

**PRELIMINARY DESIGN REPORT**  
**FOR**  
**CITY OF NORMAN**  
**GRIFFIN PARK SPORTS COMPLEX**



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# EXECUTIVE SUMMARY



*Picture obtained from [www.newsok.com](http://www.newsok.com)*



## EXECUTIVE SUMMARY



Griffin Park is located at 1001 E. Robinson Street, in Norman, Oklahoma. The park covers an area that is roughly 160 acres in size. It is bordered by the Cleveland County Fair Grounds on the west, the George M. Sutton Wilderness Area to the north, 12th Avenue NW on the east, and Robinson Street on the south. Planning Design Group has worked with our team consisting of GSB Architecture, Johnson and Associates Engineers, Traffic Engineering Consultants, and the project Ad Hoc Committee to create an overall master plan for the site. By holding multiple meetings with the committee, the parks department, and user groups, we have arrived at the current master plan. This master plan will be the ultimate goal for complete development of Griffin Park. This project, which has a budget of \$11 million dollars, is a part of the NORMAN FORWARD bond issue vote. This is a 15 year sales tax increase that will provide roughly \$200 million dollars for improvements that will directly all aspects of Norman's population.

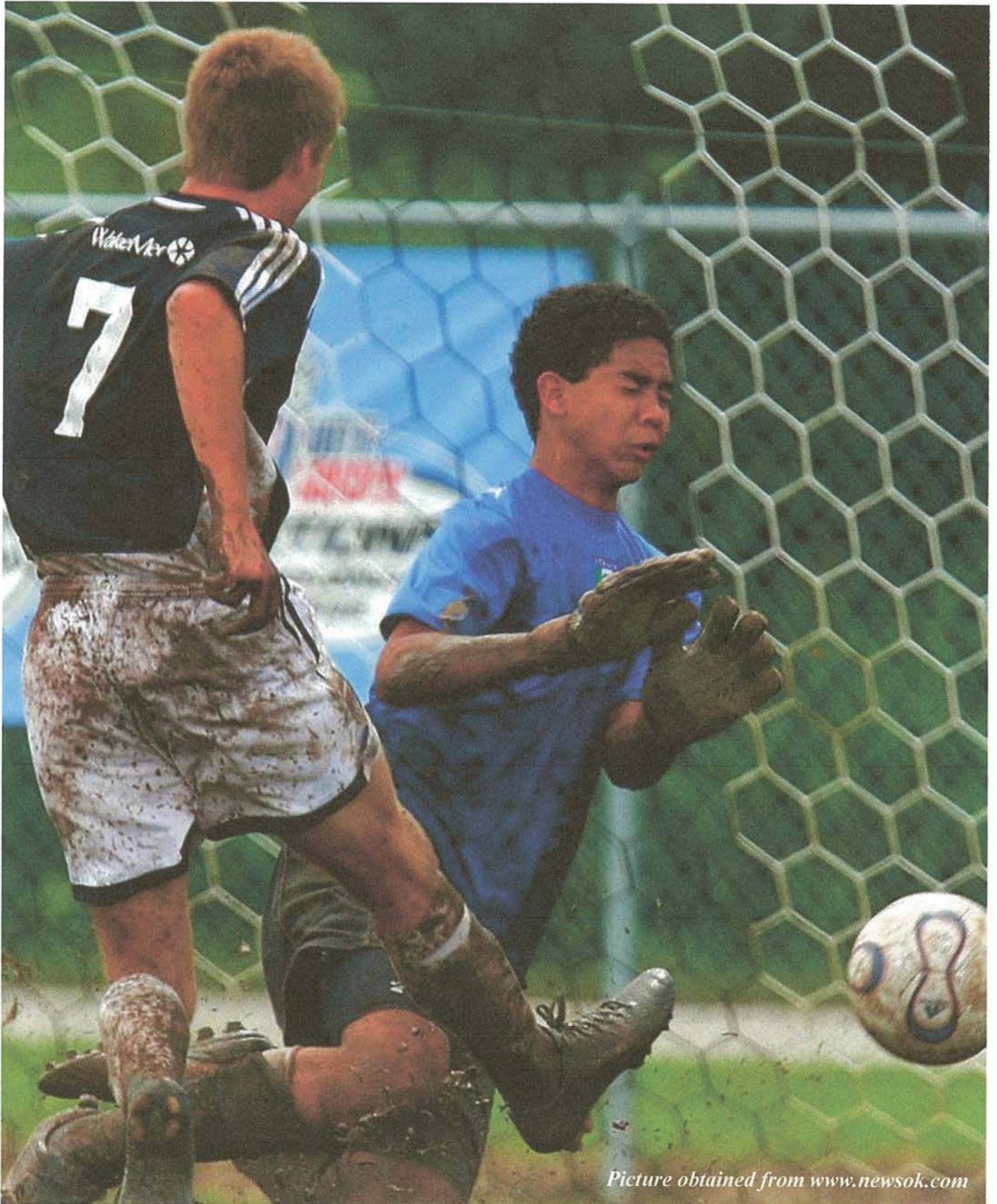
This booklet summarizes all items identified by the City and the Ad Hoc Committee which are potential additions or renovations to Griffin Park. This project will be carried out in phases due to the schedule for relocation of the other sports facilities on site. Many of these sports fields will be relocated to Reaves Park, which is currently being master planned. Ultimately, Griffin Park will contain 21 full size soccer pitches, indoor training facility, new concession/restroom buildings, shelters, plaza areas, site security with fencing, expanded parking, way-finding signage, improved vehicular circulation, improved pedestrian circulation, a new parks maintenance facility site, and a new park and playground on the north side of the lake. The vehicular circulation enhancements will connect to two lighted intersections to improve ingress and egress to the site. These items have all been designed keeping the City of Norman's traffic circulation and future development in mind.

Through our meetings with the Ad Hoc Committee and Parks Department, we have worked to identify the proposed elements that are highest priority and fit within the budgetary guidelines of the project. This led to the development of a Phase One Master Plan. An in depth look at the two master plans and the various items are included in this master plan report, as well as detailed cost estimates. As additional enhancements beyond the current Phase One Master Plan are funded through other sources, those items will be presented to council for consideration.

The master plan document should be considered a dynamic document that can be modified throughout the years as the site develops, programs for the site advance, user needs change, but the ultimate goal of the master plan never changes.



EXISTING  
SITE



*Picture obtained from [www.newsok.com](http://www.newsok.com)*



## EXISTING GRIFFIN PARK



Griffin Park was originally part of the Griffin Memorial Hospital. The park area was once part of the farming complex for the hospital. Included in the farming complex were a cannery, dairy farm, chicken houses, a hog farm, an orchard and even a vineyard. Today, the grain silos from the original farm remain as a landmark for the site. In 1983, initial development started for what is now known as Griffin Community Park.

