











#### **TABLE OF CONTENTS**



#### **PROPERTY ACQUISITION**

Property Acquisition Overview
Property Acquisition Maps
Property Acquisition Summary



#### **DETAILED COST**

Cost Overview





### PROPERTY ACQUISITION

PROPERTY ACQUISITION SUMMARY

#### PROPERTY ACQUISITION OVERVIEW

The city of Pasadena currently owns almost all necessary parcels for the Little Vince Bayou Trail corridor. There are three parcels between Park Lane and Jackson Avenue requiring the partial acquisition of the property within the HCFCD easement. See the adjacent map for locations of the parcels. One parcel located south of Jackson Avenue has been identified as an optional acquisition. Acquisition of the parcel would improve the linear park space, but the trail can divert around the parcel if the acquisition is not possible.

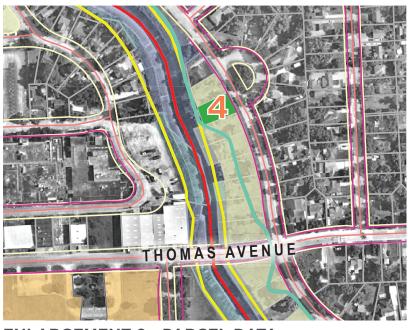


#### **ENLARGEMENT 1 - PARCEL DATA**

- 1 HCAD #0710250070004 | 300 SF | Est. Value \$10,100
- 2 HCAD #0710250070005 | 1,261 SF | Est. Value \$10,100
- 3 HCAD #0710250070009 | 1,971 SF | Est. Value \$10,100

# LEGEND PROPOSED TRAIL CITY OF PASADENA OWNED PARCELS PASADENA ISD SCHOOLS PASADENA PARKS ROADS ROW 100 YEAR FLOOD PLAIN FLOODWAY LITTLE VINCE BAYOU SIDEWALKS ACQUISITION BOUNDARY HCFCD EASEMENT

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**ENLARGEMENT 2 - PARCEL DATA** 

4 - HCAD #0710260110016 | 7,315 SF | Est. Value \$108,600







## DETAILED COST COST SUMMARY

#### PROJECT COST IMPLEMENTATION

For each of the cross sections, a planning-level cost estimate was developed, based on construction bids for recent Houston-area local-street work. The most complete set of bids are from 2019, so prices have been increased by 5% overall to account for inflation, and a 20% contingency was added. These are general opinions of probable cost only.

Little Vince Bayou Master Plan Cost Estimate - Park Lane CLARK CONDON

Item					
No.	<u>Item</u>	Qty.	<u>Unit</u>	Cost	<u>Extension</u>
	<u>General</u>				
1.	Mobilization & Miscellaneous	1	LS	\$30,000.00	\$30,000.00
2.	Permits & Bonds	1	LS	\$20,000.00	\$20,000.00
3.	Traffic Control	1	LS	\$5,000.00	\$5,000.00
				Total General	\$55,000.00
	<u>Demolition</u>				
4.	Miscellanous Demo	1	LS	\$5,000.00	<u>\$5,000.00</u>
				Total Demolition	\$5,000.00
	<u>Hardscape</u>				
5.	10' Concrete Trail	700	SY	\$90.00	\$63,000.00
6.	Bicycle Sharrows	4,500	LF	\$6.30	\$28,350.00
7.	Refresh Centerline Striping	4,500	LF	\$3.15	\$14,175.00
8.	Benches	2	EA	\$2,500.00	\$5,000.00
9.	Collapisble Bollards	2	EA	\$1,500.00	\$3,000.00
10.	Wayfinding Signage	1	LS	\$10,000.00	<u>\$10,000.00</u>
				Total Hardscape	\$123,525.00
	Pollution Prevention				
11.	SWPPP Allowance	1	LS	\$7,000.00	<u>\$7,000.00</u>
			F	Pollution Prevention	\$7,000.00
	Grading and Drainage				
12.	Detention	1	LS	\$7,500.00	<u>\$7,500.00</u>
			Total G	rading and Drainage	\$22,500.00
4.0	Softscape	4-		4450.00	<b>***</b>
13.	•	15	EA	\$450.00	\$6,750.00
14.	2-year watering and maintenance of trees	15	EA	\$360.00	<u>\$5,400.00</u>
				Total Softscape	\$12,150.00
				Total	\$268,175.00
				20% Contingency	<u>\$53,635.00</u>
			Tota	I Construction Cost	\$321,810.00
					Ţ 1, <b>0 1 0 1 0 0</b>

