

SPRINGDALE INFRASTRUCTURE DEVELOPMENT PLAN

JOB CREATION PROJECTS

The following pages provide a narrative description, preliminary street alignment and a preliminary construction cost estimate for number one (1) of four (4) Job Creation streets included in the 2018 Springdale Infrastructure Program.

JOB CREATION PROJECTS (4)

Project	Street Name	Project Limits	Length (LF)	Cost Est. (millions)
1	64 th Street	Phase I – Hwy 412 to Watkins Ave Phase II – Watkins Ave to Don Tyson Pkwy extension	7,980	\$15.5
2	Watkins Avenue	Completion of Watkins Ave: 64 th Street to Arvest Ballpark	1,360	\$1.3
3	Ford Extension	Butterfield Coach Road to Ford Ave	3,000	\$3.9
4	Emma Avenue	Streetscape from N. Thompson St to Main Street	1,700	\$2.5
	TOTAL			\$23.2

PROJECT 1 – 64th STREET

PHASE I: HWY 412 TO WATKINS AVE

PHASE II: WATKINS AVENUE TO DON TYSON PARKWAY EXTENSION

Located in west Springdale, improvements to 64th Street south from Hwy. 412 to Watkins Avenue (Phase I) and from Watkins Avenue to the Don Tyson Parkway Extension (Phase II) will provide enhanced access to the city's fastest-growing area. An improved 64th Street will provide improved access to a 1,200-acre Master Planned development that includes a \$427 million children's hospital that will open in January 2018, a planned \$12 million community college campus, planned housing developments, an east-west crosstown parkway and an existing professional baseball stadium.

This project and the Watkins Avenue Completion Project will lead to more than 800 new jobs over the next five years.

- Improved access to \$427 million Arkansas Children's Northwest hospital
- Improved access to planned \$12 million Northwest Arkansas Community College campus (1,400 students daily)
- Improved access from Hwy 412 to four-lane crosstown Don Tyson Parkway
- Improved access to 1,200-acre Master Planned multi-purpose development (retail, commercial, education, healthcare, office, single and multi-family residential)
- Improved access to Arvest Ballpark, Class AA professional baseball stadium

PHASE I –Hwy 412 to WATKINS AVENUE

This project includes improvements to an existing section of 64th Street from the intersection with U.S. Highway 412 (West Sunset Avenue) to Watkins Avenue. This project includes signalized intersection improvements at the intersection with Highway 412. The project also includes roundabouts at the intersections with Apple Road and with Watkins Avenue, and conventional intersection improvements at the intersection with Georges Avenue. The project includes approximately 5,200 linear feet of street improvements.

The existing roadway is a two lane asphalt street with no curb and gutter. After improvements, the roadway will be a boulevard with sixteen-foot-wide landscaped medians and two driving lanes each direction within a one-hundred-foot wide right-of-way. The improved street will include a five-foot-wide sidewalk on one side of the street and a ten-foot-wide trail along the opposite side. The Springdale Master Street Plan identifies 64th Street as a Minor Collector.

The north end of 64th Street Phase II will connect to this project at the intersection of 64th Street and Watkins Avenue. The west end of the Watkins Avenue Completion Project will also connect to Phase I and II at the intersection of 64th Street and Watkins Avenue.

