



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## MOUNT COMFORT GATEWAY CORRIDOR STELLAR IMPROVEMENTS

*Target Projects for McCordsville*

Prepared For:

Town of McCordsville  
6280 W. 800 N.  
McCordsville, Indiana 46055

Prepared By:



DLZ Job No. 1863-1007-92

September 18, 2018

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INNOVATIVE IDEAS  
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Mount Comfort Gateway Corridor  
Stellar Improvements  
Target Projects for McCordsville

## EXECUTIVE SUMMARY

The Town of McCordsville contracted with DLZ in order to assist the Town with evaluating select target projects within the Mount Comfort Gateway Corridor - Stellar Improvements. This assistance included meeting with the Town, field reviews, development of an opinion of budgetary costs, conceptual narratives and conceptual-level support graphics where applicable. The two target projects included the Old Town Boardwalk which seeks to develop an approximately 1,500 lineal foot pedestrian sidewalk/pathway within the public right-of-way along the drainage way bisecting the Old Town neighborhood and concepts for Gateway Signage for the Mount Comfort Corridor. The following information represents the scope of improvements as discussed at meetings with the Town and the resulting planning level documents for use in the Stellar Communities process.



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Mount Comfort Gateway Corridor  
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## Table of Contents

<b>Old Town Boardwalk.....</b>	<b>3</b>
<b>Aerial Overview</b>	
<b>Typical Section</b>	
<b>Opinion of Probable Cost</b>	
<b>Gateway Signage.....</b>	<b>8</b>
<b>Conceptual Design Graphic</b>	
<b>Opinion of Probable Cost</b>	

## OLD TOWN BOARDWALK

### PEDESTRIAN PATHWAY

#### Discussion

The project is located in McCordsville's Oldtown District in Hancock County, Indiana. The primary need for this project is to help revitalize McCordsville's Oldtown by connecting the area to the Township Park located on the corner of W 750 N and Mt. Comfort Road. The pedestrian pathway is approximately 1400' long and will include either 10' wide boardwalk or concrete path along the north side of Stansbury Ditch (Legal Drain). The project will also require the extension of the existing culvert pipe on the east side of Hanna Street. The project will also require a small bridge crossing the ditch near the north project terminus. The existing ditch runs through Oldtown district and has excessive vegetation along both sides of the ditch.

