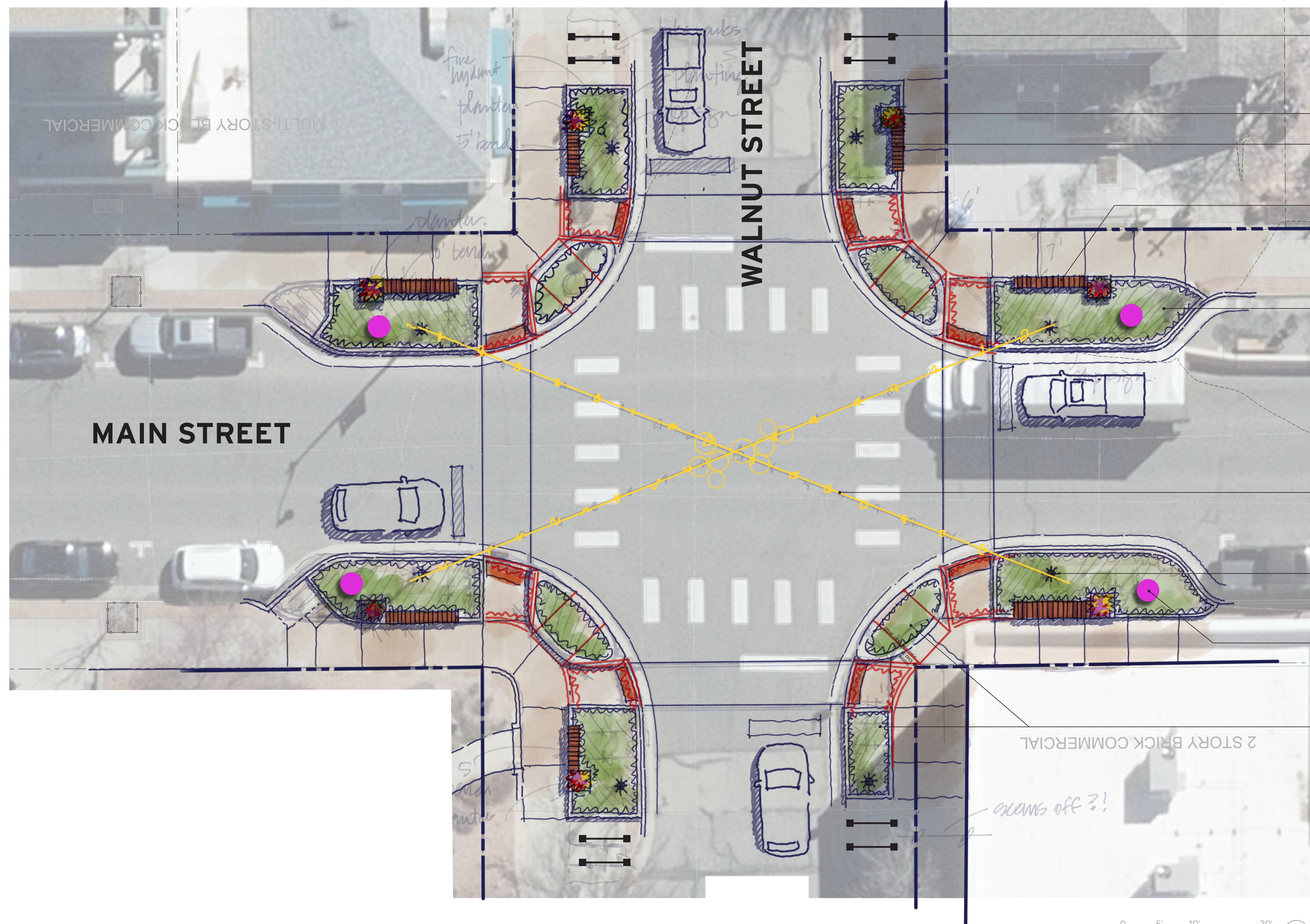
Proposed light pole, typ.

Planting at corner **IF** directional ramps are installed

Planting along Main Street extended if existing ramps remain, typ.

