

Concept Overview

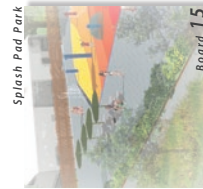
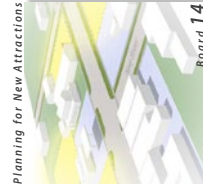
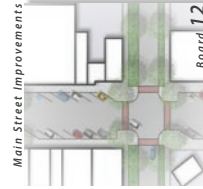
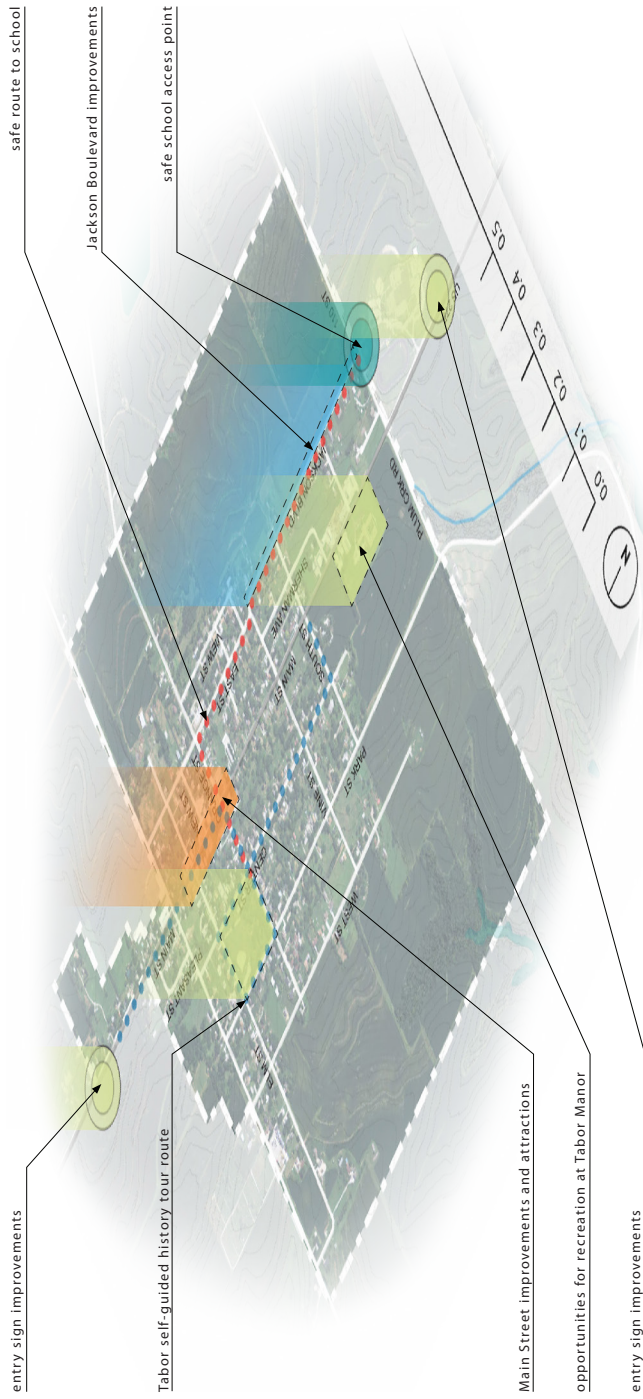
The concept plan brings together the different goals, ideas, and visions for improving the transportation node and corridors in Tabor, Iowa. The plan illustrates the specific priority areas identified by the Tabor Visioning Steering Committee and addressed by the design team during the community's participation in the Iowa's Living Roadways Community Visioning Program. The primary priority areas and concepts that have been chosen by the Tabor Visioning Steering Committee and developed by the design team are:

1. Entry Sign Improvements - enhancing the visual appearance and legibility through a cohesive signage scheme.
2. Safe Biking and Walking Routes to School - implementing safe bicycle and fitness routes to school along Jackson Boulevard, improving walking surfaces throughout the community, and identifying safe crossing locations along Highway 275.
3. Main Street Improvements - installation of new sidewalks and bump-outs from Waubonsie Avenue to Orange Street and streetscape beautification.
4. Promoting Historic Values - recruiting new businesses by promoting Tabor's historic buildings and vestiges with sidewalks and signage.
5. Main Street Amenities - proposing a splash park -or- zero depth splash pad, along with a new library and a welcome center. Also included are: a pocket park layout development and mural relocation/renovation.
6. Tabor City Park Improvements - parking and drainage improvements around the perimeter, update play equipment, and creating more definition and organization at the northwest corner of the park.