Griffin Park contains a variety of uses. The park is divided into north and south areas by a lake. The north side of the park includes picnic areas, shelters, walking/jogging trails, disc golf, a dog park, and one soccer field with a restroom/concession building. The south side of the park includes 14 baseball/softball fields, 12 full size soccer fields known as the Gillis-Rother Soccer Complex, four football fields, parking areas, and various buildings for league offices, maintenance facilities and restrooms.



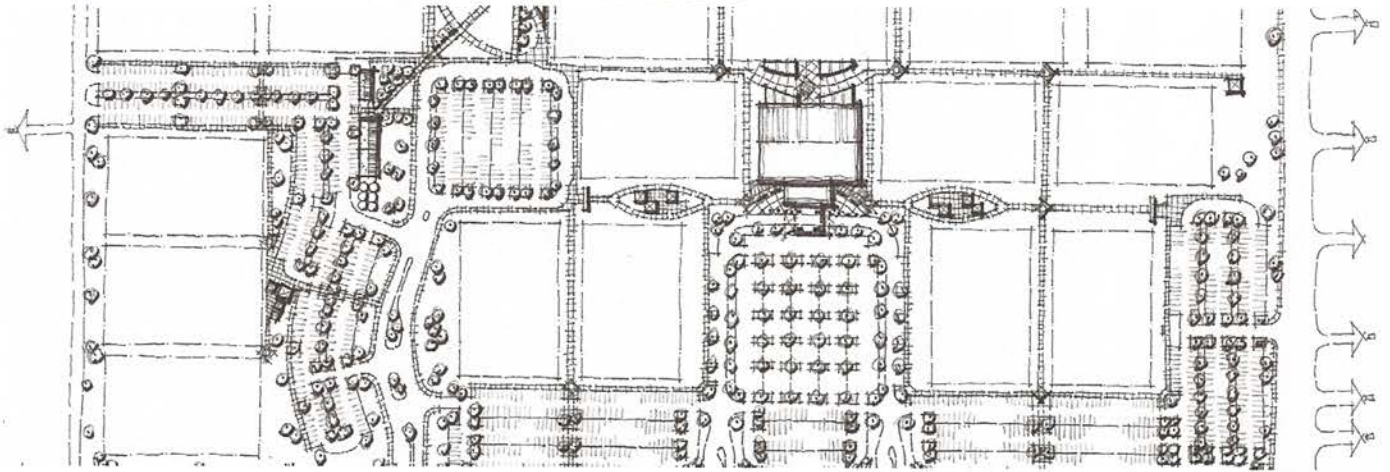


# MASTER PLAN DESIGN PROCESS





# PRELIMINARY DESIGN PROCESS



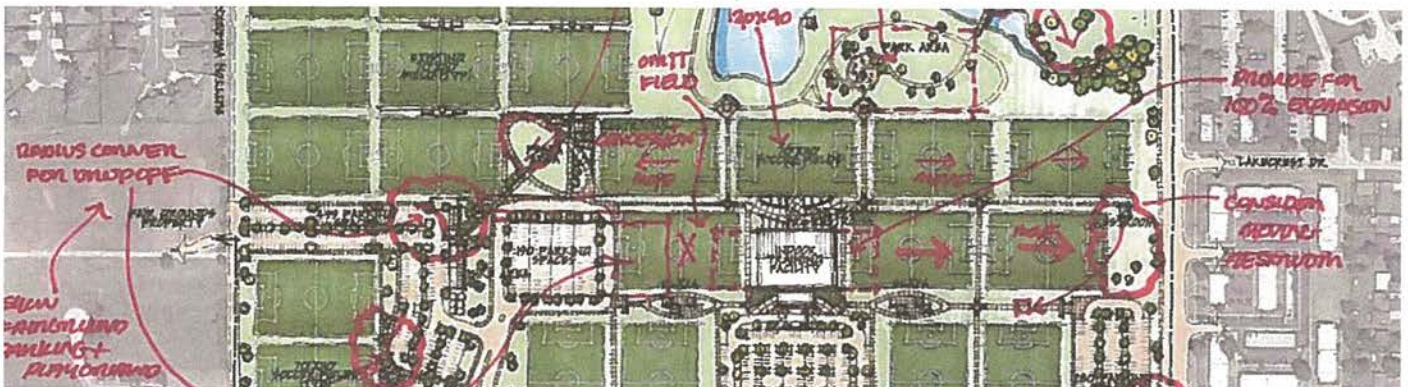
As stated in the Executive Summary, our design team took part in numerous meetings with the project's Ad Hoc Committee for the Griffin Park Sports Complex project. These meetings, along with special meetings attended by the City's Public Works Department, Traffic Engineering Department and Parks Department, allowed our team to complete the master plan design for the project. The Ad Hoc Committee consisted of:

- Carol Dillingham – Chair
- Christy Fuentes
- Steve Gillis
- Randy Laffoon
- Tom Woodfin
- Anil Gollahalli - Ex Officio (representing CFOB)
- Jeffery Salmund - Ex Officio (representing Park Board)

Over the last four months our team has met with the Ad Hoc Committee to seek input and direction for the project keeping in mind the past, present, and future of the park and City of Norman. After the initial meeting to discuss the overall scope of work for the project, our team began research and conceptual design for the park.

With this information in hand our team completed multiple conceptual designs for the project. After a myriad of time designing, redesigning, and redesigning a little more, we settled on 3 main concepts to present to the Ad Hoc Committee. These concepts were distinct in their own way yet contained the required elements desired by the committee. The members of the committee were unanimous on the concept they selected to move forward.

This concept was then dissected by our design team and the Ad Hoc Committee, and then refined to complete the Overall Master Plan. Once the Master Plan was agreed on, an extensive cost estimate was completed for the project. This allowed the design team to meet with the Parks Department and the Ad Hoc Committee to determine





