Upper & Lower Park
AGENDA

1.0 Program

2.0 Design

3.0 Cost and Schedule
1.0 PROGRAM
Survey Results

Number of Votes
(+1,600 Survey Responses)

- Bike paths
- Picnic/BBQ
- Explorational play (ages 6-12)
- Paddleboats, rowboats (in lake)
- Playground (ages 2-5)
- Multi-Use Fields
- Festivals (Festival of the Arts)
- Farmers/flower markets
- Concerts, symphony
- Seasonal events (Christmas & Thanksgiving)
- Outdoor movies
- Performances
- Nature walks
- Community gardens
- Landscape sustainability
- Native plants education
- Temporary art exhibition
- Energy sustainability
- River-edge boardwalk/pier/cafés
- Shade structures
- Historic Union Station reuse
- Downtown-river promenade
- Interactive fountains
- Public art / downtown monument

Categories:
- Recreation
- Performances/Events
- Education/Interpretation
- Special Features
Unified or Sequence of Experiences
Skydance Bridge Connection
Shaded Seating
Unique Paving and Lighting
People Watching
Jogging, Walking, Biking
Temporary Art and Market
Downtown and Trail Maps
Historic Interpretation Topics
  - Land Run Story
  - Rail History
  - Regional Water Story
  - Landscape Transformation
Multi-Use Urban Plaza:

- Hardscape
- Events and Activities
- Arena Related Visitation
- Activate Boulevard Edge
- Related Performances
- Downtown Monument
- Civic Scale Public Art
- Iconic Lighting
- Display Gardens
- Food Service
- Transit Connections
- Information Kiosk
- Bike Rental

context and connection
Active Program to Encourage Redevelopment and Complement Myriad Gardens

- Civic Scale Water Display
- Convention Center related Visitation
- Shaded Lawn Areas
- Neighborhood Playground
- Exploration Play
- Interactive Water Play
- Food Trucks
- Inviting/Permeable Edges
- Ample Streetside Parking
- Farmers Market
- Safe and Secure Environment
park programming

Outdoor Performances, Events
- Farmer's and Flower Markets
- Bike Paths

Boardwalk, Café, Boating
- Native Plants Education
- Landscape Sustainability

Re-using Historic Union Station

Multi Use Fields
- Shade Structures
- Bike Paths
- Landscape Sustainability

Downtown Monument, Public Art
- Downtown-River Promenade
- Multi-use Fields
- Picnic and BBQ Areas

Playground and Exploration Play
- Bike Paths

Interactive Fountains
- Multi-Use and Display Gardens
- Shade Structures

Nature Walks
- Downtown-River Promenade
- Native Plants Education
- Multi-use Fields

Community Gardens
- Multi-Use and Display Gardens
- Outdoor Performances
- Farmer’s and Flower Markets
upper park overview

38 acres
15 unique areas
560,000+ visits
lower park overview

34 acres
6 unique areas
UPPER PARK
Great Lawn and Skyline from Promontory
UPPER PARK
Promenade Garden
UPPER PARK
Cafe

Key Map
UPPER PARK
Oklahoma Woodland and Shade
UPPER PARK
Interactive Fountain
UPPER PARK
Boathouse
UPPER PARK
Boathouse
UPPER PARK
Union Station and Outdoor Space
LOWER PARK
Sports Fields and Play Pavilion
LOWER PARK
Sports Fields and Play Pavilion
LOWER PARK
Community Garden and Play Pavilion
LOWER PARK
Oval Event Lawn
3.0 COST AND SCHEDULE
### Cost Estimate

**Opinion of Probable Construction Cost: 95% Final Plans (CD)**

<table>
<thead>
<tr>
<th>CSI # Description</th>
<th>Unit Price with General Requirements</th>
<th>Unit Price with Estimating Contingency</th>
<th>Unit Price with Escalation Contingency</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCHEDULE OF VALUES SUMMARY</td>
<td>2%</td>
<td>3%</td>
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<tr>
<td>GENERAL REQUIREMENTS</td>
<td>$8,204,718</td>
<td>$8,368,812</td>
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<td>EXISTING CONDITIONS</td>
<td>$427,520</td>
<td>$436,071</td>
<td>$449,153</td>
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<td>CONCRETE</td>
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<td>METALS</td>
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<td>$339,660</td>
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<tr>
<td>WOOD, PLASTIC &amp; COMPOSITES</td>
<td>$193,050</td>
<td>$196,911</td>
<td>$202,818</td>
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<tr>
<td>THERMAL &amp; MOISTURE PROTECTION</td>
<td>$45,498</td>
<td>$46,408</td>
<td>$47,800</td>
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<tr>
<td>SPECIAL CONSTRUCTION (buildings, fountain, bridge)</td>
<td>$10,982,126</td>
<td>$11,201,769</td>
<td>$11,537,822</td>
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<tr>
<td>ELECTRICAL</td>
<td>$5,090,438</td>
<td>$5,192,247</td>
<td>$5,348,014</td>
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<tr>
<td>ELECTRONIC SAFETY &amp; SECURITY</td>
<td>$147,500</td>
<td>$150,450</td>
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<td>EARTHWORK</td>
<td>$3,271,960</td>
<td>$3,337,399</td>
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<td>EXTERIOR IMPROVEMENTS (hardscape, softscape, lake)</td>
<td>$24,244,127</td>
<td>$24,729,010</td>
<td>$25,470,880</td>
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<td>CONSTRUCTION COST OF THE WORK</td>
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$58,968,370 budget limit

