

# Visioning Process + Projects

Based on review of the bioregional assessment, feedback from survey respondents and focus group participants, and input from the Tama and Toledo Community Visioning steering committees, the design team proposed the following transportation improvement concepts:

- Traffic calming measures and signage for increased pedestrian and vehicular safety.
- Connect existing sidewalks to provide better connections between existing amenities such as the Tama-Toledo Water Park, STC High School and Elementary School, and both Tama and Toledo's downtown areas.
- Improving downtown Tama with better wayfinding, on-street parking, and community projects such as pocket parks and wall murals.
- Connecting the Tama Rec Trail and Cherry Lake.
- Rethinking Oakhill Park between State and McClellan Street to better accommodate residents and their children.
- Improving downtown Toledo with better wayfinding, pop-up outdoor spaces for businesses and activities, and increased on-street parking.
- Increasing access to existing amenities such as Toledo Heights Park and South Tama Recreational Trail.
- Improve existing sidewalks within the areas south of downtown Toledo.

These concepts seek to improve community identity, aesthetics, way-finding, and walkability throughout Tama and Toledo, addressing a range of community issues that were identified in the information gathering and analysis phase.

## Proposed Trails + Sidewalks

- A. Segment A: Toledo Heights Park to High/63 via Prospect and Ross
- B. Segment B: Old Football Field to Elm Street via Ross Street (one block)
- C. Segment C: Ross Street to the Business District via 63
- D. Segment D: Tama Rec Trail and Toledo City Hall to the Business District and Broadway Street via 1st/2nd Street and Prospect Drive
- E. Segment E: Mill Street to 2nd Street via Broadway Street
- F. Segment F: Lincoln Highway Trail - continues into Tama
- G. Segment G: Park Loop Trail (Summit to Church to 16th to Broadway, loops around the Tama-Toledo Family Aquatic Center and Oak Park
- H. Segment H: Oakhill Park to STC High School via 17th Street
- I. Segment I: STC High School to Toledo via 63
- J. Segment J: 13th Street to Sesame Drive
- K. Segment K: 63 to Oakhill Cemetery via 9th Street
- L. Segment L: Garfield Street to Iowa Beef via 5th Street and Lincoln Highway
- M. Segment M: Tama Rec Trail to Cherry Lake Trail via Siegel and the City Hall Parking Lot
- N. Segments N: Downtown Tama to Cherry Lake Trail via 6
- O. Segment O: Pave the Tama Rec Trail

## Primary Intersection Safety Improvements

1. High Street and 63
2. 2nd Street and 63
3. Broadway and Lincoln Highway
4. 17th Street and 63
5. Harding and 63
6. State and 63

# Tama + Toledo

## Concept Overview

### site design group

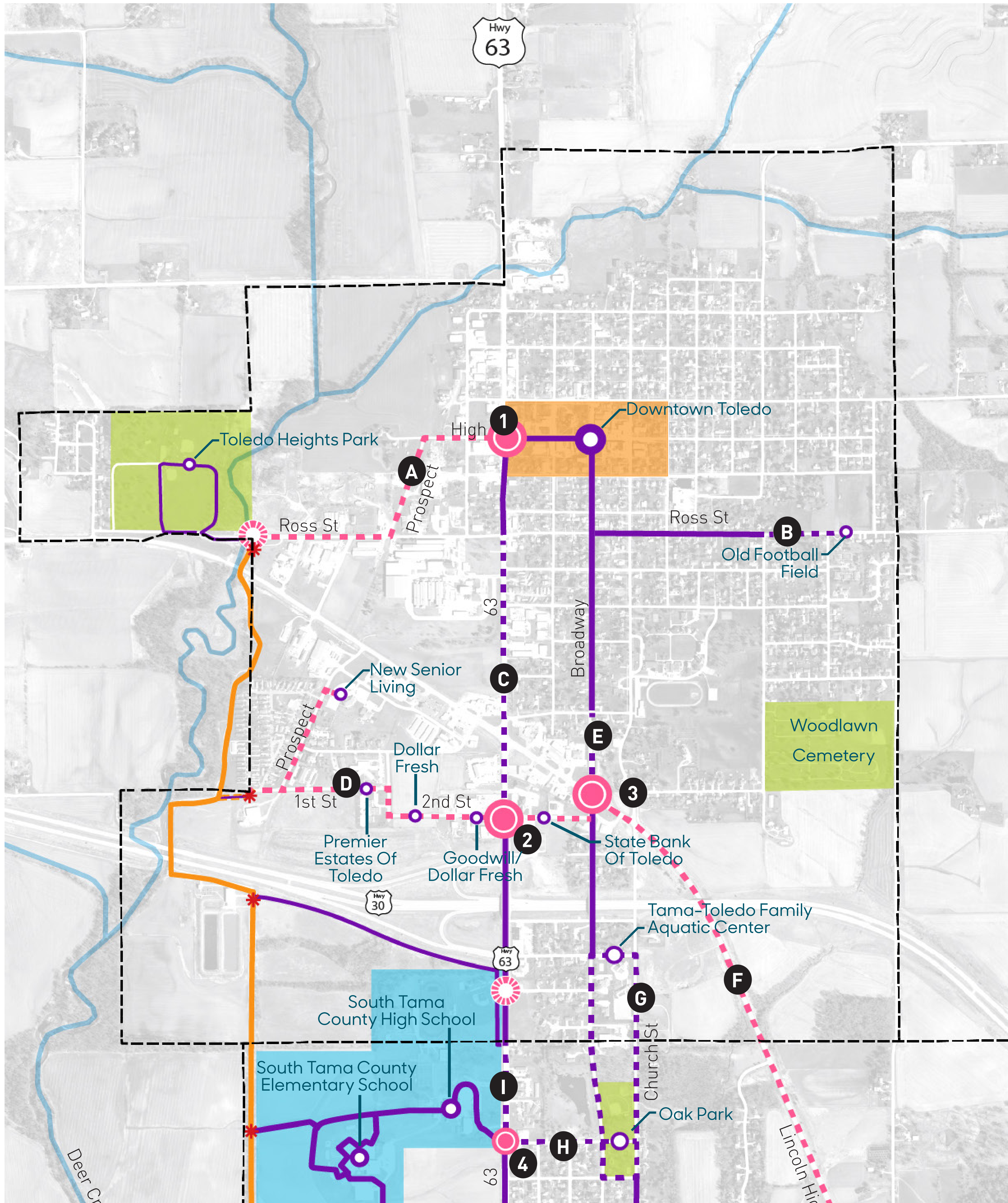
LA: Cassandra Rice, PLA, ASLA, Hana Ishikawa, AIA

