

**City of Fayetteville Staff Review Form**

**2022-0968**

**Legistar File ID**

**11/1/2022**

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

Zach Foster

10/3/2022

PARKS & RECREATION (520)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Resolution to approve use of \$16,615.00 from Parkland Dedication Southeast Quadrant to construct a sidewalk connecting East Black Canyon Street to Rodney Ryan Park playground and to improve an existing drainage culvert and to approve the budget adjustment recognizing Parkland Dedication revenue.

**Budget Impact:**

2250.520.9256-5806.00

Parks Development

Account Number

Fund

02013.2202

Neighborhood Park Dev - Rodney Ryan Impr

Project Number

Project Title

**Budgeted Item?** Yes

Current Budget \$ 992,166.00

Funds Obligated \$ 106,103.42

Current Balance **\$ 886,062.58**

**Does item have a cost?** Yes

Item Cost \$ 16,615.00

**Budget Adjustment Attached?** Yes

Budget Adjustment \$ 16,615.00

Remaining Budget **\$ 886,062.58**

V20210527

**Purchase Order Number:** \_\_\_\_\_

**Previous Ordinance or Resolution #** \_\_\_\_\_

**Change Order Number:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

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

**Comments:**



**MEETING OF NOVEMBER 1, 2022**

**TO:** Mayor and City Council

**THRU:** Susan Norton, Chief of Staff  
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs  
Ted Jack, Park Planning Superintendent

**FROM:** Zach Foster, Park Planner II

**DATE:** October 6, 2022

**SUBJECT: Recognition of Parkland Dedication Funding for Rodney Ryan Park Improvements**

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**RECOMMENDATION:**

Resolution to approve use of \$16,615.00 from Parkland Dedication Southeast Quadrant to construct a sidewalk connecting East Black Canyon Street to Rodney Ryan Park playground and to improve an existing drainage culvert and to approve the budget adjustment recognizing Parkland Dedication revenue.

**BACKGROUND:**

Rodney Ryan Park is a 7.8 acre park that was established in 2008 alongside the Stonebridge subdivision south of Highway 16 East. The Hamptons subdivision was constructed in 2012 directly north of Rodney Ryan Park without park access. In 2020, Fayetteville Parks accepted a 0.4 acre land donation from The Hamptons POA, which connected the park's northern boundary to The Hamptons subdivision along E Black Canyon St. One of the conditions of accepting the land donation was to construct an entrance sidewalk from E Black Canyon St into Rodney Ryan Park.

**DISCUSSION:**

The proposed sidewalk will complete the donation agreement made between the POA and the City in 2020. The ADA accessible sidewalk will improve access to Rodney Ryan Park for over 100 single-family homes north of E Black Canyon Street. Construction will simultaneously include improvements to an existing drainage ditch culvert.

Four bids were received. Sweetster Construction was the low bid in the amount of \$16,615.00 was accepted for project construction.

**BUDGET/STAFF IMPACT:**

Adequate unrecognized Parkland Dedication funds are available in the Southeast Quadrant. Staff time will be used to oversee the project's progress.

**Attachments:**

SRF  
Bid Responses  
Budget Adjustment  
Construction Drawings



## Foster, Zach

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**From:** Charlie Miller <charlie@sweetsrconstruction.com>  
**Sent:** Friday, September 16, 2022 3:14 PM  
**To:** Jack, Ted; Foster, Zach  
**Subject:** Revised Quote for Rodney Ryan Park

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ted,  
The following price is turn key includes compaction of excavated areas, 4000 psi 6" concrete with fiber and rebar , 4" concrete with fiber, install 15"HDPE drain pipe, excavating disposed of on site, backfilling, seed and straw.  
**Total turn key price : \$16,615.00**

Charles W. Miller

**Sweetsr Construction, Inc.**

590 West Poplar

Fayetteville, Arkansas 72703

Office 479-443-3026 Fax 479-442-0119

[charlie@sweetsrconstruction.com](mailto:charlie@sweetsrconstruction.com)



