

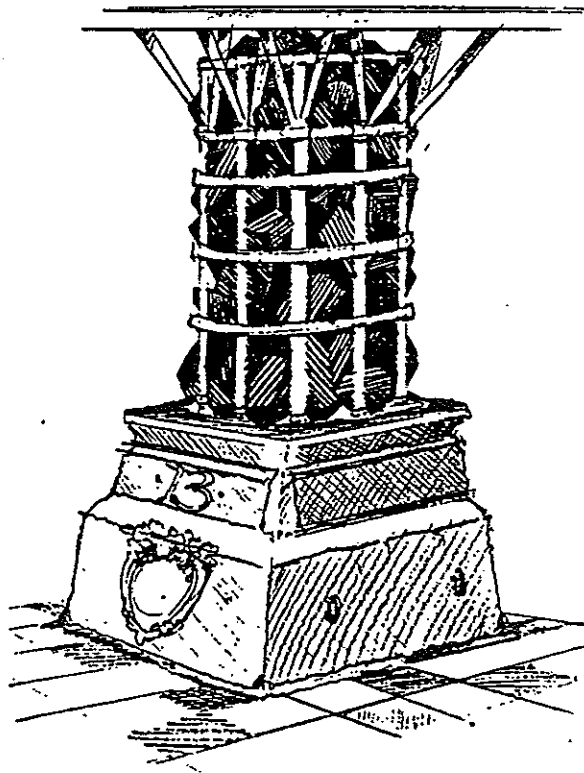
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MASTER DESIGN PLAN FOR  
BLUEFIELD, WEST VIRGINIA

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CITY OF BLUEFIELD  
MAIN STREET BLUEFIELD

Bluefield, West Virginia



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HILL STUDIO, P. C.

ROANOKE, VA.

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October 22, 1990

# **EXECUTIVE SUMMARY**

HILL STUDIO, P.C.

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## EXECUTIVE SUMMARY

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The City of Bluefield, Main Street Bluefield, and Hill Studio, P. C. are pleased to present a Master Design Plan and Urban Streetscape Design Guidelines for the 24-block Historic District project area of Downtown Bluefield, West Virginia.

The Bluefield streetscape, that 40% of the downtown surface area affected by the Master Design Plan, functions as the predominate portion of the city that visitors and residents see, and is the part of the City which can most influence the potential to attract new tourism and businesses to the Downtown area. From the outset of the project, Main Street Bluefield and Hill Studio have developed and used a process designed to involve the public in the revitalization of its downtown. This process utilized a series of public meetings and hands-on workshops, meant to tailor the ideas, images, and available materials within the Bluefield region to a distinct yet historically sensitive Master Plan for the Downtown area.

As a result, the 15-year Master Design Plan is meant to build upon the existing identity of the Downtown area, set the stage for improved real estate values and commercial activity downtown, provide a safer environment and bring handicapped access to downtown, activate fringe parcels at the edges of downtown, and provide a variety of measures to solve problems of individual land uses through new facilities and techniques. The products include a Master Plan to bring excitement to seven outdoor spaces downtown, and streetscape guidelines which resolve the character of details to complete the image of the City.

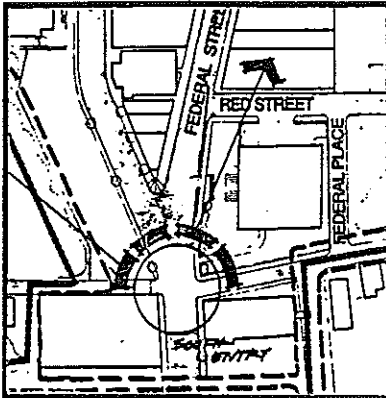
The implementation strategy utilizes existing systems in place to economically and flexibly implement the project over a 15-year build-out period.

### PROJECT METHODOLOGY

The planning and design effort was approached with a thorough understanding of the site's regional context and significant influences depicting its historic and current disposition. A focused analysis of the Historic District and its adjacent neighborhoods was conducted to inventory physical, visual and economic needs and characteristics. Conceptual design alternatives were then generated arranging new open spaces with pedestrian traffic patterns. Finally a master design plan, design guidelines, and implementation strategy were prepared to simulate an action plan for revitalization.

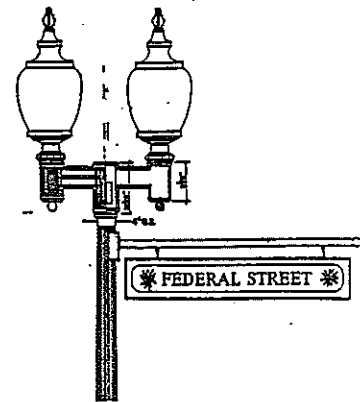
## PROJECT GOALS

The primary goal of the project is a *cohesive* Master Plan to create "one" Bluefield. Other goals include open space *beautification*, the creation of a *fund-raising* tool, promotion and *inspiration* of downtown residents and workforce, changing perceptions and re-orientation of *attitudes* of people toward downtown, *economic development*, provide a stage for community *involvement*, and *tourism* development.



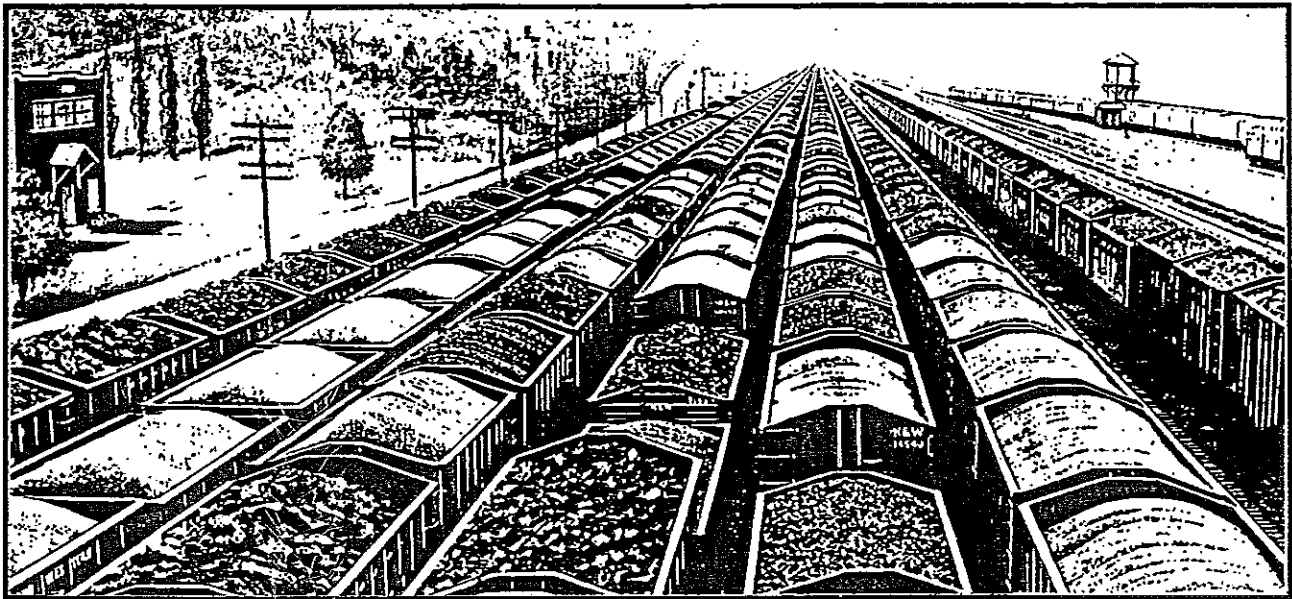
## ISSUES

The issues addressed in the Master Plan include provision of places for *special events*, celebration of Bluefield's special *landmarks*, provision of safe *parking*, phasing to work with revitalization of existing *architecture*, and creation of an *image* for downtown Bluefield.



## SETTING

Bluefield is not Charlotte. Nor is it Atlanta, or Washington, D.C. Bluefield has a distinct setting and history which calls for a sensitive project approach, capitalizing on the characteristics which make it a unique American City. The mountain environment, coal and railroad boomtown histories, and the image of blue fields of chicory all provide a unique and valuable background which serves to inspire original design.

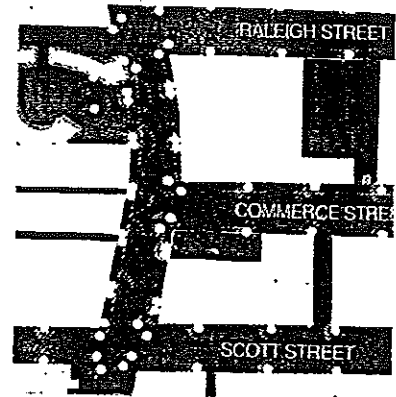


Today, downtown Bluefield competes with suburban and rural locations for commercial, retail service and residential occupants. It is clear that as a regional competitor, downtown suffers from the lack of an attractive street presence and lacks a cohesive and inspiring theme. Closer investigation identifies an appropriate "signature" for this project area which will help to revitalize it as a regional competitor.