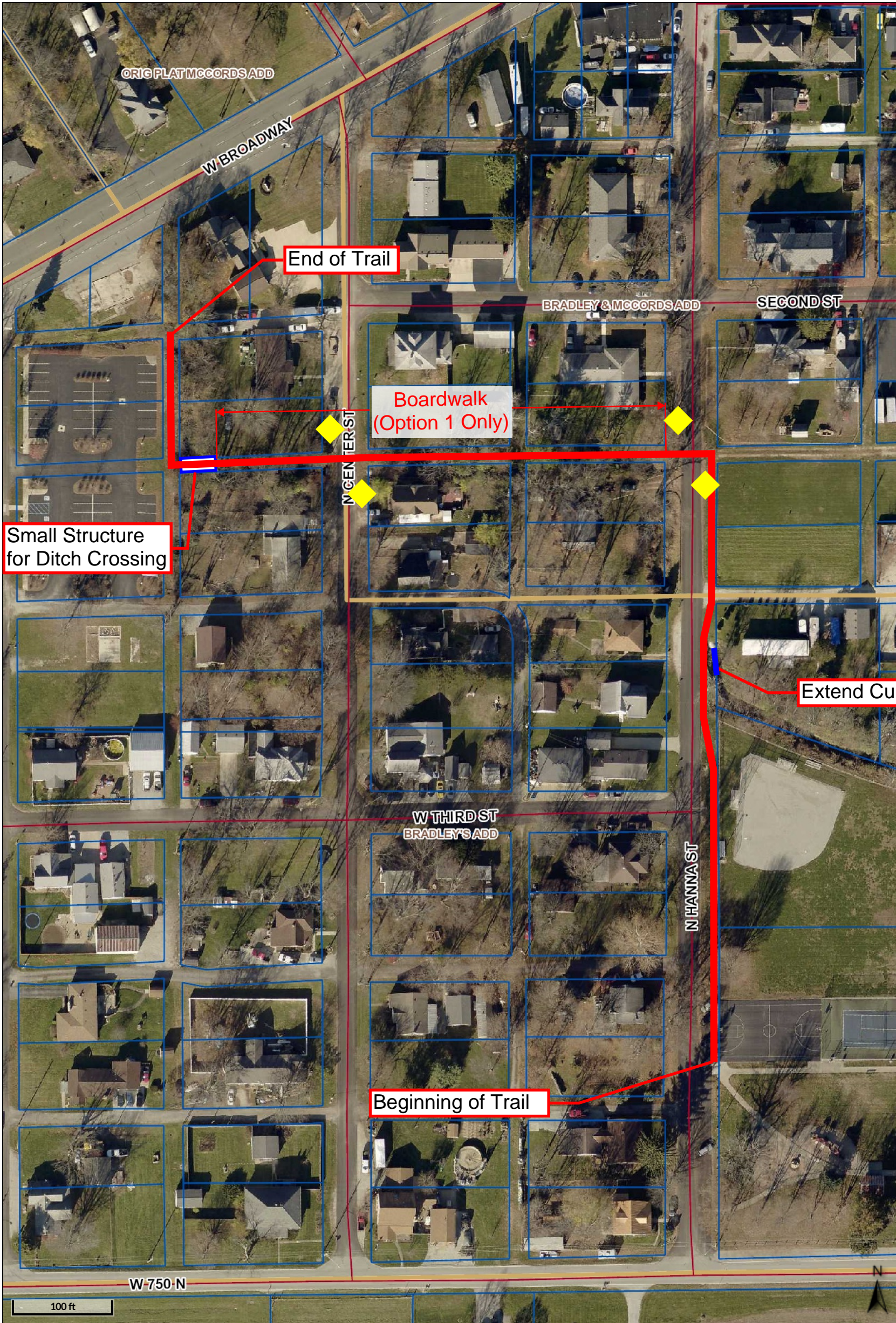
#### Design Narrative

The following options were considered for this project:

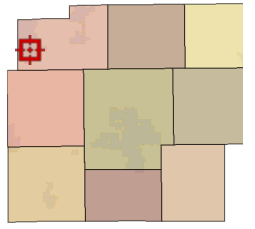
**Option 1 (Boardwalk):** A 10' wide concrete path will be placed along the east side of Hanna Street with a 5' grass buffer for approximately 300'. The trail will then move behind the roadway for approximately 150', to avoid impacts to the legal drain. The 10' path will then continue for another 150', with a 5' grass buffer. About 600' of new roadway curb would be placed along the east side of Hanna Street. Inlets may be needed as well to collect storm water. Any new storm water structures would maintain the existing drainage patterns. The pathway would then cross Hanna Street and transition into a 10' wide boardwalk running along the north side of Stansbury Ditch for approximately 500'. Then the path will cross the bridge and a 10' wide concrete path will connect the bridge to the vacant lot. There will be approximately 800' of pedestrian railing installed between the ditch and boardwalk or concrete path.

**Option 2 (No Boardwalk):** A 10' wide concrete path will be placed along the east side of Hanna Street with a 5' grass buffer for approximately 300'. The trail would then move behind the roadway for approximately 150', to avoid impacts to the legal drain. The 10' path would then continue for another 150', with a 5' grass buffer. About 600' of new roadway curb would be placed along the east side of Hanna Street. Inlets may be needed as well to collect storm water. Any new storm water structures would maintain the existing drainage patterns. The pathway would then cross Hanna Street and continue for approximately 500' along the north side of Stansbury Ditch. Then the path will cross the bridge and connect to the vacant lot. There will be approximately 800' of pedestrian railing installed between the ditch and concrete path. This option assumes no boardwalk and sufficient space to build the path along the legal drain within the existing right-of-way.

Stansbury Ditch is a legal drain and coordination and a permit with the County Surveyor's Office will be needed for any construction along the legal drain. Right-of-way acquisition maybe required for this project based on the limitations of construction near the legal drain. If right of way is needed, strips varying in width from 0' to 5' will be needed from approximately 6 parcels. Four new signs will be required with the pedestrian crossings at Hanna Street and Center Street. Traffic will be maintained throughout the project. No detours will be required for the construction of this project.



