

Alaback Design Associates, Inc.

PRELIMINARY ESTIMATE OF PROBABLE COST

**ARDMORE REGIONAL PARK - ROCKFORD ROAD
PARK ENTRY & BALL FIELD TRAFFIC IMPROVEMENTS**

October 2006

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
SITE WORK				
Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Clear and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00
Topographic Survey / Soil Borings	1	LS	\$ 15,000.00	\$ 15,000.00
Construction Survey Staking	1	LS	\$ 5,000.00	\$ 5,000.00
Asphalt Pavement Demolition	30,000	SF	\$ 1.00	\$ 30,000.00
Grading (for road widenings, new drives and new parking lots)	1	LS	\$ 120,000.00	\$ 120,000.00
Drainage Structures (for new drives and widened roads)	1	LS	\$ 75,000.00	\$ 75,000.00
Misc. Utility Modifications / Pole Relocations	1	LS	\$ 50,000.00	\$ 50,000.00
			SUBTOTAL	\$ 320,000.00

PARKING AND ROAD IMPROVEMENTS

Rockford Road (widen from 2 to 4 lanes)	3,300	SY	\$ 25.00	\$ 82,500.00
Curb / Gutter for Rockford Road	2,400	LF	\$ 15.00	\$ 36,000.00
Accent Paving at Rockford Road Park Entry	1,700	SF	\$ 15.00	\$ 25,500.00
Regional Parkway (widen from 2 to 3 lanes between Rockford Road and Sports Complex Road)	4,600	SY	\$ 25.00	\$ 115,000.00
New Looped Road (north side of Softball Complex B)	4,050	SY	\$ 25.00	\$ 101,250.00
Parking Expansion (Softball Complex B)	9,300	SY	\$ 25.00	\$ 232,500.00
Parking Lot Modifications / Expansion (existing lot at Softball Complex A)	4,575	SY	\$ 25.00	\$ 114,375.00
New Parking Area / Drive (southeast of Softball Complex A)	10,800	SY	\$ 25.00	\$ 270,000.00
Modifications to existing Driveway Intersections at road widenings	1	LS	\$ 30,000.00	\$ 30,000.00
			SUBTOTAL	\$ 1,007,125.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
SITE FEATURES / LANDSCAPING				
New Entry Walls / Signage at Rockford Road Park Entry	2	EA	\$ 30,000.00	\$ 60,000.00
Landscaping / Irrigation at Rockford Road Park Entry	1	LS	\$ 20,000.00	\$ 20,000.00
Seed / Sod (disturbed areas adjacent to parking and road widenings)	1	LS	\$ 35,000.00	\$ 35,000.00
			SUBTOTAL	\$ 115,000.00
			TOTAL ESTIMATED COST	\$1,442,125.00
			25% CONTINGENCY	\$360,531.25
			10% DESIGN FEES	\$144,212.50
			TOTAL ESTIMATED COSTS	\$1,946,868.75

Notes:

1. Estimated costs are based upon conceptual plans for new traffic improvements, near the existing ball field complexes, including road widenings and new parking / drives. Costs are preliminary and may vary once final design / specifications are completed. Refer to master plan drawing for proposed plans.
2. Estimated costs for site grading and utility work are approximate and are to be verified with final engineering design. A 25% contingency has been included to cover possible costs associated with final grading, pavement design, rock excavation and utility modifications.
3. The estimated costs reflect 2006 construction values and do not include an escalation factor if funding / bidding is delayed.
4. A traffic signal at Veterans Blvd. / N. Rockford Road is recommended to reduce traffic congestion, pending approval and funding by the City of Ardmore.

Alaback Design Associates, Inc.