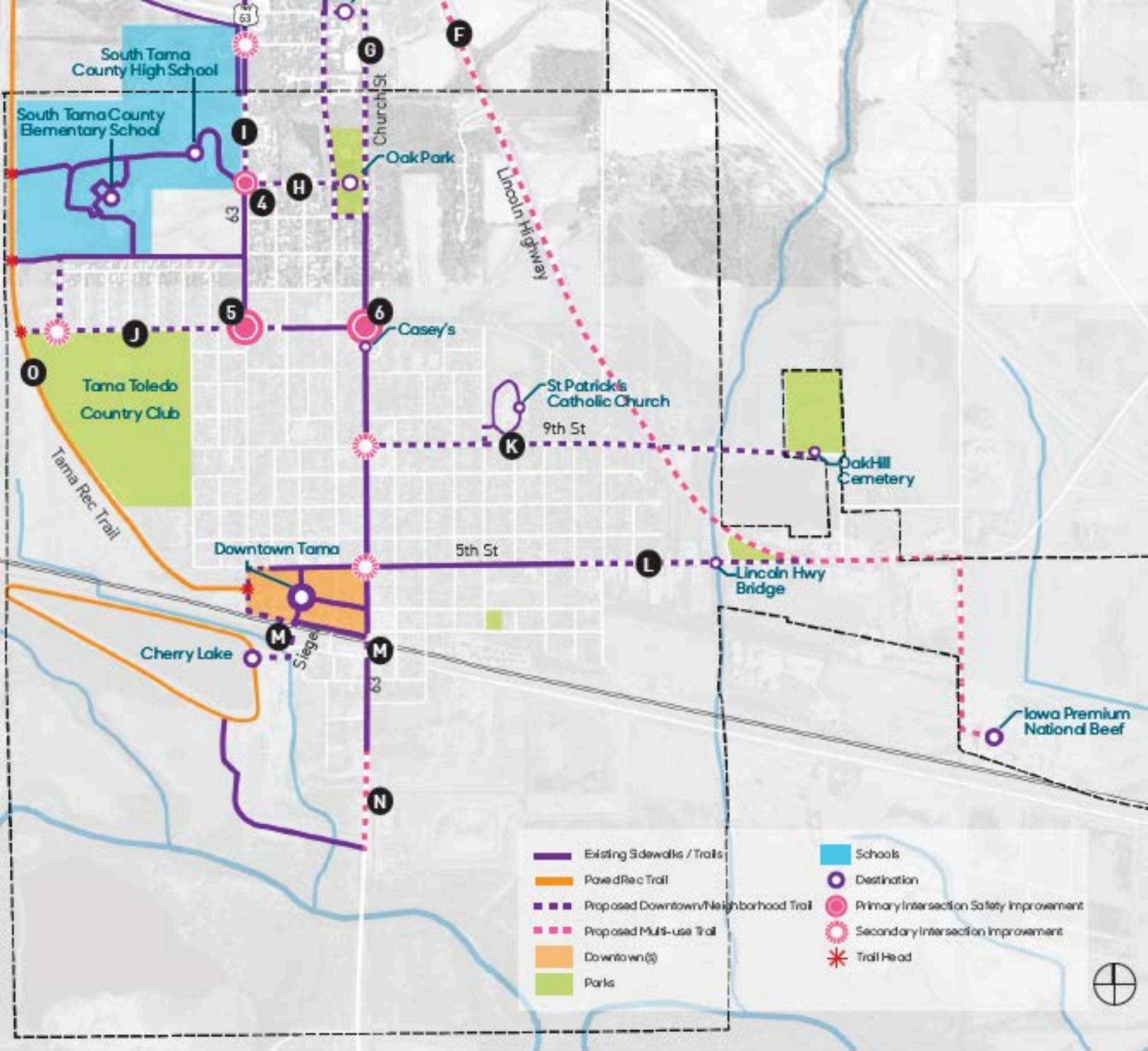
Landscape Designer: Richard Meagher

Intern: Paul Hsu



# Proposed Trail Network + Project Sites





# Tama + Toledo

## Concept Overview

**site design group**  
 LA: Cassandra Rice, PLA, ASLA, Hana Ishikawa, AIA  
 Landscape Designer: Richard Meagher  
 Intern: Paul Hsu  
 Iowa State University | Trees Forever | Iowa Department of Transportation

# Enhanced Pedestrian Network

The primary goals of the improved pedestrian network and enhanced connections include:

- Establish a functional, safe pedestrian network that links the two communities, their downtowns, the Tama-Toledo Aquatic Park, Oak Park, and STC High School;
- Establish a functional safe pedestrian network that provides residents and community members with limited mobility options (i.e. lack of car) to access basic goods and services;
- Selectively upgrade sidewalks, targeting portions with heavy use, evident mud/ice issues, and conditions that limit accessibility or fail to adhere to ADA standards; strengthen Tama and Toledo community identities through wayfinding, signage, and environmental graphics (e.g., gateways, follies, etc.); enhance pedestrian safety through painted or constructed bump outs, pedestrian refuge islands, painted / enhanced crosswalks, and signage; and, create an iconic and uniquely Tama/Toledo space at Oak Park, establishing it as the "Central Park" of the communities.

## Tama and Toledo Enhanced Pedestrian Network

The two communities of Tama and Toledo have integrated transportation networks, and to address the issues facing both cities the design team decided to look at these systems as a whole rather than separately. Various improvement projects will require collaborative efforts between Tama and Toledo, and certain design concepts may technically be located within another town's borders but will affect the residents of both communities.