## SITE AND SITUATION ANALYSIS

Physical, visual and economic characteristics were examined to refine the following project objectives:

- 1) Provide an opportunity to attract and stimulate new real estate development in historic structures with a balance of commercial, retail and residential activity;
- 2) Utilize public open space to focus development of special events around actual locations within downtown, while improving public community services, safety, parking;
- 3) Maintain a comfortable transition between the downtown core and the unique character of adjacent neighborhoods.

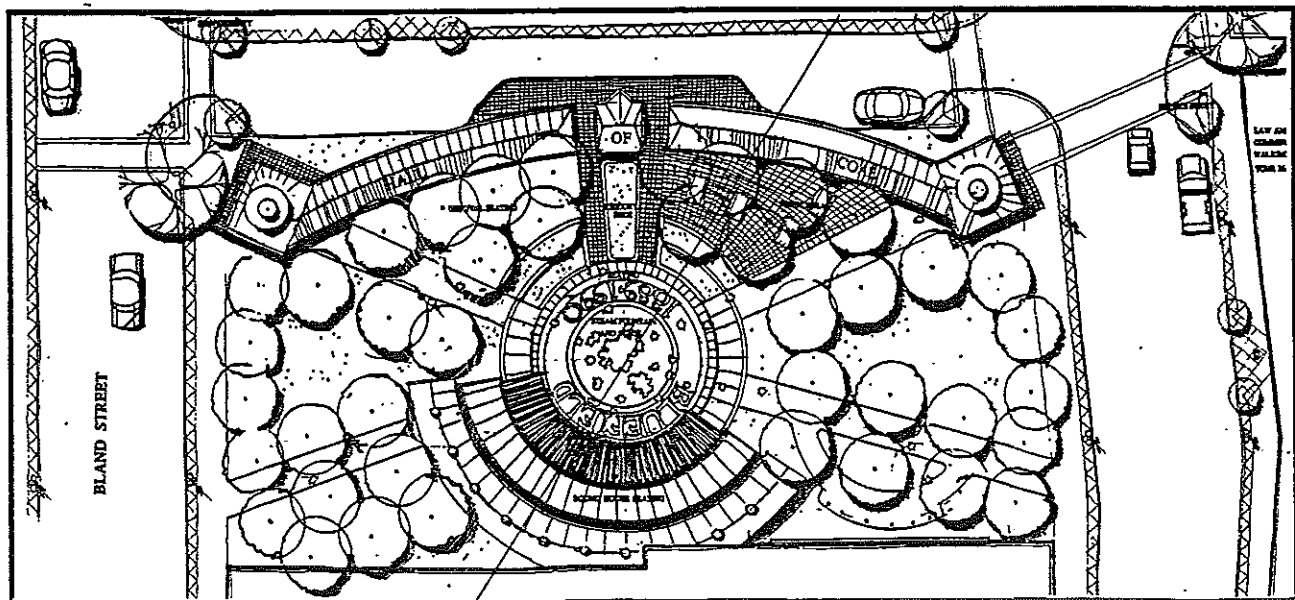


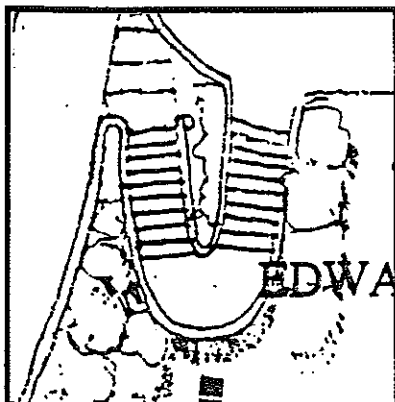
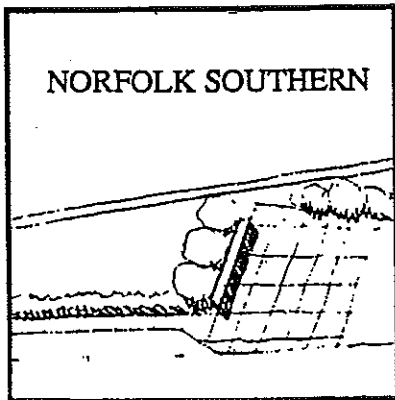
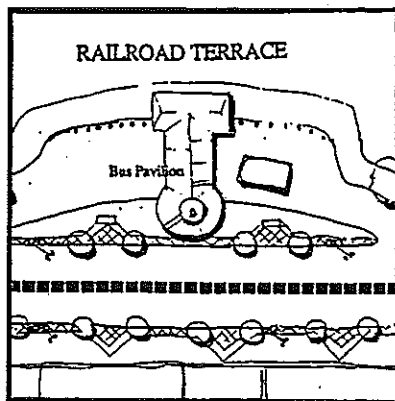
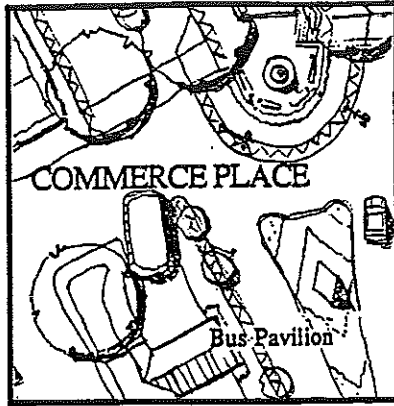
## PUBLIC INVOLVEMENT

During the design process, citizen participation was encouraged through a series of five public workshops and design critiques. Structured to elicit direction for production of "their" design, the ideas, thoughts and suggestions from citizens at these meetings were instrumental in developing each aspect of the Master Design Plan. The Plan demonstrates a careful synthesis of community desires and aspirations.

## DESIGN CONCEPT

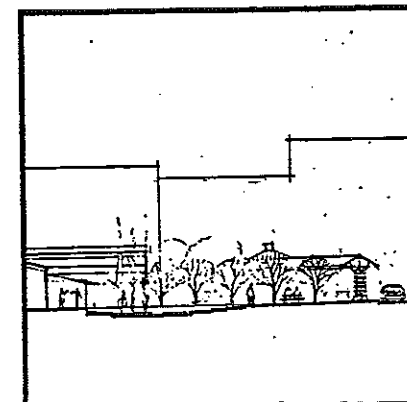
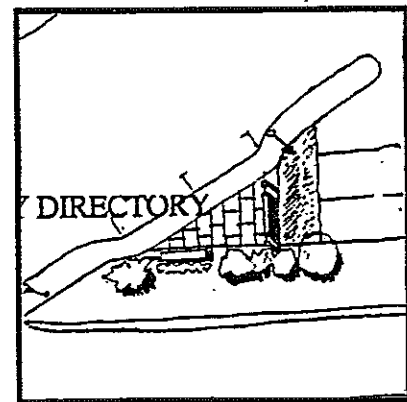
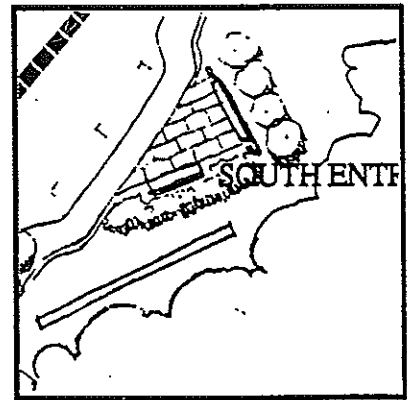
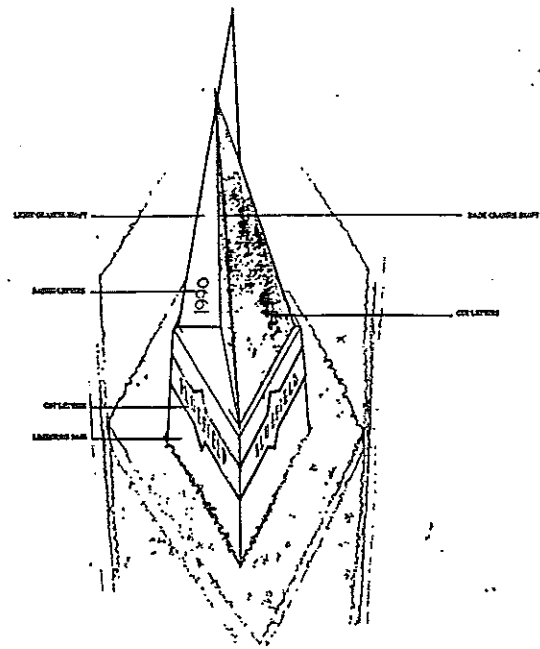
The downtown plan was approached from opposite ends of scale. At a very large scale, a series of spaces was programmed to handle downtown special events, such as Fourth of July parades and the Friday Concert Series, and provide activity spaces for safe everyday events, such as outdoor lunch. These spaces promote the downtown by activating traditionally open areas during special times. Simultaneously, the detailed landscape and architectural palettes were designed in very refined detail, working up in scale. Utilizing palettes of bluestone and cast iron, the material of the coalfields' heyday, "events" such as historic markers, benches, lights and banners, and trees are programmed at intervals along the sidewalks celebrating the unique qualities of Bluefield. The two scales of design resolve as the seven spaces are created from an intensive use of the same materials. Entrances to downtown mark the outer limits of the project area, and provide a welcoming scene for tourists. Chicory Square, at the center of town, provides the crescendo expected on the main piazza of town, with the most trees, the brightest lights, and the most artistic statement of steam and stone.





