

# Fayetteville NC Stadium Plaza

Preliminary Infrastructure & Design Plan  
*Council Work Session – 10.2.17*



**STEWART**

STRONGER BY DESIGN

- Project Scope/Background
- Design Collaboration
- Preliminary Design Plans
  - Infrastructure
  - Plaza Design
- Cost Estimates
- Next Steps

- PCH given design and construction management responsibility for the site infrastructure and public plaza per DDA with City
- PCH engaged Stewart for Landscape Architecture and Civil Engineering services
- Coordination between all stakeholders – City staff, Baseball Committee, Astros, Populous, Barton Malow, PWC
- Project budget → \$1.495M
  - Additional \$250k from bond funding reserved for interactive fountain

# Design Charrette



## Objective

Develop project goals, program elements and preliminary concept plans.

## Charrette Participants

City of Fayetteville

Public Works Commission

Houston Astros

Populous

Draper Aden and Associates

Prince Charles Holdings

Stewart



# Project Goals



## Non-Programmatic:

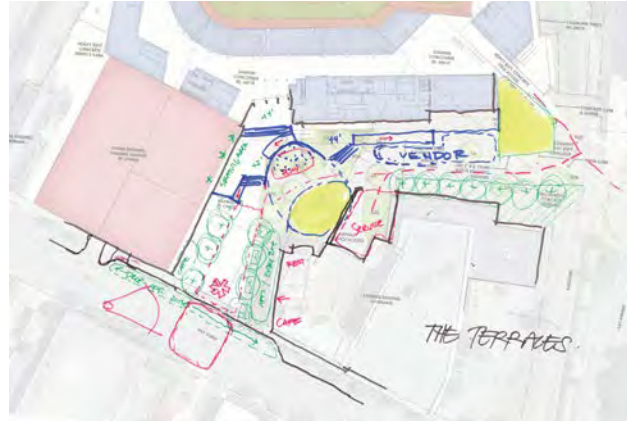
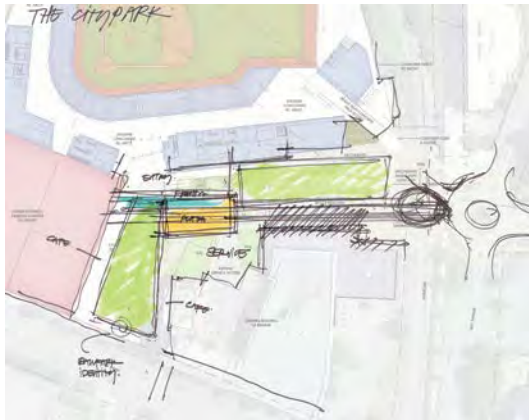
- Appropriately Designed Urban Space (Hay St.)
- Activate Hay Street
- View Corridor to Stadium
- Pull idea of Ballpark to Street
- Sufficient Benches
- "Positive" activity supported
- Sense of Arrival
- Appropriate building scale
- 24/7 Uses
- Become new hub of Downtown
- Cohesive decision-making
- Make sure right-of-field area doesn't feel like back-of-house
- Tiered access

