

# CONCEPTUAL DESIGN REPORT

ADA STUDY OF  
MCLAIN ROGERS PARK  
CLINTON, OKLAHOMA

PREPARED FOR:



CITY OF CLINTON, OKLAHOMA

PREPARED BY:



1623 E. 6<sup>th</sup> St.  
Tulsa, OK 74120

SEPTEMBER 2022

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Responsible Registrant

BKL Inc.

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Jayde Dzierba, P.E.  
Oklahoma P.E. No. 31935

## Project Scope

BKL, Inc. was contracted by the City of Clinton for its engineering design services for an ADA sidewalk assessment of McLain Rogers Park. The improvements to McLain Rogers Park will also include accessible side street parking along the south and west edges of the park. A project location map with proposed improvements and construction phasing can be found in APPENDIX A – PROJECT LOCATION MAP.



*Figure 1: Existing Sidewalk from Amphitheater to Bess Rogers Dr.*

Pursuant to our field reconnaissance and meeting with City of Clinton staff, the following scope items will be included in the project. The proposed improvements of the 12-acre park include the rehabilitation, construction, and reconstruction of approximately 6,005 LF of sidewalk, 17 ADA-compliant ramps, and 3,297 SY of parking.

The project will consist of three construction phases - West, Central, and East. This will split the duration and construction costs over multiple areas of the park. These areas have been designed to provide a natural break between construction phases and to keep the overall construction costs similar to each other. These phases are suggestions and can be adjusted as funds come available.

## History and Justification



*Figure 2: Amphitheater access without sidewalk.*

The existing sidewalk at McLain Rogers Park connects the amphitheater to the Driver License Testing Building on the north side of the park, by crossing Bess Rogers Dr. Most of the park was constructed in the early 1940s, which includes many of the existing buildings and recreational areas. Since then, the park has added areas such as playgrounds, patio areas, and a community swimming pool. Although the recreational areas of the park have been expanded, the existing sidewalk system has not. Most recreational areas of the park are not

accessible by sidewalk, rather pedestrians must cross grass to access the areas. The existing sidewalk includes paver paths, which do not meet PROWAG standards and will require reconstruction. The existing concrete sidewalk from the amphitheater to Bess Rogers Dr. is currently silted in and overgrown. The ponding issues will have to be corrected by reconstructing the pathway. North of Bess Rogers Dr. the sidewalk meets current standards and will not need reconstruction. The stairway along Opal Ave, north of the volleyball court, will need to be replaced by a ramp since there is no other accessible route to the community pool and playground area.

## Project Design Considerations

The project consists of three construction phases of proposed improvements. Phase 1, the west section of the park, currently consists of a baseball field, playground, and covered patio area. Each of these areas are surrounded by grass, and thus are not accessible by ADA-compliant sidewalks. The covered patio area is connected by an existing sidewalk to side street parking along Opal Avenue, which has a non-compliant typical width of 3'. Phase 2, the central portion of the park, encompasses a volleyball court with concrete bleachers, the Driver's License Testing building, a restroom facility, and the west half of the amphitheater. The amphitheater is connected to Bess Rogers Dr. by two 4' wide paver sidewalks. The Driver's License Testing building is currently surrounded by sufficiently accessible sidewalks, however the crosswalk across Bess Rogers Dr. does not have ADA compliant ramps. Phase 3, the east area of the park, consists of the east half of the amphitheater, basketball courts, playground, and miniature golf course. The miniature golf course is surrounded by sidewalk which continues south for approximately 75 feet along S. 10<sup>th</sup> St. The proposed sidewalk will extend the existing sidewalk south to the side street parking along Jaycee Lane. The east phase will also include direct access from Jaycee Lane to Opal Ave via sidewalks and ramps. The basketball courts have existing sidewalk along the east side leading to a staircase on the north side. There are currently no accessible ramps leading to the basketball court.



Figure 3: Existing Paver Sidewalk from Amphitheater

The amphitheater has two staircases on either side of the stage with no accessible route. BKL proposes to install a ramp on the southeast side of the stage, this ramp will also give access between the proposed ADA accessible parking area and amphitheater seating.

Sidewalk cross slopes, running grades, and ramp designs will conform to PROWAG guidelines. BKL proposes the sidewalk cross slope to be less than the maximum slope of 2.0%, typically 1.5%, to allow for construction tolerances. The proposed sidewalk thickness will be 4-inch Portland cement concrete with a 2-inch sand cushion. Refer to APPENDIX B – TYPICAL SECTIONS. The existing sidewalks and ramps will be reconstructed to meet the current design standards.

BKL recommends the new construction work to occur in three different phases, with the most used area taking priority. Splitting construction into three phases will limit the impact to public use by lowering the duration and land use of construction.

## Utilities

Sidewalk improvements will avoid conflicts with existing utilities to limit construction costs.

## Right-of-Way

Existing Right-of-Way covers the entire proposed sidewalk area. Therefore, no additional easements will be required for construction.

## Probable Construction Cost Estimate

In preparation of the probable construction cost, BKL utilized the latest ODOT bid tabulation for the ODOT District 5 region as well as recent BKL sidewalk bid history. BKL prepared a probable construction cost estimate including:

1. Installation of approximately 3,336 square yards of concrete sidewalk
2. Accessible ramp improvements at the designated intersections
3. Installation of approximately 3,297 square yards of parking

The anticipated construction cost estimate along with 20% contingency for the total project is approximately \$889,234. A detailed cost estimate can be found in APPENDIX C – DETAILED COST ESTIMATE.