**81 Construction Group, Inc.**  
**P.O. Box 844 Siloam Springs, AR 72761**  
**Office (479) 524-6691**  
**Fax (479) 524-6692**  
**Cell (479) 935-0381**  
**Email: [81construction@gmail.com](mailto:81construction@gmail.com)**

**Date: 9/12/22**

**City of Fayetteville, AR**  
**ATTN: Ted Jack**

**RE: Rodney Ryan Park**

**Our turnkey price for the Rodney Ryan Park Sidewalk and storm drain is:**

**\$16,810.00**

**Respectfully**

**Rome Wesson**  
**81 Construction Group Inc.**  
**479-935-0381**

## Foster, Zach

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**From:** Ron Edmond <redmond@heavycontractors.com>  
**Sent:** Thursday, September 15, 2022 2:12 PM  
**To:** Foster, Zach  
**Cc:** Jack, Ted  
**Subject:** RE: Rodney Ryan Sidewalk Construction

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Zach,

Our price is \$42,140 we included everything for the work, bond and insurance are included.  
Thanks,

## **CROSSLAND** **HEAVY CONTRACTORS**

Ron Edmond

Sr. Project Manager

PO Box 350

Columbus, KS 66725

Phone: 620-429-1410

Fax: 620-429-2977

Cell: 918-281-9182

[redmond@heavycontractors.com](mailto:redmond@heavycontractors.com)

website: [www.heavycontractors.com](http://www.heavycontractors.com)

Connect with us:  

 Please consider the environment before printing this e-mail.

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**From:** Foster, Zach <zfoster@fayetteville-ar.gov>  
**Sent:** Tuesday, September 13, 2022 5:20 PM  
**To:** Ron Edmond <redmond@heavycontractors.com>  
**Cc:** Jack, Ted <tjack@fayetteville-ar.gov>  
**Subject:** RE: Rodney Ryan Sidewalk Construction

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ron,

Thanks for your interest. We'll be closing the bid window next Friday, September 23<sup>rd</sup> at 5:00pm.

Warm regards,

**Zach Foster**

Park Planner II

Parks and Recreation

City of Fayetteville, Arkansas

[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)

479.444.3472

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**From:** Ron Edmond <[redmond@heavycontractors.com](mailto:redmond@heavycontractors.com)>  
**Sent:** Monday, September 12, 2022 2:14 PM  
**To:** Foster, Zach <[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)>  
**Cc:** Jack, Ted <[tjack@fayetteville-ar.gov](mailto:tjack@fayetteville-ar.gov)>  
**Subject:** RE: Rodney Ryan Sidewalk Construction

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Zach,

When do you need this pricing? And When do you need the work done? Sorry for the late response.

Thanks,

**CROSSLAND**  
**HEAVY CONTRACTORS**

Ron Edmond

Sr. Project Manager

PO Box 350

Columbus, KS 66725

Phone: 620-429-1410

Fax: 620-429-2977

Cell: 918-281-9182

[redmond@heavycontractors.com](mailto:redmond@heavycontractors.com)

website: [www.heavycontractors.com](http://www.heavycontractors.com)

Connect with us:  

 Please consider the environment before printing this e-mail.

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**From:** Foster, Zach <[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)>  
**Sent:** Friday, September 2, 2022 3:40 PM  
**To:** Ron Edmond <[redmond@heavycontractors.com](mailto:redmond@heavycontractors.com)>  
**Cc:** Jack, Ted <[tjack@fayetteville-ar.gov](mailto:tjack@fayetteville-ar.gov)>  
**Subject:** Rodney Ryan Sidewalk Construction

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ron,

Fayetteville Parks has a small project coming up at Rodney Ryan park. It's a 5' wide sidewalk running ~225LF to connect a neighborhood to Rodney Ryan playground through an empty lot. There's no rush on this project. Please see the attached document and let me know if this is something your team would be interested in. If so, we will need a turn-key cost estimate. I will be out of office next week but Ted can answer any other questions you may have.

Warm regards,

**Zach Foster**  
Park Planner II

Parks and Recreation  
City of Fayetteville, Arkansas  
[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)  
479.444.3472



## Foster, Zach

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**From:** Foster, Zach  
**Sent:** Wednesday, September 14, 2022 2:36 PM  
**To:** Boulder Construction  
**Cc:** ron@boulderconst.com; Jack, Ted  
**Subject:** RE: Bid Request for Centennial and Kessler Park Projects

Hi Corrin,

These are invitation only bids.