INTERSECTION IMPROVEMENTS

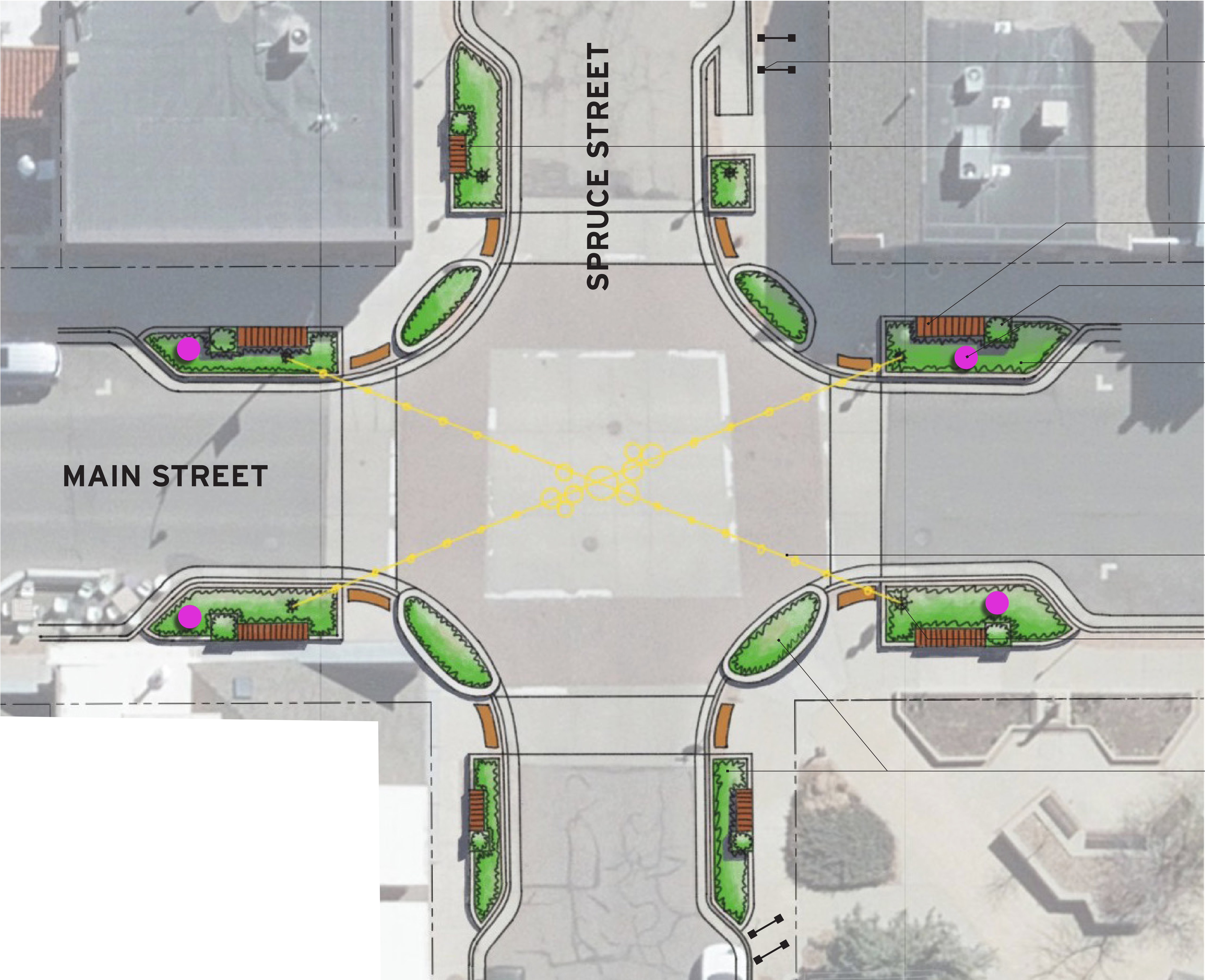
Walnut Street



- Bike rack, typ
(Proposed bike rack quantity to be further evaluated)
- Planter pot, typ.
- 5' Concrete seatwall w/ wood bench topper
- 10' Concrete seatwall w/ wood bench topper
- In-ground planting with improved automatic irrigation system, typ.
- Planting to include:
 - Deciduous shrubs
 - Ornamental Grasses and
 - Perennials
- Proposed catenary lighting with intersection feature lighting, typ.
- Proposed light pole, typ.
- Potential public art location, typ.
- Planting at corner **IF** directional ramps are installed
- Planting along Main Street extended **IF** existing ramps remain, typ.

INTERSECTION IMPROVEMENTS

Spruce Street



Bike rack, typ
(Proposed bike rack quantity to be further evaluated)

5' Concrete seatwall w/ wood bench top

10' Concrete seatwall w/ wood bench top

Planter pot, typ.

Potential public art, typ.

In-ground planting with improved automatic irrigation system, typ.

- Planting to include:
- Deciduous shrubs
 - Ornamental Grasses and
 - Perennials

Proposed catenary lighting with intersection feature lighting, typ.