The construction cost for Phase 1, the west portion of the project, is estimated to be \$362,395. This will include partial construction of concrete sidewalk, accessible ramps,

and side street parking pavement.

The construction cost for Phase 2, the central area of the project, is estimated to be \$320,840. This includes partial construction of concrete sidewalk, accessible ramps, and side street parking pavement.

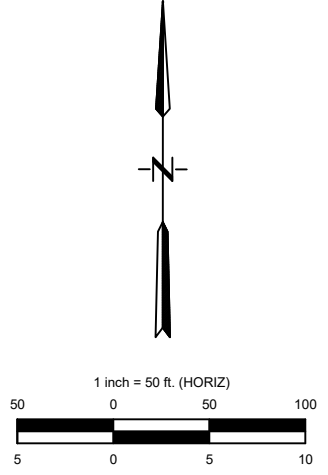
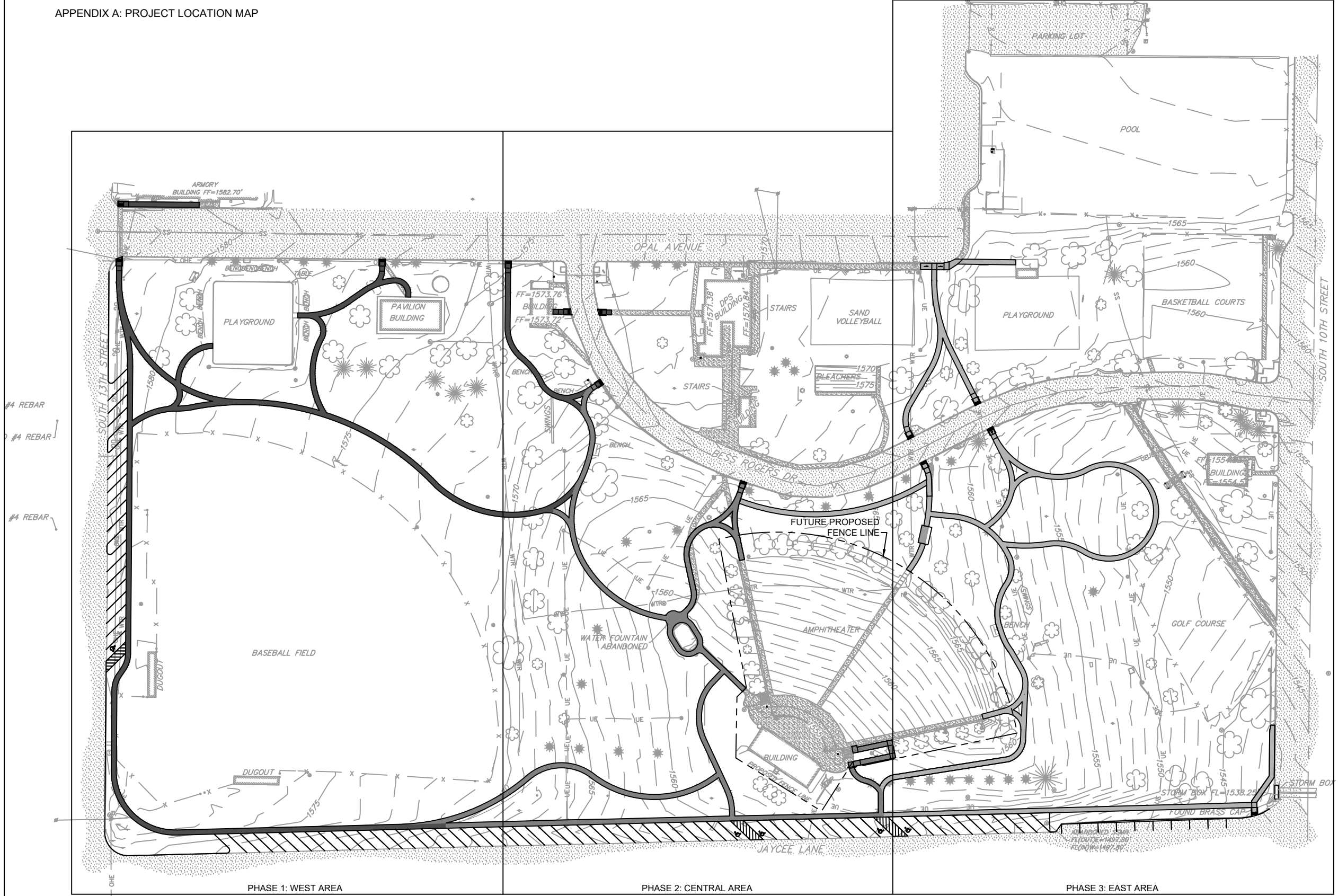
The construction cost for Phase 3, the east section of the project, is estimated to be \$290,000. This will include partial construction of concrete sidewalk, accessible ramps, and side street parking pavement.

## Recommendation

The conceptual design report and site visit determined the need along with the proposed scope for the following recommended improvements at McLain Rogers Park. BKL recommends to the City of Clinton the following improvements:

1. Sidewalk installation and reconstruction throughout the park
2. Accessible ramp improvements at intersections with:
  - a. Opal Ave.
  - b. Bess Rogers Dr.
  - c. Jaycee Ln.
3. Accessible ramp installation to Amphitheater seating
4. Installation of side street parking along:
  - a. S. 13<sup>th</sup> St.
  - b. Jaycee Ln.