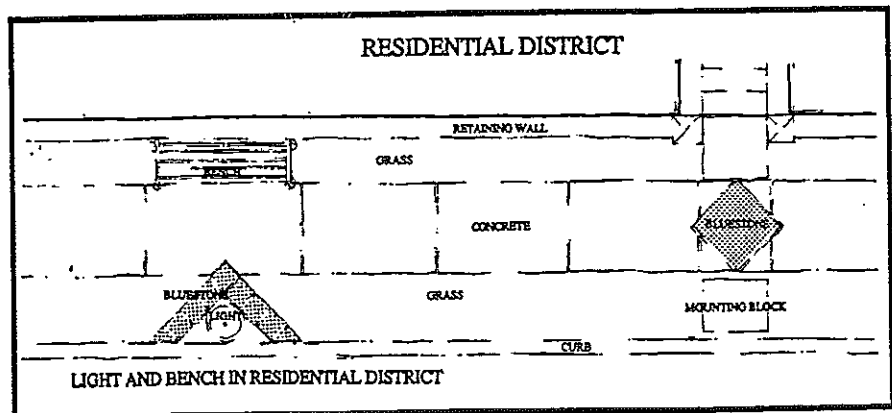
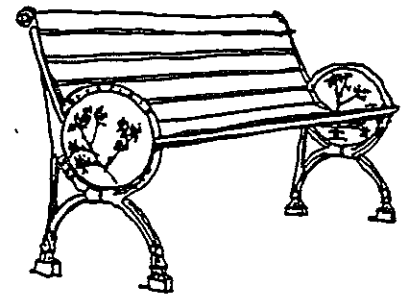
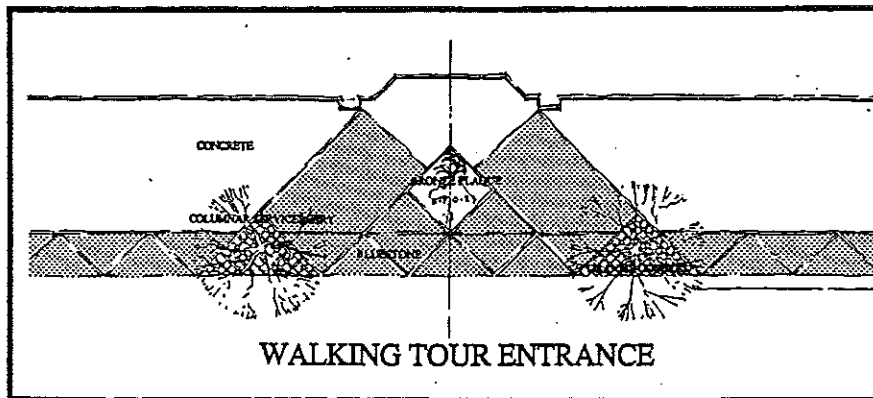
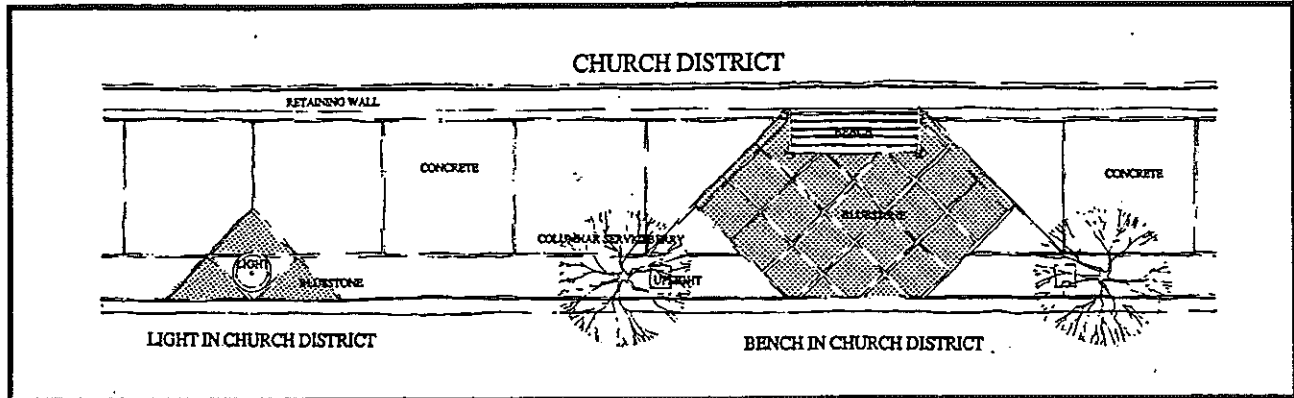
## SEVEN SPACES

Seven downtown spaces are programmed to host a number of events and serve as landmarks and nodes for visitors and residents. Shown on the previous page, *Chicory Square*, in the center of town, provides a steam fountain reminiscent of the steam activity previously at the railroad roundhouse. The fountain can periodically fill Centennial Plaza for ice skating, in front of the Roundhouse concert stage. The existing mural remains just east of the Roundhouse, completing the railroad heritage scene. To the north of the square, the Hall of Coal provides a unique display of regional coal products. *Commerce Place*, on the south end of town, provides a smaller plaza for Chamber of Commerce meetings, and introduces the visitor to the City with the Centennial monument, based on the City's logo with a spire to begin the next 100 years of construction. A bus pavilion is located nearby the square, providing a turn around for buses in the downtown. At the north terminus of Federal and Bland Streets is located *Railroad Terrace*. This bus turn around area carefully moves and rebuilds the existing stone wall on City property at the Norfolk Southern tracks, and provides a formal promenade platform from which to view the railroad activity. At the far east, west and south ends of the downtown, three *Entry Directories* provide a space for visitors to pull over and view a map of downtown and directory of available services. These plazas provide the visitors' first impression of downtown, and are created of the same vocabulary as the downtown plazas, cast iron and bluestone. Finally, the *Edwards Terrace Steps* provide one of the most spectacular views of downtown, and links a formerly difficult pedestrian link to the downtown.



## DESIGN GUIDELINES

Three land uses of and adjacent to the Downtown exhibit character fostering different intensities for the sidewalks and landscape design. To the west of Downtown, separated by the knoll along Russell Street, is the **Church District**. East, West, and Uptown **residential districts** surround the south side of Downtown. The existing sidewalks of these districts are scheduled to be improved by events with serviceberry trees, a triangular bluestone pattern inspired by mountain peaks at periodic benches, and carved granite diamonds placed within bluestone fields at the entrances to the churches. Single-luminaire lights are scheduled for these districts. In the residential district, lighter details match with narrow sidewalks and large single bluestone diamonds celebrate individual house entrances.

