

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 three (3) 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 3 – FORD AVENUE EXTENSION

FROM BUTTERFIELD COACH ROAD TO FORD AVENUE

Located in the Springdale Industrial Park, these improvements would provide a more convenient and safe ingress and egress northeastward to the five-lane Butterfield Coach Road for 40 companies and the Northwest Arkansas Technical Institute located in the Park. In addition, this extension would enhance the marketability of 14 unsold properties within the Springdale Industrial Park which is owned by the City of Springdale. There are 10,897 residents living within a one-mile radius of this project.

It is projected this project will lead to more than 650 new jobs.

- Improved ingress and egress for 40 companies located in the Springdale Industrial Park (Ford Avenue, Bain Avenue, Turnbow Avenue) to five-lane Butterfield Coach Road, a major north-south collector
- Improved ingress and egress for students and faculty of the Northwest Technical Institute
- Improved marketability for 14 unsold properties (36 total acres) of the Springdale Industrial Park

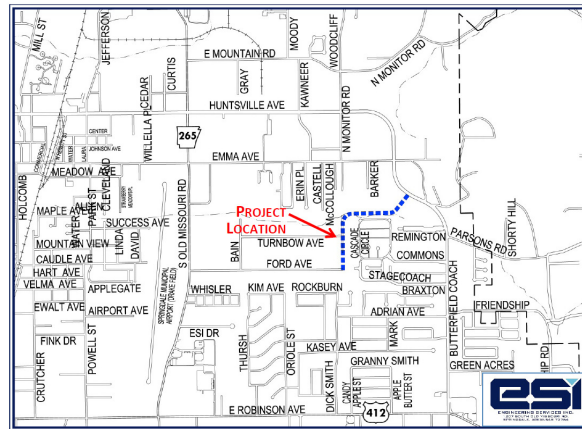
This project includes new street construction from the current dead end of Ford Avenue to the northeast connecting to Butterfield Coach Road.

The street will be constructed with three lanes, providing one driving lane each direction and a continuous center turn lane. The typical street section will be thirty-six feet wide from back of curb to back of curb, with a five-foot-wide sidewalk on the east side of the street, and a ten-foot-wide trail on the west side within a sixty-five-foot-wide right-of-way. This project includes approximately 3,000 linear feet of street. This street is designated as a Minor Collector on the Springdale Master Street Plan.

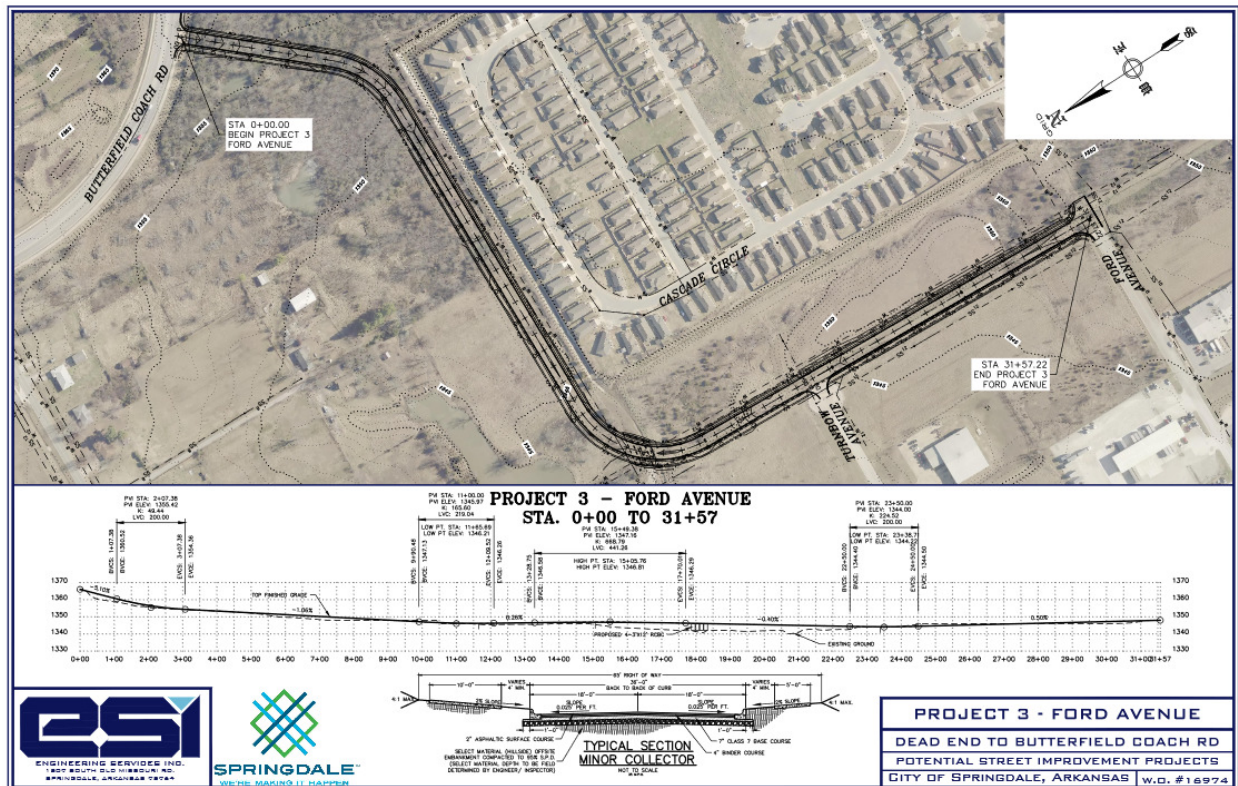
Large box culverts will be required where the proposed street crosses Spring Creek just before the alignment bends to the northeast towards Butterfield Coach Road. The project will include signalized intersection improvements at the intersection with Butterfield Coach Road, and will also include intersections at the east end of Turnbow Avenue and Ford Avenue, both of which are currently dead end streets.