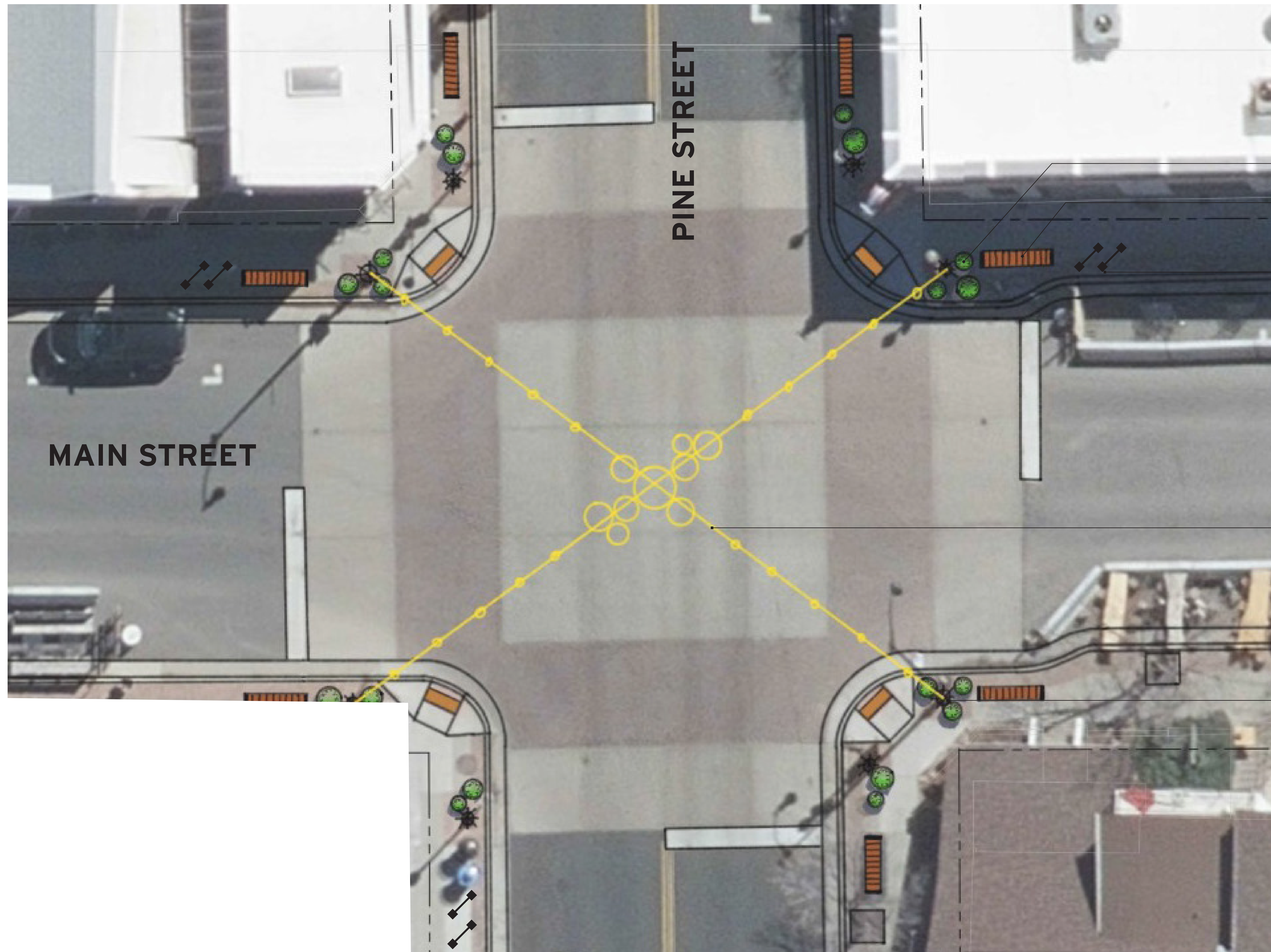
Proposed light pole, typ.

Planting at corner **IF** directional ramps are installed

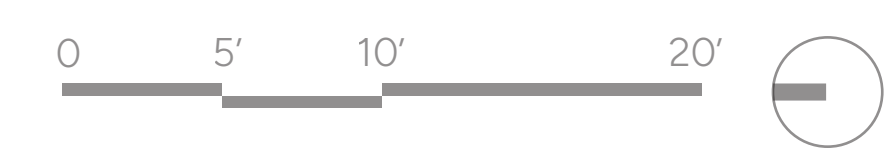
Planting along Main Street extended if existing ramps remain, typ.



INTERSECTION IMPROVEMENTS Pine Street



- Circular Planter pot, typ.
- 7'-8" wood bench w/ stainless steel supports
- Bike rack, typ
(Proposed bike rack quantity to be further evaluated)
- Proposed catenary lighting with intersection feature lighting, typ.
- Proposed light pole, typ.



INTERSECTION IMPROVEMENTS

Elm Street



Bike rack, typ
(Proposed bike rack quantity to be further evaluated)

10' Concrete seatwall w/ wood bench topper

Planter pot, typ.

In-ground planting with improved automatic irrigation system, typ.

- Planting to include:
- Deciduous shrubs
 - Ornamental Grasses and
 - Perennials

MAIN STREET

Proposed catenary lighting with feature lighting, typ.

Potential public art, typ. Gateway feature?

Proposed light pole, typ.

