

MAPS 3



Upper & Lower Park

THE CITY OF OKLAHOMA CITY, MAPS PROJECT OFFICE



The City of
OKLAHOMA CITY



AGENDA 0.0

1.0 Program

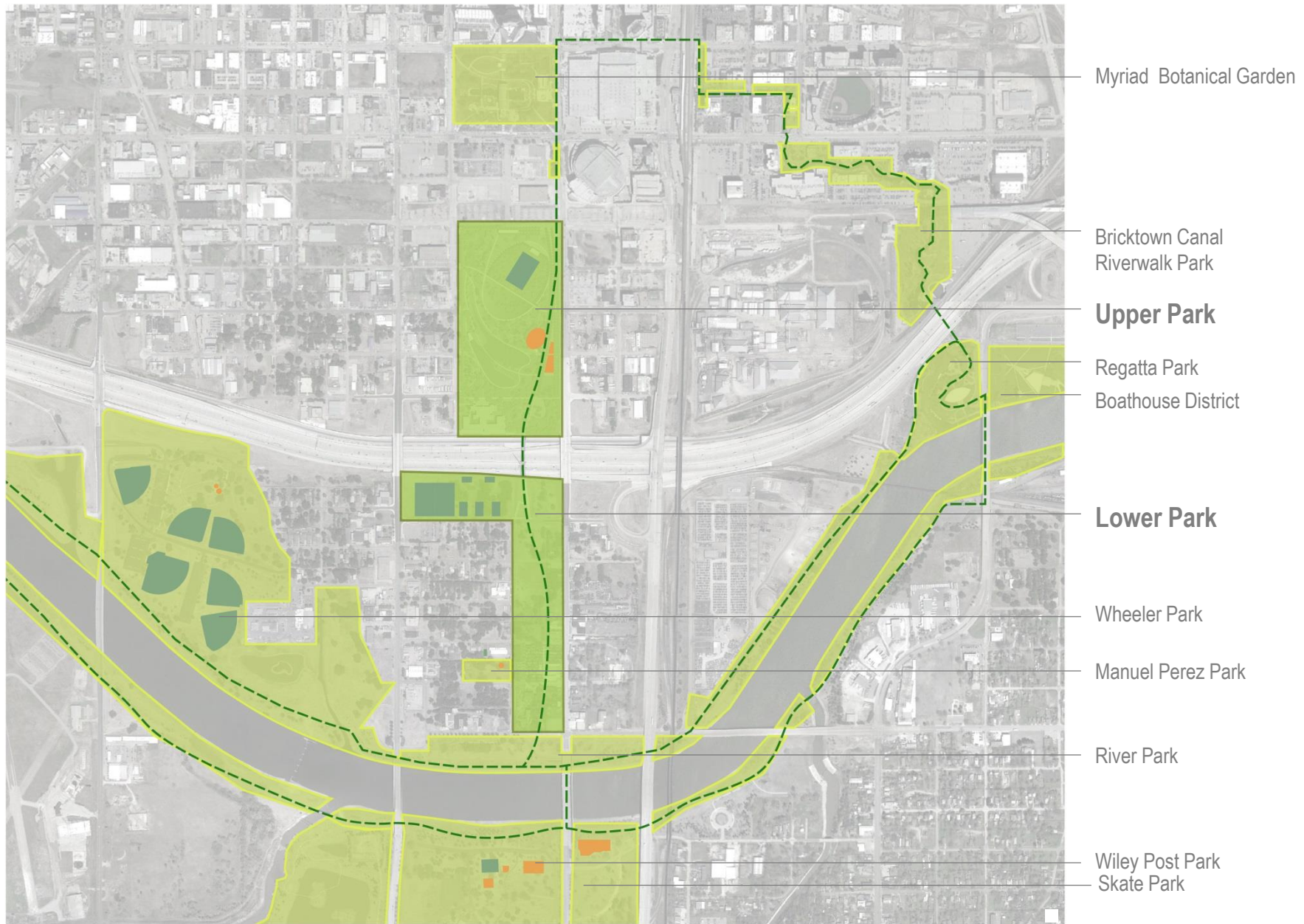
2.0 Design

