



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-164

Contract Amendment #1 with TSW for Walker Park Phase One Construction

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE CONTRACT WITH TSW, INC. IN AN AMOUNT NOT TO EXCEED \$101,500.00 FOR ADDITIONAL DESIGN AND CONSTRUCTION DOCUMENTS FOR WALKER COMMUNITY PARK, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on September 6, 2023, City Council passed Resolution No. 287-23 approving a Professional Services Contract with TSW, Inc. to prepare construction documents for a portion of Walker Park; and

WHEREAS, Amendment No. 1 will include additional bidding services and construction phase services.

NOW THEREFORE, 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 authorizes Mayor Jordan to sign Amendment No. 1 to the contract with TSW, Inc. in an amount not to exceed \$101,500.00 for additional design and construction documents for Walker Community Park.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.



MEETING OF JUNE 18, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs

FROM: Ted Jack, Park Planning Superintendent

SUBJECT: **Contract Amendment #1 with TSW for Walker Park Phase One Construction**

RECOMMENDATION:

Staff recommends approving contract amendment #1 not to exceed \$101,500 to the contract with TSW, Inc. for additional design services and construction documents for Walker Community Park and an associated budget adjustment.

BACKGROUND:

Walker Park was identified as a priority project as part of the 2019 Bond. In late 2022, TSW was selected pursuant to RFQ 22-01, Selection 10, to prepare a master plan for Walker Community Park. After significant public engagement, the master plan was approved by the Parks, Natural Resources and Cultural Affairs Advisory Board on September 6th, 2023. Following the master plan approval, City Council approved a contract with TSW to prepare construction documents for a portion of Walker Park (Res 287-23 / 2023-1441).

During the same time frame, projects including Water and Sewer infrastructure improvements and Walker Park were being considered by City Council for American Rescue Plan Act (ARPA) expenditures, and subsequently, Walker Park was considered and earmarked as one of the eligible infrastructure projects. The water sewer project was approved in March 26, of 2024 and we proceeded to move forward with additional work for Walker Park Phase One.

This contract amendment will create construction documents for the additional amenities described in more detail below.

DISCUSSION:

Walker Park was originally identified as an eligible project for ARPA for many reasons. One of the main purposes of ARPA funding was to replenish tax losses to cities. COVID had major impacts to the Hotel Motel Tax, reducing anticipated revenues by approximately \$1M during 2021 compared to 2020.

Research shows parks played a positive and critical role in providing free and open accessible spaces for citizenry to replenish their mental and physical health during the pandemic. As a result, Fayetteville and many other park systems experienced increases in park use during the pandemic.

Walker Park serves a population that is more vulnerable to the negative effects of a pandemic and ARPA best practices suggested funding in low-income areas such as Walker Park were a priority.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Current budget including \$2.4M in bond funds and \$500,000 in 2024 HMR Capital Improvement funds are anticipated to repurposed the current ball fields, add three pickleball courts, four sand volleyball courts, lighted multipurpose fields, 8-10 horseshoe courts, replace the old playground (built in1999), sitting areas, and supporting infrastructure.

The additional \$1M is anticipated to create a dynamic social use area that features spaces revolving around yard games such as bocchie, bag toss, additional horseshoe courts and ping pong. The space, located adjacent to the Razorback Greenway and serving as a welcoming entry feature is expected to include a climbing boulder and supporting spectating seating areas. These diverse areas offering many recreational and social opportunities help build community connections.

Construction documents are expected to be completed later this year with construction in 2025.

BUDGET/STAFF IMPACT:

Funds are available in General Fund fund balance.

ATTACHMENTS: SRF (#3), BA (#4), TSW Contract Amendment #1 (#5), Walker Park - Final Master Plan (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov