



Project ID: 2021_12

DOWNTOWN PARKING LOTS IMPROVEMENTS

Project Lead:
*Downtown Tiffin Design
Committee*

Contact Details:
Phone: 419.447.3831
Email:
reinhardt@tiffinseneca.org

**DREAM
BIG,
TIFFIN.**

DREAMBIGTIFFIN.COM



TIFFIN
OHIO



TIFFIN-SENECA
ECONOMIC PARTNERSHIP



COMMUNITY DEVELOPMENT PROJECT PROFILE

Summary

This **public** project involves the repaving and restriping of the eight downtown public-use lots parking lots and the installation of additional high-quality lighting, landscaping, signage, and other amenities. Preliminary design for basic improvements has been donated, but additional, more detailed design work needs to be done before the project can move forward. This phase of the project involves getting the architectural design work done.

Need & Impact

As Downtown Tiffin continues to revitalize with more restaurants, pubs, retail, and events, the need for parking residents and visitors believe is safe, attractive, well-lit, and easy-to-find increases. They 2019 Downtown Parking Study emphasizes that “with the increased core area development comes the need for convenient parking” to support the businesses. It also recommends parking and connectors be “well-illuminated” and “safe” and to “heighten the awareness of the locations of public parking” through signage.

Status & Timeline

- Preliminary design completed by volunteer architects. Funding needed for final design.
- Project will move forward contingent on final design being developed and approved by the City, funding being obtained, and the Engineer’s Office and Public Works including it in their plan of work based on capacity and priority.

Expenses & Funding

- Finished Design: **\$101,342**: Lot 1 \$5,569; Lot 2 \$5,907; Lot 3 \$11,115; Lot 4 (both sections) \$6,227; Lot 5 \$15,046; Lot 6 \$23,460; Lot 7 \$12,786, Ralph’s Lot (N. Washington) \$21,235.
- Improvements: current estimate is \$1.85M plus additional amenities
- Ongoing Expenses: City of Tiffin to continue to maintain the lots.
- No funding yet dedicated for the project.

Attachments

- Full Proposal Submission
- Parking Lots Map
- Estimated Costs



Dream Big Tiffin!

Project Proposal Submission

Downtown Parking Lot Improvements

Page 1: Section 1: Project Information

Q1

Project Title

Downtown Parking Lot Design

Q2

Executive summary or short description of your project. (Limit 150 words)

The project is to have the designs completed for the seven city owned, downtown parking lots and the lot in front of Ralph's Joy of Living for a total of eight lot designs. This is a beautification and safety project.

Q3

Submit any additional project information including details or key highlights that are important for understanding the scope of the project. (limit 2500 words)

The goal with the parking lot design is to increase safety with additional lighting in each lot, increase the look of the lots with the addition of permanent planters, increase awareness of public parking with larger parking signage, repaving, striping, drainage and more. This would be a coordinated effort through the downtown Design Committee, the city engineer's office, and public works with the city of Tiffin. Parking lot paving is due to be completed in the next couple years, so planning for a complete lot design is important at this time. This project would begin with the design of the lots and the costs attached reflect that. Once the design is completed, we will have costs for the implementation of the lot design. With the funding needed, we could begin the design process now. Implementation would be subject to final costs associated with the finished designs and availability of both the city engineer's office and public works.

Q4

Please indicate the type of support your project is seeking in order to reach completion (check all that apply).

- Other (please specify):
- Funding for the design of the parking lots

Page 2: Organization and Contact Details

Q5

Organization Information

- Project Contact (Individual's Name) Amy Reinhart
- Organization Name Tiffin-Seneca Economic Partnership
- Organization's Address 96 South Washington Street
- Address 2 Suite A
- City/Town Tiffin
- State/Province Ohio
- ZIP/Postal Code 44883
- Project Contact's Email Address reinhart@tiffinseneca.org
- Project Contact's Phone Number 419-447-3831

Q6

Project's Website (if available)

Q7

Project's Social Media Links (If available)

Respondent skipped this question

Page 3: Financial Details

Q8

Total Project Cost

Design estimate for eight lots: \$101,342

Q9

Please provide a breakdown of the total costs associated with the project: provide the estimated cost and brief description in the space provided. Please do not include ongoing operational costs.

- OtherThis is the estimate for the design of the eight parking lots only.

Q10

What is the total amount of funds obtained so far? If none, please write "none."

none

Q11

Please list sources of project funding that has already been obtained or received. If none, please write "NA."