### Zach Foster

Park Planner II  
Parks and Recreation  
City of Fayetteville, Arkansas  
[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)  
479.444.3472

---

**From:** Boulder Construction <office@boulderconst.com>  
**Sent:** Wednesday, September 14, 2022 2:21 PM  
**To:** Foster, Zach <zfoster@fayetteville-ar.gov>  
**Cc:** ron@boulderconst.com; Jack, Ted <tjack@fayetteville-ar.gov>  
**Subject:** RE: Bid Request for Centennial and Kessler Park Projects

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Zach,  
Are these two bids on the portal or are these invitation only bids?

*Corrin Troutman*

Boulder Construction Inc.  
1423 West Cato Springs Road  
Fayetteville, AR 72701  
Phone: 479.521.8881  
Fax: 866.755.7812  
[office@boulderconst.com](mailto:office@boulderconst.com)

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**From:** Foster, Zach [<mailto:zfoster@fayetteville-ar.gov>]  
**Sent:** Tuesday, September 13, 2022 5:12 PM  
**To:** [office@boulderconst.com](mailto:office@boulderconst.com)  
**Cc:** [ron@boulderconst.com](mailto:ron@boulderconst.com); Jack, Ted  
**Subject:** RE: Bid Request for Centennial and Kessler Park Projects

Good afternoon,

I would like to provide additional information regarding the Centennial Monument Sign Bid Request:

1. Project timeline will be 60 days from award of bid
2. Stone engraving will be limited to the tall center "Centennial Park" stone with logo and the small center "City of Fayetteville Arkansas" stone. The NWA Trailblazers and OORC logos can be installed with a different material such as metal.
3. The black metal pipe with metal biker will be installed similar to the metalwork found at Centennial Park's "Stonehenge" feature. The metal bikers are to be laser cut. Artwork is to be approved by owner.
4. Fill yardage is estimated to be 25cu.yds.
5. Tall center stone is to be set in reinforced concrete to insure strong support – see attached updated conceptual detail
6. Bid deadline is Friday, September 23<sup>rd</sup> at 5:00pm
  - a. Corrin- This will be the bid deadline for the Rodney Ryan sidewalk project as well

Thank you again for your interest.

**Zach Foster**

Park Planner II  
Parks and Recreation  
City of Fayetteville, Arkansas  
[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)  
479.444.3472

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**From:** Foster, Zach  
**Sent:** Friday, September 2, 2022 4:24 PM  
**To:** [office@boulderconst.com](mailto:office@boulderconst.com)  
**Cc:** [ron@boulderconst.com](mailto:ron@boulderconst.com); Jack, Ted <[tjack@fayetteville-ar.gov](mailto:tjack@fayetteville-ar.gov)>  
**Subject:** RE: Bid Request for Centennial and Kessler Park Projects

Oops- the subject line reads "Centennial and Kessler Park Projects" but it *should* read "Centennial and Rodney Ryan Park Projects." Sorry 'bout that!

zf

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**From:** Foster, Zach  
**Sent:** Friday, September 2, 2022 4:21 PM  
**To:** [office@boulderconst.com](mailto:office@boulderconst.com)  
**Cc:** [ron@boulderconst.com](mailto:ron@boulderconst.com); Jack, Ted <[tjack@fayetteville-ar.gov](mailto:tjack@fayetteville-ar.gov)>  
**Subject:** Bid Request for Centennial and Kessler Park Projects

Hi Corrin,

It was great to chat with you just now. I'd like to share the two projects I spoke about with you just in case Boulder Construction would like to send us a bid.

The first project will be constructing a monument sign for Centennial Park at the main entry. The attached drawing show a plan view and a perspective of the proposed sign. Having text engraved into the stone is preferred.

The second project will be constructing a 5' wide sidewalk that runs 225LF to connect a neighborhood to Rodney Ryan playground through an empty lot. Please see the attached document and let me know if this is something your team would be interested in. If so, we will need a turn-key cost estimate.

