

# SPRINGDALE INFRASTRUCTURE DEVELOPMENT PLAN

## JOB CREATION PROJECTS

The following pages provide a narrative description, preliminary street alignment and a preliminary construction cost estimate for each of the 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	Emma Avenue	Streetscape from N. Thompson St to Main Street	1,700	\$2.5
	<b>TOTAL</b>			<b>\$23.2</b>

## PROJECT 1 – 64<sup>th</sup> STREET

### PHASE I: HWY 412 TO WATKINS AVE

### PHASE II: WATKINS AVENUE TO DON TYSON PARKWAY EXTENSION

Located in west Springdale, improvements to 64<sup>th</sup> 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 64<sup>th</sup> 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 64<sup>th</sup> 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.

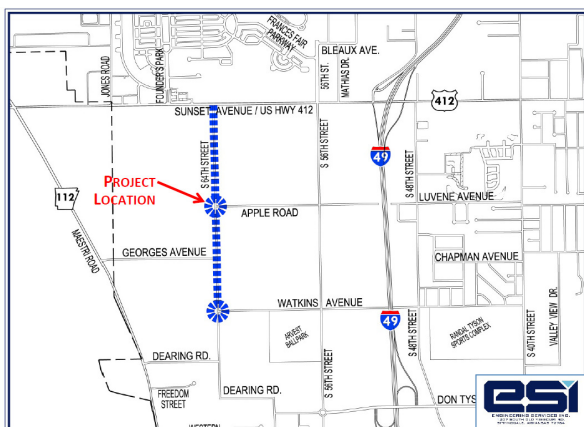
## PHASE II – WATKINS AVENUE TO DON TYSON PARKWAY

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.

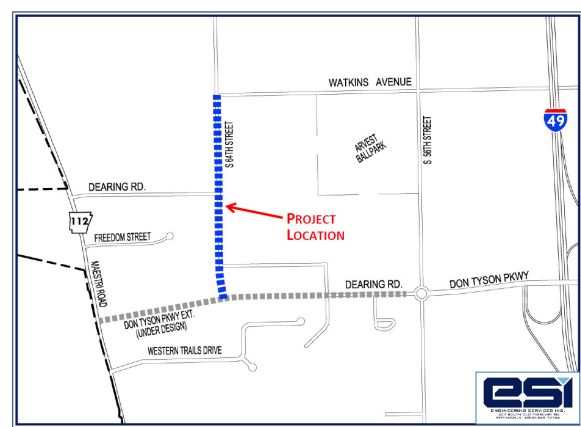
This street will include intersection improvements at 64th Street, at Don Tyson Parkway, and at Dearing Road at two locations. This street will also include a large stream crossing which will require the installation of large box culverts approximately 1,700 feet south of 64th Street.

