

City of Fayetteville Staff Review Form

2021-0436

Legistar File ID

7/6/2021

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

Tim Nyander

6/9/2021

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. in an amount not to exceed \$261,000.00 for Easement Acquisition Support for the West Water Transmission Line Project, and approval of a budget adjustment.

Budget Impact:

5400.720.5600-5314.00

Water and Sewer

Account Number

Fund

18015.1

West Water Transmission Line

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 100,000.00

Funds Obligated \$ -

Current Balance \$ 100,000.00

Does item have a cost? Yes

Item Cost \$ 261,000.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 161,000.00

Remaining Budget \$ -

V20180321

Purchase Order Number: 2016-665

Previous Ordinance or Resolution # 120-12

Change Order Number: 1

Approval Date:

Original Contract Number: 2254

Comments:



**MEETING OF JULY 6, 2021**

**TO:** Mayor and City Council

**THRU:** Susan Norton, Chief of Staff  
Tim Nyander, Utilities Director

**FROM:** Corey Granderson, Utilities Engineer

**DATE:** June 9, 2021

**SUBJECT:** **Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. for Easement Acquisition Support for the West Corridor Water Transmission Line Project**

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**RECOMMENDATION:**

Staff recommends approval of Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. in an amount not to exceed \$261,000.00 for Easement Acquisition Support for the West Corridor Water Transmission Line Project, and approval of a budget adjustment.

**BACKGROUND:**

The City of Fayetteville owns and operates two parallel water transmission lines from Beaver Water District (BWD) in Lowell that enter the northeast corner of the City. These lines are a 36-inch pipe installed in 1967 and a 42-inch pipe installed in 1993. The BWD intends to build a western clear well distribution point near HWY-112 and the newly constructed Springdale Northern Bypass, HWY-612. This clear well will supply a western water transmission feed to all four customer cities, helping with hydraulics, critical redundancy, and overall utility resiliency. This 11-mile connection has been identified in water master plans for many years, but the timeline was unknown.

In 2012, the City of Fayetteville hired McClelland Consulting Engineers (MCE) to establish a preliminary alignment for a waterline along this western corridor (Res. 120-12) and begin easement acquisitions. The remaining funds from this original agreement have been slowly used to appraise and acquire 15 of 68 easements required for the alignment.

**DISCUSSION:**

The BWD has been notified by Springdale Water Utility (SWU) that a connection to the western clear well delivery point is desired by 2025. The BWD and SWU have begun final design for alignments and pump stations to make this project a reality. The City of Fayetteville desires a connection to this facility by 2030. With this in mind, the easement corridor should be acquired by 2025 so that engineering and construction of the 11-mile pipeline can occur between 2025 and 2030. The pipeline may cost approximately \$30M-\$40M, dependent on many variables.

Once a timeline for connection to this facility was recognized, a detailed plan to complete easement acquisition was created by City Staff and MCE. Amendment No. 1 will provide the necessary funds to acquire the remaining 53 easements over the next 3-years. This amendment consists of \$160,000 in engineering services and \$101,000 in appraisals and reimbursable expenses for a total cost of **\$261,000.00**.

**BUDGET/STAFF IMPACT:**

Funds will be moved from the W/S Improvements Defined by Study account to the West Water Transmission Line account to cover the cost of this amendment.

**Attachments:**

Amendment No. 1  
Project Vicinity Map  
Resolution 120-12

**Amendment No. 1 to the Engineering Services Agreement for  
Water Transmission Line Layout and Easement Acquisition**

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

**WHEREAS**, the CITY OF FAYETTEVILLE and McClelland Consulting Engineers, Inc. (ENGINEER) entered into an Agreement for Professional Engineering Services (AGREEMENT) on June 5, 2012; and,

**WHEREAS**, the CITY OF FAYETTEVILLE has requested that ENGINEER perform additional services outside of the scope of the AGREEMENT.

**NOW THEREFORE**, the following modifications will be made to the AGREEMENT to include the additional services requested:


**MODIFICATIONS:**

1. Section 2.2.1 – the additional scope of services is included in the attached Appendix “A-1”.
2. Section 5.1.1 – the maximum not-to-exceed amount is increased from \$388,600.00 to **\$649,600.00**. Modifications to compensation are included in the attached Appendix “A-1”.

**IN WITNESS WHEREOF**, the parties execute this Amendment No. 1, to be effective on the date set out above.

McClelland Consulting Engineers, Inc.

