

# 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 four (4) 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 <sup>th</sup> 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 <sup>th</sup> Street to Arvest Ballpark	1,360	\$1.3
3	Ford Extension	Butterfield Coach Road to Ford Ave	3,000	\$3.9
4	<b>Emma Avenue</b>	<b>Streetscape from N. Thompson St to Main Street</b>	<b>1,700</b>	<b>\$2.5</b>
	<b>TOTAL</b>			<b>\$23.2</b>

## PROJECT 4 – EMMA AVENUE

### STREETScape N. THOMPSON STREET TO MAIN STREET

Located in historic Downtown Springdale, Emma Avenue is the primary gateway to a retail and commercial district that has benefitted from \$20 million in public and private investment in the last five years as part of a major revitalization effort. Sidewalk improvements were installed on Emma Avenue prior to 2000 from Main Street east to Park Street. These improvements would provide a uniform look and complete the previously installed work toward the west and N. Thompson Street (U.S. 71B). Included in the recent investments to this street is more than \$16 million in the building renovation/construction by Tyson Foods, Inc. of two facilities that combined will employ more than 400 once a second building opens in the fall of 2017.

It is projected this project will lead to 250 new jobs.

- Drive continued expansion and momentum brought by corporate expansion
- Enhancement of gateway street from Hwy 71B to historic Downtown
- Component of Downtown Springdale Master Plan approved in 2015
- Improved marketability for employers considering expansion into renovated downtown area

This project includes improvements to existing East Emma Avenue from North Thompson Street (US Hwy. 71B) to Main Street in downtown Springdale. The project will modify the existing street section to increase parking available along the street. This project will include improvements to approximately 1,300 linear feet of the existing street.

This project includes two different typical sections. District A includes approximately 1,250 from N. Thompson Street to Shiloh Street. The typical street section for District A will include two driving lanes, diagonal parking spaces at a forty-five-degree angle to the street, and ten-foot-wide sidewalks within an eighty-four-foot right-of-way. No central turning lane is included. District B is located east of District A, and includes approximately five hundred feet from Shiloh Street to Main Street. The typical street section for District B includes two driving lanes, no central turning lane, parallel parking, and ten-foot wide sidewalks within a sixty-foot right-of-way. Emma Avenue is the lone street designated as Downtown Commercial on the Springdale Master Street Plan.