Master Plan Cost Estimate - Little Vince - Proposed Trail

ltem						Item					
	<u>Item</u>	Qty.	<u>Unit</u>	Cost	<u>Extension</u>		<u>Item</u>	Qty.	<u>Unit</u>	Cost	Extension
140.		<u>Qty.</u>	Oint	<u>0031</u>	LXterision	<u></u>		<u>4.11.</u>	<u> </u>	<u> </u>	<del></del>
	General				4	4	General Advantage of the Control of	4	1.0	<b>#</b> F0 000 00	<b>#</b> 50,000,00
1.	Mobilization & Miscellaneous	1	LS	\$50,000.00	\$50,000.00	1.	Mobilization & Miscellaneous	1	LS	\$50,000.00	\$50,000.00
2.	Permits & Bonds	1	LS	\$25,000.00	\$25,000.00	2.	Permits & Bonds	1	LS	\$25,000.00	\$25,000.00
3.	Traffic Control	1	LS	\$10,000.00	<u>\$10,000.00</u>	3.	Traffic Control	ı	LS	\$10,000.00	\$10,000.00
				Total General	\$85,000.00					Total General	\$85,000.00
	Demolition						Demolition				
4	Tree Demo Allowance	1	LS	\$20,000.00	\$20,000.00	4.	Tree Demo Allowance	1	LS	\$20,000.00	\$20,000.00
5.	Tree Protection Fence	3,500	LF	\$4.00	\$14,000.00	5.	Tree Protection Fence	3,500	LF	\$4.00	\$14,000.00
6	Clearing and Gurbbing	1	AC	\$10,000.00	\$10,000.00	6.	Clearing and Gurbbing	1	AC	\$10,000.00	\$10,000.00
7	Miscellanous Demo	1	LS	\$5,000.00	\$5,000.00	7.	· ·	1	LS	\$5,000.00	\$5,000.00
	Miccolarious Borno		20	Total Demolition	\$49,000.00		Iniconanicae Beine	,	20	Total Demolition	\$49,000.00
				Total Bollionilon	Ψ-10,000100						<b>¥</b> 10,000100
	<u>Hardscape</u>						<u>Hardscape</u>				
	Trailheads (including benches, planting, trash						Trailheads (including benches, planting, trash				
8.	receptacles)	2	EA	\$20,000.00	\$40,000.00	8.	receptacles)	2	EA	\$20,000.00	\$40,000.00
9.	Curb Ramps	6	EA	\$35.00	\$210.00	9.	Curb Ramps	6	EA	\$35.00	\$210.00
10.	10' Concrete Trail	3,650	SY	\$90.00	\$328,500.00	10.	10' Concrete Trail	3,650	SY	\$90.00	\$328,500.00
12.	Benches	2	EA	\$2,500.00	\$5,000.00	12.	Benches	2	EA	\$2,500.00	\$5,000.00
13.	Collapisble Bollards	8	EA	\$1,500.00	\$12,000.00	13.	Collapisble Bollards	8	EA	\$1,500.00	\$12,000.00
14.	Wayfinding Signage	1	LS	\$10,000.00	<u>\$10,000.00</u>	14.	Wayfinding Signage	1	LS	\$10,000.00	<u>\$10,000.00</u>
				Total Hardscape	\$395,710.00					Total Hardscape	\$395,710.00
	Pollution Prevention						Pollution Prevention				
15.	SWPPP Allowance	1	LS	\$50,000.00	<u>\$50,000.00</u>	15.	SWPPP Allowance	1	LS	\$50,000.00	<u>\$50,000.00</u>
			Total G	rading and Drainage	\$50,000.00				Total G	Grading and Drainage	\$50,000.00
	Grading and Drainage	4		***	400 000		Grading and Drainage	4			
16.	Detention Pond	1	LS	\$30,000.00	\$30,000.00	16.	Detention Pond	1	LS	\$30,000.00	\$30,000.00
			I otal G	rading and Drainage	\$30,000.00				Total G	Grading and Drainage	\$30,000.00
	Lighting and Electrical						Linkting and Electrical				
10	Lighting and Electrical Lighting at Trailheads*	2	EA	\$15,000.00	\$30,000.00	40	<u>Lighting and Electrical</u> Lighting at Trailheads*	2	_^	Φ4E 000 00	<b>#20.000.00</b>
10.	Lighting at Trainicads	2		ghting and Electrical	\$30,000.00 \$30,000.00	18.	Lighting at Trainleaus	۷	EA	\$15,000.00	\$30,000.00
			i Otai Liţ	gilling and Liectrical	φ30,000.00				i otai Li	ghting and Electrical	\$30,000.00
	Softscape						<u>Softscape</u>				
19.	Bermuda Sod	51,950	SF	\$1.50	\$77,925.00	19	Bermuda Sod	51,950	SF	\$1.50	\$77,925.00
	Trees - 45 gal	20	EA	\$450.00	\$9,000.00		Trees - 45 gal	20	EA	\$450.00	\$9,000.00
	2-year watering and maintenance of trees	20	EA	\$360.00	\$7,200.00		2-year watering and maintenance of trees	20	EA	\$360.00	\$7,200.00
	, ,			Total Softscape	\$94,125.00	21.	2 your watering and maintenance of troop	20		Total Softscape	\$94,125.00
					. ,					. Juli Golloupo	ψ <b>0</b> -1, 120100
				Total	\$733,835.00					Total	\$733,835.00
				20% Contingency	<u>\$146,767.00</u>					20% Contingency	<u>\$146,767.00</u>
			Tota	I Construction Cost	\$880,602.00				Tota	al Construction Cost	\$880,602.00

