

Mayor Lees:

Please accept my resignation from the
Pryor Economic Development Trust Authority effective
October 18, 2021.

Thank you for the honor and privilege of serving
our City of Pryor.

Sincerely,

Ent S. Riddard (Dena)



PRYOR DOWNTOWN STREETScape AND WAYFINDING MASTER PLAN

PRYOR, OK

CITY OF PRYOR CREEK
PRYOR MAIN STREET

DRAFT October 14, 2021



PRYOR DOWNTOWN STREETScape AND WAYFINDING MASTER PLAN

PRYOR, OK

ACKNOWLEDGMENTS

Pryor Main Street

Jennie VanBuskirk LaFave, Executive Director

Scott Miller, President

City of Pryor Creek

Larry Lees, Mayor

Design Team

Jim Crosby, PLA, ASLA, Planning Design Group

Monica Concienne, PLA, ASLA, Planning Design Group

PRYOR DOWNTOWN STREETSCAPE AND WAYFINDING MASTER PLAN

PRYOR, OK

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PROJECT BACKGROUND

DRAFT 10/14/2021

HISTORICAL IMAGE OF PRYOR

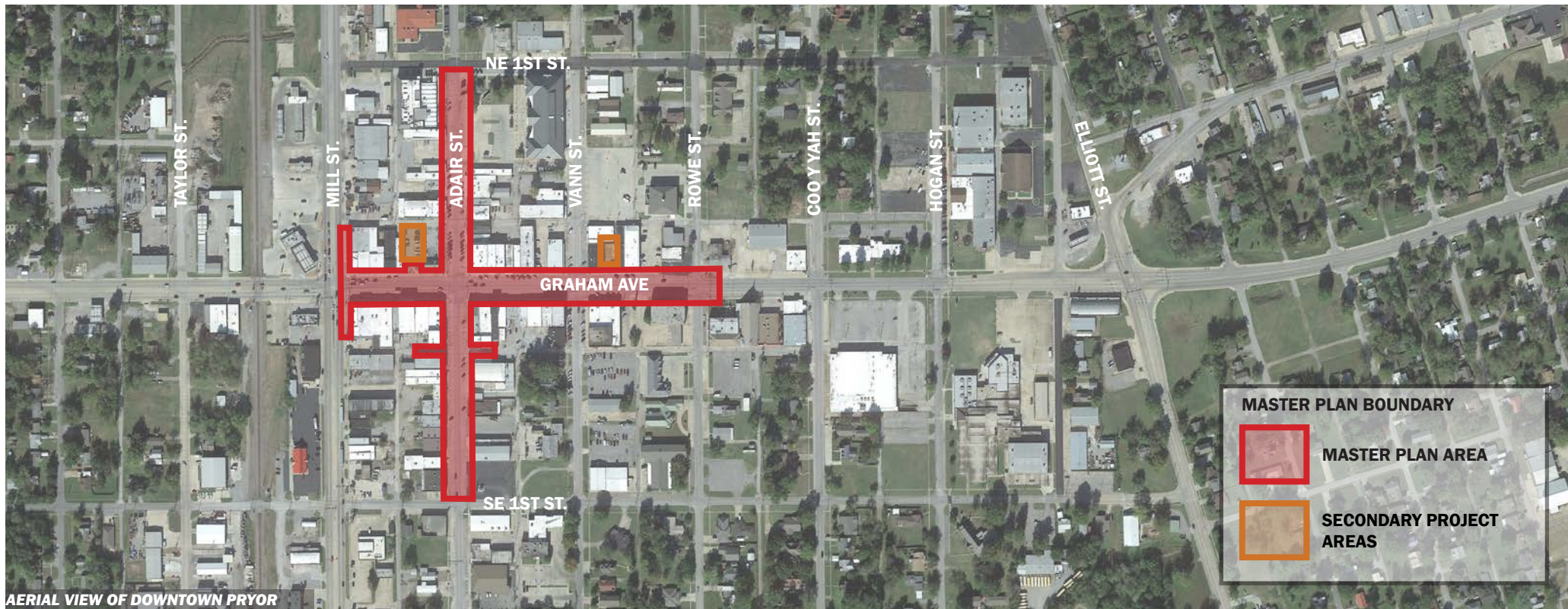
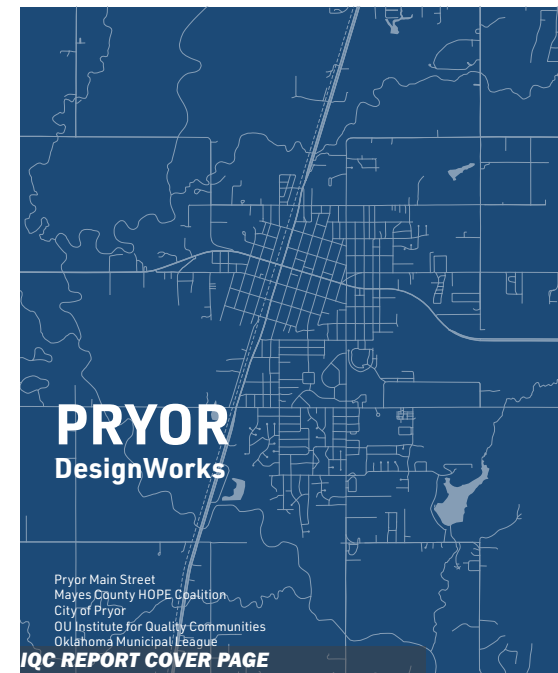
INTRODUCTION

This document and subsequent Master Plan renderings of Graham Avenue and Adair Street, is intended to provide direction for the City of Pryor and its downtown area. The Master Plan is the final deliverable from nearly 2 years of conversations with engaged community members, business owners, property owners, and members of the city staff and the Pryor Main Street organization.

The downtown planning process was formally proposed from the OU Institute for Quality Communities (IQC) study and engagement. The IQC program visited the site and hosted several workshops with the community. The discussions and workshops resulted in a formalized document that detailed the key findings and recommendations for improving downtown Pryor. The four central recommendations from their report was connection & access, street safety & comfort, public space network, and development & business.

Planning Design Group (PDG) was then selected to further develop the Master Plan and recommendations for the downtown area of Pryor. The City of Pryor designated the project area along Graham Avenue from Mill Street to Rowe Street and Adair Street from NE 1st Street to SE 1st Street. PDG facilitated additional community input meetings and discussions with community members, Pryor Main Street, and City Staff. The meetings resulted in identifying key areas to focus on and the desirability of improvements considered and evaluated when conceptualizing the proposed downtown area master plan.

PDG also met with the Oklahoma Department of Transportation (ODOT) concerning the right-of-way design guidelines and traffic design considerations along Graham Avenue. Additionally, ODOT explained the Transportation Alternatives Program (TAP), a federally funded program that is awarded and managed by ODOT. The TAP grant has been identified as a potential matching funding source for the downtown area project. The TAP grant and process is described further in section 4 with the overall master plan cost estimate.



