

ROSE COMPLEX MASTER PLAN

JUNE 2017



CIRCULATION

Improves safety for vehicles and pedestrians

Decreases congestion due to realigned entrances and turn lane design along Front Street

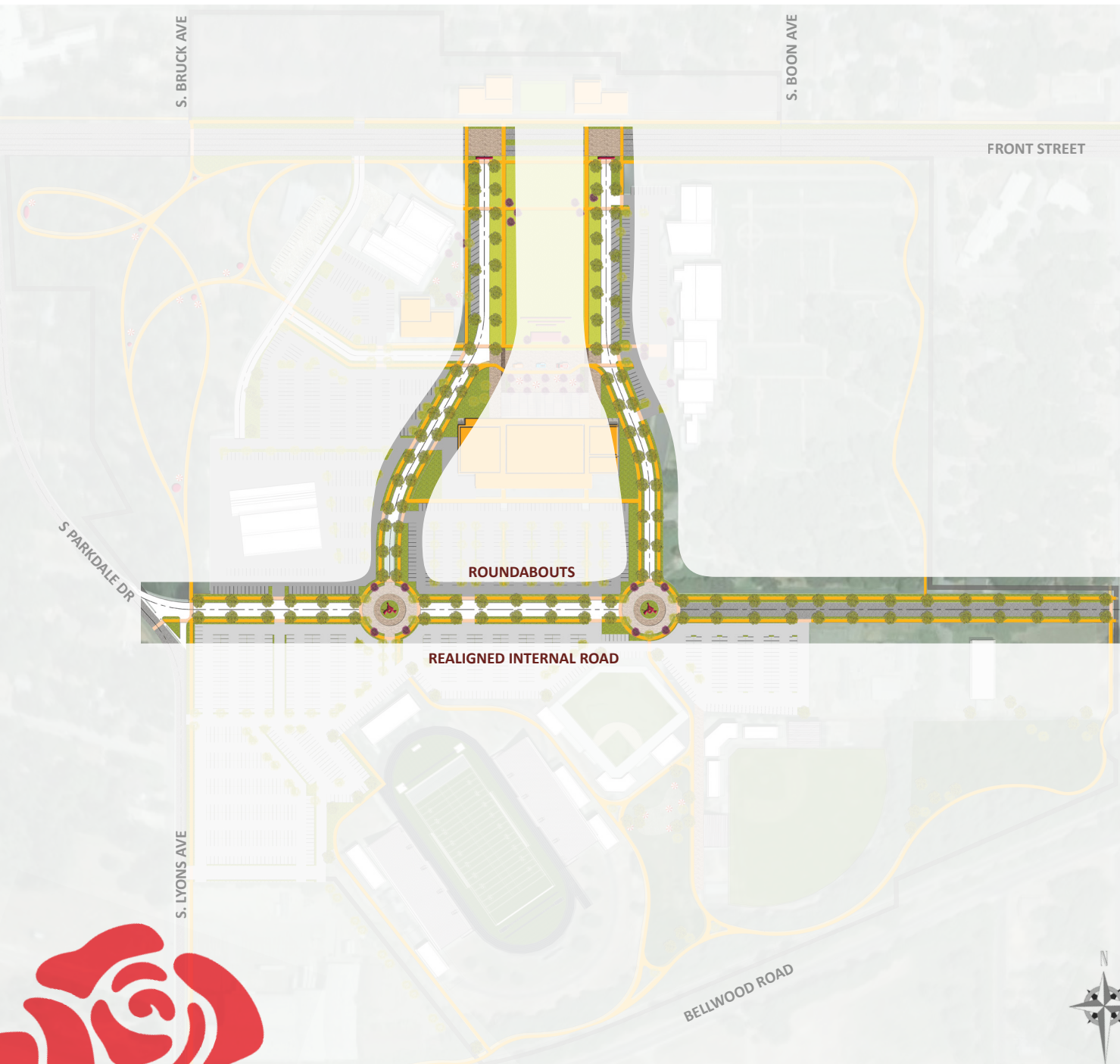
Defined circulation and visibility to each site amenity