NA

Q12

Please list funding sources that have already been applied for but have not yet been approved/secured/obtained or the grant decision has not yet been made. If none, please write "NA."

NA

Q13

Please list sources you plan to apply to or utilize for additional funding in the future but have not yet (grants, capital campaign, private philanthropy, fundraisers, etc).

White Family Fund, Meshech Frost Foundation

Q14

Will there be ongoing costs associated with the operation/maintenance/upkeep of your project? If yes, please describe your plan for sustainability and coverage of future costs. If there are no ongoing costs, please write "NA."

The City of Tiffin will continue to maintain the parking lots as they have in the past.

Q15

If there are ongoing operational costs for this project, please provide a breakdown below of the major categories. If there are no ongoing costs, skip this question.

Respondent skipped this question

Page 4: Timeline

Q16

What is the goal or projected date of groundbreaking or beginning of work on the project? If work has already begun, please note when.

Once funding is obtained, we can begin design work immediately.

Q17

What is the goal or projected date of project completion or program launch?

We would like to begin in coordination with the City of Tiffin parking lot paving projects that are scheduled over the next one to two years.

Page 5: Community Needs and Engagement

Q18

Describe the community need(s) that you believe your project will meet and any benefits it will provide to the City of Tiffin and greater community (limit 500 words)

This is a beautification and safety project for people downtown using the parking lots. Increasing lighting levels will increase safety, community awareness of the available parking downtown will increase with different signage, this is another opportunity to increase the look of downtown with planters and softening the edges of the areas.

Q19

What are the measurable outcomes of your project? (limit 250 words)

Increased awareness of parking, increased look of downtown, and this is an opportunity to save on costs by coordinating efforts with city groups by having them designed prior to paving projects scheduled over the next couple of years.

Q20

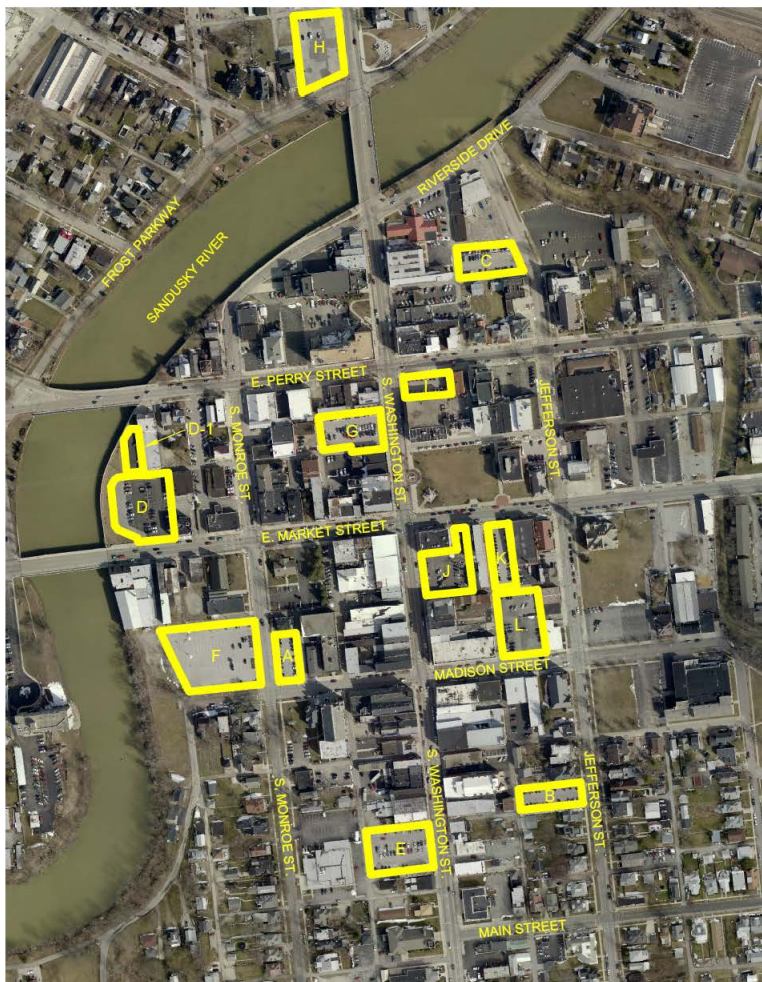
Please describe any community engagement (e.g., outreach, surveys, listening sessions, etc.) that has taken place as part of the planning process of your project. If none, please write "NA."