APPENDIX A: PROJECT LOCATION MAP



**LEGEND:**

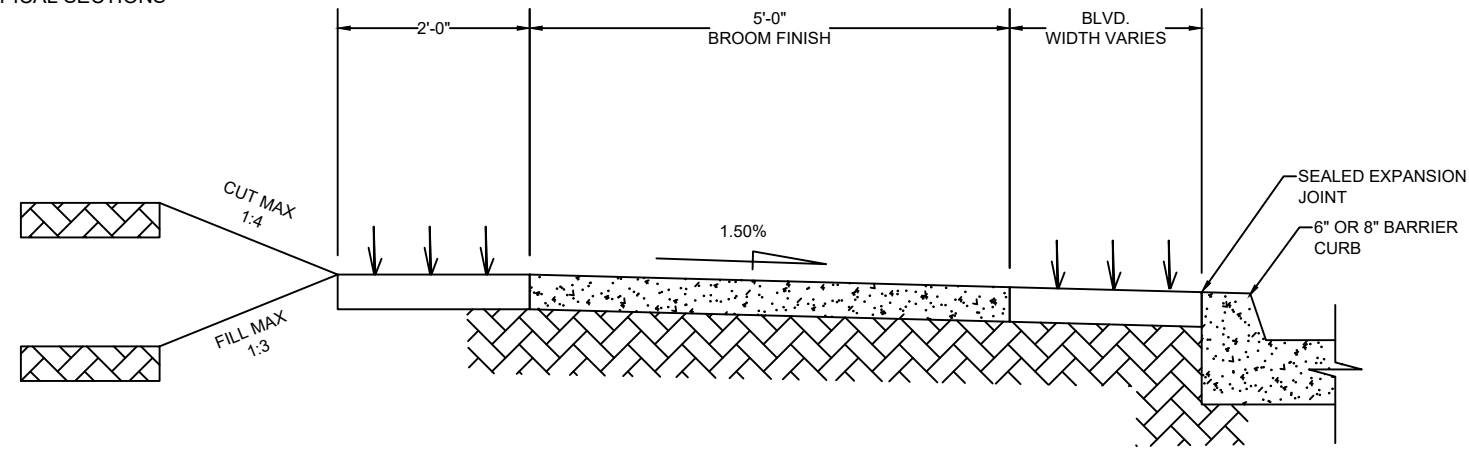
- CONSTRUCTION PHASE 1
- CONSTRUCTION PHASE 2
- CONSTRUCTION PHASE 3

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APPENDIX A: PROJECT LOCATION MAP			
PROJ. 809			
<b>ADA STUDY MCLAIN ROGERS PARK</b>			
<b>CITY OF CLINTON, OKLAHOMA</b>			
PLANS & ESTIMATES PREPARED BY:			
<b>BKL, INCORPORATED</b>			
1623 E. 6TH STREET TULSA, OKLA. 74120		918-835-9888	
PLAN SCALE:	DRAWN BY:	MRW	09/22
DESIGNED BY:	JCD	09/22	APPROVED:
SURVEY BY:	TLS	05/22	
PROFILE SCALE:	PROJ. MGR.		
HORIZONTAL:	LEAD ENGR.		
VERTICAL:	FIELD MGR.		
N/A	RECOMMENDED:		
N/A	DESIGN MANAGER		
FILE:	DRAWING:		CITY ENGINEER
ATLAS PAGE NO:			DATE:
			SHEET 1 OF 5 SHEETS

