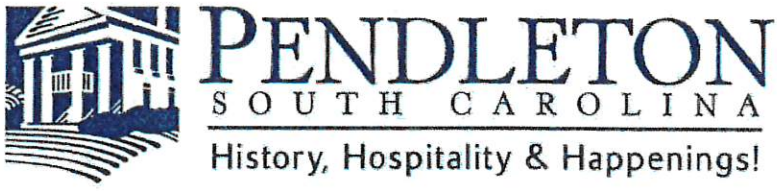


# West End Streetscape Master Plan

West Queen Street +  
North Mechanic Street



## ACKNOWLEDGEMENTS

The project team would like to recognize and express appreciation for the myriad of individuals who participated in the development of this Plan. Thanks to **Pendleton Town Council, Town Administrator Steve Miller, Planning Commission, and the many engaged residents of Pendleton** who contributed their time and energy to the Plan and for their commitment to continuing the revitalization of Pendleton.

### Project Steering Committee Members

Sandra Gantt – Town Council  
Denise Jackson – Town Council  
Steve Miller – Town Administrator  
Tony Cirelli – City Staff/Planning  
Dr. Naresh Jain – Planning Commission  
Cindi Long – Planning Commission  
Chuck McCuen – Planning Commission  
Tyrone (TK) Page – Planning Commission  
Pamela Patterson – Planning Commission  
Lou Robinson – Planning Commission  
Sherrie Williams – Planning Commission



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*Special thanks to former Planning Commission Members Chuck Fleming and Coleman Glaze who have recently passed away.*

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## PROJECT GOALS AND OBJECTIVES

- Create a streetscape that includes **walkways, bikeways, site amenities, and public spaces** designed for **all ages, abilities,** and user groups.
- Capitalize on existing **resources, parks, historical amenities,** and the **attractiveness of “Main Street” Pendleton.**
- Improve the **safety and comfort** to destinations along Mechanic Street and Queen Street.
- Allow for **current and future growth** from “Main Street.”
- Ensure that plan recommendations are **implementable.**



## PLANNING PROCESS AND SCHEDULE

	Month 1	Month 2	Month 3	Month 4
Task				
Task 1: Data Collection & Plan Review				
Task 2: Steering Committee Meetings (2)		★		
Task 3: Public Input				
Task 4: Recommendations and Final Report			★	





## EXISTING PLAN REVIEW

Document	Year	Description
Anderson County Comprehensive Plan	2012	Long-range plan to guide growth, development and investment in Anderson County over a 10 – 20 year period.
Anderson County Park & Recreation Master Plan	2009	Inventories county-owned and leased facilities and proposes improvements over a five-year period.
Annual Update of the Comprehensive Economic Development Strategy (CEDS) for the Appalachian Region of South Carolina	2014	Builds on the CEDS 2013-2017 <i>Plan of Action</i> and provides an update on the region's seven areas of emphasis for economic development and identifies opportunities and challenges to address for the coming years.
GPATS Long Range Transportation Plan	2007	Provides the regional framework for investment in transportation facilities based on technical data analysis and public input and involvement. An entire chapter is devoted to bicycle and pedestrian issues.
GPATS Long Range Transportation Plan Update	2013	Federally-mandated update to the 2007 Long Range Transportation Plan. The bicycle and pedestrian element of the 2007 plan was not changed as part of this update.
Historic Pendleton, South Carolina Community Image Style Guide	2014	Establishes branding guidelines that reflect the character and history of the community.
Town Bicycle and Pedestrian Master Plan	2016	Established framework for Bicycle and Pedestrian Improvements

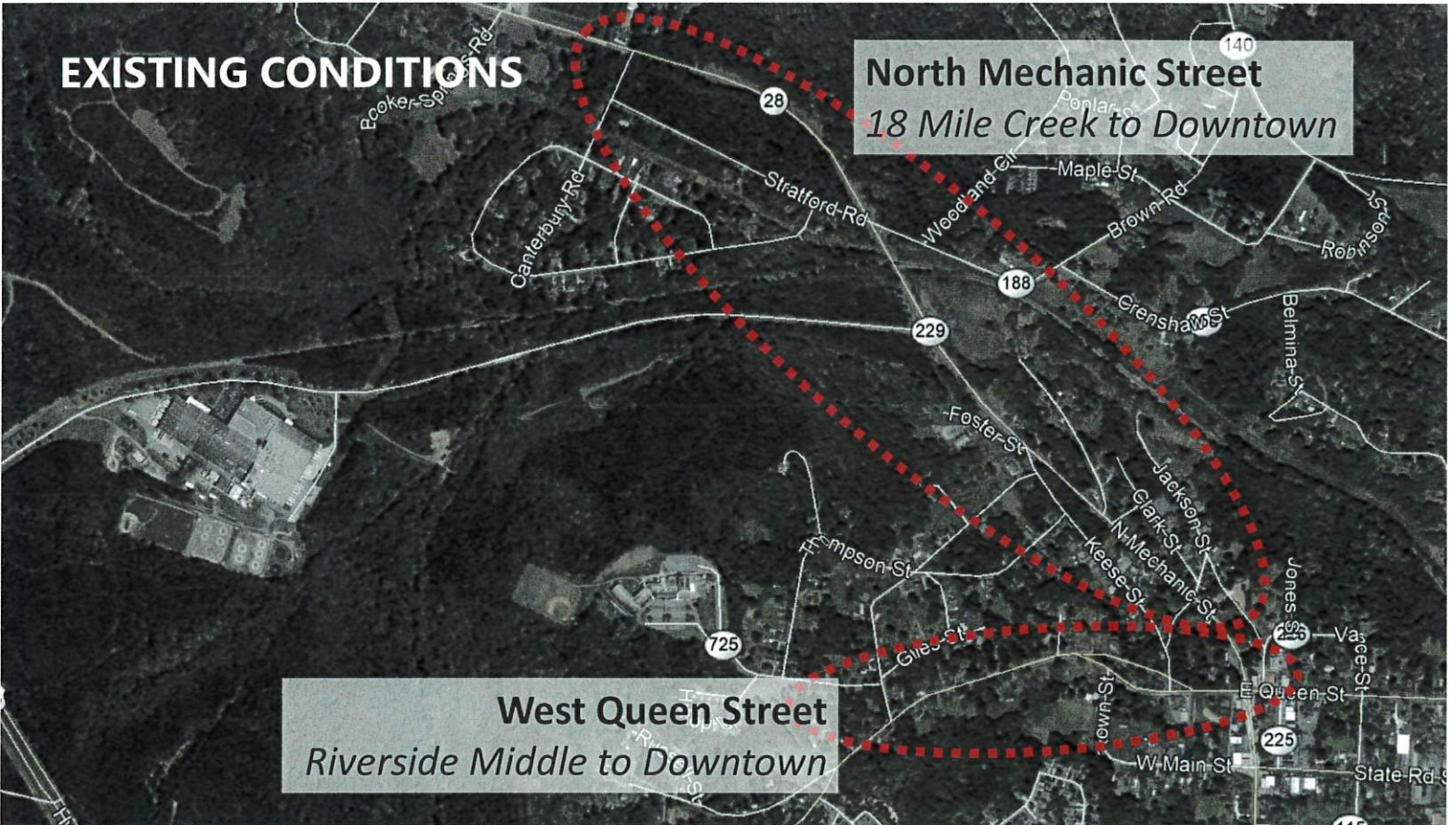
Town of Pendleton – West End Streetscape Master Plan