5' Concrete seatwall w/ wood bench topper

ELM STREET

AYOUT

TYPICAL INTERSECTION COST ESTIMATES

INTERSECTION COSTS (PER INTERSECTION)

| | |
|---|-----------|
| DEMO (INCLUDES SIDEWALK REMOVAL AND SUBGRADE PREP) | \$19,000 |
| SITE (INCLUDES CONCRETE PAVEMENT REPLACEMENT, CONCRETE SEATWALL, LANDSCAPE CURB, BENCH TOPPER, BIKE RACKS AND TRASH RECEPTACLE) | \$120,500 |
| PLANTING (INCLUDES IN GROUND PLANTING AND PLANTER POTS ADJACENT TO SEATWALL(S)) | \$35,000 |
| IRRIGATION (INCLUDES EQUIPMENT + ALLOWANCE) | \$54,000 |
| LIGHTING/ELECTRICAL (INCLUDES POLE, CATENARY LIGHTING AT INTERSECTION AND INTERSECTION FEATURE LIGHTING) | \$84,000 |
| SUBTOTAL - \$312,500 | |

ELECTRICAL DISTRIBUTION*

| | |
|-----------------|-----------|
| LOW END | \$150,000 |
| HIGH END | \$250,000 |

* UNABLE TO DETERMINE DISTRIBUTION COSTS UNTIL DESIGN IS FURTHER REFINED

SUBTOTAL(S) - LOW/HIGH END

| | |
|-----------------|-----------|
| LOW END | \$462,500 |
| HIGH END | \$562,500 |

TOTAL COST (PER INTERSECTION)

(INCLUDES 10% GENERAL CONDITIONS AND 15% CONSTRUCTION CONTINGENCY)

| | |
|---|------------------|
| LOW END TOTAL COST (PER INTERSECTION) | \$578,125 |
| HIGH END TOTAL COST (PER INTERSECTION) | \$703,125 |

TOTAL COST (ALL 5 INTERSECTIONS)

| | |
|----------------------------|--------------------|
| LOW END TOTAL COST | \$2,890,625 |
| HIGH END TOTAL COST | \$3,515,625 |

MID BLOCK LIGHTING COST ESTIMATES

MID BLOCK LIGHTING COSTS (ALT B - SOUTH TO ELM ST)

| | |
|---|------------------|
| LIGHTING (INCLUDES EX POLE REMOVAL, INSTALLATION OF PROPOSED STEEL FABRICATED POLE, REUSED LUMINAIRE, AND HANGING BASKET) | \$630,000 |
|---|------------------|

ELECTRICAL DISTRIBUTION

| | |
|----------|-----------|
| LOW END | \$100,000 |
| HIGH END | \$200,000 |

* UNABLE TO DETERMINE DISTRIBUTION COSTS UNTIL DESIGN IS FURTHER REFINED

SUBTOTAL(S) - LOW/HIGH END

| | |
|----------|-----------|
| LOW END | \$730,000 |
| HIGH END | \$830,000 |

TOTAL COST (SOUTH TO ELM ST)

(INCLUDES 10% GENERAL CONDITIONS AND 15% CONSTRUCTION CONTINGENCY)

| | |
|----------------------------|--------------------|
| LOW END TOTAL COST | \$912,500 |
| HIGH END TOTAL COST | \$1,037,500 |

MID BLOCK LIGHTING COSTS (ALT A - SOUTH TO ELM ST)

| | |
|---|------------------|
| LIGHTING (INCLUDES EX POLE REMOVAL, INSTALLATION OF PROPOSED STEEL FABRICATED POLE, REUSED LUMINAIRE, AND HANGING BASKET) | \$882,000 |
|---|------------------|

