

# FACILITY STAKEHOLDER PLAN / PROJECT UPDATE

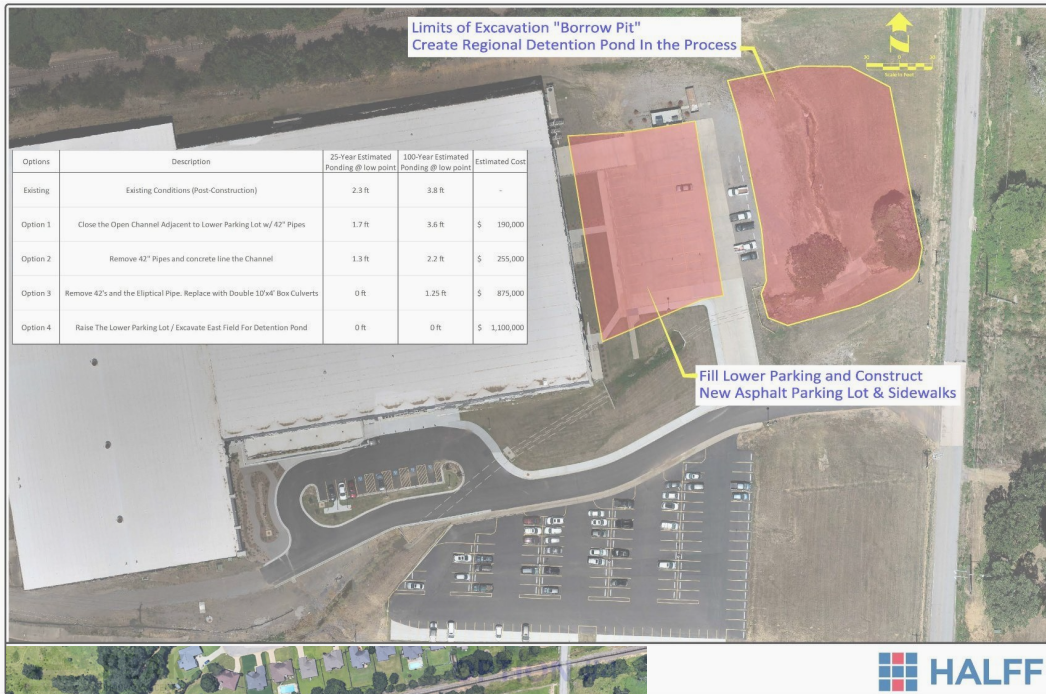


creating a  
**Culture of Excellence**

April 24, 2023

# PEAK Drainage & Site Improvements

Original Scope



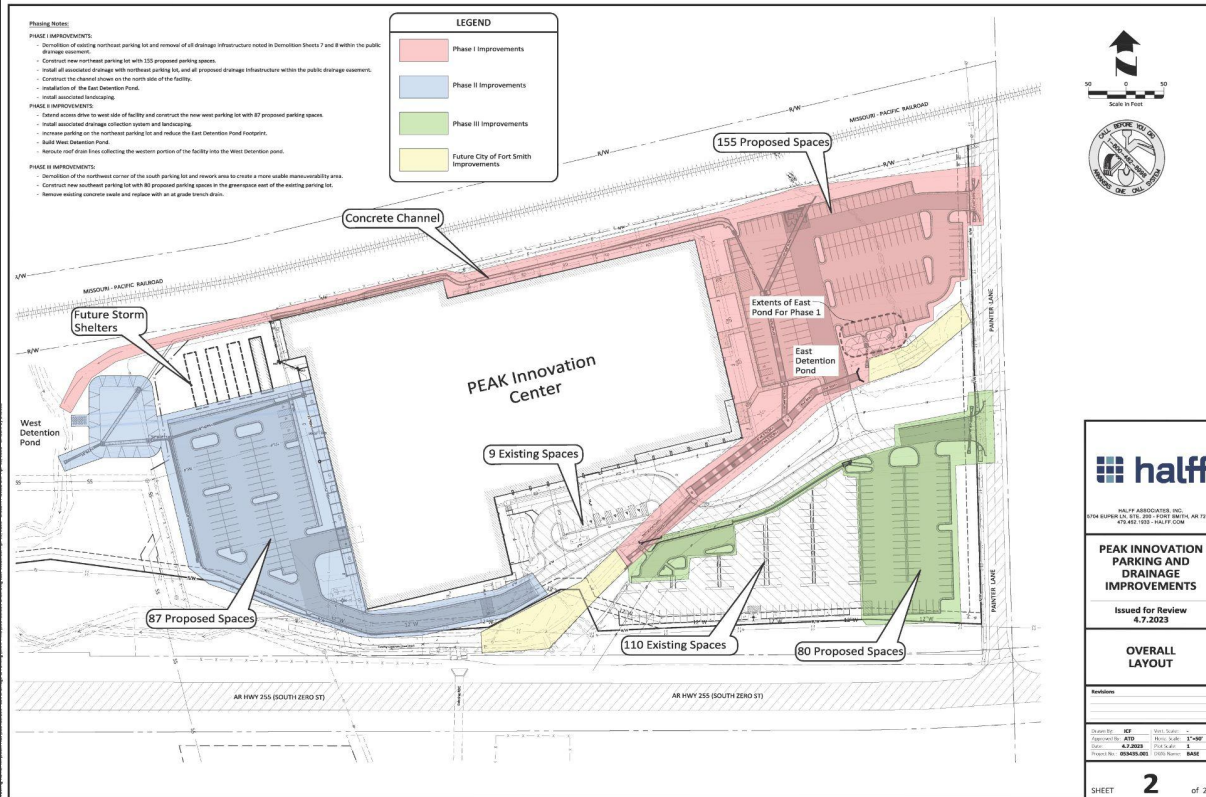
- **Cost of raising the east parking lot:  
Estimated \$1,100,000**
- **Additional parking on west side:  
Estimated \$300,000**