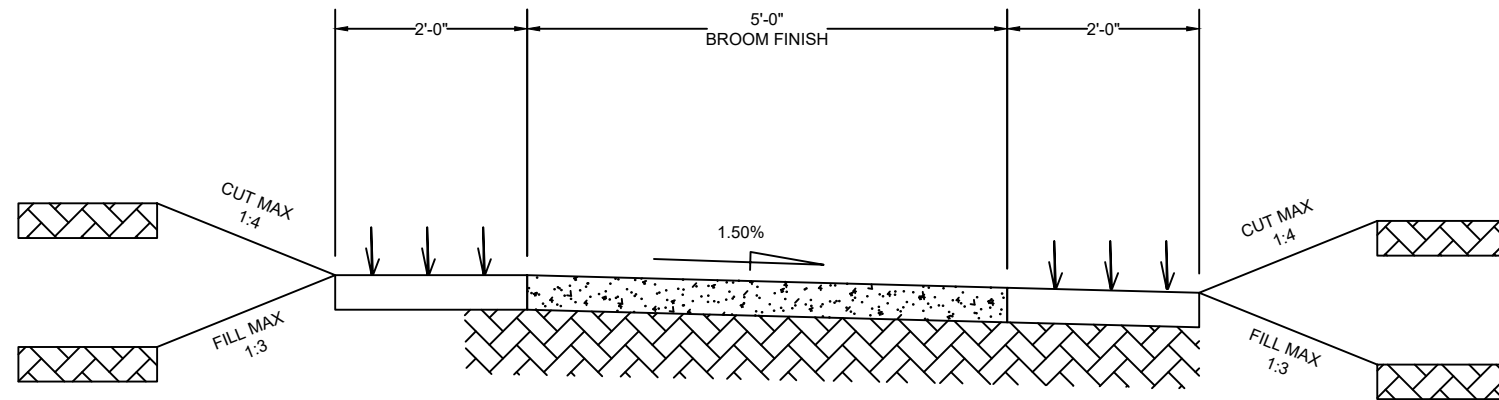
REVISION	BY	DATE

APPENDIX B: TYPICAL SECTIONS



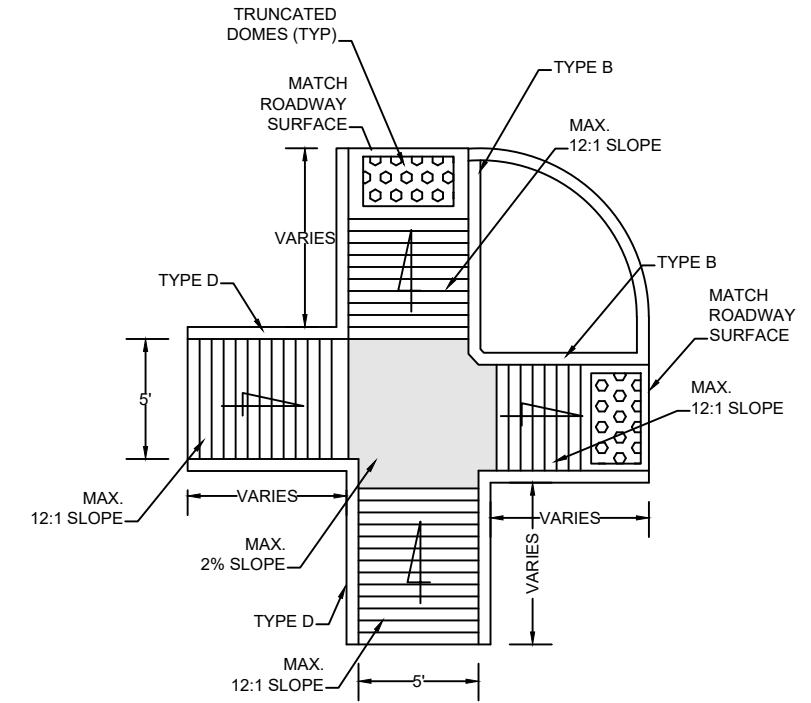
**SIDEWALK SECTION 1**

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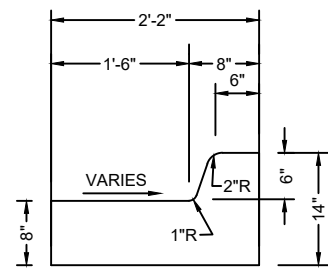
**SIDEWALK SECTION 2**

N.T.S.



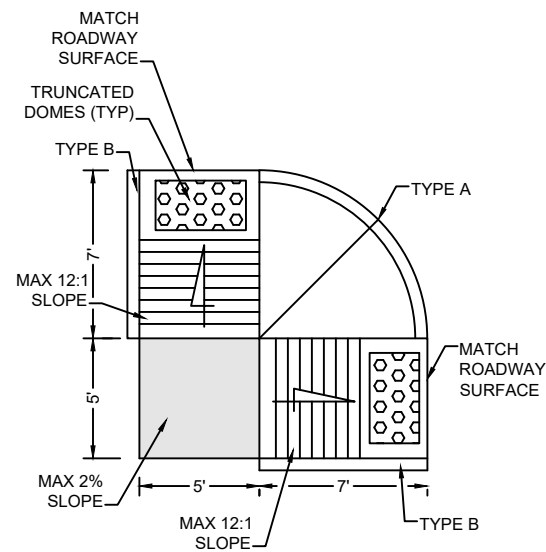
**SIDEWALK RAMP  
TYPE BD DETAIL**

N.T.S.



**DETAIL OF 2'-2" COMBINATION  
CURB & GUTTER (6" BARRIER)**

N.T.S.



**SIDEWALK RAMP  
TYPE AB DETAIL**

N.T.S.

APPENDIX B: TYPICAL SECTIONS

ADA STUDY  
MCLAIN ROGERS PARK  
CITY OF CLINTON, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:  
**BKL, INCORPORATED**

1623 E. 6TH STREET TULSA, OKLA. 74120 918-835-9588

REVISION	BY	DATE	DRAWN BY:	MRW	09/22	APPROVED:
			DESIGNED BY:	JCD	09/22	
			SURVEY BY:	TLS	05/22	
			PROFILE SCALE:	PROJ. MGR.		
			HORIZONTAL:	LEAD ENGR.		
			VERTICAL:	FIELD MGR.		
			RECOMMENDED:			
			DESIGN MANAGER			CITY ENGINEER
			FILE:	DRAWING:		DATE:
			ATLAS PAGE NO:			SHEET 2 OF 5 SHEETS



APPENDIX C: DETAILED COST ESTIMATE



1623 E. 6th Street  
Tulsa, OK 74120  
918.835.9588

**Project Description** ADA Study - City of Clinton  
**Project Number** 809  
**Phase** Overall Conceptual Design  
**Date** September 20, 2022

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	4" CONCRETE SIDEWALK	3,336	SY	\$ 85.00	\$ 283,560.00
2	CURB RAMP	17	EA	\$ 1,000.00	\$ 17,000.00
3	SOLID SLAB SODDING	2,730	SY	\$ 5.00	\$ 13,650.00
4	UNCLASSIFIED EXCAVATION	371	CY	\$ 15.00	\$ 5,565.00
5	TACTILE WARNING DEVICES	170	SF	\$ 30.00	\$ 5,100.00
6	HANDRAILING	83	LF	\$ 150.00	\$ 12,450.00
7	CONC. CURB(6" BARRIER-INTEGRAL)	1,411	LF	\$ 35.00	\$ 49,385.00
8	TRAFFIC STRIPE (MULTI-POLYMER)(4" WIDE)	2,622	LF	\$ 1.50	\$ 3,933.00
9	P.C.CONCRETE PAVEMENT (PLACEMENT)	3,296	SY	\$ 30.00	\$ 98,880.00
10	P.C. CONCRETE FOR PAVEMENT	549	CY	\$ 250.00	\$ 137,250.00
11	AGGREGATE BASE TYPE A	549	CY	\$ 75.00	\$ 41,175.00
12	SEPARATOR FABRIC	3,626	SY	\$ 5.00	\$ 18,130.00
13	6" PERFORATED PIPE UNDERDRAIN ROUND	1,330	LF	\$ 15.00	\$ 19,950.00
14	CLEARING & GRUBBING	1	LSUM	\$ 5,000.00	\$ 5,000.00
15	STORMWATER	1	LSUM	\$ 5,000.00	\$ 5,000.00
16	EROSION CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
17	TRAFFIC CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
18	MOBILIZATION	1	LSUM	\$ 15,000.00	\$ 15,000.00
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 741,028.00</b>
<b>20% CONTINGENCY</b>					<b>\$ 148,205.60</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 889,233.60</b>

