

**MASTER PLAN**  
**JONESBORO COMMUNITY PARK**  
**JONESBORO, ARKANSAS**

**OCTOBER, 1996**

**PREPARED FOR:**

**CITY OF JONESBORO**  
**JONESBORO, ARKANSAS**

**PREPARED BY:**

**FISHER & ARNOLD, INC.**  
**3205 PLAYERS CLUB PARKWAY**  
**MEMPHIS, TENNESSEE 38125**  
**901-748-1811**



# Fisher & Arnold, Inc.

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Engineers  
Planners  
Landscape Architects  
Environmental Consultants

October 2, 1996

Mayor and Board of Alderman  
P.O. Box 1845  
Jonesboro, AR 72403

**RE: JONESBORO COMMUNITY PARK**

Dear Mayor and Board of Alderman:

Fisher & Arnold, Inc. is please to submit the Master Plan and a preliminary cost estimate for the Jonesboro Community Park. Since detail design decisions have not been finalized, the cost estimate reflects average prices compiled from recently completed Fisher & Arnold park projects. This estimate reflects contracted bid prices. Any in-kind services the City can provide would reduce the estimated construction cost.

Fisher & Arnold is looking forward to working with the City in the implementation of the park. If you have any questions, please do not hesitate to call.

Sincerely,

FISHER & ARNOLD, INC.

Dean Thomas, ASLA  
Senior Associate

DT/st



**PRELIMINARY COST ESTIMATE  
JONESBORO PARK  
JONESBORO, ARKANSAS**

**Development Cost**

A.	Clearing and Grubbing .....		\$20,000.00
B.	Grading and Drainage .....		\$1,025,000.00
C.	Park Road (paving, low rail fencing) .....		\$355,000.00
D.	Parking Area (paving and wheel stops) .....		\$770,000.00
E.	Water and Sewer Services .....		\$200,000.00
F.	Soccer Complex .....		\$367,000.00
1.	Lighting (4 large fields)	\$128,000.00	
2.	Irrigation (all fields)	\$ 90,000.00	
3.	Site Furnishing (bleachers, goals, netting, players benches)	\$109,000.00	
4.	Relocation of overhead electrical	\$ 40,000.00	
G.	Indoor Soccer Facility (50,000 S.F.)(50/S.F.) .....		\$2,500,000.00
H.	Baseball Complexes		
1.	Large Field Complex (4 fields) .....		\$809,000.00
a.	fencing	\$140,000.00	
b.	concrete walks/bleacher pads	\$ 74,000.00	
c.	dugouts	\$ 44,000.00	
d.	irrigation (4 fields)	\$ 48,000.00	
e.	lighting (4 fields)	\$224,000.00	
f.	subsurface drainage (4 fields)	\$ 40,000.00	
g.	batting cages	\$ 3,000.00	
h.	site furnishing (bleachers, etc.)	\$ 36,000.00	
I.	concession, restroom, pressbox building	\$200,000.00	
2.	Small Field Complex (8 fields) .....		\$1,288,000.00
a.	fencing	\$200,000.00	
b.	concrete walks/bleacher pads	\$148,000.00	
c.	dugouts	\$ 72,000.00	
d.	irrigation	\$ 48,000.00	
e.	lighting	\$320,000.00	
f.	subsurface drainage	\$ 80,000.00	
g.	batting cage	\$ 3,000.00	
h.	site furnishing (bleachers)	\$ 72,000.00	
I.	concession, restroom, pressbox building (2)	\$320,000.00	
j.	relocation of server lift station	\$ 25,000.00	