**Overview**

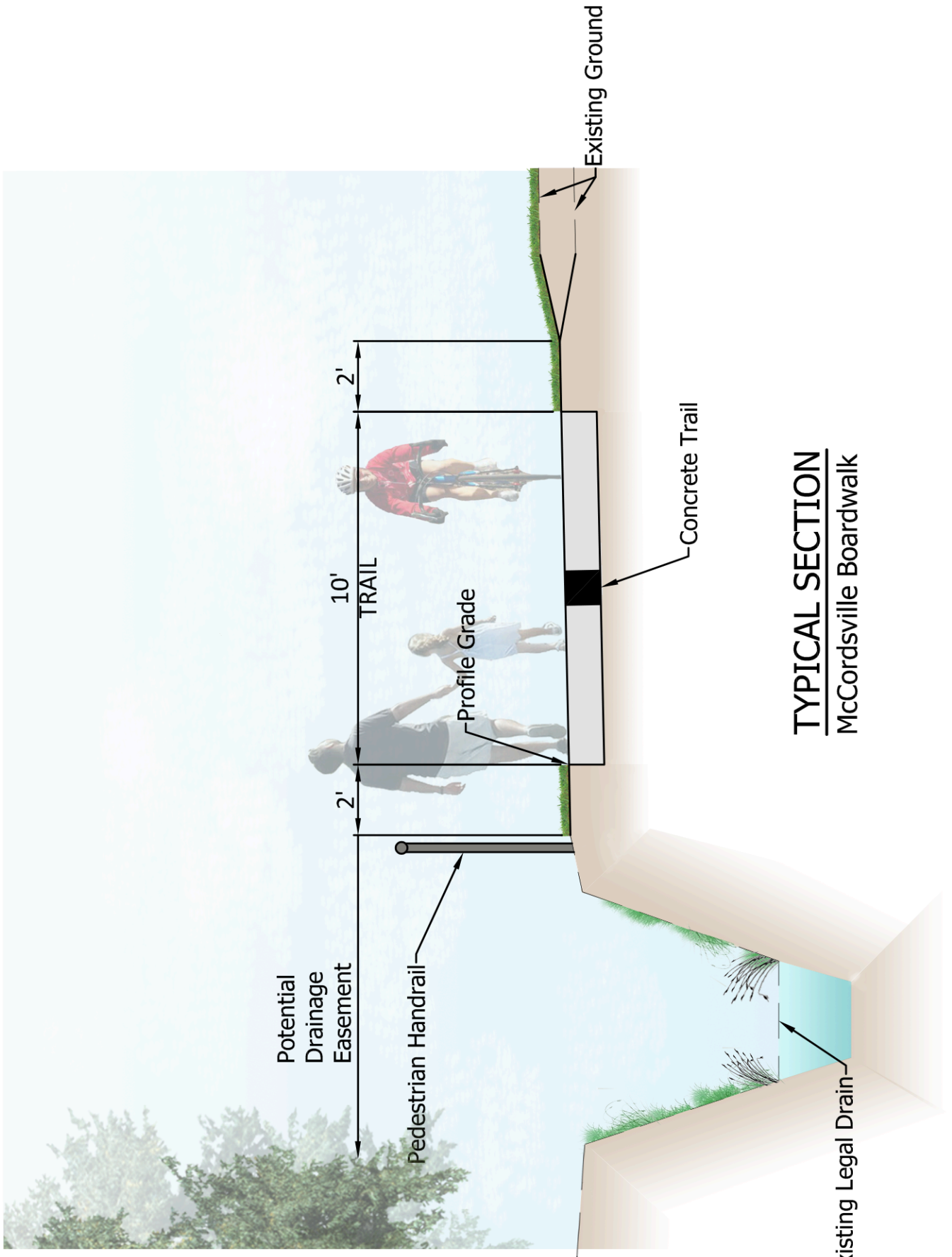


**Legend**

- Roads**
- <all other values>
  - , PRIVATE
  - , PRIVATE
  - I, PUBLIC
  - S, PUBLIC
  - U, PUBLIC
- Subdivisions**
- Parcel Search**
- ◆ Crosswalk Signage
  - ▬ Proposed Path Location
  - ▬ Proposed Drainage Structure

Date created: 8/20/2018  
 Last Data Uploaded: 8/20/2018 5:00:31 AM

Developed by **Schneider GEOSPATIAL**



**TYPICAL SECTION**  
**McCordsville Boardwalk**

**MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS**  
**TOWN OF MCCORDSVILLE**  
**OLDTOWN BOARDWALK/TRAIL**  
**PLANING LEVEL OPINION OF PROBABLE COST**  
 SEPTEMBER 18, 2018