Enables vehicles to change direction

Slows internal, cut through traffic

Created well organized routes

Allows easy accessibility to destinations



ACCESS

Greater Safer access / egress

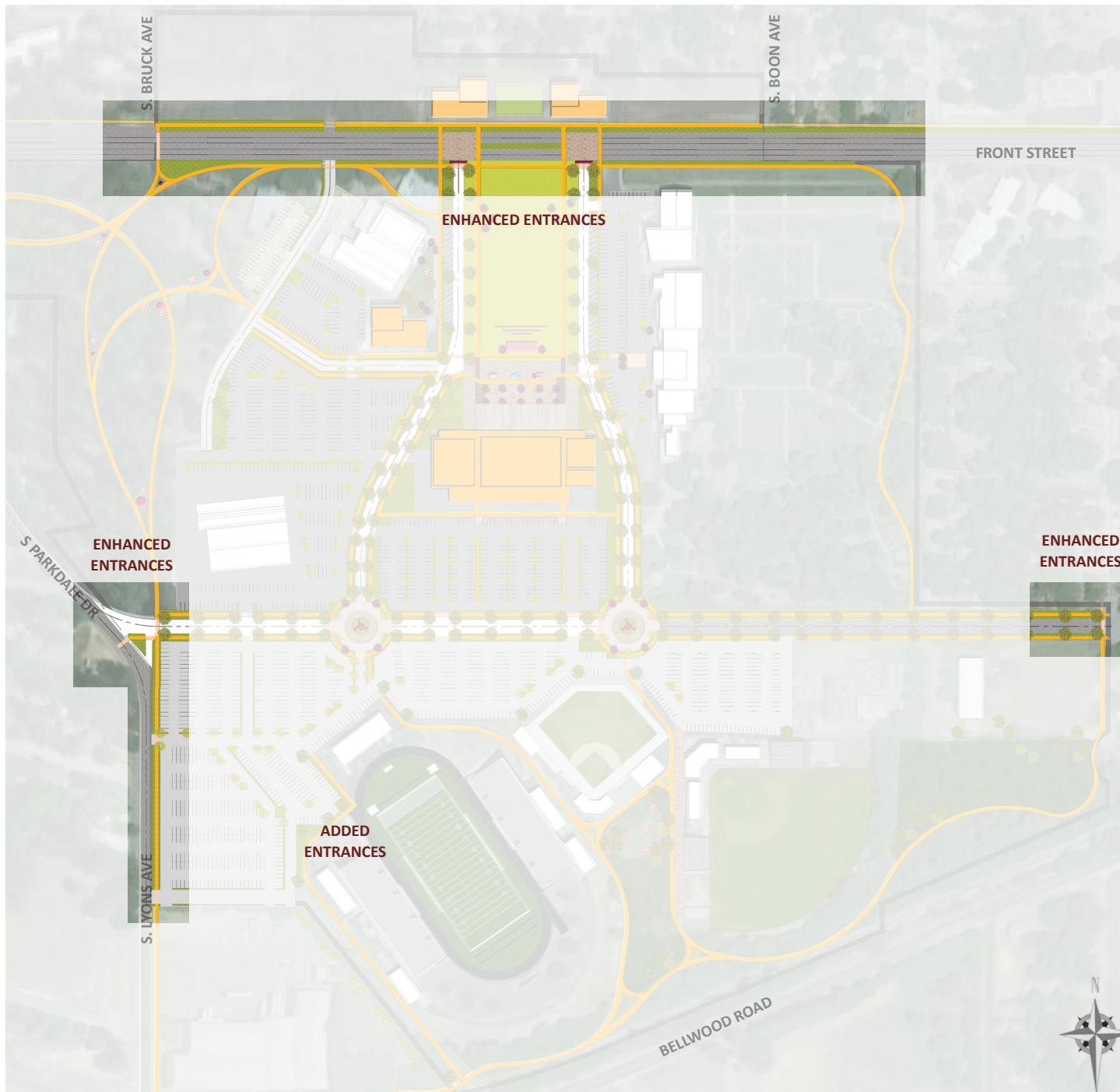
Rose Complex gets grand entrance/great visibility

Streetscape improvements along Front Street:

- Landscaped median
- Street lights
- Banners
- Enhanced paving

Pedestrian crosswalks along every intersection

Internal connections, crosswalks, and visibility enhanced.



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PARKING

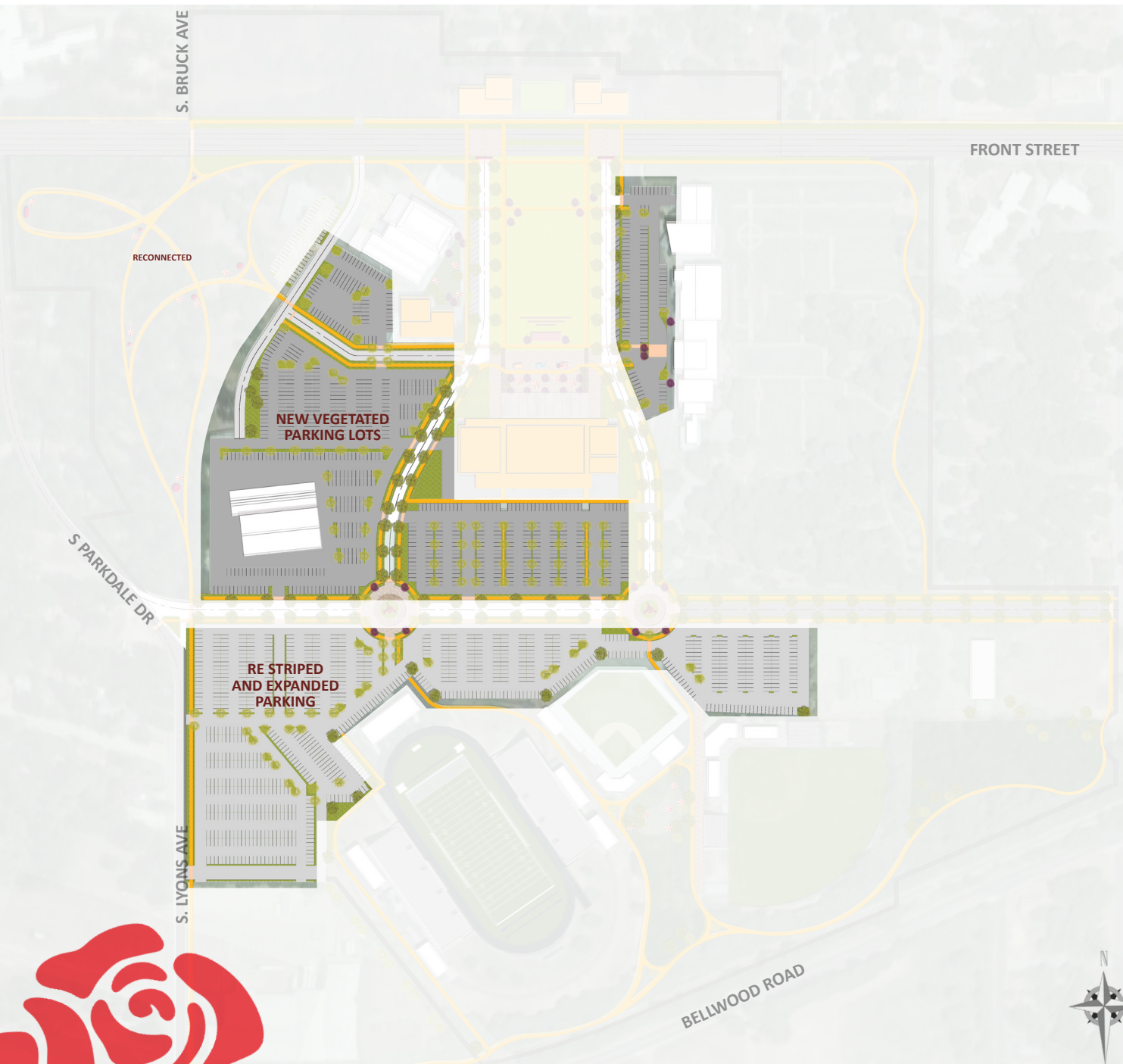
Fulfills parking need & allows for even greater parking expansion with new lots

Parking is enhanced through

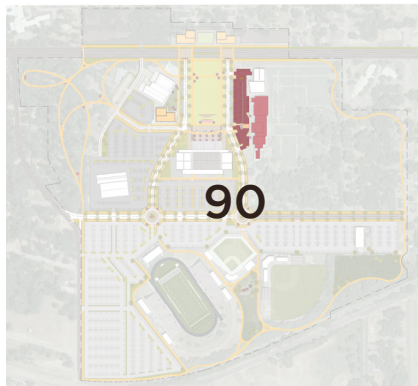
- quality surfaces
- well lighted
- plenty of ADA stalls
- better circulation
- pedestrian connections

Parking is accessible to all venues

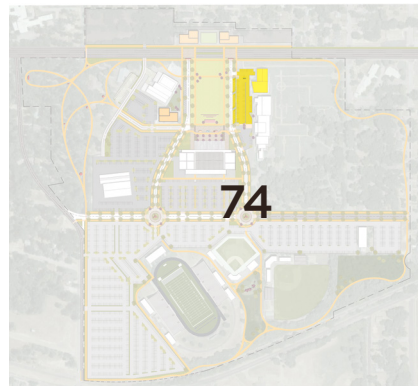
Area restriped / designed



ROSE COMPLEX



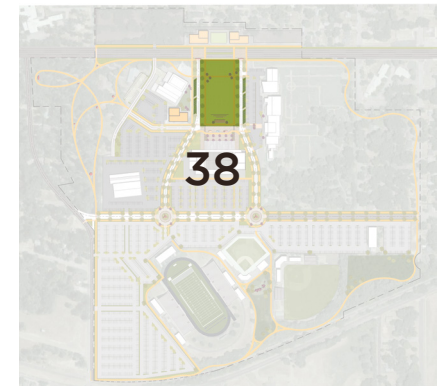
CIVIC THEATER



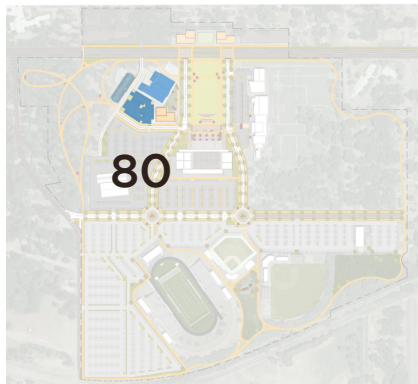
WINDSOR GROVE



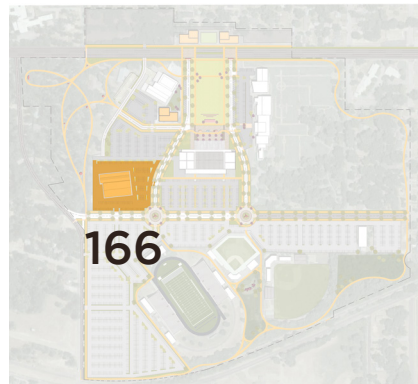
PUBLIC PARK



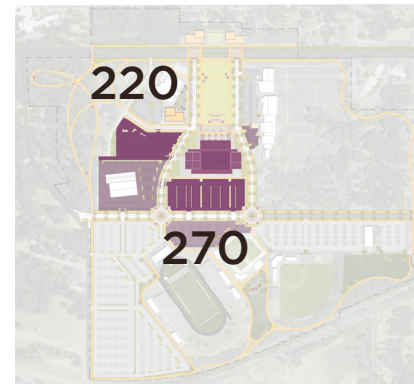
MAYFAIR



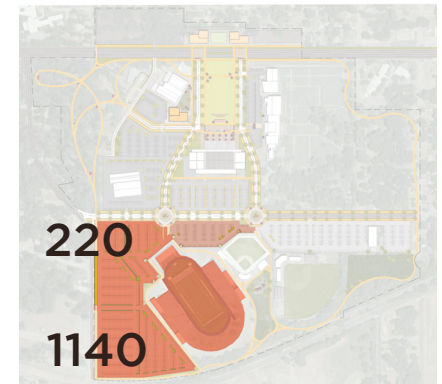
FFA



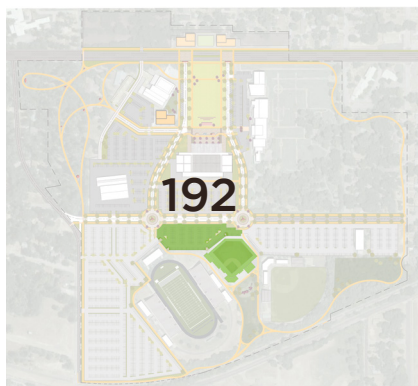
HARVEY HALL



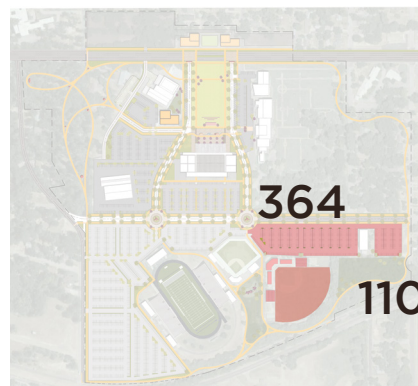
FOOTBALL



SOFTBALL



BASEBALL



PARKING SUMMARY

Master Plan added within site:
Move Park Maintenance added:

+/- 544 stalls
+/- 824 stalls

THE PARK

Park location opens views into site

Creates family gathering space

All venues front on park

- Rose Garden
- New Harvey Hall
- Mayfair
- Tyler Civic Theatre
- Potential Future Facilities

Provides community park for neighborhood

Location for Food Trucks/Tailgating/
Concerts/Convention Events/Yoga/
Community Events/Picnics

Focus for tailgating

Creates grand entrance to all facilities







Rendering Of Rose Garden Community Park Which Opens Views To A New Harvey Hall





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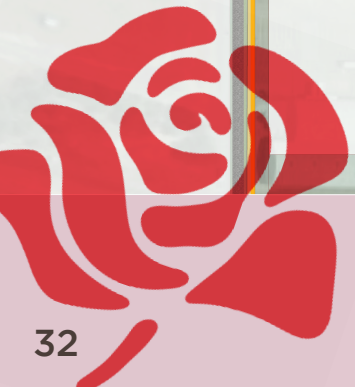
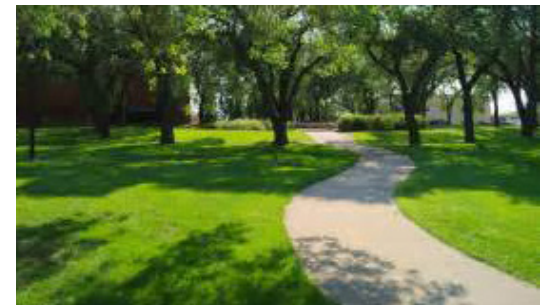
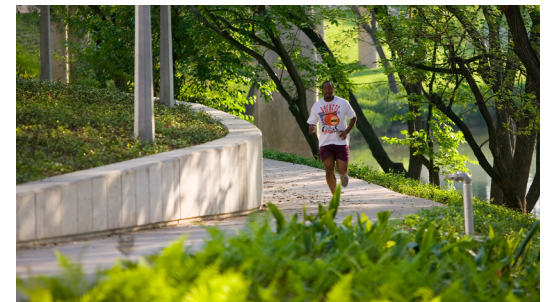
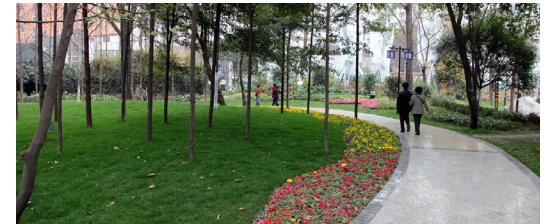
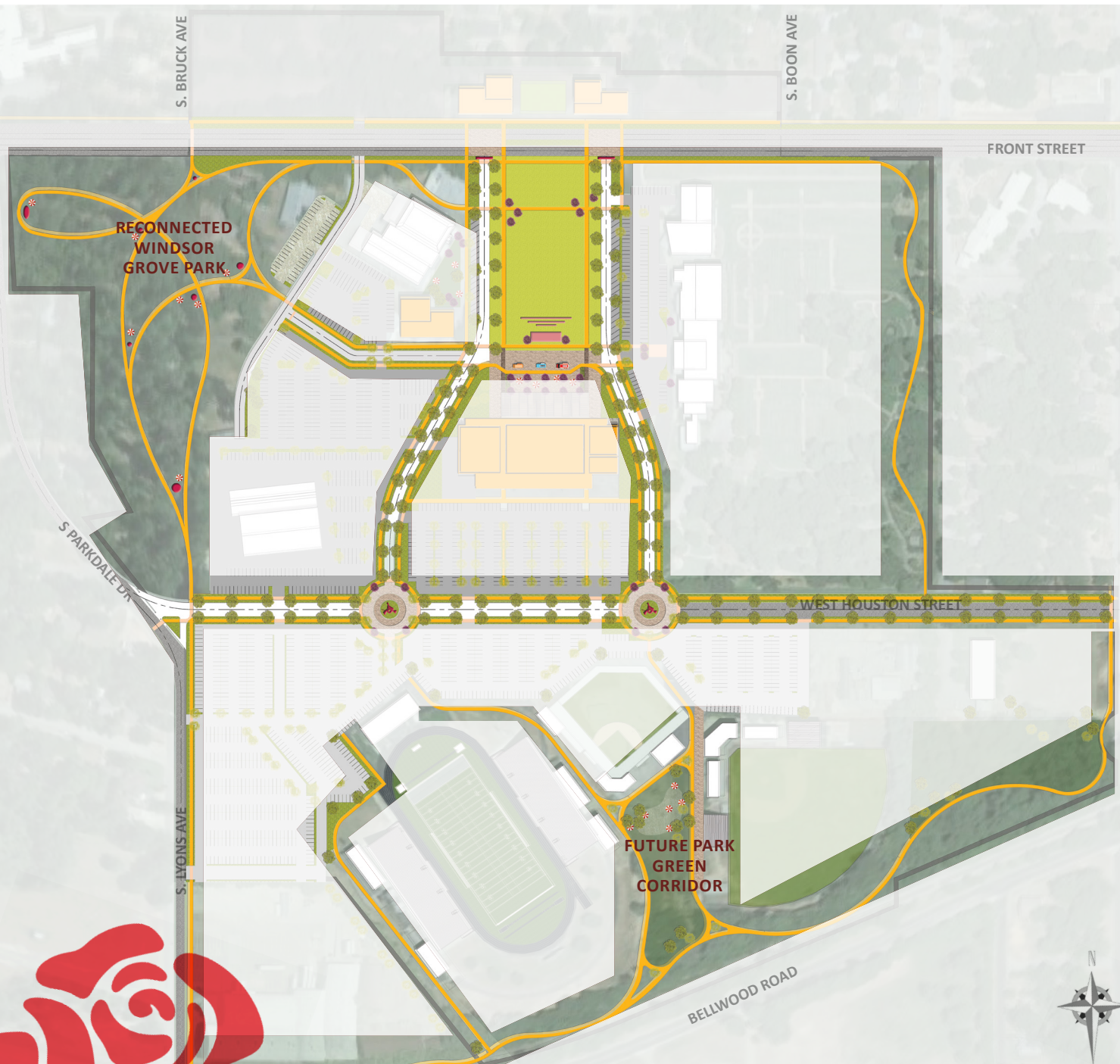
PEDESTRIAN TRAILS

Provides access along all roadways

Connects all major amenities on site

Provides 5 miles of recreational opportunity

Windsor Grove Park connected with the removal of S. Lyons Ave & new network of trails



ATHLETIC ZONE

South of W. Houston St.