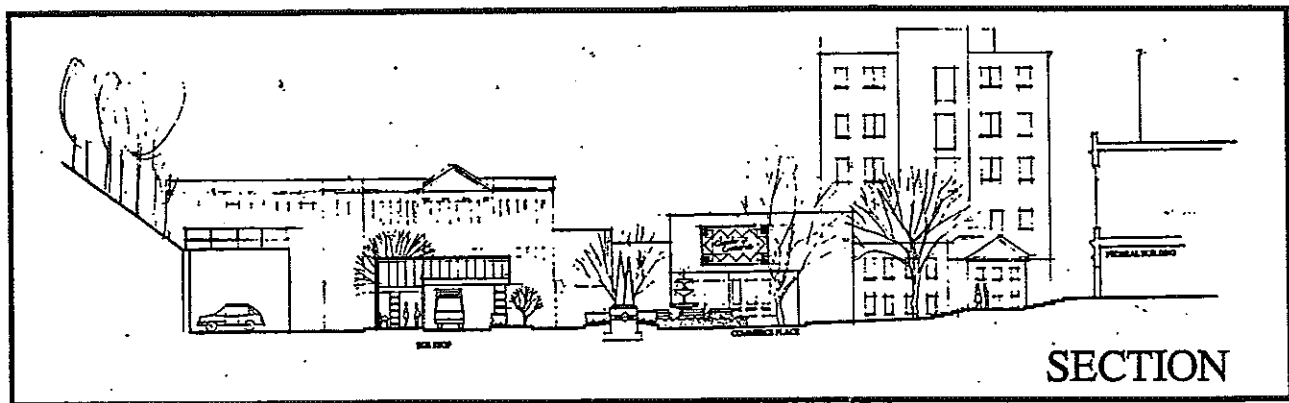


The use of stone and cast iron intensifies as it approaches the central business district, or **CBD**. In this district, as existing sidewalks are scheduled for replacement, they are revitalized with new lights, trees, benches, bluestone band, handicapped access, crosswalks, and granite diamonds marking the historic buildings. The project crescendos along Federal and Bland Streets, which feature double-luminaire streetlights on 40' centers. Color schemes for the two municipal garages and a downtown signage design complete the package, with coordinated lettering and colors.

## IMPLEMENTATION STRATEGY

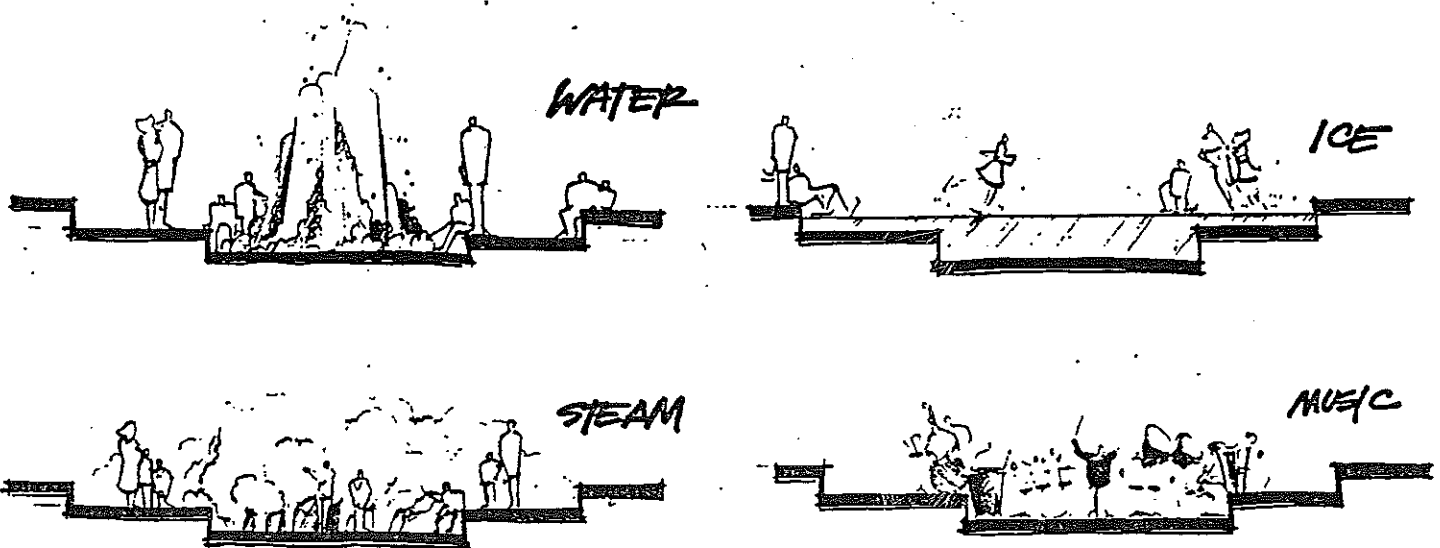
For the benefit of convenience and long-term maintenance, as well as to build the morale of the citizens, it is preferable to build a complete block of the City at once, with new sidewalks, crosswalks, lights, trees and banners, rather than attempt to revitalize the entire project area on an item-by-item basis. The Master Design Plan is scheduled to be implemented over a 16-year period, through a series of capital improvements projects and revitalization projects. Capital Improvements Projects are those which are best suited to be constructed by contractors funded by Small Cities Block Grants. Revitalization projects are those which can be constructed by the City of Bluefield construction crews at scheduled major street and sidewalk repair periods.

Phasing flexibility makes the 16-year plan operational over the long-term. Complete cost estimates have been performed for each of 16 projects as a capital improvements project, and for the majority of the projects as a revitalization project.

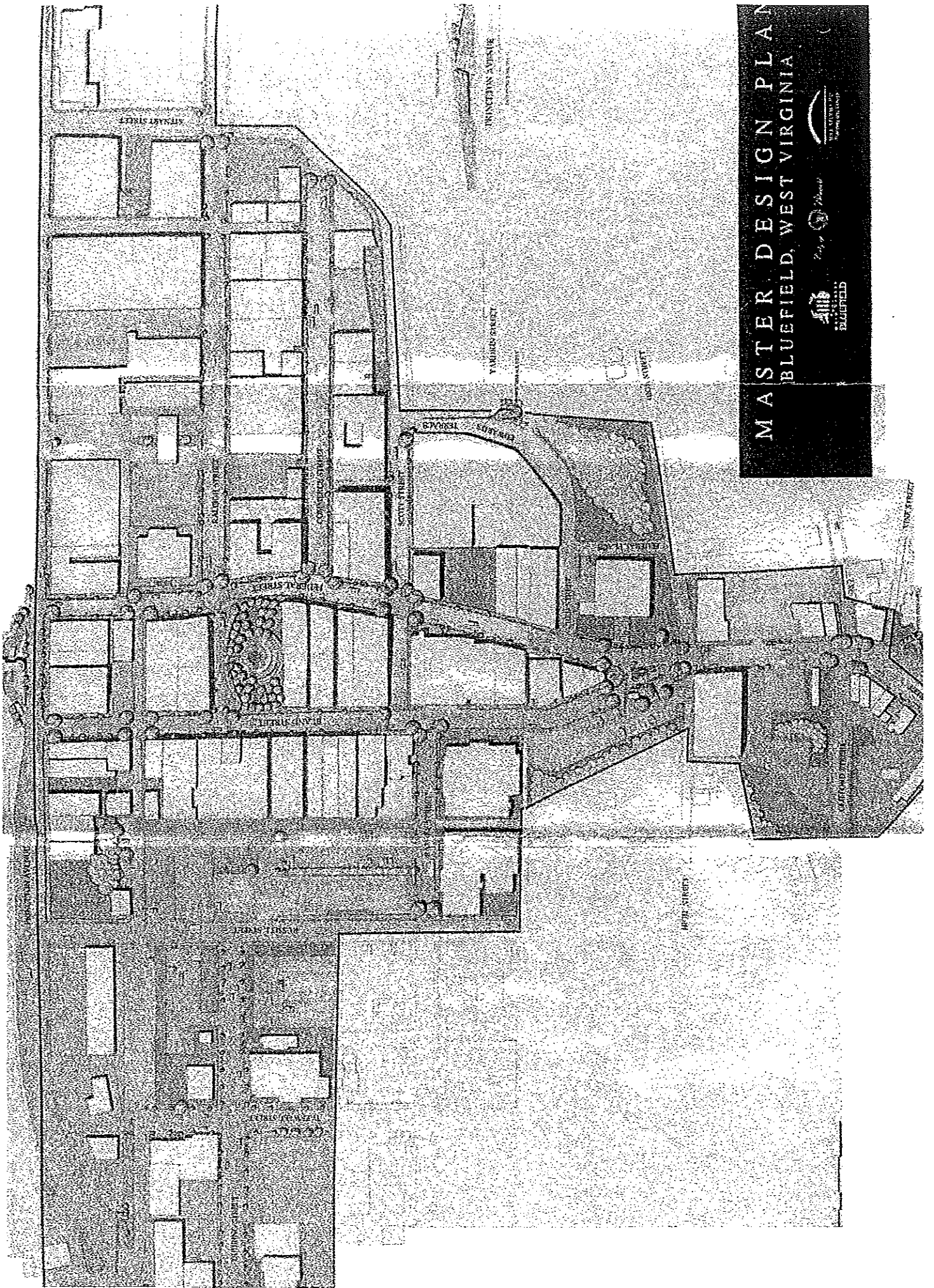


## CONCLUSION

The Bluefield Master Design Plan and Design Guidelines provide helpful tools for public and private agencies to initiate revitalization, attract new business and tourism, and reinvigorate the Downtown. Through public and private investment in this vision, the City of Bluefield will realize a safer downtown, more appropriately designed spaces for special events, better circulation and parking, higher real estate values, entryways into Downtown for tourists, and a method to exhibit its historic architecture. The vision of Main Street Bluefield, however, reaches far beyond the design program and attempts to say in the streetscape that Bluefield is a distinct and proud American City.