PRELIMINARY ESTIMATE OF PROBABLE COST

ARDMORE REGIONAL PARK - SPLASH PAD /
KIDS ZONE PARKING EXPANSION

October 2006

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
SITE PREPARATION				
Mobilization / Const. Staking / Misc. Demolition	1	LS	\$ 10,000.00	\$ 10,000.00
Topographic Survey / Soil Borings	1	LS	\$ 12,000.00	\$ 12,000.00
Grading (Balanced cut / fill with on-site soil)	1	LS	\$ 10,000.00	\$ 10,000.00
Grading for Parking Lot Expansion (balanced cut/fill)	1	LS	\$ 20,000.00	\$ 20,000.00
			SUBTOTAL	\$ 52,000.00
UTILITIES / DRAINAGE				
Backflow Preventer (2")	1	BA	\$ 3,000.00	\$ 3,000.00
Water Lines to Equipment (PVC & copper)	1	LS	\$ 15,000.00	\$ 15,000.00
3" Water Supply Line to Splash Pad (tie to ex. 6" W.L.)	750	LF	\$ 12.00	\$ 9,000.00
Drain Line to new underground tank for irrigation use	200	LF	\$ 15.00	\$ 3,000.00
Irrigation Pump at new storage tank	1	BA	\$ 2,500.00	\$ 2,500.00
Electrical Supply to site (from pavilion)	1	LS	\$ 3,000.00	\$ 3,000.00
Underground Storage Tank (irrigation use)	1	LS	\$ 20,000.00	\$ 20,000.00
Drainage Inlets w/ Grates	3	BA	\$ 500.00	\$ 1,500.00
			SUBTOTAL	\$ 57,000.00
PARKING LOT EXPANSION				
Asphalt Parking Lot Expansion	5,060	SY	\$ 25.00	\$ 126,500.00
Curb / Gutter for New Parking Lot	1,500	LF	\$ 15.00	\$ 22,500.00
			SUBTOTAL	\$ 149,000.00
SPLASH PAD PAVING				
New Concrete Sidewalks	3,000	SF	\$ 4.50	\$13,500.00
Splash Pad Paving (colored concrete)	4,600	SF	\$ 10.00	\$46,000.00
Splash Pad Perimeter - Plain Concrete	5,700	SF	\$ 4.50	\$25,650.00
Structural Fill below Splash Pad - 2' thick	800	CY	\$ 25.00	\$20,000.00
			SUBTOTAL	\$105,150.00

ITEM	QTY	UNITS	UNIT COST	TOTAL COST
SPLASH PAD EQUIPMENT (BY VORTEX)				
Fumbling Five VOR-0106	1	EA	\$ 11,000.00	\$ 11,000.00
Rainbow Arch VOR-0517	1	EA	\$ 10,910.00	\$ 10,910.00
Fire Hydrant Activator VOR-0601	1	EA	\$ 5,850.00	\$ 5,850.00
Sea Horse Cannon VOR-0208	1	EA	\$ 5,690.00	\$ 5,690.00
Elephant Cannon VOR-0200	1	EA	\$ 5,690.00	\$ 5,690.00
Bullfrog VOR-0524	1	EA	\$ 6,810.00	\$ 6,810.00
Power Spray Col. VOR-0500	1	EA	\$ 3,100.00	\$ 3,100.00
Bell Spray Col. VOR-0502	1	EA	\$ 3,100.00	\$ 3,100.00
Ground Gusher VOR-0300	1	EA	\$ 920.00	\$ 920.00
Donut Spray VOR-0306	2	EA	\$ 3,240.00	\$ 6,480.00
Ground Geysers VOR-0301	1	EA	\$ 540.00	\$ 540.00
Water Tunnel VOR-0304	1	EA	\$ 3,050.00	\$ 3,050.00
Cylinder Spray VOR-0307	1	EA	\$ 3,100.00	\$ 3,100.00
Rooster Tail VOR-0303	1	EA	\$ 699.00	\$ 699.00
Con. Vault for Valves w/ Lid	1	EA	\$ 2,000.00	\$ 2,000.00
Vortex Controller (18 Stations) - VOR-0718	1	EA	\$ 6,100.00	\$ 6,100.00
Freight / Technical Support Fee (approximate)	1	LS	\$ 3,500.00	\$ 3,500.00
Installation of Splash Pad Equipment (25%)	1	LS	\$ -	\$ 19,634.75
Automatic Valves	15	EA	\$ 300.00	\$ 4,500.00
			SUBTOTAL	\$ 102,673.75