## Programmatic:

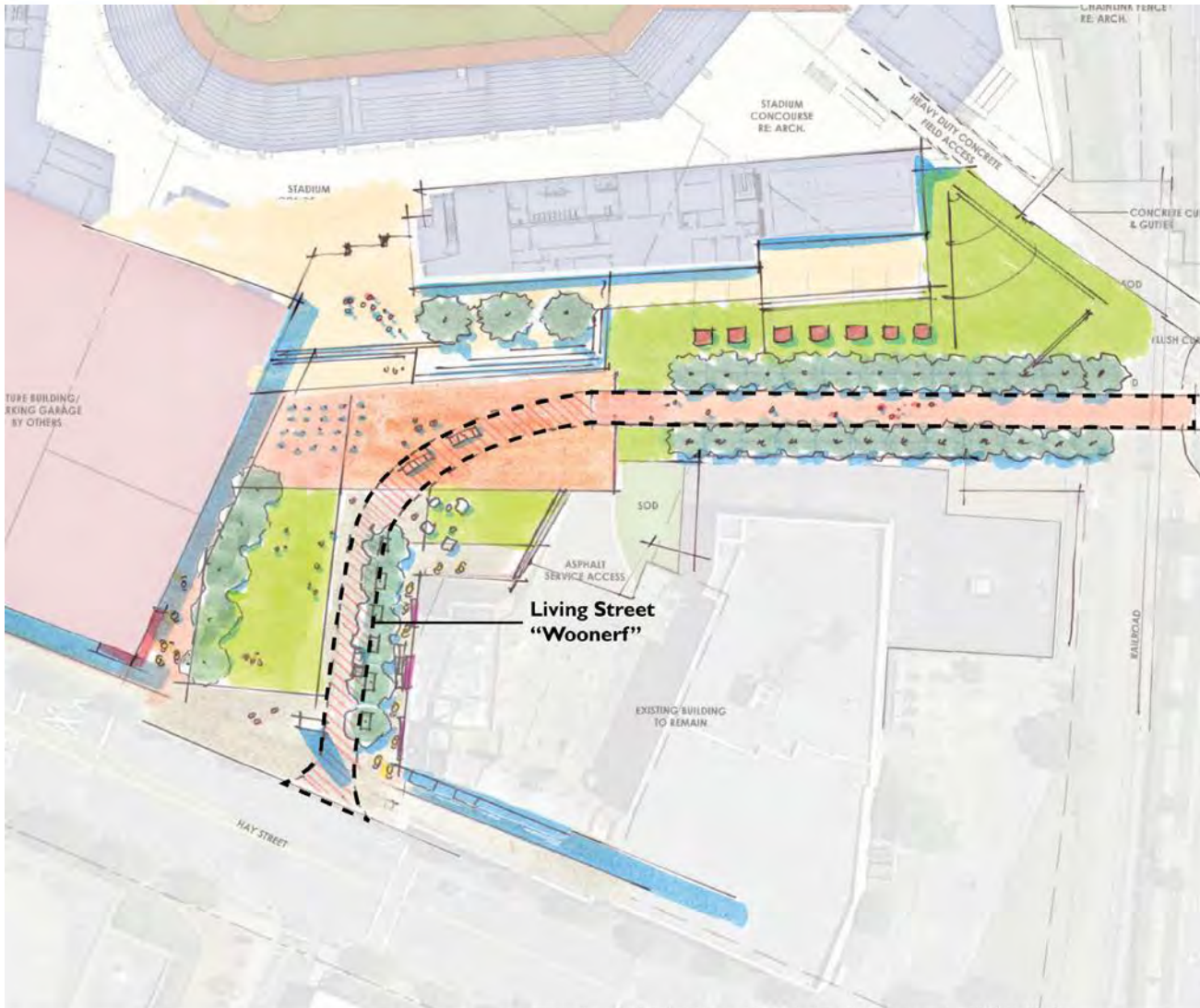
- Include Amtrak Riders
- Movies on the Lawn
- Ballpark Concerts
- Festivals
- Integrate with Festival Park
- Marathon Start and Finish
- Hotel/Cafe
- Water Feature (Fountain)
- Connections for Electricity for Festivals and events
- Ambient Sound and Music
- Connectivity to Freedom Trails