CONCEPT PLAN - TRAIL SEGMENTS	CONCEPT 1	RESPONSIBLE PARTY	POTENTIAL PARTNERS
SEGMENT A	\$237,075	City of Toledo	Iowa DOT, South Tama Community School District, Local Artists
SEGMENT B	\$136,155	City of Toledo	Iowa DOT, South Tama Community School District, Local Artists
SEGMENT C	\$445,875	City of Toledo	Tama County Parks
SEGMENT D	\$361,485	City of Toledo	Iowa DOT, Local Businesses Owners/Banks, Artists
SEGMENT E	\$139,035	City of Toledo	Local Business Owners, Local High School Students (art competition), Main Street USA
SEGMENT F	\$932,814	City of Toledo	Iowa DOT, Local Businesses Owners/Banks, Artists
SEGMENT G	\$798,370	Tama and Toledo	Tama County Parks
SEGMENT H	\$159,152	City of Tama	Tama County Parks
SEGMENT I	\$93,830	Tama and Toledo	Iowa DOT, South Tama Community School District
SEGMENT J	\$484,735	City of Tama	Tama County Parks
SEGMENT K	\$796,050	City of Tama	Iowa DOT, Downtown Business Owners, Senior/Assisted Living Institutions
SEGMENT L	\$282,750	City of Tama	Iowa DOT, Downtown Business Owners, Cultural Institutions, Local Artists
SEGMENT M	\$245,775	City of Tama	Tama County Parks
SEGMENT N	\$171,100	City of Tama	Iowa DOT, Downtown Business Owners,
<b>TRAIL SEGMENT TOTAL</b>	<b>\$5,284,200</b>		

**GRAND TOTAL COSTS: \$5,284,200**

## ENHANCED PEDESTRIAN NETWORK SEGMENT COSTS

### TAMA-TOLEDO JOINT PROJECTS

#### SEGMENT B

Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs

**TOTAL**

### CONCEPT 1

QTY	UNIT	COST	TOTAL
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1	ALLOW	\$7,500	\$7,500
4600	SF	\$8	\$36,800
3800	SF	\$5	\$19,000
7700	SF	\$3	\$23,100
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$42,255