# EXISTING CONDITIONS

**North Mechanic Street**  
*18 Mile Creek to Downtown*

**West Queen Street**  
*Riverside Middle to Downtown*





DATE	BY	REVISION


**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**WEST END STREETSCAPE MASTER PLAN**  
 TOWN OF PENDLETON, SC

**EXISTING CONDITIONS**  
 (GREEN STREET)

SHEET: **1.1**







DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

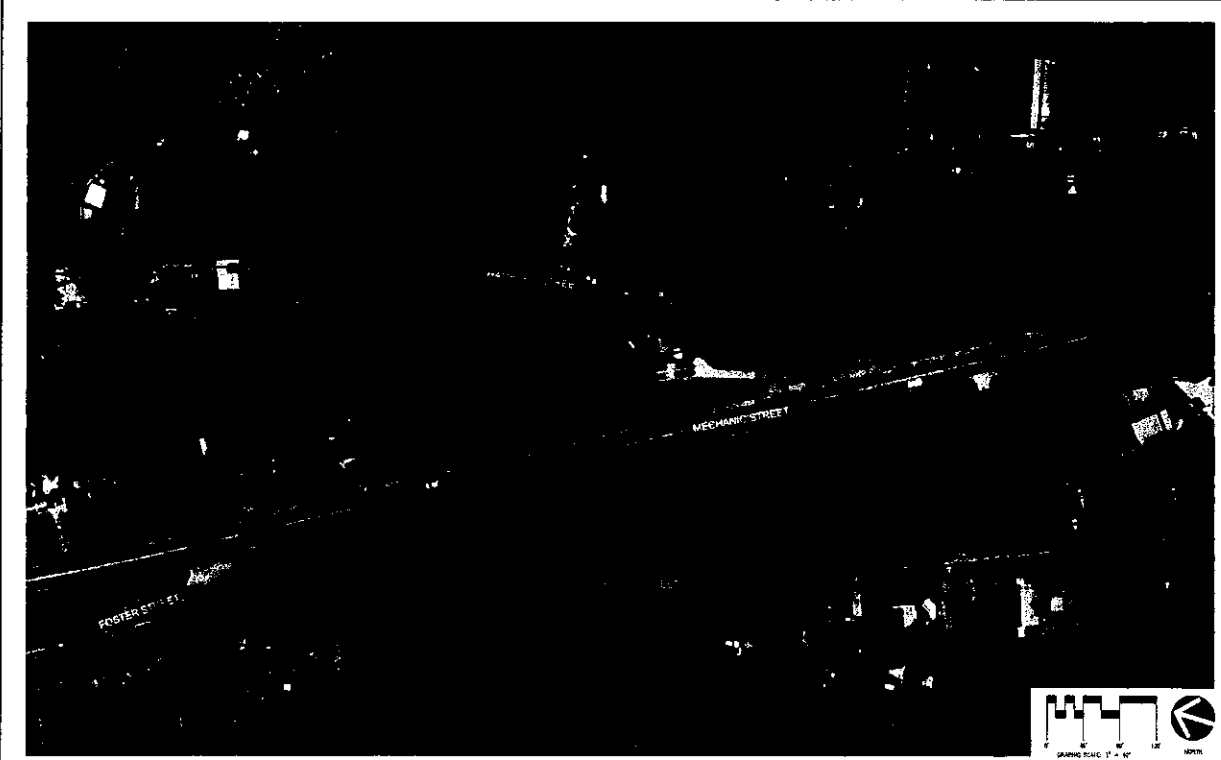


**WEST END STREETScape MASTER PLAN**  
TOWN OF PENDLETON, SC

**EXISTING CONDITIONS**  
(MECHANIC STREET)

**2.1**





DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE


**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**WEST END STREETSCAPE MASTER PLAN**  
 TOWN OF PENDLETON, SC

**EXISTING CONDITIONS**  
 (MECHANIC STREET)

**2.2**







DATE	BY	REVISION


**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**WEST END STREETScape MASTER PLAN**  
 TOWN OF PENDLETON, SC

**EXISTING**  
**CONDITIONS**  
 (MECHANIC STREET)

SHEET  
**2.4**







DESIGNED BY	REVISED
DRAWN BY	NO DATE
CHECKED BY	1. 07.18.18
DATE	11/18/18
SCALE	1" = 40'



**WEST END STREETScape MASTER PLAN**  
TOWN OF PENDLETON, SC

**EXISTING CONDITIONS**  
(MECHANIC STREET)

**2.5**



## PUBLIC INPUT SUMMARY

West Queen Street already has...

Keese  
partnership  
community pride green  
historic incubation  
social front-porches  
active gateway

trees  
schools parks  
connectivity historic  
activity infrastructure  
sidewalk scenic  
cut-through

In 2030, West Queen Street is the heart of...



## PUBLIC INPUT SUMMARY

I wish **North Mechanic Street** had...



A word cloud of public input for North Mechanic Street. The words are arranged in a cluster, with 'sidewalks' and 'signals' being the largest. Other prominent words include 'housing', 'landscaping', 'paths', 'parks', 'lights', 'hydrants', 'trees', 'maintained', 'gateway', 'entrance', 'urban', 'housing', 'details', 'identity', 'green', and 'realigned'. The words are in various colors including yellow, green, brown, and red.

sidewalks  
hydrants housing signals  
lights landscaping  
paths parks  
trees  
maintained gateway  
entrance urban housing  
details identity  
green realigned

In 2030, **North Mechanic Street** is thriving because...