Adds new softball complex

Connects all recreational elements with shared facilities

Increases parking efficiency

Creates centrally located picnic/park

Linked together with a Pedestrian Trail / Walkways

This zone and the addition of new public space amenities ties together the recreation elements on site.



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HARVEY HALL

Moving Harvey Hall opens up site and provides greater circulation, visibility, and connectivity

New Hall meets convention needs for the city of Tyler

Provides greater revenue opportunities:

- More efficient space
- Reduced energy cost
- Meets demand better
- Provides a variety of spaces
- Allows for greater and increased use with technical upgrades

Fronts the park/plaza and opens up usage opportunities

Adds new access points, drop offs, and delivery entrances





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HARVEY HALL ASSESSMENT

Harvey Hall, Tyler TX
Existing Program Renov. Analysis

HALFF | Architecture

No.	Space Name	Area (sf)	Cost/SF	\$ Total	Notes
1.0	South Foyer	6,850.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
2.0	North Foyer	1,364.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
3.0	Concession	300.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
4.0	Restrooms A	762.00	-	-	Complete Renov. New finishes, plumb. Fixtures, ceilings, lighting, HVAC
5.0	Restrooms B	739.00	-	-	Complete Renov. New finishes, plumb. Fixtures, ceilings, lighting, HVAC
6.0	Restrooms C	470.00	-	-	Complete Renov. New finishes, plumb. Fixtures, ceilings, lighting, HVAC
7.0	Service Kitchen	2,443.00	-	-	Complete Renov. Convert from full kitchen to catering kitchen
8.0	Hall - 1	17,104.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
9.0	Meeting/Dressing Rm	973.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
10.0	Stage	810.00	-	-	Renov. Finishes and Equipment + ADA Access
11.0	Hall - 2	8,395.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
12.0	Hall - 3	1,640.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
13.0	Storage A	1,278.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC
14.0	Storage B	1,020.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC
15.0	Storage C	290.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC
16.0	Storage D	280.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC
17.0	Storage E	290.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC
	Storage F	140.00	-	-	
18.0	Reception	156.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
19.0	Superintendent Offc	171.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, data
20.0	Conference Rm (Super)	177.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
21.0	Athletic Offc	625.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, data
22.0	Conference Rm (Athl)	345.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, AV
23.0	Park Offc	704.00	-	-	Complete Renov. finishes, ceiling, partitions, lighting, HVAC, Data
		47,326.00	190.00	8,991,940.00	

interior construction + entrance storefront only

Inclusive of above plus Building Shell renovation/replacement

general assumptions is that the building envelop would be renovated inclusive of roofing, storefront, rooftop equipment replacement, new building skin windows. Interior construction would basically gut building and replace all finishes, moveable partition, ceilings, demising walls, lighting, HVAC, plumbing fixtures,

These two corresponding pages (36-37) show the preliminary estimated costs for renovating Harvey Hall and estimated costs for a new Harvey Hall with the added improved energy (HVAC) system, more efficient interior circulation, and updated new exterior design.

Harvey Hall, Tyler TX (Small)
New Program - Const. Analysis

HALFF | Architecture

No.	Space Name	Area (sf)	Cost/SF	\$ Total	Notes
1.0	South Foyer	4,500.00		-	Assume New Construction
2.0	North Foyer	1,000.00		-	Assume New Construction
3.0	Concession	300.00		-	Assume New Construction
4.0	Restrooms A	762.00		-	Assume New Construction
5.0	Restrooms B	739.00		-	Assume New Construction
6.0	Restrooms C			-	Assume New Construction
7.0	Service Kitchen			-	Assume New Construction
8.0	Hall - 1	17,000.00		-	Assume New Construction
9.0	Meeting/Dressing Rm			-	Assume New Construction
10.0	Stage	500.00		-	Assume New Construction
11.0	Hall - 2	8,395.00		-	Assume New Construction
12.0	Hall - 3	1,640.00		-	Assume New Construction
13.0	Storage A	900.00		-	Assume New Construction
14.0	Storage B	900.00		-	Assume New Construction
15.0	Storage C	290.00		-	Assume New Construction
16.0	Storage D	280.00		-	Assume New Construction
17.0	Storage E	280.00		-	Assume New Construction
18.0	Storage F			-	Assume New Construction
19.0	Multi Function Rm no.1a			-	demized portion of Multi Function Rm no.1 (classroom)
20.0	Multi Function Rm no.1b			-	demized portion of Multi Function Rm no.1 (classroom)
21.0	Multi Function Rm no.2a			-	demized portion of Multi Function Rm no.2 (classroom)
22.0	Multi Function Rm no.2b			-	demized portion of Multi Function Rm no.2 (classroom)
23.0	Reception			-	Assume New Construction
24.0	Superintendent Offc			-	Assume New Construction
25.0	Conference Rm (Super)			-	Assume New Construction
26.0	Athletic Offc			-	Assume New Construction
27.0	Conference Rm (Athl)			-	Assume New Construction
28.0	Park Offc			-	Assume New Construction
		37,486.00	250.00	9,371,500.00	Costs to be confirmed by contractor

CONCEPTUAL MASTER PLAN COST ASSESSMENT

The conceptual cost numbers are a very general idea of what it will cost to implement the final master plan. Many of these elements would be implemented in phases so as to not disturb the activity of all facilities on site. Detailed design and construction would be needed to further evaluate the cost and implementation of the plan. The implementation strategy is described in the following chapter.