APPENDIX C: DETAILED COST ESTIMATE



1623 E. 6th Street  
Tulsa, OK 74120  
918.835.9588

**Project Description** ADA Study - City of Clinton  
**Project Number** 809  
**Phase** Phase 1 - West Area Conceptual Design  
**Date** September 20, 2022

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	4" CONCRETE SIDEWALK	1,203	SY	\$ 85.00	\$ 102,255.00
2	CURB RAMP	6	EA	\$ 1,000.00	\$ 6,000.00
3	SOLID SLAB SODDING	804	SY	\$ 5.00	\$ 4,020.00
4	UNCLASSIFIED EXCAVATION	134	CY	\$ 15.00	\$ 2,010.00
5	TACTILE WARNING DEVICES	60	SF	\$ 30.00	\$ 1,800.00
6	HANDRAILING	0	LF	\$ 150.00	\$ -
7	CONC. CURB(6" BARRIER-INTEGRAL)	578	LF	\$ 35.00	\$ 20,230.00
8	TRAFFIC STRIPE (MULTI-POLYMER)(4" WIDE)	1,177	LF	\$ 1.50	\$ 1,765.50
9	P.C.CONCRETE PAVEMENT (PLACEMENT)	1,344	SY	\$ 30.00	\$ 40,320.00
10	P.C. CONCRETE FOR PAVEMENT	224	CY	\$ 250.00	\$ 56,000.00
11	AGGREGATE BASE TYPE A	224	CY	\$ 75.00	\$ 16,800.00
12	SEPARATOR FABRIC	1,479	SY	\$ 5.00	\$ 7,395.00
13	6" PERFORATED PIPE UNDERDRAIN ROUND	560	LF	\$ 15.00	\$ 8,400.00
14	CLEARING & GRUBBING	1	LSUM	\$ 5,000.00	\$ 5,000.00
15	STORMWATER	1	LSUM	\$ 5,000.00	\$ 5,000.00
16	EROSION CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
17	TRAFFIC CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
18	MOBILIZATION	1	LSUM	\$ 15,000.00	\$ 15,000.00
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 301,995.50</b>
<b>20% CONTINGENCY</b>					<b>\$ 60,399.10</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 362,394.60</b>

APPENDIX C: DETAILED COST ESTIMATE



1623 E. 6th Street  
Tulsa, OK 74120  
918.835.9588

**Project Description** ADA Study - City of Clinton  
**Project Number** 809  
**Phase** Phase 2 - Central Area Conceptual Design  
**Date** September 20, 2022

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	4" CONCRETE SIDEWALK	983	SY	\$ 85.00	\$ 83,555.00
2	CURB RAMP	4	EA	\$ 1,000.00	\$ 4,000.00
3	SOLID SLAB SODDING	748	SY	\$ 5.00	\$ 3,740.00
4	UNCLASSIFIED EXCAVATION	109	CY	\$ 15.00	\$ 1,635.00
5	TACTILE WARNING DEVICES	40	SF	\$ 30.00	\$ 1,200.00
6	HANDRAILING	83	LF	\$ 150.00	\$ 12,450.00
7	CONC. CURB(6" BARRIER-INTEGRAL)	430	LF	\$ 35.00	\$ 15,050.00
8	TRAFFIC STRIPE (MULTI-POLYMER)(4" WIDE)	961	LF	\$ 1.50	\$ 1,441.50
9	P.C.CONCRETE PAVEMENT (PLACEMENT)	1,152	SY	\$ 30.00	\$ 34,560.00
10	P.C. CONCRETE FOR PAVEMENT	192	CY	\$ 250.00	\$ 48,000.00
11	AGGREGATE BASE TYPE A	192	CY	\$ 75.00	\$ 14,400.00
12	SEPARATOR FABRIC	1,267	SY	\$ 5.00	\$ 6,335.00
13	6" PERFORATED PIPE UNDERDRAIN ROUND	400	LF	\$ 15.00	\$ 6,000.00
14	CLEARING & GRUBBING	1	LSUM	\$ 5,000.00	\$ 5,000.00
15	STORMWATER	1	LSUM	\$ 5,000.00	\$ 5,000.00
16	EROSION CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
17	TRAFFIC CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
18	MOBILIZATION	1	LSUM	\$ 15,000.00	\$ 15,000.00
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 267,366.50</b>
<b>20% CONTINGENCY</b>					<b>\$ 53,473.30</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 320,839.80</b>