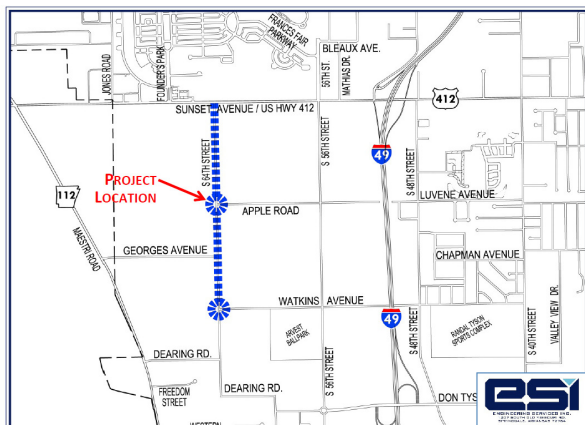
PHASE II – WATKINS AVENUE TO DON TYSON PARKWAY

This project includes improving existing 64th Street from the intersection with Watkins Avenue to the south end of 64th Street at the intersection with Dearing Road. The project also includes extending 64th Street from Dearing Road south to the proposed future alignment of Don Tyson Parkway. Don Tyson Parkway is proposed to be extended west from Gene George Blvd. to Highway 112. The street will be constructed with three lanes, including one driving lane each direction and a continuous central turning lane. The street will be built with a five-foot sidewalk along one side, and a ten-foot-wide trail along the opposite side of the street, within a sixty-five-foot-wide right-of-way. This project includes approximately 2,300 linear feet of improvements to existing 64th Street and approximately three hundred linear feet of new street.

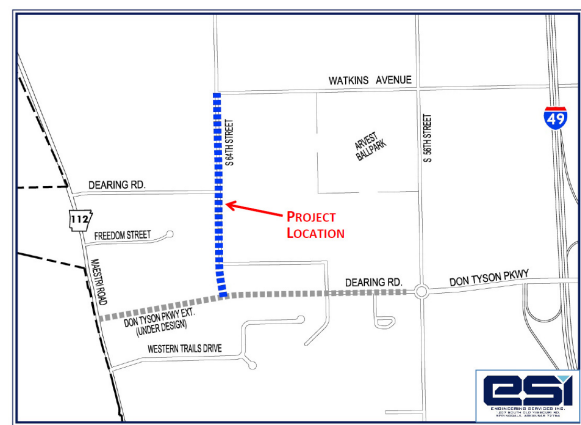
This street will include intersection improvements at 64th Street, at Don Tyson Parkway, and at Dearing Road at two locations. This street will also include a large stream crossing which will require the installation of large box culverts approximately 1,700 feet south of 64th Street.

CONSTRUCTION COSTS – PHASE I & II

TOTAL STREET AND DRAINAGE IMPROVEMENTS	\$3,090,450.00
TOTAL CONSTRUCTION COST	\$12,826,323.75
TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY ACQUISITION	\$15,545,482.60

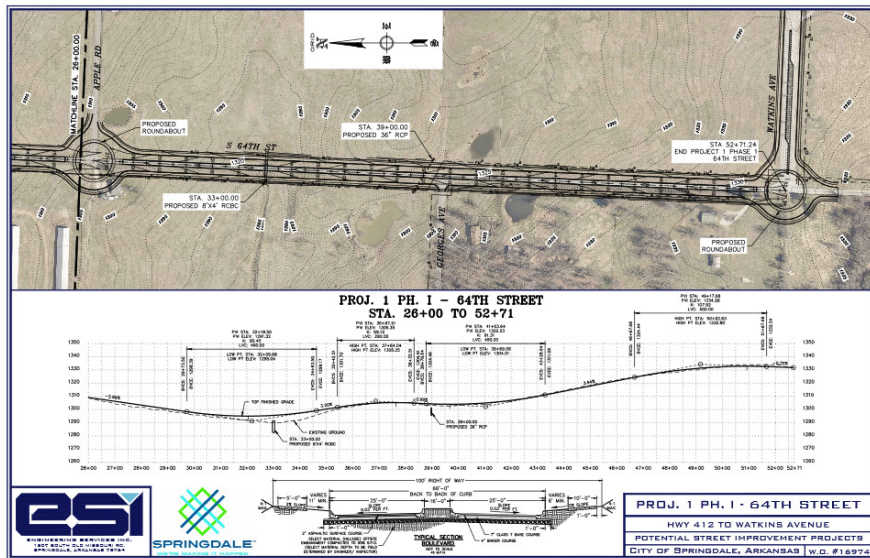
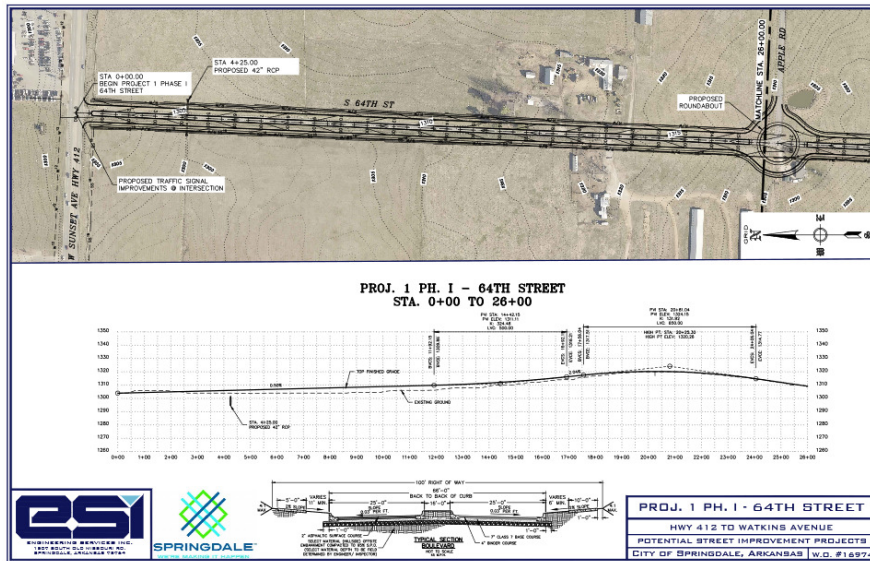