Safety and beautification for downtown alleys and parking lots has been part of both the 2010 and 2016 Downtown plans. Those did received community input prior to completion.

Q21

Please list any partner organizations for this project including a brief note of how they are partnering with you (government organizations, nonprofits, businesses, social clubs, etc). If none, please write "NA."

Downtown Design Committee, City of Tiffin Engineer, City of Tiffin Public Works Department, RCM Architects (design firm).



Lot	Description	Parking Spaces
A	City of Tiffin Lot #1	23
B	City of Tiffin Lot #2	40
C	City of Tiffin Lot #3	52
D	City of Tiffin Lot #4	62
D-1	City of Tiffin Lot #4 Extension	8
E	City of Tiffin Lot #5	64
F	City of Tiffin Lot #6	93
G	City of Tiffin Lot #7	63
H	SIEDC Owned Parking Lot	49 +/-
I	Seneca County Commissioners Lot	22 +/-
J	Seneca County Commissioners Lot	49
K	Seneca County Commissioners Lot	30
L	Seneca County Commissioners Lot	60

CITY OF TIFFIN PARKING MAP



CITY OF TIFFIN
ENGINEERING DEPARTMENT
51 E. MARKET STREET
TIFFIN, OHIO 44883



DRAWN BY: MATT WATSON, P.E., S.I.T.
DATE: 01/27/2015



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
1	Tiffin Lot #1 (Lot A)					
A	Demolition					
	Mobilization	1	allow	\$ 355.50	\$356	<i>includes overhead & profit</i>
	Silt Fence	400	lf	\$ 1.50	\$600	
	Asphalt Removal	930	sy	\$ 7.00	\$6,510	
	Demolition Sub-Total:				\$7,466	
B	Site Construction					
	General Condition	1	allow	\$ 1,854.50	\$1,855	<i>includes overhead & profit</i>
	Asphalt	930	sy	\$ 38.00	\$35,340	
	Parking Lot Striping	1	allow	\$ 1,500.00	\$1,500	
	Handicapped Parking Signage	1	ea	\$ 250.00	\$250	<i>one HC space per 25</i>
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$38,945	
C	20% Prevailing Wage Markup	1	allow	\$ 46,410.00	\$9,282	
D	Tiffin Lot #1 (Lot A) - Subtotal				\$55,692	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 5,569.20	\$5,569	
	Topographical Survey	1	allow	\$ 2,000.00	\$2,000	
	15% Estimating Contingency				\$8,354	
	20% Construction Contingency				\$14,323	
F	Tiffin Lot #1 (Lot A) - Grand Total				\$85,938	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
2	Tiffin Lot #2 (Lot B)					
A	Demolition					
	Mobilization	1	allow	\$ 468.00	\$468	<i>includes overhead & profit</i>
	Silt Fence	500	lf	\$ 1.50	\$750	
	Asphalt Removal	1,230	sy	\$ 7.00	\$8,610	
	Demolition Sub-Total:				\$9,828	
B	Site Construction					
	General Condition	1	allow	\$ 2,462.00	\$2,462	<i>includes overhead & profit</i>
	Asphalt	1,230	sy	\$ 38.00	\$46,740	
	Parking Lot Striping	1	allow	\$ 2,000.00	\$2,000	
	Handicapped Parking Signage	2	ea	\$ 250.00	\$500	<i>one HC space per 25</i>
	Updated Drainage	1	allow	\$ -	\$0	
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$51,702	
C	20% Prevailing Wage Markup	1	allow	\$ 61,530.00	\$12,306	
D	Tiffin Lot #2 (Lot B) - Subtotal				\$73,836	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 5,906.88	\$5,907	
	Topographical Survey	1	allow	\$ 2,500.00	\$2,500	
	15% Estimating Contingency				\$11,075	
	20% Construction Contingency				\$18,664	
F	Tiffin Lot #2 (Lot B) - Grand Total				\$111,982	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
3	Tiffin Lot #3 (Lot C)					
A	Demolition					
	Mobilization	1	allow	\$ 680.00	\$680	<i>includes overhead & profit</i>
	Silt Fence	550	lf	\$ 1.50	\$825	
	Asphalt Removal	1,825	sy	\$ 7.00	\$12,775	
	Demolition Sub-Total:				\$14,280	
B	Site Construction					
	General Condition	1	allow	\$ 4,833.50	\$4,834	<i>includes overhead & profit</i>
	Asphalt	1,765	sy	\$ 38.00	\$67,070	