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BLUEFIELD MASTER DESIGN PLAN  
Phasing and Implementation for  
Capital Improvements Projects and Revitalization Projects  
Page I - 1

The following pages contain the phasing and implementation strategy for implementation of the Master Design Plan over a 16-year period. There are 16 distinct projects in the plan, to be constructed incrementally as the City's streets and sidewalks are gradually replaced.

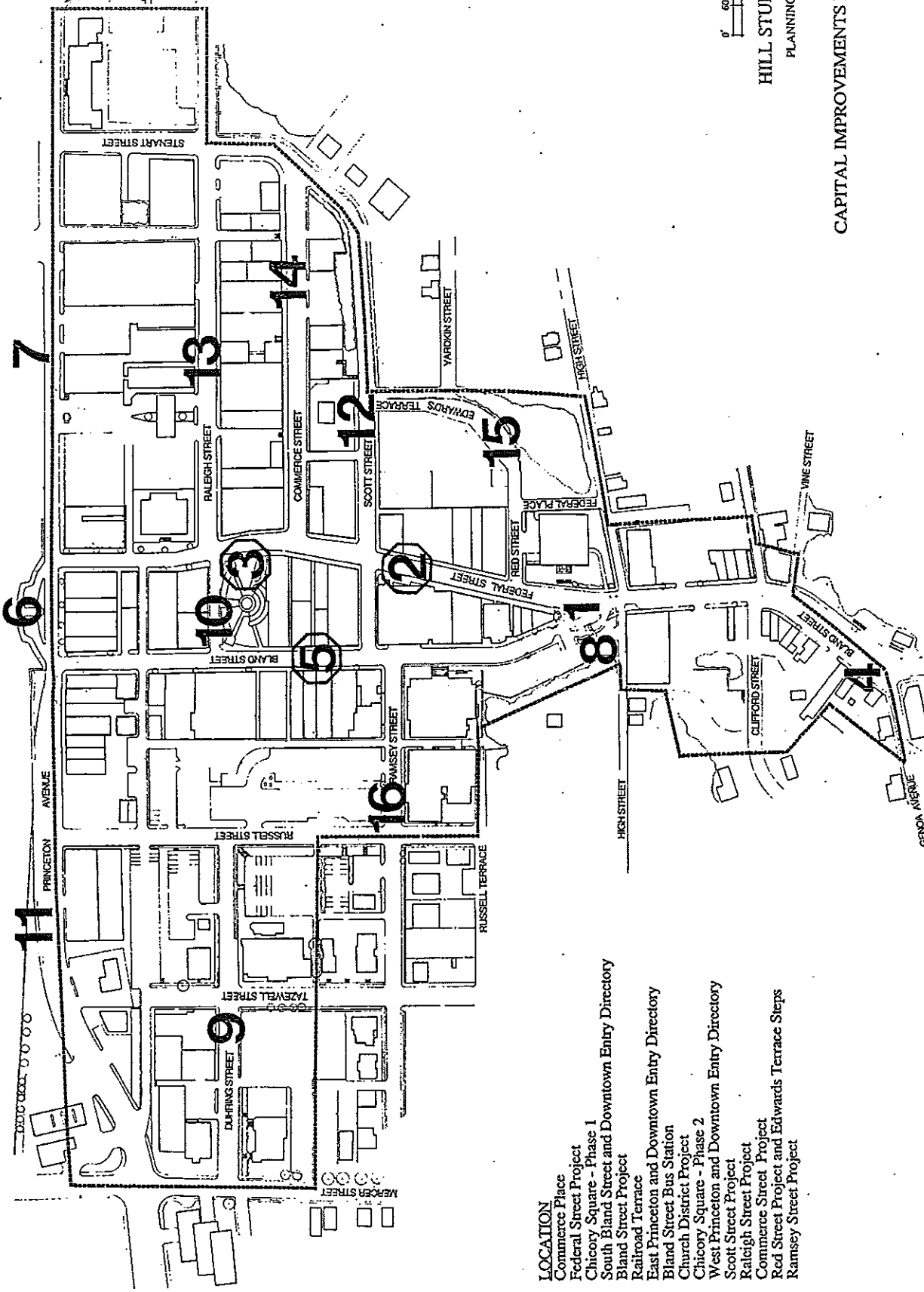
Commerce Place is recommended as the first project to be constructed. This project serves to introduce the visitor to Downtown, actually creates an urban space, and provides a venue for the design guidelines. The next project should be the revitalization of Federal Street, gradually working toward the new Chicory Square. The recommended priority of improvements is listed below. All of the projects have the potential for CDBG-funded *Capital Improvements Projects*, and many can be constructed as *Revitalization Projects* by the City's manpower and equipment.

<u>PRIORITY</u>	<u>NAME</u>	<u>C.I.P.</u>	<u>R.P.</u>
1	Commerce Place		•
②	Federal Street Project		•
③	Chicory Square Project - Phase 1		•
4	South Bland Street and Downtown Entry Directory		•
⑤	Bland Street Project		•
6	Railroad Terrace Bus Pavilion	•	
7	East Princeton and Downtown Entry Directory		•
8	Bland Street Bus Station	•	
9	Church District Project		•
10	Chicory Square Project - Phase 2	•	
11	West Princeton and Downtown Entry Directory		•
12	Scott Street Project		•
13	Raleigh Street Project		•
14	Commerce Street Project		•
15	Red Street and Edwards Terrace Steps		•
16	Ramsey Street Project		•

The three projects recommended for capital improvements projects are those which will require extensive or specialized construction. The remainder of the projects can be either CIPs or revitalization projects. Following this page are two maps which key in the Capital Improvements and Revitalization cost estimates pages. The following pages detail the cost of the work as implemented under CIP projects (notice CIP pages #s). The map following illustrates the three projects especially-well suited for this construction. Next is a map of possible projects for revitalization status, and a set of revitalization-oriented cost estimates (notice R series page #s). The revitalization cost estimates reflect materials prices only. All projects are estimated using 1990 dollars, and should be discounted for inflation when applying for future grants or budgeting.

# BLUEFIELD

WEST VIRGINIA



PHASE	LOCATION
1	Commerce Place
2	Federal Street Project
3	Chicory Square - Phase 1
4	South Bland Street and Downtown Entry Directory
5	Bland Street Project
6	Railroad Terrace
7	East Princeton and Downtown Entry Directory
8	Bland Street Bus Station
9	Church District Project
10	Chicory Square - Phase 2
11	West Princeton and Downtown Entry Directory
12	Scott Street Project
13	Raleigh Street Project
14	Commerce Street Project
15	Red Street Project and Edwards Terrace Steps
16	Ramsay Street Project

HILL STUDIO, P. C.  
PLANNING AND DESIGN

CAPITAL IMPROVEMENTS PROJECTS

COMMERCE PLACE

1

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
<b>CENTENNIAL MONUMENT</b>				
Pavement Removal	sf	935	0.50	\$ 467.50
Curb and Gutter	lf	140	14.40	2016.00
Topsoil	cy	22	5.00	110.00
Planting allowance	ea	1	3,000.00	3,000.00
Lighting Allowance	ls	1	1,200.00	1,200.00
Sculpture	ea	1	12,000.00	12,000.00
<b>COMMERCE TERRACE</b>				
Demolition - Misc.	ls	1	1,000.00	1,000.00
Retaining Walls - Conc. & Stucco	lf	60	80.00	4,800.00
Wall Cap	lf	60	15.00	900.00
Engineered Fill	cy	133	16.90	2,247.70
Slab - Textured Concrete	sf	400	4.00	1,600.00
Concrete Entry Steps	ea	1	1,500.00	1,500.00
Fountain <sup>1</sup>	ea	1	0.00	0.00
Installation - Piping, Motor, Seals	ls	1	6,000.00	6,000.00
Benches	ea	4	645.00	2,580.00
Lighting in wall	ls	1	1,200.00	1,200.00
Hedge	lf	60	10.00	600.00
<b>SIDEWALK - CBD 10' System</b>				
Pavement Removal	sf	800	0.50	400.00
Trash Cans	ea	2	450.00	900.00
<b>COBBLE CROSSWALKS - System</b>				
	ea	2	1,918.90	3,837.00
<b>CANOPY TREES - System</b>				
	ea	4	1,107.00	2,214.00
<b>LIGHTING - CBD Double System</b>				
	ea	2	3,560.00	7,120.00
Replace Paving - all edges	sf	500	1.30	650.00
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
<b>SUB-TOTAL:</b>				60,578.20
Surveying, Design and Contingency @ 15%				9,146.73
<b>PROJECT TOTAL:</b>				<b>\$ 70,124.93</b>