I will be out of office next week but my boss, Ted Jack, can answer any questions you may have in my absence.

See you at the next BGO meeting!

**Zach Foster**

Park Planner II

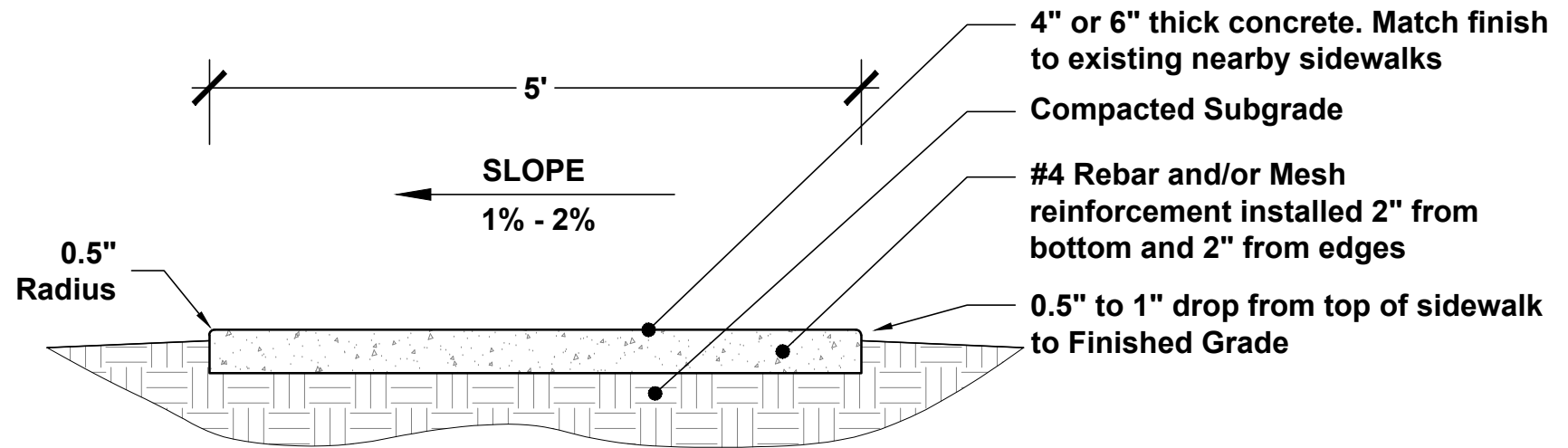
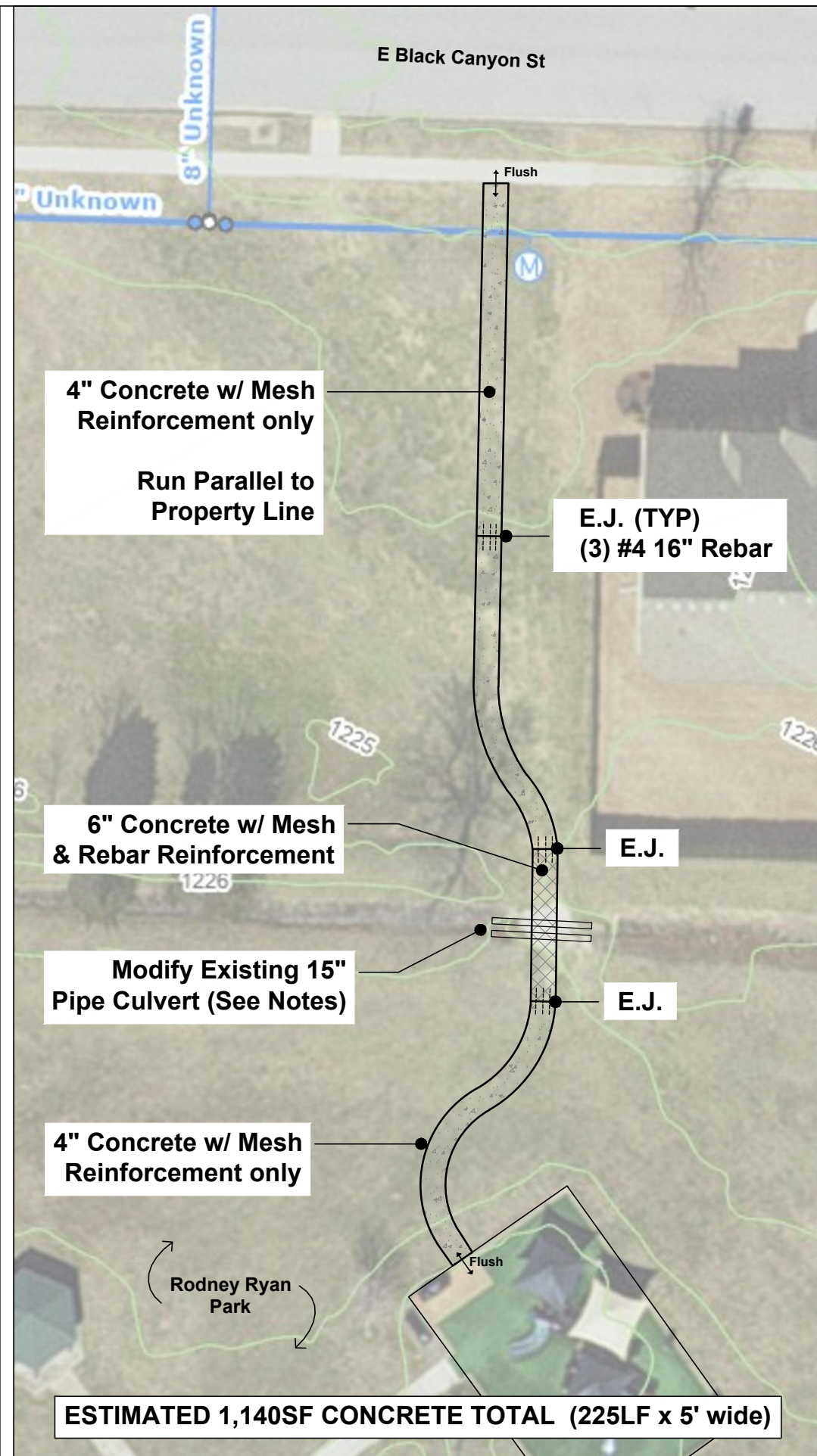
Parks and Recreation

