City of Fayetteville Staff Review Form

2019-0776

Legistar File ID

12/3/2019

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

Tim Nyander	11/13/2019	WATER SEWER (720)
Submitted By	Submitted Date	Division / Department

Action Recommendation:

Staff recommends the approval of a cost share agreement with Boston Mountain Holdings, LLC in an amount not to exceed \$33,229.30 for a waterline extension on West Stone Street, and approval of a project contingency in the amount of \$3,323.00.

Budget Impact:

5400.720.5600-580	8.00	Wa	ter and Sev	ver
Account Numbe	er		Fund	
04039.1		Water/Sewer	Impact Fee	e Cost Sharing
Project Numbe	r	F	Project Title	2
Budgeted Item?	Yes	Current Budget	\$	1,237,694.00
-		Funds Obligated	\$	446,740.67
	_	Current Balance	\$	790,953.33
Does item have a cost?	Yes	Item Cost	\$	36,552.30
Budget Adjustment Attached?	No	Budget Adjustment	\$	-
-		Remaining Budget	\$	754,401.03

Previous Ordinance or Resolution #

Approval Date:

Comments:

Purchase Order Number:

Change Order Number:

Original Contract Number:



CITY COUNCIL MEMO

MEETING OF DECEMBER 3, 2019

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff

FROM: Tim Nyander, Utilities Director

DATE: November 5, 2019

SUBJECT: Cost Share Agreement with Boston Mountain Holdings, LLC for a Waterline

Extension on West Stone Street

RECOMMENDATION:

Staff recommends the approval of a cost share agreement with Boston Mountain Holdings, LLC in an amount not to exceed \$33,229.30 for a waterline extension on West Stone Street, and approval of a project contingency in the amount of \$3,323.00

BACKGROUND:

Boston Mountain Holdings, LLC has requested that the City share in the cost of constructing a waterline extension on West Stone Street between South Hill Avenue and South University Avenue.

DISCUSSION:

Property being developed by Boston Mountain Holdings, LLC at 300 South Hill Avenue required 190 linear feet of waterline to be extended along Stone St. from a 6-inch waterline on Hill Ave. This portion of the waterline extension meets the criteria to share 50% of the costs by the City with the developer. Utilities Department staff believe a further extension of 100 linear feet to an existing waterline to the east on Stone St. will create a loop in the water system and improve water quality. The developer has agreed upon a reimbursement percentage of 65% of the total cost of the project, which includes construction and engineering. The waterline extension will be constructed with an 8-inch diameter waterline per the City's standard specifications.

The developer received three bids for construction with Total Site Development, LLC being the lowest bidder at \$47,047.00. Engineering services will be provided by Bates & Associates in the amount of \$4,075.00. Staff recommends approval of a cost share agreement with Boston Mountain Holdings, LLC in the not-to-exceed amount of \$33,229.30 to share 65% of the costs of the waterline extension, and approval of a project contingency in the amount of \$3,323.00.

BUDGET/STAFF IMPACT:

Funds are available in the Water/Sewer Impact Fee Cost Sharing account within the Water and Sewer Fund.

Attachments:

Cost Share Agreement Exhibit A – Map of Area Exhibit B – Contractor and Engineer Invoices

CONTRACTUAL AGREEMENT FOR COST SHARE OF WATER MAIN INSTALLATION COSTS

This Agreement, made and entered into on this ____day of December, 2019, by and between the City of Fayetteville, Arkansas ("City") and Boston Mountain Holdings, LLC, witnesseth:

WHEREAS, Boston Mountain Holdings, LLC has requested that the City share in the cost of extending an 8-inch water main along a portion of West Stone Street between South Hill Avenue and South University Avenue, a distance of approximately 290 feet; and

WHEREAS, Boston Mountain Holdings, LLC received approval by the City's Planning Department on June 4, 2019 for a lot split for the property located at 300 South Hill Avenue; and

WHEREAS, constructing this segment of 8-inch water main will allow Boston Mountain Holdings, LLC to obtain water service to develop the property located at 300 South Hill Avenue, allow the City to create a loop in the water system to improve water quality, and also allow for ample future capacity which the City recognizes will be necessary for the area that is served by this water main.

