



**MEETING OF MAY 16, 2023**

**TO:** Mayor Jordan and City Council  
**THRU:** Paul Becker, Chief Financial Officer  
**FROM:** Waylon Abernathy, Bond Projects & Construction Dir  
**DATE:**  
**SUBJECT:** **Approval of Change Order #12 to RFQ 18-11 with Nabholz Construction for the Arts Corridor, Replacement Parking and Civic Plaza and approve a Budget Adjustment.**

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**RECOMMENDATION:**

Approval of Change Order #12 to RFQ 18-11 with Nabholz Construction on the Arts Corridor project in the amount of \$2,378,349.40 for asphalt paving from Center to Spring, PD substation work in the replacement parking deck, and bid packages on the Civic Plaza. This is Phase II of the 2019 Bond project.

**BACKGROUND:**

The Replacement Parking Deck is to include a Parking Management System, and 2,000 square feet space or the PD Substation. The Civic Plaza project would commence after completion of the Replacement Parking Deck.

As different phases of the Master Contract near completion, per resolution 250-18, balances of Arts Corridor Improvement funds can be used either on replacement parking or Arts Corridor, and therefore balances on Purchase Orders can be appropriated accordingly.

**DISCUSSION:**

As the replacement parking deck nears completion, staff request approval to add the parking management system, and begin adding components for the PD Substation. Those include plumbing rough-ins and Bullet Resistant Store Front systems.

Also included in this Change Order are some bid packages for the Civic Plaza. Those include Signage and Wayfinding, Landscape and Irrigation, Site Furnishings and Custom Furnishings and Water Feature Installation.

This Change Order includes paving from Center to Spring Street, which will complete the street work from center to Spring. Spring to Dickson will occur near the completion of the Civic Plaza. This Change Order will also change the terms of the contract that will allow Nabholz to provide the procurement of the remaining bid packages with the over site of our Purchasing Division, per the State procurement requirements.

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

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**BUDGET/STAFF IMPACT:**

This change order will use unallocated Arts Corridor, Street, and Trails bond funds, remaining balances from other Water & Sewer, Police Impact, Parking, and Sales Tax fund accounts.

**PURCHASE ORDER DETAIL:**

GLACCOUNT	PROJECT	SUB	Fund	Cost
2130.430.9133-5210.00	19001	7820	2130 - Parking	22,614.00
4470.140.8900-5804.00	21004	7800	4470 - Sales Tax Capital Improvement	150,000.00
4470.410.8410-5417.00	02052	7800	4470 - Sales Tax Capital Improvement	186,158.31
4702.860.7800-5809.00	46020	7800	4702 - Streets Project 2022 Bonds	513,000.00
4703.860.7800-5814.05	46030	7800	4703 - Trails Project 2022 Bonds	500,000.00
4708.860.7800-5804.00	46080	7800	4708 - Arts Corridor 2022 Bonds	593,714.00
5400.860.5600-5808.00	11011	2019.7800	5400 - Water and Sewer	307,000.00
2300.200.9300-5804.00	07001	7820	2300 - Impact Fee	105,863.09
<b>Grand Total</b>				<b>2,378,349.40</b>

**ATTACHMENTS:** 2023-725 SRF CO 12 Nabholz, 2023-725 BA Nabholz CO 12 Civic Plaza, FCAC PCCO 012 - Upper Ramble Civic Plaza Initial GMP - Executed

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