### CONSTRUCTION COSTS – PHASE I & II

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

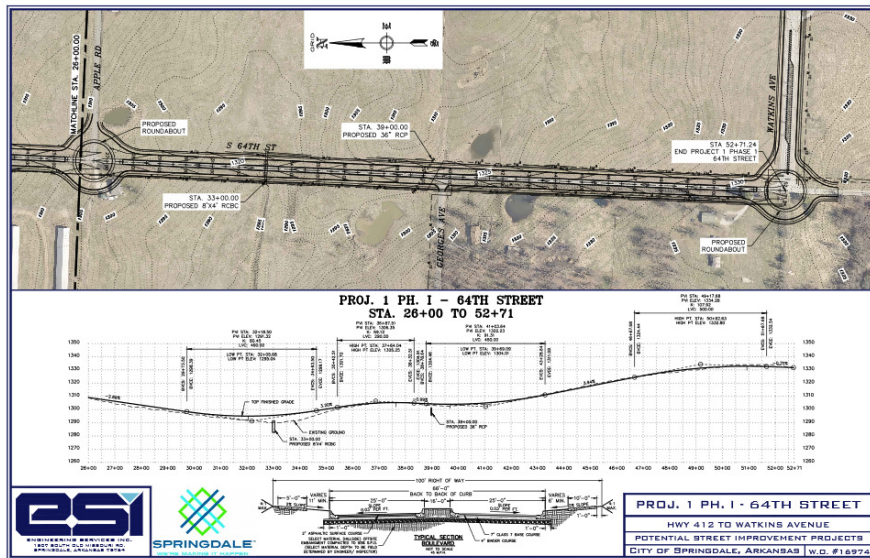
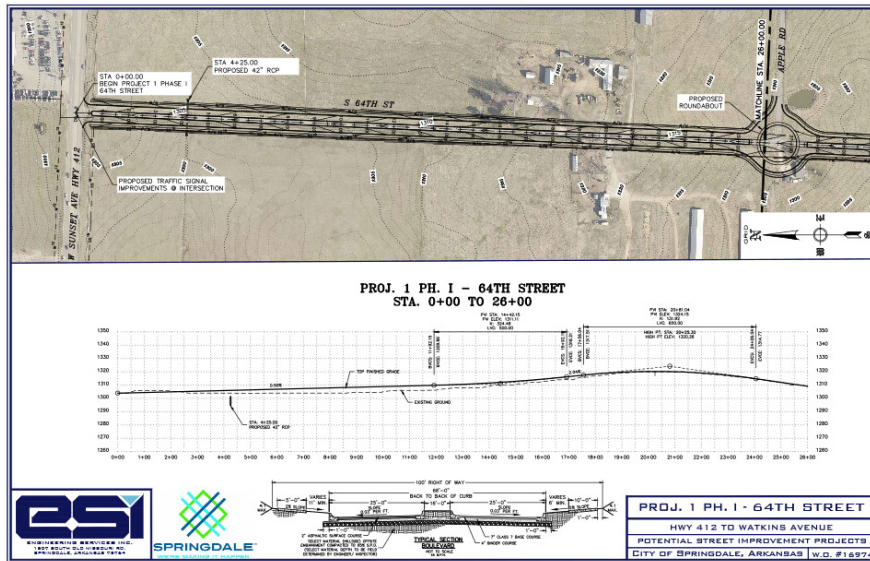


Phase I Vicinity Map

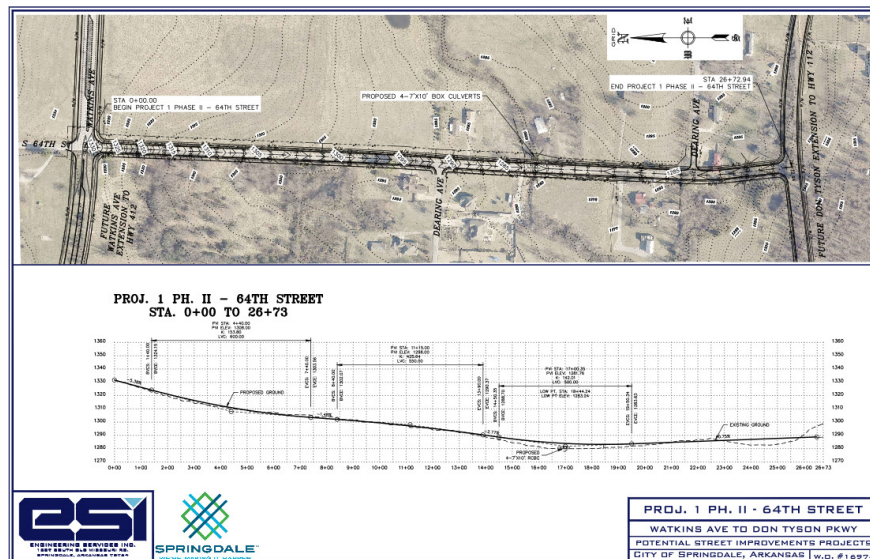


Phase II Vicinity Map

## 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

<b>TOTAL STREET AND DRAINAGE IMPROVEMENTS</b>		<b>\$2,755,575.00</b>
CONTINGENCY (15%)		\$413,336.25
<b>TOTAL CONSTRUCTION COST</b>		<b>\$3,168,911.25</b>
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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
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<b>TOTAL COST WITH ENGINEERING &amp; RIGHT-OF-WAY/EASEMENT ACQUISITION</b>		<b>\$4,209,180.60</b>

\*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 EST.).



