

City of Fayetteville Staff Review Form

2017-0229

Legistar File ID

5/16/2017

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

Chris Brown

3/17/2017

Engineering /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of cost share for drainage improvements along E Millsap Rd in the amount of \$41,870.40 (City's share) as well as an additional \$7,200 to purchase pipe material to help alleviate drainage issues along the street and at 509 E Millsap Rd and approve a \$5,000 contingency.

Budget Impact:

4470.621.8810.5817.00	4470-Sales Tax Capital Improvements																								
Account Number	Fund																								
02108.1	Bridge and Drainage Improvements																								
Project Number	Project Title																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Budgeted Item?</td> <td style="width: 10%; text-align: center;">Yes</td> <td style="width: 30%; border-bottom: 1px solid black;">Current Budget</td> <td style="width: 30%; text-align: right;">\$ 271,431.00</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Funds Obligated</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Current Balance</td> <td style="text-align: right; background-color: #e0e0e0;">\$ 271,431.00</td> </tr> </table>	Budgeted Item?	Yes	Current Budget	\$ 271,431.00			Funds Obligated	\$ -			Current Balance	\$ 271,431.00	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Yes</td> <td style="width: 30%; border-bottom: 1px solid black;">Item Cost</td> <td style="width: 30%; text-align: right;">\$ 49,070.40</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Does item have a cost?</td> <td style="border-bottom: 1px solid black;">No</td> <td style="border-bottom: 1px solid black;">Budget Adjustment</td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Budget Adjustment Attached?</td> <td style="border-bottom: 1px solid black;">#</td> <td style="border-bottom: 1px solid black;">Remaining Budget</td> <td style="text-align: right; background-color: #e0e0e0;">\$ 222,360.60</td> </tr> </table>		Yes	Item Cost	\$ 49,070.40	Does item have a cost?	No	Budget Adjustment		Budget Adjustment Attached?	#	Remaining Budget	\$ 222,360.60
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V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:

MEETING OF MAY 16, 2017

TO: Mayor and City Council
THRU: Don Marr, Chief of Staff
Chris Brown, City Engineer
FROM: Alan Pugh, Staff Engineer
DATE: April 24, 2017

SUBJECT: Approval of cost share for drainage improvements along E Millsap Rd in the amount of \$41,870.40 (City's share) as well as an additional \$7,200 to purchase pipe material to help alleviate drainage issues along the street and at 509 E Millsap Rd and approve a \$5,000 contingency.

RECOMMENDATION:

Approval of cost share for drainage improvements along E Millsap Rd in the amount of \$41,870.40 (City's share) as well as an additional \$6,500 to purchase pipe material to help alleviate drainage issues along the street and at 509 E Millsap Rd and approve a \$5,000 contingency.

BACKGROUND:

In 2015 the City of Fayetteville was approached by the property owner of 509 E Millsap to discuss drainage issues across their parking area. The drainage from the development and surrounding areas is routed through an asphalt swale in the parking area. This swale has experienced water damage and been repaired several times of the last few years. There are also concerns with the patrons of the building having to walk through the swale that is damaged and full of water during rain events. This runoff also currently drains into Millsap from the driveway into the property. This drainage then runs down Millsap and to an inlet downstream. During heavy rain events, this can create a large spread of water into Millsap.

After discussion with the property owner, staff performed a drainage analysis for the area. The drainage area, although not extremely large, does include portions of the surrounding developed area. Given the current situation, several options were explored. While the owner desired an underground system, staff also investigated the option of a drainage swale such that the drainage would continue to be overland flow. However, this did not address the property owners concern that the patrons would continue to walk through several inches of water to access the building. This option would also do nothing to address the water running into Millsap from the parking area.

An option to try and pipe the water from the parking area and drain it into the flume on the NW portion of the property was also explored. However, there was not enough elevation difference in order to daylight a piping system into the flume and again this did not address the water flowing into Millsap. It would only divert that water slightly closer to the existing inlet system.

Lastly, a piping system was developed along Millsap that would pick up the drainage improvements in the parking area and divert this runoff downstream. This would help to address the runoff draining into Millsap as well as provide an opportunity for the owner to tie into this system with a private drainage system within their parking area. This system is represented on the attached exhibit.

DISCUSSION:

Due to current workload, it does not appear the transportation division could work this into the 2017 program year. Therefore, the property owner has requested that the City participate in the cost of the improvements within the City right-of-way. The attached agreement represents the scenario in which the City would reimburse the owner for expenses incurred to install the system within City right-of-way. As a part of the agreement, the City would also purchase the pipe materials to be used within the right-of-way utilizing our annual bid prices and suppliers as well as replace the sidewalk at a later date with our own forces. Although the City did request additional quotes from contractors, all declined due to the size of the project and their current workload. Therefore, the cost share appears to be the most efficient way to complete this project in a timely fashion.

BUDGET/STAFF/IMPACT:

As stated the total cost of the City's portion of the project would be \$49,070.40 with the property owner's portion within their parking area exceeding that figure. This would be proposed to be funded from the Engineering Divisions sales tax capital improvement budget for drainage improvements.