**OPTION 1: TRAIL WITH BOARDWALK**

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1		30% CONTINGENCY	1	L.S.	\$ 398,400.00	\$ 398,400.00
2		ADDITIONAL {PED BRIDGE}	1	L.S.	\$ 200,000.00	\$ 200,000.00
3	105-06845	CONSTRUCTION ENGINEERING	1	L.S.	\$ 29,300.00	\$ 29,300.00
4	110-01001	MOBILIZATION AND DEMOBILIZATION {5%}	1	L.S.	\$ 48,800.00	\$ 48,800.00
5	201-52370	CLEARING RIGHT OF WAY {5%}	1	L.S.	\$ 48,800.00	\$ 48,800.00
6	203-02000	EXCAVATION, COMMON	250	C.Y.	\$ 51.52	\$ 12,880.00
7	203-02070	BORROW	150	C.Y.	\$ 30.59	\$ 4,588.50
8	207-08266	SUBGRADE TREATMENT, TYPE III	1,167	SYS	\$ 6.29	\$ 7,340.43
9	211-09264	STRUCTURE BACKFILL, TYPE 1	34	C.Y.	\$ 37.33	\$ 1,269.22
10	303-01180	COMPACTED AGGREGATE NO. 53	1,665	TON	\$ 27.36	\$ 45,554.40
11	604-06070	SIDEWALK, CONCRETE	834	SYS	\$ 55.59	\$ 46,362.06
12	604-08086	CURB RAMP, CONCRETE	67	SYS	\$ 171.24	\$ 11,473.08
13	604-12083	DETECTABLE WARNING SURFACES	9	SYS	\$ 200.58	\$ 1,805.22
14	604-95344	HAND RAIL, PEDESTRIAN	800	L.F.	\$ 172.99	\$ 138,392.00
15	605-06120	CURB, CONCRETE	700	L.F.	\$ 41.74	\$ 29,218.00
16	610-08446	PCCP FOR APPROACHES, 6 IN.	28	SYS	\$ 99.63	\$ 2,789.64
17	621-06554	SEED MIXTURE U	25	LBS	\$ 11.41	\$ 285.25
18	621-06565	MULCHING MATERIAL	1	TON	\$ 757.05	\$ 757.05
19	621-06567	WATER	3	M.G.	\$ 11.27	\$ 33.81
20	712-06852	BOARDWALK	7,200	S.F.	\$ 86.00	\$ 619,200.00
21	715-04987	CONNECTION {TO EXISTING STRUCTURE}	1	EACH	\$ 904.40	\$ 904.40
22	715-05149	PIPE, TYPE 2, CIRCULAR, 12 IN.	300	L.F.	\$ 46.56	\$ 13,968.00
23	715-05163	PIPE, TYPE 2 CIRCULAR 60 IN	35	L.F.	\$ 197.00	\$ 6,895.00
24	720-45010	INLET, A3	2	EACH	\$ 2,969.74	\$ 5,939.48
25	801-06775	MAINTAINING TRAFFIC {5%}	1	L.S.	\$ 48,800.00	\$ 48,800.00
26	802-05701	SIGN POST, SQUARE TYPE 1 REINFORCED ANCHOR BASE	42	L.F.	\$ 18.40	\$ 772.80
27	802-09838	SIGN, SHEET, WITH LEGEND, 0.080 IN.	25	S.F.	\$ 22.95	\$ 573.75
28	808-03439	TRANSVERSE MARKING, THERMOPLASTIC, CROSSWALK LINE, WHITE, 24 IN.	120	L.F.	\$ 8.21	\$ 985.20
<b>2018 CONSTRUCTION COSTS</b>						<b>\$ 1,726,087.29</b>
<b>2018 POTENTIAL SOFT COSTS<sup>1</sup></b>						<b>\$ 431,521.82</b>
<b>2018 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 2,157,609.11</b>
<b>2022 CONSTRUCTION COSTS<sup>2</sup></b>						<b>\$ 1,942,726.45</b>
<b>2022 SOFT COSTS<sup>1</sup></b>						<b>\$ 485,681.61</b>
<b>2022 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 2,428,408.06</b>

NOTES:

<sup>1</sup> Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

<sup>2</sup> Projected costs for 2022 assume 3% per year inflation.