# PROJECT 2 – WATKINS AVENUE COMPLETION

## 64<sup>TH</sup> STREET TO ARVEST BALLPARK

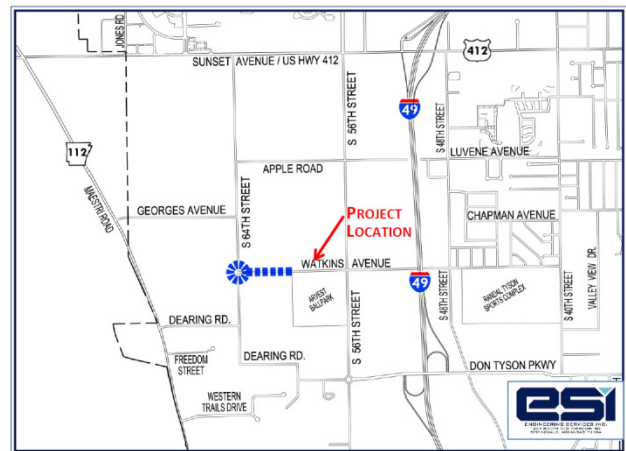
This project will complete the extension of Watkins Avenue west to an improved 64<sup>th</sup> Street. This project complements the extension of 64<sup>th</sup> Street south from Hwy 412 to the Don Tyson Parkway extension (64<sup>th</sup> Street Phase I and II). This project improves accessibility to a planned community college campus, an existing professional baseball stadium, and a children's hospital that will open in January 2018.

It is projected this and 64<sup>th</sup> Street Phase I & II projects will lead to more than 800 new jobs over the next five years.

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

This project includes improvements to an existing section of Watkins Avenue from the intersection with South 64th Street east to the western edge of the Arvest Ballpark property where Watkins Avenue tapers from four lanes to two lanes. The project includes approximately 1,300 linear feet of street improvements to the existing roadway.

The existing roadway includes the inner lanes of a boulevard with one driving lane each direction separated by a landscaped median with curb and gutter installed along the inside edge of each lane. The proposed project will complete the boulevard section by adding an additional driving lane each direction, installing curb and gutter along the outer edge of the new driving lanes, installing storm drainage improvements, and also installing additional lighting and landscaping. The project will include an extension of the five foot wide sidewalk along the north side of the road, and installation of a ten foot wide trail along the south side of the road. The final roadway following improvements 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 Springdale Master Street Plan identifies Watkins Avenue as a Minor Collector.