1. The Centennial Fountain is purchased for \$3500, from the remainder of the Centennial Budget.

②

FEDERAL STREET REVITALIZATION

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	10,000.00	\$10,000.00
SIDEWALK - CBD 10' System	lf	2,025	39.20	79,380.00
Pavement Removal	sf	5,200	0.50	2,600.00
Trash Cans	ea	12	450.00	5,400.00
COBBLE CROSSWALKS - System	ea	13	1,918.90	24,934.00
WALKING TOUR EVENTS - System	ea	3	2,843.20	8,529.66
BENCH EVENTS - System	ea	3	1,566.60	4,699.80
CANOPY TREES - System	ea	16	1,107.00	17,712.00
FLOWERING TREES - System	ea	19	328.80	6,247.20
LIGHTING - CBD Double System	ea	29	3,560.00	103,240.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				274,138.66
Surveying, Design and Contingency @ 15%				41,120.80
PROJECT TOTAL:				\$315,259.46

CHICORY SQUARE - Phase 1

③

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
<b>DEMOLITION</b>				
Remove existing pavements	sf	6,600	1.10	\$ 7,260.00
Misc. Demolition and Controls	ls	1	2,000.00	2,000.00
Pavement Removal	sf	567	0.50	283.50
Curb and Gutter Removal	lf	63	4.00	252.00
<b>EARTHWORK</b>				
Grading	cy	244	3.40	829.60
<b>WALKING SURFACES</b>				
Concrete in place	sf	4,166	3.00	12,498.00
Bluestone Surface	sf	480	5.50	2,640.00
Granite Cobble Surface	sf	2,675	9.85	25,813.75
<b>WALLS</b>				
Textured Conc. Amphitheatre	lf	180	65.00	11,700.00
Curb and Gutter	lf	87	14.40	1,252.80
<b>PAVILIONS</b>				
(future Phase 2)				
<b>PLANTING</b>				
Topsoil	cy	122	5.00	610.00
Flowering Trees	ea	41	200.00	8,200.00
Perennials allowance	ea	1	3,000.00	3,000.00
Sod	sf	280	0.35	98.00
Seeding	sf	7,180	0.07	506.60
<b>FOUNTAIN</b>				
(future - Phase 2)				
<b>SITE FURNITURE</b>				
Benches	ea	10	645.00	6,450.00
Trash Cans	ea	6	450.00	2,700.00
Picnic Tables	ea	6	700.00	4,200.00
<b>LIGHTING</b>				
CBD Double System	ea	6	3,560.00	21,660.00
Mural Lighting	ls	2	656.00	1,130.00
(future - Phase 2)				
Replace Paving - all edges	sf	63	1.30	81.90
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
<b>SUB-TOTAL:</b>				114,666.15
Surveying, Design and Contingency @ 15%				17,199.92
<b>PROJECT TOTAL:</b>				\$131,866.07

SOUTH BLAND STREET AND DOWNTOWN DIRECTORY

4

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	2,000.00	\$2,000.00
SIDEWALK				
Pavement Removal	sf	1,600	0.50	800.00
Trash Cans	ea	8	450.00	3,600.00
COBBLE CROSSWALKS - System	ea	5	1,918.90	9,594.50
WALKING TOUR EVENTS - System	ea	1	2,843.20	2,843.20
DIRECTORY				
Sitework	ls	1	40,000.00	40,000.00
Signage	ls	1	6,000.00	6,000.00
Planting	ls	1	4,000.00	4,000.00
Lighting	ls	1	5,000.00	5,000.00
PLAYGROUND - Off Site				
Sitework	ls	1	12,000.00	12,000.00
Planting	ls	1	5,000.00	5,000.00
Lighting	ls	1	6,000.00	6,000.00
BENCH EVENTS - System	ea	5	1,566.60	7,833.00
CANOPY TREES - System	ea	11	1,107.00	12,177.69
FLOWERING TREES - System	ea	4	328.80	1,315.20
LIGHTING				
CBD Single System	ea	20	3,060.00	61,200.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				181,863.59
Surveying, Design and Contingency @ 15%				27,279.54
PROJECT TOTAL:				\$ 209,143.13

**BLAND STREET REVITALIZATION**

⑤

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	8,000.00	\$ 8,000.00
SIDEWALK - CBD 10' System	lf	1,680	39.20	65,856.00
Pavement Removal	sf	2,200	0.50	1,100.00
Trash Cans	ea	12	450.00	5,400.00
COBBLE CROSSWALKS - System	ea	12	1,918.90	23,026.80
WALKING TOUR EVENTS - System	ea	2	2,843.20	5,686.40
BENCH EVENTS - System	ea	1	1,566.60	1,566.60
CANOPY TREES - System	ea	13	1,107.00	14,391.00
FLOWERING TREES - System	ea	16	328.80	5,260.80
LIGHTING - CBD Double System	ea	24	3,560.00	85,440.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				218,227.60
Surveying, Design and Contingency @ 15%				32,734.14
PROJECT TOTAL:				\$250,961.74



**RAILROAD TERRACE**

**6**

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Remove exist. Stone Wall	lf	230	60.00	\$ 13,800.00
EARTHWORK				
New Stone Wall to match	lf	380	120.00	45,600.00
Engineered Fill	cy	2,700	16.15	44,143.33
SIDEWALK - CBD 10' System	lf	120	39.20	
8' c.i.p. textured Conc. walk	sf	2,880	4.00	11,520.00
Curb and Gutter	lf	490	14.40	7,056.00
New Driveway in Place	sf	5,700	1.30	7,410.00
Trash Cans	ea	2	450.00	900.00
BUS PAVILION	sf	1,100	40.00	44,000.00
BENCH EVENTS - System	ea	2	1,566.60	3,133.20
FLOWERING TREES - System	ea	7	328.80	2,301.60
LIGHTING - CBD Double System	ea	4	3,560.00	14,240.00
Temporary Facilities and Controls	ls	1	200.00	<u>200.00</u>
SUB-TOTAL:				199,008.13
Surveying, Design and Contingency @ 15%				29,851.22
PROJECT TOTAL:				\$228,859.35

EAST PRINCETON AND DOWNTOWN DIRECTORY

7

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	2,000.00	\$2,000.00
SIDEWALK - CBD 10' System	lf	180	39.20	7,056.00
CBD 8' System	lf	450	32.82	14,769.00
New Bluestone Band Only	lf	340	8.00	3,621.00
Trash Cans	ea	10	450.00	4,500.00
DIRECTORY				
Sitework	ls	1	60,000.00	60,000.00
Signage	ls	1	6,000.00	6,000.00
Planting	ls	1	4,000.00	4,000.00
Lighting	ls	1	5,000.00	5,000.00
BENCH EVENTS - System	ea	3	1,566.60	4,699.80
FLOWERING TREES - System	ea	10	328.80	3,288.00
LIGHTING				
CBD Double System	ea	2	3,560.00	7,120.00
CBD Single System	ea	14	3,060.00	42,840.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				167,393.80
Surveying, Design and Contingency @ 15%				25,109.07
PROJECT TOTAL:				\$192,502.87

BLAND STREET BUS STATION

8

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Remove exist. walks	sf	1000	1.10	1,100.00
Remove exist. pavement	sf	3,300	0.60	1,980.00
Misc. Demolition	ls	1	1,000.00	1,000.00
EARTHWORK				
Engineered Fill	cy	178	16.15	2,874.70
SIDEWALK - CBD 10' System	lf	65	39.20	2,548.00
8' c.i.p. textured Conc. walk	sf	840	4.00	3,360.00
Curb and Gutter	lf	320	14.40	4,608.00
New Driveway in Place	sf	3,350	1.30	4,355.00
Trash Cans	ea	2	450.00	900.00
BUS PAVILION	sf	1,100	40.00	44,000.00
COBBLE CROSSWALKS - System	ea	3	1,918.90	5,756.70
WALKING TOUR EVENTS - System	ea	1	2,843.20	2,843.20
CANOPY TREES - System	ea	6	1,107.00	6,642.00
FLOWERING TREES - System	ea	4	328.80	1,315.20
LIGHTING				
CBD Double System	ea	2	3,560.00	7,120.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				93,352.80
Surveying, Design and Contingency @ 15%				14,002.92
PROJECT TOTAL:				\$107,355.72