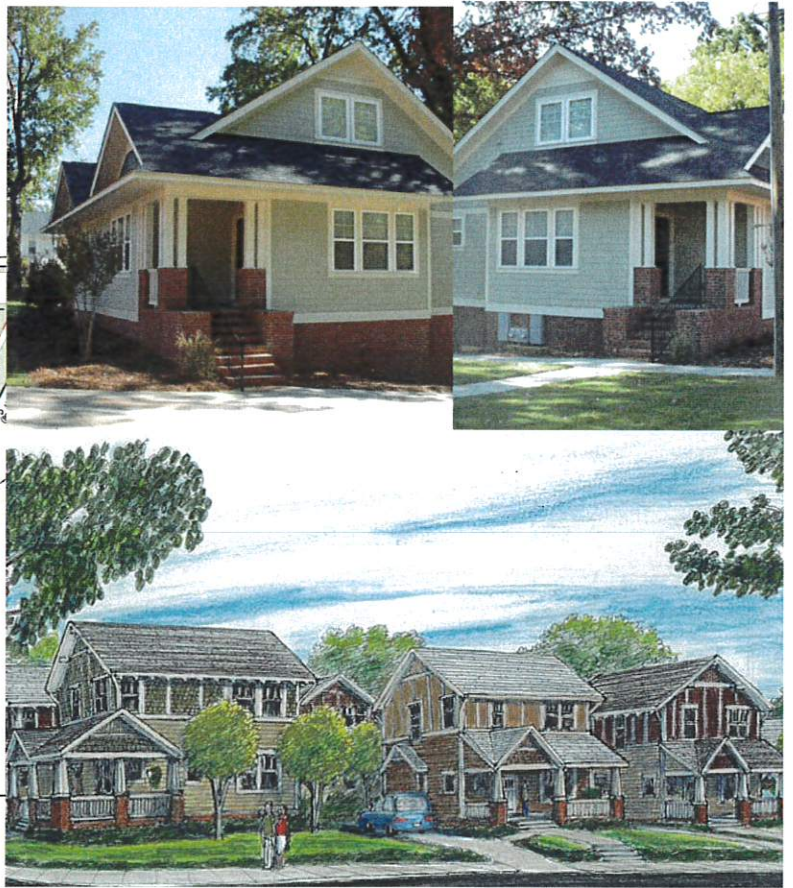




# ATTAINABLE HOUSING



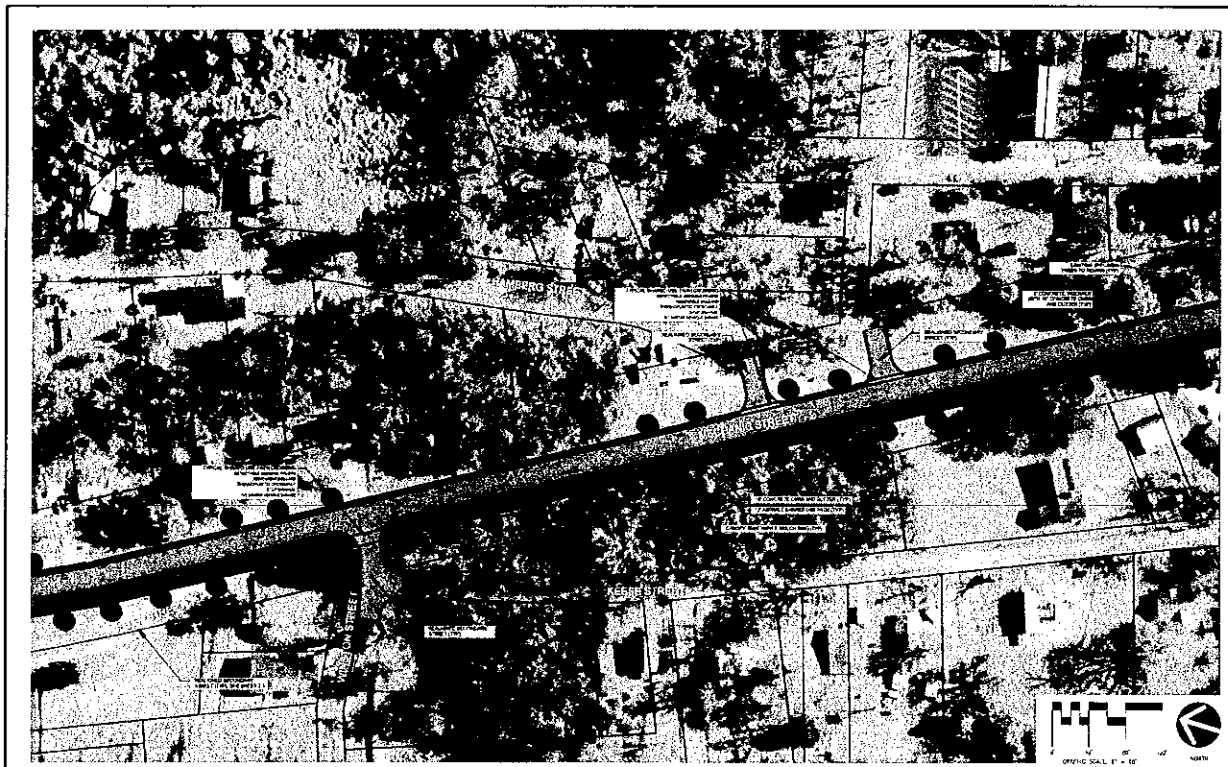
PROJECT TABULATIONS	
SITE AREA (APPROXIMATE)	136,821 SF
UNIT ALLOWED (BY R-9)	15 UNITS
UNITS PROPOSED	15 UNITS











REVISIONS	DATE	BY	FOR



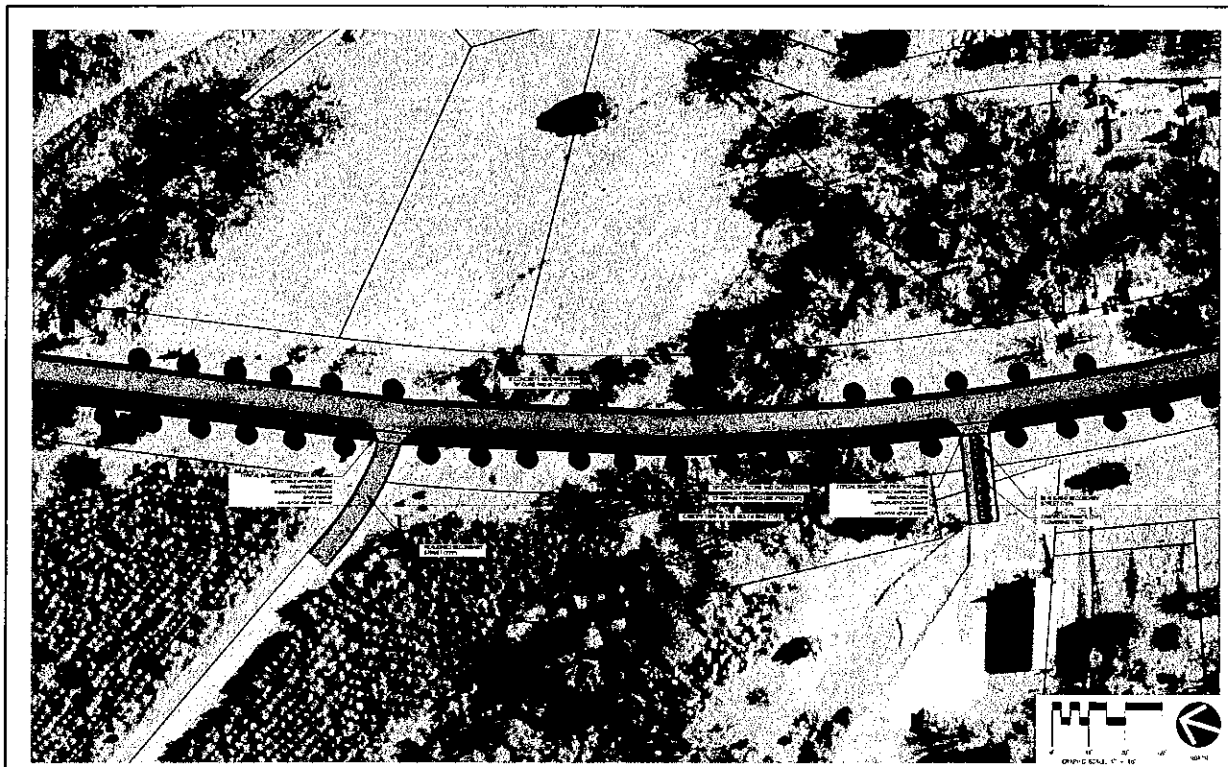
**PENDLETON**  
SOUTH CAROLINA  
History, Hospitality & Happenings!