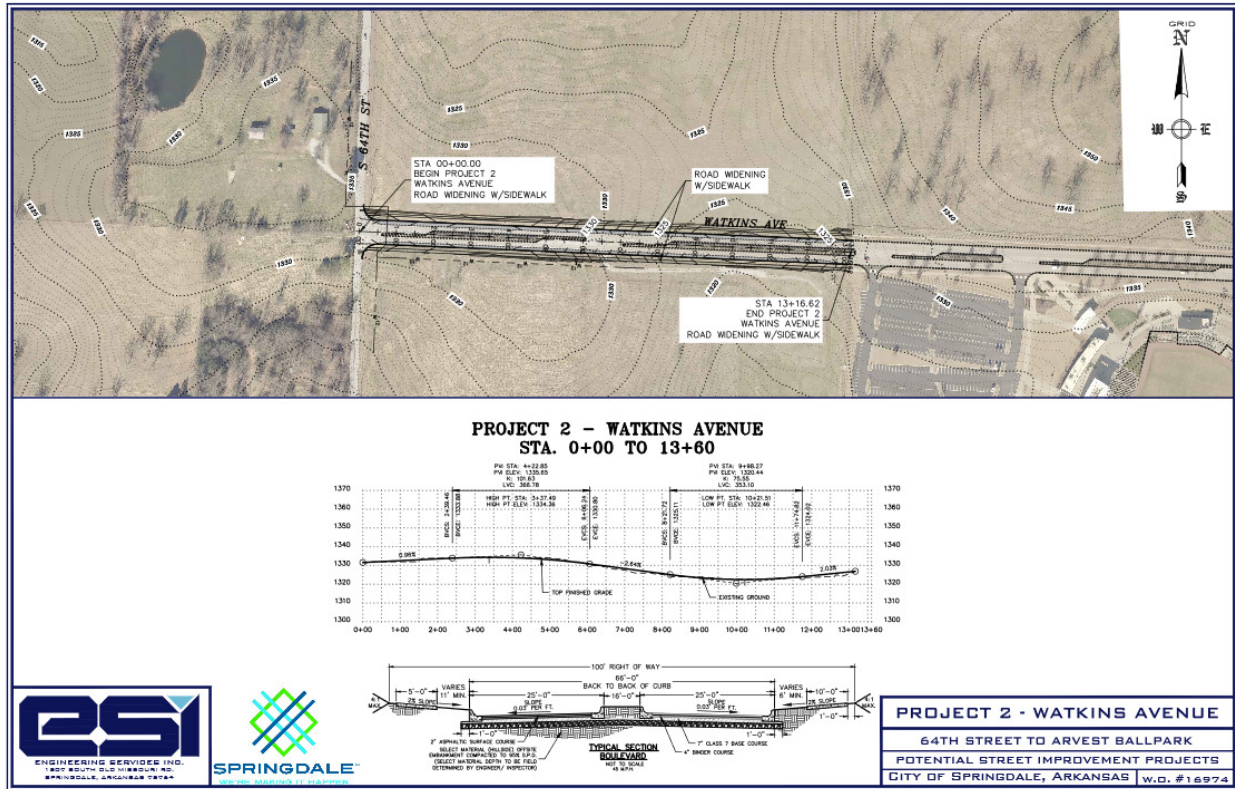


The west end of this project will connect to the south end of 64<sup>th</sup> Street Phase I and also to the north end of 64<sup>th</sup> Street Phase II at the intersection of 64th Street and Watkins Avenue.

### CONSTRUCTION COSTS

<b>TOTAL STREET AND DRAINAGE IMPROVEMENTS</b>	<b>\$929,775.00</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$1,069,241.25</b>
<b>TOTAL COST WITH ENGINEERING &amp; RIGHT-OF-WAY ACQUISITION</b>	<b>\$1,347,550.20</b>

# WATKINS AVENUE 64<sup>TH</sup> STREET TO ARVEST BALLPARK



## STATEMENT OF PROBABLE CONSTRUCTION COSTS Project 2 - Watkins Avenue - 64th Street to Arvest Ballpark CITY OF SPRINGDALE, ARKANSAS



### STREET AND STORM DRAINAGE IMPROVEMENTS:

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Roadway Construction Control	1	LS	\$25,000.00	\$25,000.00
2	Trench and Excavation Safety System	1	LS	\$25,000.00	\$25,000.00
3	Clearing and Grubbing	1	LS	\$25,000.00	\$25,000.00
4	Site Preparation	1	LS	\$50,000.00	\$50,000.00
5	Excavation and Grading	3000	CY	\$9.50	\$28,500.00
6	Unclassified Excavation	1000	CY	\$8.00	\$8,000.00
7	Haul Off	2000	CY	\$16.00	\$32,000.00
8	Undercut and Backfill	2000	CY	\$22.00	\$44,000.00
9	Embankment	2000	CY	\$14.00	\$28,000.00
10	Subgrade Preparation	3000	SY	\$2.00	\$6,000.00
11	Rock Excavation	100	CY	\$100.00	\$10,000.00
12	Topsoil Placement	6000	SY	\$5.00	\$30,000.00
13	18" RCP	825	LF	\$45.00	\$37,125.00

