

City of Fayetteville Item Review Form

2013-0199

Legistar File Number

December 17, 2013

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

Carole Jones

Submitted By

Parks and Recreation

Department

Action Required:

Request for approval of change order #3 to Resolution 145-13 for Bid # 13-31 with General Construction Solutions, Inc. in the amount of \$7,009 and an additional 10% project contingency of \$700 for a total increase of \$7,709 for the Construction of Mt. Sequoyah Gardens Improvements (see attached memo).

Does this item have a cost?  Yes

\$7,709.00

Cost of this request

\$111,790.00

Category or Project Budget

Mt. Sequoyah Gardens Improvements

Program or Project Name

2250.9255.5315.00

Account Number

\$97,598.78

Funds Used to Date

Mt. Sequoyah Gardens Improvements

Program or Project Category

02013.1202

Project Number

\$6,482.22

Remaining Balance

Parks Development

Fund Name

Budgeted Item?  Yes

Budget Adjustment Attached?  No

V20130812

Previous Ordinance or Resolution # 145-13

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

Comments:

*Paul A. Beck* 11-27-13

Paul A. Beck 11-27-2013

*Angela* 11-27-13  
*Travis Jay* 12/2/13



11-27-13 A09:31 RCVD

*dmw*



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THE CITY OF FAYETTEVILLE, ARKANSAS  
DEPARTMENT CORRESPONDENCE

## CITY COUNCIL AGENDA MEMO

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**To:** Mayor Lioneld Jordan and City Council

**Thru:** Don Marr, Chief of Staff  
Connie Edmonston, Parks and Recreation Director  
Alison Jumper, Park Planning Superintendent

**From:** Carole Jones, Park Planner II

**Date:** November 27, 2013

**Subject:** **CO #3 for Construction of Mt. Sequoyah Gardens Improvements  
Agenda Request for December 17, 2013 Meeting**

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### **PROPOSAL:**

Mount Sequoyah Gardens, consisting of three acres, is classified as a neighborhood park and serves the adjacent neighborhoods. Approximately 900 homes are located in a ½-mile radius of the park ultimately serving an estimated 1,960 Fayetteville residents. The park is located in Fayetteville's southeast quadrant along Summit Avenue. Mount Sequoyah Gardens overlooks the city from the west slope of Mount Sequoyah and offers passive and active recreational activities in an open space with stunning views of the city. The elevation is 1,590 feet at the top of the park property.

The site is the former location of an abandoned water treatment facility and water storage tank. In January 1998, several residents of the Mount Sequoyah area urged the Fayetteville Parks and Recreation Advisory Board to develop a park at the site. At that time, Walker Park, a community park located in south Fayetteville along Arkansas Highway 16, was the closest city park. On August 4, 1998, the City Council passed a resolution establishing and dedicating the site as a city park to preserve and enhance the panoramic views of the City of Fayetteville and the surrounding mountains. Citizens have requested a lookout in addition to accessible parking at Mount Sequoyah Gardens for many years.

On July 2, 2013, the City Council passed Resolution Number 145-13 approving a contract with General Construction Solutions, Inc. for Bid 13-31, Construction of Mt. Sequoyah Gardens Improvements, in the amount of \$71,980 with a 10% project contingency of \$7,198 for a total amount of \$79,178. The project includes the replacement of an existing asphalt roadway/access drive, installation of a pre-engineered arbor, and the construction of a concrete and native stone structure slab, an 18-inch native stone seat wall, a colored concrete apron, ADA accessible parking, connecting sidewalks, tree planting and associated site work.

The original design included approximately 60 square yards of concrete sidewalk which would connect the parking area to the arbor and an existing bench. During excavation for the sidewalk, an existing concrete and steel footing was uncovered (see attached photo). The extents and depth of the footing are unknown. To prevent the potentially costly removal of the footing, Park Planning staff re-designed the layout of the sidewalk to avoid the footing. Attached is a cost estimate for the proposed changes.

Even with the proposed increase, the total cost of the contract (\$86,887) is less than the second low bid of \$89,804 which would also have increased. Additionally, the pre-construction cost estimate of the project was \$88,700, and \$111,000 was approved for the project as part of the 2013 CIP.

The contractor is also requesting 30 additional days for completion of the project. If approved, the construction of the project is anticipated to be completed in February 2014.

**RECOMMENDATION:**

Parks and Recreation staff recommends approval of change order #3 to Resolution 145-13 for Bid # 13-31 with General Construction Solutions, Inc. in the amount of \$7,009 with an additional 10% project contingency of \$700 resulting in an increase of \$7,709.

**BUDGET IMPACT:**

This project is funded with Parks Development Funds. The additional cost of \$7,709 is accounted for in project number 02013.1202 - Mt. Sequoyah Gardens Improvements.