**WEST END STREETScape MASTER PLAN**  
TOWN OF PENDLETON, SC

**CONCEPT PLAN**  
(NORTH MECHANIC STREET)

**2.2**





DATE:	06/14/2011
PROJECT:	WEST END STREETSCAPE MASTER PLAN
CLIENT:	TOWN OF PENDLETON, SC
SCALE:	AS SHOWN
DESIGNER:	W&A ASSOCIATES, INC.
DATE:	06/14/2011


**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**WEST END STREETSCAPE MASTER PLAN**  
 TOWN OF PENDLETON, SC

**CONCEPT PLAN**  
 (NORTH MECHANIC STREET)

SHEET NO.  
**2.3**

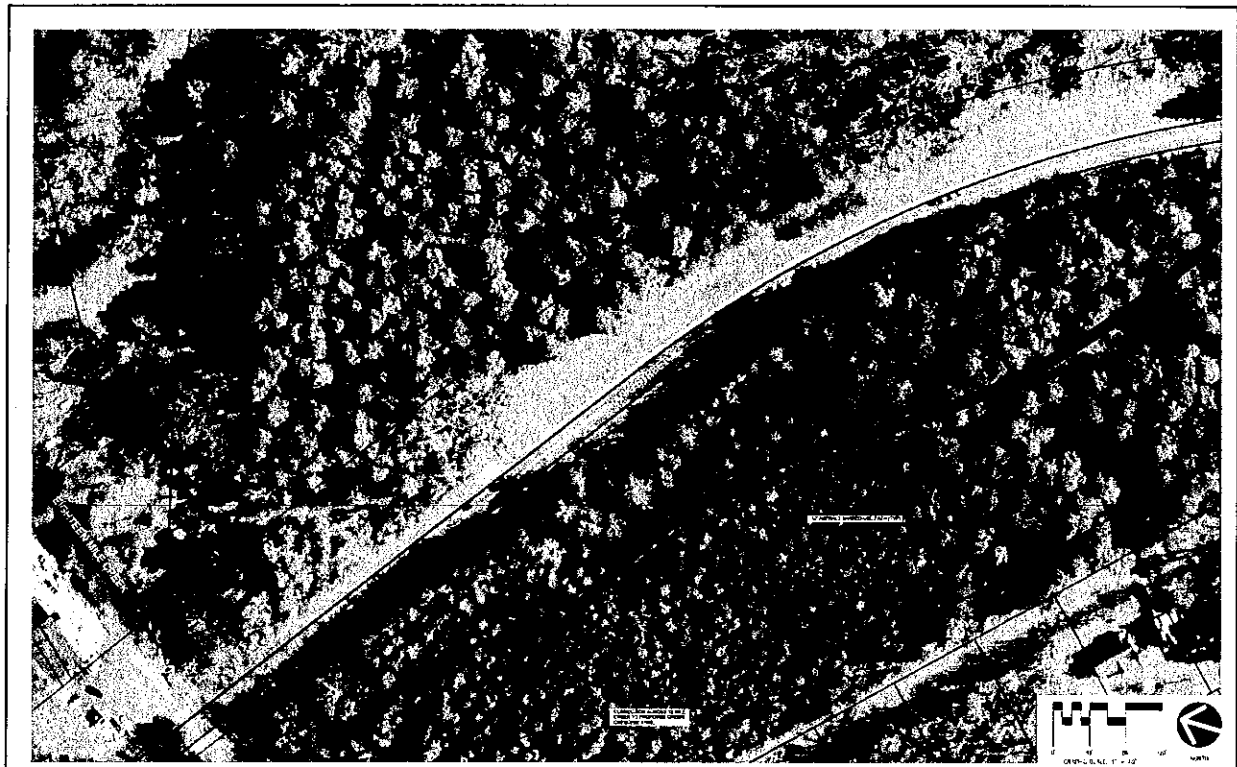








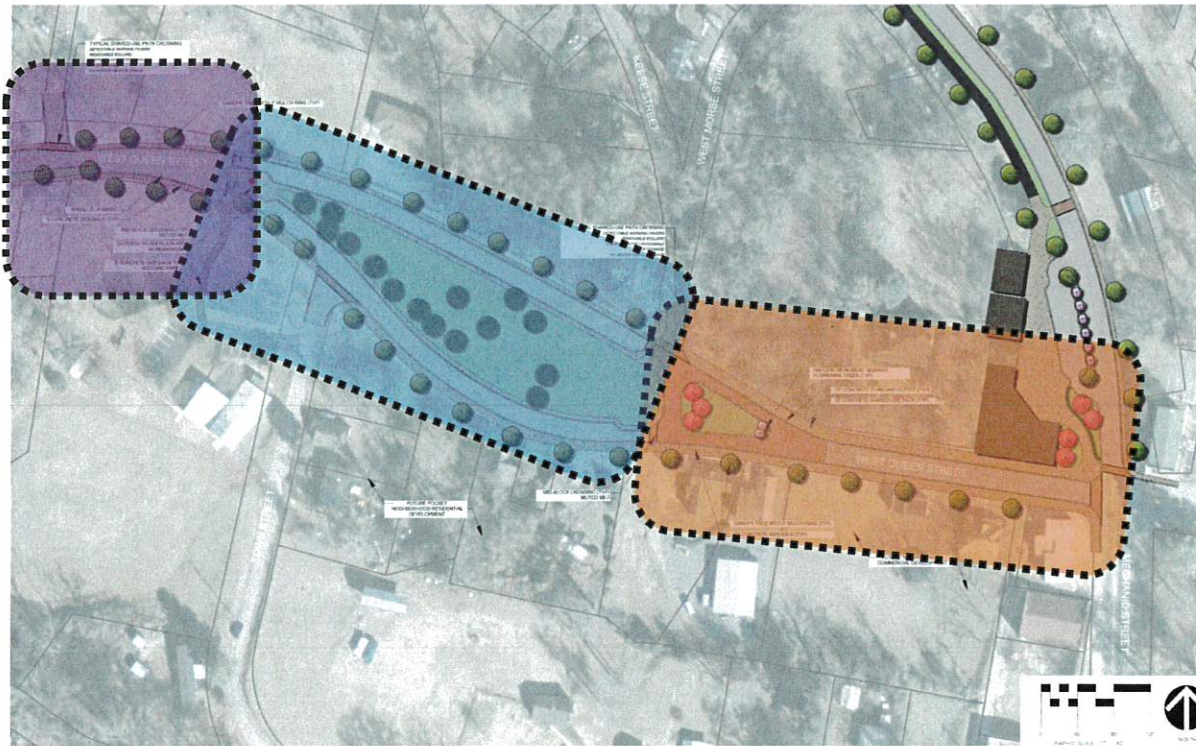







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# PHASING PLAN – WEST QUEEN STREET