### Benchmark Summary

<table>
<thead>
<tr>
<th>Unit Price based on Subtotal with Estimating Contingency &amp; Escalation</th>
<th>1,652,230</th>
<th>S.F.</th>
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<tbody>
<tr>
<td>area comparative unit cost</td>
<td>37.93</td>
<td>A.C.</td>
<td>$1,553,884</td>
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## Cost Estimate

### Project: OKC Downtown Public Park (Lower Base Option)

### CSI # Description

<table>
<thead>
<tr>
<th>CSI#</th>
<th>Description</th>
<th>Unit Price</th>
<th>Unit Price with General Requirements</th>
<th>Unit Price with Estimating Contingency</th>
<th>Unit Price with Escalation Contingency</th>
<th>Unit Price with Construction Contingency</th>
<th>% of Total Cost</th>
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<tbody>
<tr>
<td>DIV 01</td>
<td>General Requirements</td>
<td>$1,524,415</td>
<td>$1,753,078</td>
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<td>DIV 02</td>
<td>Existing Conditions</td>
<td>$336,266</td>
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<td>$409,664</td>
<td>$409,664</td>
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<td>DIV 03</td>
<td>Concrete</td>
<td>$548,820</td>
<td>$631,423</td>
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<td>$709,012</td>
<td>$735,913</td>
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<td>DIV 04</td>
<td>Masonry</td>
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<tr>
<td>DIV 05</td>
<td>Metals</td>
<td>$24,000</td>
<td>$27,600</td>
<td>$29,256</td>
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<tr>
<td>DIV 06</td>
<td>Wood, Plastic &amp; Composites</td>
<td>$67,800</td>
<td>$77,970</td>
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<td>$90,913</td>
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<td>DIV 07</td>
<td>Thermal &amp; Moisture Protection</td>
<td>$0</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.0%</td>
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<tr>
<td>DIV 13</td>
<td>Special Construction (Buildings)</td>
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<td>$2,386,900</td>
<td>$2,470,114</td>
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<td>Electrical</td>
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<td>DIV 31</td>
<td>Earthwork</td>
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<td>$100,568</td>
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<td>DIV 32</td>
<td>Exterior Improvements (hardscape, softscape)</td>
<td>$1,077,154</td>
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<td>$1,313,539</td>
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<td>Utilities</td>
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<td>$2,132,569</td>
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<tr>
<td>DIV 35</td>
<td>Waterway &amp; Marine Construction</td>
<td>$1,258,090</td>
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<td>DIV 36</td>
<td>Earthwork</td>
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<td>$0</td>
<td>0.0%</td>
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<tr>
<td>DIV 37</td>
<td>Exterior Improvements (hardscape, softscape)</td>
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<td>0.0%</td>
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<tr>
<td>DIV 38</td>
<td>Utilities</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>CONSTRUCTION COST OF THE WORK</td>
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<td>$19,283,855</td>
<td>$20,440,887</td>
<td>$20,500,000</td>
<td>$20,500,000</td>
<td>100.0%</td>
<td></td>
</tr>
</tbody>
</table>

### Benchmark Summary

- **Unit Price Based on Subtotal with Estimating Contingency & Escalation**
  - Area per passive unit cost
    - $1,214,269 S.F. $17
    - $27,88 A.F. $733,285
  - Area per passive unit cost

- **Construction Cost of the Work**
  - $20,500,000 budget limit

- **Total Cost**
  - 100.0%
Schedule

**Upper Park**
- **P1 - Tree Supply Package**: Award Bid

**Lower Park**
- **PDR Package - Schematic Set**: Draft, Final, Approval

**Timeline**
- March
- April
- May
- June
- July
- August
- September
- October