City of Fayetteville, Arkansas

BY:   
\_\_\_\_\_  
Nicholas R. Batker, P.E.  
Senior Associate

BY: \_\_\_\_\_  
Mayor Lioneld Jordan

# **APPENDIX A-1 – SCOPE OF ADDITIONAL SERVICES AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT FOR WATER TRANSMISSION LINE LAYOUT AND EASEMENT ACQUISITION**

## **1.0 General**

As part of the original scope of services, the ENGINEER developed a preliminary alignment for a future water transmission line from the intersection of Highway 112 and Van Asche Drive in Fayetteville to a future Beaver Water District pump station site located near the intersection of Highway 612 and Miller Road in Springdale (total distance of approximately 11 miles). The ENGINEER completed topographic and boundary surveys along the entire alignment and prepared easement descriptions and exhibits for 68 parcels. In addition, the ENGINEER obtained appraisals on 19 of these parcels and assisted the CITY OF FAYETTEVILLE with property owner coordination/negotiations. To date, a total of 15 easements have been acquired for the project, and the CITY OF FAYETTEVILLE has active offers out on an additional 12 parcels.

In April 2021, the ENGINEER provided the CITY OF FAYETTEVILLE an easement acquisition plan to acquire the remaining estimated 53 parcels by December 2024. The following scope of additional services covers the effort required by the ENGINEER to continue assisting the CITY OF FAYETTEVILLE in achieving the December 2024 deadline for 100% acquisition.

## **2.0 Scope of Additional Services**

- 2.1 Continue assisting CITY OF FAYETTEVILLE with property owner coordination and easement negotiations for remaining parcels to be acquired.
- 2.2 Continue assisting CITY OF FAYETTEVILLE with stakeholder coordination, including but not limited to Beaver Water District, Springdale Water Utilities, ARDOT, City of Springdale, City of Elm Springs, and City of Tontitown.
- 2.3 Revise portions of the preliminary alignment as required to facilitate property owner concerns, potential design concerns, or land use changes.
- 2.4 Provide additional boundary surveys as required and revised easement exhibits and descriptions related to Item 2.3 above. Note that no additional topographic surveying will be done at this time. LiDAR data will be utilized to obtain existing ground information in realignment areas.
- 2.5 Revise concept plan sheets as required to reflect alignment changes and current aerial photographs.
- 2.6 Obtain appraisals on remaining parcels to be acquired. At this time, there are 41 parcels that have not been appraised. It should be noted that additional appraisals may be required due to alignment changes or subdivision of existing parcels. In addition, reappraisals of select parcels may be required due to length of time from the original appraisal. The ENGINEER will coordinate closely with the CITY OF FAYETTEVILLE to minimize the number of appraisals required to complete easement acquisition. The ENGINEER will continue to subcontract appraisal services to Reed & Associates.
- 2.7 Conduct progress meetings with the CITY OF FAYETTEVILLE. At this time, it is assumed that progress meetings will be held quarterly; however, the ENGINEER is available to meet more frequently if required.

### **3.0 Project Deliverables**

- 3.1 Final alignment, affected parcel boundaries, and easement limits in AutoCAD and GIS format.
- 3.2 Revised concept plan sheets in PDF format.
- 3.3 Revised easement descriptions and exhibits in PDF format.
- 3.4 Appraisal reports in PDF format.
- 3.5 Other electronic files as requested by the CITY OF FAYETTEVILLE.

### **4.0 Compensation**

In consideration of the performance of the foregoing services by the ENGINEER, the CITY OF FAYETTEVILLE shall pay to the ENGINEER compensation as follows:

- 4.1 Compensation shall be paid to the ENGINEER on the basis of ENGINEER's standard hourly rates in effect at the time the work is performed, plus reimbursable expenses. A task hour fee breakdown is provided as Appendix A-2. ENGINEER's current rate schedule is attached hereto as Appendix A-3.
- 4.2 The maximum not-to-exceed for Amendment No. 1 shall be **\$261,000.00**. A task hour fee breakdown is provided as Appendix A-3.

### **5.0 Project Schedule**

The ENGINEER shall begin work under Amendment No. 1 immediately upon receipt of a Notice to Proceed (NTP) and shall complete the work described in Section 2.0 by December 31, 2024.

