

City of Fayetteville Staff Review Form

2021-0024

Legistar File ID

2/2/2021

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

Leif Olson

1/12/2021

SUSTAINABILITY/RESILIENCE (631)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of Change Order #4 in the amount of \$65,000 to the contract with Nelson Byrd Woltz (NBW) Landscape Architects for the development of an operations and maintenance strategy for the outdoor public spaces in the Cultural Arts Corridor.

Budget Impact:

4470.140.8900.5315.00

Cultural Arts Corridor - 2021 CIP

Account Number

Fund

46080.7800

CAC Operations and Maintenance Plan

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 65,000.00

Funds Obligated \$ -

Current Balance **\$ 65,000.00**

Does item have a cost? Yes

Item Cost \$ 65,000.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget **\$ -**

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF FEBRUARY 2, 2021

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff

FROM: Peter Nierengarten, Environmental Director

DATE: January 12, 2021

SUBJECT: **Change Order to contract with Nelson Byrd Woltz to develop an Operations and Maintenance Strategy for the outdoor public spaces in the Cultural Arts Corridor.**

RECOMMENDATION:

Staff recommends approval of Change Order #4 in the amount of \$65,000 to the contract with Nelson Byrd Woltz (NBW) Landscape Architects for the development of an operations and maintenance strategy for the outdoor public spaces in the Cultural Arts Corridor.

BACKGROUND:

The Cultural Arts Corridor (CAC) is a new 50-acre outdoor public space that will help to revitalize Fayetteville's downtown area and create a destination for residents and visitors. Linking the City's key cultural institutions—including the Walton Arts Center, TheatreSquared, Nadine Baum Studios, Fayetteville Public Library, and the University of Arkansas' Art and Design District—the corridor will showcase and celebrate local arts culture. It will also enhance civic space and serve as a catalyst for additional development and density in the downtown area, increasing bike trails and connections, and improving streets and walkability. This project is part of a Bond package approved by Fayetteville voters in April 2019.

There are five primary elements included in plans for the Cultural Arts Corridor: The West Avenue Civic Space, West Avenue streetscapes, The Fay Jones Woodland, The Razorback Greenway, and a new parking deck at the corner of West and Dickson streets.

With support and assistance from the Walton Family Foundation Design Excellence Program, Landscape architects Nelson Byrd Woltz (NBW) were selected to design the corridor. Construction on the Fay Jones Woods, the Razorback Regional Greenway, and street improvements along West Ave, Gregg Ave and other adjacent streets began in September 2020.

Schematic Design has been completed for the West Ave. Civic Space and street improvements to the adjacent West Ave. and Dickson St., with construction of these elements set to begin in 2022 after completion of the new parking deck.

DISCUSSION:

The Scope of work and fees proposed in this change order with NBW will provide the City with the completion of the following tasks and work products:

- Review of Phase 1 (Fay Jones Woods and West Ave Streetscape) Construction Documents – Provide an Operations and Maintenance Analysis
- Review of Phase 2 (West Ave Civic Space) Schematic Design documents – Provide an Operations and Maintenance Analysis
- Develop Operations and Maintenance Cost Analysis – Identify Key Issues
- Prepare an Operations and Maintenance Strategy

BUDGET/STAFF IMPACT:

The maximum not-to-exceed amount authorized for this work is \$65,000. Funding for this work will come from the 2021 Capital Improvement Plan.

Attachments:

Appendix A – Scope of Work, Schedule and Fees – CAC Operations and Maintenance Strategy

Appendix A

Scope of Work, Schedule, and Fees

December 10, 2020

Proposal for

Cultural Arts Corridor

Fayetteville, Arkansas

Professional Services:

Operations and Maintenance Strategy

Operations and Maintenance Strategy

NBW is pleased to propose the services of ETM associates to prepare an Operations and Maintenance analysis and strategy for the various components of the Cultural Arts Corridor. Tim Marshall at ETM is recognized as a leader in the field and has assisted many municipalities and institutions assess the needs and impacts of long-term maintenance in landscape spaces. By bringing their expertise to this project, the city can feel more confident about an approach that is financially sustainable and that maintains the integrity of the design and project. This work will assist the design team fine tune the Civic Space design approach accordingly.

The attached document from ETM details their scope and approach to this project. We're excited to have them on board and to bring this proposal for your consideration.

Operations and Maintenance Strategy

4-5 months

Phase 1 + 2

- Review Phase 1 Construction Documents and provide O+M analysis
- Review Phase 2 Schematic Design documents and provide O+M analysis

- Develop O+M Costs and Identify Key Issues
- Prepare O+M Maintenance Strategies to include:
 - Site-wide and site –specific maintenance needs
 - Recommendations for in-house versus out-sourced maintenance
 - Staffing needs - hours and skill sets, pros and cons of in-house versus out-sourced
 - Identify any facility or equipment needs to include storage needs, access and travel times
 - Recommended maintenance standards and levels of service
 - Maintenance of public art
 - Park-wide O+M budget and park-specific budgets, including any out-sourced work
 - Travel

- No travel is anticipated, especially given Covid-19 and social distancing guidelines. Should travel be required, it will be subject to approval by CoF and will be billed as an Additional Service.
- Reimbursable expenses are not included in the proposal and will be subject to approval by CoF and billed as an Additional Service.

Fee Summary

Compensation

We propose a fixed fee of \$65,000.00 to be billed in proportion to the work completed.

\$ 65,000.00 Maintenance and Operations Strategy (Project Phase 1+2) (ETM)

The figure above represents amounts for the phases and scope as described. Fee disbursement will be according to percentage work complete as reported by NBW every month, and will include sub-consultant fees, mark-up, and reimbursable expenses. NBW fees include 5% mark-up on expenses and sub-consultant fees.

Assumptions

- The proposed design fee is based on the anticipated schedule and scope indicated in this proposal. Should the scope change, we will work with the CoF to adjust our schedule, staffing, and fee accordingly.