#### Master Plan Cost Estimate - Harris Avenue - Vince Bayou & Main Street

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#### Master Plan Cost Estimate - Harris Avenue - Main Street & Pasadena Boulevard

Item						Item	ı				
No.	<u>Item</u>	Qty.	<u>Unit</u>	Cost	<b>Extension</b>	No.	<u>Item</u>	Qty.	<u>Unit</u>	<u>Cost</u>	<u>Extension</u>
	General						<u>General</u>				
1	Mobilization & Miscellaneous	1	LS	\$20,000.00	\$20,000.00	1.	Mobilization & Miscellaneous	1	LS	\$40,000.00	\$40,000.00
2.	Permits & Bonds	1	LS	\$25,000.00	\$25,000.00	2.	Permits & Bonds	1	LS	\$25,000.00	\$25,000.00
3.	Traffic Control	1	LS	\$10,000.00	\$10,000.00	3.	Traffic Control	1	LS	\$15,000.00	\$15,000.00
0.	Traine Control	·	LO	Total General	\$55,000.00					<b>Total General</b>	\$80,000.00
				Total Golloral	ψοσ,σσσισσ						
	Demolition						<u>Demolition</u>				
4.	Tree Demo Allowance	1	LS	\$20,000.00	\$20,000.00	4.	Tree Demo Allowance	1	LS	\$20,000.00	\$20,000.00
5.	Tree Protection Fence	500	LF	\$4.00	\$2,000.00	5.	Tree Protection Fence	500	LF	\$4.00	\$2,000.00
6.	Remove Existing 3' Concrete Sidewalk	2,200	LF	\$2.10	\$4,620.00	6.	Remove Existing 3' Concrete Sidewalk	2,600	LF	\$2.10	\$5,460.00
7.	Miscellanous Demo	1	LS	\$5,000.00	\$5,000.00	7.	Miscellanous Demo	1	LS	\$5,000.00	\$5,000.00
				Total Demolition	\$31,620.00					Total Demolition	\$32,460.00
					, ,						
	<u>Hardscape</u>					0	<u>Hardscape</u>	16	Ε.Δ	<b>#25.00</b>	<b>Ф</b> ГСО ОО
8.	Curb Ramps	6	EA	\$35.00	\$210.00	8.	Curb Ramps	5,200	EA LF	\$35.00 \$40.95	\$560.00
9.	6' Concrete Sidewalk	2,200	LF	\$40.95	\$90,090.00	9.	6' Concrete Sidewalk	5,200	LF	•	\$212,940.00 \$32,760.00
10.	10' Sidepath	2,220	LF	\$68.25	\$151,515.00		Bicycle Sharrows Refresh Centerline Striping	2,600	LF	\$6.30 \$3.15	\$8,190.00
11.	Asphalt Overlay	22,000	SF	\$10.00	\$220,000.00		Asphalt Overlay	95,000	SF	\$10.00	\$950,000.00
12.	Benches	4	EA	\$2,500.00	\$10,000.00		Benches	4	EA	\$2,500.00	\$10,000.00
13.	Wayfinding Signage	1	LS	\$10,000.00	\$10,000.00		Wayfinding Signage	1	LS	\$10,000.00	\$10,000.00 \$10,000.00
				Total Hardscape	\$481,815.00	17.	wayiinding Signage	·	LO	Total Hardscape	\$1,224,450.00
	Pollution Prevention						Pollution Prevention			rotal Haraboape	ψ1,22 <del>1</del> ,400.00
14.	SWPPP Allowance	1	LS	\$30,000.00	\$30,000.00	15.	SWPPP Allowance	1	LS	\$30,000.00	\$30,000.00
			Total Gr	ading and Drainage	\$30,000.00					rading and Drainage	\$30,000.00
										0	. ,
	Grading and Drainage						Grading and Drainage				
15.	Grading & Drainage Allowance	1	LS	\$30,000.00	<u>\$30,000.00</u>	16.	Grading & Drainage Allowance	1	LS	\$30,000.00	\$30,000.00
			Total Gr	ading and Drainage	\$30,000.00				Total G	rading and Drainage	\$30,000.00
	<u>Softscape</u>						<u>Softscape</u>				
	Trees - 45 gal	7	EA	\$450.00	\$3,150.00		Trees - 45 gal	17	EA	\$450.00	\$7,650.00
17.	2-year watering and maintenance of trees	7	EA	\$360.00	<u>\$2,520.00</u>	18.	2-year watering and maintenance of trees	17	EA	\$360.00	\$6,120.00
				Total Softscape	\$5,670.00					Total Softscape	\$13,770.00
				<b>~</b>	000440705					Total	\$1,410,680.00
				Total	\$634,105.00					20% Contingency	\$1,410,660.00
			<b>.</b>	20% Contingency	\$126,821.00 \$750,000				Total	I Construction Cost	\$1,692,816.00
			l'otal	Construction Cost	\$760,926.00				TOTAL	. Oonstruction 608t	φ1,092,010.00