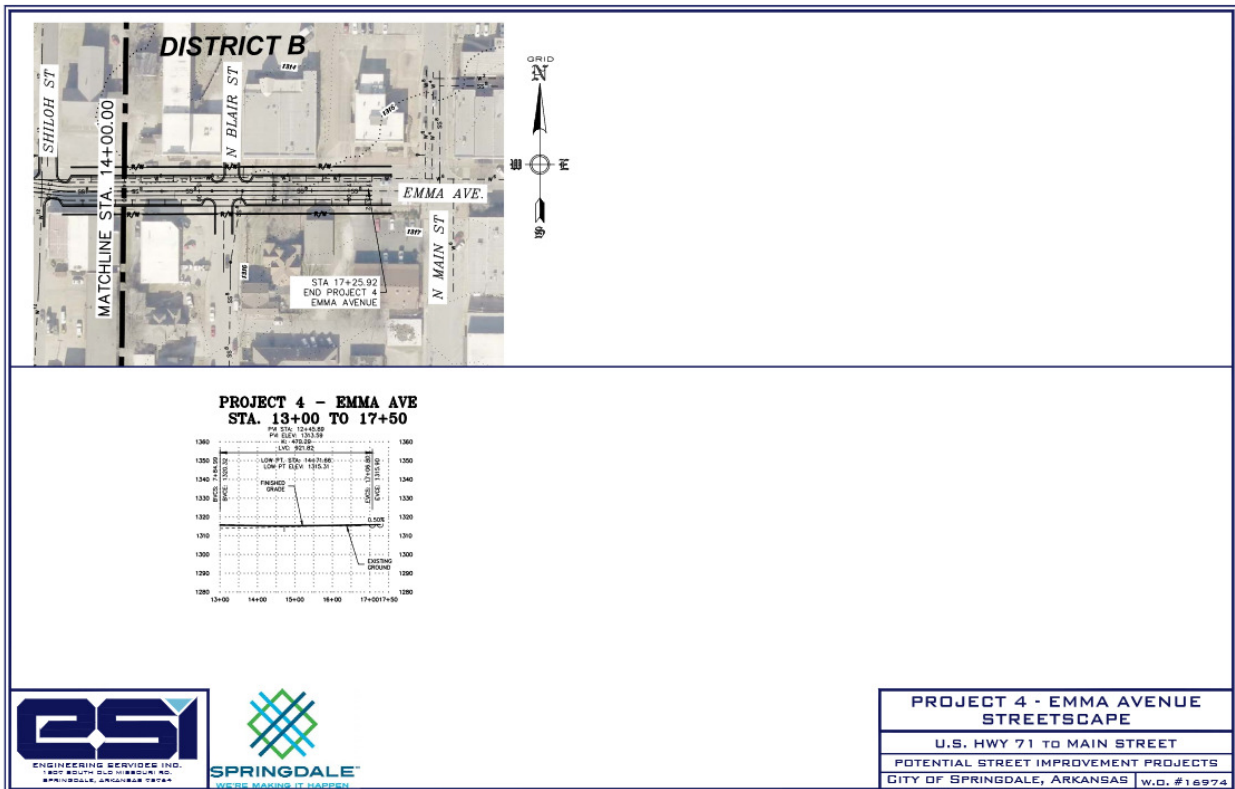
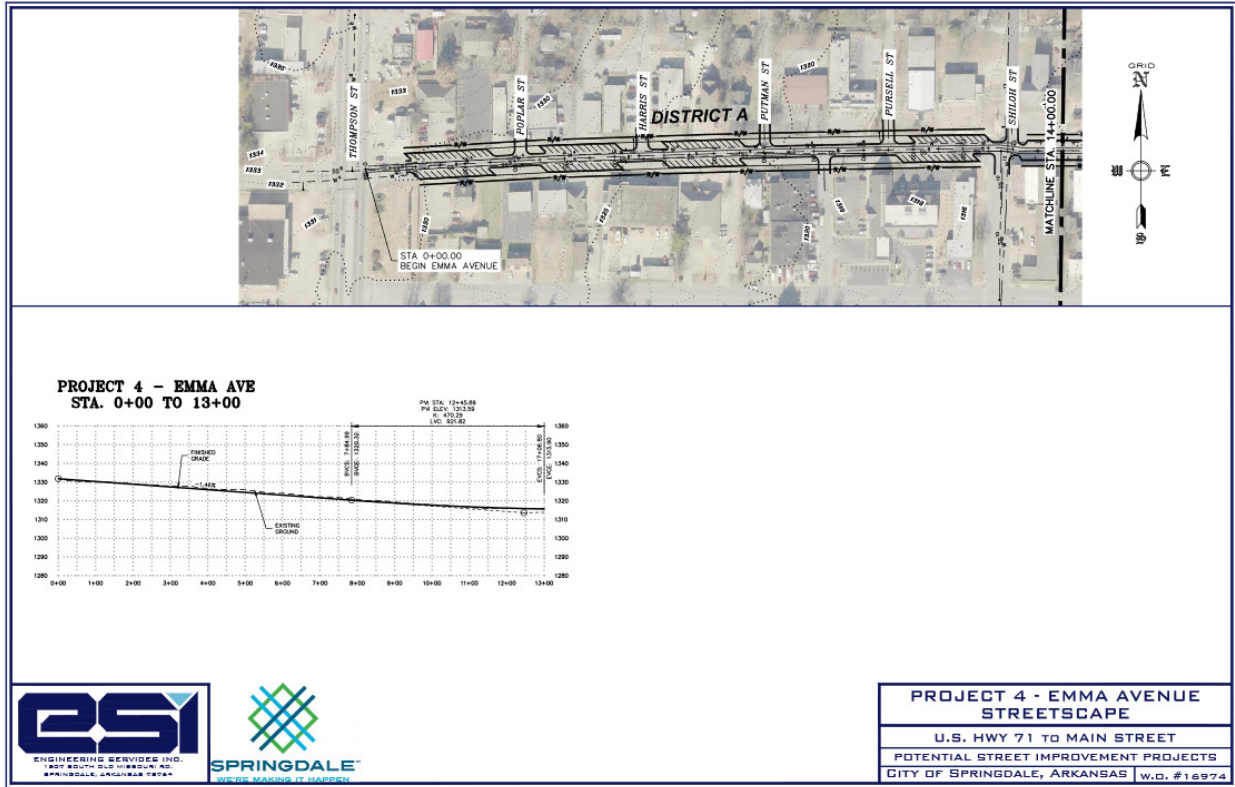
Properties along this stretch of Emma Avenue will no longer be allowed to have driveway access to Emma Avenue. Additional parking along Emma should offset some of the impact of this requirement.