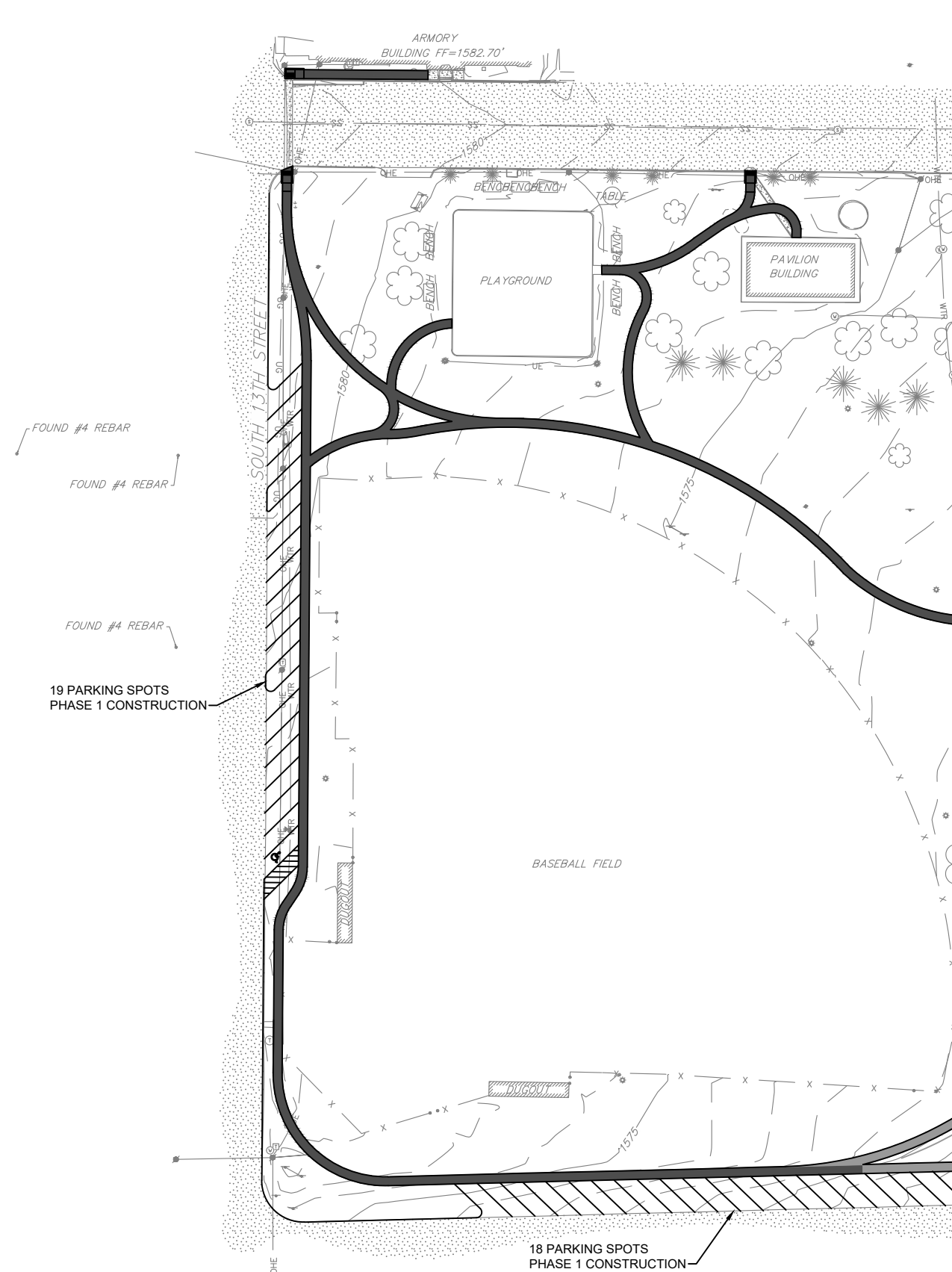
APPENDIX C: DETAILED COST ESTIMATE



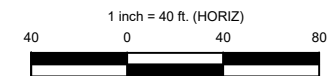
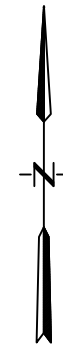
1623 E. 6th Street  
Tulsa, OK 74120  
918.835.9588

**Project Description** ADA Study - City of Clinton  
**Project Number** 809  
**Phase** Phase 3 - East Area Conceptual Design  
**Date** September 20, 2022

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	4" CONCRETE SIDEWALK	1,150	SY	\$ 85.00	\$ 97,750.00
2	CURB RAMP	7	EA	\$ 1,000.00	\$ 7,000.00
3	SOLID SLAB SODDING	1,178	SY	\$ 5.00	\$ 5,890.00
4	UNCLASSIFIED EXCAVATION	128	CY	\$ 15.00	\$ 1,920.00
5	TACTILE WARNING DEVICES	70	SF	\$ 30.00	\$ 2,100.00
6	HANDRAILING	0	LF	\$ 150.00	\$ -
7	CONC. CURB(6" BARRIER-INTEGRAL)	403	LF	\$ 35.00	\$ 14,105.00
8	TRAFFIC STRIPE (MULTI-POLYMER)(4" WIDE)	484	LF	\$ 1.50	\$ 726.00
9	P.C.CONCRETE PAVEMENT (PLACEMENT)	800	SY	\$ 30.00	\$ 24,000.00
10	P.C. CONCRETE FOR PAVEMENT	133	CY	\$ 250.00	\$ 33,250.00
11	AGGREGATE BASE TYPE A	133	CY	\$ 75.00	\$ 9,975.00
12	SEPARATOR FABRIC	880	SY	\$ 5.00	\$ 4,400.00
13	6" PERFORATED PIPE UNDERDRAIN ROUND	370	LF	\$ 15.00	\$ 5,550.00
14	CLEARING & GRUBBING	1	LSUM	\$ 5,000.00	\$ 5,000.00
15	STORMWATER	1	LSUM	\$ 5,000.00	\$ 5,000.00
16	EROSION CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
17	TRAFFIC CONTROL	1	LSUM	\$ 5,000.00	\$ 5,000.00
18	MOBILIZATION	1	LSUM	\$ 15,000.00	\$ 15,000.00
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 241,666.00</b>
<b>20% CONTINGENCY</b>					<b>\$ 48,333.20</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 289,999.20</b>