Attachments:

Proposed Agreement with Owner
Drainage Improvement Exhibit
City/Owner Cost Breakdown

**CONTRACTUAL AGREEMENT FOR
COST SHARE OF DRAINAGE IMPROVEMENT COSTS**

This Agreement, made and entered into on this ____ day of April, 2017, by and between the City of Fayetteville, Arkansas (“City”) and Southern Star Enterprises, LLC (“Southern Star”), witnesseth:

WHEREAS, Southern Star receives offsite storm water runoff from adjacent developments that appears to be damaging their parking area located at 509 N Millsap Road; and

WHEREAS, if Southern Star desires to install an underground drainage collection system said storm drain is necessary in order to connect the new improvements to the downstream collection system; and

WHEREAS, Southern Star has committed to improving their parking area located at 509 N Millsap Road and requested that the City share in the cost of constructing drainage improvements adjacent to N Millsap Road, west of Plainview Avenue, a distance of approximately 190 feet, so that Southern Star may can complete those improvements; and

WHEREAS, § 170.05 of the Fayetteville Unified Development Code allows for cost sharing and states “If it is determined that offsite drainage improvements are required, and that such specific off-site drainage improvements are consistent with the city's current and established priorities, then cost sharing will be in accordance with *“Required Off-site Improvements.”*”

NOW, THEREFORE, the City of Fayetteville, Arkansas and Southern Star Enterprises, LLC agree as follows:

1. The City of Fayetteville, Arkansas agrees to:
 - A. Reimburse Southern Star Enterprises, LLC for \$41,870.40 which represents the cost to install approximately 328 linear feet of 30-inch storm drain along with the installation of four inlet boxes in the area identified in Exhibit “A”, attached.
 - B. Payments due to Southern Star Enterprises, LLC, shall be remitted within sixty (60) days after receipt of valid invoices.
 - C. Expose the utilities at strategic locations chosen by a contractor engaged by Southern Star and the City. However, after the exposure of the utilities by the City, Southern Star and/or the contractor engaged by Southern Star would be responsible for any damage to existing lines.
 - D. Provide 30-inch corrugated plastic pipe to be installed by Southern Star or the contractor engaged by Southern Star.

2. Southern Star Enterprises, LLC agrees to:
- A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable storm drain installation per the City of Fayetteville Standard Specifications for Street and Drainage Construction.
 - B. Provide a copy of the invoices from the Contractor upon City approval of the storm drainage installation.
 - C. Pay for the storm drainage installation (with reimbursement of \$41,870.40 of the cost by the City of Fayetteville).
3. It is further understood that the contract for construction is between Southern Star and his Contractor and that the City has no contractual obligation with either the Contractor or any agent for Southern Star. The City's only obligation shall be to participate in a contractual agreement with a not-to-exceed amount of \$41,870.40 for the drainage improvements.

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

**SOUTHERN STAR
ENTERPRISES, LLC**

**CITY OF FAYETTEVILLE,
ARKANSAS**

By: 
Lloyd Trichell, Reg. Agent

By: _____
LIONELD JORDAN, Mayor

ATTEST:

ATTEST:

By: 
Tamara King

By: _____
SONDRA SMITH, City Clerk

TOMLINSON ASPHALT CO., INC.

PROPOSAL Rev #5.

Job Name: Millsap Medical Office

4/25/17

SUBMITTED TO: Dr. Trichell/ City of Fayetteville

ITEM #	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
Storm drain Improvements Dr. Trichell Portion					
1	30" RCP with Full Depth Base Backfill	144	LF	\$ 122.18	\$ 17,593.92
2	24" RCP with Full Depth Base Backfill	52	LF	\$ 125.00	\$ 6,500.00
3	18" RCP with Full Depth Base Backfill	160	LF	\$ 112.50	\$ 18,000.00
4	Neenah 4999-L6 Trench Grate	20	LF	\$ 420.00	\$ 8,400.00
5	Curb Inlet: #92,103	2	EA	\$ 4,300.00	\$ 8,600.00
6	Area Drains: #97,104,95,99,105	5	EA	\$ 4,600.00	\$ 23,000.00
7	Concrete Drainage Swale: Includes 7" Class-7, 5" Concrete 3,500 psi Concrete	2,960	S.F.	\$ 7.46	\$ 22,081.60
8	General Expenses: Final Clean up, Traffic Control, Job Maint.	1	EA	\$ 3,000.00	\$ 3,000.00
	Total Cost for on-site portion of project			sub-total	\$ 107,175.52
1	30" CPP with Full Depth Base Backfill **CPP PROVIDED BY THE CITY**	328	LF	\$ 86.80	\$ 28,470.40
2	Junction Boxes: #94,92,91,90	4	EA	\$ 2,850.00	\$ 11,400.00
3	General Expenses: Final Clean up, Traffic Control, Job Maint.	1	EA	\$ 2,000.00	\$ 2,000.00
	Total Cost for Off-site portion of project			sub-total	\$ 41,870.40
PRICE SUMMARY					
				TOTAL	\$ 149,045.92



SURVEYED BY: GIS
 DRAWN BY: AP
 DESIGNED BY: MC
 FILE NAME: 577 Millsap Cost Share

PROJECT
 MILLSAP DRAINAGE IMPROVEMENTS
 577 MILLSAP DR, FAYETTEVILLE, AR.

TITLE:

REVISED

ENGINEERING DIVISION
 113 W. MOUNTAIN STREET



DATE: 4/27/20
 SHEET:

1

PROJECT: 577 Millsap Cost Sh