-  Phase One
-  Phase Two
-  Phase Three  
*(To Riverside Middle School)*



# OPINION OF PROBABLE COST – WEST QUEEN STREET (PHASE ONE)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: West Queen Street		DATE PREPARED: June 1, 2019		
LOCATION: Pendleton, SC				
DESCRIPTION: Phase One Streetscape from North Mechanic Street to Keese Street				
PROJECT NO.: 2018-007		PREPARED BY: STUDIO MAIN LLC		
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant.	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	975	L.FT.	\$5.00	\$4,875
CURB & GUTTER	1050	L.FT.	\$30.00	\$31,500
MILLING EXISTING ASPHALT PAVEMENT 2.0"	1200	S.YD.	\$33.00	\$39,600
FINE GRADING	1550	S.YD.	\$18.00	\$27,900
CONCRETE SIDEWALK (6")	13700	S.FT.	\$18.00	\$246,600
ASPHALT	130	TONS	\$150.00	\$19,500
PAVERS	7500	S.FT.	\$22.00	\$165,000
THERMO STRIPING (CROSSWALK)	0	S.FT.	\$15.00	\$0
COLLAPSIBLE BOLLARD	0	EACH	\$450.00	\$0
CANOPY TREES	7	EACH	\$500.00	\$3,500
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$25,000.00	\$25,000
STORMWATER ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$633,475
Mobilization		8.0%		\$50,678
CLEARING AND GRUBBING		1.0%		\$6,335
Construction Staking		1.0%		\$6,335
TRAFFIC CONTROL		5.0%		\$31,674
			<b>CONSTRUCTION TOTALS</b>	\$728,496
CONTINGENCIES		20.0%		\$145,699
UTILITIES		4.0%		\$29,000
DESIGN AND ENGINEERING		12.0%		\$87,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$990,196</b>



# OPINION OF PROBABLE COST – WEST QUEEN STREET (PHASE TWO)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: West Queen Street		DATE PREPARED: June 1, 2019		
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Two Streetscape from Kcese Street to Scott Drive				
PROJECT NO.: 2018-007		PREPARED BY: STUDIO MAIN LLC		
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant.	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	2850	L.F.T.	\$5.00	\$14,250
CURB & GUTTER	2800	L.F.T.	\$30.00	\$84,000
MILLING EXISTING ASPHALT PAVEMENT 2.0"	3400	S.YD.	\$33.00	\$112,200
FINE GRADING	2350	S.YD.	\$18.00	\$42,300
CONCRETE SIDEWALK (6")	21200	S.F.T.	\$18.00	\$381,600
ASPHALT	650	TONS	\$150.00	\$97,500
PAVERS	3000	S.F.T.	\$22.00	\$66,000
THERMO STRIPING (CROSSWALK)	0	S.F.T.	\$15.00	\$0
COLLAPSIBLE BOLLARD	0	EACH	\$450.00	\$0
CANOPY TREES	27	EACH	\$500.00	\$13,500
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$25,000.00	\$25,000
STORMWATER ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
PARK IMPROVEMENT ALLOWANCE	1	L.SUM	\$250,000.00	\$250,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	<b>\$1,156,350</b>
Mobilization	8.0%			\$92,508
CLEARING AND GRUBBING	1.0%			\$11,564
Construction Staking	1.0%			\$11,564
TRAFFIC CONTROL	5.0%			\$57,818
			<b>CONSTRUCTION TOTALS</b>	<b>\$1,329,803</b>
CONTINGENCIES	20.0%			\$265,961
UTILITIES	4.0%			\$53,000
DESIGN AND ENGINEERING	12.0%			\$160,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$1,808,763</b>





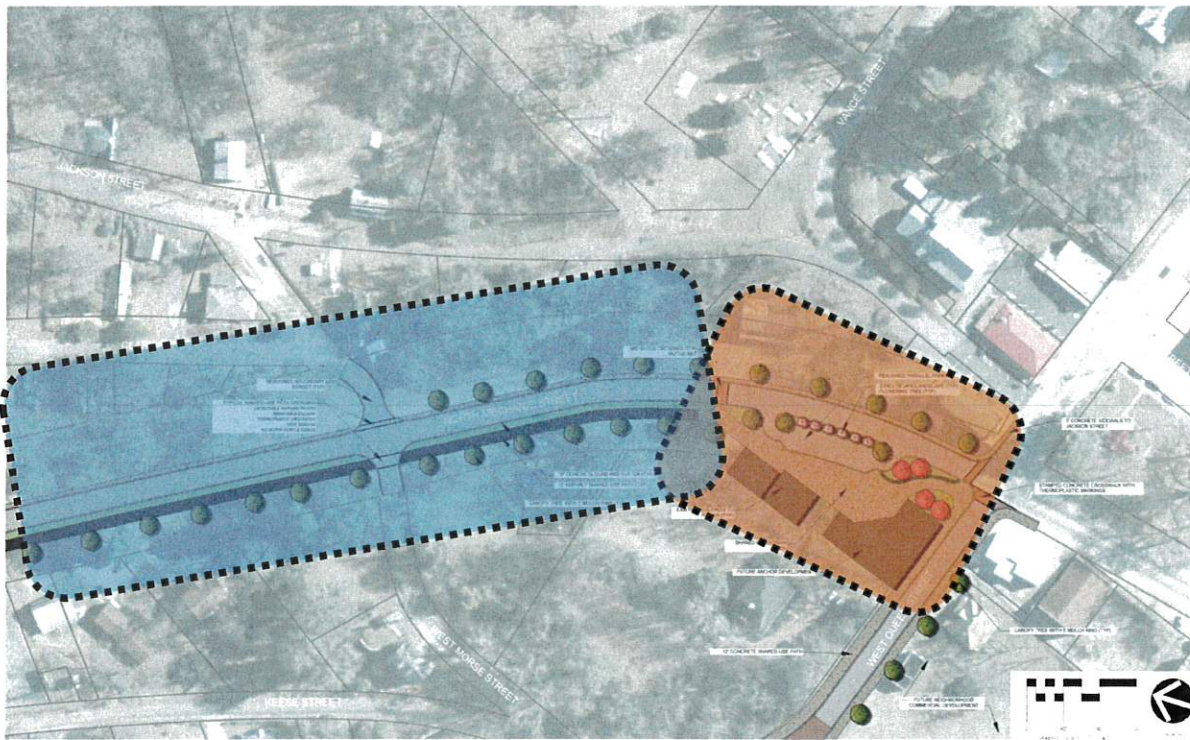
## OPINION OF PROBABLE COST – WEST QUEEN STREET (PHASE THREE)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: West Queen Street		DATE PREPARED: June 1, 2019		
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Three Streetscape from Scott Drive to Winston Street				
PROJECT NO.: 2018-007		PREPARED BY: STUDIO MAIN LLC		
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant	Unit	Unit Price	Total
ROADWAY ITEMS				
EROSION CONTROL	2280	L.FT.	\$5.00	\$11,400
CURB & GUTTER	2280	L.FT.	\$30.00	\$68,400
MILLING EXISTING ASPHALT PAVEMENT 2.0"	1015	S.YD.	\$33.00	\$33,495
FINE GRADING	1260	S.YD.	\$18.00	\$22,680
CONCRETE SIDEWALK (6")	11400	S.FT.	\$18.00	\$205,200
ASPHALT	100	TONS	\$150.00	\$15,000
PAVERS	0	S.FT.	\$22.00	\$0
THERMO. STRIPING (CROSSWALK)	250	S.FT.	\$15.00	\$3,750
COLLAPSIBLE BOLLARD	0	EACH	\$450.00	\$0
CANOPY TREES	10	EACH	\$500.00	\$5,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$25,000.00	\$25,000
STORMWATER ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$459,925
Mobilization		8.0%		\$36,794
CLEARING AND GRUBBING		1.0%		\$4,599
Construction Staking		1.0%		\$4,599
TRAFFIC CONTROL		5.0%		\$22,996
			<b>CONSTRUCTION TOTALS</b>	\$528,914
CONTINGENCIES		20.0%		\$105,783
UTILITIES		4.0%		\$21,000
DESIGN AND ENGINEERING		12.0%		\$63,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$718,697</b>