CHURCH DISTRICT REVITALIZATION

9

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
SIDEWALK				
Trash Cans	ea	8	450.00	3,600.00
CHURCH ENTRANCES - System	ea	4	1,736.80	6,947.20
BENCH EVENTS - Church System	ea	8	3,121.36	24,970.88
FLOWERING TREES	ea	54	200.00	10,800.00
LIGHTING				
Church Dist. Single System	ea	20	2,922.00	58,440.00
Temporary Facilities and Controls	ls	1	500.00	<u>500.00</u>
SUB-TOTAL:				105,258.08
Surveying, Design and Contingency @ 15%				15,788.71
PROJECT TOTAL:				\$121,046.79

CHICORY SQUARE - Phase 2

10

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
PAVILIONS				
Hall of Coal Pavilion	sf	2,400	40.00	96,000.00
Roundhouse Amphitheatre	sf	3,800	45.00	171,000.00
PLANTING				
Seeding	sf	7,360	0.07	515.20
FOUNTAIN				
Computerized Fountain	ea	1	75,000.00	75,000.00
Seal - painted	ls	1	12,000.00	12,000.00
LIGHTING				
Stage Lighting	ls	1	6,000.00	6,000.00
Temporary Facilities and Controls	ls	1	1,000.00	<u>1,000.00</u>
SUB-TOTAL:				361,515.20
Surveying, Design and Contingency @ 15%				54,227.28
PROJECT TOTAL:				\$415,741.48

WEST PRINCETON AND DOWNTOWN DIRECTORY

11

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
SIDEWALK - CBD 10' System	lf	320	39.20	12,544.00
Trash Cans	ea	7	450.00	3,150.00
WALKING TOUR EVENTS - System	ea	1	2,843.20	2,843.20
DIRECTORY				
Sitework	ls	1	60,000.00	60,000.00
Signage	ls	1	6,000.00	6,000.00
Planting	ls	1	4,000.00	4,000.00
Lighting	ls	1	5,000.00	5,000.00
BENCH EVENTS - System	ea	2	1,566.60	3,133.20
FLOWERING TREES - System	ea	9	328.80	2,959.20
LIGHTING				
CBD Single System	ea	22	3,060.00	67,320.00
Temporary Facilities and Controls	ls	1	2,500.00	<u>2,500.00</u>
SUB-TOTAL:				197,410.82
Surveying, Design and Contingency @ 15%				29,611.62
PROJECT TOTAL:				\$227,022.44

SCOTT STREET REVITALIZATION

12

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	2,000.00	\$2,000.00
SIDEWALK - CBD 8' System	lf	380	32.82	12,471.60
Pavement Removal	sf	400	0.50	200.00
Trash Cans	ea	4	450.00	1,800.00
COBBLE CROSSWALKS - System	ea	1	1,918.90	1,918.90
BENCH EVENTS - System	ea	1	1,566.60	1,566.60
CANOPY TREES - System	ea	1	1,107.00	1,107.00
FLOWERING TREES - System	ea	4	328.80	1,315.20
LIGHTING				
CBD Single System	ea	6	3,060.00	18,360.00
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
SUB-TOTAL:				42,239.30
Surveying, Design and Contingency @ 15%				6,335.90
PROJECT TOTAL:				\$48,575.20

**RALEIGH STREET REVITALIZATION**

**13**

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	2,000.00	\$2,000.00
SIDEWALK - CBD 8' System	lf	1,245	32.82	40,860.90
Pavement Removal	sf	800	0.50	400.00
Trash Cans	ea	8	450.00	3,600.00
COBBLE CROSSWALKS - System	ea	1	1,918.90	1,918.90
WALKING TOUR EVENTS - System	ea	1	2,843.20	2,843.20
EXPANDED CURB - System	ea	6	1,384.00	8,304.00
BENCH EVENTS - System	ea	5	1,566.60	7,833.00
CANOPY TREES - System	ea	2	1,107.00	2,214.00
FLOWERING TREES - System	ea	19	328.80	6,247.20
LIGHTING				
CBD Single System	ea	20	3,060.00	61,200.00
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
SUB-TOTAL:				138,921.00
Surveying, Design and Contingency @ 15%				20,838.10
PROJECT TOTAL:				\$159,759.10



COMMERCE STREET REVITALIZATION

14

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
DEMOLITION				
Misc. Demo not in Systems	ls	1	2,000.00	\$2,000.00
SIDEWALK - CBD 8' System	lf	1,240	32.82	40,696.80
Pavement Removal	sf	800	0.50	400.00
Trash Cans	ea	6	450.00	2,700.00
COBBLE CROSSWALKS - System	ea	2	1,918.90	3,837.80
BENCH EVENTS - System	ea	4	1,566.60	6,266.40
CANOPY TREES - System	ea	2	1,107.00	2,214.00
FLOWERING TREES - System	ea	10	328.80	3,288.00
LIGHTING				
CBD Single System	ea	16	3,060.00	48,960.00
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
SUB-TOTAL:				111,863.00
Surveying, Design and Contingency @ 15%				16,779.45
PROJECT TOTAL:				\$128,642.45

RED STREET REVITALIZATION

15

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
SIDEWALK - Textured Conc.	sf	100	4.00	400.00
Trash Cans	ea	2	450.00	900.00
EDWARDS STREET STEPS				
Sitework and Conc.	ls	1	30,000.00	30,000.00
Planting	ls	1	5,000.00	5,000.00
Lighting	ls	1	6,000.00	6,000.00
BENCH EVENTS - System	ea	1	1,566.60	1,566.60
LIGHTING				
CBD Single System	ea	8	3,060.00	24,480.00
Temporary Facilities and Controls	ls	1	1,500.00	<u>1,500.00</u>
SUB-TOTAL:				69,846.60
Surveying, Design and Contingency @ 15%				10,476.90
PROJECT TOTAL:				\$80,323.59

RAMSEY STREET REVITALIZATION

16

<u>ITEM</u>	<u>UNIT</u>	<u>QTY</u>	<u>COST</u>	<u>ITEM TOTAL</u>
SIDEWALK - CBD 8' System	lf	430	32.82	14,112.60
Pavement Removal	sf	800	0.50	400.00
Trash Cans	ea	2	450.00	900.00
COBBLE CROSSWALKS - System	ea	1	1,918.90	1,918.90
CANOPY TREES - System	ea	2	1,107.00	2,214.00
FLOWERING TREES - System	ea	4	328.80	1,315.20
LIGHTING				
CBD Single System	ea	18	3,060.00	55,080.00
Temporary Facilities and Controls	ls	1	1,000.00	<u>1,000.00</u>
SUB-TOTAL:				79,940.70
Surveying, Design and Contingency @ 15%				11,541.10
PROJECT TOTAL:				\$ 88,481.80

## SYSTEM COMPONENTS

The components listed below are the "building blocks" of the Master Design Plan. In the previous pages, the systems were abbreviate the estimating process. Below are detailed estimates of the systems which compose the Master Design Plan. For example, in the cost estimates above, each linear foot of 8' CBD sidewalk costs \$32.82. Below is a breakdown of the costs that compose this \$32.82 per linear foot. All of the systems used in the previous estimates are unique to the Downtown Master Design Plan, and reflect 1990 constant dollars, not adjusted for inflation.