14	24" RCP	600	LF	\$60.00	\$36,000.00
15	42" HE RCP	50	LF	\$175.00	\$8,750.00
16	18" Flared End Section	1	EA	\$600.00	\$600.00
17	Drop Inlets	14	EA	\$5,500.00	\$77,000.00
18	Concrete Headwall	2	EA	\$7,500.00	\$15,000.00
19	Class 7 Base Course 7" Thick	3500	SY	\$9.00	\$31,500.00
20	Asphaltic Concrete Surface Course PG 70-22 (2" Thick)	2750	SY	\$11.00	\$30,250.00
21	Asphaltic Concrete Binder Course PG 70-22 (4" Thick)	2750	SY	\$22.00	\$60,500.00
22	Concrete Combination Curb and Gutter	2700	LF	\$13.00	\$35,100.00
23	5' Concrete Sidewalk	735	SY	\$40.00	\$29,400.00
24	10' Concrete Trail	1470	SY	\$50.00	\$73,500.00
25	Concrete Driveway	80	SY	\$55.00	\$4,400.00
26	Driveway Removal	50	SY	\$65.00	\$3,250.00
27	Pavement Symbols (Thermoplastic)	5	EA	\$600.00	\$3,000.00
28	Crosswalks (Thermoplastic)	150	LF	\$35.00	\$5,250.00
29	Yield Bars (Thermoplastic)	25	LF	\$40.00	\$1,000.00
30	4" Striping (Thermoplastic)	1000	LF	\$2.00	\$2,000.00
31	Street Sign Installation and Relocation	8	EA	\$450.00	\$3,600.00
32	Erosion Control	1	LS	\$30,000.00	\$30,000.00
33	Traffic Control	1	LS	\$15,000.00	\$15,000.00
34	New Barb Wire Fence Installation	2600	LF	\$15.00	\$39,000.00
35	12' Tube Gate	3	EA	\$750.00	\$2,250.00
36	Handicap Ramps	4	EA	\$700.00	\$2,800.00
37	Project Sign	2	EA	\$750.00	\$1,500.00
38	6-6" Utility Ducts	150	LF	\$45.00	\$6,750.00
39	Scourstop Matting	150	SY	\$200.00	\$30,000.00
40	Energy Dissipater Pad (Concrete Ditch Paving)	150	SY	\$225.00	\$33,750.00

**TOTAL STREET AND DRAINAGE IMPROVEMENTS** **\$929,775.00**

CONTINGENCY (15%) \$139,466.25

**TOTAL CONSTRUCTION COST** **\$1,069,241.25**

ENGINEERING (12%) \$128,308.95

RIGHT-OF-WAY/EASEMENT ACQUISITION  
\*ALREADY ACQUIRED (\$2 per square foot) 

0	S.F.
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 \$0.00

UTILITY RELOCATION \$150,000.00

**TOTAL COST WITH ENGINEERING & RIGHT-OF-WAY/EASEMENT ACQUISITION** **\$1,347,550.20**

\*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.

# 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

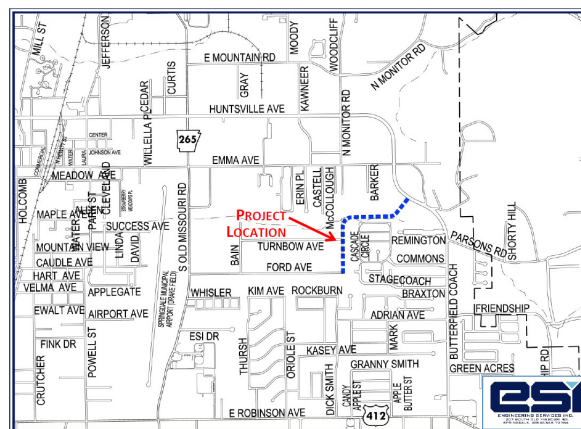
This project includes new street construction from the current dead end of Ford Avenue to the northeast connecting to Butterfield Coach Road.