#### PROJECT COST IMPLEMENTATION

#### Master Plan Cost Estimate - Harris Avenue - Pasadena Boulevard & Lorraine Court

11.04.21

\$784,782.00

No.	<u>ltem</u>	Qty.	<u>Unit</u>	<u>Cost</u>	<u>Extension</u>
	General				
1.	Mobilization & Miscellaneous	1	LS	\$40,000.00	\$40,000.00
2.	Permits & Bonds	1	LS	\$15,000.00	\$15,000.00
3.	Traffic Control	1	LS	\$15,000.00	\$15,000.00
				Total General	\$70,000.00
	<u>Demolition</u>				
4.	Tree Demo Allowance	1	LS	\$20,000.00	\$20,000.0
5.	Tree Protection Fence	800	LF	\$4.00	\$3,200.0
6.	Remove Existing 3' Concrete Sidewalk	3,000	LF	\$2.10	\$6,300.0
7.	Remove and Replace Roadway Striping	3,000	LF	\$12.60	\$37,800.0
8.	Miscellanous Demo	1	LS	\$5,000.00	<u>\$5,000.0</u>
				Total Demolition	\$72,300.0
	<u>Hardscape</u>				
9.	Curb Ramps	11	EA	\$35.00	\$385.0
10.	6' Concrete Sidewalk	3,000	LF	\$27.30	\$81,900.0
11.	Bicycle Lane Markings	6,000	LF	\$9.45	\$56,700.0
2.	Curbs to Separate Bike Lane	3,000	LF	\$10.50	\$31,500.0
13.	Asphalt Overlay	19,000	SF	\$10.00	\$190,000.0
14.	Signalized Crossing	1	LS	\$40,000.00	\$40,000.0
15.	Benches	2	EA	\$2,500.00	\$5,000.0
16.	Wayfinding Signage	1	LS	\$10,000.00	\$10,000.0
	Pollution Prevention			Total Hardscape	\$415,485.0
17.	SWPPP Allowance	1	LS	\$30,000.00	\$30,000.0
1.	CTTTT THORAIGE	·		rading and Drainage	\$30,000.0
	Grading and Drainage				
18.	Grading & Drainage Allowance	1	LS	\$50,000.00	\$50,000.0
			Total G	rading and Drainage	\$50,000.0
19.	Softscape Trees - 45 gal	20	EA	\$450.00	\$9,000.0
20.	•	20	EA	\$360.00	\$7,200.0
	, , ,			Total Softscape	\$16,200.0
				<b>+</b>	<b>*</b> 050 005 1
				Total	\$653,985.0
				20% Contingency	<u>\$130,797.0</u>