## **PRELIMINARY DESIGN PROCESS - CONT'D**

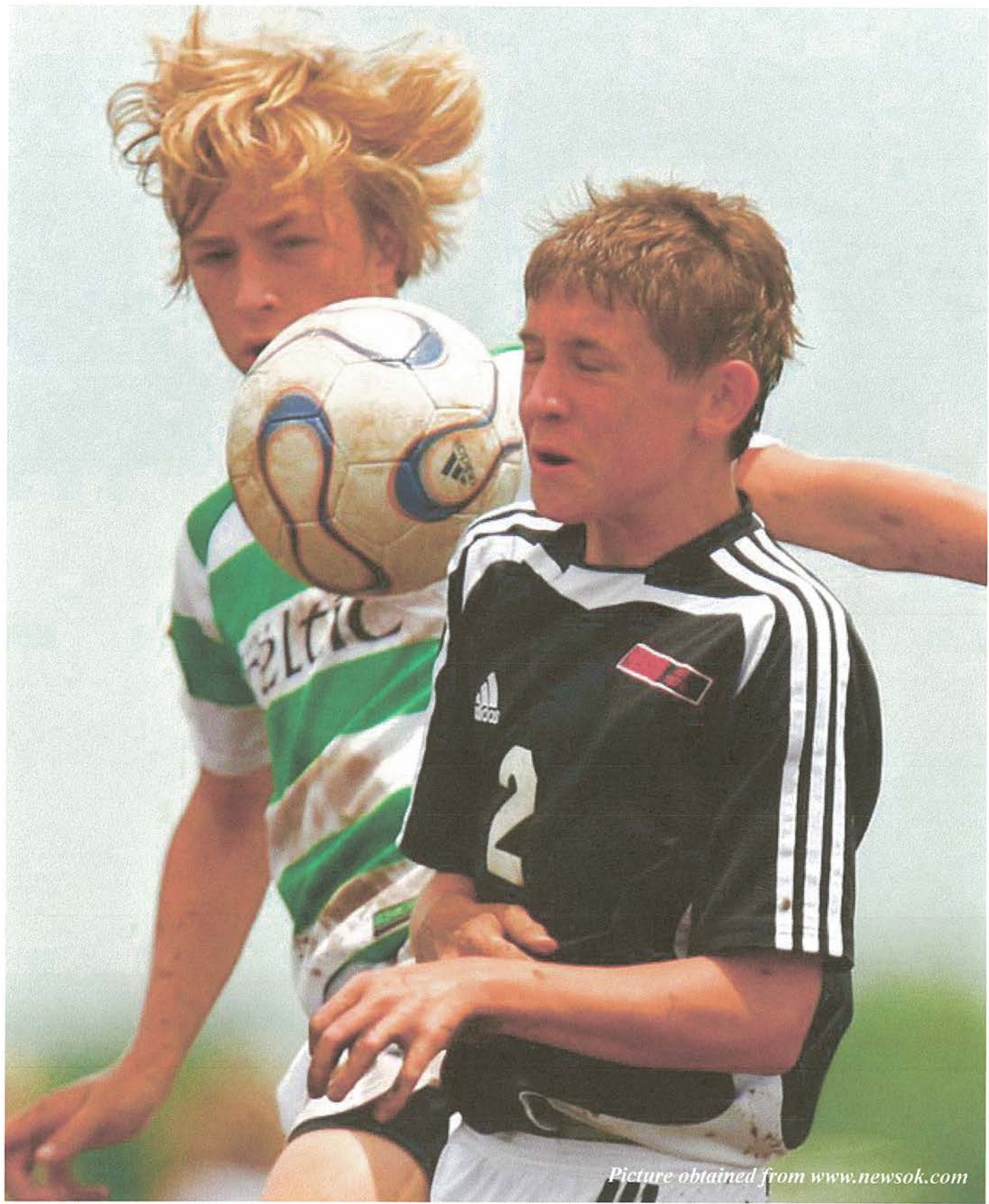
the highest priorities of the project that would be included in a Phase One Master Plan. Ultimately, the entire project will be completed, but our team was able to complete a Phase One Master Plan that included all the highest priorities of the City and the Committee while keeping the project within the current NORMAN FORWARD budget. Ultimately, Phase One will contain 22 full size soccer pitches, in addition to the field at the northeast corner of the park, with one being the premier field, new concession and restroom buildings, shelters, plaza areas, site security with fencing, custom irrigation, expanded parking, way-finding signage, improved vehicular circulation, street signalization at the Robinson Street and 12th Avenue NE entries, street widening of Robinson Street, improved pedestrian circulation, landscaping, and a designated Parks Department maintenance facility site.



The Overall Master Plan and Phase One Master Plan have since received multiple compliments from the public and were unanimously approved by both the Ad Hoc Committee and the Norman Board of Parks Commissioners.



# THE PARK DESIGN



*Picture obtained from [www.newsok.com](http://www.newsok.com)*



## PARK DESIGN

As previously stated, Griffin Park is located at 1001 E. Robinson Street, in Norman, Oklahoma. This is at the northwest corner of Robinson Street and 12th Avenue NE. The park covers an area that is roughly 160 Acres in size. It is bordered by the Cleveland County Fair Grounds on the west, the George M. Sutton Wilderness Park to the north, 12th Avenue NW on the east, and Robinson Street on the south. The park is divided into north and south areas by a lake. The north side of the park includes picnic areas, shelters, walking/jogging trails, disc golf, a dog park, and one soccer field with a restroom/concession building. The south side of the park includes 14 baseball/softball fields, 12 full size soccer fields known as the Gillis-Rother Soccer Complex, four football fields, parking areas, and various buildings for league offices, maintenance facilities and restrooms. The sports fields will be relocated to Reaves Park, which is currently being master planned. Ultimately, the site will contain 21 full size soccer pitches, indoor training facility, new concession/restroom buildings, shelters, plaza areas, site security with fencing, expanded parking, way-finding signage, improved vehicular circulation, improved pedestrian circulation, a new parks maintenance facility site, and a new park and playground on the north side of the lake. These items have all been designed keeping the City of Norman's traffic circulation and future development in mind.





## SOCCER COMPLEX

Griffin Park will go through a major renovation to organize and add to the existing soccer complex making the complex able to host large regional and national tournaments. The soccer complex will be a first class facility with various size fields for multiple age groups, an abundance of user amenities, concession/restroom building, and enough parking to accommodate all users.

The demolition will include the removal of one small parking lot, all items associated with the baseball and softball fields, fences, and all other miscellaneous items on site. The west and east parking lots will remain as is except for a few minor changes to improve vehicular circulation, and the south parking lot will be removed. The soccer office will remain, and the maintenance building and silos will receive minor renovations.



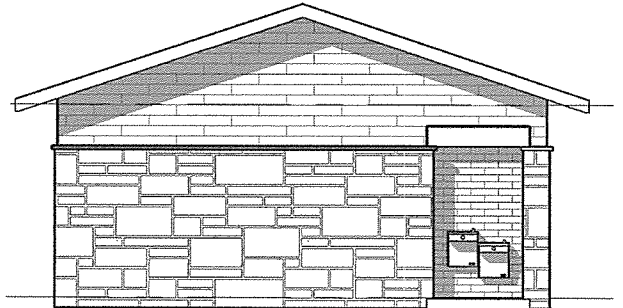
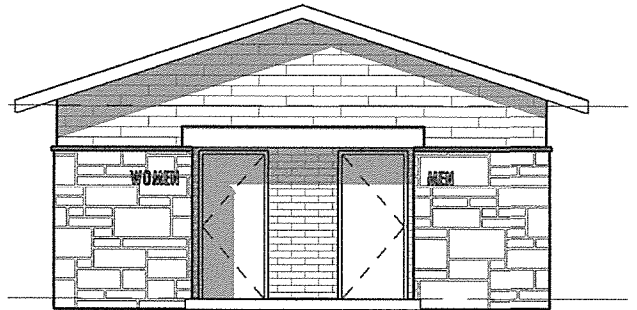
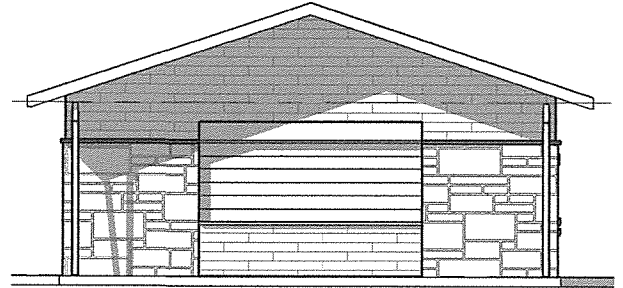
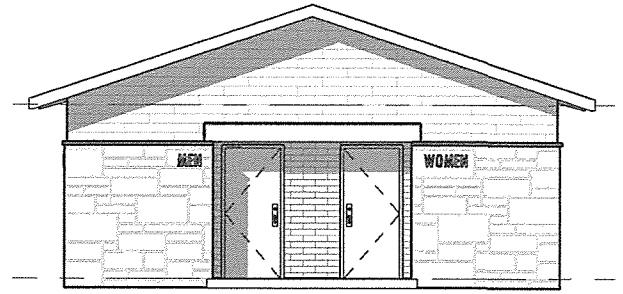
The soccer complex will have heavy duty fencing surrounding the site and ornamental fencing used at the main entry to the complex. The field layout can be modified at any time by the Park Department or user group, but is being designed to include 21 full size soccer pitches. The complex will have ADA access to the site via the proposed plaza areas, sidewalks, and ADA viewing areas. The plaza areas will contain multiple shade structures, benches, picnic tables, trash receptacle, and two centrally located concession/restroom buildings. In addition to the concession buildings, there will be two satellite restroom buildings placed on site. The central soccer pitch has been designed to be the premier field of the complex with bleachers, lighting, and a larger field size.