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.

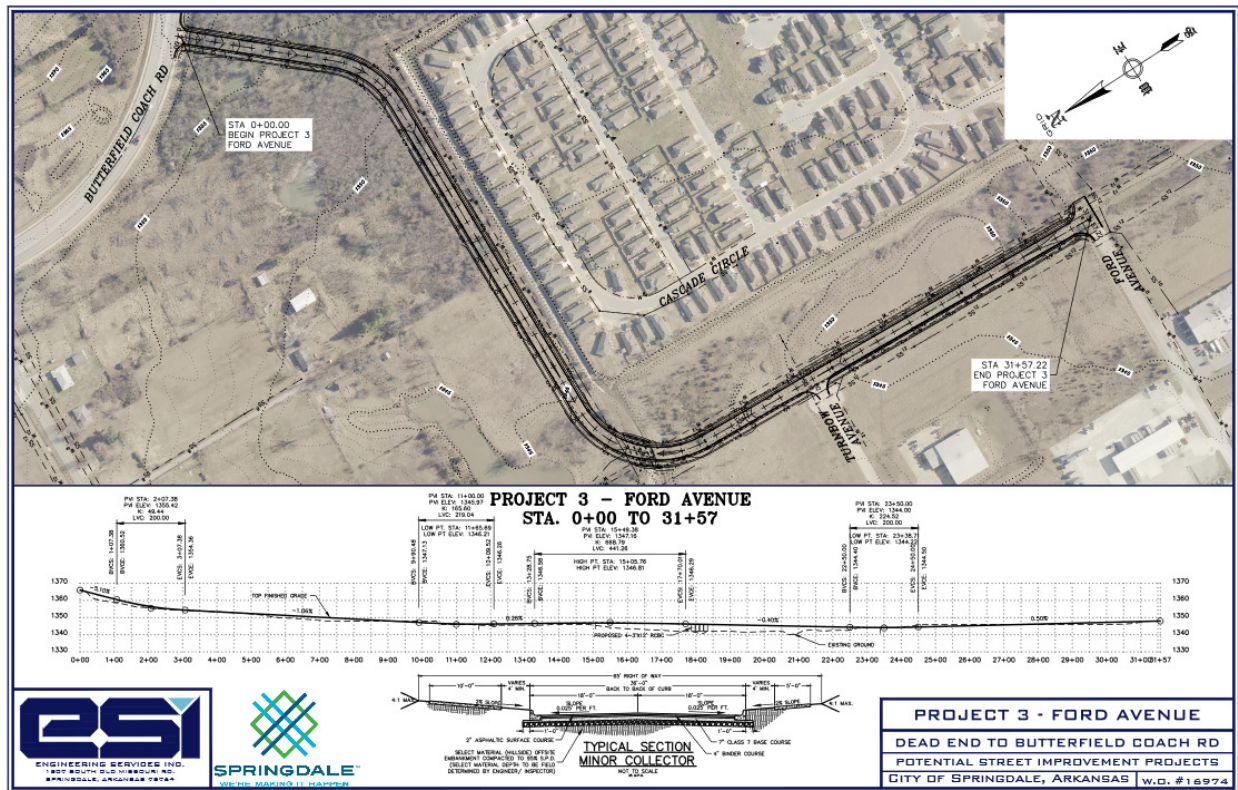
### CONSTRUCTION COSTS

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





## 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).

## PROJECT 4 – EMMA AVENUE

## STREETSCAPE N. THOMPSON STREET TO MAIN STREET

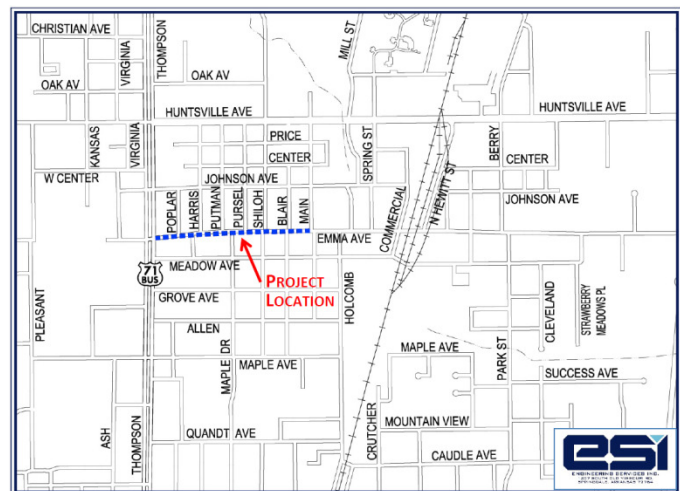
Located in historic Downtown Springdale, Emma Avenue is the primary gateway to a retail and commercial district that has benefitted from \$20 million in public and private investment in the last five years as part of a major revitalization effort. Sidewalk improvements were installed on Emma Avenue prior 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

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

**DISTRICT A**

THOMPSON ST  
PAPPAS ST  
HARRIS ST  
PUTNAM ST  
PURSELL ST  
SHILOH ST

STA 0+00.00 BEGIN EMMA AVENUE  
MATCHLINE STA 14+00.00

GRID  
N  
E  
S  
W

**PROJECT 4 - EMMA AVE  
STA. 0+00 TO 13+00**

PG STA. 12+45.89  
PG BVC 123.59  
PG EVC 475.28  
PG 261.61

PAVED DRIVE  