**City of Fayetteville - Water Transmission Line Layout and Easement Acquisition****Amendment No. 1**

Personnel Hour Fee Estimate

5/28/2021



Task Description	Sr. Project Manager	Project Manager	Project Designer	Reg. Land Surveyor	Survey Technician	Field Survey Crew	Extended Cost
	\$220.00	\$150.00	\$110.00	\$140.00	\$80.00	\$160.00	
2.1 Property Owner Coordination/Easement Negotiations	40.00	160.00	40.00				\$37,200.00
2.2 Stakeholder Coordination	20.00	100.00	40.00				\$23,800.00
2.3 Alignment Revisions	10.00	40.00	80.00				\$17,000.00
2.4 Add'l Boundary Surveys; Revise Easement Exh/Desc.		40.00		40.00	60.00	100.00	\$32,400.00
2.5 Revise Concept Plan Sheets	10.00	40.00	160.00				\$25,800.00
2.6 Coordination with Appraiser		60.00					\$9,000.00
2.7 Progress Meetings	40.00	40.00					\$14,800.00
							\$0.00
<b>Subtotal Labor Hours / Fee</b>	<b>120.00</b>	<b>480.00</b>	<b>320.00</b>	<b>40.00</b>	<b>60.00</b>	<b>100.00</b>	<b>\$160,000.00</b>
<b>Estimated Reimbursable Expenses</b>							
Mileage							<b>\$1,000.00</b>
Appraisals (Reed & Associates; avg. appraisal cost range of \$2,000-\$2,500)							<b>\$100,000.00</b>
<b>Subtotal Reimbursable Expenses</b>							<b>\$101,000.00</b>
<b>Total Amendment No. 1</b>	<b>120.00</b>	<b>480.00</b>	<b>320.00</b>	<b>40.00</b>	<b>60.00</b>	<b>100.00</b>	<b>\$261,000.00</b>

## APPENDIX A-3



2021

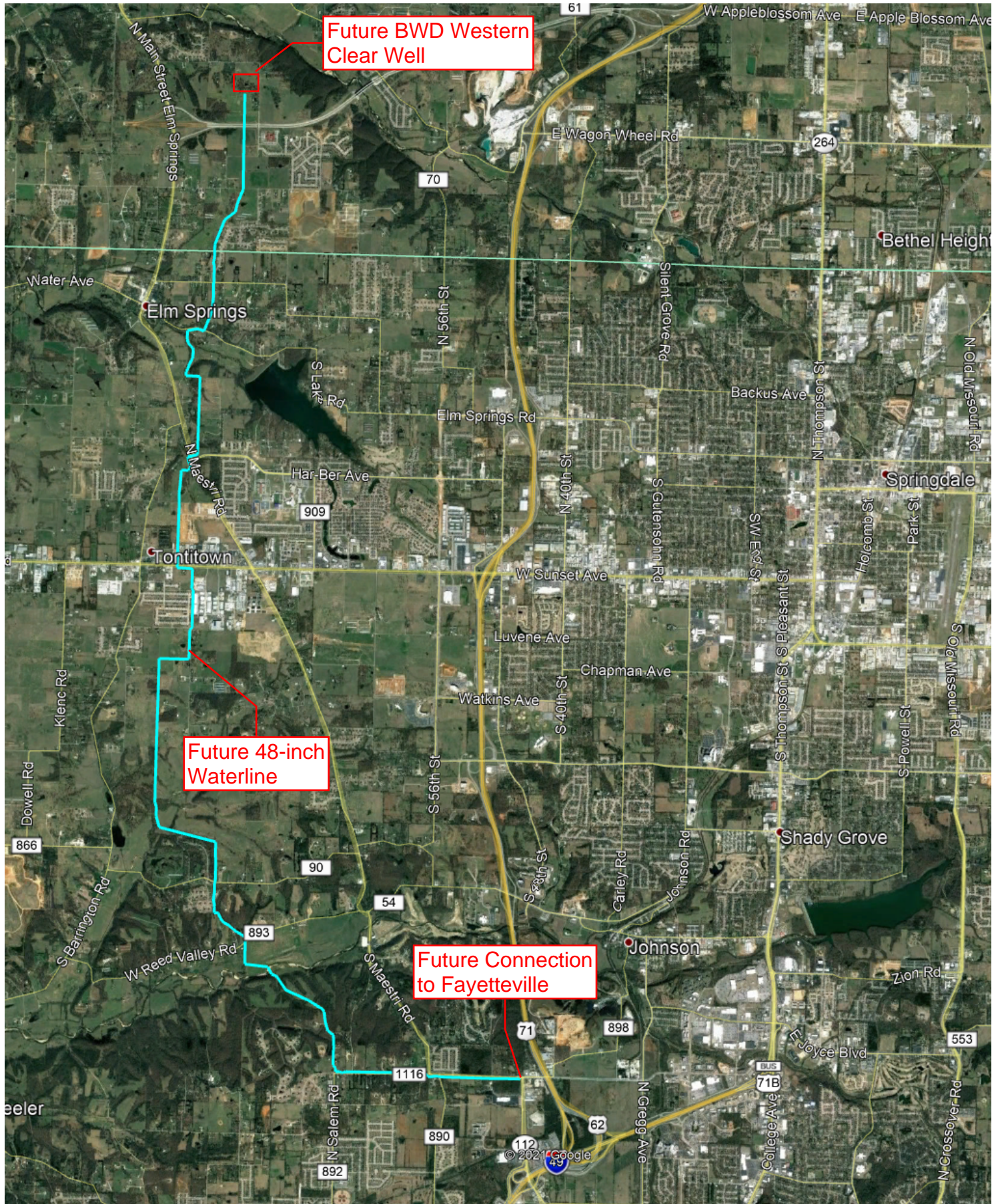
**McCLELLAND CONSULTING ENGINEERS, INC.**