# PEAK Drainage & Site Improvements

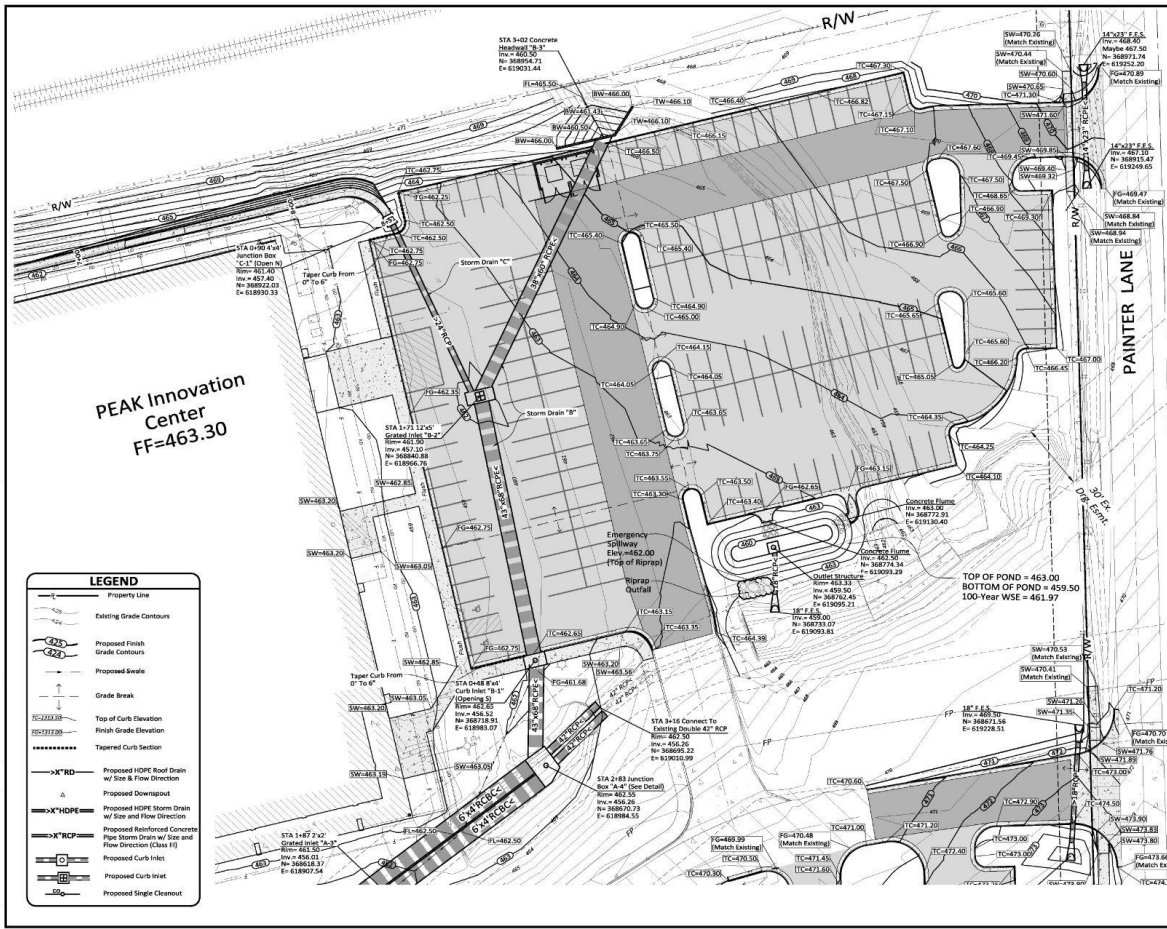
## Phasing Options

- Phase 1 - North East Drainage and Parking
- Phase 2 - West Parking
- Phase 3 - Southeast Parking



# PEAK Drainage & Site Improvements

Phasing 1