PROJECT BACKGROUND



CONCEPT DEVELOPMENT

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KICK OFF MEETING: MAY 13TH, 2021

- Presented various downtown precedents for community members to evaluate
- Community members identified downtown area constraints and opportunities
- Community members identified key items to address with master plan
- Community members evaluated how to promote Pryor and the downtown area
- Discussed branding opportunities for downtown area

FIRST ODOT MEETING: MAY 27TH, 2021

- Discussed State Highway 20 (Graham Avenue) right-of-way opportunities and constraints
- Discussed Monument sign placement and allowances
- Discussed current on street parking and allowances
- Discussed grant opportunities and funding opportunities provided by ODOT
- Informed about TAP Grant and funding process

DESIGN CONCEPT MEETING: AUGUST 5TH, 2021

- Presented downtown area master plan concept
- Relayed information from ODOT meeting and our constraints along Graham Avenue
- Presented model perspectives of proposed streetscape
- Discussed initial thoughts and reaction to proposed concept

SECOND ODOT MEETING: SEPTEMBER 1ST, 2021

- Discussed TAP grant process and application
- Discussed funding for Pryor and the proposed downtown area master plan
- Presented downtown area master plan concept for informational and design purposes
- Discussed current cycle for TAP funding and when the application would open
- Discussed any foreseen issues with ODOT review during construction plan review

FINAL PRESENTATION AND DOCUMENT: TBD

- Discussed TAP grant process and application
- Discussed funding for Pryor and the proposed downtown area master plan
- Presented downtown area master plan concept for informational and design purposes
- Discussed current cycle for TAP funding and when the application would open
- Discussed any foreseen issues with ODOT review during construction plan review

MASTER PLAN PROCESS

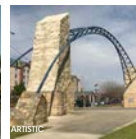
MONUMENTATION SIGNS



WAYFINDING SIGNS



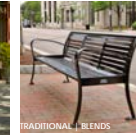
GATEWAYS



PARKING



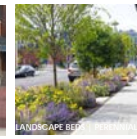
SITE FURNISHINGS



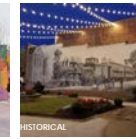
PAVEMENT



LANDSCAPING



ART



SECONDARY LIGHTING

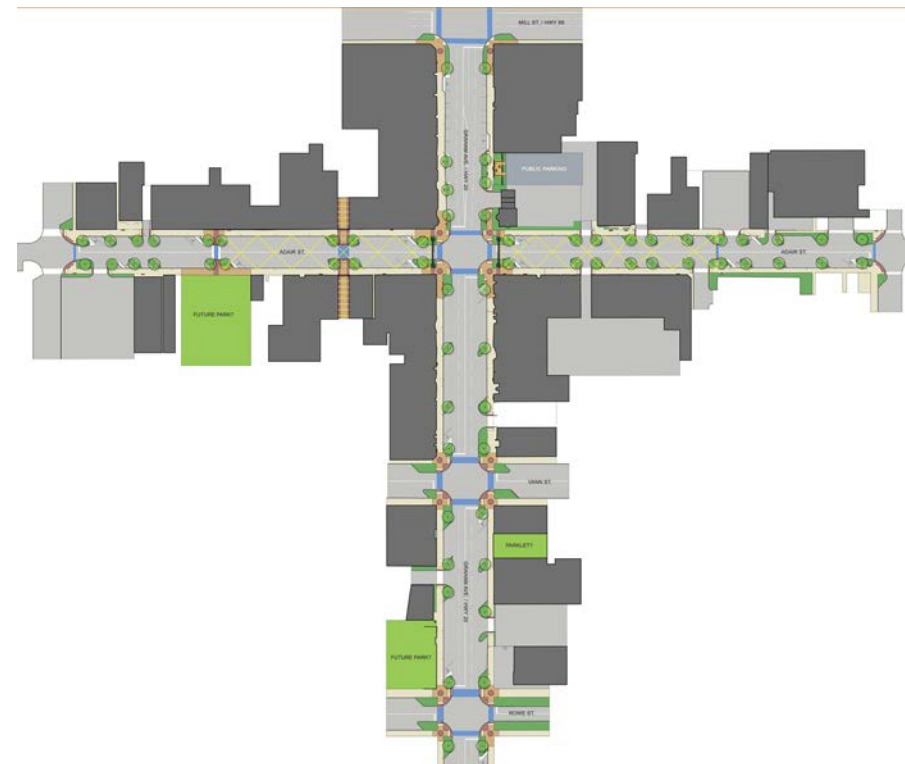


PDG

THIS OR THAT?

MAY 13, 2021
PRYOR, OKLAHOMA

MAY 13TH MEETING PRESENTATION SLIDE



DRAFT CONCEPT LAYOUT OF DOWNTOWN AREA

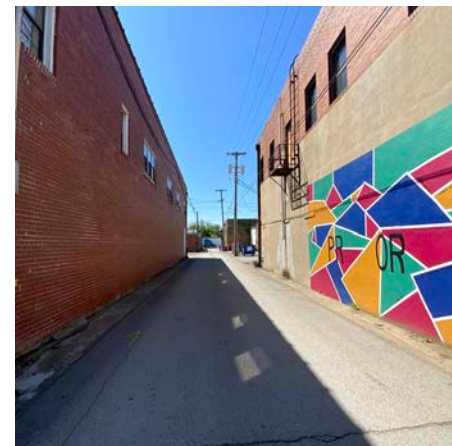
DRAFT 10/14/2021

KEY ISSUES FOR DOWNTOWN AREA

- Pedestrian safety
- Limited seating
- No current gateway or indicator for downtown area
- Hard to close down Graham Avenue for downtown events, use Adair Street for events
- Lacking trash receptacles
- No vegetation or trees incorporated in streetscape
- Perception of not enough parking areas
- ADA Accessibility issues
- Lack of ADA parking throughout downtown
- Poor lighting on sidewalks and street
- Minimal art and historical references
- Missing identity of downtown area
- Lacking comfortable gathering spaces
- Limited business activity in the evenings
- Building and lot vacancy create gaps in downtown area
- Want to narrow Graham Avenue
- Flooding issues on Adair
- Limited restaurants and dining options currently in downtown
- Outdated traffic signalization

GOALS FOR DOWNTOWN AREA

- Create safe, accessible street crossings and intersections
- Improve appearance of streetscape and create sense of place
- Encourage redevelopment, reuse, and reinvestment within downtown area
- Incorporate public gathering spaces that provide for social connection
- Improve streetscape infrastructure to support downtown events and programming