CONSTRUCTION COSTS

TOTAL STREET AND DRAINAGE IMPROVEMENTS	\$2,687,350.00
TOTAL CONSTRUCTION COST	\$3,090,452.50
TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY ACQUISITION	\$3,866,306.80



FORD AVENUE EXTENSION FROM BUTTERFIELD COACH ROAD TO FORD AVENUE



STATEMENT OF PROBABLE CONSTRUCTION COSTS
Project 3- Ford Avenue Extension to Butterfield
Coach Road
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	\$60,000.00	\$60,000.00
4	Remove Existing Roadway	1	LS	\$30,000.00	\$30,000.00
5	Excavation and Grading	5000	CY	\$9.50	\$47,500.00
6	Unclassified Excavation	10000	CY	\$8.00	\$80,000.00
7	Haul Off	4000	CY	\$16.00	\$64,000.00
8	Undercut and Backfill	15000	CY	\$22.00	\$330,000.00
9	Embankment	7500	CY	\$14.00	\$105,000.00
10	Subgrade Preparation	12500	SY	\$2.00	\$25,000.00
11	Rock Excavation	100	CY	\$100.00	\$10,000.00
12	Topsoil Placement	7000	SY	\$5.00	\$35,000.00
13	18" RCP	700	LF	\$45.00	\$31,500.00
14	24" RCP	475	LF	\$60.00	\$28,500.00
15	30" RCP	180	LF	\$85.00	\$15,300.00
16	36" RCP	0	LF	\$95.00	\$0.00
17	42" RCP	0	LF	\$120.00	\$0.00
18	2-42" RCP	0	LF	\$210.00	\$0.00
19	3-42" RCP	0	LF	\$280.00	\$0.00
20	4-3'x12' RCBC	100	LF	\$2,500.00	\$250,000.00
21	Junction Boxes	1	EA	\$5,000.00	\$5,000.00
22	Drop Inlets	13	EA	\$5,500.00	\$71,500.00
23	Area Inlets	2	EA	\$7,500.00	\$15,000.00
24	Concrete Headwall	1	EA	\$7,500.00	\$7,500.00
25	Class 7 Base Course 7" Thick	12700	SY	\$9.00	\$114,300.00
26	Asphaltic Concrete Surface Course PG 70-22 (2" Thick)	11000	SY	\$11.00	\$121,000.00
27	Asphaltic Concrete Binder Course PG 70-22 (4" Thick)	11000	SY	\$22.00	\$242,000.00
28	Concrete Combination Curb and Gutter	6000	LF	\$13.00	\$78,000.00
29	5' Concrete Sidewalk	1700	SY	\$40.00	\$68,000.00
30	10' Concrete Trail	3400	SY	\$50.00	\$170,000.00
31	Concrete Driveway	60	SY	\$55.00	\$3,300.00
32	Driveway Removal	60	SY	\$65.00	\$3,900.00
33	Mailboxes	2	EA	\$350.00	\$700.00
34	Pavement Symbols (Thermoplastic)	10	EA	\$600.00	\$6,000.00

35	Crosswalks (Thermoplastic)	160	LF	\$35.00	\$5,600.00
36	Yield Bars (Thermoplastic)	160	LF	\$40.00	\$6,400.00
37	4" Striping (Thermoplastic)	7200	LF	\$2.00	\$14,400.00
38	Street Sign Installation and Relocation	8	EA	\$450.00	\$3,600.00
39	Traffic Signal	1	LS	\$225,000.00	\$225,000.00
40	Remove Existing Structure	1	LS	\$75,000.00	\$75,000.00
41	Erosion Control	1	LS	\$50,000.00	\$50,000.00
42	Traffic Control	1	LS	\$30,000.00	\$30,000.00
43	New Wood Privacy Fence	100	LF	\$25.00	\$2,500.00
44	New 3-Rail Plastic Fence Installation	0	LF	\$30.00	\$0.00
45	New Chain Link Fence Installation	500	LF	\$25.00	\$12,500.00
46	New Barb Wire Fence Installation	1000	LF	\$15.00	\$15,000.00
47	12' Tube Gate	3	EA	\$750.00	\$2,250.00
48	Handicap Ramps	12	EA	\$700.00	\$8,400.00
49	Project Sign	2	EA	\$750.00	\$1,500.00
50	6-6" Utility Ducts	500	LF	\$45.00	\$22,500.00
51	Right-of-Way Landscaping	1	LS	\$20,000.00	\$20,000.00
52	Right-of-Way Trees	52	EA	\$350.00	\$18,200.00
53	Landscape Warranty Agreement	1	LS	\$1,000.00	\$1,000.00
54	Landscape Maintenance Agreement	1	LS	\$1,000.00	\$1,000.00
55	Tree Protection Fencing	1	LS	\$1,000.00	\$1,000.00
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)	100	SY	\$225.00	\$22,500.00
59	Streetlights	12	EA	\$5,000.00	\$60,000.00

TOTAL STREET AND DRAINAGE IMPROVEMENTS **\$2,687,350.00**

CONTINGENCY (15%) \$403,102.50

TOTAL CONSTRUCTION COST **\$3,090,452.50**

ENGINEERING (12%) \$370,854.30

RIGHT-OF-WAY/EASEMENT ACQUISITION (\$2 per square foot plus (2) houses @ \$175,000)

80,000	S.F.
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 \$335,000.00

UTILITY RELOCATION \$70,000.00

TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY/EASEMENT ACQUISITION **\$3,866,306.80**

*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).