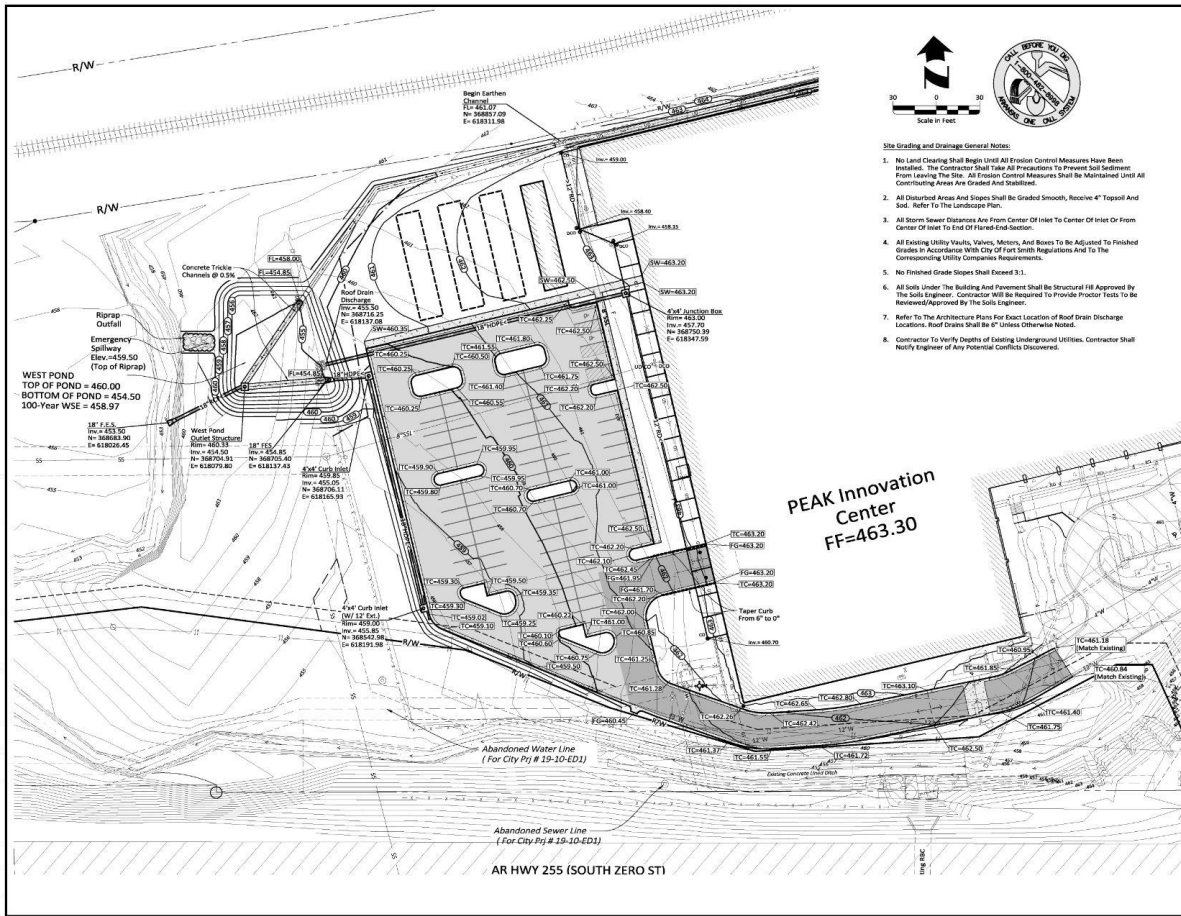
- Total 155 parking spaces (124 new / 31 resurfaced)
- Create a detention pond
- Reroute & capture water under new parking
- Add new drive
- Trickle channel to North