EXISTING GROUND

1380  
1360  
1340  
1320  
1300  
1280

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00

1380  
1360  
1340  
1320  
1300  
1280

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00

**PROJECT 4 - EMMA AVENUE  
STREETSCAPE**

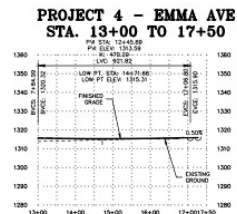
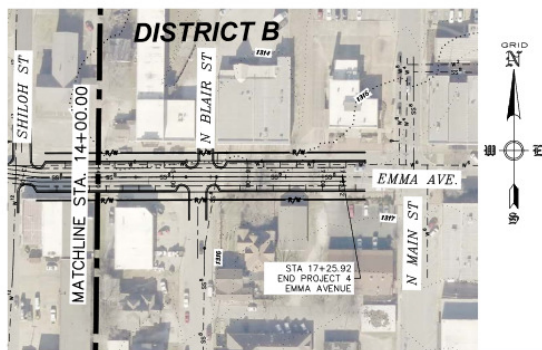
**U.S. HWY 71 TO MAIN STREET**

**POTENTIAL STREET IMPROVEMENT PROJECTS**

**CITY OF SPRINGDALE, ARKANSAS** | W.D. #1697

**ESI**  
ENGINEERING SERVICE INC.  
1001 SOUTH DUL WARDEN, MO.  
SPRINGDALE, ARKANSAS 72762

**SPRINGDALE**  
WE'RE MAKING IT HAPPEN



 <p><b>ESI</b> ENGINEERING SERVICE INC. 1001 SOUTH BLOOMING RD. SPRINGDALE, ARKANSAS 72764</p>	 <p><b>SPRINGDALE™</b> WE'RE MAKING IT HAPPEN.</p>	<p><b>PROJECT 4 - EMMA AVENUE STREETSCAPE</b></p> <p><b>U.S. HWY 71 TO MAIN STREET</b></p> <p><b>POTENTIAL STREET IMPROVEMENT PROJECTS</b></p> <p><b>CITY OF SPRINGDALE, ARKANSAS</b>     <b>W.D. #169724</b></p>
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**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).