**Attachments:**

Staff Review Form  
Resolution No. 145-13  
General Construction Solutions, Inc. Change Order No. 3 Cost Estimate  
Change Order No. 3



Existing Concrete Footing  
Encountered during Sidewalk Construction

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION APPROVING CHANGE ORDER NO. 3 TO THE CONTRACT WITH GENERAL CONSTRUCTION SOLUTIONS, INC. IN THE AMOUNT OF \$7,009.00, AND APPROVING AN ADDITIONAL PROJECT CONTINGENCY IN THE AMOUNT OF \$700.00, FOR THE CONSTRUCTION OF IMPROVEMENTS TO MOUNT SEQUOYAH GARDENS

**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 Change Order No. 3 to the contract with General Construction Solutions, Inc. in the amount of \$7,009.00, and approves an additional project contingency in the amount of \$700.00, for construction of improvements to Mount Sequoyah Gardens.

**PASSED and APPROVED** this 17<sup>th</sup> day of December, 2013.

APPROVED:

ATTEST:

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

By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer

**RESOLUTION NO. 145-13**

A RESOLUTION AWARDING BID #13-31 AND AUTHORIZING A CONTRACT WITH GENERAL CONSTRUCTION SOLUTIONS, INC. IN THE AMOUNT OF \$71,980.00 FOR THE CONSTRUCTION OF IMPROVEMENTS TO MOUNT SEQUOYAH GARDENS, AND APPROVING A PROJECT CONTINGENCY OF \$7,198.00

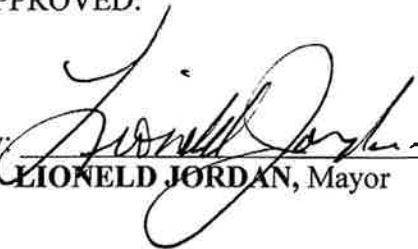
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby awards Bid #13-31 and authorizes a contract with General Construction Solutions, Inc. in the amount of \$71,980.00 for the construction of improvements to Mount Sequoyah Gardens, and additionally approves a project contingency of \$7,198.00.

**PASSED and APPROVED** this 2<sup>nd</sup> day of July, 2013.

APPROVED:

ATTEST:

By:   
LIONEL JORDAN, Mayor

By:   
SONDRA E. SMITH, City Clerk/Treasurer



**Bid 13-31. Construction - Mt. Sequovah Gardens Improvements  
 CO #3 Cost Estimate**

ITEM #	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	TOTAL
1	Reduction of 5-foot concrete sidewalk quantity Material, labor and equipment for change of sidewalk layout including grading, fill and compaction of subgrade due to presence of existing underground concrete building footing. Revisions will also include adjusting existing bench area layout and location including grading, fill and compaction of subgrade.	S.Y.	-19	\$57.67	-\$1,095.73
2	Additional unclassified excavation	L.S.	1	\$3,250.00	\$3,250.00
3	Delete site restoration including 4-inch depth topsoil, wildflower seed, straw and water	C.Y.	115	\$16.25	\$1,868.75
4	Delete site restoration including 4-inch depth topsoil, buffalo grass seed, straw and water	S.F.	-1,225	\$0.95	-\$1,165.00
5	Add site restoration including 4-inch depth topsoil, annual wheat grass seed, straw and water	S.F.	-1,035	\$1.92	-\$1,990.00
6	<b>TOTAL CO #3 COST ESTIMATE</b>				<b>\$6,141.00</b>
					<b>\$7,009.02</b>

Respectfully submitted,

Firm Name: General Construction Solutions, Inc.

By: P. Wolby

Date: 11/26/13





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THE CITY OF FAYETTEVILLE, ARKANSAS  
PARKS AND RECREATION DEPARTMENT  
113 West Mountain  
Fayetteville, AR 72701  
P (479) 444-3471 F (479) 521-7714

CHANGE ORDER NO. 3 Cost Plus X Pre-Agreed Unit Price X

Project Name and Number: Construction of Mt. Sequoyah Gardens Improvements

Name of Contractor: General Construction Solutions, Inc.

Address of Contractor: 1951 Electric Avenue, Springdale, AR 72764

Date of Contract: July 2, 2013

Original Contract Sum:	\$ <u>71,980.00</u>
Total Amount of All Previous Approved Change Orders:	\$ <u>7,110.85</u>
Contract Sum prior to this Change Order:	\$ <u>79,090.85</u>
Contract Sum increase this Change Order:	\$ <u>7,009.02</u>
New Contract Sum including this Change Order:	\$ <u>86,099.87</u>

Subject and Reason for this Change Order: Staff is requesting approval for the following changes: 1) Reduction in the quantity of 5-foot concrete sidewalk of approximately 19 square yards; 2) Material, labor and equipment for change of sidewalk and bench layout including grading, fill and compaction of subgrade; 3) Additional unclassified excavation; and 4) Additional site restoration. The changes are required due to presence of existing underground concrete building footing. The contractor is also requesting 30 additional days for completion of the project.

Additional Time Requested: 30 Calendar Days

Dated this 27 day of November, 2013

CITY OF FAYETTEVILLE

Parks & Recreation Department

By: \_\_\_\_\_  
Carole Jones, Park Planner II

General Construction Solutions, Inc.  
Contractor

By: D. W. G. G. G.  
Title: President

ATTEST: \_\_\_\_\_  
[Signature]

CITY OF FAYETTEVILLE

By: \_\_\_\_\_  
Mayor Lioneld Jordan

ATTEST: \_\_\_\_\_