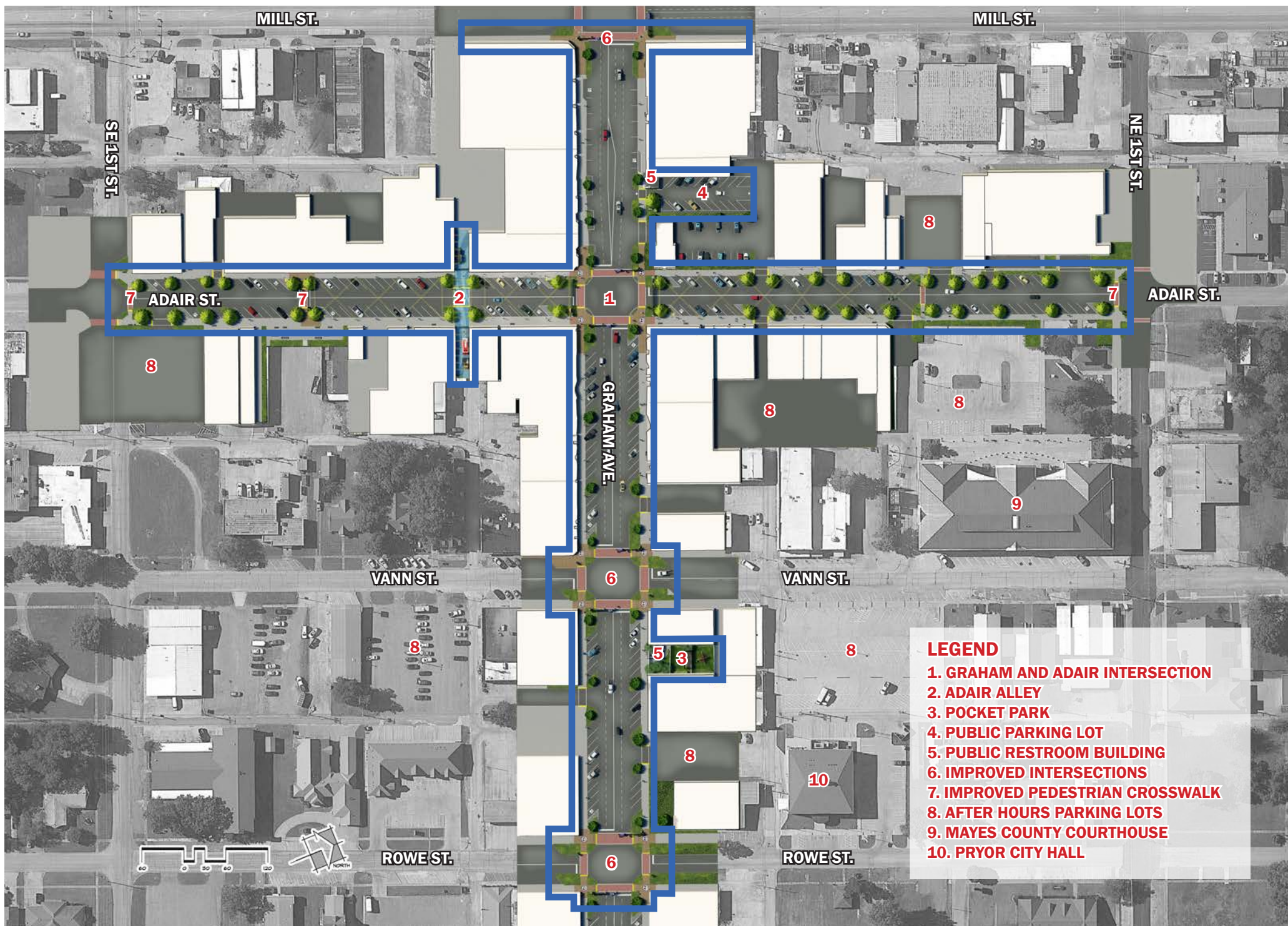
IMAGES TAKEN FROM MAY 5TH SITE VISIT

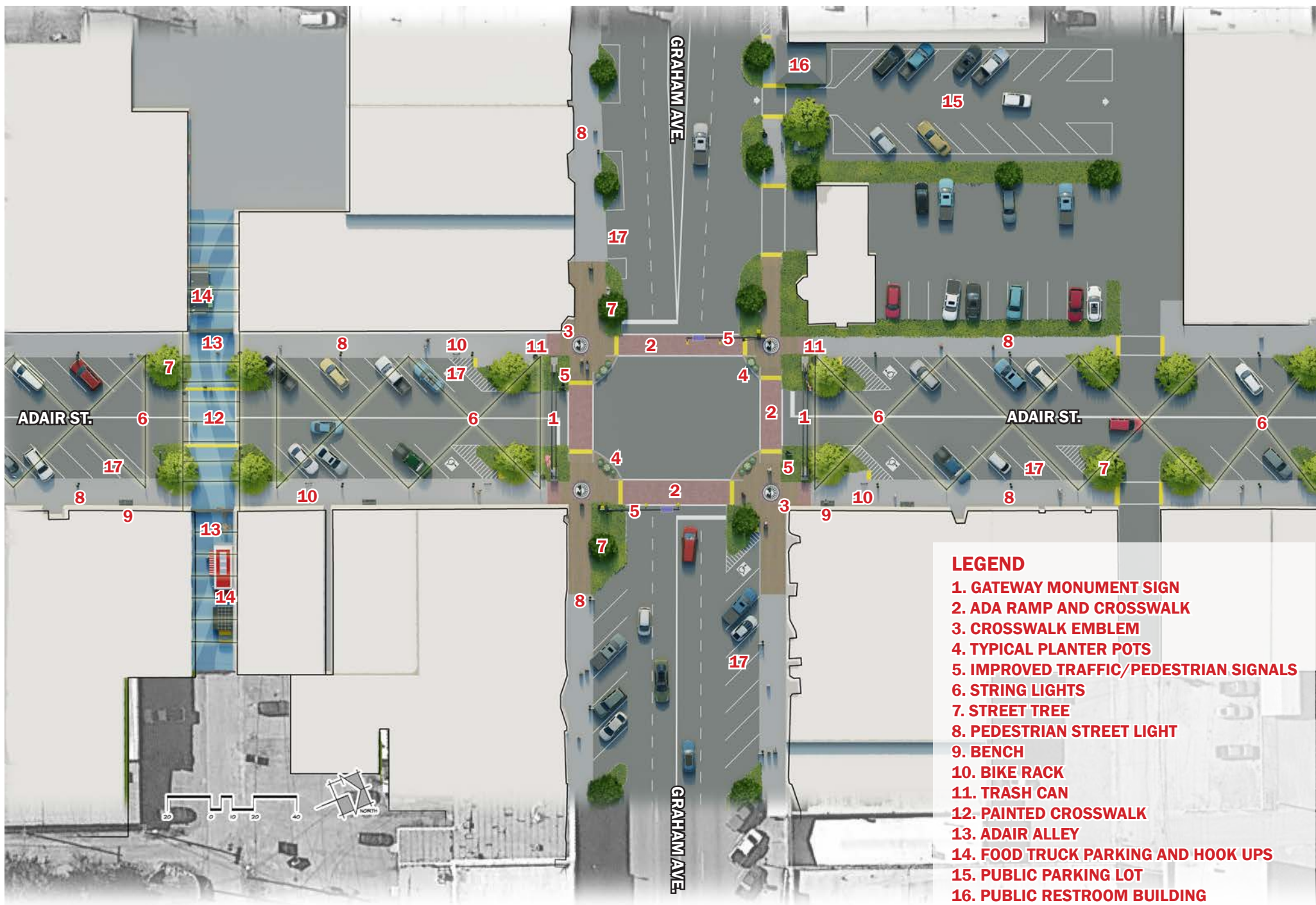
KEY ISSUES AND GOALS

An aerial photograph of a city street intersection. The main road is paved with grey asphalt and has white dashed lane markings. A brick-paved crosswalk runs horizontally across the road. On either side of the crosswalk, there are circular medians with a brick-paved center and a green lawn area. The medians feature a circular logo with a stylized sunburst and the text 'CITY OF CHICAGO'. Pedestrians are visible walking on the sidewalks. A red car is visible in the lower lane of the road. The background shows more of the street and surrounding urban environment.