In the heart of the complex, there will be a future indoor training facility. This facility is designed to incorporate space for offices, locker rooms, a referee lounge, restrooms, fitness areas, and indoor training space. The facility is part of the Overall Master Plan, and will be incorporated as future funds become available.



## ARCHITECTURE

Due to a strong demand for improved restroom and concession facilities, Phase One of the new complex will contain two restroom buildings and two restroom and concession buildings. The fully handicapped accessible restroom buildings will contain two toilets for women and a toilet and urinal for men, as well as a sink for each. It will also include accessible drinking fountains. The larger buildings will also be fully handicapped accessible and include four toilets for women and two toilets and two urinals for men, with two sinks for each. All toilet compartments will be separated by CMU walls, with phenolic toilet partition doors used to access each compartment. The building will also include an accessible private family toilet. The concession stand includes a 12' service window with a coiling shutter, a three compartment sink, hand sink, refrigerator, freezer, storage shelving and ample counter space. A covered area will shelter patrons waiting at the concession service window. The buildings' walls will be constructed of 8" CMU on a concrete slab-on-grade. Wood trusses will be placed on the CMU structure to create a pitched roof. On the exterior walls, stone veneer will be added up to 7' in height, with wood-look ceramic planks in a horizontal running bond pattern above. At locations where the exterior wall is recessed for entry doors or drinking fountains, the CMU walls will be clad in porcelain tile. All doors and frames will be hollow metal, all soffits will be EIFS plaster on sheathing and all fascia will be fiber cement. The roof will be prefinished standing seam metal. There will be no exposed wood subject to rotting or replacement and very few surfaces which will ever need repainting. Floors throughout will be exposed, sealed concrete and the interior wall finish will be epoxy paint on the CMU structure. LED light fixtures will be surface-mounted and vandal-resistant. The restrooms will be heated and ventilated, while the concession stands will have both air conditioning and heat. Each restroom will also include a diaper changing station and lockable hose bib for cleaning.



## DRAINAGE

Storm sewer modifications and additions are required for the project. The 160 acre site generally drains towards the pond in the middle of the site and south towards Robinson Street. No flood plain area affects the site nor do any wetlands or waterways of the United States exist at the site.

On-site drainage will be provided by both surface drainage and below-grade storm sewer. Storm sewer items will be constructed to drain the parking lots and the interior areas of the site and will drain to the existing pond or to existing storm sewer structures.

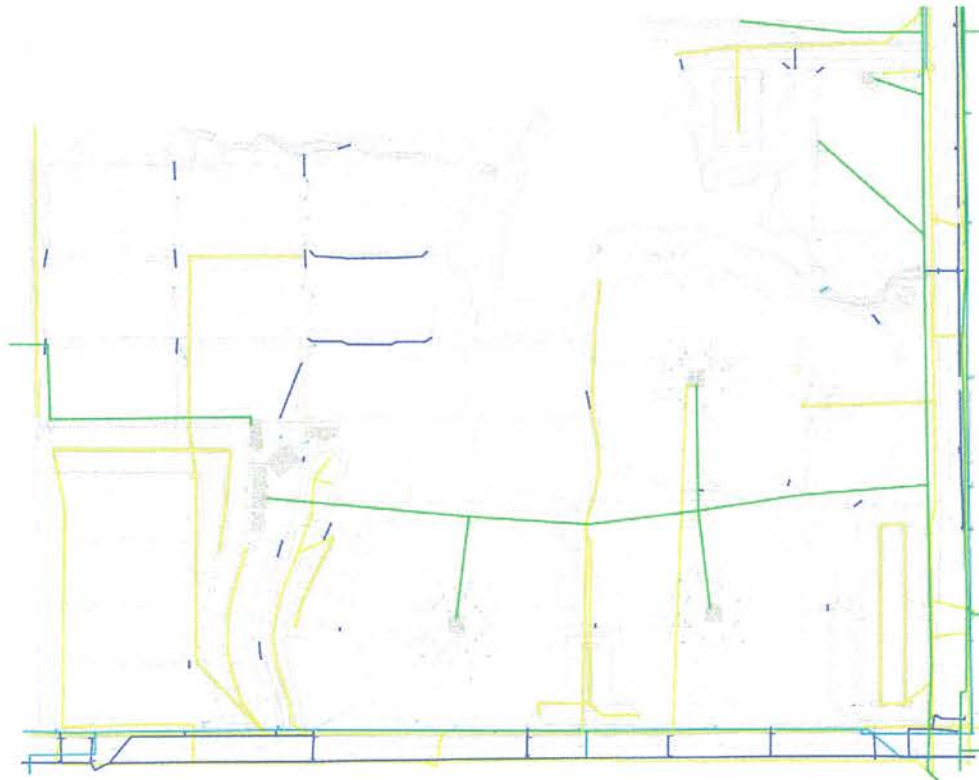
Storm water detention will be provided on site. This detention facility will serve only the soccer complex itself and is not a regional storm water management facility.



## UTILITIES

Utility improvements will be made to serve the project. These include the extension or modifications to water and sanitary sewer utilities as well as the relocation and additions to the existing electric service.

All utilities exist at or adjacent to the site. A 16" water main exists on the north side of Robinson Street and extends the entire length of the project site. Also, there is a 12" water main on the east side of 12th Street NE, that extends the entire length of the project site and beyond. The last water main extends into the park along the west side of the main entry drive, and contains two fire hydrants near the existing buildings.



