

# Enhanced Design Alternatives

- Add Alternate 1
  - Enhanced Landscape
- Add Alternate 2
  - Pedestrian Lighting
- Add Alternate 3
  - Underground Electric & Telecommunication conversion



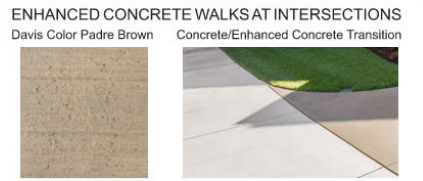
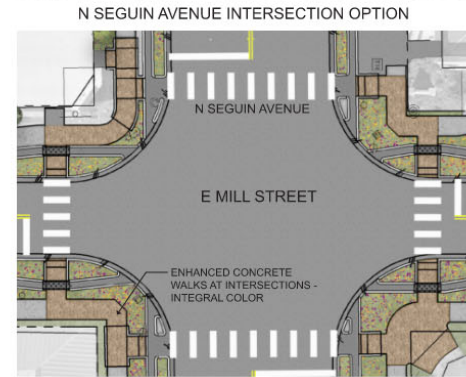
# Add Alternate 1 - Landscape



- EXISTING TREES**
- Lagerstroemia indica
  - Quercus virginiana
  - Carya illinoensis
  - Maclura pomifera
  - Fraxinus pennsylvanica
  - Quercus shumardii
  - Magnolia grandiflora
  - Ficus benjamina
  - Crepe myrtle
  - Live oak
  - Pecan
  - Osage Orange
  - Green Ash
  - Shumard Oak
  - Southern Magnolia
  - Weeping Fig

- PROPOSED TREES** (To be located in other areas of project)
- Quercus polymorpha
  - Morella cerifera
  - Ulmus crassifolia
  - Lagerstroemia indica
  - Monterrey Oak \*
  - Wax myrtle \*
  - Cedar Elm \*
  - Crepe Myrtle

- PROPOSED SHRUBS**
- Bouteloua gracilis
  - Pennisetum setaceum
  - Santolina chamaecyparissus
  - Phlox stolonifera
  - Ratibida columnifera
  - Gaillardia pulchella
  - Salvia greggii
  - Muhlenbergia dubia
  - Lantana montevidensis Alba.
  - Blue grama \*
  - Fountain grass \*
  - Mexican hat \*
  - Indian blanket \*
  - Autumn sage \*
  - Pine muhly
  - Trailing lantana



CITY OF NEW BRAUNFELS  
DOWNTOWN STREET IMPROVEMENTS  
LANDSCAPE CONCEPT

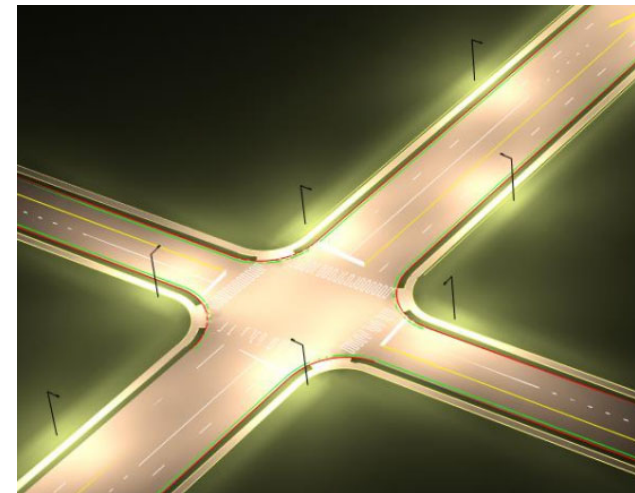
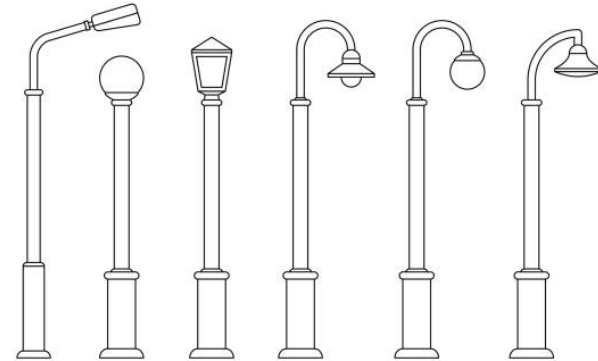