DOWNTOWN STREETScape AND WAYFINDING MASTER PLAN

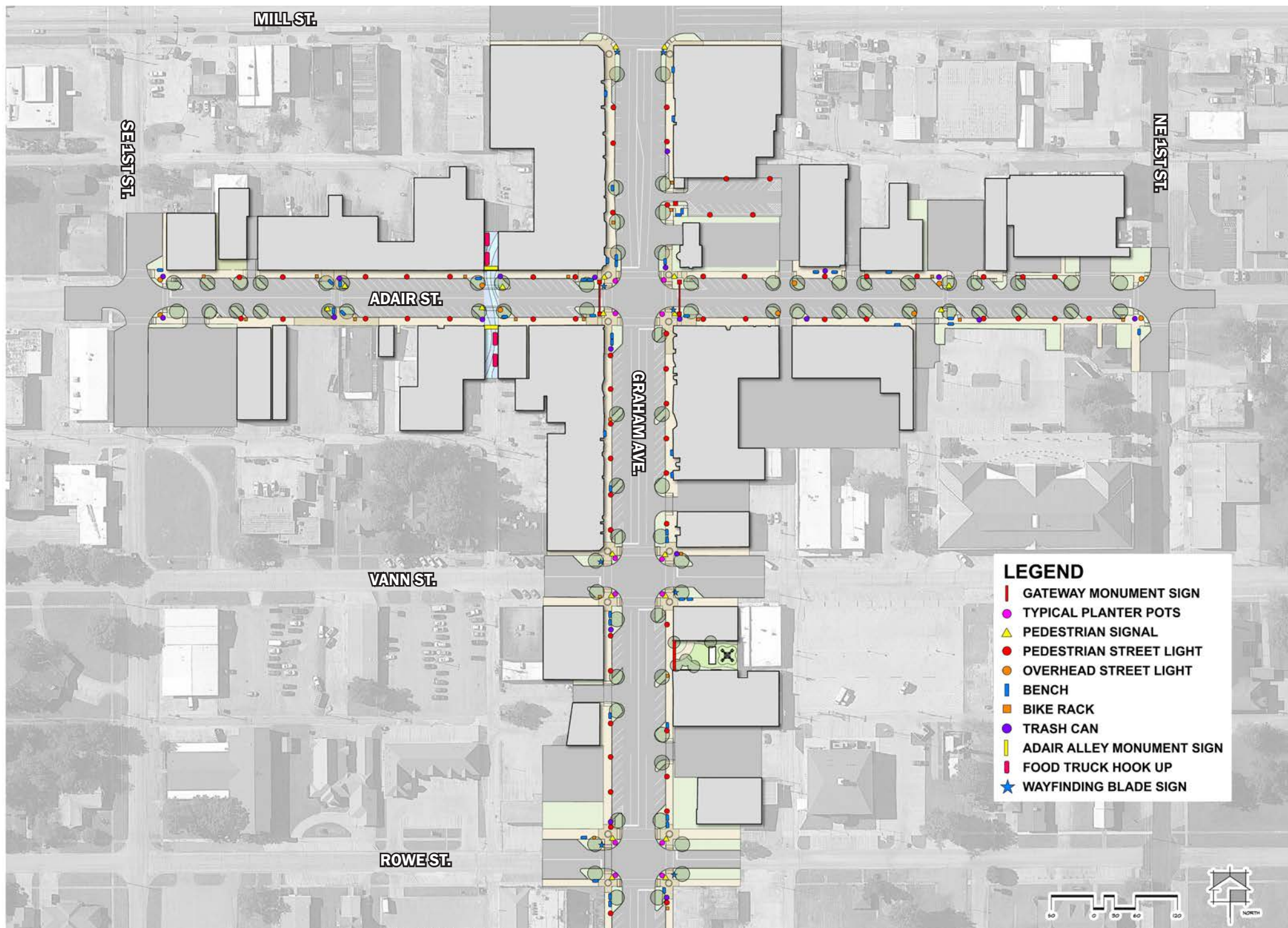
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GRAHAM AVE. & ADAIR ST. INTERSECTION

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OVERALL WAYFINDING AND SITE FURNISHING PLAN







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PUBLIC RESTROOM AND PARKING ON GRAHAM AVE.





POCKET PARK ON GRAHAM AVE.

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GRAHAM AVE. & ADAIR ST. INTERSECTION



GRAHAM AVE. & ADAIR ST. INTERSECTION



N. ADAIR ST. LOOKING SOUTH



GRAHAM AVE. LOOKING EAST



6 FT BENCH - WITH BACK
ANOVA - RENDEZVOUS



6 FT BENCH - BACKLESS
ANOVA - RENDEZVOUS



ANOVA - RENDEZVOUS TABLE



32 GALLON TRASH RECEPTACLE
ANOVA - RENDEZVOUS



MEDALLION BIKE POST
ANOVA - IN-GROUND MOUNT



FORM ROUND CONCRETE PLANTER
WAUSAU - CONCRETE PLANTER

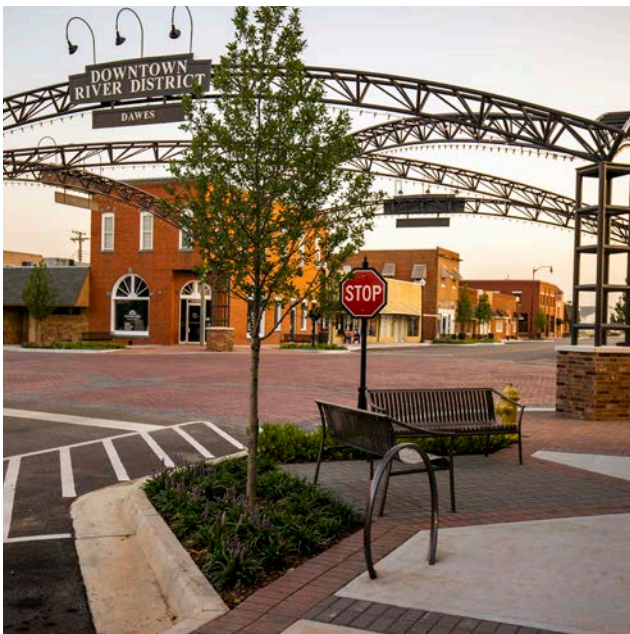
RECOMMENDED SITE FURNISHING



ENHANCED PAVEMENT - CROSSWALK
PATTERNED STAMPED CONCRETE



ENHANCED PAVEMENT - SIDEWALK
KEYSTONE - HOLLAND PAVER



STREET TREES AND LANDSCAPING



WAYFINDING BLADE SIGNS



GATEWAY MONUMENT



IMPROVEMENTS TO EXISTING TRAFFIC
SIGNALS AN STREET SIGNS

RECOMMENDED SITE IMPROVEMENTS



BALD CYPRESS | POND CYPRESS



BLACKGUM 'WILDFIRE'



BLACKGUM 'GREEN GABLE'