Phase I Vicinity Map

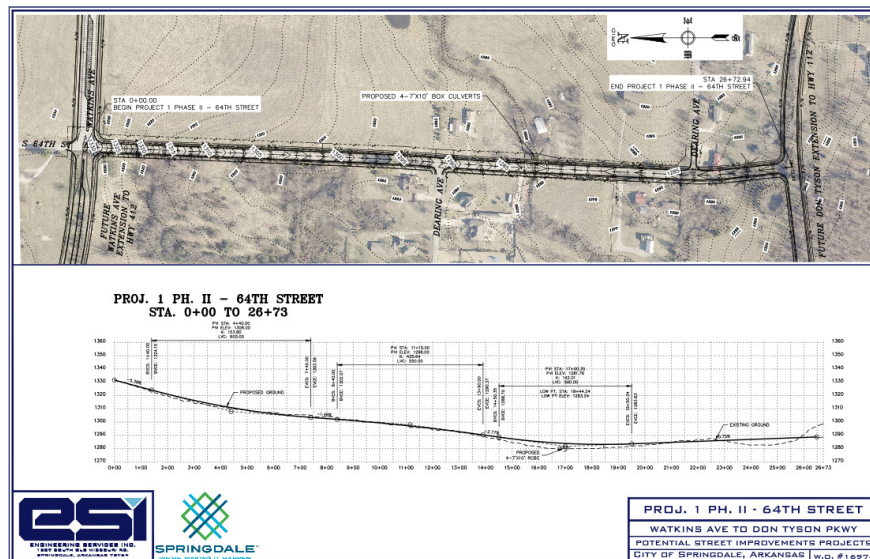


Phase II Vicinity Map

PHASE I – Hwy 412 to WATKINS AVENUE



PHASE II – WATKINS AVENUE TO DON TYSON PARKWAY



**STATEMENT OF PROBABLE CONSTRUCTION
COSTS**

**Project 1- 64th Street Phase I - Hwy 412 to
Watkins Avenue**

CITY OF SPRINGDALE, ARKANSAS



STREET AND STORM DRAINAGE IMPROVEMENTS:

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Roadway Construction Control	1	LS	\$150,000.00	\$150,000.00
2	Trench and Excavation Safety System	1	LS	\$150,000.00	\$150,000.00
3	Clearing and Grubbing	1	LS	\$150,000.00	\$150,000.00
4	Remove Existing Roadway	1	LS	\$90,000.00	\$90,000.00
5	Site Preparation	1	LS	\$150,000.00	\$150,000.00
6	Excavation and Grading	20000	CY	\$9.50	\$190,000.00
7	Unclassified Excavation	7500	CY	\$8.00	\$60,000.00
8	Haul Off	15000	CY	\$16.00	\$240,000.00
9	Undercut and Backfill	40000	CY	\$22.00	\$880,000.00
10	Embankment	20000	CY	\$14.00	\$280,000.00
11	Subgrade Preparation	30000	SY	\$2.00	\$60,000.00
12	Rock Excavation	200	CY	\$100.00	\$20,000.00
13	Topsoil Placement	18000	SY	\$5.00	\$90,000.00
14	18" RCP	3600	LF	\$45.00	\$162,000.00
15	24" RCP	1900	LF	\$60.00	\$114,000.00
16	30" RCP	1500	LF	\$85.00	\$127,500.00
17	36" RCP	725	LF	\$95.00	\$68,875.00
18	42" RCP	125	LF	\$130.00	\$16,250.00
19	4'x8' RCBC	125	LF	\$750.00	\$93,750.00
20	Junction Boxes	3	EA	\$5,000.00	\$15,000.00
21	Drop Inlets	25	EA	\$5,500.00	\$137,500.00
22	Area Inlets	2	EA	\$7,500.00	\$15,000.00
23	Concrete Headwall	4	EA	\$7,500.00	\$30,000.00
24	Large Concrete Headwall	2	EA	\$25,000.00	\$50,000.00
25	Class 7 Base Course 7" Thick	40000	SY	\$9.00	\$360,000.00
26	Asphaltic Concrete Surface Course PG 70-22 (2" Thick)	26000	SY	\$11.00	\$286,000.00
27	Asphaltic Concrete Binder Course PG 70-22 (4" Thick)	26000	SY	\$22.00	\$572,000.00
28	Concrete Combination Curb and Gutter	21100	LF	\$13.00	\$274,300.00
29	5' Concrete Sidewalk	2950	SY	\$40.00	\$118,000.00
30	10' Concrete Trail	5900	SY	\$50.00	\$295,000.00
31	Concrete Driveway	400	SY	\$55.00	\$22,000.00
32	Driveway Removal	400	SY	\$65.00	\$26,000.00
33	Mailboxes	5	EA	\$350.00	\$1,750.00
34	Pavement Symbols (Thermoplastic)	10	EA	\$600.00	\$6,000.00
35	Crosswalks (Thermoplastic)	500	LF	\$35.00	\$17,500.00

36	Yield Bars (Thermoplastic)	200	LF	\$40.00	\$8,000.00
37	4" Striping (Thermoplastic)	3750	LF	\$2.00	\$7,500.00
38	Street Sign Installation and Relocation	20	EA	\$450.00	\$9,000.00
39	Erosion Control	1	LS	\$120,000.00	\$120,000.00
40	Traffic Control	1	LS	\$40,000.00	\$40,000.00
41	New Wood Privacy Fence	600	LF	\$25.00	\$15,000.00
42	New 3-Rail Plastic Fence Installation	500	LF	\$30.00	\$15,000.00
43	New Chain Link Fence Installation	1000	LF	\$25.00	\$25,000.00
44	New Barb Wire Fence Installation	8000	LF	\$15.00	\$120,000.00
45	12' Tube Gate	8	EA	\$750.00	\$6,000.00
46	Handicap Ramps	16	EA	\$700.00	\$11,200.00
47	Traffic Signal Improvements (@ Highway 412)	1	LS	\$225,000.00	\$225,000.00
48	Project Sign	3	EA	\$750.00	\$2,250.00
49	6-6" Utility Ducts	900	LF	\$45.00	\$40,500.00
50	Right-of-Way Landscaping	1	LS	\$150,000.00	\$150,000.00
51	Right-of-Way Trees	150	EA	\$350.00	\$52,500.00
52	Landscape Warranty Agreement	1	LS	\$15,000.00	\$15,000.00
53	Landscape Maintenance Agreement	1	LS	\$15,000.00	\$15,000.00
54	Tree Protection Fencing	1	LS	\$15,000.00	\$15,000.00
55	Additional Watering	5	MG	\$1,000.00	\$5,000.00
56	Scourstop Matting	400	SY	\$200.00	\$80,000.00
57	Energy Dissipater Pad (Concrete Ditch Paving)	300	SY	\$225.00	\$67,500.00
58	Roundabout Intersection	2	EA	\$250,000.00	\$500,000.00
59	In Road Warning Light System	4	EA	\$250,000.00	\$1,000,000.00
60	Streetlights	40	EA	\$5,000.00	\$200,000.00

TOTAL STREET AND DRAINAGE IMPROVEMENTS

\$8,062,875.00

WATER AND SEWER RELOCATION:

Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
1	12" D.I. Water Main, Class 50	1200	L.F.	\$70.00	\$84,000.00
2	12" Tapping Sleeve and Valve	2	Each	\$10,000.00	\$20,000.00
3	8" D.I. Water Main, Class 50	175	L.F.	\$55.00	\$9,625.00
4	8" Tapping Sleeve and Valve	2	Each	\$10,000.00	\$20,000.00
5	6" 3-Way Mueller Fire Hydrant w/6" Gate Valve	15	Each	\$9,500.00	\$142,500.00
6	1" P.E. Water Service Line	250	L.F.	\$23.00	\$5,750.00
7	Double Water Service	5	Each	\$1,600.00	\$8,000.00
8	Ductile Iron Fittings	2500	Lbs	\$8.00	\$20,000.00
9	Standard Performance and Payment Bond	1	LS	\$7,500.00	\$7,500.00
10	One Year Maintenance Bond	1	LS	\$7,500.00	\$7,500.00
11	OSHA's Trench & Excavation Safety	1	LS	\$10,000.00	\$10,000.00

TOTAL WATER AND SEWER RELOCATION

\$334,875.00

CONTINGENCY (15%)

\$1,259,662.50

TOTAL CONSTRUCTION COST**\$9,657,412.50**

ENGINEERING (12%)			\$1,158,889.50
RIGHT-OF-WAY/EASEMENT ACQUISITION (\$2 per square foot)	210,000	S.F.	\$420,000.00
UTILITY RELOCATION			\$100,000.00

TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY/EASEMENT ACQUISITION**\$11,336,302.00**

*CONTINGENT UPON CITY APPROVALS.

*ACTUAL AMOUNT OF ROCK EXCAVATION WILL NOT BE KNOWN UNTIL GEOTECHNICAL INVESTIGATION IS COMPLETED.

*TOTAL SIZE AND AMOUNT OF DRAINAGE NOT KNOWN UNTIL DRAINAGE STUDY IS COMPLETED.

*SOILS INVESTIGATION NEEDS TO BE COMPLETED TO DETERMINE AMOUNT OF HILLSIDE NEEDED. (2' OF HILLSIDE IS INCLUDED IN ESTIMATE).

STATEMENT OF PROBABLE CONSTRUCTION COSTS**Project 1 - 64th Street Phase II - Watkins Avenue to Don Tyson Parkway****CITY OF SPRINGDALE, ARKANSAS****STREET AND STORM DRAINAGE IMPROVEMENTS:**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Roadway Construction Control / Site Preparation	1	LS	\$40,000.00	\$40,000.00
2	Trench and Excavation Safety System	1	LS	\$20,000.00	\$20,000.00
3	Clearing and Grubbing	1	LS	\$30,000.00	\$30,000.00
4	Remove Existing Roadway	1	LS	\$50,000.00	\$50,000.00
5	Excavation and Grading	5000	CY	\$9.50	\$47,500.00
6	Unclassified Excavation	2000	CY	\$8.00	\$16,000.00
7	Haul Off	5000	CY	\$16.00	\$80,000.00
8	Undercut and Backfill	10000	CY	\$22.00	\$220,000.00
9	Embankment	5000	CY	\$14.00	\$70,000.00
10	Subgrade Preparation	10800	SY	\$2.00	\$21,600.00
11	Rock Excavation	100	CY	\$100.00	\$10,000.00
12	Topsoil Placement	4500	SY	\$5.00	\$22,500.00
13	18" RCP	315	LF	\$45.00	\$14,175.00
14	24" RCP	550	LF	\$60.00	\$33,000.00
15	30" RCP	360	LF	\$85.00	\$30,600.00
16	36" RCP	350	LF	\$95.00	\$33,250.00
17	42" RCP	180	LF	\$120.00	\$21,600.00
18	2-42" RCP	0	LF	\$210.00	\$0.00
19	3-42" RCP	0	LF	\$280.00	\$0.00
20	4-7'x10' RCBC	100	LF	\$3,750.00	\$375,000.00