• **Cost: Estimated \$2,335,414**



# PEAK Drainage & Site Improvements

Phasing 2



- Site Grading and Drainage General Notes:**
1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Settlement From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contouring Areas Are Graded And Stabilized.
  2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
  3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Head-end Section.
  4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Fort Smith Regulations And To The Corresponding Utility Companies Requirements.
  5. No Finished Grade Slopes Shall Exceed 3:1.
  6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
  7. Refer To The Architecture Plans For Exact Location of Roof Drain Discharge Locations. Roof Drains Shall Be 6" Unless Otherwise Noted.
  8. Contractor To Verify Depths of Existing Underground Utilities. Contractor Shall Notify Engineer of Any Potential Conflicts Discovered.

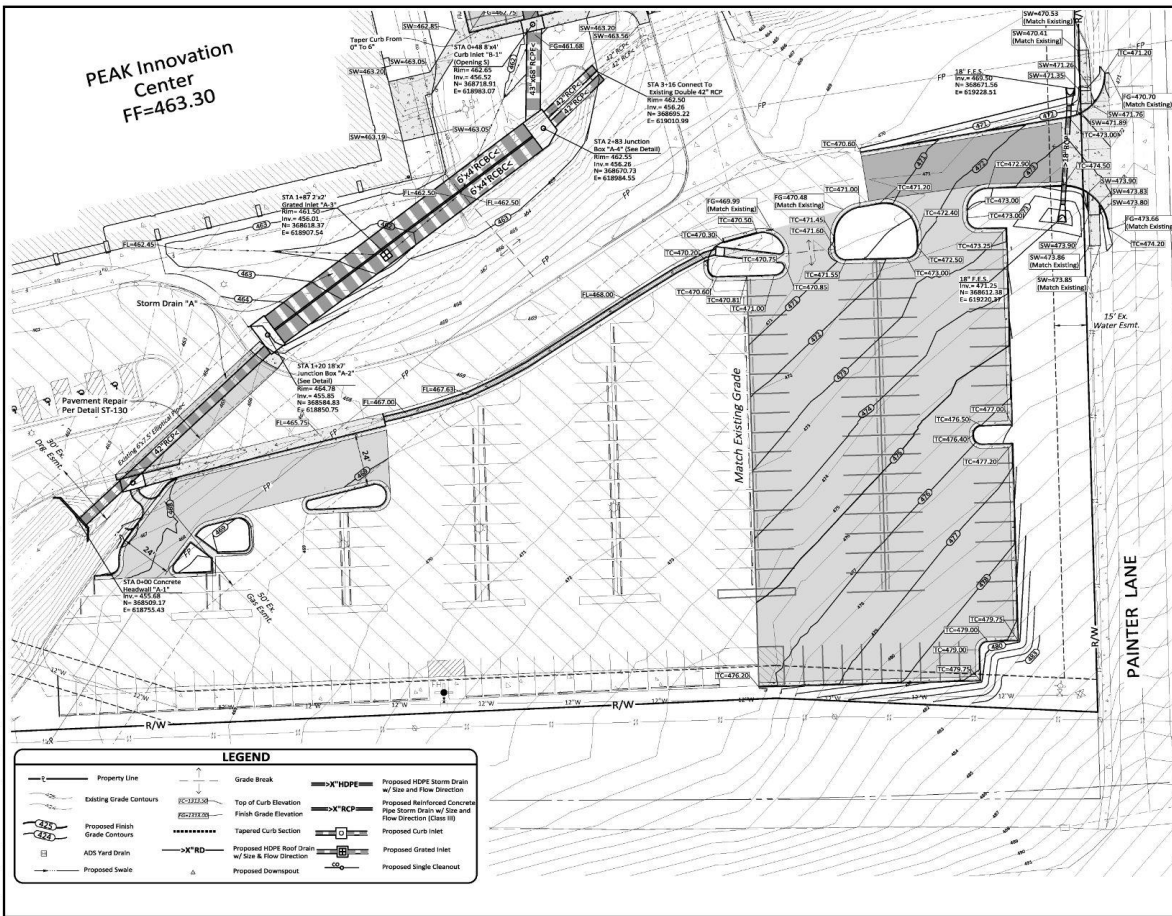
- 87 Parking Spaces
- Detention pond (required by city)
- New drive to west parking