TRIDENT MAPLE



LIRIOPE



PRAIRIE DROPSEED



BLUE ZINGER SEDGE



BLUE GRAMMA GRASS

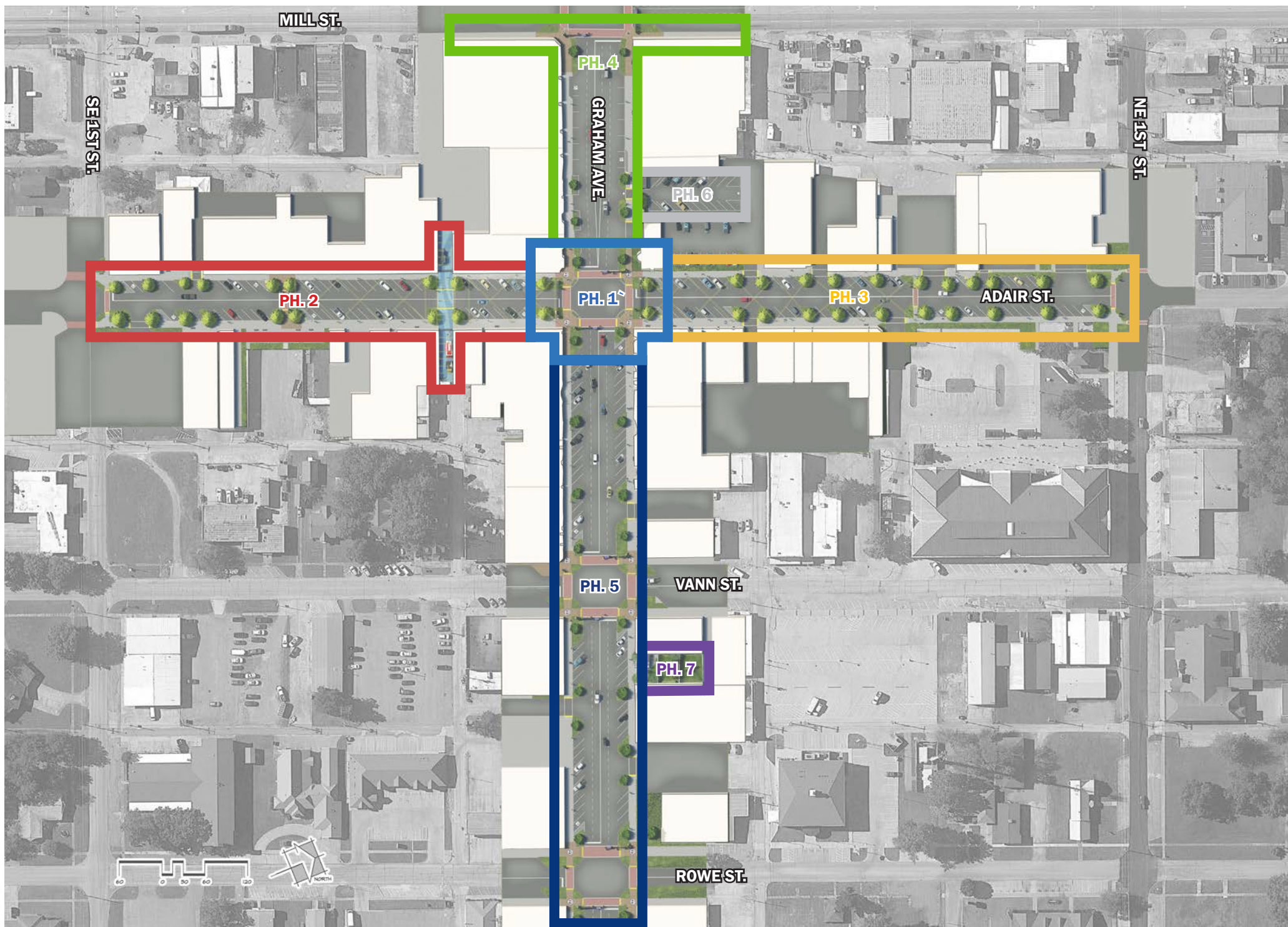
RECOMMENDED LANDSCAPING

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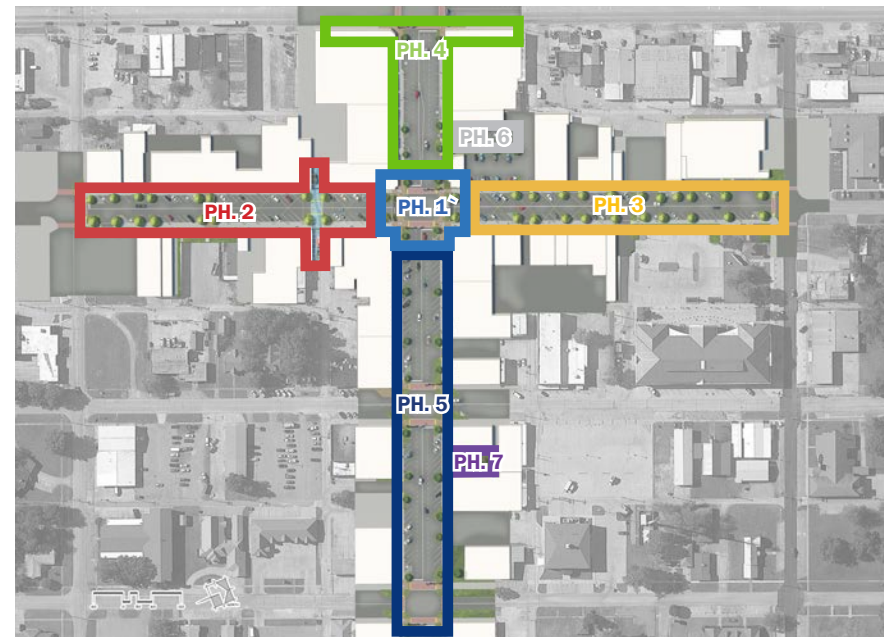
An architectural rendering of a modern urban plaza at night. The scene is illuminated by warm white string lights strung across the sky. In the background, a building features a large, colorful, abstract geometric facade with the word 'ADATRI' visible. The foreground shows a wide, blue-paved pedestrian walkway with yellow diagonal stripes. Several people are walking: a woman on the left looking at her phone, and a group of three people further back. To the left, there's a parking area with a black pickup truck and a blue car. A large tree with green and yellow leaves is on the far left. A semi-transparent white banner with blue text is overlaid in the center.

MASTER PLAN PHASING AND BUDGET ESTIMATE

DRAFT 10/14/2021



Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
OVERALL ESTIMATE					
PHASE 1-INTERSECTION					
					\$836,310.68
PHASE 2-SOUTH ADAIR					
					\$1,108,731.93
PHASE 3-NORTH ADAIR					
					\$1,114,976.92
PHASE 4- WEST GRAHAM AVE					
					\$714,929.56
PHASE 5- EAST GRAHAM AVE					
					\$1,805,101.21
PHASE 6- PUBLIC PARKING PARCEL					
					\$399,435.97
PHASE 7- POCKET PARK					
					\$608,315.56
OVERALL TOTAL					\$6,587,801.82



ODOT & TAP GRANT INFORMATION

This proposed preliminary cost estimate for the downtown area improvements are presented in 7 phases and designate the project limits for each phase. After discussions with ODOT and members of the community, phasing out the overall downtown area improvements is believed to be the best way to achieve the vision proposed in the Master Plan. Each proposed phase can apply for the TAP Grant as a separate project, with a maximum of (2) projects submitted each funding cycle per town/city. The TAP Grant application and process is explained in the following paragraphs.

[TAP Grant Application](#)

The Transportation Alternatives Program (TAP) provides federal funding for projects and programs defined as transportation alternatives that advance non-motorized transportation opportunities. The proposed master plan meets several of these transportation alternatives such as enhanced mobility, community improvement activities, and improvements to support local economies and quality of life. TAP funds may pay for up to 80% of eligible project costs with a required local match of 20% or more of the remaining project cost. The maximum federal match available would be \$700,000 and a minimum match from the City of Pryor of \$140,000 for a total project cost of \$840,000. The TAP grant is awarded and managed by ODOT with funding allocated and awarded on two year cycles.

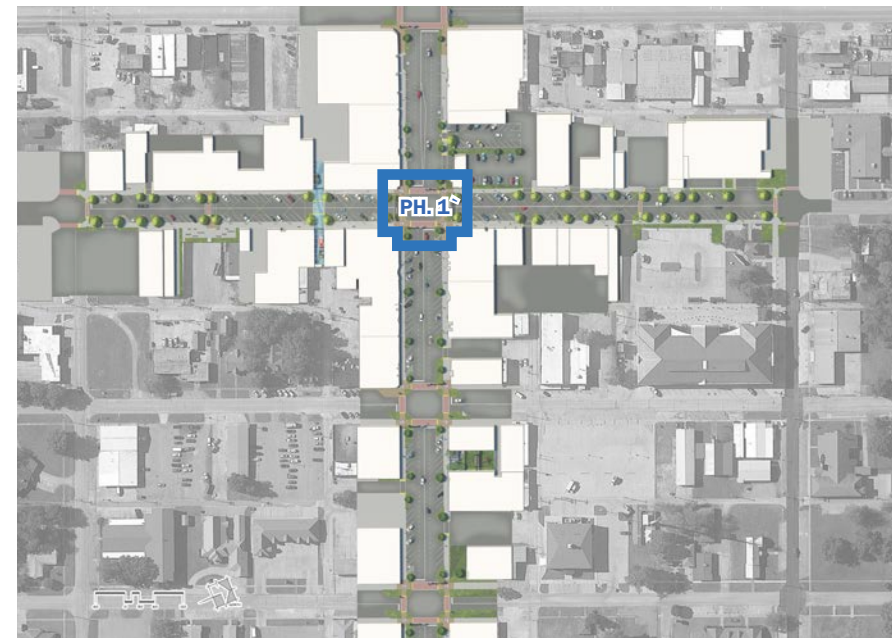
[TAP Grant Process](#)

To application process for TAP grant has two phases with registration and application. The registration allows ODOT to meet and review the proposed TAP project and the Application process ensures that the project meets the minimum requirements. The Application consists of a packet with project summary and description, goal of the program, cost estimate, letters of support, and map of the project location. Once submitted, all applications will go through a multi-phase review process and evaluated with the supplemental materials provided by the applicant. Points will be awarded on technical and category specific criteria. If awarded, the TAP Project Manager will send official award letters to the project sponsors and begin the process of construction review and funding allocation with ODOT and the TAP Project Manager.