ARCHITECTURAL STRUCTURES / SITE FURNISHINGS

Gazebo (25' dia.; pre-mfg.) with floor slab	1	LS	\$ 50,000.00	\$50,000.00
Gateway Arch	1	LS	\$ 2,500.00	\$2,500.00
Small Shade Structures (10' x 10' w/ Fabric Covering)	7	EA	\$ 6,500.00	\$45,500.00
Benches (6' Long)	12	EA	\$ 500.00	\$6,000.00
Tables / Chairs (at gazebo)	4	EA	\$ 1,000.00	\$4,000.00
4' Height Perimeter Fencing	450	LF	\$ 40.00	\$18,000.00
Bike Rack (15' long)	1	LS	\$ 1,000.00	\$1,000.00
Trash Receptacles	2	EA	\$ 350.00	\$700.00
Drinking Fountain	1	EA	\$ 3,000.00	\$3,000.00
Misc. Signage	1	LS	\$ 1,500.00	\$1,500.00
			SUBTOTAL	\$132,200.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
LANDSCAPING / IRRIGATION				
Sod (Disturbed areas adjacent to splash pad)	25,000	SF	\$ 0.25	\$6,250.00
Shade Trees - 1 1/2" caliper	25	EA	\$ 200.00	\$5,000.00
Planting Bed (at entry)	300	SF	\$ 5.00	\$1,500.00
Irrigation System (adjacent to splash pad)	1	LS	\$ 8,000.00	\$8,000.00
			SUBTOTAL	\$20,750.00
			TOTAL CONSTRUCTION COSTS	\$618,773.75
			25% CONTINGENCY	\$154,693.44
			10% DESIGN FEES	\$61,877.38
			TOTAL ESTIMATED COST	\$835,344.56

Notes:

1. Estimated costs are based upon conceptual plans for a new splash pad, located east of the existing play equipment area in Ardmore Regional Park. Costs are preliminary and may vary once final design / specifications are completed. A 25% contingency is included to cover possible costs associated with final grading / soil conditions, rock excavation, pavement design, utility extensions, and final design of architectural structures and splash pad / piping. For pricing purposes, splash pad equipment is shown as provided by Vortex (2006 price list).
2. Estimated costs for waterline and electrical service extensions to the splash pad site are approximate, and are to be verified with final engineering design.
3. The estimated costs reflect 2006 construction values and do not include an escalation factor if funding / bidding is delayed.

Other amenities at the *Overbrook Overlook* should include wooded picnic sites, and the existing stone structure retrofitted as restrooms. The site contains three existing fishing docks and an existing boat ramp. Security is most easily maintained by lake patrol boat, since the site is so visible from the lake.

14 Pennsylvanian Peninsula

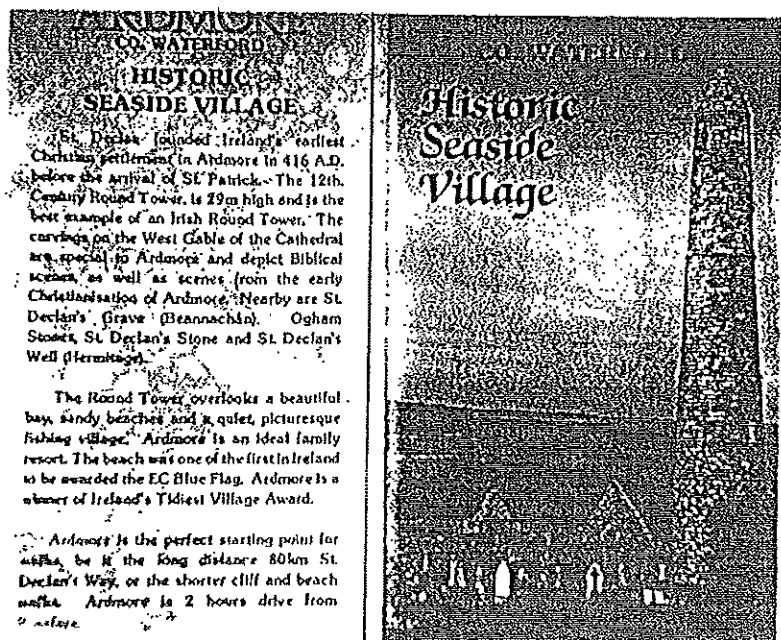
The park's largest peninsula is named the *Pennsylvanian Peninsula*, a dual salute to Ardmore's sister city of Ardmore, Pennsylvania, and the geologic Pennsylvanian Period during which the park's rock outcrops originated.