GENERAL SITEWORK	Quantity	Units	Unit Cost	Total
General Earthwork and Site Grading	1	LS	\$ 75,000.00	\$ 75,000
Mobilization, Clearing and Grubbing	1	LS	\$ 45,000.00	\$ 45,000
Concrete Demo	564,834	SF	\$ 0.50	\$ 282,417
Demo of Existing Structures	12	EA	\$ 6,000.00	\$ 72,000
Removal of Lyons Road	37,275	SF	\$ 0.90	\$ 33,548
Retaining Wall (Optional)	2,500	SF	\$ 28.00	\$ 70,000
Water Utility (6")	500	LF	\$ 25.00	\$ 12,500
Sewer Utility (6")	500	LF	\$ 30.00	\$ 15,000
Subtotal Sitework				\$ 605,465

PARK	NOTES	Quantity	Units	Unit Cost	Total
Concrete Trail		76,790	SF	\$ 6.00	\$ 460,740
Enhanced Paving Areas		3,200	SF	\$ 8.00	\$ 25,600
Vehicular Parking Lot Paving		20,976	SF	\$ 5.50	\$ 115,368
Decomposed Granite		1,250	SF	\$ 4.50	\$ 5,625
Small Pavillion/Gazebo		1	EA	\$ 45,000.00	\$ 45,000
Ampitheater/Shade Structure		1	LS	\$ 150,000.00	\$ 150,000
Subtotal Hardscape					\$ 802,333
Benches		8	EA	\$ 1,500.00	\$ 12,000
Trash Receptacles		8	EA	\$ 1,000.00	\$ 8,000
Picnic Tables		5	EA	\$ 2,000.00	\$ 10,000
Bike Racks		2	EA	\$ 800.00	\$ 1,600
Subtotal Site Furnishings					\$ 31,600
Lighting Allowance		1	LS	\$ 100,000.00	\$ 100,000
Subtotal Lighting Allowance					\$ 100,000
Shade Trees		20	EA	\$ 550.00	\$ 11,000
Ornamental Trees		8	EA	\$ 250.00	\$ 2,000
Landscape Planting		14,900	SF	\$ 5.00	\$ 74,500
Turfgrass Sod		108,160	SF	\$ 0.35	\$ 37,856
Seeded Native Grasses		18,928	SF	\$ 0.15	\$ 2,839
Irrigation		123,060	SF	\$ 0.50	\$ 61,530
Tree Bubblers		28	EA	\$ 50.00	\$ 1,400
Landscape Subtotal					\$ 191,125
Park Subtotal					\$ 1,125,058

SITE ENHANCEMENTS	NOTES	Quantity	Units	Unit Cost	Total
Concrete Trail		52,894	SF	\$ 6.00	\$ 317,364
Crosswalk Paving		1,800	SF	\$ 12.00	\$ 21,600
Traffic Signal along Front Street		1	LS	\$ 250,000.00	\$ 250,000
Vehicular Parking Lot Pavement		40,250	SF	\$ 5.50	\$ 221,375
Internal Vehicular Paving Improvements		99,250	SF	\$ 6.00	\$ 595,500
Wayfinding Signage		8	EA	\$ 2,500.00	\$ 20,000
Subtotal Hardscape					\$ 1,425,839
Benches		16	EA	\$ 1,500.00	\$ 24,000
Trash Receptacles		16	EA	\$ 1,000.00	\$ 16,000
Bike Racks		8	EA	\$ 800.00	\$ 6,400
Picnic Tables		8	EA	\$ 2,000.00	\$ 16,000
Subtotal Site Furnishings					\$ 62,400
Lighting Allowance	Parking Lots/Site Lighting	1	LS	\$ 125,000.00	\$ 125,000
Subtotal Lighting Allowance					\$ 125,000
Shade Trees		76	EA	\$ 550.00	\$ 41,800
Ornamental Trees		16	EA	\$ 250.00	\$ 4,000
Landscape Planting		100,000	SF	\$ 2.50	\$ 250,000
Irrigation		100,000	SF	\$ 0.50	\$ 50,000
Tree Bubblers		92	EA	\$ 50.00	\$ 4,600
Landscape Subtotal					\$ 350,400
Site Enhancements Subtotal					\$ 1,963,639

CULTURAL ZONE SUBTOTAL - (SITE ENHANCEMENTS/PARK/GENERAL SITEWORK)		\$ 3,694,162
Contingency	20%	\$ 738,832
		\$ 4,432,994