ELECTRICAL DISTRIBUTION

| | |
|----------|-----------|
| LOW END | \$100,000 |
| HIGH END | \$200,000 |

* UNABLE TO DETERMINE DISTRIBUTION COSTS UNTIL DESIGN IS FURTHER REFINED

SUBTOTAL(S) - LOW/HIGH END

| | |
|----------|-------------|
| LOW END | \$982,000 |
| HIGH END | \$1,082,000 |

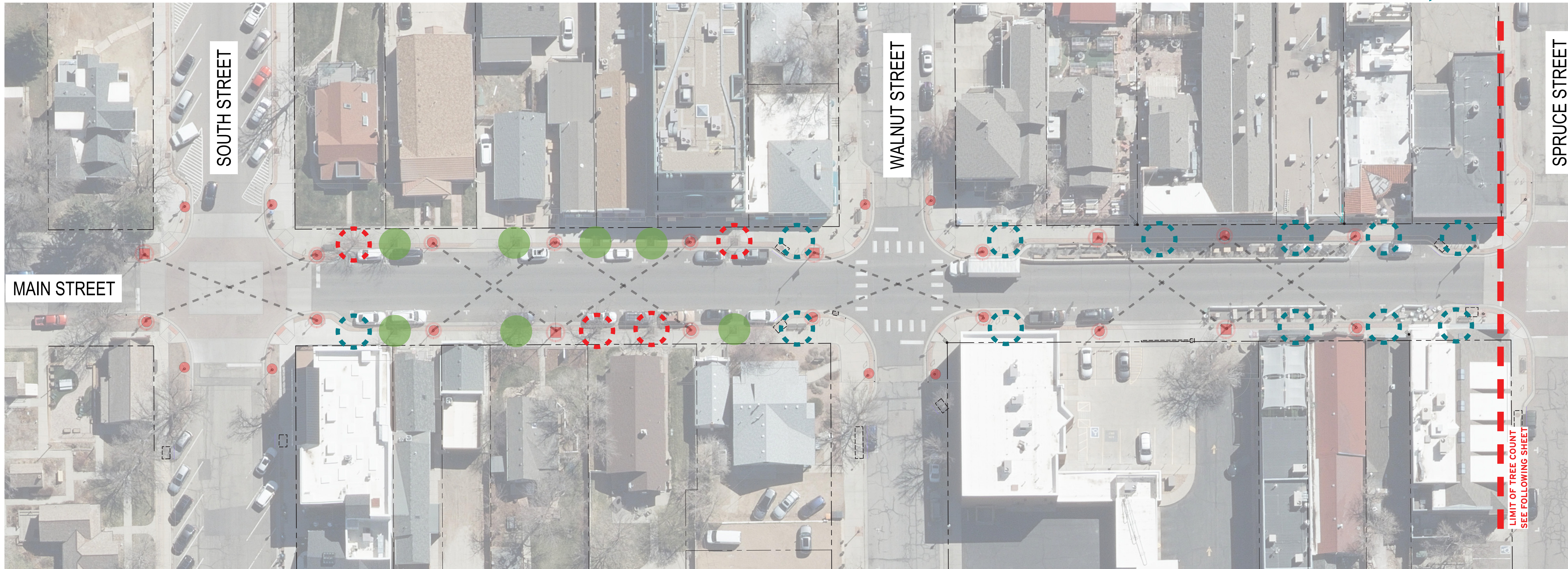
TOTAL COST (SOUTH TO ELM ST)

(INCLUDES 10% GENERAL CONDITIONS AND 15% CONSTRUCTION CONTINGENCY)



| | |
|----------------------------|--------------------|
| LOW END TOTAL COST | \$1,227,500 |
| HIGH END TOTAL COST | \$1,352,000 |

POTENTIAL STREET TREE LAYOUT

South to Spruce Street



LEGEND

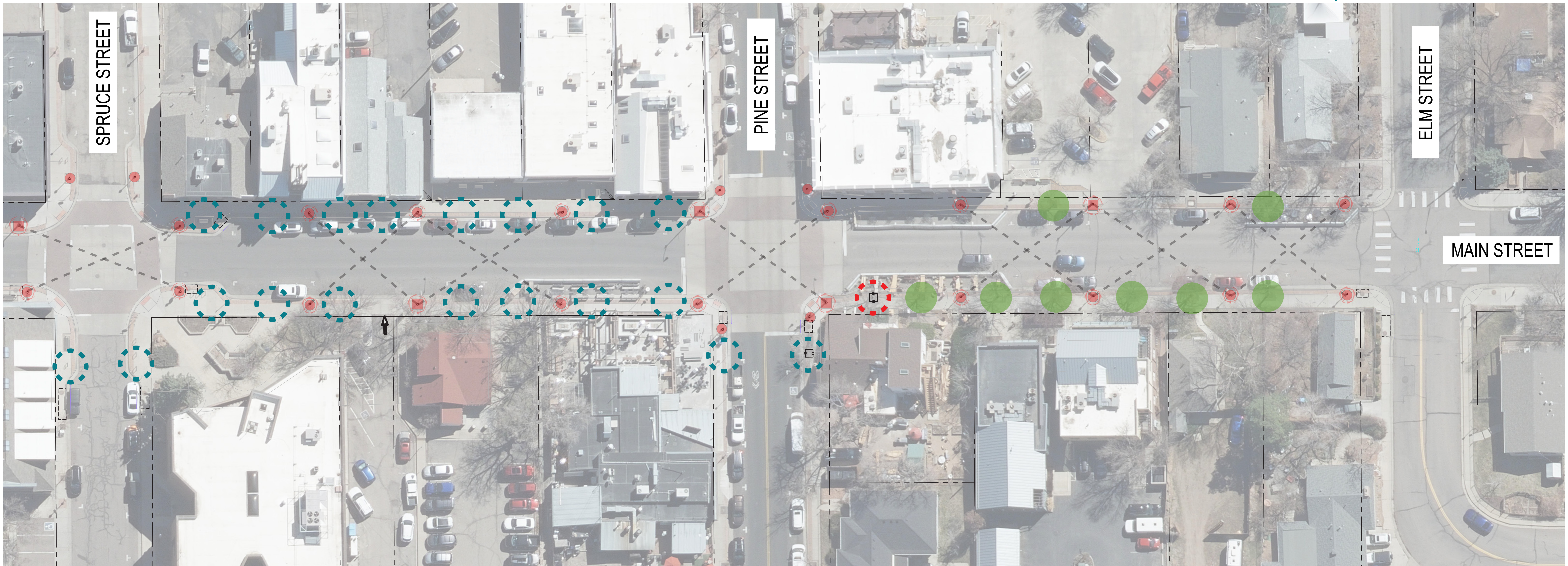
| | | |
|--|--------------------------------------|----|
|  | EXISTING STREET TREES TO REMAIN | 7 |
|  | EXISTING STREET TREES TO BE REPLACED | 4 |
|  | PROPOSED NEW STREET TREES | 12 |