Downtown Right-of-Way Enhancements – Phase I



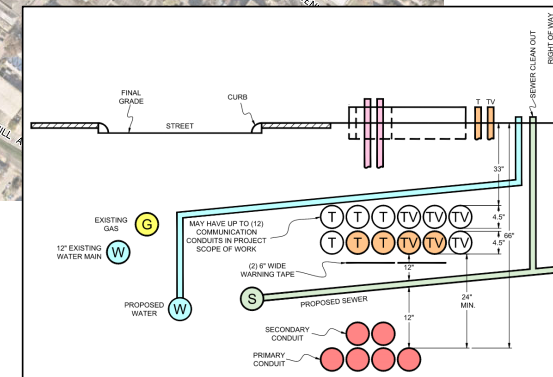
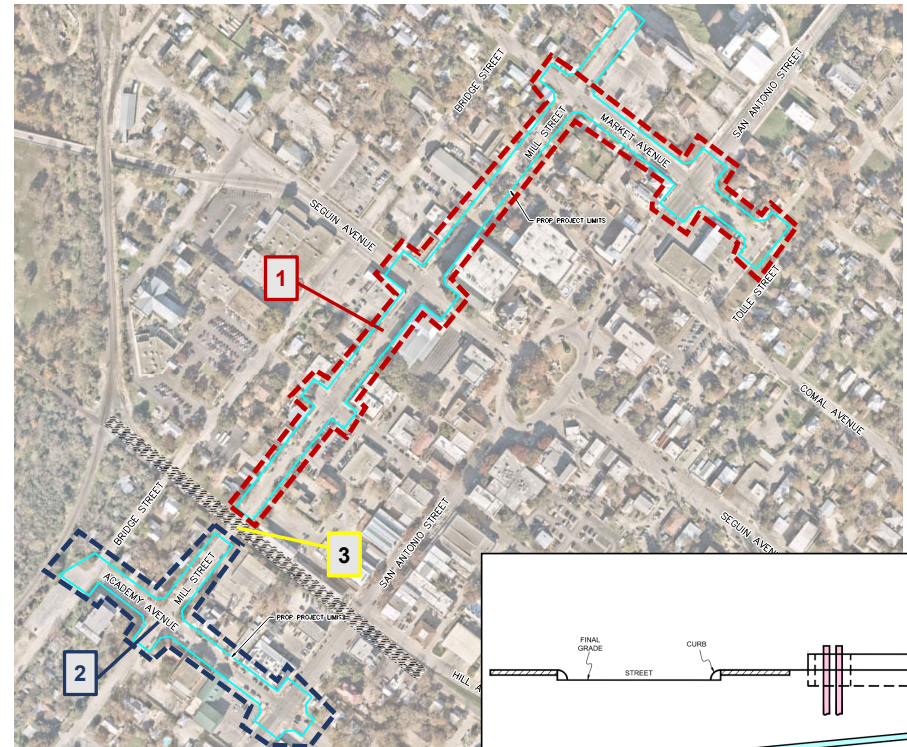
# Add Alternate 2 – Pedestrian Lighting

- Pedestrian Lighting Benefits
  - Increased safety by improving visibility for drivers to see pedestrians
  - Improves pedestrian ability to see their surroundings
- Equipment/Type Selection
  - Coordinate with NBU on standards/type
  - DarkSky Initiative
- Design & Layout
  - Photometric Analysis



# Add Alternate 3– Underground Conversion

- Construction of Underground Duct Bank
  - Segment 1 - North of Mill St UPRR Tracks
  - Segment 2 - South of Mill St UPRR Track
  - Segment 3 - Mill St UPRR Xing
- Multiple entity coordination including NBU Electric, AT&T, Charter Spectrum, etc.
- Multiple layers of conduit
- Overground pedestals, ground boxes, and new service connections to property owners



# Underground Conversion

## Eye Level Image Example



Before



After

# Downtown Pedestrian Enhancements Glendale, AZ



# Downtown Pedestrian Enhancements Bradenton, FL



# Downtown Pedestrian Enhancements

## Greenville, SC Examples





# Downtown Pedestrian Enhancements

Franklin, TN Examples



# Cost

## Opinion of Probable Construction Cost

Component	Subtotal	Contingency (20%)	Additional Engineering Design	Total
<b>Base Construction</b> Sidewalk, Curb Extensions, Signal	\$3,075,000	\$615,000	\$0	<b>\$3,690,000</b>
<b>Add Alternate 1</b> Landscape	\$205,000	\$45,000	\$0	<b>\$250,000</b>
<b>Add Alternate 2</b> Pedestrian Lighting	\$768,000	\$162,000	\$110,000	<b>\$1,040,000</b>
<b>Add Alternate 3</b> Underground Utility Conversion				
Segment 1 - North of Mill St UPRR Tracks	\$2,915,000	\$585,000	\$20,000	<b>\$3,520,000</b>
Segment 2 - South of Mill St UPRR Track	\$1,450,000	\$290,000	\$10,000	<b>\$1,750,000</b>
Segment 3 - Mill St UPRR Xing	\$515,000	\$105,000	\$10,000	<b>\$630,000</b>
<b>Totals</b>	<b>\$8,928,000</b>	<b>\$1,802,000</b>	<b>\$150,000</b>	<b>\$10,880,000</b>

# Schedule

<b>Anticipated Project Schedule – Base Only</b>	
Includes: Bulb-outs, Sidewalk, Signal	
<b>Task</b>	<b>Completion Date</b>
Final Design	Begin 2025
Advertisement/Bidding	Spring 2025
Construction Start (10 Months)	Summer 2025
Construction Complete	Spring 2026

<b>Anticipated Project Schedule – Add Alternate 3</b>	
Includes: Base + Added Underground Conversion	
<b>Task</b>	<b>Completion Date</b>
Utility Coordination/Design (18 Months)	Spring 2026
Final Design	Summer 2026
Advertisement/Bidding	Summer 2026
Construction Start (12 Months)	Fall 2026
Construction Complete	Fall 2027