Indian Territory's 1889 Santa Fe Railroad venture was financed by Pennsylvania Railroad money from Philadelphia, Pennsylvania. When the Santa Fe was built across undeveloped Indian Territory, seven station sites along the new railroad were named for seven Pennsylvania towns on the Pennsylvania Railroad's main line running west out of Philadelphia: Wayne, Paoli, Wynnewood, Berwyn, Ardmore, Overbrook, and Marietta.⁴⁸ Ardmore, Indian Territory, became Ardmore, Oklahoma.

Ardmore, Pennsylvania, was named for Ardmore, Ireland, because most of its inhabitants were Irish railroad workers.

"Ardmore" is an Irish word meaning "high point". In 1906, Ardmore, Indian Territory, picking up on this translation, marketed itself (erroneously) on official City letterhead as the "Summit City and the Metropolis of Indian Territory, located on the highest point between Galveston and Kansas City".⁴⁹

The *Pennsylvanian Peninsula* is formed by a ridge of the Primrose Sandstone, elsewhere rich in oil and gas deposits. The approach down the *Primrose Path* feels processional in nature, while the narrow, linear peninsula of windswept prairie, starkly different from the rest of the parkland, lends itself to solitude, contemplation, and a feeling of stepping back in time.



12th Century Tower at Ardmore, Ireland. (Courtesy Carter County Historical Society Museum, Ardmore, OK).

► Ardmore Hour Tower:

To celebrate Ardmore's Irish heritage, a half-size replica of Ardmore, Ireland's medieval 94-foot Tower could dominate the *Pennsylvanian Peninsula*, becoming its "high point". Historic authenticity is emphasized by recreating the original tower's distinctive conical shape and emulating the vintage Irish stone masonry on the tower replica.

Unsoftened by unnecessary foundation plantings, the tower replica stands stark against the sky, a lonely beacon drawing one from the fast-paced recreational opportunities near the park entrance across eons of geological time to the silent, primeval prairie of the *Pennsylvanian Peninsula*.

The *Ardmore Hour Tower* juxtaposes long eons of geological time with dawn-to-dusk solar time. Although we cannot see time, at the *Ardmore Hour Tower* we can see its effect. Like a giant sundial, the tower casts a shadow demarcating time across massive standing stones arced around its base, each stone inscribed with its own Roman numeral. To "set" the rock clock, stones demarking hours must be positioned to reflect the correct time at Ardmore's location at 34°10' north latitude and 97°8' west longitude. Each of the standing stones is from a different outcrop within the park (but moved here from outcrops onsite or offsite); each exhibits a different geological timeperiod and a different hour of the day.

In utter contrast to fast-paced modern-day hi-tech quartz technology, this site and its sundial seem to be from "...a past in which time moved more slowly, where life was not so complicated, and when it was easier to relax and meditate a little...."¹⁵⁰ Envision this primitive spot--native prairie grasses waving in an ever-present wind, the heat of the ancient sun on your shoulders, the lazy drone of an insect on a wildflower, the occasional sharp cry of a bird, and the presence of time; invisible, yet manifested by the tower's shadow--silently, relentlessly skimming the ground, measuring out the afternoon and the movement of the earth....



Ardmore Hour Tower

15 Park Theme

The park's design components share a common theme: Time. They illustrate different kinds of time and also the progression of time.

- ▶ **Geologic time** is demarked by the site's natural rock outcrops, highlighted for visitors by the *Outcrop Archways*; discovery of oil near Ardmore (celebrated by the *Petrol Plaza*); and the presence of ancient plant life which can be found at the *Primitive Plant Pocket*.

Interpretation of this exciting regional geology is an obvious thematic focus for the park. With its own slice of geologic exhibitry, the park's Pennsylvanian Period rock outcrops offer a rare opportunity for interpretation and integration into the sphere of public enjoyment. The park site could become both an inward-looking geological microcosm and an outward-looking nucleus central to regional geological attractions--not a dull, technical park, but an enlightening and entertaining one interpreting surface geology. *Public Art* displays could also promote the geological theme.