TREE ROOT SYSTEMS

POTENTIAL STREET TREE LAYOUT

Spruce to Elm Street



LEGEND

| | | |
|--|--------------------------------------|----|
|  | EXISTING STREET TREES TO REMAIN | 8 |
|  | EXISTING STREET TREES TO BE REPLACED | 1 |
|  | PROPOSED NEW STREET TREES | 19 |



TREE ROOT SYSTEMS

TREE COST ESTIMATES

PROPOSED STREET TREE COSTS (SOUTH TO SPRUCE)

| | |
|----------------------------|------------------|
| PROPOSED TREES (16 TOTAL)* | \$320,000 |
| IRRIGATION ALLOWANCE | \$25,000 |
| SUBTOTAL | \$345,000 |

PROPOSED STREET TREE COSTS (SPRUCE TO ELM)

| | |
|----------------------------|------------------|
| PROPOSED TREES (20 TOTAL)* | \$400,000 |
| IRRIGATION ALLOWANCE | \$25,000 |
| SUBTOTAL | \$425,000 |

| | |
|--|------------------|
| TOTAL COST (INCLUDES 10% MOBILIZATION + CONSTRUCTION CONTINGENCY - 10%) | \$924,000 |
|--|------------------|

* PROPOSED TREE COST INCLUDES:

- DEMO/EXCAVATION (DEMO EX CONC SIDEWALK FOR ARBOR SYSTEM)
- SITE WORK (ARBOR SYSTEM INSTALL + NEW CONC PAVEMENT)
- PROPOSED TREE

OVERALL MAIN STREET COST ESTIMATES

TOTAL COST - ALT B (SOUTH TO ELM ST - MID BLOCK LIGHTING)

(INCLUDES 10% GENERAL CONDITIONS AND 15% CONSTRUCTION CONTINGENCY)

| | |
|----------------------------|--------------------|
| LOW END TOTAL COST | \$912,500 |
| HIGH END TOTAL COST | \$1,037,500 |

TOTAL INTERSECTION COSTS (ALL 5 - SOUTH TO ELM ST)

| | |
|-----------------|--------------------|
| LOW END | \$2,312,500 |
| HIGH END | \$2,812,500 |

TOTAL MID BLOCK LIGHTING COST - ALT A (SOUTH TO ELM ST)

| | |
|-----------------|--------------------|
| LOW END | \$982,000 |
| HIGH END | \$1,082,000 |

| | |
|-------------------------------|------------------|
| TOTAL STREET TREE COST | \$770,000 |
|-------------------------------|------------------|

| | |
|---|--------------------|
| SUBTOTAL COST - LOW END (INCLUDES INTERSECTIONS + MID BLOCK LIGHTING + STREET TREES) | \$4,064,500 |
| SUBTOTAL COST - HIGH END (INCLUDES INTERSECTIONS + MID BLOCK LIGHTING + STREET TREES) | \$4,664,500 |

GRAND TOTAL COST

(ALL 5 INTERSECTIONS + MID BLOCK LIGHTING + STREET TREES)
(INCLUDES 10% GENERAL CONDITIONS AND 10% CONSTRUCTION CONTINGENCY)

| | |
|----------------------------|--------------------|
| LOW END TOTAL COST | \$4,877,400 |
| HIGH END TOTAL COST | \$5,597,400 |