● **Cost: Estimated \$858,426**

# PEAK Drainage & Site Improvements

Phasing 3

- 80 Parking spaces
- Rework existing drive
- Rework west end to improve traffic flow



- **Cost: Estimated \$733,692**

# PEAK Drainage & Site Improvements

Parking

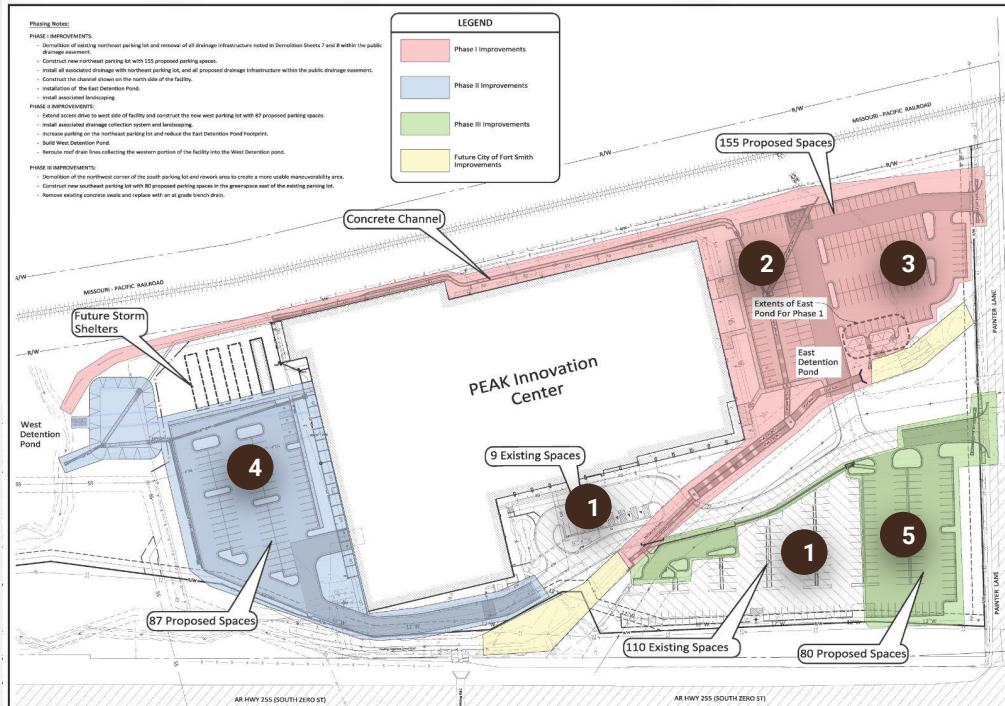
1 119 EXISTING SPACES

2 31 RESURFACED SPACES

3 N-EAST: 124 NEW SPACES

4 WEST: 87 NEW SPACES

5 S-EAST: 80 NEW SPACES



**New design provides 460  
parking spaces for the  
facility**

**Currently 150 spaces**



# Funding Breakdown all phases

- Phase 1: Estimated **\$2,335,414 (Northeast Parking)**
- Phase 2: Estimated **\$858,426 (West Parking)**
- Phase 3: Estimated **\$733,692 (Southeast Parking)**

**Estimated - \$3,927,534**



Thank you