<sup>3</sup> The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

**MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS**  
**TOWN OF MCCORDSVILLE**  
**OLDTOWN BOARDWALK/TRAIL**  
**PLANING LEVEL OPINION OF PROBABLE COST**  
 SEPTEMBER 18, 2018



**OPTION 2: TRAIL WITHOUT BOARDWALK**

No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	--	30% CONTINGENCY	1	L.S.	\$ 192,900.00	\$ 192,900.00
2	--	ADDITIONAL {PED BRIDGE}	1	L.S.	\$ 200,000.00	\$ 200,000.00
3	105-06845	CONSTRUCTION ENGINEERING	1	L.S.	\$ 11,900.00	\$ 11,900.00
4	110-01001	MOBILIZATION AND DEMOBILIZATION {5%}	1	L.S.	\$ 19,700.00	\$ 19,700.00
5	201-52370	CLEARING RIGHT OF WAY {5%}	1	L.S.	\$ 19,700.00	\$ 19,700.00
6	203-02000	EXCAVATION, COMMON	250	C.Y.	\$ 51.52	\$ 12,880.00
7	203-02070	BORROW	150	C.Y.	\$ 30.59	\$ 4,588.50
8	207-08266	SUBGRADE TREATMENT, TYPE III	1,950	SYS	\$ 6.29	\$ 12,265.50
9	211-09264	STRUCTURE BACKFILL, TYPE 1	34	C.Y.	\$ 37.33	\$ 1,269.22
10	303-01180	COMPACTED AGGREGATE NO. 53	2,775	TON	\$ 17.25	\$ 47,868.75
11	604-06070	SIDEWALK, CONCRETE	1,390	SYS	\$ 55.59	\$ 77,270.10
12	604-08086	CURB RAMP, CONCRETE	67	SYS	\$ 171.24	\$ 11,473.08
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14	604-95344	HAND RAIL, PEDESTRIAN	800	L.F.	\$ 172.99	\$ 138,392.00
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17	621-06554	SEED MIXTURE U	25	LBS	\$ 11.41	\$ 285.25
18	621-06565	MULCHING MATERIAL	1	TON	\$ 887.57	\$ 887.57
19	621-06567	WATER	3	M.G.	\$ 11.27	\$ 33.81
20	715-04987	CONNECTION {TO EXISTING STRUCTURE}	1	EACH	\$ 904.40	\$ 904.40
21	715-05149	PIPE, TYPE 2, CIRCULAR, 12 IN.	300	L.F.	\$ 46.56	\$ 13,968.00
22	715-05163	PIPE, TYPE 2 CIRCULAR 60 IN	35	L.F.	\$ 197.00	\$ 6,895.00
23	720-45010	INLET, A3	2	EACH	\$ 2,969.74	\$ 5,939.48
24	801-06775	MAINTAINING TRAFFIC (5%)	1	L.S.	\$ 19,700.00	\$ 19,700.00
25	802-05701	SIGN POST, SQUARE TYPE 1 REINFORCED ANCHOR BASE	42	L.F.	\$ 18.40	\$ 772.80
26	802-09838	SIGN, SHEET, WITH LEGEND, 0.080 IN.	25	S.F.	\$ 22.95	\$ 573.75
27	808-03439	TRANSVERSE MARKING, THERMOPLASTIC, CROSSWALK LINE, WHITE, 24 IN.	120	L.F.	\$ 8.21	\$ 985.20
<b>2018 CONSTRUCTION COSTS</b>						<b>\$ 834,965.27</b>
<b>2018 POTENTIAL SOFT COSTS<sup>1</sup></b>						<b>\$ 208,741.32</b>
<b>2018 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 1,043,706.59</b>
<b>2022 CONSTRUCTION COSTS<sup>2</sup></b>						<b>\$ 939,760.77</b>
<b>2022 SOFT COSTS<sup>1</sup></b>						<b>\$ 234,940.19</b>
<b>2022 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 1,174,700.96</b>

NOTES:

<sup>1</sup> Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

<sup>2</sup> Projected costs for 2022 assume 3% per year inflation.

<sup>3</sup> The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.



## GATEWAY SIGNAGE

### 500 NORTH AND MOUNT COMFORT ROAD

#### Discussion

Stakeholders desire to create a uniform gateway monument for all 3 communities (Cumberland, McCordsville, and New Palestine). The basic form and concept should be the same with variations in material and color to customize for each community. Signage should include name of community and Corridor. Would like to see an upright sign to maximize space and convey modern, simple style. Design should easily translate into ‘primary’ and ‘secondary’ signage styles for use in other areas of the Corridor. Other elements that may be incorporated depending on adjacent conditions and available right-of-way may include landscape, lighting and sidewalks.