	Parking Lot Striping	1	allow	\$ 2,600.00	\$2,600	
	Handicapped Parking Signage	2	ea	\$ 250.00	\$500	<i>one HC space per 25</i>
	Updated Drainage	1	allow	\$ 8,000.00	\$8,000	<i>assumes two new inlets, pipe, & connections</i>
	Parking Lot Lighting & Electrical	2	ea	\$ 6,000.00	\$12,000	<i>pole, fixture, base, and connections</i>
	Landscape Development	1		\$ 6,500.00	\$6,500	<i>three new islands</i>
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$101,504	
C	20% Prevailing Wage Markup	1	allow	\$ 115,783.50	\$23,157	
D	Tiffin Lot #3 (Lot C) - Subtotal				\$138,940	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 11,115.22	\$11,115	
	Topographical Survey	1	allow	\$ 2,500.00	\$2,500	
	15% Estimating Contingency				\$20,841	
	20% Construction Contingency				\$34,679	
F	Tiffin Lot #3 (Lot C) - Grand Total				\$208,076	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
4	Tiffin Lot #4 (Lot D)					
A	Demolition					
	Mobilization	1	allow	\$ -	\$0	<i>includes overhead & profit</i>
	Demolition Sub-Total:				\$0	
B	Site Construction					
	General Condition	1	allow	\$ 982.50	\$983	<i>includes overhead & profit</i>
	Seal Existing Asphalt	3,900	sy	\$ 3.50	\$13,650	
	Parking Lot Striping	1	allow	\$ 5,000.00	\$5,000	
	Handicapped Parking Signage	4	ea	\$ 250.00	\$1,000	<i>one HC space per 25</i>
	Updated Drainage	1	allow	\$ -	\$0	
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$20,633	
C	20% Prevailing Wage Markup	1	allow	\$ 20,632.50	\$4,127	
D	Tiffin Lot #4 (Lot B) - Subtotal				\$24,759	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 2,475.90	\$2,476	
	Topographical Survey	1	allow	\$ -	\$0	<i>survey not needed for this project</i>
	15% Estimating Contingency				\$3,714	
	20% Construction Contingency				\$6,190	
F	Tiffin Lot #4 (Lot D) - Grand Total				\$37,139	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
5	Tiffin Lot #4 Extension (Lot D1)					
A	Demolition					
	Mobilization	1	allow	\$ 241.75	\$242	<i>includes overhead & profit</i>
	Silt Fence	330	lf	\$ 1.50	\$495	
	Asphalt Removal	620	sy	\$ 7.00	\$4,340	
	Demolition Sub-Total:				\$5,077	
B	Site Construction					
	General Condition	1	allow	\$ 1,246.75	\$1,247	<i>includes overhead & profit</i>
	Asphalt	620	sy	\$ 38.00	\$23,560	
	Parking Lot Striping	1	allow	\$ 500.00	\$500	
	Handicapped Parking Signage	1	ea	\$ 250.00	\$250	<i>one HC space per 25</i>
	Lawn / Grass	0.25	ac	\$ 2,500.00	\$625	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$26,182	
C	20% Prevailing Wage Markup	1	allow	\$ 31,258.50	\$6,252	
D	Tiffin Lot #4 Extension (Lot D1) - Subtotal				\$37,510	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 3,751.02	\$3,751	
	Topographical Survey	1	allow	\$ 1,500.00	\$1,500	
	15% Estimating Contingency				\$5,627	
	20% Construction Contingency				\$9,678	
F	Tiffin Lot #4 Extension (Lot D1) - Grand Total				\$58,065	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
6	Tiffin Lot #5 (Lot E)					
A	Demolition					
	Mobilization	1	allow	\$ 1,125.38	\$1,125	<i>includes overhead & profit</i>
	Silt Fence	625	lf	\$ 1.50	\$938	
	Excavation	60	cy	\$ 7.00	\$420	
	Light Pole Removal	2	ea	\$ 2,000.00	\$4,000	
	Asphalt Removal	2,450	sy	\$ 7.00	\$17,150	
	Demolition Sub-Total:				\$23,633	
B	Site Construction					
	General Condition	1	allow	\$ 6,338.00	\$6,338	<i>includes overhead & profit</i>
	Asphalt	2,400	sy	\$ 38.00	\$91,200	
	Concrete Curb	240	lf	\$ 14.00	\$3,360	
	Parking Lot Striping	1	allow	\$ 3,200.00	\$3,200	
	Handicapped Parking Signage	4	ea	\$ 250.00	\$1,000	<i>one HC space per 25</i>