- ▶ **Prehistoric time** is unveiled by the recent discovery of the park's Native American archeological site, an asset just waiting to reveal its time-held secrets.
- ▶ **Historical time** is illustrated by the *Hour Tower* on the *Pennsylvanian Peninsula*, where Ardmore's Irish roots are celebrated by replicating the historic tower at Ardmore, Ireland.

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PRELIMINARY ESTIMATE OF PROBABLE COST

ARDMORE REGIONAL PARK - AMPHITHEATER AREA

September 2006

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
PHASE ONE				
SITework				
Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Construction Survey Staking	1	LS	\$ 5,000.00	\$ 5,000.00
Clear and Grubbing	1	LS	\$ 3,000.00	\$ 3,000.00
Grading (Balanced cut / fill using on-site soil) - includes grass berm and parking lot areas	30,000	CY	\$ 5.00	\$ 150,000.00
			SUBTOTAL	\$ 168,000.00
SITE UTILITIES				
Electrical Service (Primary Service to Transformer at Building)	400	LF	\$ 85.00	\$ 34,000.00
Electrical Service (Secondary Service to Stage)	400	LF	\$ 60.00	\$ 24,000.00
Misc. Electrical at Stage Area (200 amp disconnect)	1	LS	\$ 10,000.00	\$ 10,000.00
Water Meter / Backflow Preventer / Tap 12" W.L.	1	LS	\$ 5,000.00	\$ 5,000.00
6" Water Line Extension to Site (connect to ex. 12" W.L.)	900	LF	\$ 45.00	\$ 40,500.00
Parking Lot Lighting (Ph. 1) - 20' ht. poles	8	EA	\$ 35.00	\$ 280.00
Electrical Outlets (for vendors) - Ph.1	1	LS	\$ 5,000.00	\$ 5,000.00
			SUBTOTAL	\$ 118,780.00
PARKING, ROADS & WALKS				
New Asphalt Road - 26' wide (between Ardmore Regional Parkway and new stage)	4,300	SY	\$ 23.00	\$ 98,900.00
Asphalt Parking Lot (approx. 210 spaces)	9,200	SY	\$ 23.00	\$ 211,600.00
Concrete Sidewalks (between parking lot and amphitheater)	7,150	SF	\$ 4.50	\$ 32,175.00
Curb / Gutter for Parking Lot	2,200	LF	\$ 15.00	\$ 33,000.00
Curb / Gutter for new Roadways	2,900	LF	\$ 15.00	\$ 43,500.00
			SUBTOTAL	\$ 419,175.00
LANDSCAPING & IRRIGATION				
Sod (lawn terraces and parking lot islands)	30,000	SF	\$ 0.25	\$ 7,500.00
Sprigging or Seeding	400,000	SF	\$ 0.08	\$ 32,000.00
Shade Trees (1 1/2" cal.)	70	EA	\$ 200.00	\$ 14,000.00
Ornamental Trees (6' ht.)	14	EA	\$ 150.00	\$ 2,100.00
Irrigation System (Amphitheater and grass seating berm)	1	LS	\$ 20,000.00	\$ 20,000.00
			SUBTOTAL	\$ 75,600.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
AMPHITHEATER / STAGE				
Stage (colored concrete or concrete pavers)	2,000	SF	\$ 12.00	\$24,000.00
Stage Footing	175	LF	\$ 125.00	\$21,875.00
Overhead Light Truss (70 LF)	1	LS	\$ 65,000.00	\$65,000.00
Columns for Light Truss (stone veneer); includes footings	2	EA	\$ 25,000.00	\$50,000.00
Steps at Stage	150	LF	\$ 30.00	\$4,500.00
Small Lighting Package w/ Portable Dimming System	1	LS	\$ 60,000.00	\$60,000.00
Small Portable Sound Control System	1	LS	\$ 60,000.00	\$60,000.00
Seating Terraces	5,900	SF	\$ 15.00	\$88,500.00
Seat Ht. Wall at Terraces (16" ht.)	1,300	LF	\$ 40.00	\$52,000.00
Handrails	200	LF	\$ 30.00	\$6,000.00
Step Lighting (at seating terraces)	30	EA	\$ 600.00	\$18,000.00
Concrete Sidewalks	4,300	SF	\$ 6.00	\$25,800.00
			SUBTOTAL	\$475,675.00
			TOTAL PHASE I CONSTRUCTION COST	\$1,257,230.00
			25% CONTINGENCY	\$314,307.50
			10% DESIGN FEES	\$125,723.00
			TOTAL ESTIMATED PHASE I COST	\$1,697,260.50