## Concept Plans



# Design Charrette

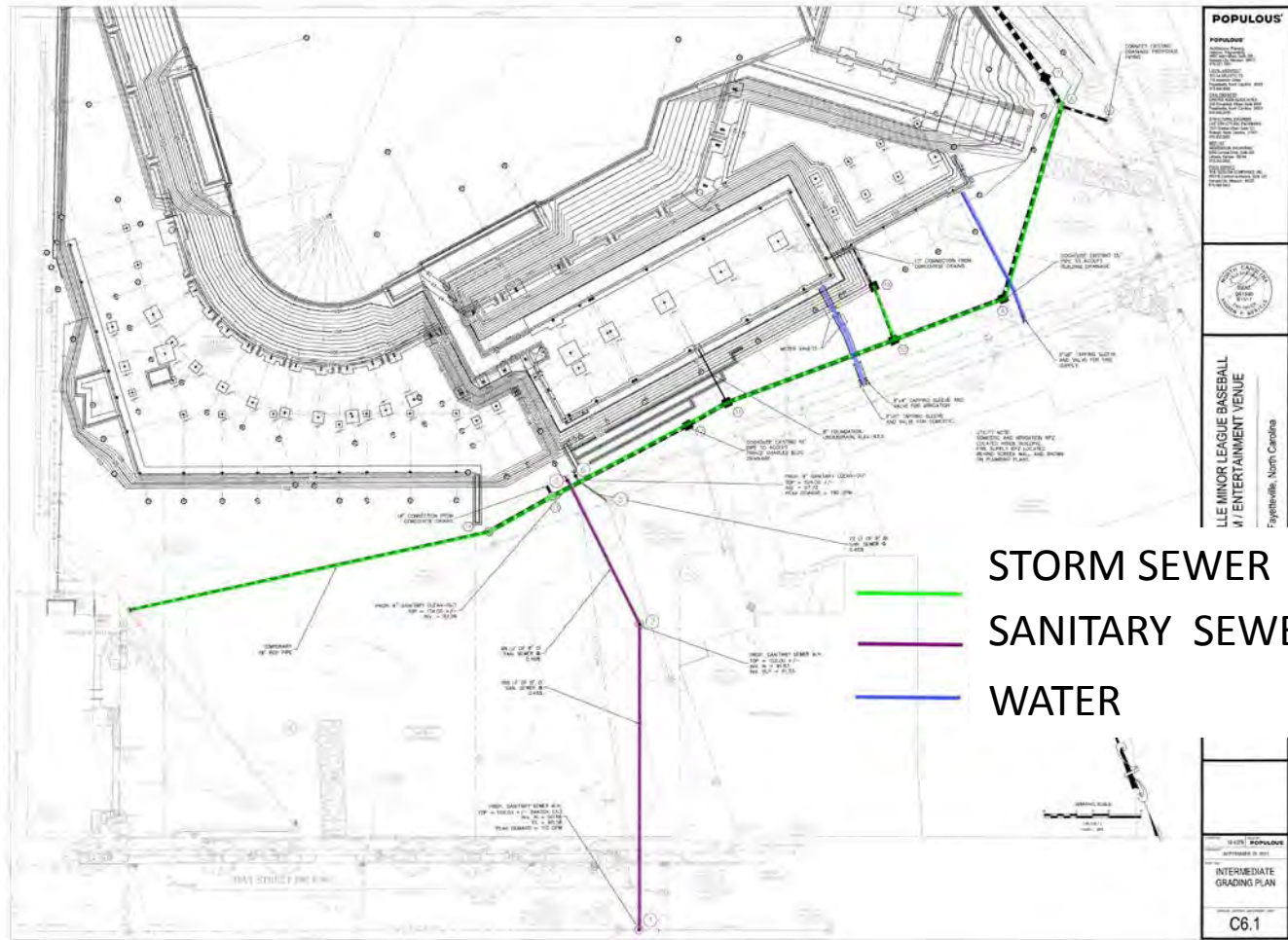


## Combined Scheme: Woonerf

- Woonerf-style roadway
- Connects Hay St. to Ray Ave through new Park space
- Creates gradient from Ballpark Entrance to the rest of Downtown
- Activates public plaza with a flexible fountain
- Provides space for gameplay in wiffle ball diamond and turf lawn



# Infrastructure Plan



**STORM SEWER**  
**SANITARY SEWER**  
**WATER**

<b>POPULOUS</b> ARCHITECTS 1000 W. MAIN STREET, SUITE 200 FAYETTEVILLE, NC 28401 TEL: 704.333.8800 WWW.POPULOUS.COM
<b>LLE MINOR LEAGUE BASEBALL 47 ENTERTAINMENT VENUE</b> Fayetteville, North Carolina
SHEET: POPULOUS APPROVED: 3.2011 <b>INTERMEDIATE GRADING PLAN</b> C6.1