[Proposed Phase 1-7 Cost Estimates](#)

The following cost estimates per phase are priced per September 2021 costs. The street improvement items are separated for the City of Pryor to evaluate the cost expenses and benefits of proposed improvements. Added into the estimates are a 15% contingency and a design fee to provide a realistic expectation for the proposed improvements.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 1-INTERSECTION					
STREET					
1	General Conditions/Bonding Insurance	LS	1	\$11,000.00	\$11,000.00
2	Demolition/Clearing	SY	1,410	\$15.00	\$21,150.00
3	Mill and Overlay (50%)	SY	620	\$45.00	\$27,900.00
4	Total Road Reconstruction (50%)	SY	620	\$85.00	\$52,700.00
5	Crosswalk- Stamped Concrete	SY	170	\$85.00	\$14,450.00
6	Road Striping	LS	1.00	\$2,500.00	\$2,500.00
7	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					
					\$144,700.00
15% Contingency					\$21,705.00
Design Fee					\$14,144.43
Total Amenities Phase 1					\$180,549.43
AMENITIES					
1	General Conditions/Bonding Insurance	LS	1.00	\$42,000.00	\$42,000.00
2	Demolition/Clearing	SY	736.00	\$15.00	\$11,040.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Pedestrian Signalization	EA	4.00	\$10,000.00	\$40,000.00
5	Electrical Service	LS	1.00	\$10,000.00	\$10,000.00
6	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
7	Refurbish Existing Traffic Signals	EA	2.00	\$10,000.00	\$20,000.00
8	Traffic Signal and Post	EA	2.00	\$25,000.00	\$50,000.00
9	Improve Storm Drainage System	LS	1.00	\$15,000.00	\$15,000.00
10	Curb and Gutter	LF	466.00	\$30.00	\$13,980.00
11	Concrete Sidewalk	SY	203.00	\$60.00	\$12,180.00
12	ADA Ramp	SY	87.00	\$85.00	\$7,395.00
13	Tactile Markers/Truncated Domes	SY	25.00	\$50.00	\$1,250.00
14	Brick Pavers	SY	532.00	\$75.00	\$39,900.00
15	Street Lights	EA	3.00	\$4,000.00	\$12,000.00
16	Gateway Monument Sign	EA	2.00	\$60,000.00	\$120,000.00
17	Directory Signage	EA	2.00	\$1,500.00	\$3,000.00
18	Benches	EA	11.00	\$2,000.00	\$22,000.00
19	Trash Receptacles	EA	4.00	\$1,750.00	\$7,000.00
20	Bike Racks	EA	2.00	\$500.00	\$1,000.00
21	Concrete Planter Pots	EA	12.00	\$1,500.00	\$18,000.00
22	Landscape	SF	2881.00	\$10.00	\$28,810.00
23	Street Trees	EA	8.00	\$750.00	\$6,000.00
24	Irrigation	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					
					\$525,555.00
15% Contingency					\$78,833.25
Design Fee					\$51,373.00
Total Amenities Phase 1					\$655,761.25
TOTAL FOR PHASE 1 (with Contingency)					
					\$836,310.68



PRELIMINARY COST ESTIMATE

Phase 1 encompasses the main intersection of the downtown area. This intersection improvement is the center for the entire downtown improvement project. One of the main improvements included in phase 1 are both gateway monuments. These gateway monuments are centered above Adair Street and the additional improvements at the intersection which include pedestrian crossing bump-outs, improved pedestrian and vehicular signalization, and improved sidewalk infrastructure. Additionally, the intersection includes various site furnishings and landscape items with quantities and items noted.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 2-SOUTH ADAIR					
STREET					
1	General Conditions/Bonding Insurance	LS	1.00	\$24,000.00	\$24,000.00
2	Demolition/Clearing	SY	2962.00	\$15.00	\$44,430.00
3	Mill and Overlay (50%)	SY	1481.00	\$45.00	\$66,645.00
4	Total Road Reconstruction (50%)	SY	1481.00	\$85.00	\$125,885.00
5	Crosswalk- Stamped Concrete	SY	40.00	\$85.00	\$3,400.00
6	Road Striping	LS	1.00	\$7,500.00	\$7,500.00
7	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					\$286,860.00
15% Contingency					\$43,029.00
Design Fee					\$28,040.57
Total Street Phase 2					\$357,929.57
AMENITIES					
1	General Conditions/Bonding Insurance	LS	1.00	\$50,000.00	\$50,000.00
2	Demolition/Clearing	SY	1457.00	\$15.00	\$21,855.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Pedestrian Signalization	EA	2.00	\$7,500.00	\$15,000.00
5	Electrical Service	LS	1.00	\$10,000.00	\$10,000.00
6	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
7	Curb and Gutter	LF	1615.00	\$30.00	\$48,450.00
8	Improve Storm Drainage System	LS	1.00	\$25,000.00	\$25,000.00
9	Concrete Sidewalk	SY	1322.00	\$60.00	\$79,320.00
10	ADA Ramp	SY	97.00	\$50.00	\$4,850.00
11	Tactile Markers/Truncated Domes	SY	32.00	\$25.00	\$800.00
12	Crosswalk- Asphalt Paving Paint	SY	463.00	\$45.00	\$20,835.00
13	Brick Pavers	SY	135.00	\$75.00	\$10,125.00
14	Pedestrian Street Lights	EA	14.00	\$4,000.00	\$56,000.00
15	Overhead Street Lights	EA	6.00	\$6,000.00	\$36,000.00
16	String Lights	EA	1.00	\$35,000.00	\$35,000.00
17	Alley Sign	EA	2.00	\$7,500.00	\$15,000.00
18	Directory Signage	EA	2.00	\$1,500.00	\$3,000.00
19	Art - Misc.	LS	1.00	\$15,000.00	\$15,000.00
20	Benches	EA	16.00	\$2,000.00	\$32,000.00
21	Trash Receptacles	EA	6.00	\$1,750.00	\$10,500.00
22	Bike Racks	EA	7.00	\$500.00	\$3,500.00
23	Food truck hookups	EA	4.00	\$3,500.00	\$14,000.00
24	Landscape	SF	3449.00	\$10.00	\$34,490.00
25	Street Trees	EA	8.00	\$750.00	\$6,000.00
26	Irrigation	LS	1.00	\$25,000.00	\$25,000.00
Sub-Total					\$601,725.00
15% Contingency					\$90,258.75
Design Fee					\$58,818.62
Total Amenities Phase 2					\$750,802.37
TOTAL FOR PHASE 2 (with Contingency)					\$1,108,731.93



PRELIMINARY COST ESTIMATE

Phase 2 focuses on the south side of Adair Street. Included in the project limits are improvements to the alleyway that has been identified from members of the community and the IQC report as an area to improve as a food truck, vendor, and additional seating area. Some of the notable improvements are overhead string lights and painted asphalt paving crosswalks. These improvements are meant to focus the pedestrian activity along Adair Street as the main pedestrian corridor for downtown. Adair Street is already the site for several community and festival events. Additionally, Phase 2 includes various site furnishings and landscape items with quantities and items noted.