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
PHASE TWO				
SITework				
Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
Construction Survey Staking	1	LS	\$ 3,000.00	\$ 3,000.00
Finish Grading (Balanced out / fill using on-site soil) - for Phase II parking lot	1	LS	\$ 20,000.00	\$ 20,000.00
			SUBTOTAL	\$ 28,000.00
SITE UTILITIES				
Parking Lot Lighting (Ph. 2)	8	EA	\$ 3,500.00	\$ 28,000.00
Septic System (for restroom)	1	LS	\$ 5,000.00	\$ 5,000.00
Electrical Outlets (for vendors) - Phase 2	1	LS	\$ 2,000.00	\$ 2,000.00
			SUBTOTAL	\$ 35,000.00
PARKING & WALKS				
Asphalt Parking Lot (approx. 235 sp.) / Bus Parking	9,500	SY	\$ 23.00	\$ 218,500.00
Concrete Sidewalks	8,000	SF	\$ 4.50	\$ 36,000.00
Curb / Gutter for Parking Lot	2,600	LF	\$ 15.00	\$ 39,000.00
			SUBTOTAL	\$ 293,500.00
AMPHITHEATER				
Seat Ht. Walls at Terraces (16" ht.)	2,250	LF	\$ 40.00	\$90,000.00
Seating Terraces	10,500	SF	\$ 15.00	\$157,500.00
Remote Light Towers	2	EA	\$ 35,000.00	\$70,000.00
Concrete Walks	1,900	SF	\$ 6.00	\$11,400.00
Step Lighting (at seating terraces)	24	EA	\$ 600.00	\$14,400.00
Stage Bandshell	1	LS	\$ 120,000.00	\$120,000.00
			SUBTOTAL	\$463,300.00
LANDSCAPING & IRRIGATION				
Sod (lawn terraces)	15,000	SF	\$ 0.25	\$3,750.00
Sprigging or Seeding (Phase II parking lot)	50,000	SF	\$ 0.08	\$4,000.00
Shade Trees (1 1/2" cal.)	70	EA	\$ 200.00	\$14,000.00
Ornamental Trees (6' ht.)	8	EA	\$ 150.00	\$1,200.00
Irrigation System (seating terraces / site areas)	1	LS	\$ 10,000.00	\$10,000.00
			SUBTOTAL	\$32,950.00

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
ENTRY STRUCTURE / RESTROOM				
New Building (restrooms, ticketing, storage, etc.)	2,500	SF	\$ 100.00	\$ 250,000.00
SUBTOTAL				\$ 250,000.00
TOTAL PHASE 2 CONSTRUCTION COST				\$1,102,750.00
25% CONTINGENCY				\$275,687.50
10% DESIGN FEES				\$110,275.00
TOTAL ESTIMATED PHASE 2 COST				\$1,488,712.50

AMPHITHEATER COST SUMMARY

PHASE 1 COST	\$1,697,260.50
PHASE 2 COST	\$1,488,712.50
TOTAL ESTIMATED AMPHITHEATER COSTS	\$3,185,973.00

Notes:

1. Estimated costs are based upon conceptual plans for a new amphitheater located between City Lake and Regional Parkway Road. Costs may vary once final design / specifications are completed.
2. Estimated costs for site grading, water, sanitary sewer and electrical service extensions to the amphitheater site are approximate and are to be verified with final engineering design. A 25% contingency has been included to cover possible costs associated with final grading, pavement design, utility extensions, and final design of architectural structures / stage elements.
3. The estimated costs reflect 2006 construction values and do not include an escalation factor if funding / bidding is delayed.
4. Refer to phasing diagram for anticipated limits of Phase One and Phase Two construction. Phase One construction is proposed to include the stage area, two seating terraces, and approx. 210 parking spaces. Phase One construction also includes rough grading for the grass seating berm and all parking lot areas. During the initial phase, portable toilet facilities are proposed. Phase Two includes a restroom facility with sanitary sewer service. The bandshell structure and remote light towers are also proposed as Phase Two construction.