**\*STANDARD HOURLY RATES**

<b>Chief Draftsman</b>	<b>\$95 - \$110</b>
<b>Clerical</b>	<b>\$45 - \$75</b>
<b>Construction Observer</b>	<b>\$70 - \$140</b>
<b>Draftsman</b>	<b>\$65 - \$95</b>
<b>Environmental Scientist/Designer</b>	<b>\$105 - \$120</b>
<b>Geotech Engineer</b>	<b>\$85 - \$170</b>
<b>HR/Payroll Admin</b>	<b>\$75-\$100</b>
<b>Landscape Architect</b>	<b>\$90 - \$140</b>
<b>Media Specialist</b>	<b>\$80 - \$100</b>
<b>Principal</b>	<b>\$160 - \$230</b>
<b>Project Accountant</b>	<b>\$70 - \$155</b>
<b>Project Designer</b>	<b>\$80 - \$140</b>
<b>Project Engineer</b>	<b>\$120 - \$175</b>
<b>Project Manager</b>	<b>\$120 - \$200</b>
<b>Registered Land Surveyor</b>	<b>\$95 - \$140</b>
<b>Soils Lab Technician</b>	<b>\$50 - \$135</b>
<b>Specification Writer</b>	<b>\$50 - \$90</b>
<b>Sr. Project Manager</b>	<b>\$140 - \$230</b>
<b>Survey (2 man or Robotic) Crew</b>	<b>\$115 - \$160</b>
<b>Survey (3 man) Crew</b>	<b>\$135 - \$195</b>
<b>Survey Field (1 Man or Rodman)</b>	<b>\$45 - \$105</b>
<b>Survey GPS</b>	<b>\$75 - \$130</b>
<b>Survey Technician</b>	<b>\$65 - \$95</b>
<b>Water Lab Supervisor</b>	<b>\$70 - \$120</b>
<b>Water Lab Tech</b>	<b>\$50 - \$95</b>
<b>Expenses</b>	<b>@ Cost</b>
<b>Mileage</b>	<b>.560/mi</b>

*\* Standard Hourly Rates may be adjusted annually in accordance with the normal salary review practices of McClelland Consulting Engineers.*

# Fayetteville West Transmission Waterline Alignment



**RESOLUTION NO. 120-12**

A RESOLUTION APPROVING A CONTRACT WITH MCCLELLAND CONSULTING ENGINEERS, INC. IN THE AMOUNT OF \$388,600.00 FOR WATER TRANSMISSION LINE LAYOUT AND EASEMENT ACQUISITION RELATED TO A THIRD CONNECTION TO BEAVER WATER DISTRICT

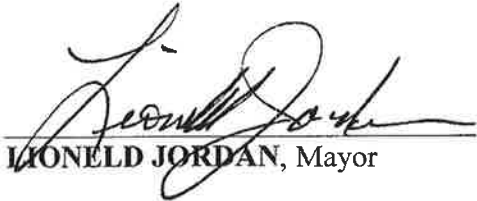
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a contract with McClelland Consulting Engineers, Inc. in the amount of \$388,600.00 for water transmission line layout and easement acquisition related to a third connection to Beaver Water District. A copy of the contract is attached to this Resolution as Exhibit "A".

**PASSED and APPROVED** this 5<sup>th</sup> day of June, 2012.

APPROVED:

By:

  
**LIONELD JORDAN**, Mayor

ATTEST:

By:

  
**SONDRA E. SMITH**, City Clerk/Treasurer