STEINBAUGH PLAZA COST ESTIMATE

STEINBAUGH PLAZA COSTS

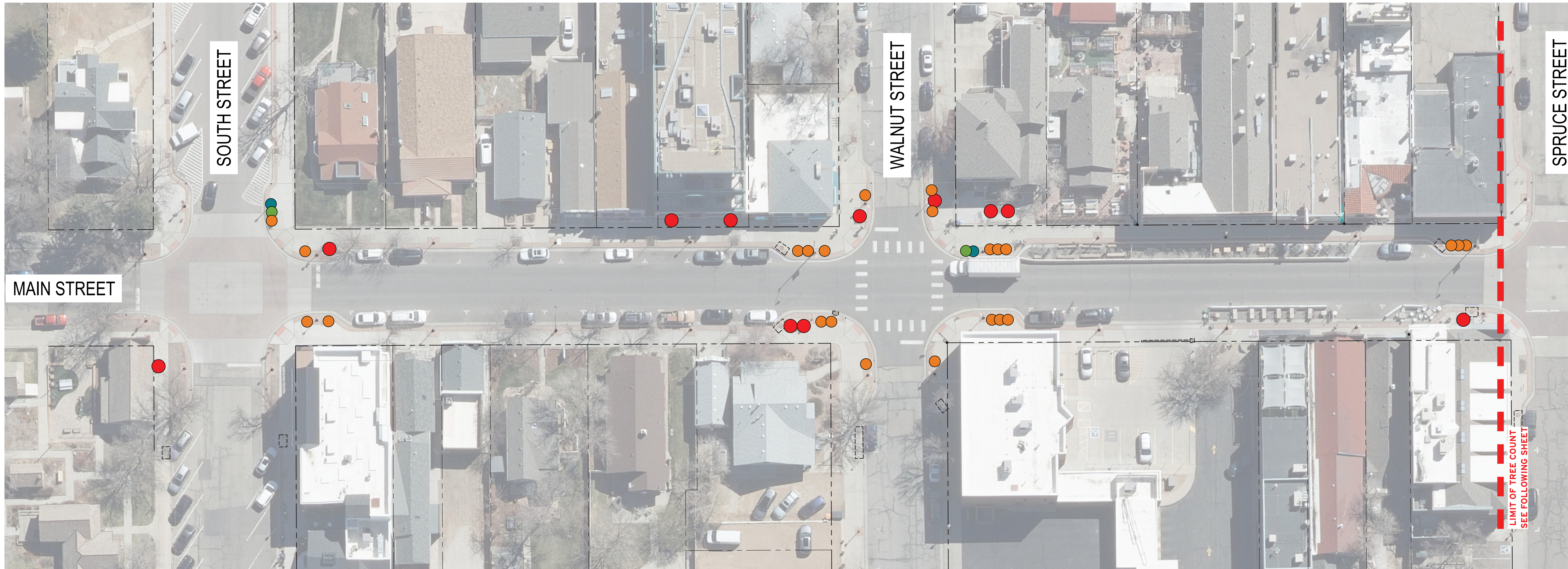
| | |
|---|--------------------|
| EROSION/DEMO/EARTHWORK | \$414,000 |
| UTILITIES (INCLUDES WATER, SANITARY AND STORM) | \$150,000 |
| SITE PAVEMENT (INCLUDES CONCRETE AND ASPHALT PAVEMENT) | \$910,000 |
| SIGNAGE AND STRIPING | \$130,000 |
| LANDSCAPE (INCLUDES PLANTING, BOULDER WORK, IRRIGATION, SYNTHETIC TURF AND TREE ARBOR SYSTEM) | \$941,000 |
| ELECTRICAL | \$890,000 |
| STRUCTURES (INCLUDES MAIN PAVILION, SECONDARY PAVILION AND RESTROOM) | \$2,150,000 |
| SITE FURNISHINGS (INCLUDES TABLES/CHAIRS, TRASH RECEPTACLES) | \$312,000 |
| SITE FEATURES (INCLUDES PLAYGROUND + ASSOCIATED INFRASTRUCTURE AND SPLASHPAD) | \$330,000 |
| | |
| SUBTOTAL | \$6,227,000 |
| MOBILIZATION AND GENERAL CONDITIONS (10%) | \$622,700 |
| CONSTRUCTION CONTINGENCY (10%) | \$622,700 |
| GRAND TOTAL | \$7,472,400 |

OVERALL PROJECT COST

OVERALL PROJECT COST ESTIMATE

| | |
|--|---------------------|
| MAIN STREET - LOW END | \$4,064,500 |
| MAIN STREET - HIGH END | \$4,664,500 |
| STEINBAUGH PLAZA | \$6,227,000 |
| | |
| SUBTOTAL (LOW END) | \$10,291,500 |
| SUBTOTAL (HIGH END) | \$10,891,500 |
| (LOW END) MOBILIZATION, GENERAL CONDITIONS AND CONSTRUCTION CONTINGENCY (25%) | \$2,572,875 |
| (HIGH END) MOBILIZATION, GENERAL CONDITIONS AND CONSTRUCTION CONTINGENCY (25%) | \$2,722,875 |
| GRAND TOTAL (LOW END) | \$12,864,375 |
| GRAND TOTAL (HIGH END) | \$13,614,375 |

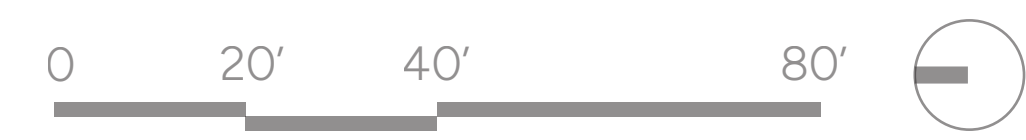
EXISTING SITE FURNISHINGS



LEGEND

| | | |
|--|--------------------------------|----|
|  | EXISTING BENCHES | 11 |
|  | EXISTING BIKE RACKS | 23 |
|  | EXISTING TRASH RECEPTACLES | 2 |
|  | EXISTING RECYCLING RECEPTACLES | 2 |

EXISTING SITE FURNISHINGS



LEGEND

| | | |
|--|--------------------------------|----|
|  | EXISTING BENCHES | 16 |
|  | EXISTING BIKE RACKS | 11 |
|  | EXISTING TRASH RECEPTACLES | 2 |
|  | EXISTING RECYCLING RECEPTACLES | 3 |



SYNLAWN®

Plant-Based Artificial Grass

BIOMIMETIC™

PRODUCT SPECIFICATIONS



SYNAUGUSTINE 347

This ultra-soft turf with multi-colored blades and Super Yarn™ Technology offers durability, comfort, and antimicrobial protection, ideal for natural landscapes.