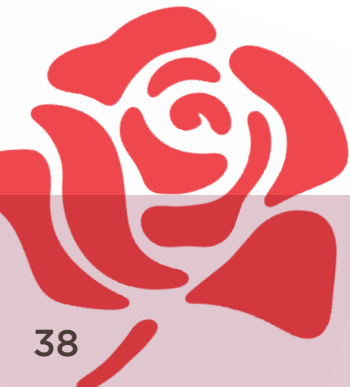
NEW HARVEY HALL \$ 9,371,500

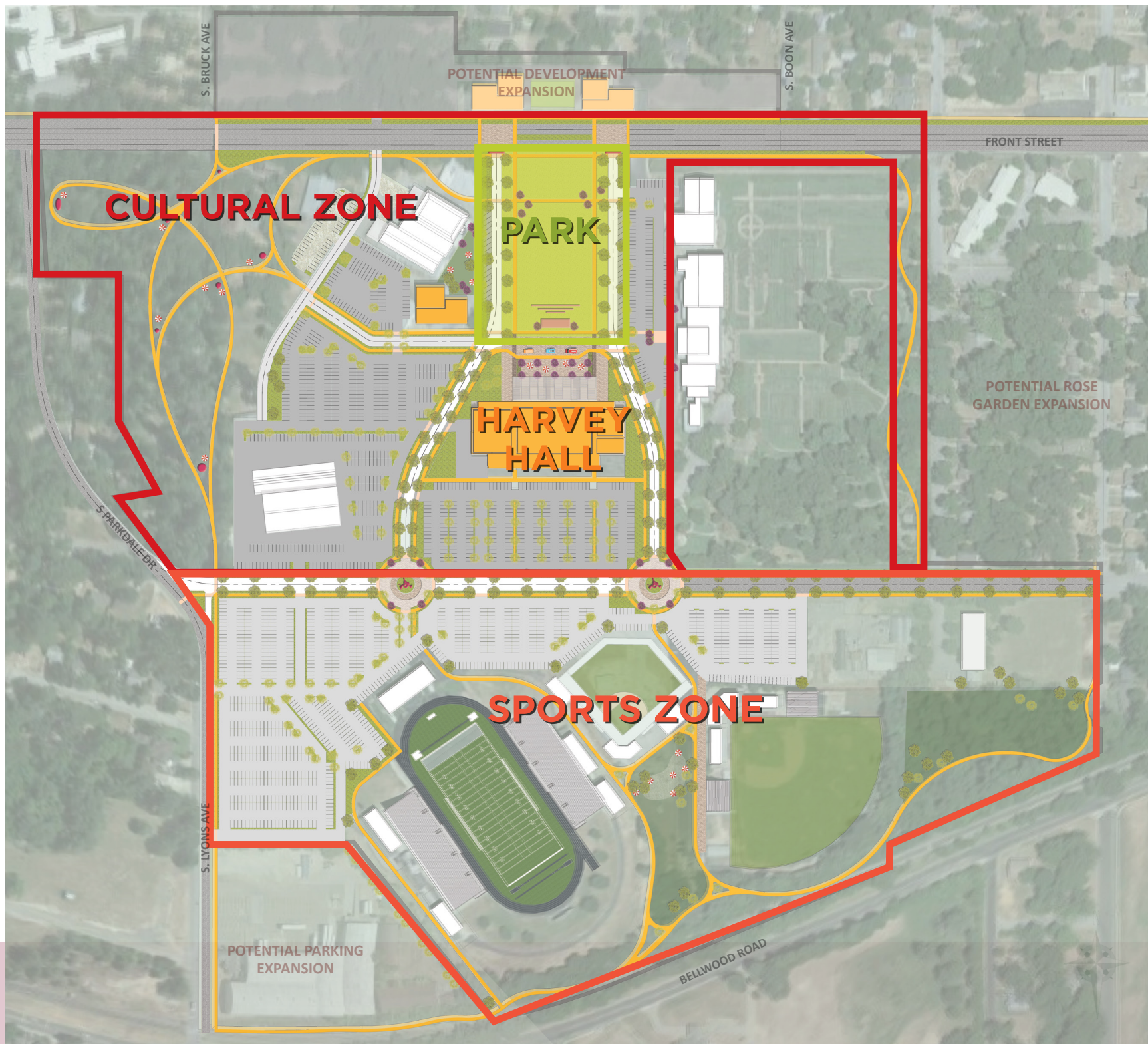
Harvey Hall not included in site cost estimate total

SPORTS ZONE SITE ENHANCEMENTS	NOTES	Quantity	Units	Unit Cost	Total
Concrete Trail		181,773	SF	\$ 6.00	\$ 1,090,638
Crosswalk Paving		2,800	SF	\$ 12.00	\$ 33,600
Vehicular Parking Lot Restriping		359,500	SF	\$ 0.02	\$ 7,190
Vehicular Parking Lot Paving Enhancements		20,000	SF	\$ 5.50	\$ 110,000
Softball Field by Others		1	EA	\$ -	\$ -
Park/Playground/Greenspace Enhancements		1	LS	\$ 250,000.00	\$ 250,000
Entrance Additions		2	EA	\$ 5,000.00	\$ 10,000
Subtotal Hardscape					\$ 1,501,428
Benches		24	EA	\$ 1,500.00	\$ 36,000
Trash Receptacles		18	EA	\$ 1,000.00	\$ 18,000
Bike Racks		6	EA	\$ 800.00	\$ 4,800
Picnic Tables		16	EA	\$ 2,000.00	\$ 32,000
Subtotal Site Furnishings					\$ 90,800
Lighting Allowance	Parking Lots/Site Lighting	1	LS	\$ 100,000.00	\$ 100,000
Subtotal Lighting Allowance					\$ 100,000
Shade Trees		76	EA	\$ 550.00	\$ 41,800
Ornamental Trees		16	EA	\$ 250.00	\$ 4,000
Landscape Planting		100,000	SF	\$ 2.50	\$ 250,000
Irrigation		100,000	SF	\$ 0.50	\$ 50,000
Tree Bubblers		92	EA	\$ 50.00	\$ 4,600
Landscape Subtotal					\$ 350,400
SPORTS ZONE SUBTOTAL					\$ 2,042,628
Contingency		20%		\$ 408,525.60	
					\$ 2,451,154

CULTURAL ZONE TOTAL - (SITE ENHANCEMENTS/PARK/GENERAL SITEWORK)	\$ 4,432,994
SPORTS ZONE TOTAL	\$ 2,451,154

ROSE COMPLEX MASTER PLAN SUBTOTAL - (CULTURAL ZONE/SPORTS ZONE)	\$ 6,884,148
	20% \$ 1,376,830
	\$ 8,260,978





IMPLEMENTATION STRATEGY

The following defines a strategic multi-phase approach to implementation. This project is a complex set of smaller projects. The strategy is divided into three primary phases so that all site facilities would not be drastically effected during construction. This project has the opportunity to increase city revenues for years upon its implementation.