3.0 Cost and Schedule

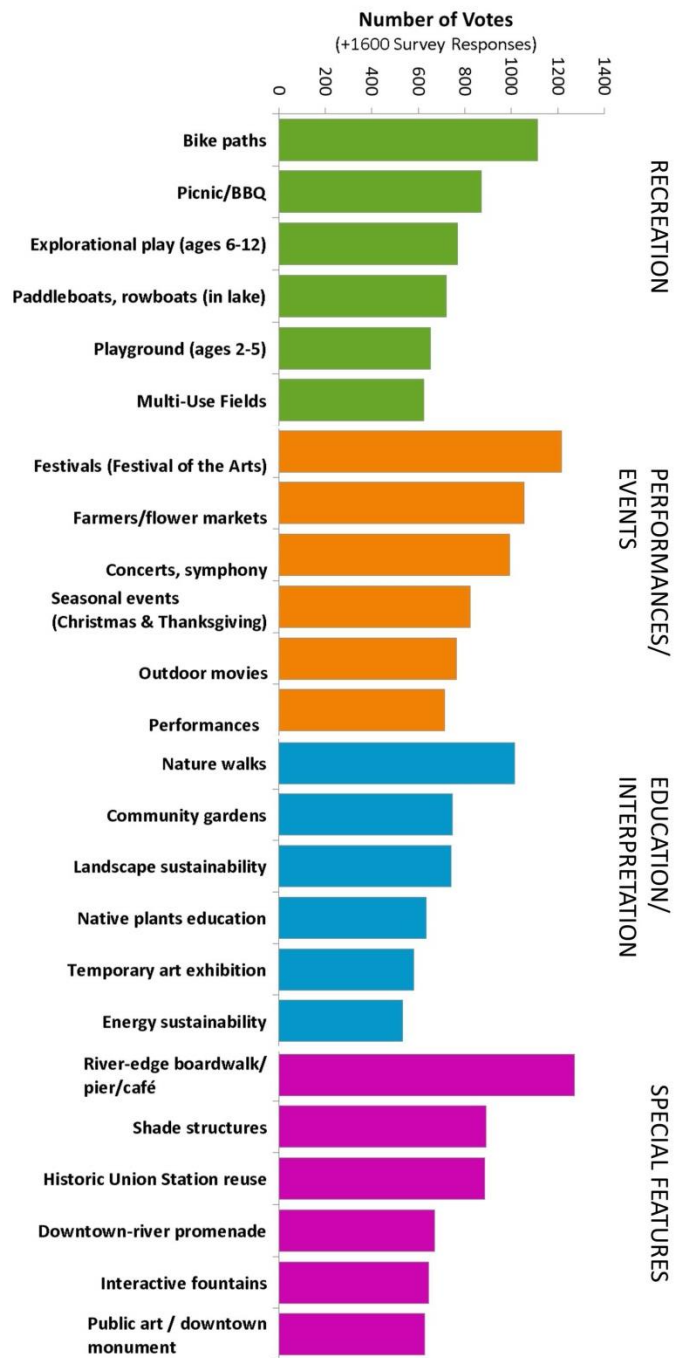
2008 Core to Shore Framework Plan



okc park context



1.0 PROGRAM



Survey Results

context and connection