**CONSTRUCTION COSTS**

<b>TOTAL STREET AND DRAINAGE IMPROVEMENTS</b>	<b>\$1,813,600.00</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$2,085,640.00</b>
<b>TOTAL COST WITH ENGINEERING &amp; RIGHT-OF-WAY ACQUISITION</b>	<b>\$2,473,916.80</b>

# EMMA AVENUE STREETScape N. THOMPSON STREET TO MAIN STREET (DISTRICT A & B)



**STATEMENT OF PROBABLE CONSTRUCTION COSTS**  
**Project 4 - Emma Avenue Streetscape - N**  
**Thompson Street to Main Street**  
**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	\$50,000.00	\$50,000.00
2	Demolition	1	LS	\$100,000.00	\$100,000.00
3	Excavation and Grading	13600	CY	\$9.50	\$129,200.00
4	Unclassified Excavation	10000	CY	\$8.00	\$80,000.00
5	Haul Off	5000	CY	\$16.00	\$80,000.00
6	Undercut and Backfill	9000	CY	\$22.00	\$198,000.00
7	Embankment	5000	CY	\$14.00	\$70,000.00
8	Subgrade Preparation	14000	SY	\$2.00	\$28,000.00
9	Rock Excavation	100	CY	\$100.00	\$10,000.00
10	Class 7 Base Course 7" Thick	10200	SY	\$9.00	\$91,800.00
11	Asphaltic Concrete Surface Course PG 70-22 (2" Thick)	9050	SY	\$11.00	\$99,550.00
12	Asphaltic Concrete Binder Course PG 70-22 (4" Thick)	9050	SY	\$22.00	\$199,100.00
13	Concrete Combination Curb and Gutter	3400	LF	\$13.00	\$44,200.00
14	10' Concrete Trail	1900	SY	\$50.00	\$95,000.00
15	Concrete Driveway	500	SY	\$55.00	\$27,500.00
16	Driveway Removal	250	SY	\$65.00	\$16,250.00
17	Relocate Overhead Power	1	LS	\$200,000.00	\$200,000.00
18	Pavement Symbols (Thermoplastic)	15	EA	\$600.00	\$9,000.00
19	Crosswalks (Thermoplastic)	250	LF	\$35.00	\$8,750.00
20	Yield Bars (Thermoplastic)	150	LF	\$40.00	\$6,000.00
21	4" Striping (Thermoplastic)	5000	LF	\$2.00	\$10,000.00
22	Street Sign Installation and Relocation	15	EA	\$450.00	\$6,750.00
23	Erosion Control	1	LS	\$20,000.00	\$20,000.00
24	Traffic Control	1	LS	\$75,000.00	\$75,000.00
25	Handicap Ramps	15	EA	\$700.00	\$10,500.00
26	Project Sign	2	EA	\$750.00	\$1,500.00
27	6-6" Utility Ducts	200	LF	\$45.00	\$9,000.00
28	Right-of-Way Landscaping	1	LS	\$50,000.00	\$50,000.00
29	Right-of-Way Trees	50	EA	\$350.00	\$17,500.00
30	Landscape Warranty Agreement	1	LS	\$10,000.00	\$10,000.00

31	Landscape Maintenance Agreement	1	LS	\$5,000.00	\$5,000.00
32	Tree Protection Fencing	1	LS	\$5,000.00	\$5,000.00
33	Additional Watering	1	MG	\$1,000.00	\$1,000.00
34	Streetlights	10	EA	\$5,000.00	\$50,000.00

**TOTAL STREET AND DRAINAGE IMPROVEMENTS**

**\$1,813,600.00**

CONTINGENCY (15%)

\$272,040.00

**TOTAL CONSTRUCTION COST**

**\$2,085,640.00**

ENGINEERING (12%)

\$250,276.80

RIGHT-OF-WAY/EASEMENT ACQUISITION (\$3 per square foot)

46,000	S.F.
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\$138,000.00

**TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY/EASEMENT ACQUISITION**

**\$2,473,916.80**

\*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).