Projects and phases are defined according to constructibility and existing city agreements in place. Funding partners are identified and should work with the city to reduce their related share. Within the three phases there are a total of nineteen (19) smaller individual projects. Individual projects are grouped together and show a corresponding letter (such as A) used to identify the nineteen projects. Of the nineteen total projects, ten (10) of them show additional funding partners. This is over 50% of total phases to construct the Rose Complex includes partnerships. A full summary of the implementation phases and expansion opportunities are described in Appendix G.

7 IMPLEMENTATION

EARLY STRATEGY

EARLY PHASES (7)

- 1A. Demo Fire Training Facility
- 1A. Relocate Fire Administration Staff
- 1B. Relocate TPARD Maintenance Facility
- 1B. Demo Old TPARD Maintenance Facility
- 1C. TJC Softball Field Complex
- 1D. Family Sports Park
- 1E. Relocate East Texas State Fair (ETSF)
- 1E. Sell or Demo East Texas State Fair Buildings (as needed)
- 1F. Abandon & Demo South Lyons Avenue (north)
- 1G. Construct Rose Garden Street and Traffic Circle
- 1G. Construct Rose Garden & Tyler Civic Theater Parking



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INTERMEDIATE STRATEGY

MID-TERM PHASES (7)

2A. Construct Rose Stadium Street and Traffic Circle

2A. Construct Rose Garden Street Traffic Signalization

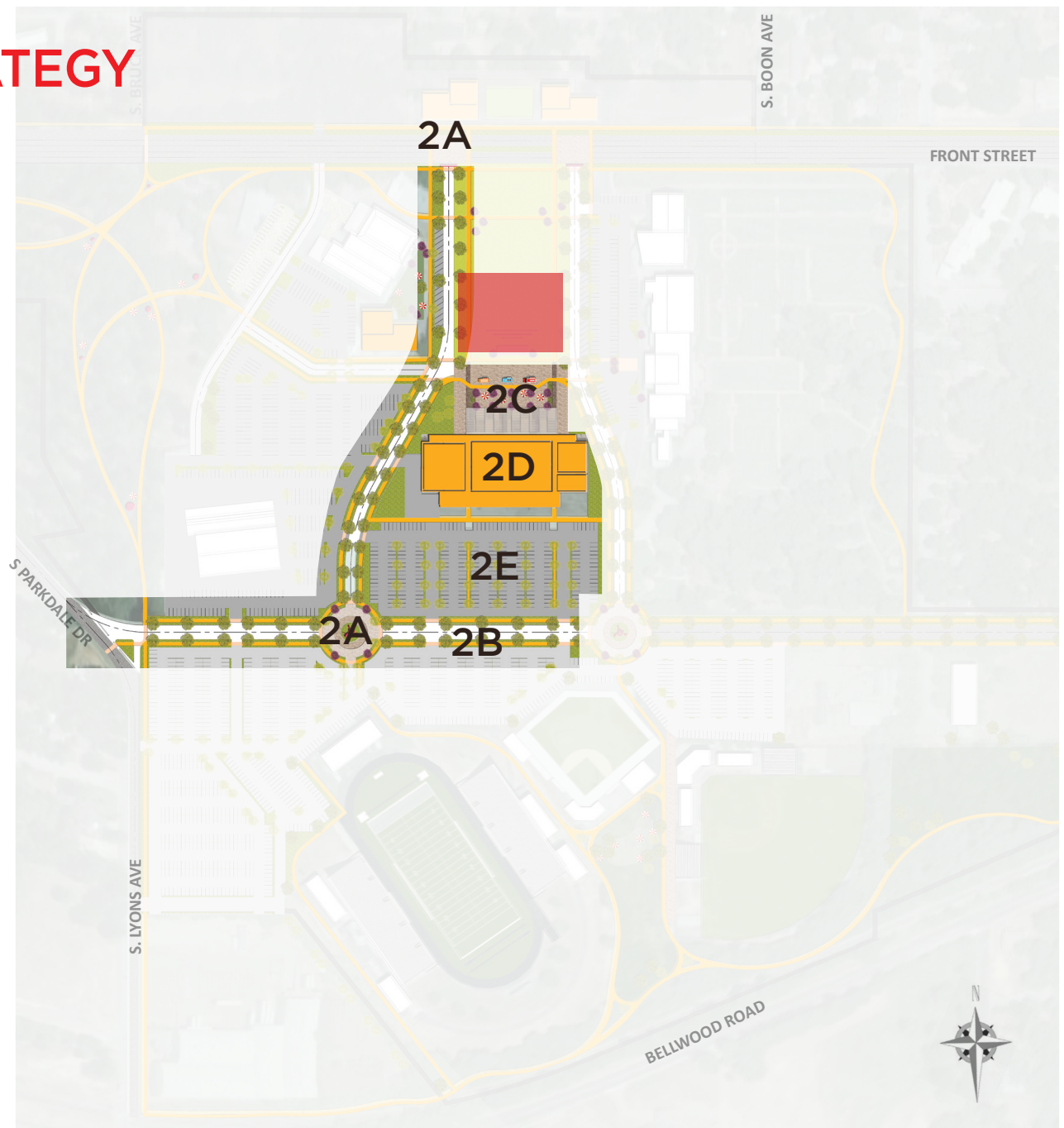
2B. Construct the new West Houston Street

2C. Construct Food Truck Street/Plaza

2D. Construct the New Harvey Hall

2D. Demo Old Harvey Hall

2E. Construct Harvey Hall South Parking



LATE STRATEGY

LONG-TERM PHASES (5)

3A. Construct FFA Arena

3A. Construct FFA & Mayfair Parking

3B. Construct West Front Street Improvement Package (Streetscape, Median, Landscape & Signage)

3C. Construct Rose Stadium Parking

3D. Construct Softball Stadium Parking

3D. Construct TJC Ballpark Parking

3E. Secure & Construct Rose Stadium Parking (long term)

3F. Private Development Potential (West Front Street)

3G. Build Trails And Amenities Into Windsor Grove Park

3H. Potential for expanded Rose Garden Community

3I. Construct Pedestrian Perimeter Trail around Rose Complex