A 10" sanitary sewer line crosses the site from west to east and ties into the existing 24" line that is located on the west side of 12th Street NE. This travels north and south along the entire project site. There is also a 10" sanitary sewer mainline that exists on the northwest part of the site that travels from the soccer offices around the fields to the west and exits the site at the northwest corner of the property.

Irrigation will be provided to all fields with water supplied from the existing pond on site. The pond is filled with water from an existing well that is located near the northeast corner of Robinson and 12th Ave. NE. The irrigation pump station, which is located on the south side of the pond, was recently updated to a state of the art system providing optimum water pressure and volume.

Electric and telecom utilities exist at various locations around and throughout the site. Electric service extends into the site to power the sports lighting and existing facilities.

All other utilities such as telecom or gas will be evaluated as the details of the project develop further.



# STORM WATER QUALITY AND EROSION CONTROL

An Erosion Control Site Plan will be provided as part of the Final Construction Documents. A Copy of this plan must be on site at all times and made available to the inspector upon request. The contractor will be responsible for the repair and/or replacement of all erosion control devices damaged due to construction.

Construction activities that result in land disturbance of equal to or greater than one (1) acre, or less than one (1) acre if they are part of a larger common plan of development or sale that totals at least one (1) acre must obtain a permit from DEQ (form 605-002a) for Storm Water Discharges from the Construction Activities. This site will require a permit with ODEQ and the City of Norman.

## TRAILS

As part of the Overall Master Plan, there will be multi-use trail additions and connections added that will link into the existing Sutton Wilderness Trail. The trails will be mostly constructed of asphalt, but some connections and plaza areas will be constructed of concrete. These trails will tie all aspects of the park together to enhance the pedestrian circulation on site and connectivity to the adjacent areas.



## PARK AND PLAYGROUND AREA

Included in the Griffin Park Overall Master Plan, is the addition of a new regional sized playground and splash pad area and renovations to the existing park space north of the pond. The playground and splash pad area will include connections to proposed pedestrian pathways, plaza areas, shade structures, benches, picnic tables, play structures for multiple age groups, swings, water play elements, and landscaping. This area will utilize the existing restroom building in the northeast corner of the park after it undergoes upgrades and improvements.

All elements of the playground will be designed and installed to assure reliable and safe use. Construction methods used for play areas must emphasize the importance for durability, handicap accessibility and vandal resistance.

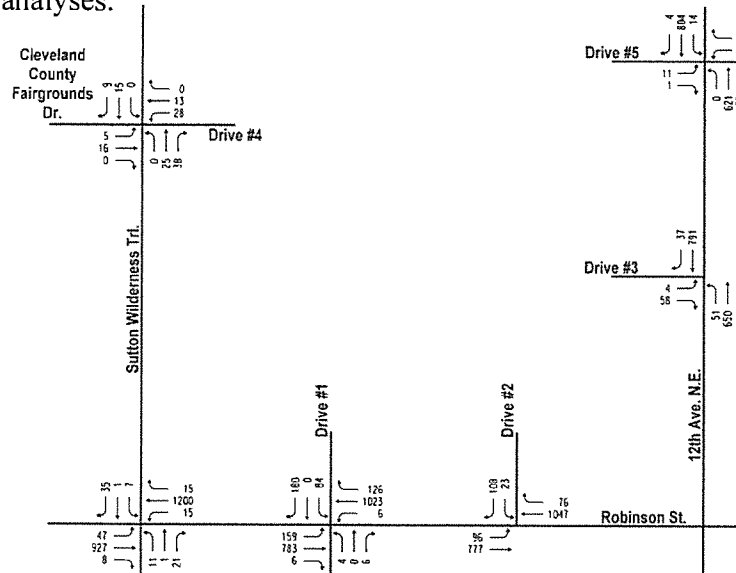
Accessible shaded and non-shaded seating will be located around the play structure hub, with an emphasis on safety, comfort and adaptability for both children and adults. The play equipment consists of climbing arches and traditional play pieces that incorporate slides, various climbers, panels, and transfer stations. Best of all, the play structure is ADA accessible, uses state of the art safety surfacing, and it is fun for kids of all abilities. Finally, play equipment should be flexible enough to encourage creative, enjoyable and healthy play.





# TRAFFIC STUDY

A traffic impact study was conducted on the Griffin Sports Complex in Norman, Oklahoma. Existing traffic volume data was collected adjacent to the proposed development during the peak hour of the complex which occurs on Saturday mornings. The 2017 existing traffic was utilized to determine the background traffic for 2022 and 2027 by applying an average annual growth rate of 2% which will represent the additional traffic growth in the area on top of the proposed development traffic. The 2022 design period was selected as the year Phase One of the development is estimated to be completed and 2027 was selected as the year the Overall Master Plan of the development is estimated to be completed. The projected traffic volumes for each phase of the development were determined and added to the 2022 and 2027 projected background traffic with Griffin Park traffic removed for conducting the reviews and analyses.



The analyses conducted under the 2017 existing traffic conditions indicated that each studied intersection currently operates at acceptable levels-of- service except Robinson Street and State Drive/Griffin Park Loop. The critical approach currently operates at level-of- service “F” during the Saturday peak hour. A traffic signal warrant analysis was conducted on the intersection of Robinson Street and State Drive/Griffin Park Loop which determined that the intersection satisfies the four hour and peak hour vehicular volume warrants under current traffic volumes.

Phase 1 of the project includes the installation of a traffic signal at Robinson Street and State Street as well as widening of Robinson Street between State Street and 12 th Avenue NE to include an eastbound left turn lane. The analyses conducted for the 2022 projected traffic (Phase 1) indicated that each intersection would be expected to operate at acceptable levels-of- service.

The Master Plan of the project would include the previously mentioned improvements as well as a connection to 12 th Avenue NE at High Meadows Drive, which would require the traffic signal be modified and a northbound left-turn lane be constructed at the time the new park entry is built. The analyses conducted for the 2027 projected traffic (Master Plan) indicated that each intersection would be expected to operate at acceptable levels-of- service except Robinson Street and Carter Avenue/Sutton Wilderness Trail. The critical approach (approach with the greatest delay per vehicle) would be the northbound approach which is not directly associated with the Griffin Sports Complex. The low level-of- service for the side street approach is a common phenomenon for traffic turning onto a busy arterial during the peak hours of the day and no traffic control improvements are recommended for this intersection.

Based on the results of the analyses conducted, no additional geometric roadway or traffic control improvements are deemed necessary and the proposed improvements will ensure the site operates acceptably both now and for many years.

A full copy of the report is on file with the City of Norman Traffic Engineering Department.



