

City of Fayetteville Staff Review Form

2022-0621

Legistar File ID

8/2/2022

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

Wade Abernathy

7/13/2022

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of change order #10 with Nabholz Construction on the Arts Corridor Project in the amount of \$505,652.42 for paving on Gregg and West Avenues, reconciliation of contingency for additional items, and street work on West Avenue at Hillcrest Towers, and approval of a budget adjustment.

Budget Impact:

<p align="center">Various Accounts (See Budget Impact on Memo)</p> <hr/> <p align="center">Account Number</p> <p align="center">46080.7800 46020.7800</p> <hr/> <p align="center">Project Number</p>	<p align="center">Various</p> <hr/> <p align="center">Fund</p> <p align="center">Arts Corridor (2019 Bonds) - Arts Corridor Impr. Streets Projects (2019 Bonds) - Arts Corridor Impr.</p> <hr/> <p align="center">Project Title</p>
<p>Budgeted Item? <u>Yes</u></p>	<p>Current Budget \$ 3,713,557.00</p> <p>Funds Obligated \$ 3,690,169.52</p> <hr/> <p>Current Balance \$ 23,387.48</p>
<p>Does item have a cost? <u>Yes</u></p>	<p>Item Cost \$ 505,652.42</p>
<p>Budget Adjustment Attached? <u>Yes</u></p>	<p>Budget Adjustment \$ 505,653.00</p> <hr/> <p>Remaining Budget \$ 23,388.06</p>

Purchase Order Number: <u>2020-0000689</u>	<small>V20210527</small> Previous Ordinance or Resolution # <u>309-21</u>
Change Order Number: <u>10</u>	Approval Date: _____
Original Contract Number: <u>2018-0000042</u>	

Comments:



MEETING OF AUGUST 2, 2022

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Paul Becker, Chief Financial Officer

FROM: Wade Abernathy, Director Bond & Construction Projects

DATE: July 13, 2022

SUBJECT: **Change Order #10 in the amount of \$505,652.42 to RFQ 18-11 with Nabholz Construction for the Arts Corridor Project and approval of a budget adjustment.**

RECOMMENDATION:

Staff recommends approval of change order #10 with Nabholz Construction on the Arts Corridor Project in the amount of \$505,652.42 for paving on Gregg and West Avenues, reconciliation of contingency for additional items, and street work on West Avenue at Hillcrest Towers, and approval of a budget adjustment.

BACKGROUND:

The original contract with Nabholz did not include the scope of paving. For cost saving measures, that scope was to be completed internally. Due to the Arts Corridor completion schedule and conflicts with the Transportation division's workload, it was determined to add the paving to the Nabholz contract.

Street work along West Avenue at Hillcrest Towers was deferred as we awaited Hillcrest Towers' future developments. Since the certainty of those developments are indefinite, we going to proceed with that portion of work.

As we are nearing completion, this change order also will reconcile some items added to the contract that were not included in contingency.

DISCUSSION:

This change order includes work on West Avenue at Hillcrest Towers, West Avenue paving from South Street to East Avenue, Gregg Avenue paving at the new park and south towards Prairie Street, as well as bioswale materials testing.

BUDGET/STAFF IMPACT:

This change order will use unallocated Arts Corridor bond funds, remaining balances from other Arts Corridor bond and Sales Tax fund accounts, and recognize unbudgeted interest revenue from the Transportation bond fund.

PURCHASE ORDER DETAIL:

FUNDING SOURCE	ACCOUNT	PROJECT	AMOUNT
Sales Tax	4470.140.8900-5804.00	46080.7800	\$ 10,562.00
Arts Corridor Bonds	4608.860.7800-5804.00	46080.7800	\$ 237,438.00
Street Bonds	4602.860.7800-5809.00	46020.7800	\$ 257,652.42
TOTAL			\$ 505,652.42

Attachments:

Change Order #10 and documents.



Prime Contract Change Order

Fayetteville Cultural Arts Corridor
 113 W. Mountain St.
 Fayetteville, AR 72701

Project # 02-19-2526
 Tel: Fax:

Nabholz Construction Corporation

Date: 7/13/2022

To Contractor:

Nabholz Construction Corporation
 3301 N 2nd St (72756), PO Box 277
 Rogers, AR 72757

Architect's Project No:

Contract Date: 4/18/2018
Contract Number: 02-19-2526
Change Order Number: 10

The Contract is hereby revised by the following items:

CORs #49-80 (less CORs included in prior PCCOs or not yet approved)

PCO	Description		Amount
069	North Crosswalk Curb & Gutter Rework	\$	0.00
080	Additional Crane Costs	\$	0.00
098	Gregg Ave. Demo, Grading, and Paving	\$	72,287.76
079	Tenon Mount Modifications	\$	0.00
081	Additional Dry Stack Wall	\$	0.00
053	Oelke - RFI 61, 62, 63 demo concrete	\$	0.00
083	West Ave. Asphalt Remediation	\$	126,861.63
084	Regrade 200' of Greenway	\$	0.00
085	PCCO #9 Correction	\$	0.00
086	Light Pole Spread Footing	\$	0.00
087	Rock and RCP Demo at Headwall	\$	0.00
088	Replace Concrete Ramp	\$	0.00
076	Bioswale Medium Testing	\$	0.00
094	RFI #83 Handrail	\$	0.00
099	RFI #77 Trail Camera Provisions	\$	0.00
100	RFI #84 Concrete Service Trail Tie In	\$	0.00
101	RFI #82 Plantings between Overlook Entrances	\$	0.00
102	West Ave. Paving Damage and Overrun	\$	0.00
103	Fence Changes	\$	0.00
096	RFI #86 Gregg Ave. Park Changes	\$	0.00
104	Gregg Ave. Sidewalk Termination	\$	0.00
092	Perch Deck Guardrail	\$	0.00
107	12 West Ave. Additional Items	\$	0.00
108	Contingency for Additional Gregg Ave. Paving	\$	58,503.03
109	Increase to Contingency	\$	248,000.00

Contract updated days requested for additional work. Additional GCs will be coordinated in conjunction with other work with City of Fayetteville representative.