City of Fayetteville, Arkansas

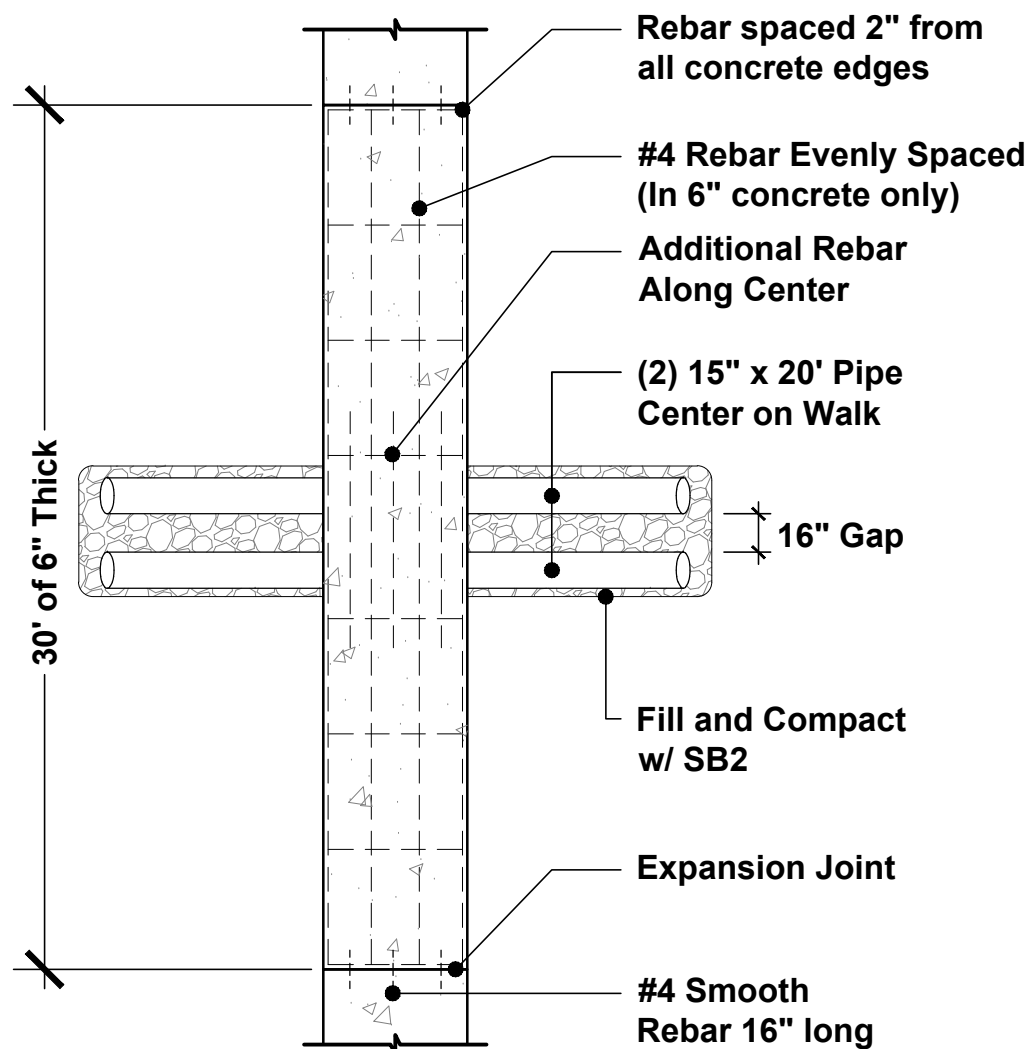
[zfoster@fayetteville-ar.gov](mailto:zfoster@fayetteville-ar.gov)

479.444.3472

Plot Date: August 31, 2022 3:42 PM  
 K:\PARKS\Rodney Ryan\2022\Sidewalk ConstructionRodney Ryan Sidewalk.dwg

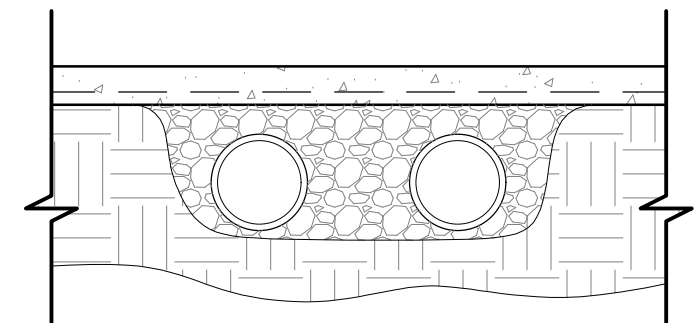


**Sidewalk Detail**



**Culvert Plan View**

Set pipes as deep as possible while maintaining positive drainage



**Culvert Section View**

**NOTES:**

- Sidewalk alignment set in field
- Running slope to not exceed 4.9%
- Reposition existing 15" pipe & add one more pipe. Center pipes on walk.
- Excavate 2-3" of topsoil for 4" concrete and 4-5" of topsoil for 6" concrete
- Extend concrete 2' min. perpendicular to playground before it begins to angle
- Mesh fiber reinforcement throughout sidewalk. Mesh fiber and #4 rebar in 6" concrete only.
- 4000 PSI throughout

SURVEYED BY: City  
 DRAWN BY: City  
 CHECKED BY: City  
 FILE NAME: Rodney Ryan Sidewalk.dwg

**RODNEY RYAN**  
**SIDEWALK CONSTRUCTION**  
**OVERALL LAYOUT PLAN**

TITLE:  
 REVISED:

**Parks and Recreation**  
 1455 S. Happy Hollow Rd.  
 Fayetteville, AR 72701  
 PHONE NO. (479) 444-3471

CITY OF  
**FAYETTEVILLE**  
 ARKANSAS

DATE: August 31, 2022  
 SHEET:

**A1**

PROJECT:  
 Rodney Ryan Sdwk