# MASTER PLAN DRAWINGS



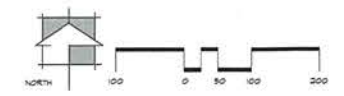
*Picture obtained from [www.hiveminer.com](http://www.hiveminer.com)*





**Griffin Sports Complex Amenities**

- 1 Indoor Training Facility
- 2 Future Building Expansion
- 3 Concession/ Restroom
- 4 Restroom Building
- 5 Soccer Plaza Area
- 6 Playground Area
- 7 Entry Sign
- 8 Shade Structure (Typ)
- 9 Premier Field Plaza
- 10 Entry Plaza
- 11 Drop-off Area
- 12 Existing Soccer Office
- 13 Existing Maintenance Building
- 14 Existing Pump House
- 15 Silos
- 16 Existing Walls
- 17 Proposed Walls
- 18 Park Area
- 19 Playground & Splash Pad
- 20 Trail
- 21 Sutton Wilderness Trail
- 22 Pedestrian Bridge
- 23 Existing Dog Park
- 24 Existing Pavilion
- 25 Existing Restroom
- 26 Fishing Dock

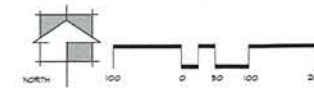




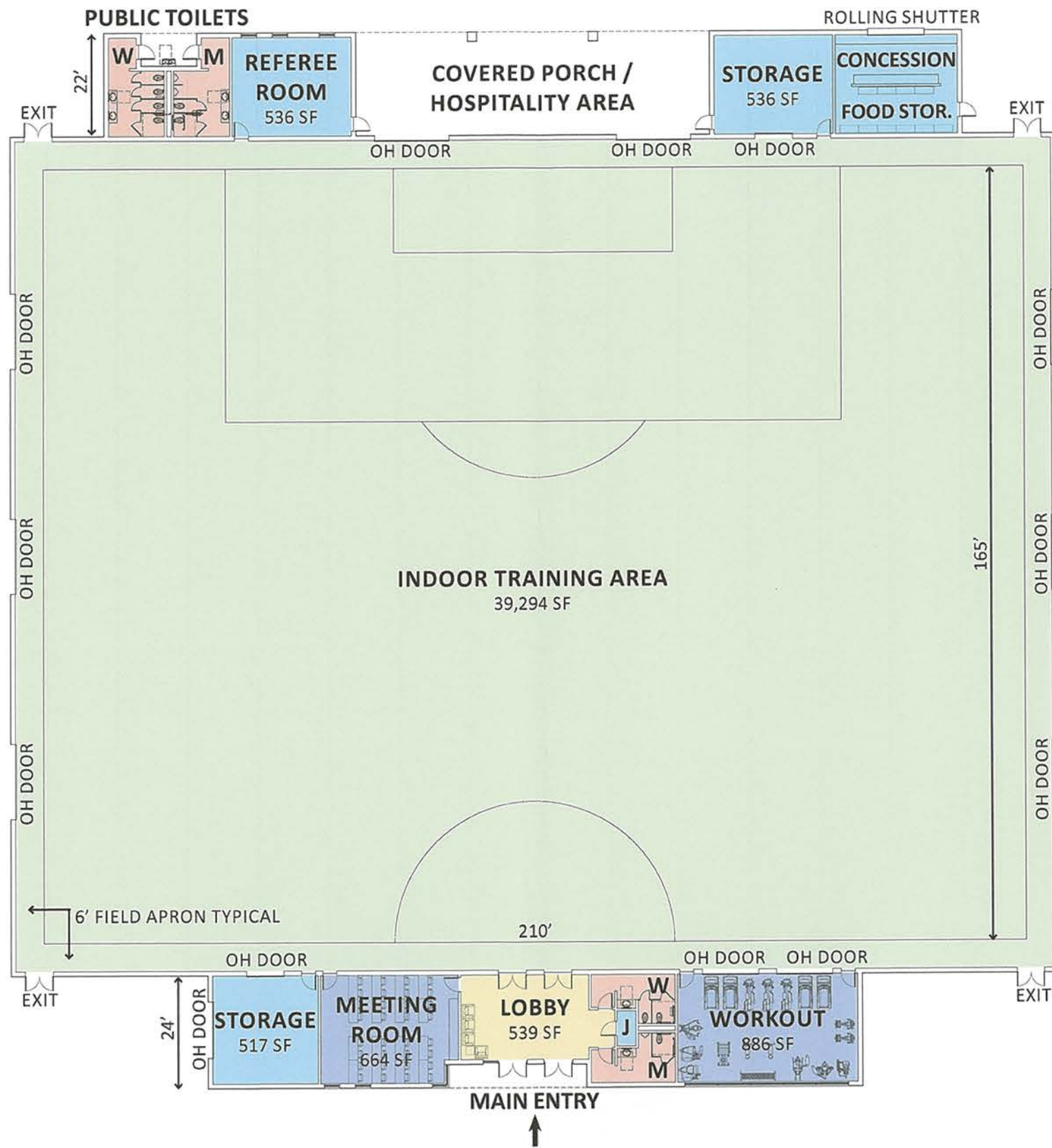


**Griffin Sports Complex Amenities**

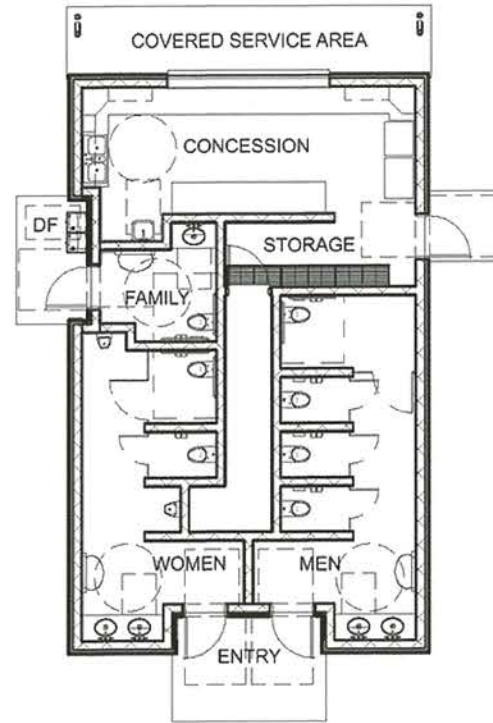
- 1 Existing Parking Lot
- 2 Proposed Parking Lot
- 3 Concession/ Restroom
- 4 Restroom Building
- 5 Soccer Plaza Area
- 6 Playground Area
- 7 Entry Sign
- 8 Shade Structure (Typ)
- 9 Premier Field Plaza
- 10 Entry Plaza
- 11 Drop-off Area
- 12 Existing Soccer Office
- 13 Existing Maintenance Building
- 14 Existing Pump House
- 15 Silos
- 16 Existing Walls
- 17 Proposed Walls
- 18 Park Area
- 19 Sutton Wilderness Trail
- 20 Existing Dog Park