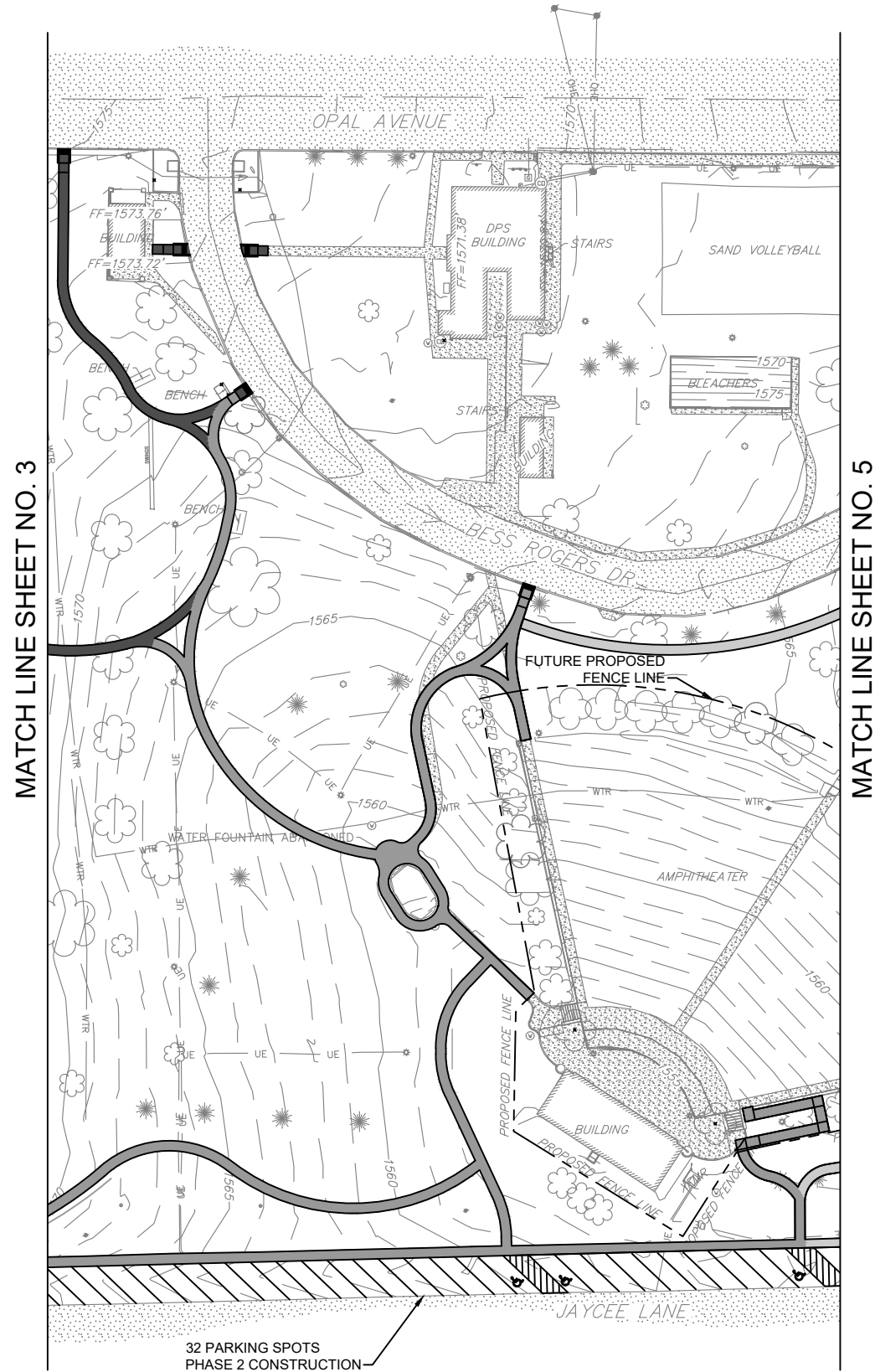
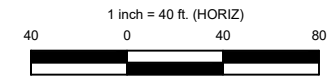
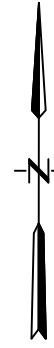
MATCH LINE SHEET NO. 4



PHASE 1			
PROJ. 809			
ADA STUDY MCLAIN ROGERS PARK			
CITY OF CLINTON, OKLAHOMA			
PLANS & ESTIMATES PREPARED BY: <b>BKL, INCORPORATED</b>			
1623 E. 6TH STREET		TULSA, OKLA. 74120	
		918-835-9588	
PLAN SCALE:	DRAWN BY:	MRW	09/22
1"=40'	DESIGNED BY:	JCD	09/22
	SURVEY BY:	TLS	05/22
PROFILE SCALE:	PROJ. MGR.		
HORIZONTAL:	LEAD ENGR.		
N/A	FIELD MGR.		
VERTICAL:	RECOMMENDED:		
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ATLAS PAGE NO:			SHEET 3 OF 5 SHEETS