# PHASING PLAN – NORTH MECHANIC STREET (SHEET ONE)



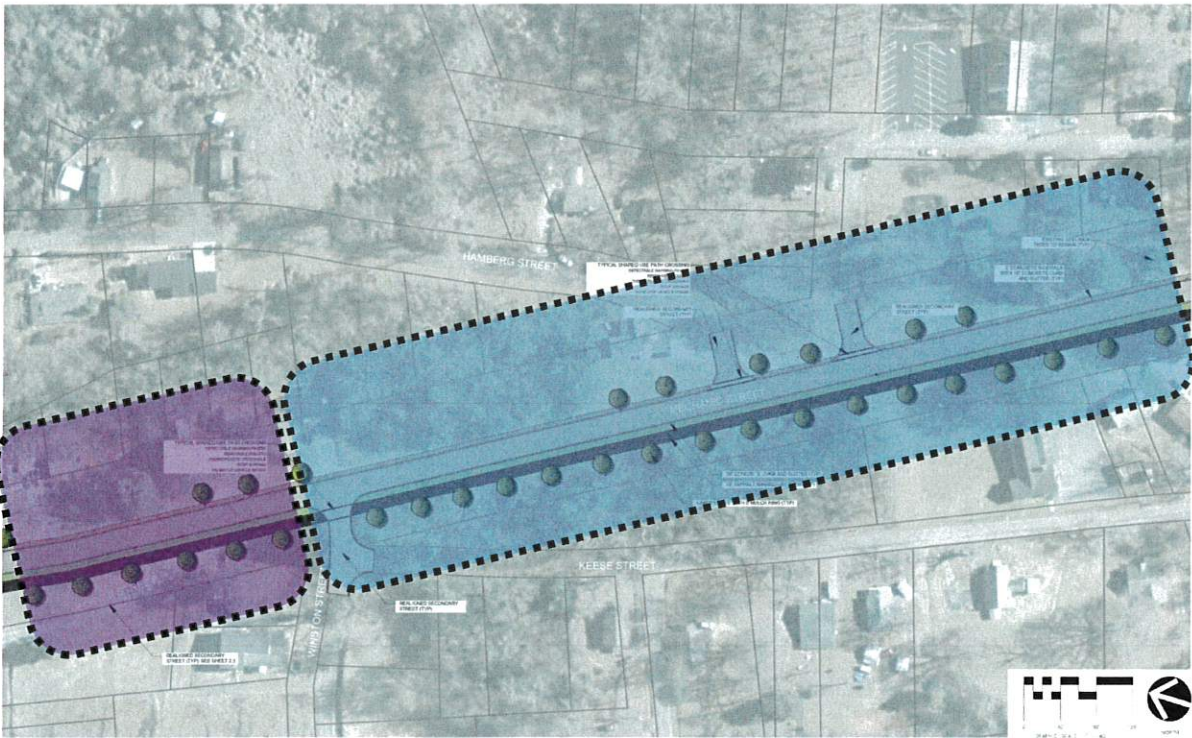
Phase One



Phase Two



# PHASING PLAN – NORTH MECHANIC STREET (SHEET TWO)



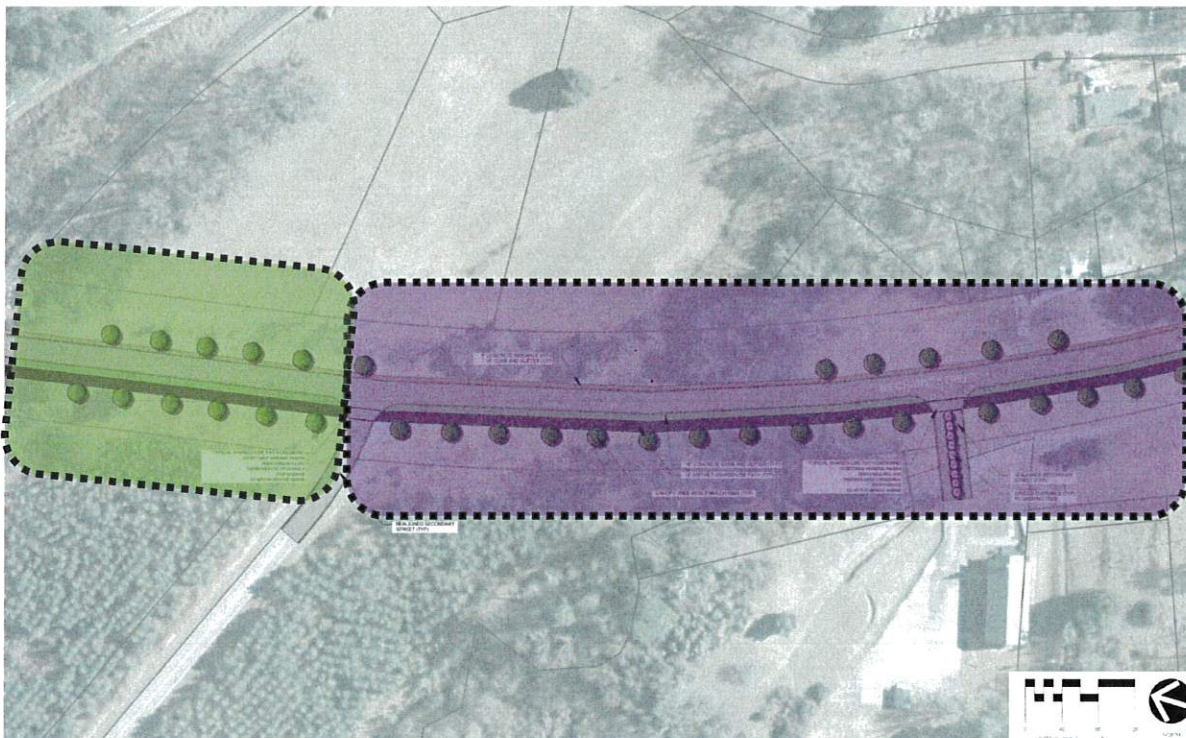
Phase Two

Phase Three





# PHASING PLAN – NORTH MECHANIC STREET (SHEET THREE)



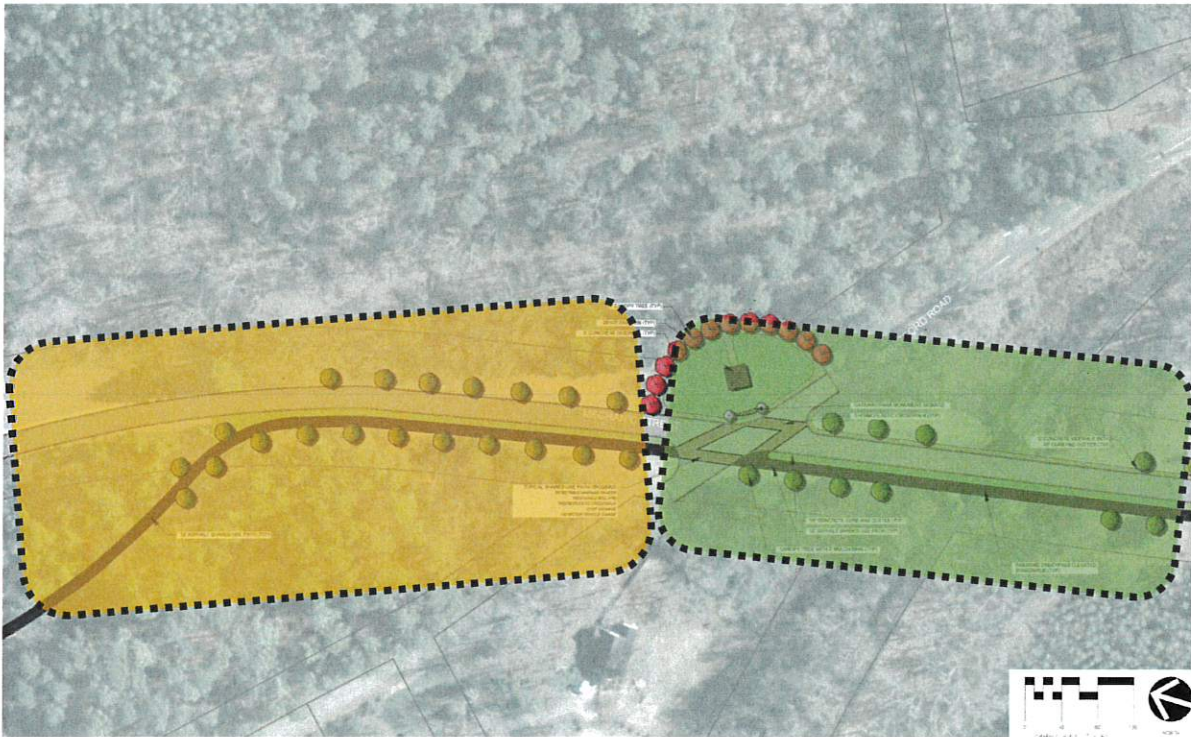
Phase Three

Phase Four





# PHASING PLAN – NORTH MECHANIC STREET (SHEET FOUR)



-  Phase Four
-  Phase Five  
*(To Eighteen Mile Creek)*



# OPINION OF PROBABLE COST – NORTH MECHANIC STREET (PHASE ONE)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: North Mechanic Street		DATE PREPARED: June 1, 2019		
LOCATION: Pendleton, SC				
DESCRIPTION: Phase One Streetscape from West Queen Street to Midblock Crossing				
PROJECT NO.: 2018-007		PREPARED BY: STUDIO MAIN LLC		
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	570	L.FT.	\$5.00	\$2,850
CURB & GUTTER	975	L.FT.	\$30.00	\$29,250
MILLING EXISTING ASPHALT PAVEMENT 2.0"	1425	S.YD.	\$33.00	\$47,025
FINE GRADING	1650	S.YD.	\$18.00	\$29,700
CONCRETE SIDEWALK (6")	14650	S.FT.	\$18.00	\$263,700
ASPHALT	225	TONS	\$150.00	\$33,750
PAVERS	300	S.FT.	\$22.00	\$6,600
THERMO. STRIPING (CROSSWALK)	0	S.FT.	\$15.00	\$0
COLLAPSIBLE BOLLARD	1	EACH	\$450.00	\$450
CANOPY TREES	20	EACH	\$500.00	\$10,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$25,000.00	\$25,000
STORMWATER ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$518,325
Mobilization		8.0%		\$41,466
CLEARING AND GRUBBING		1.0%		\$5,183
Construction Staking		1.0%		\$5,183
TRAFFIC CONTROL		5.0%		\$25,916
			<b>CONSTRUCTION TOTALS</b>	\$596,074
CONTINGENCIES		20.0%		\$119,215
UTILITIES		4.0%		\$24,000
DESIGN AND ENGINEERING		12.0%		\$72,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$811,289</b>



# OPINION OF PROBABLE COST – NORTH MECHANIC STREET (PHASE TWO)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: North Mechanic Street	DATE PREPARED: June 1, 2019			
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Two Streetscape from Midblock Crossing to Winston Street				
PROJECT NO.: 2018-007	PREPARED BY: STUDIO MAIN LLC			
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant.	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	3200	L.F.T.	\$5.00	\$16,000
CURB & GUTTER	3200	L.F.T.	\$30.00	\$96,000
