

**City of Fayetteville Staff Review Form**

**2018-0647**

**Legistar File ID**

**12/4/2018**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Tim Nyander

11/16/2018

WATER SEWER (720)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Staff recommends approval of a cost share agreement with RPA, LLC in the not-to-exceed amount of \$80,041.67 for the extension of an 8-inch sewer main on North Sequoyah Drive, and approval of a contingency in the amount of \$8,004.17 for a total amount of \$88,045.84.

**Budget Impact:**

5400.720.500-500	Water and Sewer																								
Account Number	Fund																								
04039.1	Water/Sewer Impact Fee Cost Sharing																								
Project Number	Project Title																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><b>Budgeted Item?</b></td> <td style="width: 20%;"><u>No</u></td> </tr> <tr> <td><b>Does item have a cost?</b></td> <td><u>Yes</u></td> </tr> <tr> <td><b>Budget Adjustment Attached?</b></td> <td><u>No</u></td> </tr> </table>	<b>Budgeted Item?</b>	<u>No</u>	<b>Does item have a cost?</b>	<u>Yes</u>	<b>Budget Adjustment Attached?</b>	<u>No</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Current Budget</td> <td style="width: 10%;">\$</td> <td style="width: 10%; text-align: right;">1,132,536.00</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td style="text-align: right;">46,092.37</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Current Balance</td> <td style="border-bottom: 1px solid black;">\$</td> <td style="border-bottom: 1px solid black; text-align: right; background-color: #e0e0e0;"><b>1,086,443.63</b></td> </tr> <tr> <td>Item Cost</td> <td>\$</td> <td style="text-align: right;">88,045.84</td> </tr> <tr> <td>Budget Adjustment</td> <td>\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Remaining Budget</td> <td style="border-bottom: 1px solid black;">\$</td> <td style="border-bottom: 1px solid black; text-align: right; background-color: #e0e0e0;"><b>998,397.79</b></td> </tr> </table>	Current Budget	\$	1,132,536.00	Funds Obligated	\$	46,092.37	Current Balance	\$	<b>1,086,443.63</b>	Item Cost	\$	88,045.84	Budget Adjustment	\$	-	Remaining Budget	\$	<b>998,397.79</b>
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V20180321

**Purchase Order Number:** \_\_\_\_\_

**Previous Ordinance or Resolution #** \_\_\_\_\_

**Change Order Number:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

**Original Contract Number:** \_\_\_\_\_

**Comments:**



**MEETING OF DECEMBER 4, 2018**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff  
Water & Sewer Committee

**FROM:** Tim Nyander, Utilities Director

**DATE:** November 15, 2018

**SUBJECT: Cost Share Agreement with RPA, LLC for Sanitary Sewer Extension on North Sequoyah Drive**

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**RECOMMENDATION:**

Staff recommends the approval of a cost share agreement with RPA, LLC in the not-to-exceed amount of \$80,041.67 for the extension of an 8-inch sanitary sewer line on North Sequoyah Drive, and approval of a contingency in the amount of \$8,004.17.

**BACKGROUND:**

Community By Design (on behalf of RPA, LLC) has requested that the City share in the cost of extending an 8-inch sewer line along a portion of North Sequoyah Drive between Rex Drive and Company Street, a distance of approximately 608 linear feet. Approximately 202 linear feet or 1/3 of the improvements are along property frontage owned by RPA LLC, and the remaining 406 linear feet is available for use. RPA LLC has received two bids and several no bids for the proposed sanitary sewer improvements. A bid from Mission Contractors of Fayetteville has been determined to be the lowest and best bid.

**DISCUSSION:**

Constructing this sewer main will allow the properties at 500 and 504 North Sequoyah Drive to obtain sewer service, which will facilitate lot splits and the development of these properties. The increase in line size from what would normally be required will allow for any future developments that may occur in this area.

**BUDGET/STAFF IMPACT:**

Funds are available in the Water/Sewer Impact Fee Cost Sharing project.

**Attachments:**

Agreement  
Exhibit A – Map of Area  
Exhibit B – Mission Contractors, LLC Estimate  
Letter from Community By Design  
Lot Split Approval

**CONTRACTUAL AGREEMENT FOR  
COST SHARE OF SEWER MAIN INSTALLATION COSTS**

This Agreement, made and entered into on this \_\_\_ day of December, 2018, by and between the City of Fayetteville, Arkansas ("City") and RPA, LLC, witnesseth:

**WHEREAS**, RPA, LLC received approval by the City's Planning Department on May 14, 2018, for a lot split for the property located at 500 N. Sequoyah Drive to be recorded after the proposed sanitary sewer main has been constructed and accepted by the City of Fayetteville; and

**WHEREAS**, RPA, LLC has requested that the City share in the cost of constructing an 8-inch sewer main along a portion of Sequoyah Drive between Rex Drive and Company Street, a distance of approximately 608 feet; and

**WHEREAS**, constructing this segment of 8-inch sewer main will allow RPA, LLC to obtain sewer service to facilitate the lot splits and develop the properties located at 500 and 504 North Sequoyah Drive, and also allow for ample future capacity which the City recognizes will be necessary for the area that is served by this sewer main; and

**WHEREAS**, § 51.113 of the Fayetteville City Code provides that "the City shall pay the excess material cost of facilities of a size larger than required to service subdivisions when such excess size is specified and required by the water and wastewater director for the general benefit of the sewerage system."

**NOW, THEREFORE**, the City of Fayetteville, Arkansas and RPA, LLC agree as follows:

1. The City of Fayetteville, Arkansas agrees to:
  - A. Reimburse RPA, LLC for 66.7% of the cost to install approximately 608 linear feet of 8-inch sewer main in the area identified in Exhibit "A" up to a maximum-not-to-exceed amount of \$80,041.67, as was estimated by the builder's representative and shown on Exhibit "B", attached.
  - B. Payments due to RPA, LLC, shall be remitted within sixty (60) days after receipt of valid invoices upon completion of the project.
  
2. RPA, LLC. agrees to:
  - A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable sewer main installation, including submittal of plans and specifications to the City's Engineering Department, per their standard procedures.

- B. Submit all required plans and specifications to the City and receive approval from the City's Engineering and Utilities Departments prior to commencing work on the project.
- C. Provide a copy of the invoices from the Contractor upon City approval of the sewer main upgrades.
- D. Pay for the sewer main installation (with reimbursement of 66.7% of the cost by the City of Fayetteville in a not-to-exceed amount of \$80,041.67.

**IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN BELOW:**

**RPA, LLC**

**CITY OF FAYETTEVILLE,  
ARKANSAS**

By: *Richard Parker Arens*  
**RICHARD PARKER ARENS,**  
Managing Member

By: \_\_\_\_\_  
**LIONELD JORDAN, Mayor**

ATTEST:

ATTEST:

By: *Susan Diana Nichols*

By: \_\_\_\_\_  
**SONDRA SMITH, City Clerk**

**SUSAN DIANA NICHOLS**  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires June 15, 2024  
Commission # 12000250



# Sequoyah Sewer Extension



Mission Contractors LLC  
 PO Box 8878  
 Fayetteville, AR 72703  
 Phone: 479.957.6566

**Date:** *October 23, 2018*  
**Project:** *Sequoyah Sewer Extension*  
**Attention:** *Richard Alexander*

**Requested Services**

Description	Unit	Estimated Quantity	Unit Price	Total
8" Sewer Main	LF	607	\$ 69.00	\$ 41,883.00
<del>4" Service Lines</del>	<del>LS</del>	<del>2</del>	<del>\$ 1,890.00</del>	<del>\$ 3,780.00</del>
Sewer Manholes	LS	2	\$ 5,090.50	\$ 10,181.00
Concrete T-Patch	LS	1	\$11,882.00	\$ 11,882.00
Asphalt Over T-Patch	LS	1	\$16,980.50	\$ 16,980.50
Construction Staking	LS	1	\$ 2,250.00	\$ 2,250.00
Trench Safety	LS	1	\$ 2,520.50	\$ 2,520.50
Traffic Control	LS	1	\$ 1,205.50	\$ 1,205.50
Insurance and Bonding	LS	1	\$ 3,500.00	\$ 3,500.00
Mobilization	LS	1	\$16,000.00	\$ 16,000.00
Rock Excavation	CY	0	\$ 275.00	\$ -
Site Restoration	LS	1	\$ 1,600.00	\$ 1,600.00
			<b>total</b>	<del>\$ 111,782.50</del> <b>\$108,002.50</b>

Exclusions: Rock excavation

*Thank you for the opportunity to serve you!*

August 17, 2018

Via Email to [cgranderson@fayetteville-ar.gov](mailto:cgranderson@fayetteville-ar.gov)