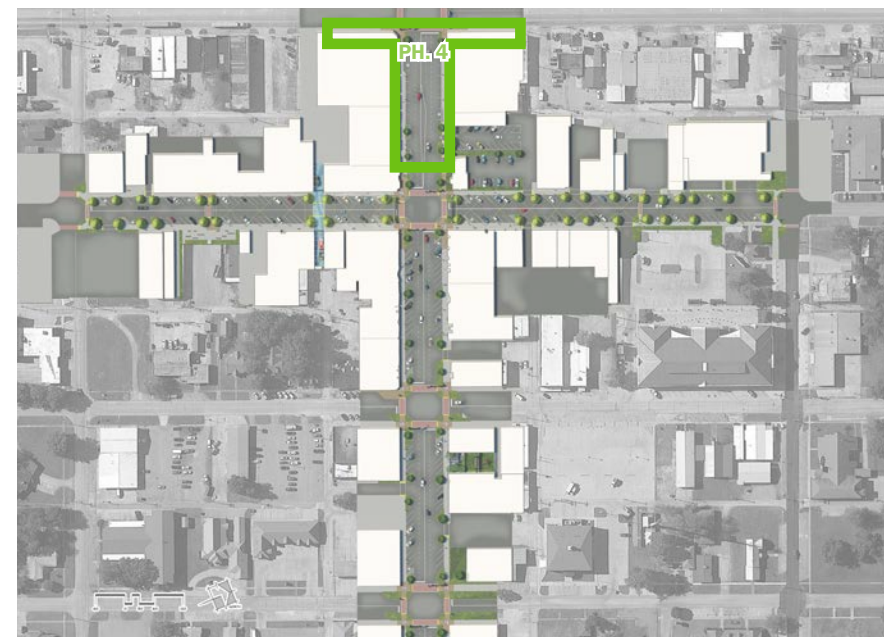
Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 3-NORTH ADAIR					
STREET					
1	General Conditions/Bonding Insurance	LS	1.00	\$28,000.00	\$28,000.00
2	Demolition/Clearing	SY	3554.00	\$15.00	\$53,310.00
3	Mill and Overlay (50%)	SY	1759.00	\$45.00	\$79,155.00
4	Total Road Reconstruction (50%)	SY	1759.00	\$85.00	\$149,515.00
5	Crosswalk- Stamped Concrete	SY	36.00	\$85.00	\$3,060.00
6	Road Striping	LS	1.00	\$10,000.00	\$10,000.00
7	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					\$338,040.00
15% Contingency					\$50,706.00
Design Fee					\$33,043.41
Total Streets Phase 3					\$421,789.41
AMENITIES					
1	General Conditions/Bonding Insurance	LS	1.00	\$45,000.00	\$45,000.00
2	Demolition/Clearing	SY	1171.00	\$15.00	\$17,565.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Pedestrian Signalization	LS	1.00	\$7,500.00	\$7,500.00
5	Electrical Service	LS	1.00	\$10,000.00	\$10,000.00
6	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
7	Curb and Gutter	LF	1961.00	\$30.00	\$58,830.00
8	Improve Storm Drainage System	LS	1.00	\$25,000.00	\$25,000.00
9	Concrete Sidewalk	SY	1171.00	\$60.00	\$70,260.00
10	ADA Ramp	SY	115.00	\$85.00	\$9,775.00
11	Tactile Markers/Truncated Domes	SY	35.00	\$50.00	\$1,750.00
12	Pedestrian Street Lights	EA	16.00	\$4,000.00	\$64,000.00
13	Overhead Street Lights	EA	6.00	\$6,000.00	\$36,000.00
14	String Lights	EA	1.00	\$35,000.00	\$35,000.00
15	Directory Signage	EA	2.00	\$1,500.00	\$3,000.00
16	Benches	EA	9.00	\$2,000.00	\$18,000.00
17	Trash Receptacles	EA	5.00	\$1,750.00	\$8,750.00
18	Bike Racks	EA	3.00	\$500.00	\$1,500.00
19	Landscape	SF	7212.00	\$10.00	\$72,120.00
20	Street Trees	EA	22.00	\$750.00	\$16,500.00
21	Irrigation	LS	1.00	\$25,000.00	\$25,000.00
Sub-Total					\$555,550.00
15% Contingency					\$83,332.50
Design Fee					\$54,305.01
Total Amenities Phase 3					\$693,187.51
TOTAL FOR PHASE 3					\$1,114,976.92



PRELIMINARY COST ESTIMATE

Phase 3 would complete the pedestrian corridor of Adair Street with the same streetscape improvements as phase 2. The continuation of the overhead string light continues on the North side of Adair Street. The improvements along this part of Adair Street focus on improved sidewalks to create a continuous ADA compliant route along the entire streetscape. Additionally, Phase 3 includes various site furnishings and landscape items with quantities and items noted within the cost estimate.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 4- WEST GRAHAM AVE					
STREET					
1	General Conditions/Bonding Insurance	LS	1.00	\$21,000.00	\$21,000.00
2	Demolition/Clearing	SY	2634.00	\$15.00	\$39,510.00
3	Mill and Overlay (50%)	SY	1276.00	\$45.00	\$57,420.00
4	Total Road Reconstruction (50%)	SY	1276.00	\$85.00	\$108,460.00
5	Crosswalk- Stamped Concrete	SY	82.00	\$85.00	\$6,970.00
6	Road Striping	LS	1.00	\$7,500.00	\$7,500.00
7	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					\$255,860.00
15% Contingency					\$38,379.00
Design Fee					\$25,010.32
Total Street Phase 4					\$319,249.32
AMENITIES					
1	General Conditions/Bonding Insurance	LS	1.00	\$25,000.00	\$25,000.00
2	Demolition/Clearing	SY	928.00	\$15.00	\$13,920.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Pedestrian Signalization	EA	1.00	\$10,000.00	\$10,000.00
5	Electrical Service	LS	1.00	\$10,000.00	\$10,000.00
6	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
7	Refurbish Existing Traffic Signals	EA	1.00	\$10,000.00	\$10,000.00
8	Improve Storm Drainage System	LS	1.00	\$25,000.00	\$25,000.00
9	Curb and Gutter	LF	927.00	\$30.00	\$27,810.00
10	Concrete Sidewalk	SY	705.00	\$60.00	\$42,300.00
11	ADA Ramp	SY	54.00	\$85.00	\$4,590.00
12	Tactile Markers/Truncated Domes	SY	15.00	\$50.00	\$750.00
13	Brick Pavers	SF	223.00	\$75.00	\$16,725.00
14	Pedestrian Street Lights	EA	5.00	\$4,000.00	\$20,000.00
15	Overhead Street Lights	EA	1.00	\$6,000.00	\$6,000.00
15	Directory Signage	EA	2.00	\$1,500.00	\$3,000.00
16	Benches	EA	4.00	\$2,000.00	\$8,000.00
17	Trash Receptacles	EA	2.00	\$1,750.00	\$3,500.00
18	Bike Racks	EA	3.00	\$500.00	\$1,500.00
19	Landscape	SF	1802.00	\$10.00	\$18,020.00
20	Street Trees	EA	8.00	\$750.00	\$6,000.00
21	Irrigation	LS	1.00	\$35,000.00	\$35,000.00
Sub-Total					\$317,115.00
15% Contingency					\$47,567.25
Design Fee					\$30,997.99
Total Amenities Phase 4					\$395,680.24
TOTAL FOR PHASE 4					\$714,929.56