# Infrastructure Engineer's Estimate



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
<b>A. Erosion Control</b>					
1	Inlet Protection	6	EA	\$200.00	\$1,200
2	Silt Fence	390	LF	\$5.00	\$1,950
<b>Erosion Control Subtotal</b>					<b>\$3,150</b>
<b>B. Demolition</b>					
1	Remove Storm Structure	4	EA	\$1,250.00	\$5,000
2	Remove Storm Pipe	556	LF	\$30.00	\$16,680
<b>Demolition Subtotal</b>					<b>\$21,680</b>
<b>C. Water Main</b>					
1	6" Water Main - Fire Protection	70	LF	\$36.00	\$2,520
2	6" Water Main - Irrigation	70	LF	\$36.00	\$2,520
3	4" Water Main - Domestic	70	LF	\$30.00	\$2,100
4	Meter Vaults	2	EA	\$30,000.00	\$60,000
5	Connection to existing	3	EA	\$1,600.00	\$4,800
<b>Water Main Subtotal</b>					<b>\$71,940</b>
<b>D. Sanitary Sewer</b>					
1	8" Sewer Main PVC	290	LF	\$42.00	\$12,180
2	Manhole	2	EA	\$3,500.00	\$7,000
3	Connect to Existing Manhole	2	LS	\$1,420.00	\$2,840
<b>Sanitary Sewer Subtotal</b>					<b>\$22,020</b>
<b>E. Storm Drainage</b>					
1	24" Storm Sewer RCP	45	LF	\$42.00	\$1,890
2	30" Storm Sewer RCP	233	LF	\$48.00	\$11,184
3	36" Storm Sewer RCP	198	LF	\$74.00	\$14,652
4	Catch Basin	3	EA	\$3,500.00	\$10,500
5	Manhole	4	EA	\$4,000.00	\$16,000
<b>Storm Drainage Subtotal</b>					<b>\$54,226</b>
<b>Total Estimated Site Construction Costs</b>					<b>\$173,016</b>
				<b>Cost plus 1.5</b>	<b>\$259,524</b>

# Preliminary Plaza Plan – Event Activity



# Preliminary Plaza Plan – Daily Activity



# View from Hay Street



# Hay Street Restriping



CURRENT TRAFFIC PATTERN



PROPOSED TRAFFIC PATTERN

PCH, Stewart and Barnhill have arrived at the following concept budget estimates:

- Infrastructure: \$259,524
- Plaza: \$1.56 Million\*
- Soft Costs: \$248,000
- **Total: \$2.07 Million**

\*Includes Cost of Fountain

- Revise design based on Council feedback
- Coordinate with Astros/Populous/Barton Malow on any revisions
- Meet with PWC to discuss their participation
- Explore naming rights opportunities
- Propose final plans to Council for approval
- Move towards Construction Documents for formal pricing and permitting

# Appendix A – Plaza Cost Estimate



## Conceptual Estimate Fayetteville Ballpark - Plaza

Fayetteville, NC

Estimate Date:

Sitework & Plaza Estimate  
September 27, 2017  
Costs                      Cost / SQFT

Division 2: Site Work			
DEMOLITION / SALVAGE	\$	15,000	\$ 0.21
EARTHWORK	\$	68,750	\$ 0.95
EROSION CONTROL ALLOWANCE	\$	7,500	\$ 0.10
UNSUITABLE SOILS ALLOW	\$	50,000	\$ 0.69
STORM DRAINAGE	\$	10,000	\$ 0.14
WATER / SEWER	\$	-	\$ -
ASPHALT, CURB, STONE	\$	-	\$ -
SIDEWALKS & PAVERS	\$	322,592	\$ 4.48
RETAINING WALLS	\$	89,300	\$ 1.24
SITE LIGHTING / ELECTRICAL	\$	75,000	\$ 1.04
HARDSCAPE/LANDSCAPE/FOUNTAIN	\$	604,022	\$ 8.39
<b>Subtotal Subcontract Costs</b>	\$	<b>1,242,164</b>	\$ <b>17.25</b>
SUBCONTRACTOR BONDS	\$	14,906	\$ 0.21
<b>Subcontract Costs with Bonds</b>	\$	<b>1,257,070</b>	\$ <b>17.46</b>
CONSTRUCTION CONTINGENCY	\$	37,712	\$ 0.52
PRECONSTRUCTION CONTINGENCY	\$	37,712	\$ 0.52
ESCALATION	\$	25,141	\$ 0.35
<b>Cost of Work Subtotal</b>	\$	<b>1,357,636</b>	\$ <b>18.86</b>
BUILDING PERMIT - By Owner	\$	-	\$ -
GENERAL CONDITIONS	\$	100,000	\$ 1.39
GENERAL REQUIREMENTS	\$	14,576	\$ 0.20
INSURANCES (P&P Excluded)	\$	14,722	\$ 0.20
CM FEE	\$	74,347	\$ 1.03
<b>Totals</b>	\$	<b>1,561,281</b>	\$ <b>21.68</b>

By others

None Indicated

Includes precon

72,000 SQFT