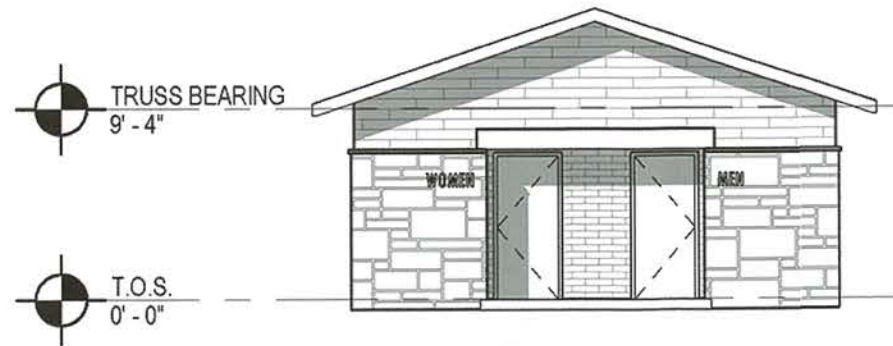
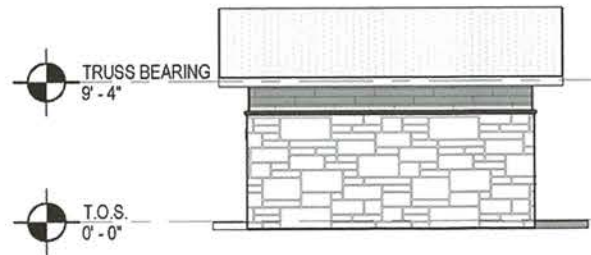
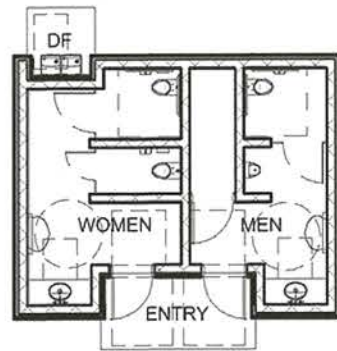