21	4'x8' RCBC	100	LF	\$650.00	\$65,000.00
22	Junction Boxes	2	EA	\$5,000.00	\$10,000.00
23	Drop Inlets	15	EA	\$5,500.00	\$82,500.00
24	Area Inlets	1	EA	\$7,500.00	\$7,500.00
25	Large Concrete Headwall	2	EA	\$20,000.00	\$40,000.00
26	Class 7 Base Course 7" Thick	12000	SY	\$9.00	\$108,000.00
27	Asphaltic Concrete Surface Course PG 70-22 (2" Thick)	11000	SY	\$11.00	\$121,000.00
28	Asphaltic Concrete Binder Course PG 70-22 (4" Thick)	11000	SY	\$22.00	\$242,000.00
29	Concrete Combination Curb and Gutter	5400	LF	\$13.00	\$70,200.00
30	5' Concrete Sidewalk	1500	SY	\$40.00	\$60,000.00
31	10' Concrete Trail	3000	SY	\$50.00	\$150,000.00
32	Concrete Driveway	250	SY	\$55.00	\$13,750.00
33	Driveway Removal	250	SY	\$30.00	\$7,500.00
34	Mailboxes	6	EA	\$350.00	\$2,100.00
35	Pavement Symbols (Thermoplastic)	6	EA	\$600.00	\$3,600.00
36	Crosswalks (Thermoplastic)	130	LF	\$35.00	\$4,550.00
37	Yield Bars (Thermoplastic)	180	LF	\$40.00	\$7,200.00
38	4" Striping (Thermoplastic)	7500	LF	\$2.00	\$15,000.00
39	Street Sign Installation and Relocation	6	EA	\$450.00	\$2,700.00
40	Erosion Control	1	LS	\$60,000.00	\$60,000.00
41	Traffic Control	1	LS	\$50,000.00	\$50,000.00
42	New Wood Privacy Fence	500	LF	\$25.00	\$12,500.00
43	New 3-Rail Plastic Fence Installation	0	LF	\$30.00	\$0.00
44	New Chain Link Fence Installation	500	LF	\$25.00	\$12,500.00
45	New Barb Wire Fence Installation	4500	LF	\$15.00	\$67,500.00
46	12' Tube Gate	6	EA	\$750.00	\$4,500.00
47	Handicap Ramps	36	EA	\$700.00	\$25,200.00
48	Traffic Signal Improvements (@ Don Tyson Parkway)	1	LS	\$225,000.00	\$225,000.00
49	Project Sign	2	EA	\$750.00	\$1,500.00
50	6-6" Utility Ducts	240	LF	\$45.00	\$10,800.00
51	Right-of-Way Landscaping	1	LS	\$25,000.00	\$25,000.00
52	Right-of-Way Trees	100	EA	\$350.00	\$35,000.00
53	Landscape Warranty Agreement	1	LS	\$2,000.00	\$2,000.00
54	Landscape Maintenance Agreement	1	LS	\$2,000.00	\$2,000.00
55	Tree Protection Fencing	1	LS	\$2,000.00	\$2,000.00
56	Additional Watering	1	MG	\$1,000.00	\$1,000.00
57	Scourstop Matting	50	SY	\$200.00	\$10,000.00
58	Energy Dissipater Pad (Concrete Ditch Paving)	50	SY	\$225.00	\$11,250.00
59	Streetlights	10	EA	\$5,000.00	\$50,000.00

TOTAL STREET AND DRAINAGE IMPROVEMENTS			\$2,755,575.00
CONTINGENCY (15%)			\$413,336.25
TOTAL CONSTRUCTION COST			\$3,168,911.25
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ENGINEERING (12%)			\$380,269.35
RIGHT-OF-WAY/EASEMENT ACQUISITION (\$3 per square foot)	195,000	S.F.	\$585,000.00
UTILITY RELOCATION			\$75,000.00
TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY/EASEMENT ACQUISITION			\$4,209,180.60

*CONTINGENT UPON CITY APPROVALS.

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*TOTAL SIZE AND AMOUNT OF DRAINAGE NOT KNOWN UNTIL DRAINAGE STUDY IS COMPLETED.

*SOILS INVESTIGATION NEEDS TO BE COMPLETED TO DETERMINE AMOUNT OF HILLSIDE NEEDED. (2' OF HILLSIDE IS INCLUDED IN EST.).