**Total Construction Cost** 

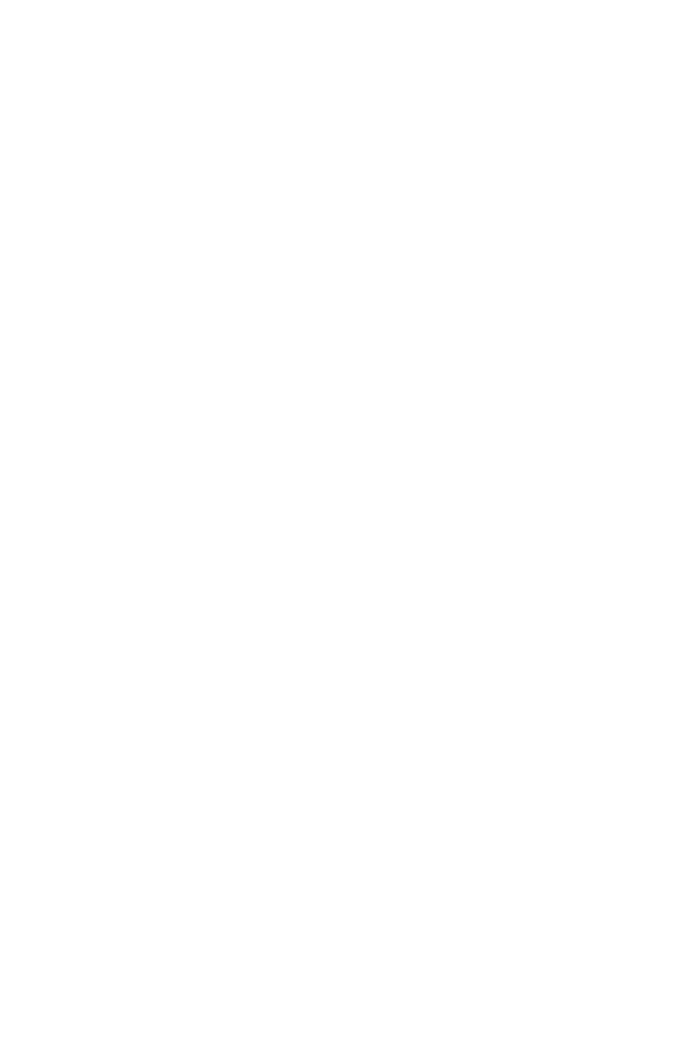
#### **Master Plan Cost Estimate - Davis Street**

Item					
No.	<u>Item</u>	Qty.	<u>Unit</u>	Cost	<b>Extension</b>
	General				
1.	Mobilization & Miscellaneous	1	LS	\$20,000.00	\$20,000.00
2.	Permits & Bonds	1	LS	\$10,000.00	\$10,000.00
3.	Traffic Control	1	LS	\$10,000.00	\$10,000.00
				Total General	\$40,000.00
	<u>Demolition</u>				
4.	Miscellanous Demo	1	LS	\$5,000.00	\$5,000.00
				<b>Total Demolition</b>	\$5,000.00
	<u>Hardscape</u>				
5.	Bicycle Sharrows	2,700	LF	\$6.30	\$17,010.00
6.	Refresh Centerline Striping	1,300	LF	\$3.15	\$4,095.00
7.	Benches	1	EA	\$2,500.00	\$2,500.00
8.	Wayfinding Signage	1	LS	\$5,000.00	\$5,000.00
				Total Hardscape	\$28,605.00
				Total	\$73,605.00
				20% Contingency	\$14,721.00
			Tota	al Construction Cost	\$88,326.00

#### PROJECT COST IMPLEMENTATION

Master Plan Cost Estimate - Pasadena Boulevard to Scott Street (Optional)