The systems are detailed below:

ITEM	UNIT	QTY	COST	ITEM TOTAL
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### CBD 10' SIDEWALK SYSTEM

#### EACH LINEAR FOOT OF SIDEWALK

Concrete Removal	sf	10	1.10	11.10
New Conc. Slab	sf	10	2.04	20.40
Bluestone Surface	sf	1.4	5.50	<u>7.70</u>
				\$ 39.20

### CBD 8' SIDEWALK SYSTEM

#### EACH LINEAR FOOT OF SIDEWALK

Concrete Removal	sf	8	1.10	8.80
New Conc. Slab	sf	8	2.04	16.32
Bluestone Surface	sf	1.4	5.50	<u>7.70</u>
				\$ 32.82

### EXPANDED CURB SIDEWALK SYSTEM

#### EACH EXPANDED CURB @ CORNER

Curb and Gutter Removal	sf	20	4.00	80.00
Pavement Removal	sf	200	0.50	100.00
New Curb and Gutter	lf	40	14.40	576.00
New Conc. Slab	sf	200	2.04	408.00
Bluestone Surface	sf	40	5.50	<u>220.00</u>
				\$1,384.00

### CROSSWALK SYSTEM

#### EACH CROSSWALK

Curb and Gutter Removal	lf	20	4.00	80.00
Pavement Removal	sf	280	0.60	168.00
Granite Pavers	sf	90	9.85	886.50
New Pavement in place	sf	260	1.30	338.00
New Curb and Gutter	lf	31	14.40	<u>446.40</u>
				\$ 1,918.90

### WALKING TOUR EVENTS

#### EACH WALKING TOUR "EVENT"

Sawcut Existing Sidewalk	lf	20	3.96	\$ 79.20
Concrete Removal	sf	128	1.10	140.80
Conc. Sub-Slab	sf	128	2.04	261.12
Bluestone Surface	sf	119	5.50	654.50
Custom Granite Plaque in Place	ea	1	850.00	850.00
SMALL TREE - System	ea	2	328.80	657.60
Temporary Facilities and Controls	ls	1	200.00	<u>200.00</u>
				\$ 2,843.20

### CHURCH DISTRICT ENTRANCES

#### EACH ENTRANCE "EVENT"

Sawcut Existing Sidewalk	lf	20	3.96	\$ 79.20
Concrete Removal	sf	90	1.10	99.00
Conc. Sub-Slab	sf	90	2.04	183.60
Sod, in place	sy	10	3.00	30.00
Bluestone Surface	sf	90	5.50	495.00
Carved granite block in Place	ea	1	850.00	<u>850.00</u>
				\$ 1,736.80

### CBD BENCH SYSTEM

#### FOR EACH CBD BENCH IN PLACE

"World's Fair" Bench	ea	1	645.00	645.00
Bluestone Paving in Place	sf	48	5.50	264.00
10' Serviceberry	ea	2	250.00	500.00
Granite Cobbles, sand set	sf	16	9.85	157.60
				<u>\$1,566.60</u>

### CHURCH AND RESIDENTIAL BENCH SYSTEM

#### FOR EACH BENCH IN PLACE

Sawcut exist. pavement	lf	16	3.96	63.36
Remove exist. pavement	sf	90	1.10	99.00
New conc. sub-slab	sf	100	2.04	204.00
"World's Fair" Bench	ea	1	645.00	645.00
Bluestone Paving in Place	sf	100	5.50	550.00
Sod in place	sy	10	3.00	30.00
8' Serviceberry	ea	2	200.00	400.00
Kim uplights in place	ea	2	565.00	<u>1,130.00</u>
				\$3,121.36

### LARGE TREE SYSTEM

#### FOR EACH LARGE TREE IN PLACE

3-1/2" Cal. Plane Tree	ea	1	350.00	350.00
Perennials in place	ea	48	4.00	192.00
Kim upright in place	ea	1	565.00	<u>565.00</u>
				\$1,107.00

### SMALL TREE SYSTEM

#### FOR EACH SMALL TREE IN PLACE

10' Serviceberry	ea	1	250.00	250.00
Granite Cobbles, sand set	sf	8	9.85	<u>78.80</u>
				\$328.80

### CBD DOUBLE LIGHT SYSTEM

#### FOR EACH DOUBLE LIGHT IN PLACE

Cast Iron 12' Double-Light (Visco)	ea	1	2,100.00	2,100.00
Plate for new light/old fndtn	ea	1/2	300.00	150.00
New foundation and wiring	ea	1/2	2,300.00	1,150.00
Custom (Kalamazoo) Banners	ea	1	160.00	<u>160.00</u>
				\$3,560.00

### **CBD SINGLE LIGHT SYSTEM**

#### **FOR EACH SINGLE LIGHT IN PLACE**

Cast Iron 12' Single-Light (Visco)	ea	1	1,600.00	1,600.00
Plate for new light/old fndtn	ea	1/2	300.00	150.00
New foundation and wiring	ea	1/2	2,300.00	1,150.00
Custom (Kalamazoo) Banners	ea	1	160.00	<u>160.00</u>
				\$3,060.00

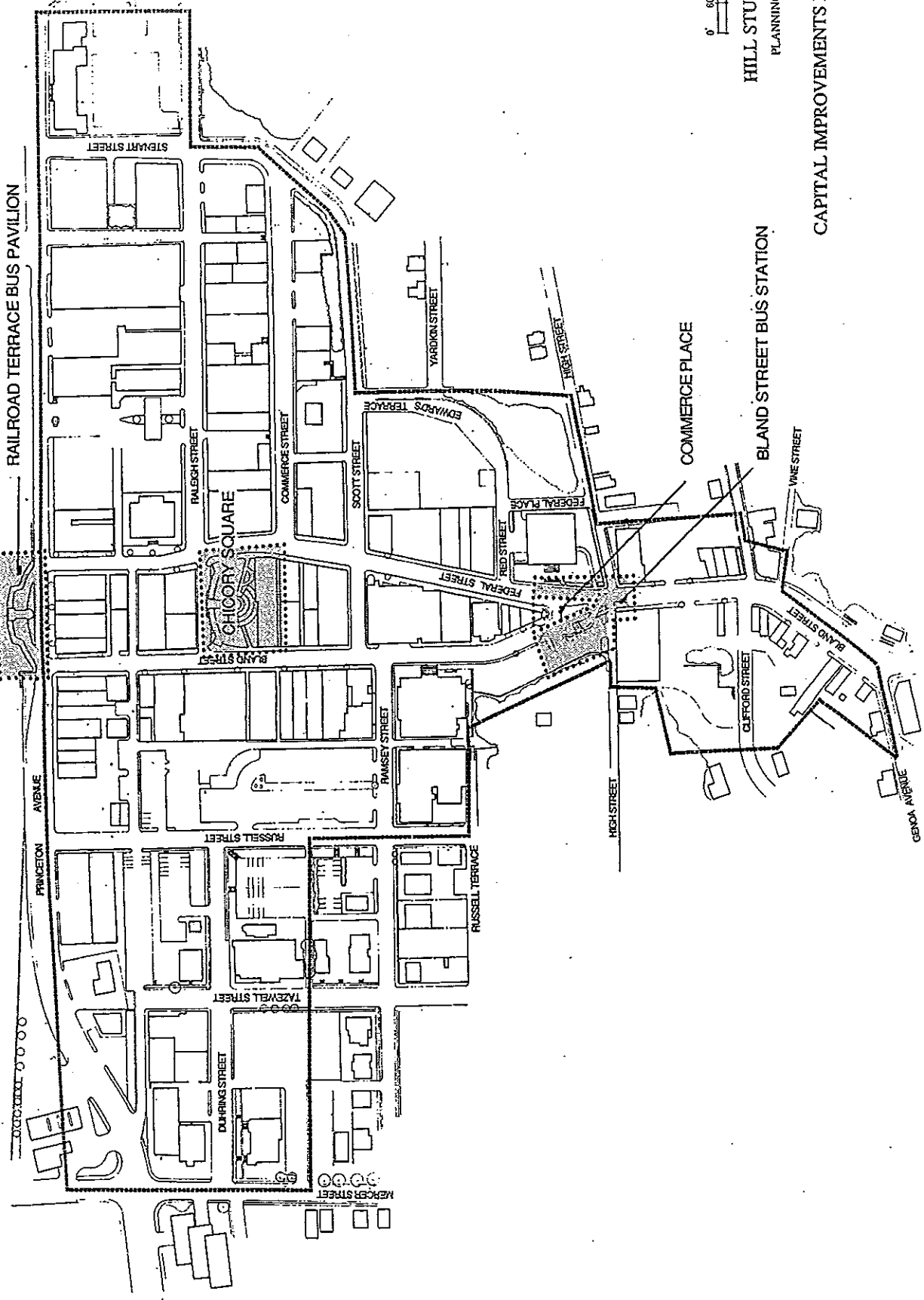
### **CHURCH AND RESIDENTIAL SINGLE LIGHT SYSTEM**

#### **FOR EACH SINGLE LIGHT IN PLACE**

Cast Iron 12' Single-Light (Visco)	ea	1	1,600.00	1,600.00
Plate for new light/old fndtn	ea	1/2	300.00	150.00
Bluestone around new fndtn	sf	4	5.50	22.00
New foundation and wiring	ea	1/2	2,300.00	<u>1,150.00</u>
				\$2,922.00

The use of systems pricing allows the user to price capital improvements projects easily and rapidly both within the boundaries of the Historic District and outside the district in other parts of the City. The materials palettes established for the Downtown were derived in part from patterns around the Bluefield region, and it is recommended that other parts of the City of Bluefield be designed to be compatible with the Downtown Master Design Plan.

# BLUFFTON WEST VIRGINIA



HILL STUDIO, P. C.  
PLANNING AND DESIGN

CAPITAL IMPROVEMENTS PROJECTS