PRELIMINARY COST ESTIMATE

Phase 4 is an important piece of the overall downtown improvements. It makes the connection from the high-traffic Mill Street/Highway 69 and Graham Ave. Intersection into the downtown area. A key part of this phase is the intersection improvements at Mill Street and Graham Ave. The intersection improvements would include refurbishing traffic signals, wayfinding signage, installing curb ramps and crosswalks. Additionally, Phase 4 includes various site furnishings and landscape items with quantities and items noted within the cost estimate.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 5- EAST GRAHAM AVE					
STREET					
1	General Conditions/Bonding Insurance	LS	1.00	\$51,000.00	\$51,000.00
2	Demolition/Clearing	SY	6587.00	\$15.00	\$98,805.00
3	Mill and Overlay (50%)	SF	3099.00	\$45.00	\$139,455.00
4	Total Road Reconstruction (50%)	SF	3099.00	\$85.00	\$263,415.00
5	Crosswalk- Stamped Concrete	SF	389.00	\$85.00	\$33,065.00
6	Road Striping	LS	1.00	\$15,000.00	\$15,000.00
7	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
Sub-Total					\$615,740.00
15% Contingency					\$92,361.00
Design Fee					\$60,188.59
Total Street Phase 5					\$768,289.59
AMENITIES					
1	General Conditions/Bonding Insurance	LS	1.00	\$68,000.00	\$68,000.00
2	Demolition/Clearing	SY	2209.00	\$15.00	\$33,135.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Pedestrian Signalization	EA	1.00	\$40,000.00	\$40,000.00
5	Electrical Service	LS	1.00	\$10,000.00	\$10,000.00
6	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
7	Refurbish Existing Traffic Signals	EA	8.00	\$10,000.00	\$80,000.00
8	Improve Storm Drainage System	LS	1.00	\$50,000.00	\$50,000.00
9	Renovate Traffic Signals	LS	4.00	\$5,000.00	\$20,000.00
10	Curb and Gutter	LF	1667.00	\$30.00	\$50,010.00
11	Concrete Sidewalk	SY	1659.00	\$60.00	\$99,540.00
12	ADA Ramp	SY	192.00	\$85.00	\$16,320.00
13	Tactile Markers/Truncated Domes	SY	58.00	\$50.00	\$2,900.00
14	Brick Pavers	SY	550.00	\$75.00	\$41,250.00
15	Pedestrian Street Lights	EA	22.00	\$4,000.00	\$88,000.00
16	Directory Signage	EA	4.00	\$1,500.00	\$6,000.00
17	Benches	EA	19.00	\$2,000.00	\$38,000.00
18	Trash Receptacles	EA	4.00	\$1,750.00	\$7,000.00
19	Bike Racks	EA	6.00	\$500.00	\$3,000.00
20	Landscape	SF	7979.00	\$10.00	\$79,790.00
21	Street Trees	EA	24.00	\$750.00	\$18,000.00
22	Irrigation	LS	1.00	\$50,000.00	\$50,000.00
Sub-Total					\$830,945.00
15% Contingency					\$124,641.75
Design Fee					\$81,224.87
Total Street Phase 5					\$1,036,811.62
TOTAL FOR PHASE 5					\$1,805,101.21



PRELIMINARY COST ESTIMATE

Phase 5 would be the remaining portion of Graham Avenue within the specified project area. This would be a continuation of the typical streetscape improvements with improved intersections at both Vann and Rowe Streets. The intersection improvements would include pedestrian crossing bump-outs, improved pedestrian and vehicular signalization, improved sidewalk infrastructure. Additionally, Phase 5 includes various site furnishings and landscape items with quantities and items noted within the cost estimate.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 6- PUBLIC PARKING PARCEL					
1	General Conditions/Bonding Insurance	LS	1.00	\$27,000.00	\$27,000.00
2	Demolition/Clearing	SY	894.00	\$15.00	\$13,410.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Electrical Service - CIP	LS	1.00	\$10,000.00	\$10,000.00
5	Remove and Relocate Utilities	LS	1.00	\$15,000.00	\$15,000.00
6	Mill and Overlay	SY	864.00	\$40.00	\$34,560.00
7	Road Striping	LS	1.00	\$3,500.00	\$3,500.00
8	Curb and Gutter	LF	103.00	\$30.00	\$3,090.00
9	Improve Storm Drainage System	LS	1.00	\$5,000.00	\$5,000.00
10	Concrete Sidewalk	SF	30.00	\$60.00	\$1,800.00
11	ADA Ramp	SY	15.00	\$85.00	\$1,275.00
12	Tactile Markers/Truncated Domes	SY	4.00	\$50.00	\$200.00
13	Restroom Building	LS	1.00	\$150,000.00	\$150,000.00
14	Pedestrian Street Lights	EA	4.00	\$4,000.00	\$16,000.00
15	Parking Monument Column	EA	1.00	\$7,000.00	\$7,000.00
16	Benches	EA	2.00	\$2,000.00	\$4,000.00
17	Landscape	SF	329.00	\$10.00	\$3,290.00
18	Irrigation	LS	1.00	\$10,000.00	\$10,000.00
Sub-Total					\$320,125.00
15% Contingency					\$48,018.75
Design Fee					\$31,292.22
TOTAL FOR PHASE 6					\$399,435.97



PRELIMINARY COST ESTIMATE

Phase 6 is included with the preliminary cost estimate for the downtown area improvements, but is not part of the proposed streetscape package. The main items addressed in this phase are to re-paint the parking spaces within the public parking lot and a proposed public restroom building. Also included in the preliminary cost estimate are additional site furnishings, addressing accessibility needs to connect the parking lot to the adjacent streetscape. The parking lot also includes proposed monument column signage for both the parking lot and restroom building.

Pryor Downtown Streetscape and Wayfinding - Preliminary Estimate					
City of Pryor					
Date: October 14, 2021					
NO.	ITEM	UNIT	QTY	UNIT COST	EXTENDED COST
PHASE 7- POCKET PARK					
1	General Conditions/Bonding Insurance	LS	1.00	\$41,000.00	\$41,000.00
2	Demolition/Clearing	LS	1.00	\$40,000.00	\$40,000.00
3	Water Service - CIP	EA	1.00	\$15,000.00	\$15,000.00
4	Electrical Service - CIP	LS	1.00	\$10,000.00	\$10,000.00
5	Lighting	LS	1.00	\$35,000.00	\$35,000.00
6	Structural Support	LS	1.00	\$75,000.00	\$75,000.00
7	Sidewalk	SY	78.00	\$60.00	\$4,680.00
8	Artificial Turf	SF	2000.00	\$15.00	\$30,000.00
9	Restroom Building	LS	1.00	\$150,000.00	\$150,000.00
10	Boulders	EA	10.00	\$600.00	\$6,000.00
11	Shade Structure	LS	1.00	\$20,000.00	\$20,000.00
12	Play Equipment	LS	1.00	\$35,000.00	\$35,000.00
13	Tables	EA	3.00	\$5,000.00	\$15,000.00
14	Landscape	SF	1085.00	\$10.00	\$10,850.00
15	Trees	EA	5.00	\$750.00	\$3,750.00
16	Irrigation	LS	1.00	\$10,000.00	\$10,000.00
Sub-Total					\$487,530.00
15% Contingency					\$73,129.50
Design Fee					\$47,656.06
TOTAL FOR PHASE 7					\$608,315.56



PRELIMINARY COST ESTIMATE

Phase 7 addresses the current condition of an existing empty/abandoned lot along Graham Avenue. The proposed pocket park would address the need to a gathering area adjacent to the street and the structural integrity of the existing building structure. The proposed pocket park would include hardscape improvements with artificial turf and necessary accessible walkways, landscaping, proposed play equipment, shade structure, and a public family restroom building.



PRYOR DOWNTOWN STREETScape AND WAYFINDING MASTER PLAN

DRAFT 10/14/2021



City of Pryor Creek

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MEMORANDUM

October 18, 2021

TO: Pryor Creek City Council

FROM: Larry Lees, Mayor and Pryor Main Street

This memorandum is intended to set forth a timeline and finance plan for implementation of the Downtown Streetscape and Master Plan (draft of 10/14/2021) that has been funded by our EDTA and supervised by Pryor Main Street. Planning Design Group (PDG) is the author of the plan.

Finance Plan:

1. Grant monies plus bond funding plus bank financing when needed
 - A. Tap grant = \$1,400,000.00 over two years at \$700,000.00 per year starting Q3, 2022, at the latest. This grant is a matching grant that obligates 20% (\$140,000.00) from the recipient at the beginning of the grant, then another \$140,000.00 the second year.
 - B. Bond funding has a fund balance of \$184,000.00 as of 09/30/2021 and with the current sales tax levels, accumulates around \$10,000.00 per month through 2034.
 - C. Bank financing can be available for the short falls of grant and bond monies.
 - D. Phase 1 Sample: \$700,000 less \$140,000 = \$560,000 plus \$184,000 = \$744,000. Phase 1 estimated cost of \$836,000 less \$744,000 = \$92,000 to be financed, if needed.

Timeline Plan:

- Q3, 2022 begin Phase 1
- Q1, 2023 begin next Phase of choice
- Q1, 2024 “
- Q1, 2025 “

Respectfully,

Larry Lees