SUPER YARN™ TECHNOLOGY

SANITIZED®
ANTIMICROBIAL

DUALCHILL™
IR REFLECTIVE

STATBLOCK™
ANTI-STATIC

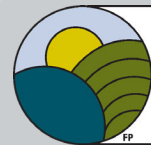


- LIMITED LIFETIME WARRANTY
- OPTIMAL DRAINAGE >800" P/H
- BIOMIMETIC™ TECHNOLOGY
- SAFE FOR CHILDREN AND PETS

| | |
|------------------------------|---|
| SKU | S347B |
| Grass Zone Yarn/Color | PE / Sport Green/Apple/Olive |
| Grass Zone Denier | 9,900/9 |
| Thatch Zone Yarn/Color | PE / Field Green/Beige |
| Thatch Zone Denier | 5,000/8 |
| Grass Zone Yarn Shape | Biomimetic™ U |
| Finished Pile Height | 1 7/8" |
| Finished Pile / Total Weight | 75 oz. / 103 oz. |
| Backing | 13PP/18PET 2pt / 22oz. EnviroLoc+™ |
| Tuft Gauge | 3/8" |
| Tuf Bind | > 8 lbs. |
| Permeability | > 800 inches p/hr |
| Features | Sanitized®, EnviroLoc+™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers, Biomimetic™ |
| Test Data | EN 12616, CAL1350, ASTM D2859, ASTM D7138, ASTM E108, ASTM E648, ASTM E84, ASTM F1292, ASTM F1551, ASTM F1951, ASTM F2765, EN-71, RCRA 8 TCLP |

ASK ABOUT OUR...

USDA CERTIFIED ORGANIC INFILL SYSTEM



USDA CERTIFIED BIOBASED PRODUCT
PRODUCT 71%

SYNAugustine 347 is a USDA Certified Bio-Based artificial grass system in combination with organic infill, able to display a unique USDA label highlighting its percentage of biobased content.

LANDSCAPE

PETS

PLAY

MULTI-USE



Official Synthetic Surface

SPECIFICATIONS SUBJECT TO CHANGE

01.19.2025



SYNAUGUSTINE 347



Official Synthetic Surface

| | | | |
|----------------------------|-------------------------|---------------------------------|-------------------|
| Primary Yarn Polymer | Polyethylene | Primary Backing | 13PP/18PET 2pt |
| Yarn Cross Section | Biomimetic™ U | Coating Type | 22 oz. EnviroLoc+ |
| Standard Color | Sport Green/Apple/Olive | PE Yarn Denier / Ends | 9,900/9 |
| Fabric Construction | Tufted | Texturized Thatch Denier / Ends | 5,000/8 |
| Second Yarn Polymer Thatch | Polyethylene | Warranty Period | Limited Lifetime |
| Secondary Yarn Color | Field Green/Beige | | |

| FINISH FABRIC | ENGLISH SYSTEM | | ASTM TEST |
|------------------------------|----------------|--------------------|---------------|
| <i>Nominal Specification</i> | <i>Value</i> | <i>Units</i> | <i>Method</i> |
| Pile Height (Nominal) | 1 7/8 | inches | D-5823 |
| Face Weight | 75 | oz/yd ² | D-5848 |
| Total Fabric Weight | 103 | oz/yd ² | D-5848 |
| Primary Backing Weight | 6 | oz/yd ² | D-5848 |
| Secondary Coating Weight | 22 | oz/yd ² | D-5848 |
| Tuft Bind | > 8 | lbs. | D-1335 |
| Grab Tear Strength (Average) | > 200 | lbs. | D-5034 |
| Total Yarn Linear Density | 14,900 | Denier | D-1577 |
| Elongation to Break | > 30 | % | D-2256 |
| Yarn Breaking Strength | > 20 | lbs. | D-5793 |
| Machine Gauge | 3/8 | inches | D-5793 |
| Flammability | Passed | - | D-2859 |
| Water Permeability | >800 | in/hr | EN 12616 |
| Fabric Width | 15 | ft | - |



THEGREENESTTURFONEARTH.COM



MasterSpec®

CADETAILS.COM

SYNLAWN.COM • SYNLAWNGOLF.COM

SPECIFICATIONS SUBJECT TO CHANGE

01.19.2025