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

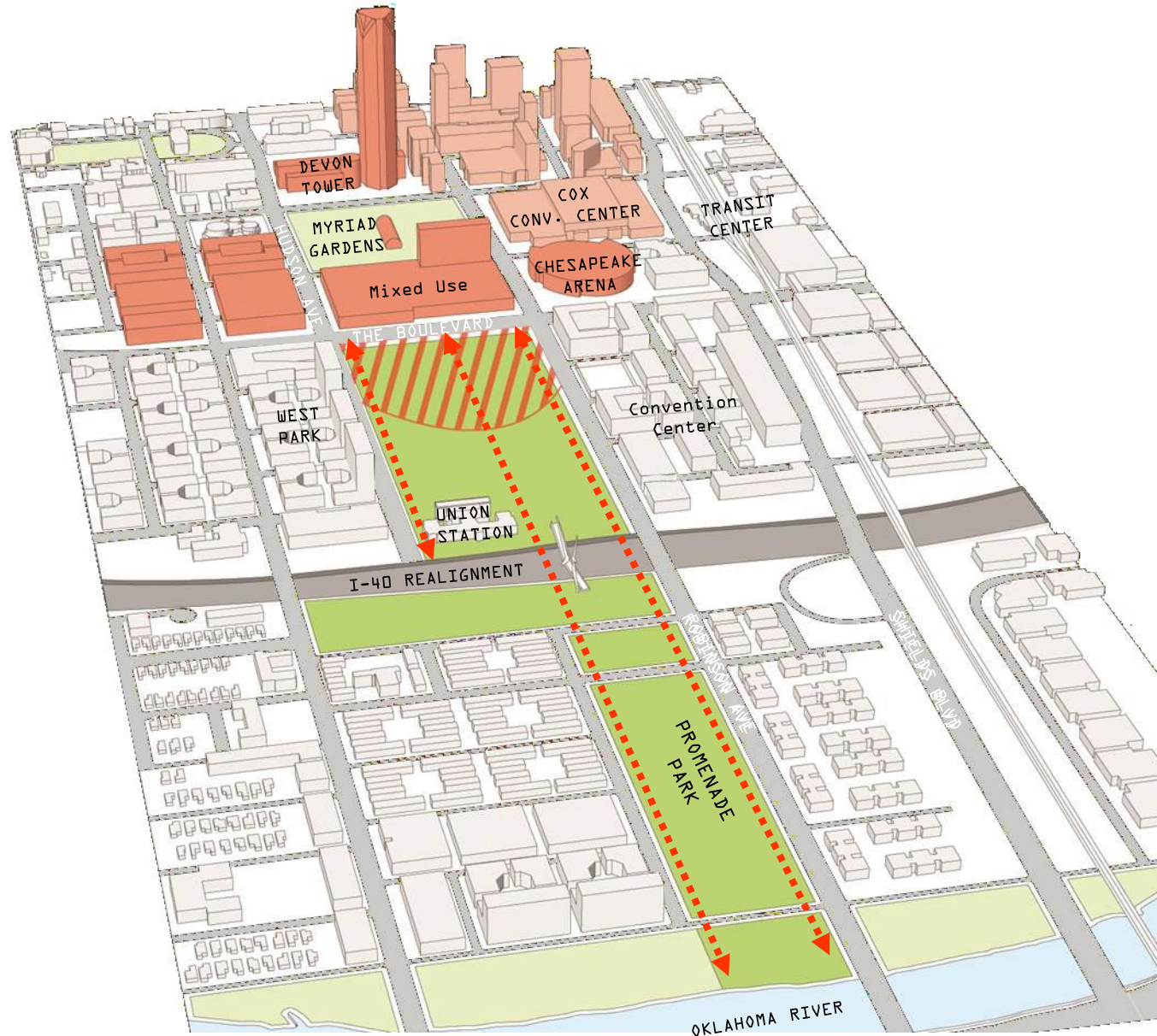
Historic Interpretation Topics

- Land Run Story
- Rail History
- Regional Water Story
- Landscape Transformation