COR #49 - Concrete contractor installed ribbon curbs on each side of the north raised crosswalk per sheet C1.03 and supplemental spot elevations provided by Olsson. However, when further design direction was received, the initially installed ribbon curb needed to be removed and replaced.

COR #54 - In an effort to expedite the approval of a bioswale medium, Nabholz took over the sample submission and testing process.

PROJECT CONFIDENTIAL

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- COR #56 - The cost of the crane required to place the large boulders from Ibison Stone was higher than expected. The proposed cost is the delta between the actual total from Nabholz Cranes and Rigging and the estimated total previously charged to the City via COR #28.
- COR #57 - As received, the tenon mounts for the curved light poles do not fit the light poles as they should. Either the length of the arm to which the bracket mounts is too long, or the location of the mounting cylinder is too close to the pole with respect to the rest of the bracket. The result is that the bracket is not allowed to sit flush with the main tube of the pole as shown in the attached photo. Brackets were designed and approved by Tillett specifically for these light poles. Manufacturer (WE-EF) directed Arnold & Blevins to modify the brackets in-house.
- COR #58 - Cost to install additional dry-stack retaining wall along trail.
- COR #60 - Cost to demo six (6) sidewalk panels and box lid adjacent to the south crosswalk was not included in COR #32. Sidewalk panels and box lid had to be demo'd and repoured due to grades changed in RFIs #61, #62, and #63.
- COR #61 - COR for paving installation on behalf of City of Fayetteville Transportation Department.
- COR #62 - In order to minimize the longitudinal slope of the Greenway of a 200 lf section, the section had to be regraded to a slope of less than or equal to 5%. This directive was given by Matt Mihalevich.
- COR #63 - PCCO #9 included a credit for the amount of \$8,863.74 to pay for the grading and boardform retaining wall at the South St./West Ave. Intersection. This credit was meant to undo a charge of an equal amount in PCCO #7, but it was not included/approved with PCCO #7. As such, the credit was unnecessary as was discovered after execution of PCCO #9. In order to rectify this mistake, a charge of \$8,863.74 should be issued to undo the credit of the same amount. This COR will undo the credit of \$8,863.74 mistakenly included in PCCO #9.
- COR #64 - Cost to install two spread footing light pole bases in lieu of the standard 18" light pole bases. Two light pole bases had to be converted to spread footings in order to clear rock and utilities below.
- COR #65 - While digging the footing for the headwall in the upper tributary, the concrete crew encountered rock and an abandoned RCP. A 25k excavator and breaker were utilized to demo the rock and pipe after a jackhammer failed to break them in a timely manner.
- COR #66 - Cost to replace a concrete ramp with truncated domes at the Greenway trail crossing at Center St.. Existing ramp is 2" thick, and it broke when equipment was driven over it.
- COR #67 - Cost is for misc. steel components (including SS mesh), thermalized ash posts, and locust grab rail.
- COR #68 - Cost to install a tube-steel handrail with stainless steel mesh between the Overlook and West Ave. in accordance with the response to RFI #83.
- COR #69 - Cost to install six (6) paint-matched NEMA enclosures according to the response to RFI #77. All NEMA enclosures are to be provided by the City of Fayetteville IT department. Arnold & Blevins will be painting the NEMA enclosures to match the light poles.
- COR #71 - Due to the substantial elevation difference between the Greenway and the sewer service road below, the concrete access trail was omitted in favor of a compacted earth footpath and gravel turnaround area.
- COR #72 - In response to RFI #82, the design team called for ten new shrubs to be planted between the entrances of the overlook. These shrubs will discourage pedestrians from approaching the edge.
- COR #73 - West Ave. paving damage and overrun. Value of overrun will be charged to the owner. Value of damage will be credited back to the owner.
- COR #74 - Cost to extend bounds of paving replacement to include the entire width of Gregg Ave. south to Prairie St..
- COR #75 - The fence at 419 W Center St. would block vehicular access to the garage as drawn. Fencing from the garage, up the east side of the property, and joining with the house has been omitted per the property owner's request. The split rail fence at 101 S West Ave. was missed.
- COR #76 - Cost to shift an area drain (previously installed) in the Gregg Ave. park area, and cost to replace the resin-bound crushed stone paving at the top terrace with plantings.
- COR #77 - Cost to provide and install signage at the Gregg Ave. sidewalk termination.
- COR #79 - Cost for the additional work requested at 12 West Avenue.
- COR #80 - Increase to Contingency.

The original Contract Value was.....	\$	80,000.00
Sum of changes by prior Prime Contract Change Orders.....	\$	10,654,116.95
The Contract Value prior to this Prime Contract Change Order was.....	\$	10,734,116.95
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$	505,652.42
The new Contract Value including this Prime Contract Change Order will be.....	\$	11,239,769.37
The Contract duration will be changed by.....		195 Days
The revised Substantial Completion date as of this Prime Contract Change Order is.....		12/2/2023

Nabholz Construction Corporation

City of Fayetteville

CONTRACTOR
3301 N 2nd St (72756), PO Box 277
Rogers, AR 72757

OWNER
113 W. Mountain St.
Fayetteville, AR 72701

Address

Address

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Prime Contract Change Order
Private Confidential

By Kyle Stout [Signature] By Lioneld Jordan
SIGNATURE _____ SIGNATURE _____
DATE 7/12/22 _____ DATE _____

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