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Landscape Architect: David Stokes, ASLA, Eric Becker, PLA, Jeffrey L Bruce and Company LLC

LA Intern: Eric Doll, Jeffrey L Bruce and Company LLC

Iowa Department of Transportation

Trees Forever

ISU Landscape Architecture Extension

ISU Extension Community and Economic Development

Summer 2012

Cost Opinion Summary

The projects and their estimated budgets are discussed in more detail in the following pages. Cost opinions presented here are based on industry sources, previous project bid tabulations, and research. Costs are presented in 2012 dollars and will escalate in subsequent years. Local site conditions, labor, and material costs may affect actual construction costs differently than presented in estimate. Area takeoffs, square footages, and linear footages used to calculate and quantify amounts are approximate. A site survey should be provided prior to the design and construction of the following projects to validate and verify the design assumptions and quantities shown in these cost opinions.

Entry Signage Improvements (North Entry Design)

Base Bid Total	\$	27,400.00
21% Contingency and Design Fees	\$	5,754.00
Total	\$	33,154.00

100% Walkability (Safe Route to School - East Street and Jackson Boulevard)

Base Bid Total	\$	194,485.07
21% Contingency and Design Fees	\$	40,841.86
Total	\$	235,326.93

Opportunities for Recreation (Tabor Manor)

Base Bid Total	\$	176,867.20
21% Contingency and Design Fees	\$	37,142.11
Total	\$	214,009.31

Main Street Improvements

Base Bid Total	\$	278,276.56
21% Contingency and Design Fees	\$	58,438.08
Total	\$	336,714.64

Promoting Tabor's History

Base Bid Total	\$	57,057.00
21% Contingency and Design Fees	\$	11,981.97
Total	\$	69,038.97

Splash Pad Park

Base Bid Total	\$	444,072.04
21% Contingency and Design Fees	\$	93,255.13
Total	\$	537,327.17

Mural and VFW Memorial Improvements

Base Bid Total	\$	230,383.74
21% Contingency and Design Fees	\$	48,380.59
Total	\$	278,764.33

Pocket Park Improvements

Base Bid Total	\$	227,003.00
21% Contingency and Design Fees	\$	47,670.63
Total	\$	274,673.63

Entry Signage Improvements

Tabor currently has one sign welcoming people to the community. The sign is located south of town along Highway 275, which is the Loess Hills National Scenic Byway. The existing entry sign is fairly small, a significant distance from the road, and is difficult to read at times. The sign is made of dark wood planks and uses wood burning to inscribe "Welcome to Tabor" into the planks. The contrast of the lettering and the wood is not as strong as what many would like to see, as it often is unseen by visitors. At one point, Tabor had an entry sign on Highway 275 north of town, but inclement weather damaged the sign and the property owner decided replacing it would not be ideal.

As Tabor is bisected by the Loess Hills National Scenic Byway from north to south, the steering committee deemed it necessary to have signage on both the north and south sides of town. The north entry sign is to be located in an area that works within the requirements set forth by the Iowa Department of Transportation, as well as adjacent property owners. The south entry sign is in a great location, but needs complimentary scaled plantings.

Thematic Elements

Tabor has a fascinating history of prominent abolitionists and progressive thinkers. The town's role in the Underground Railroad can be easily overlooked by many who are simply passing by on Highway 275. Implementing a well thought-out symbol or thematic element can create a sense of strong character and community for the residents and visitors of Tabor.

A resident of Tabor has begun work on a particular graphic that will be used in the historic Tabor Cemetery, and specifically at the graves of Underground Railroad Conductors. The graphic is a sketch of a lantern, reminiscent of those used in Tabor during that era. This lantern has been accepted by Tabor residents as an icon/symbol that could be used throughout town to serve as a unifying element without being "too cute". Finding a way to utilize this lantern with a combination of Tabor historical and geographical context, may contribute fun, positive, and educational attributes to Tabor.



Design Expertise Recommended

Projects may require help beyond the capability of the Tabor Visioning Steering Committee or available city staff. For this improvement project, the steering committee should expect to engage the services of a Landscape Architect.