REVISION	BY	DATE

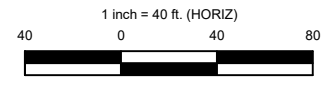
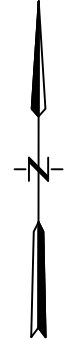
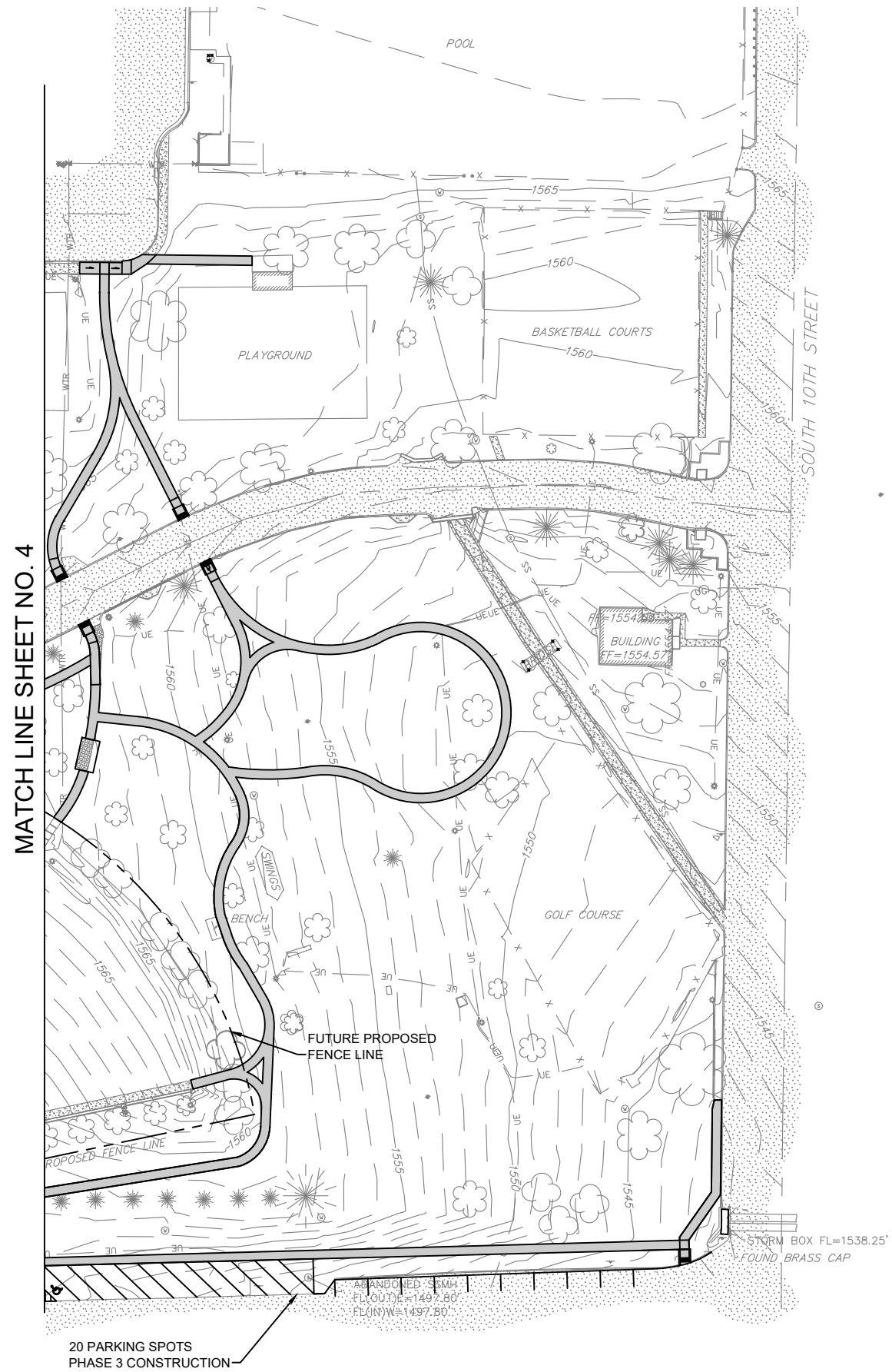
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PHASE 2			
PROJ. 809			
<b>ADA STUDY</b>			
<b>MCLAIN ROGERS PARK</b>			
CITY OF CLINTON, OKLAHOMA			
PLANS & ESTIMATES PREPARED BY:			
<b>BKL, INCORPORATED</b>			
1623 E. 6TH STREET		TULSA, OKLA. 74120	
		918-835-9588	
PLAN SCALE:	DRAWN BY:	MRW	09/22
<b>1"=40'</b>	DESIGNED BY:	JCD	09/22
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PROFILE SCALE:	PROJ. MGR.		
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MATCH LINE SHEET NO. 4

PHASE 3					
PROJ. 809					
ADA STUDY MCLAIN ROGERS PARK					
CITY OF CLINTON, OKLAHOMA					
PLANS & ESTIMATES PREPARED BY: <b>BKL, INCORPORATED</b>					
1623 E. 6TH STREET		TULSA, OKLA. 74120		918-835-9588	
PLAN SCALE:	DRAWN BY:	MRW	09/22	APPROVED:	
1"=40'	DESIGNED BY:	JCD	09/22		
	SURVEY BY:	TLS	05/22		
PROFILE SCALE:	PROJ. MGR.				
HORIZONTAL:	LEAD ENGR.			CITY ENGINEER	
N/A	FIELD MGR.				
VERTICAL:	RECOMMENDED:				
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