Lighting style varies in each community. Would prefer to not match any and instead create a unique branding aesthetic for the Corridor. Preferred style would be clean lines with an extended arm. Lighting should be standard product available from multiple manufacturers for ease of replacement and addition.

#### Design Narrative

The gateway monument is designed in a vertical orientation to maximize visibility and minimize the right-of-way required for implementation. The monument can also be simplified for use as a smaller, secondary sign for future developments along the Corridor. Wayfinding may be incorporated and should meet requirements of any permitting agencies (such as INDOT for signage located within their jurisdiction.) All signage should be located outside of required clear zones for safety.

The McCordsville gateway would be located at intersection of Mount Comfort and 500 N. In order to facilitate changes to the southern limits of Town, the signage would not incorporate any masonry at this time in order to facilitate relocation. The future masonry base of the sign would match the brick gateway signage at 1000 North and Mount Comfort Road.

Accent plantings may include small and medium size shrubs with seasonal interest, ornamental grasses, and perennials. Additionally, seasonal plantings may be added at the north gateway.



ROADWAY LIGHTING:  
CONSISTENT THROUGH  
CORRIDOR

VERTICAL  
METAL TUBE

RAISED TEXT  
COMMUNITY  
IDENTIFICATION

LASER CUT  
CORRIDOR  
IDENTIFICATION  
PANEL

FUTURE  
MASONRY  
BASE TO  
MATCH NORTH  
GATEWAY  
SIGN  
MATERIALS

REMOVABLE  
BASE FOR  
FUTURE  
RELOCATION

Mount Comfort Corridor  
**RETAIL CENTER**

Mount Comfort Corridor  
Elementary School  
Town Hall  
Town Center  
Town Park

PRIMARY GATEWAY  
MONUMENT

SECONDARY GATEWAY  
MONUMENT

WAYFINDING

# Mount Comfort Corridor - Gateway Concept

McCordsville, Indiana

SEPTEMBER 2018



**MOUNT COMFORT CORRIDOR - STELLAR IMPROVEMENTS**  
**TOWN OF McCORDSVILLE**  
**GATEWAY SIGNAGE**  
**OPINION OF PROBABLE CONSTRUCTION COST**  
**SEPTEMBER 18, 2018**



No.	Item Number	Description	Quantity	Unit	Unit Price	Amount
1	105-06845	CONSTRUCTION ENGINEERING	1	LS	\$ 2,791.96	\$ 2,791.96
2	110-01001	MOBILIZATION AND DEMOBILIZATION	1	LS	\$ 4,653.27	\$ 4,653.27
3	801-06775	MAINTAINING TRAFFIC	1	LS	\$ 4,653.27	\$ 4,653.27
4	201-52370	CLEARING RIGHT OF WAY	1	LS	\$ 4,653.27	\$ 4,653.27
5		PRIMARY GATEWAY SIGNAGE	1	UNIT	\$ 34,095.37	\$ 34,095.37
6		LANDSCAPE PLANTINGS	1	LS	\$ 7,500.00	\$ 7,500.00
7		TOPSOIL	18	CY	\$ 75.00	\$ 1,350.00
8		ACCENT LIGHTING AT SIGNAGE	1	LS	\$ 15,000.00	\$ 15,000.00
9		DECORATIVE STREET LIGHTS AND SERVICE	1	LS	\$ 35,000.00	\$ 35,000.00
10		SEEDING	200	SYS	\$ 0.60	\$ 120.00
11	--	CONTINGENCY, 30%	--	--	--	\$ 32,945.14
<b>2018 CONSTRUCTION COSTS</b>						<b>\$ 142,762.28</b>
<b>2018 POTENTIAL SOFT COSTS<sup>1</sup></b>						<b>\$ 35,690.57</b>
<b>2018 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 178,452.85</b>
<b>2022 CONSTRUCTION COSTS<sup>2</sup></b>						<b>\$ 160,680.20</b>
<b>2022 SOFT COSTS<sup>1</sup></b>						<b>\$ 40,170.05</b>
<b>2022 TOTAL PROJECT<sup>3</sup></b>						<b>\$ 200,850.25</b>

NOTES:

<sup>1</sup> Potential project 'soft costs' may include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, right-of-way engineering and acquisition, construction phase administrative services, and other similar costs.

<sup>2</sup> Projected costs for 2022 assume 3% per year inflation.

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