**CONCESSION/RESTROOM BUILDING**

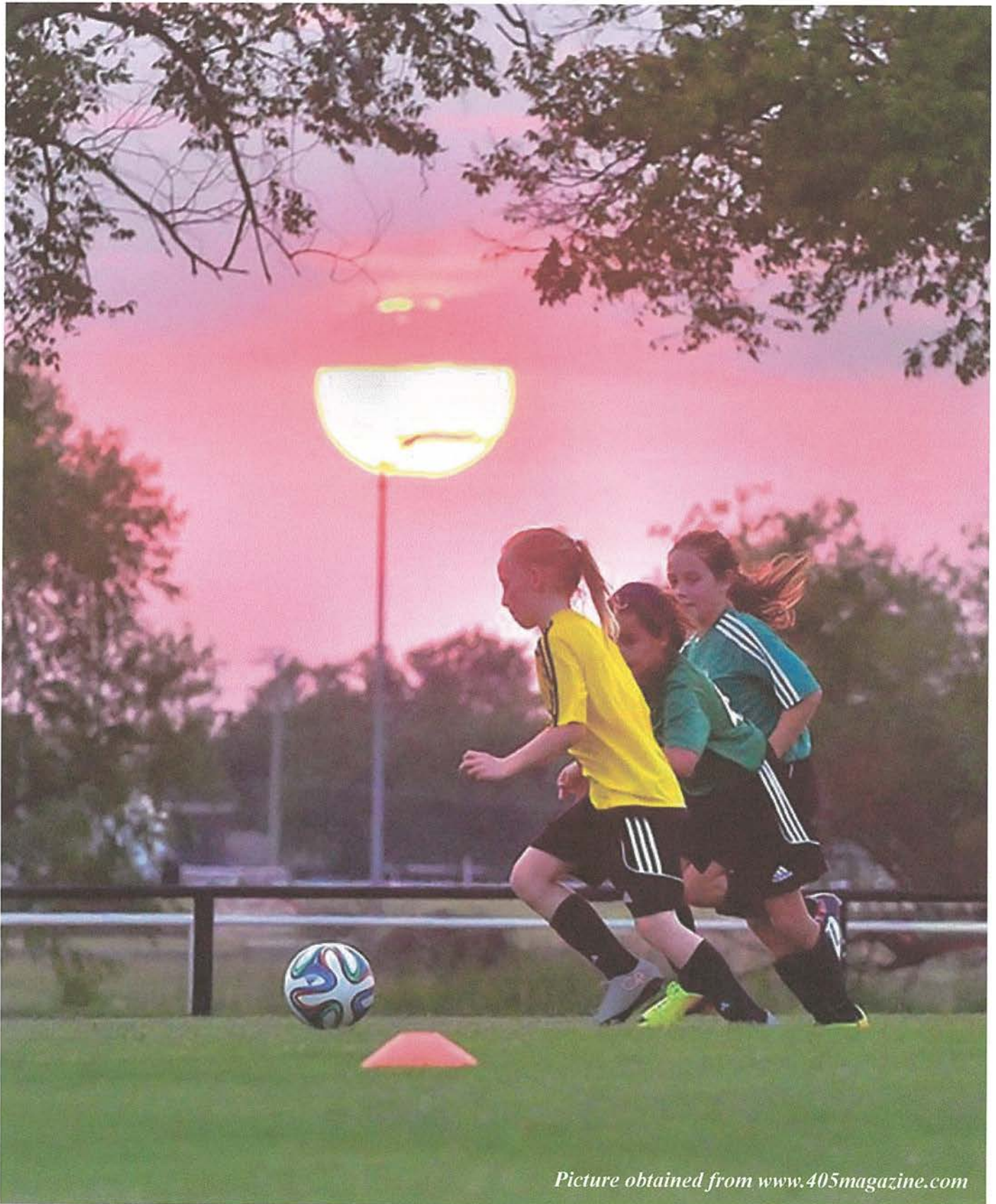


**RESTROOM BUILDING**





# COST ESTIMATE



*Picture obtained from [www.405magazine.com](http://www.405magazine.com)*



# GRIFFIN PARK SOCCER COMPLEX - OVERALL

City of Norman, OK

Date: July 17, 2017

OVERALL MASTER PLAN ITEMS	UNIT	QTY	UNIT COST	EXTENDED COST
1 General Requirements/Bonding/Insurance & Ins. (3.5%)	LS	1	\$591,000.00	\$591,000.00
2 Demolition/Clearing	LS	1	\$200,000.00	\$200,000.00
3 Earthwork - Excavation/Compaction/Fine Grading	LS	1	\$665,000.00	\$665,000.00
4 Soil Amendments	TONS	2,030	\$83.71	\$169,931.30
5 Erosion Control/Silt Fence Barrier	LS	1	\$25,000.00	\$25,000.00
6 Utility - Water	LS	1	\$100,000.00	\$100,000.00
7 Utility - Sanitary Sewer	LS	1	\$250,000.00	\$250,000.00
8 Utility - Parking and Road Storm Sewer	LS	1	\$650,000.00	\$650,000.00
9 Utility - Field Area Storm Sewer	LS	1	\$150,000.00	\$150,000.00
10 Parking Lot - Agg. Base	SY	51,400	\$5.00	\$257,000.00
11 Parking Lot - Asphalt	SY	45,785	\$25.50	\$1,167,517.50
12 Parking Lot - Curb and Gutter	LF	15,475	\$17.50	\$270,812.50
13 Parking Lot Striping	LS	1	\$50,000.00	\$50,000.00
14 Restroom Building	LS	2	\$100,000.00	\$200,000.00
15 Concession Stand/Restrooms	LS	1	\$200,000.00	\$200,000.00
16 Indoor Training Facility	LS	1	\$4,400,000.00	\$4,400,000.00
17 Misc. Site Electric Including Parking Lots	LS	1	\$200,000.00	\$200,000.00
18 Sports Field Lighting	EA	14	\$135,000.00	\$1,890,000.00
19 Concrete Paving - Sidewalks	SF	119,635	\$5.50	\$657,992.50
20 Decorative Concrete Paving	SF	4,000	\$12.00	\$48,000.00
21 Walls and Drainage at Existing Fields	EA	4	\$60,000.00	\$240,000.00
22 Masonry Entry Features, Columns, & Walls	LS	1	\$220,000.00	\$220,000.00
23 6' Fencing w/ Gates	LF	8,945	\$18.00	\$161,010.00
24 6' HT Ameristar Fence	LF	2,055	\$60.00	\$123,300.00
25 12'x12' Metal Roof Shade Structure - Complete in Place	EA	16	\$4,500.00	\$72,000.00
26 16'x34' Metal Roof Shade Structure - Complete in Place	EA	2	\$12,500.00	\$25,000.00
27 Bleacher Relocation - Complete In Place	LS	1	\$10,000.00	\$10,000.00
28 ADA Accessible Picnic Tables - Complete In Place	EA	40	\$1,000.00	\$40,000.00
29 Benches - Complete In Place	EA	30	\$750.00	\$22,500.00
30 Trash Receptacles - Complete In Place	EA	40	\$750.00	\$30,000.00
31 Playground Equipment and Rubber Surfacing	LS	1	\$100,000.00	\$100,000.00
32 Irrigation	LS	1	\$540,000.00	\$540,000.00
33 Site Landscape - Complete in Place	LS	1	\$150,000.00	\$150,000.00
34 Solid Sod - Field Area	SF	2,105,750	\$0.33	\$694,897.50
35 Bermuda Sod	SF	250,000	\$0.26	\$65,000.00
36 Traffic Improvements to Robinson Street**	LS	1	\$230,000.00	\$230,000.00

**SUBTOTAL FOR ESTIMATED ITEMS** **\$14,865,961.30**

**8.75% SALES TAX ON MATERIALS** **\$520,308.65**

**DESIGN CONTINGENCY** **\$1,538,626.99**

**5% OWNER'S CONTINGENCY** **\$846,244.85**

**TOTAL ESTIMATED CONSTRUCTION COST** **\$17,771,141.79**

\*\*Traffic Improvements to Robinson Street are estimated to cost \$570,000. The additional funds will come from a separate Norman Forward Traffic Improvement Project



# GRIFFIN PARK SOCCER COMPLEX - PHASE ONE

City of Norman, OK

Date: July 17, 2017

PHASE ONE MASTER PLAN ITEMS		UNIT	QTY	UNIT COST	EXTENDED COST
1	General Requirements/Bonding/Insurance & Ins. (3.5%)	LS	1	\$325,000.00	\$325,000.00
2	Demolition/Clearing	LS	1	\$200,000.00	\$200,000.00
3	Earthwork - Excavation/Compaction/Fine Grading	LS	1	\$660,000.00	\$660,000.00
4	Soil Amendments	TONS	2,030	\$83.71	\$169,925.86
5	Erosion Control/Silt Fence Barrier	LS	1	\$25,000.00	\$25,000.00
6	Utility - Water	LS	1	\$100,000.00	\$100,000.00
7	Utility - Sanitary Sewer	LS	1	\$250,000.00	\$250,000.00
8	Utility - Parking and Road Storm Sewer	LS	1	\$540,000.00	\$540,000.00
9	Utility - Field Area Storm Sewer	LS	1	\$150,000.00	\$150,000.00
10	Parking Lot - Agg. Base	SY	40,650	\$5.00	\$203,250.00
11	Parking Lot - Asphalt	SY	36,085	\$25.50	\$920,167.50
12	Parking Lot - Curb and Gutter	LF	15,475	\$17.50	\$270,812.50
13	Parking Lot Striping	LS	1	\$50,000.00	\$50,000.00
14	Restroom Building	LS	2	\$100,000.00	\$200,000.00
15	Concession Stand/Restrooms - Small	LS	2	\$200,000.00	\$400,000.00
16	Maintenance Barn Renovation - Referee Room	LS	1	\$25,000.00	\$25,000.00
17	Misc. Site Electric Including Parking Lots	LS	1	\$200,000.00	\$200,000.00
18	Sports Field Lighting	EA	6	\$135,000.00	\$810,000.00
19	Concrete Paving - Sidewalks	SF	100,000	\$5.50	\$550,000.00
20	Decorative Concrete Paving	SF	4,000	\$12.00	\$48,000.00
21	Walls and Drainage at Existing Fields	EA	4	\$60,000.00	\$240,000.00
22	Masonry Entry Features, Columns, & Walls	LS	1	\$220,000.00	\$220,000.00
23	6' Fencing w/ Gates	LF	8,945	\$18.00	\$161,010.00
24	6' HT Ameristar Fence	LF	2,055	\$60.00	\$123,300.00
25	12'x12' Metal Roof Shade Structure - Complete in Place	EA	16	\$4,500.00	\$72,000.00
26	16'x34' Metal Roof Shade Structure - Complete in Place	EA	1	\$12,500.00	\$12,500.00
27	Bleacher Relocation - Complete In Place	LS	1	\$10,000.00	\$10,000.00
28	ADA Accessible Picnic Tables - Complete In Place	EA	30	\$1,000.00	\$30,000.00
29	Benches - Complete In Place	EA	20	\$750.00	\$15,000.00
30	Trash Receptacles - Complete In Place	EA	30	\$750.00	\$22,500.00
31	Playground Equipment and Rubber Surfacing	LS	1	\$100,000.00	\$100,000.00
32	Irrigation	LS	1	\$540,000.00	\$540,000.00
33	Site Landscape - Complete in Place	LS	1	\$150,000.00	\$150,000.00
34	Solid Sod - Field Area	SF	632,000	\$0.33	\$208,560.00
35	Sprig - Field Area	ACRE	34	\$2,500.00	\$85,000.00
36	Bermuda Sod	SF	350,000	\$0.26	\$91,000.00
37	Traffic Improvements to Robinson Street**	LS	1	\$230,000.00	\$230,000.00

**SUBTOTAL FOR ESTIMATED ITEMS** **\$8,408,025.86**

**8.75% SALES TAX ON MATERIALS** **\$294,280.91**

**DESIGN CONTINGENCY** **\$700,000.00**

**5% OWNER'S CONTINGENCY** **\$470,115.34**

**TOTAL ESTIMATED CONSTRUCTION COST** **\$9,872,422.10**

\*\*Traffic Improvements to Robinson Street are estimated to cost \$570,000. The additional funds will come from a separate Norman Forward Traffic Improvement Project