Item <u>No.</u>	<u>Item</u>	Qty.	<u>Unit</u>	Cost	<u>Extension</u>
	General				
1.	Mobilization & Miscellaneous	1	LS	\$20,000.00	\$20,000.00
2.	Permits & Bonds	1	LS	\$10,000.00	\$10,000.00
3.	Traffic Control	1	LS	\$10,000.00	\$10,000.00
				Total General	\$40,000.00
	Demolition				
4.	Tree Demo Allowance	1	LS	\$5,000.00	\$5,000.00
5.	Tree Protection Fence	300	LF	\$4.00	\$1,200.00
6.	Remove Existing 3' Concrete Sidewalk	450	LF	\$2.10	\$945.00
8.	Miscellanous Demo	1	LS	\$5,000.00	\$5,000.00
				Total Demolition	\$12,145.00
	<u>Hardscape</u>				
9.	Curb Ramps	8	EA	\$35.00	\$280.00
10.	6' Concrete Sidewalk	450	LF	\$40.95	\$18,427.50
11.	Bicycle Sharrows	450	LF	\$6.30	\$2,835.00
12.	Asphalt Overlay	15,000	SF	\$10.00	\$150,000.00
13.	Centerline Striping	450	LF	\$3.15	\$1,417.50
14.	Benches	2	EA	\$2,500.00	\$5,000.00
15.	Wayfinding Signage	1	LS	\$10,000.00	\$10,000.00
	Dellution Prevention			Total Hardscape	\$187,960.00
40	Pollution Prevention SWPPP Allowance	1	1.0	<b>Ф7</b>	¢7 ΓΩΩ ΩΩ
16.	SWFFF Allowance	ı	LS <b>Total G</b>	\$7,500.00 rading and Drainage	\$7,500.00 <b>\$7,500.00</b>
4-	Grading and Drainage	4		<b>A</b> 45 000 00	<b>*</b> 45.000.00
17.	Grading & Drainage Allowance	1	LS	\$15,000.00	\$15,000.00
			l otal G	rading and Drainage	\$15,000.00
	<u>Softscape</u>				
18.	Trees - 45 gal	5	EA	\$450.00	\$2,250.00
19.	•	5	EA	\$360.00	\$1,800.00
		•		Total Softscape	\$4,050.00
				Total	\$266,655.00
				20% Contingency	<u>\$53,331.00</u>
			Tota	I Construction Cost	\$319,986.00



#### **VOLUME-TO-CAPACITY RATIO**

The volume-to-capacity ratio for each of the proposed cross sections were calculated based on the existing counts and volumes obtained from the data sources described below. All volumes and counts were calculated for the design peak hour at the cross-section location.

- 24-hr traffic counts (collected in August 2021)
- Houston-Galveston Area Council (H-GAC) model volumes

#### Assumptions:

- 1. A peak hour factor (K-factor) of 10% was assumed for all cross sections.
- 2. A directional factor (D-factor) of 50% for sections C and D was assumed due to unavailability.
- 3. Default truck percentage of 2% was used in the volume calculation.
- 4. A peak hour factor (PHF) of 0.94 was used for the calculations.

Cross section	Roadway	Location	Total Vehicular Lanes	Lane Width (ft)	Design Peak Hour Volume (vph) (Bi-Directional)	V/C Ratio
А	W Harris Ave	Between Vince Bayou and Charles St	4	10	497	0.07
В	W Harris Ave	Between Main St and Randall St	2	18	499	0.15
С	W Harris Ave	Between Williams St and Lorraine St	4	11 (Outer) 10 (Inner)	588	0.08
D	Davis St	Between Jenkins Rd and Wheeler St	2	13	28	0.01
Е	Jackson Ave	Between Little Vince Bayou and Scott St	2	13	n/a (local street not in model)	n/a

**Table 2: Volume-to-Capacity Ratio** 

#### **CONCLUSION**

The five potential cross section alternatives, three on Harris Avenue & one on Davis St are all proposed to retrofit to accommodate and prioritize bicycle and pedestrian movement in the existing right-of-way. Cross section B, D and E are easier to accommodate as they need minimal design intervention. By widening the sidewalk and adding appropriate signage, cross section B, D and E can be achieved. Based on the volume-to-capacity ratio, cross section A - between Vince Bayou and Charles St on Harris Avenue is the least congested stretch preferred and safe cross-section to incorporate pedestrian and bicycle facilities.

b			
SS			