NOW, THEREFORE, the City of Fayetteville, Arkansas and Boston Mountain Holdings, LLC agree as follows:

- 1. The City of Fayetteville, Arkansas agrees to:
 - A. Reimburse Boston Mountain Holdings, LLC for 65% of the cost to install approximately 290 linear feet of 8-inch water main in the area identified in Exhibit "A" up to a maximum-not-to-exceed amount of \$33,229.30, as was estimated by the builder's representatives and shown on Exhibit "B", attached.
 - B. Payments due to Boston Mountain Holdings, LLC, shall be remitted within sixty (60) days after receipt of valid invoices upon completion of the project.
- 2. Boston Mountain Holdings, LLC agrees to:
 - A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable water 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 water main upgrades.
- D. Pay for the water main installation (with reimbursement of 65% of the cost by the City of Fayetteville in a not-to-exceed amount of \$33,229.30).

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

BOSTON MOUNTAIN HOLDINGS, LLC	CITY OF FAYETTEVILLE, ARKANSAS
By: CHRIS HAMAKER, Manager	By: LIONELD JORDAN, Mayor
ATTEST:	ATTEST:
By: (MILLED SZ)	By:LISA BRANSON, Deputy City Clerk

EXHIBIT A



EXHIBIT B

Chris Hamaker

Boston Mountain Holdings, LLC

PO Box 722

Fayetteville, AR 72702

479-790-5356

Mr. Tim Nyander, Utilities Director
City of Fayetteville
Fayetteville, AR 72701

I am requesting consideration for a City Cost-Share of the required water line extension along Stone St, east of Hill Ave. I have attached the conditional lot split approval which create three new single-family lots. This development is keeping with the City's stated goals to infill and densification. I have also attached the engineered drawings of the water line extension, as prepared by Bates & Associates. Lastly, I have attached three bids from utility contractors.

Please consider the following costs:

1.	Bates & Associates – cost for engineering	\$4,075
2.	Total Site Development	\$47,047
	Subtotal	\$51,122

I have provided the above breakdown in order to give as much information as you might need to determine which items to include in the cost-share. Bids for item 3 were as follows (copies are attached)

Total Site Development	\$47,047
Mission Contractors	\$72,213
J Johnson Construction	\$80,850

Of the three bids submitted, I have based my City Cost-Share proposal upon the lowest bid which is Total Site Development. I'm proposing that the city pays for 50% of the water extension across the front of the proposed lots and 100% of the costs of the off-site improvements. The 190' is necessary for our development and the eastern remainder is off-site to connect the city water loop. Therefore, I am requesting that the installation of the water line extension be paid by the city of Fayetteville in the amount not to exceed \$33,229 plus contingency.

With the approval of this Cost-Share approval, three single family lots will be created and developed upon once the condition of the lot split approval has been met. The condition of this approval has also been attached.

I hope to hear from you soon, so we can determine the viability of proceeding. Please advise at your earliest convenience. Thanks, you for your consideration.

Sincerely,

Chris Hamaker

Boston Mountain Holdings, LLC

FAYETTEVILLE, ARKANSAS

COVER SHEET WATER MAIN EXTENSION S. HILL AVE.

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SOUTH HILL WATER MAIN EXTENSION FAYETTEVILLE, ARKANSAS

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NDEX OF DRAWINGS

O1 COVER SHEET

O2 SITE + UTLITY PLAN

O3 WATER LINE PLAN + PROFILE

O4 TREE PRESERVATION PLAN

O50 DETALS

EXTENSION

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CITY CONTACT INFORMATION

THE CONTRACTOR IS RESPONSIBLE TO CONTACT EACH DISCIPLINE BELOW AND REQUEST A CERTIFICATE OF OCCUPANCY INSPECTION AND APPROVAL AT LEAST A WEEK IN ADVANCE.



WATER LINE EXTENSION 765-13027-000

ZONING CLASSIFICATION: RSF-4 PROJECT SITE ADDRESS:

PARCEL NUMBER: PROPOSED USE: 0.45 ACRES±

TOTAL SITE AREA:

300 & 302 S. HILL AVE FAYETTEVILE, AR

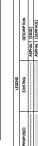
PLAT PAGE:

PROJECT

BATES & ASSOCIATES, INC.
7230 PLEASANT RIDGE DR
FAKTIFRILLE, AR 72204
PHONE: (479) 442–9350
FAX. (479) 521–9350
EMALI: GEOFF®BATESNWA.COM

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FAYETTEWILE WATER & SEWER 113 W MOUNTAIN ST FAYETTEWILE, AR 72701 PHONE: (479) 575-8386

AT&T JEFF HAMILTON 1133 E HARQLD ST FAYETTEVILE, AR 72703 PHONE: (479) 442—3107

SWEPCO ADAM KEETH 101 W TOWNSHIP RD FAYETTEVILLE, AR 72703 PHONE: (479) 973-2300

BLACK HILLS CORP PO BOX 13288 FAYETTEMLE, AR 72702 PHONE: (800) 563-0012

COX COMMUNICATIONS STEVE THOMPSON 4901 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3724

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UTILITY CONTACT INFORMATION

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SITE PLAN

WATER MAIN EXTENSION S. HILL AVE.