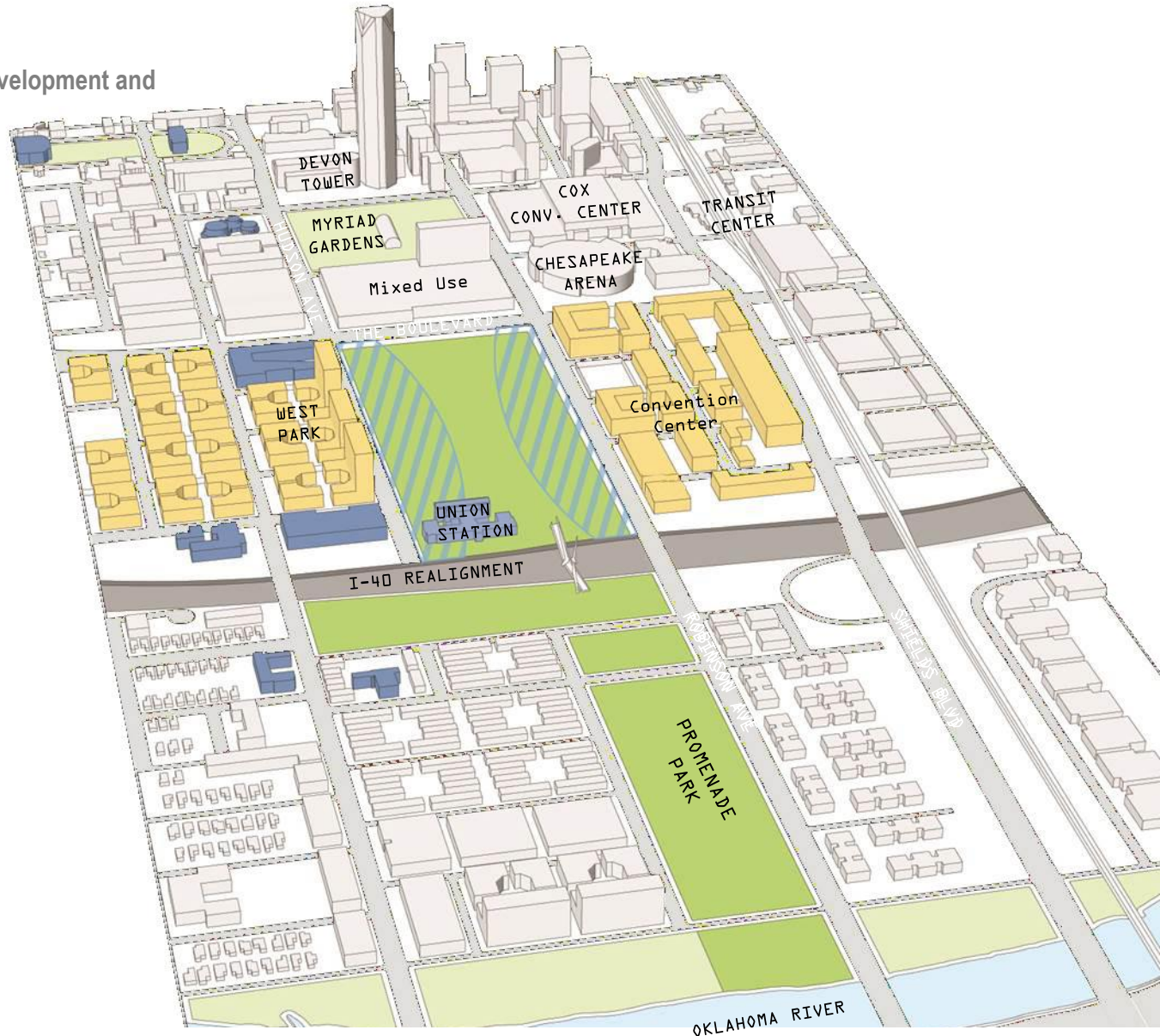
Multi-use Urban Plaza:

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



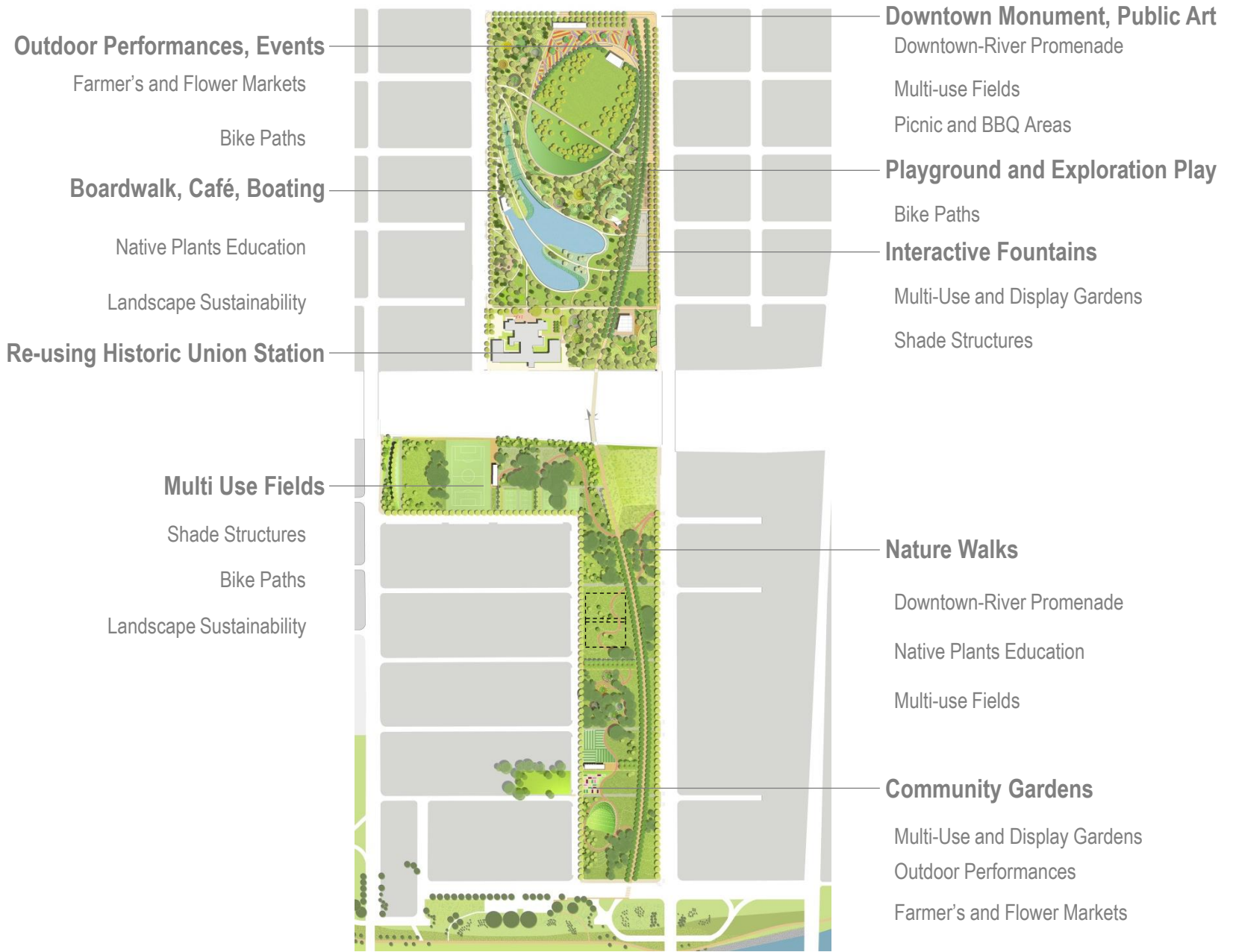
Active Program to Encourage Redevelopment and Complement Myriad Gardens