3.	Small Two Field Complex (2 fields) .....	\$223,000.00
a.	fencing	\$ 50,000.00
b.	concrete walk/bleacher pads	\$ 25,000.00
c.	dugouts	\$ 18,000.00
d.	irrigation	\$ 12,000.00
e.	lighting	\$ 80,000.00
f.	subsurface drainage	\$ 20,000.00
g.	site furnishing (bleachers, etc.)	\$ 18,000.00
I.	Passive Recreation Area .....	\$240,000.00
1.	Picnic Units (20) (table, grill, pad)	\$ 15,000.00
2.	Playground	\$ 50,000.00
3.	Restroom Building	\$ 75,000.00
4.	Large Group Pavilion	\$100,000.00
J.	Area Lighting .....	\$537,000.00
1.	Roadway Lighting	\$210,000.00
2.	Parking Area Lighting	\$285,000.00
3.	Passive Area Lighting	\$ 42,000.00
K.	Jogging/Walking Trails .....	\$150,000.00
L.	Volleyball Courts (4 sand courts) .....	\$13,000.00
M.	Maintenance Facility (4,500 S.F. Building) .....	\$273,000.00
	(buildings, gravel pavement, fencing)	
N.	Park Furnishing .....	\$70,000.00
	(benches, trash container, signage)	
O.	Landscaping .....	\$205,000.00
1.	Street Trees Planting	\$ 45,000.00
2.	General Park Tree Planting	\$ 50,000.00
3.	Seeding and Sodding	\$110,000.00
P.	Construction Surveying .....	\$100,000.00
	Sub-Total .....	\$9,145,000.00
	Construction Contingency (15%) .....	<u>1,372,000.00</u>
	Sub-Total .....	\$10,517,000.00
	ENGINEERING AND ARCHITECTURAL FEE	
	Design Fees (Engineering and Architectural)(6%) .....	631,000.00
	Inspection and Project Administration fees (2%) .....	<u>210,000.00</u>
	<b>TOTAL ESTIMATED CONSTRUCTION COST .....</b>	<b>\$11,358,000.00</b>

The following is not included in the above cost estimate: PRIMARY ELECTRICAL SERVICES



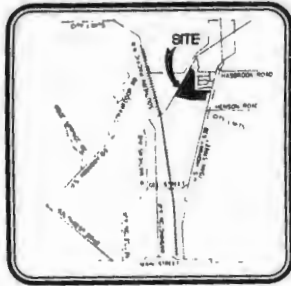
MASTER PLAN

# JONESBORO PARK

## JONESBORO, ARKANSAS

MAYOR  
HUBERT BRODELL

BOARD OF ALDERMEN  
 EVANS HANNAH    BRIAN REGA  
 GARY HARPOLE    GARRY TATE  
 RON KELTON        GENE VANCE  
 HAROLD PERRIN    DONNIE WISE  
 CECIL PROVINCE    DAVID YOUNG  
 BILLY RODDY



VICINITY MAP

N.T.S.



GRAPHIC SCALE  
0 50 100 200

SCALE: 1" = 100'  
SEPTEMBER, 1996

NOTE: EXISTING SURVEY PROVIDED BY OTHERS. IT DOES NOT MATHEMATICALLY CLOSE. THIS TOPOGRAPHIC SURVEY IS NEAR COMPLETION AND REFLECTS SOME CORRECTIONS AS OF AUGUST 11, 1996. ADDITIONAL INFORMATION WILL BE PROVIDED ON FINAL SURVEY.

TEN (10) 24" x 4" 100' OF FIRE HYDRANT MAIN IN FRONT OF WESTVILLE BAPTIST CHURCH ON ROYALE DRIVE

- BASEBALL COMPLEX**
- TWO FIELDS 200' BASELINES 60' BASES
  - TWO FIELDS 200' BASELINES 340' OUTFIELD 90' BASES
  - TWO FIELDS 220' BASELINES 360' OUTFIELDS 30' BASES

- BASEBALL COMPLEX**
- TWO FIELDS 210' BASELINES
  - TWO FIELDS 200' BASELINES 60' BASES

- BASEBALL COMPLEX**
- FOUR FIELDS 200' BASELINES (TWO OUTFIELDS AT 280') 60' BASES

**SOCCER COMPLEX**

- TWO FIELDS 110 YDS. X 70 YDS.
- TWO FIELDS 140 YDS. X 80 YDS.
- THREE FIELDS 90 YDS. X 60 YDS.
- SIX MICRO SOCCER 30 YDS. X 20 YDS.
- TWO FIELDS 120 YDS. X 80 YDS.
- FOUR FIELDS 60 YDS. X 40 YDS.
- FOUR MICRO SOCCER 30 YDS. X 20 YDS.