MILLING EXISTING ASPHALT PAVEMENT 2.0"	3555	S.YD.	\$33.00	\$117,315
FINE GRADING	3030	S.YD.	\$18.00	\$54,540
CONCRETE SIDEWALK (6")	8025	S.F.T.	\$18.00	\$144,450
ASPHALT	350	TONS	\$150.00	\$52,500
PAVERS	300	S.F.T.	\$22.00	\$6,600
THERMO STRIPING (CROSSWALK)	1250	S.F.T.	\$15.00	\$18,750
COLLAPSIBLE BOLLARD	9	EACH	\$450.00	\$4,050
CANOPY TREES	42	EACH	\$500.00	\$21,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$50,000.00	\$50,000
STORMWATER ALLOWANCE	1	L.SUM	\$75,000.00	\$75,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$701,205
Mobilization		8.0%		\$56,096
CLEARING AND GRUBBING		1.0%		\$7,012
Construction Staking		1.0%		\$7,012
TRAFFIC CONTROL		5.0%		\$35,060
			<b>CONSTRUCTION TOTALS</b>	\$806,386
CONTINGENCIES		20.0%		\$161,277
UTILITIES		4.0%		\$32,000
DESIGN AND ENGINEERING		12.0%		\$97,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$1,096,663</b>





# OPINION OF PROBABLE COST – NORTH MECHANIC STREET (PHASE THREE)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: North Mechanic Street	DATE PREPARED: June 1, 2019			
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Three Streetscape from Winston Street to Excelsior Mill Road				
PROJECT NO.: 2018-007	PREPARED BY: STUDIO MAIN LLC			
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry, but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	2400	L.F.T.	\$5.00	\$12,000
CURB & GUTTER	2400	L.F.T.	\$30.00	\$72,000
MILLING EXISTING ASPHALT PAVEMENT 2.0"	1350	S.YD.	\$33.00	\$44,550
FINE GRADING	2250	S.YD.	\$18.00	\$40,500
CONCRETE SIDEWALK (6")	6000	S.F.T.	\$18.00	\$108,000
ASPHALT	315	TONS	\$150.00	\$47,250
PAVERS	0	S.F.T.	\$22.00	\$0
THERMO. STRIPING (CROSSWALK)	500	S.F.T.	\$15.00	\$7,500
COLLAPSIBLE BOLLARD	4	EACH	\$450.00	\$1,800
CANOPY TREES	40	EACH	\$500.00	\$20,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$50,000.00	\$50,000
STORMWATER ALLOWANCE	1	L.SUM	\$75,000.00	\$75,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$523,600
Mobilization		8.0%		\$41,888
CLEARING AND GRUBBING		1.0%		\$5,236
Construction Staking		1.0%		\$5,236
TRAFFIC CONTROL		5.0%		\$26,180
			<b>CONSTRUCTION TOTALS</b>	\$602,140
CONTINGENCIES		20.0%		\$120,428
UTILITIES		4.0%		\$24,000
DESIGN AND ENGINEERING		12.0%		\$72,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$818,568</b>