**\$136,155**

#### SEGMENT C

Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs

**TOTAL**

QTY	UNIT	COST	TOTAL
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1	ALLOW	\$7,500	\$7,500
17000	SF	\$8	\$136,000
14200	SF	\$5	\$71,000
28500	SF	\$3	\$85,500
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$138,375

**\$445,875**

#### SEGMENT E

Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs

**TOTAL**

QTY	UNIT	COST	TOTAL
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1	ALLOW	\$7,500	\$7,500
4722	SF	\$8	\$37,776
3900	SF	\$5	\$19,500
7870	SF	\$3	\$23,610
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$43,149

**\$139,035**

#### SEGMENT F

Site Prep and Demolition
8' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs

**TOTAL**

QTY	UNIT	COST	TOTAL
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1	ALLOW	\$7,500	\$7,500
42240	SF	\$8	\$337,920
26400	SF	\$5	\$132,000
52800	SF	\$3	\$158,400
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$289,494

**\$932,814**

<b>SEGMENT F</b>
Site Prep and Demolition
8' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
42240	SF	\$8	\$337,920
26400	SF	\$5	\$132,000
52800	SF	\$3	\$158,400
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$289,494
			<b>\$932,814</b>

<b>SEGMENT G</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
31200	SF	\$8	\$249,600
26000	SF	\$5	\$130,000
52000	SF	\$3	\$156,000
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$247,770
			<b>\$798,370</b>

<b>SEGMENT H</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
5520	SF	\$8	\$44,160
4600	SF	\$5	\$23,000
9200	SF	\$3	\$27,600
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$49,392
			<b>\$159,152</b>

<b>SEGMENT I</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
2900	SF	\$8	\$23,200
2410	SF	\$5	\$12,050
4820	SF	\$3	\$14,460
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$29,120
			<b>\$93,830</b>

<b>SEGMENT J</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
18600	SF	\$8	\$148,800
15500	SF	\$5	\$77,500
31000	SF	\$3	\$93,000
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$150,435
			<b>\$484,735</b>

<b>SEGMENT K</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
28500	SF	\$8	\$228,000
32700	SF	\$5	\$163,500
47500	SF	\$3	\$142,500
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$247,050
			<b>\$796,050</b>

<b>SEGMENT L</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
10500	SF	\$8	\$84,000
8700	SF	\$5	\$43,500
17500	SF	\$3	\$52,500
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$87,750
			<b>\$282,750</b>

<b>SEGMENT M</b>
Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

<b>QTY</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>
1	ALLOW	\$7,500	\$7,500
9000	SF	\$8	\$72,000
7500	SF	\$5	\$37,500
15000	SF	\$3	\$45,000
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$76,275
			<b>\$245,775</b>

Site Prep and Demolition
6' Concrete Trail (SF)
Landscape Enhancements
Turf Seed
Grading, Drainage, and Erosion Control
Indirect Costs
<b>TOTAL</b>

1	ALLOW	\$7,500	\$7,500
6000	SF	\$8	\$48,000
5000	SF	\$5	\$25,000
10000	SF	\$3	\$30,000
1	ALLOW	\$7,500	\$7,500
1	ALLOW	45%	\$53,100
			<b>\$171,100</b>

**GRAND TOTAL COSTS:**

**\$4,685,640**

NOTES:

1. The unit pricing in the above opinion of probable costs represents in part, both historical average contractor price ranges from similarly sized projects of similar scope along with our opinion of costs for unique or custom items as compiled by *site design group, ltd. (site)* and our subconsultants base don our experience. Therefore, our opinion of probable costs should not be interpreted as a representation of what to expect during a contractor bid process but simply as our opinion of costs based on our experience on similar projects and scope. Our opinion of probable costs are based on the work scope of this project and all associated finishes and components at the time of the execution of this document. Our opinion of probable costs may fluctuate further than factored above if the work scope increases or decreases, material choices are modified, the project is phased or if the project is delayed based on the assumed schedule at the time of execution of this document.
2. Contractors General Conditions may include, but are not limited to, items such as project management, trucking and deliveries, toilets, dumpsters, final cleaning and document reproduction.
3. All "Landscape" scope on-structure opinion of probable costs are limited to components above waterproofing.
4. This opinion of probable costs is based on information and the accuracy of that information available at the time of the execution of this document.

EXCLUSIONS:

1. All *site* and subconsultant fees, Permitting and/or Expediting Fees, All Removals and/or Demolition of Existing Materials, Utility scope, Lighting System Scope, Security System Scope, Audio System Scope, Water Feature Scope, Signage and/or Wayfinding Scope, Site furnishings Scope and All "NIC" items noted in Deatail or Summary Sheets. (Unless Included Herein)

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