Mr. Corey Granderson, P.E.  
Staff Engineer  
City of Fayetteville Engineering Department  
113 W. Mountain Street  
Fayetteville, AR 72701

RE: **Sequoyah Drive Sewer Extension  
Request to Cost Share with City of Fayetteville**

Mr. Granderson,

On behalf of RPA LLC, owner of property at 500 and 504 North Sequoyah Drive in Fayetteville, AR, I am writing to request that the City of Fayetteville cost share sanitary sewer improvements along North Sequoyah Drive. The attached construction documents propose extending an 8-inch sanitary main from an existing manhole at the intersections of Sequoyah Drive, Assembly Road, and Rex Drive, approximately 608 linear feet to the north along Sequoyah Drive. See attached construction plans by Bates and Associates entitled "Sequoyah Drive Sewer Extension". Approximately 202 linear feet or 1/3 of the improvements are along property frontage owned by RPA LLC.

RPA LLC has received two bids and several no bids for the proposed sanitary sewer improvements. A bid from Mission Contractors totaled \$111,782.50. A bid from Morrow Plumbing totaled \$115,500.00. No bids were received from the following contractors: Johnson Construction, Precision Site Work, Fochtman Construction, Ground Zero Construction, True Love Construction, K2 Contractors, S&K Dirt Work, Woods Plumbing, and Edwards Construction.

Engineering design fees from Bates and Associates so far have totaled \$8,000.00, with an expected construction administration and project close out fee of \$4,000.00. The total estimated cost of the project is \$123,782.50. Contingency cost at 20% should be added for unexpected costs bringing the grand total to \$148,539.00. See attached bids from contractors.

Constructing this proposed sanitary sewer main will allow for development of the RPA LLC property but also will also provide for ample future sewer capacity for this infill location. RPA LLC requests that the City of Fayetteville provide a reimbursable for 2/3 of the project cost or \$99,075.51.

Please let know if you have questions or need additional information.

Sincerely,



Brian Teague, Community By Design

Attachments: Sequoyah Drive Sewer Extension Construction Plans, Bid From Morrow Plumbing, Bid From Mission Contractors.

Morrow Plumbing, Inc.  
Clark Reed  
479-848-3407

Richard Alexander  
500 N. Sequoyah Drive  
Fayetteville, AR

July 25, 2018

Bid for sewer main extension.  
630 foot of saw cut.  
2 man holes  
Includes patch back of 4' wide cut in asphalt.

TOTAL BID-----\$115,500.00

DOES NOT INCLUDE ROCK EXCUVATION IF ENCOUNTERED.  
IF EXTRA ROAD AND GUTTER HAVE TO BE REPLACED WILL  
BE ADDED COAST TO BID.

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OWNER  
INC.

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MORROW PLUMBING,





February 25, 2018

Justin Reid  
Bates & Associates  
7230 S. Pleasant Ridge Dr.  
Fayetteville, AR 72704

VIA EMAIL: [justin@batesnwa.com](mailto:justin@batesnwa.com)

Re: Lot Split Approval: LSP 18-6158 500 N. Sequoyah Dr. (Alexander)

Dear Mr. Reid,

This letter documents that City staff has completed the review of and administratively approved the subject Lot Split (LSP 18-6158) at 500 N. Sequoyah Drive subject to the following conditions:

1. Dedication Right-of-way in the amount of 25' from centerline of Sequoyah Drive.
2. Lot Split can be recorded after the proposed Sanitary Sewer Main has been constructed and accepted by the City of Fayetteville.
3. Parks fees are due in the amount of \$1,840 prior to final approval of the plat.
4. Revisions to address Plat Review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications);
5. After the plat has been revised to address all comments bring it by the City Planning Division office for the final review and City Approval stamp prior to filing the lot split;
6. This lot split must be filed of record within one year from the date of approval or the approval is rendered null and void; *and*
7. Email City Planning staff a recorded copy of the lot split for our digital records.

The official administrative approval date will be May 14, 2018. The plat can be stamped for recordation when the above conditions and those conditions provided at the March 28, 2018 Technical Plat review meeting have been met.

If you have any questions, please contact me at (479) 575-8327.

Sincerely,

A handwritten signature in blue ink that reads "Quin Thompson".

Quin Thompson  
Planner