# OPINION OF PROBABLE COST – NORTH MECHANIC STREET (PHASE FOUR)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: North Mechanic Street	DATE PREPARED: June 1, 2019			
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Four Streetscape from Excelsior Mill Road to Statford Road				
PROJECT NO.: 2018-007	PREPARED BY: STUDIO MAIN LLC			
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant.	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	1800	L.FT.	\$5.00	\$9,000
CURB & GUTTER	1800	L.FT.	\$30.00	\$54,000
MILLING EXISTING ASPHALT PAVEMENT 2.0"	1000	S.YD.	\$33.00	\$33,000
FINE GRADING	1700	S.YD.	\$18.00	\$30,600
CONCRETE SIDEWALK (6")	4500	S.FT.	\$18.00	\$81,000
ASPHALT	240	TONS	\$150.00	\$36,000
PAVERS	4150	S.FT.	\$22.00	\$91,300
THERMO. STRIPING (CROSSWALK)	500	S.FT.	\$15.00	\$7,500
COLLAPSIBLE BOLLARD	4	EACH	\$450.00	\$1,800
CANOPY TREES	20	EACH	\$500.00	\$10,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$50,000.00	\$50,000
STORMWATER ALLOWANCE	1	L.SUM	\$75,000.00	\$75,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
PARK IMPROVEMENT ALLOWANCE	1	L.SUM	\$250,000.00	\$250,000
TRAFFIC SIGNAL ALLOWANCE	1	L.SUM	\$200,000.00	\$200,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	<b>\$974,200</b>
Mobilization		8.0%		\$77,936
CLEARING AND GRUBBING		1.0%		\$9,742
Construction Staking		1.0%		\$9,742
TRAFFIC CONTROL		5.0%		\$48,710
		<b>CONSTRUCTION TOTALS</b>		<b>\$1,120,330</b>
CONTINGENCIES		20.0%		\$224,066
UTILITIES		4.0%		\$45,000
DESIGN AND ENGINEERING		12.0%		\$134,000
		<b>TOTAL ESTIMATED COST</b>		<b>\$1,523,396</b>



# OPINION OF PROBABLE COST – NORTH MECHANIC STREET (PHASE FIVE)

ORDER OF MAGNITUDE OPINION OF COST				
PROJECT: North Mechanic Street	DATE PREPARED: June 1, 2019			
LOCATION: Pendleton, SC				
DESCRIPTION: Phase Five Streetscape from Stratford Road to Eighteen Mile Creek				
PROJECT NO.: 2018-007	PREPARED BY: STUDIO MAIN LLC			
<p>Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.</p>				
Item	Est. Quant.	Unit	Unit Price	Total
<b>ROADWAY ITEMS</b>				
EROSION CONTROL	2450	L.F.T.	\$5.00	\$12,250
CURB & GUTTER	450	L.F.T.	\$30.00	\$13,500
MILLING EXISTING ASPHALT PAVEMENT 2.0"	500	S.YD.	\$33.00	\$16,500
FINE GRADING	3250	S.YD.	\$18.00	\$58,500
CONCRETE SIDEWALK (6")	0	S.F.T.	\$18.00	\$0
ASPHALT	616	TONS	\$150.00	\$92,400
PAVERS	0	S.F.T.	\$22.00	\$0
THERMO. STRIPING (CROSSWALK)	0	S.F.T.	\$15.00	\$0
COLLAPSIBLE BOLLARD	2	EACH	\$450.00	\$900
CANOPY TREES	20	EACH	\$500.00	\$10,000
MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)	1	L.SUM	\$15,000.00	\$15,000
UTILITY RELOCATION	1	L.SUM	\$50,000.00	\$50,000
STORMWATER ALLOWANCE	1	L.SUM	\$75,000.00	\$75,000
DEMOLITION ALLOWANCE	1	L.SUM	\$25,000.00	\$25,000
SIGNAGE ALLOWANCE	1	L.SUM	\$5,000.00	\$5,000
<b>Contract Items</b>			<b>SUBTOTAL</b>	\$374,050
Mobilization		8.0%		\$29,924
CLEARING AND GRUBBING		1.0%		\$3,741
Construction Staking		1.0%		\$3,741
TRAFFIC CONTROL		5.0%		\$18,703
			<b>CONSTRUCTION TOTALS</b>	\$430,158
CONTINGENCIES		20.0%		\$86,032
UTILITIES		4.0%		\$17,000
DESIGN AND ENGINEERING		12.0%		\$52,000
			<b>TOTAL ESTIMATED COST</b>	<b>\$585,189</b>





## FUNDING SOURCES - FEDERAL

Federal funding is typically directed through state agencies to local governments either in the form of grants or direct appropriations, independent from state budgets. Federal funding typically requires a local match of 20%, although there are sometimes exceptions, such as the recent American Recovery and Reinvestment Act stimulus funds, which did not require a match.

The following is a list of possible Federal funding sources that could be used to support construction of many streetscape improvements. Most of these are competitive, and involve the completion of extensive applications with clear documentation of the project need, costs, and benefits.

The FHWA has recently put together a table that outlines funding opportunities by improvement type within the US Department of Transportation, Federal Transit Administration and Federal Highway Funding that is helpful as a reference supplement.

[http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/funding/funding\\_opportunities.cfm](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm)

- Transportation Alternatives Program (TAP)
- Safe Routes to School (SR2S)
- Community Development Block Grants (CDBG)
- Land and Water Conservation Fund (LWCF)
- Recreational Trails Program (RTP)



## FUNDING SOURCES - STATE

The following is a list of possible State funding sources that could be used to support construction of many streetscape, pedestrian and bicycle improvements in Pendleton.

- Surface Transportation Program (Guideshare)
- South Carolina C Funds
- South Carolina State Infrastructure Bank
- South Carolina Parks and Recreation Development Fund
- Statewide Transportation Improvement Program

## FUNDING SOURCES - LOCAL

The following is a list of possible local funding sources that could be used to support State and Federal funding and/or construction of many streetscape, pedestrian and bicycle improvements in Pendleton.

- General Fund/Local Bond Measures
- Utility/Impact Fees
- Tax Increment Financing (TIF)
- Private Corporate Sponsorship (Duke Energy, Michelin, Arthrex, etc.)





# West End Streetscape Master Plan

West Queen Street +  
North Mechanic Street

Draft Report – September 2020



**PENDLETON**  
SOUTH CAROLINA

History, Hospitality & Happenings!