- 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



2.0 DESIGN

park programming



upper park



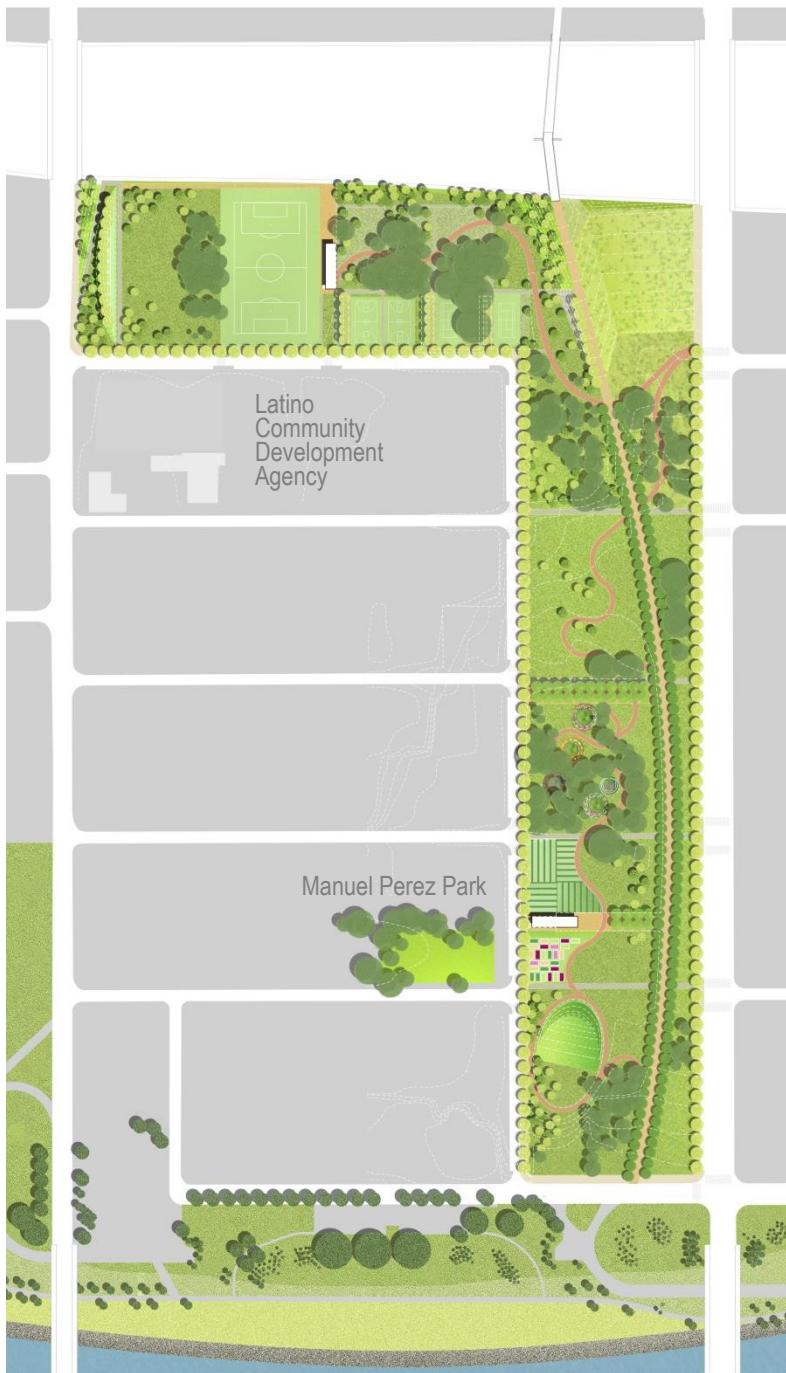
upper park overview

38 acres

15 unique areas

560,000+ visits

lower park



lower park overview

34 acres

6 unique areas

UPPER + LOWER PARK

Aerial View toward River



UPPER PARK

Great Lawn and Skyline from Promontory



Key Map

UPPER PARK

Promenade Garden



Key Map

UPPER PARK

Cafe



Key Map

UPPER PARK

Oklahoma Woodland and Shade



Key Map

UPPER PARK

Lakeside and Woodland Lawn



Key Map

UPPER PARK

Interactive Fountain



Key Map

UPPER PARK

Playground



Key Map

UPPER PARK

Boathouse



Key Map

UPPER PARK

Boathouse



Key Map

UPPER PARK

Union Station and Outdoor Space



Key Map

LOWER PARK

Sports Fields and Play Pavilion



Key Map

LOWER PARK

Sports Fields and Play Pavilion



Key Map

LOWER PARK

Community Garden and Play Pavilion



Key Map

LOWER PARK

Oval Event Lawn



Key Map

3.0 COST AND SCHEDULE

Cost Estimate

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

CSI # Description	Unit Price with General Requirements	with Estimating Contingency	with Escalation Contingency	%
		2%	3%	
SCHEDULE OF VALUES SUMMARY				
GENERAL REQUIREMENTS	\$8,204,718	\$8,368,812	\$8,619,877	14.6%
EXISTING CONDITIONS	\$427,520	\$436,071	\$449,153	0.8%
CONCRETE	\$1,065,931	\$1,087,250	\$1,119,867	1.9%
MASONRY	\$112,200	\$114,444	\$117,877	0.2%
METALS	\$333,000	\$339,660	\$349,850	0.6%
WOOD, PLASTIC & COMPOSITES	\$193,050	\$196,911	\$202,818	0.3%
THERMAL & MOISTURE PROTECTION	\$45,498	\$46,408	\$47,800	0.1%
SPECIAL CONSTRUCTION (buildings, fountain, bridge)	\$10,982,126	\$11,201,769	\$11,537,822	19.6%
ELECTRICAL	\$5,090,438	\$5,192,247	\$5,348,014	9.1%
ELECTRONIC SAFETY & SECURITY	\$147,500	\$150,450	\$154,964	0.3%
EARTHWORK	\$3,271,960	\$3,337,399	\$3,437,521	5.8%
EXTERIOR IMPROVEMENTS (hardscape, softscape, lake)	\$24,244,127	\$24,729,010	\$25,470,880	43.2%
UTILITIES	\$1,982,060	\$2,021,702	\$2,082,353	3.5%
CONSTRUCTION COST OF THE WORK	\$56,100,129	\$57,222,131	\$58,938,795	100.0%