	Parking Lot Lighting & Electrical	2	ea	\$ 6,000.00	\$12,000	<i>pole, fixture, base, and connections</i>
	Updated Drainage	1	allow	\$ 8,000.00	\$8,000	<i>assumes two new inlets, pipe, & connections</i>
	Landscape Development	1		\$ 8,000.00	\$8,000	<i>four new islands</i>
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$133,098	
C	20% Prevailing Wage Markup	1	allow	\$ 156,730.88	\$31,346	
D	Tiffin Lot #1 (Lot A) - Subtotal				\$188,077	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 15,046.16	\$15,046	
	Topographical Survey	1	allow	\$ 3,000.00	\$3,000	
	15% Estimating Contingency				\$28,212	
	20% Construction Contingency				\$46,867	
F	Tiffin Lot #5 (Lot E) - Grand Total				\$281,202	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
7	Tiffin Lot #6 (Lot F)					
A	Demolition					
	Mobilization	1	allow	\$ 1,549.25	\$1,549	<i>includes overhead & profit</i>
	Silt Fence	850	lf	\$ 1.50	\$1,275	
	SWPPP Requirements	1	allow	\$ 1,500.00	\$1,500	<i>for three inlets</i>
	Excavation	60	cy	\$ 7.00	\$420	
	Concrete Removal	45	sy	\$ 7.00	\$315	
	Asphalt Removal	3,925	sy	\$ 7.00	\$27,475	
	Demolition Sub-Total:				\$32,534	
B	Site Construction					
	General Condition	1	allow	\$ 10,087.50	\$10,088	<i>includes overhead & profit</i>
	Asphalt	3,525	sy	\$ 38.00	\$133,950	
	Concrete Curb	700	lf	\$ 14.00	\$9,800	
	Concrete Pavement	1,350	sf	\$ 5.00	\$6,750	
	Parking Lot Striping	1	allow	\$ 5,000.00	\$5,000	
	Handicapped Parking Signage	4	ea	\$ 250.00	\$1,000	<i>one HC space per 25</i>
	Parking Lot Lighting & Electrical	4	ea	\$ 6,000.00	\$24,000	<i>pole, fixture, base, and connections</i>
	Updated Drainage	1	allow	\$ 8,000.00	\$8,000	<i>assumes two new inlets, pipe, & connections</i>
	Landscape Development	1	allow	\$ 12,000.00	\$12,000	
	Lawn / Grass	0.5	ac	\$ 2,500.00	\$1,250	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$211,838	
C	20% Prevailing Wage Markup	1	allow	\$ 244,371.75	\$48,874	
D	Tiffin Lot #1 (Lot A) - Subtotal				\$293,246	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 23,459.69	\$23,460	
	Topographical Survey	1	allow	\$ 5,000.00	\$5,000	
	15% Estimating Contingency				\$43,987	
	20% Construction Contingency				\$73,139	
F	Tiffin Lot #6 (Lot F) - Grand Total				\$438,831	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
8	Tiffin Lot #7 (Lot G)					
A	Demolition					
	Mobilization	1	allow	\$ 765.00	\$765	<i>includes overhead & profit</i>
	Silt Fence	600	lf	\$ 1.50	\$900	
	SWPPP Requirements	1	allow	\$ 1,500.00	\$1,500	<i>for three inlets</i>
	Asphalt Removal	2,150	sy	\$ 6.00	\$12,900	
	Demolition Sub-Total:				\$16,065	
B	Site Construction					
	General Condition	1	allow	\$ 5,577.50	\$5,578	<i>includes overhead & profit</i>
	Asphalt	2,100	sy	\$ 38.00	\$79,800	
	Parking Lot Striping	1	allow	\$ 3,500.00	\$3,500	
	Handicapped Parking Signage	3	ea	\$ 250.00	\$750	<i>one HC space per 25</i>
	Parking Lot Lighting & Electrical	2	ea	\$ 6,000.00	\$12,000	<i>pole, fixture, base, and connections</i>
	Updated Drainage	1	allow	\$ 8,000.00	\$8,000	<i>assumes two new inlets, pipe, & connections</i>
	Landscape Development	1	allow	\$ 7,500.00	\$7,500	
	Lawn / Grass	0.0	ac	\$ 2,500.00	\$0	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$117,128	
C	20% Prevailing Wage Markup	1	allow	\$ 133,192.50	\$26,639	
D	Tiffin Lot #1 (Lot A) - Subtotal				\$159,831	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 12,786.48	\$12,786	
	Topographical Survey	1	allow	\$ 5,000.00	\$5,000	
	15% Estimating Contingency				\$23,975	
	20% Construction Contingency				\$40,318	
F	Tiffin Lot #7 (Lot G) - Grand Total				\$241,911	