Project Scope and Cost Opinion

The following cost opinion is based on contracted material and installation of improvements. These costs may be reduced with materials donated or provided at reduced cost and volunteer labor for appropriate projects. Area takeoffs, square footages, and linear footages used to calculate and quantify amounts are approximate. A site survey should be provided prior to the design and construction of the following projects to validate and verify the quantities shown in these cost opinions.

Abbreviations used in the following opinions of probable cost include:

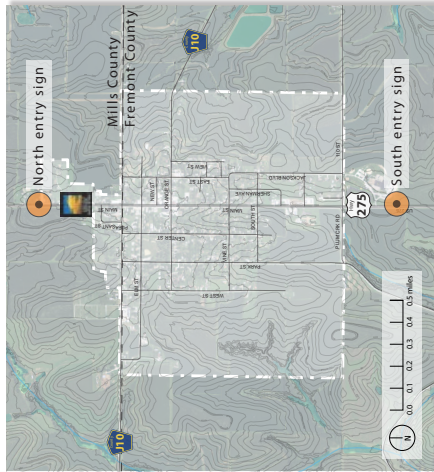
ac = acre cf = cubic foot cy = cubic yard ea = each
lf = linear foot ls = lump sum sf = square foot sy = square yard

Entry Sign Improvements					10/3/2012
North Entry Sign Design Option (See Board #9 for Visual)					
Description	Quantity	Unit	Unit Cost	Line Total	Totals
Site Demolition					\$300.00
Remove Soil	20	cy	\$15.00	\$300.00	
Site Sedimentation and Erosion Control					\$1,000.00
Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Site Earthwork					\$500.00
Rough Grading	1	ls	\$500.00	\$500.00	
Entry Sign Hardscape					\$16,650.00
Inner Concrete Retaining Wall	150	sf	\$40.00	\$6,000.00	
Roof Structure	1	ls	\$1,000.00	\$1,000.00	
Stone Walls (Tunnel)	305	sf	\$30.00	\$9,150.00	
Drainage Stone (Footing)	1	ls	\$500.00	\$500.00	
Custom Entry Sign Elements					\$3,000.00
Custom Block Lettering	1	ls	\$2,000.00	\$2,000.00	
Simulated Railroad Tracks	1	ls	\$1,000.00	\$1,000.00	
Site Plant Material					\$5,250.00
Savanna Tallgrass Prairie Seed (Greater Vicinity)	20000	sf	\$0.25	\$5,000.00	
Perennials	1000	sf	\$0.25	\$250.00	
Vines (1 gal.)	4	ea	\$30.00	\$120.00	
Site Amenities					\$300.00
Conductor's Lantern	1	ea	\$300.00	\$300.00	
Lighting					\$400.00
Sign Lighting	2	ea	\$200.00	\$400.00	
Sub-Total					\$27,400.00
Contingency (15%) & Design Fees (6%)					\$5,754.00
Total					\$33,154.00

South Entry Sign - Concrete Slab Design Option (See Board #9 for Visual)					
Description	Quantity	Unit	Unit Cost	Line Total	Totals
Site Demolition					\$350.00
Existing Sign (Removal and Hauling)	1	ls	\$350.00	\$350.00	
Site Sedimentation and Erosion Control					\$1,000.00
Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Site Earthwork					\$500.00
Rough Grading	1	ls	\$500.00	\$500.00	
Entry Sign Hardscape					\$4,850.00
Custom Inset Lettering	1	ls	\$1,000.00	\$1,000.00	
Reinforced Concrete Slab for Lettering	40	sf	\$40.00	\$1,600.00	
Stone Wall	15	lf	\$150.00	\$2,250.00	
Site Plant Material					\$2,480.00
Shrubs (5 gal.)	8	ea	\$60.00	\$480.00	
Evergreen Trees	2	ea	\$550.00	\$1,100.00	
Ornamental Trees	3	ea	\$300.00	\$900.00	
Lighting					\$900.00
Custom Thematic Pole and Lantern	1	ea	\$500.00	\$500.00	
Sign Lighting	2	ea	\$200.00	\$400.00	
Sub-Total					\$10,080.00
Contingency (15%) & Design Fees (6%)					\$2,116.80
Total					\$12,196.80