02



FAYETTEVILLE No.

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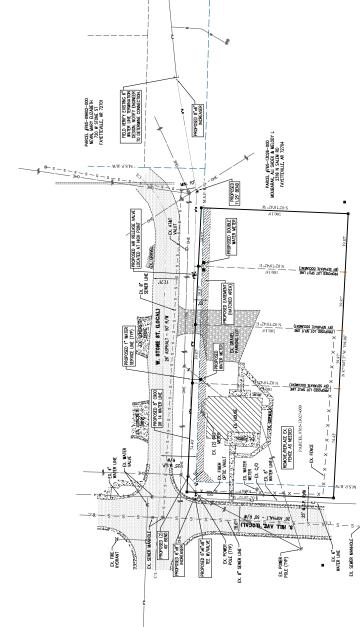
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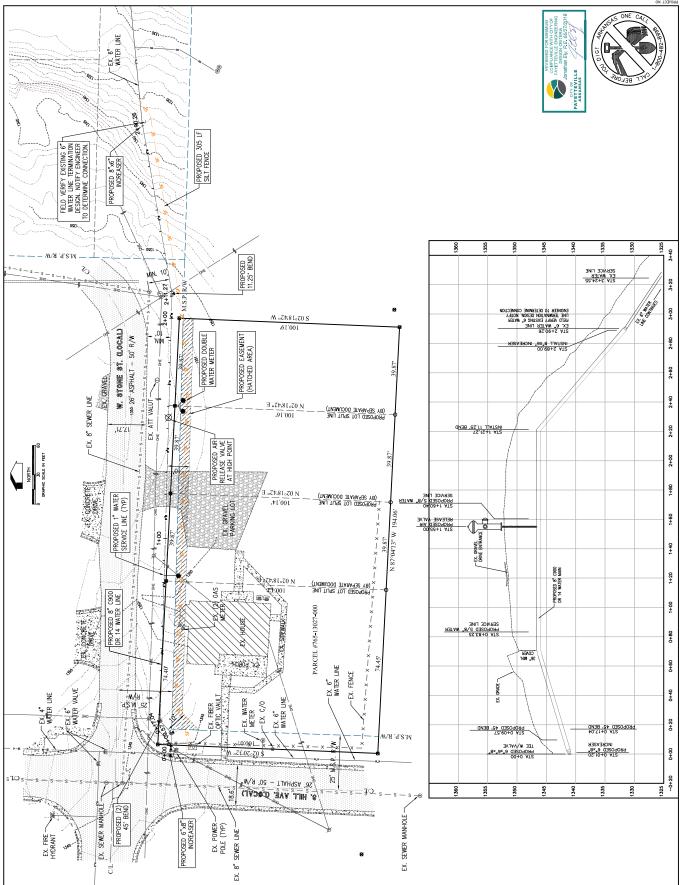


WATER LINE PLAN & PROFILE FAYETTEVILLE, ARKANSAS

S. HILL AVE. WATER MAIN EXTENSION



03



FAYETTEVILLE, ARKANSAS

TREE MITICATION PLAN S. HILL AVE. WATER MAIN EXTENSION

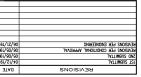
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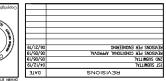
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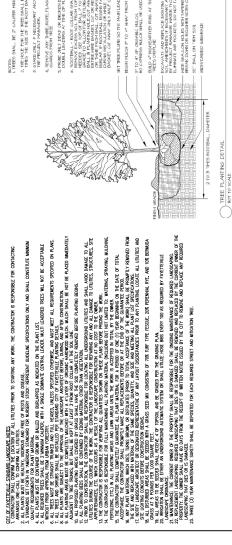


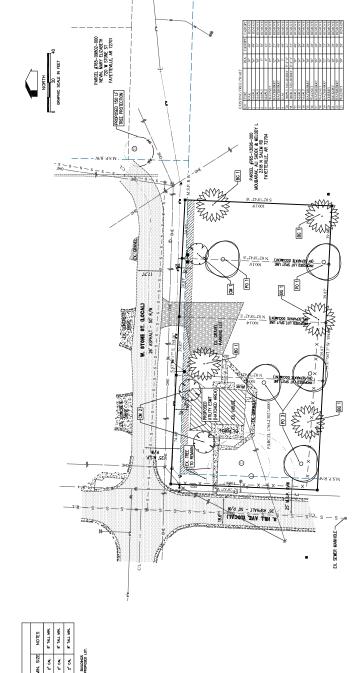


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	479-	479-444-3486

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	- SE" BALL ON FIRM SOIL				
	- INDISTURBED SUBGRACE				







FAYETTEVILLE, ARKANSAS

TREE PRESERVATION PLAN WATER MAIN EXTENSION S. HILL AVE.

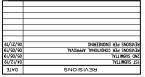




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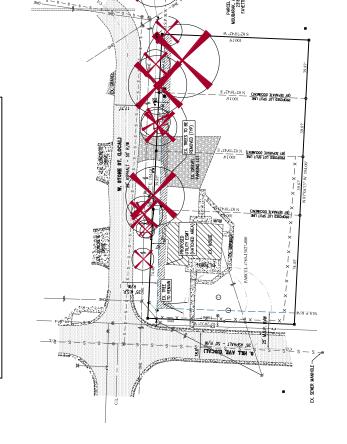


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F-12 Multi-Family Residential-Twelve Units Per Acre	3,592	20%
OD * Select Below with Drop Down Arrow		
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tal Canopy for Minimum Preservation Requirements	3,592	20.0%
sting Tree Canopy * Minus Right of Way and Easements	3,622	20.2%
e Canopy Preserved	1,401	7.8%
e Canopy Removed *On Site	2,222	12.4%
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PROTECTION TRACES SHALL REPORTED AND COMMON TO THE STRIPL OF WARTHANGE TOR RETEXPORMES TOR RETEXPORMANT MANA AND SHALL RE WARRAND FROM THE STRUCK OF THE STRU





DETAILS FAYETTEVILLE, ARKANSAS

S. HILL AVE. WATER MAIN EXTENSION Pates & Inc.

Chiledand & Inc.

Chiledand & Inc.

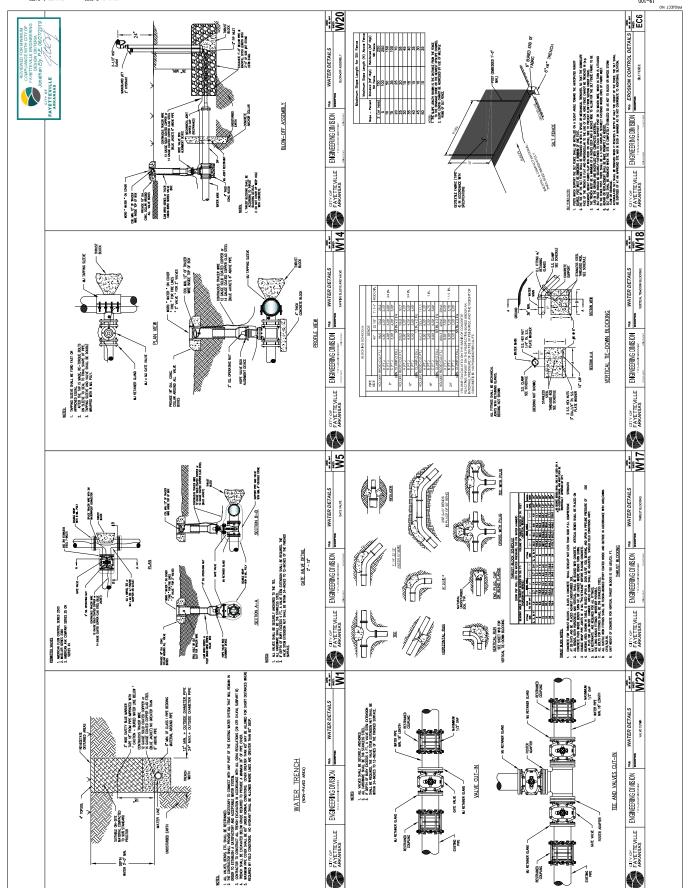
Chiledand & Inc.

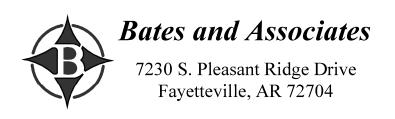
Page Chiledand & Inc.

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DRAWING NO





Invoice

Date	Invoice #
6/12/2019	19-100

Bill to:		
Chris Hamaker		

Bates Project #	Terms
19-100	Due on receipt

	19-100	Due on receipt
Description		Amount
South Hill Water Main Extension Plan Preparation, Fayetteville, AR Reimbursable Expense for City of Fayetteville grading application- Check#15832		4,000.00 75.00
	 Total	\$4,075.00

Invoices are due upon receipt! A late fee will be applied for payments over 15 days. Thank you for your prompt attention.

Phone #	Fax#
479-442-9350	479-521-9350





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

Date: August 27, 2019

Project: South Hill Water Main Extension

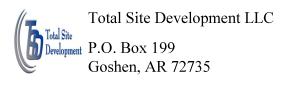
Attention: Christian McGuire - Bates and Associates

Requested Services

Description	Unit	Estimated Quantity	Unit Price	Total
8" Water Main	LF	300	\$ 85.00	\$ 25,500.00
Air Release Valve	EA	1	\$ 3,633.00	\$ 3,633.00
Clearing & Grubbing	LS	1	\$12,000.00	\$ 12,000.00
Construction Staking	LS	1	\$ 1,200.00	\$ 1,200.00
Imports (Class 67)	LDS	8	\$ 375.00	\$ 3,000.00
Exports	LDS	8	\$ 110.00	\$ 880.00
Insurance and Bonding	LS	1	\$ 2,500.00	\$ 2,500.00
Trench Safety	LS	1	\$ 1,500.00	\$ 1,500.00
Rock Excavation	CY	0	\$ 275.00	\$ -
Erosion Control	LS	1	\$ 2,500.00	\$ 2,500.00
Tree Protection	LS	1	\$ 1,000.00	\$ 1,000.00
Mobilization	LS	1	\$15,000.00	\$ 15,000.00
Site Restoration	LS	1	\$ 3,500.00	\$ 3,500.00

Total	Ś	72,213.00
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Exclusions: Rock excavation, compaction testing, furnishing or installing new trees



Quote

Date	Quote #
8/16/2019	TSD-1045

Name / Address	
Boston Mt Holdings LLC	

Project

S. Hill Water Ext.

Description	Qty	Cost	Total
Bond	1		1,450.00
Mobilization]	1,500.00	1,500.00
Tree protection Silt Fence		1,500.00 1,500.00	1,500.00 1,500.00
Clearing	ĺ	7,500.00	7,500.00
Construction Staking	i	1,200.00	1,200.00
8" Waterline	1	29,197.00	29,197.00
Site Restoration	1	3,200.00	3,200.00
Rock Excavation \$250 Per Cubic Yd			
		Total	\$47.047.00

Phone #

479-530-9687

Signature

\$47,047.00

ESTIMATE

		Geoff Bates
J. Johnson Construction 1300 Morsani Dr Rogers, AR 72758 Phone: (479) 841-1664 Email: kris-s-scates@prodigy.net	Estimate # Date	011129 09/09/2019
Description		Total
8" waterline includes fittings,meters, and tappin	g sleeve and valve	\$29,200.00
Air release valve		\$5,000.00
clearing and grubbing		\$15,600.00
Imports		\$4,480.00
Exports		\$3,360.00
Trench safety		\$2,500.00
Insurance and bonds		\$1,200.00
Erosion control		\$4,885.00
Tree protection		\$1,125.00
Mobilization		\$7,500.00
Site restoration		\$6,000.00
	Subtotal	\$80,850.00
	_	

Total

\$80,850.00

Geoff Bates



June 12, 2019

Jose Rios Bates and Associates 7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

VIA EMAIL: jose@batesnwa.com

Re: Lot Split Approval: LSP 19-6698 (300 S. Hill Ave./Boston Mountain Holdings)

Dear Mr. Rios:

This letter documents that City Staff has completed the review of and administratively approved the subject lot split at 300 S. Hill Ave. (LSP 19-6698). The official administrative approval date will be June 24, 2019. This approval is subject to the following conditions of approval:

Conditions of Approval:

- 1. Right-of-way dedication is required in the amount of 25 feet from centerline along S. Hill Ave. (Local Street) and W. Stone St. (Local Street).
- 2. Parks fees in the amount of \$3,267.00 for the new residential lot shall be paid prior to the City stamping approval of the lot split.
- 3. Impact fees for water, sewer, police and fire shall be paid in accordance with City ordinance
- 4. 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) including:
 - a. A water main extension is required to permitted and constructed as specified by the city's engineering division to provide access to lots 2, 3, and 4 prior to lot split approval.
 - b. The existing gravel driveway and parking lot shall be removed and replaced with compliant access and parking on the same lot as the existing house.
- 5. This lot split must be filed of record within one year from the date of approval or the approval is rendered null and void.
- 6. Prior to staff stamping approval on the lot split, email City Planning staff the AutoCAD file for input into the City's GIS database.
- 7. Email staff a recorded copy of the lot split for our digital records.

If you have any questions, please feel free to contact me at (479) 718-7625.

Sincerely,

Willie Benson Planning Technician