			\$58,968,370 budget limit	

BENCHMARK SUMMARY

Unit Price based on Subtotal with Estimating Contingency & Escalation				
area comparative unit cost	1,652,230	S.F	\$36	
area comparative unit cost	37.93	A.C.	\$1,553,884	

Cost Estimate

Project: OKC DOWNTOWN PUBLIC PARK (LOWER BASE OPTION)		Opinion of Probable Construction Cost: PDR DRAFT				(ENHANCED OPTION)			
CSI#	Description	Unit Price with General Requisitions	with Estimating Contingency	with Escalation Contingency	%	with Escalation Contingency			%
			15%	6%		6%			
SCHEDULE OF VALUES SUMMARY									
D IV 01	GENERAL REQUIREMENTS	\$1,524,415	\$1,753,078	\$1,858,262	9.1%	\$2,214,467			9.1%
D IV 02	EXISTING CONDITIONS	\$336,066	\$386,476	\$409,664	2.0%	\$409,664			1.7%
D IV 03	CONCRETE	\$548,820	\$631,143	\$669,012	3.3%	\$1,077,407			4.4%
D IV 04	MASONRY	\$0	\$0	\$0	0.0%	\$0			0.0%
D IV 05	METALS	\$24,000	\$27,600	\$29,256	0.1%	\$29,256			0.1%
D IV 06	WOOD, PLASTIC & COMPOSITES	\$0	\$0	\$0	0.0%	\$82,648			0.3%
D IV 07	THERMAL & MOISTURE PROTECTION	\$0	\$0	\$0	0.0%	\$0			0.0%
D IV 13	SPECIAL CONSTRUCTION (buildings)	\$1,206,000	\$1,386,900	\$1,470,114	7.2%	\$2,345,356			9.6%
D IV 26	ELECTRICAL	\$1,397,500	\$1,607,125	\$1,703,553	8.3%	\$1,944,915			8.0%
D IV 28	ELECTRONIC SAFETY & SECURITY	\$82,500	\$94,875	\$100,568	0.5%	\$100,568			0.4%
D IV 31	EARTHWORK	\$1,077,554	\$1,239,187	\$1,313,539	6.4%	\$1,313,539			5.4%
D IV 32	EXTERIOR IMPROVEMENTS (hardscape, softscape)	\$9,312,854	\$10,709,782	\$11,352,369	55.5%	\$13,248,031			54.4%
D IV 33	UTILITIES	\$1,258,860	\$1,447,689	\$1,534,550	7.5%	\$1,593,282			6.5%
D IV 35	WATERWAY & MARINE CONSTRUCTION	\$0	\$0	\$0	0.0%	\$0			0.0%
CONSTRUCTION COST OF THE WORK		\$16,768,570	\$19,283,855	\$20,440,887	100.0%	\$24,359,132			100.0%
				\$20,500,000	budget limit	\$20,500,000	budget limit		
BENCHMARK SUMMARY									
Unit Price based on Subtotal with Estimating Contingency & Escalation									
area comparative unit cost		1,214,269	S.F.	\$17		\$20			
area comparative unit cost		27.88	A.C.	\$733,285		\$873,846			

Schedule

upper & lower park