City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate

Base Bid

	Description	Quantity	Unit	Unit Price	Total	Comments
9	Tiffin Lot -SIEDC Owned Parking Lot (Lot H)					
A	Demolition					
	Mobilization	1	allow	\$ 1,048.13	\$1,048	<i>includes overhead & profit</i>
	Silt Fence	675	lf	\$ 1.50	\$1,013	
	Concrete Apron Removal	50	sy	\$ 7.00	\$350	
	Asphalt Removal	2,800	sy	\$ 7.00	\$19,600	
	Demolition Sub-Total:				\$22,011	
B	Site Construction					
	General Condition	1	allow	\$ 9,485.25	\$9,485	<i>includes overhead & profit</i>
	Asphalt	2,600	sy	\$ 38.00	\$98,800	
	Concrete Curb	760	lf	\$ 13.00	\$9,880	
	Concrete Pavers	1,200	sf	\$ 15.00	\$18,000	
	Statue Platform	1	allow	\$ 10,000.00	\$10,000	
	Parking Lot Striping	1	allow	\$ 3,400.00	\$3,400	
	Handicapped Parking Signage	4	ea	\$ 250.00	\$1,000	<i>one HC space per 25</i>
	Updated Drainage	1	allow	\$ 8,000.00	\$8,000	<i>assumes two new inlets, pipe, & connections</i>
	Parking Lot Lighting & Electrical	4	ea	\$ 7,500.00	\$30,000	<i>historical pole, fixture, base, and L.S. lighting</i>
	Landscape Development	1	allow	\$ 10,000.00	\$10,000	
	Lawn / Grass	0.25	ac	\$ 2,500.00	\$625	<i>seed, hydro mulch, etc.</i>
	Construction Sub-Total:				\$199,190	
C	20% Prevailing Wage Markup	1	allow	\$ 221,200.88	\$44,240	
D	Tiffin Lot #1 (Lot A) - Subtotal				\$265,441	<i>advertised estimate to contractors</i>
E	Contingency & Soft Costs					
	A/E Fees	1	allow	\$ 21,235.28	\$21,235	
	Topographical Survey	1	allow	\$ 2,500.00	\$2,500	
	15% Estimating Contingency				\$39,816	
	20% Construction Contingency				\$65,798	
F	Tiffin Lot - SIEDC Owned Parking Lot (Lot H) - Grand Total				\$394,791	

**City of Tiffin - Parking Lot Improvements - Preliminary Estimate (#21090)**

October 13, 2021

Tiffin, Ohio

Estimate of Probable Cost

Site Construction Plan - Schematic Estimate**Base Bid**

	Description	Quantity	Unit	Unit Price	Total	Comments
10	Soft Costs					
A	Collective Projects' Subtotals				\$1,237,333	<i>collective estimates for nine projects</i>
B	Collective Projects' Contingencies & Soft Costs				\$620,601	<i>collective estimates for nine projects</i>
C	Parking Lot Redevelopment Grand Total				\$1,857,933.99	

Notes:

1. Proposed Drainage and Utility Estimates were created without topographical or existing conditions noted. Updates and/or adjustments may be necessary to these estimates once surveys are completed and plans are designed.
2. Any required Soil Mitigation/geogrid is not outlined in this estimate
3. Petroleum futures and subsequent asphalt prices are unknown.
4. 20% Owner's Contingency added for unknown or unforeseen circumstances.
5. Review/Submission Fees, nor Zoning Permit were calculated, as these are City of Tiffin projects.
6. Estimate cannot calculate work stoppages and/or product delays, given the current COVID-19/supply chain environment.
7. Floodway Development Permits, nor Post-Construction Surveys are included.

Prepared by:**Brett Gies, PLA ASLA****RCM Architects**