South Entry Sign - Stone Pillar Design Option (See Board #9 for Visual)					
Description	Quantity	Unit	Unit Cost	Line Total	Totals
Site Demolition					\$200.00
Existing Sign (Removal and Hauling)	1	ls	\$200.00	\$200.00	
Site Sedimentation and Erosion Control					\$1,000.00
Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Site Earthwork					\$500.00
Rough Grading	1	ls	\$500.00	\$500.00	
Entry Sign Stone Pillar					\$5,800.00
Battered Natural Fieldstone Facing (4' L x 4' W x 10' H)	120	sf	\$40.00	\$4,800.00	
Inner Concrete Core	1	ls	\$1,000.00	\$1,000.00	
Custom Entry Sign					\$1,000.00
Custom Aluminum Sign	1	ls	\$1,000.00	\$1,000.00	
Site Plant Material					\$650.00
Prairie/ Wildflower Seed Mix	1	ac	\$650.00	\$650.00	
Lighting					\$400.00
Custom Thematic Wall Mount and Lantern	1	ea	\$500.00	\$500.00	
Sign Lighting	2	ea	\$200.00	\$400.00	
Sub-Total					\$9,350.00
Contingency (15%) & Design Fees (6%)					\$1,963.50
Total					\$11,313.50



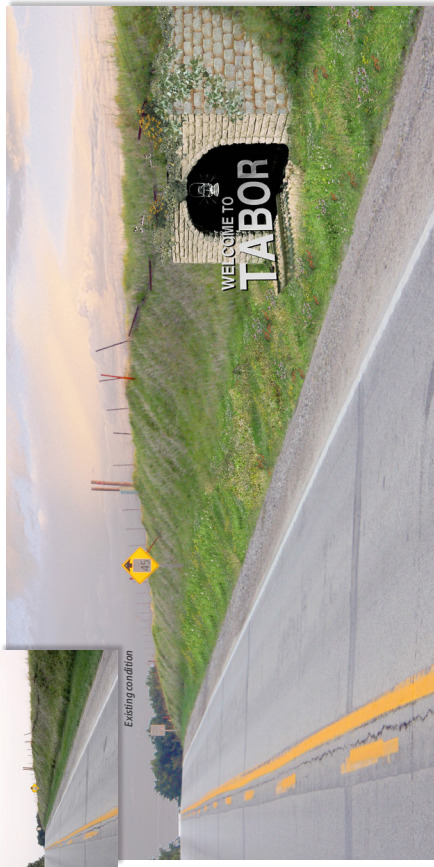


Entry sign context map

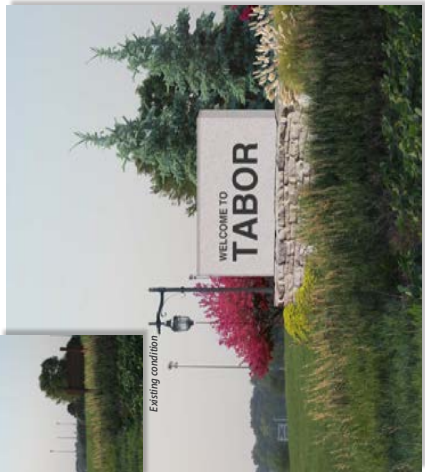
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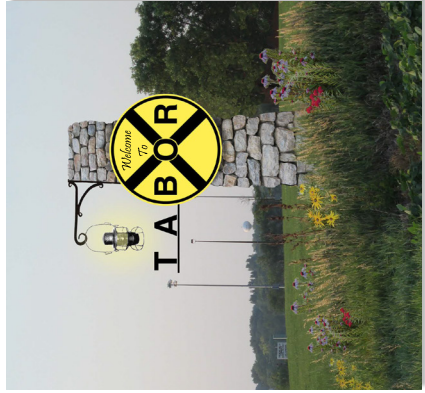
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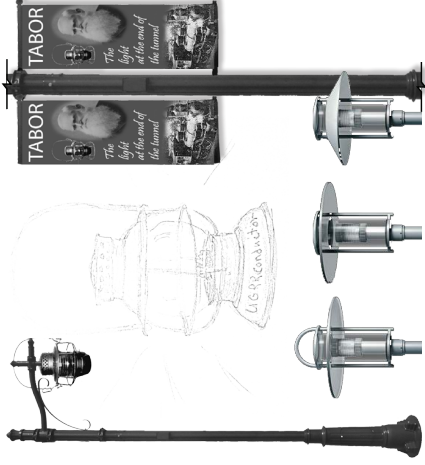
Entry sign design option north of town along Highway 275 (looking south)



Entry sign south of town along Highway 275 (looking north)



South entry sign incorporating railroad symbol



Thematic design options, including a sketch by a Tabor resident

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