



Water, Sewer, and Solid Waste Committee

9 September 2025

5:30 P.M. City Hall Room 101

(Or immediately following City Council Agenda Session)

Committee: Council Member Teresa Turk, Council Member Mike Wiederkehr, Council Member Scott Berna, Council Member Bob Stafford

Copy to: Mayor Molly Rawn, Keith Macedo, Steve Dotson, Kara Paxton, Kit Williams, Chris Brown, Alan Pugh, Jonathan Curth, Terry Gulley, Ross Jackson, Peter Nierengarten, Brian Pugh, Corey Granderson, Drake Vineyard, Aaron Watkins, Cody Ashworth, Scott Murphy, Brian Rowland, Kamyar Sardari, Andy Pruitt, Chris Randall, Kalen Richardson

From: Tim Nyander, Utilities Director

CALL TO ORDER

UPDATES

PRESENTATIONS:

1. Overview of August's WRRF Monthly Operations

Scott Murphy – WRRF Project Manager, Inframark

2. Overview of August's Water & Sewer Operations

Aaron Watkins – Operations Manager

OLD BUSINESS:

3. Water & Sewer Rate Study and Impact Fee Study Update

NEW BUSINESS:

4. Amendment No. 1 to the Engineering Services Agreement with Garver, LLC for the Noland WRRF Improvements

At the conclusion of 2024, the City finalized a comprehensive, year-long master planning initiative for the Noland Water Resource Recovery Facility (WRRF). The plan identified a series of critical, near-term improvements focused on replacing aging infrastructure and addressing deteriorating treatment processes. Key recommendations included upgrades to influent pumping capacity, replacement of aeration technology, rehabilitation of secondary clarifiers, expansion of headworks, and modernization of tertiary filtration systems.

Phase 1 of the recommended improvements is projected to span five years, with an estimated total investment of \$98 million.

Following a qualifications-based selection process (RFQ 25-01, Selection #5), Garver was retained to provide engineering design services for the project. The firm is nearing completion of the initial 10% design phase. Amendment No. 1 will authorize an expansion of the design scope to the 30% level for all project components.

The proposed not-to-exceed fee for Amendment No. 1 is \$1,921,700.00. Representatives from Garver—Kamyar Sardari, Andy Pruitt, and Chris Randall—will deliver a brief presentation outlining the planned improvements and details of the amendment.

STAFF REQUESTS THIS BE FORWARDED TO THE CITY COUNCIL FOR CONSIDERATION FOR APPROVAL

5. 371 N Harvey Dowell Road Sewer Connection

The property owner at 371 N. Harvey Dowell Road is experiencing a failure of their existing septic system and has requested consideration for connection to the municipal sewer system. Aaron Watkins will provide an overview of the proposed connection process, including technical requirements, regulatory considerations, and next steps.

STAFF REQUESTS DISCUSSION AND CONSIDER A VOTE TO FORWARD TO THE CITY COUNCIL FOR CONSIDERATION FOR APPROVAL

6. Damage Claim for 1834 W. Creekmore Drive

1834 W Creekmore Dr was affected by the 24" leak on Lewis Ave that occurred on August 1st. This address had significant water damage. Service Master was used for mitigation. We asked NWA Claims, LLC, a third-party adjuster to perform a damage assessment for the filed claim. The damages that NWA Claims, LLC recommends paying out is **\$29,601.07**.

STAFF REQUESTS THIS BE FORWARDED TO THE CITY COUNCIL FOR CONSIDERATION FOR APPROVAL

PRESENTATIONS

August's WRRF Report
August's Water & Sewer Operations Report
Noland WRRF Improvements Design

ATTACHMENTS

August's WRRF Monthly Report
Amendment No. 01 Preliminary Design of Noland WRRF Improvements - Garver
Aerial Map of 371 Harvey Dowell
ServiceMaster - 1834 Creekmore - water mitigation invoice
General Loss Report 1834 W Creekmore

ADJOURN

Next Water, Sewer, Solid Waste Committee meets on
Tuesday, October 14th, 2025, at 5:30 p.m.

Inframark Monthly Report

August 2025



CITY OF
FAYETTEVILLE
ARKANSAS



ONETEAM
INFRAMARK



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Executive Summary

1. South Mally Wagon booster station:

- Completed installation of the electrical equipment for the station

2. North Gregg Street Lift-Station:

- Identified several options to increase flow from the station and have engaged Inframark engineering for support

3. Infiltration and Inflow:

- Inframark completed an analysis of all the lift-stations and treatment facilities to identify sources of excess flow into the sewer system

4. Woolsey Wet Prairie:

- Focus on control of Reed Canary grass in cell W2

5. BMS:

- Nearly \$63,000 in income from Hay, Fertilizer, and WTR

6. Training:

- Fall protection and Confined Space

7. Industrial Pretreatment:

- Over \$121,000 in surcharges for August

8. Financial:

- Project is approximately \$650,000 under budget for the year

9. Personnel:

- Brittney Doyel has been promoted to Operator II
- Mark Mason passed his Class I test
- Dylan Epperson passed his Class I test

Compliance

Paul R Noland:

The Paul R Noland facility achieved perfect permit compliance for August 2025:

Westside:

The Westside facility achieved perfect permit compliance for August 2025

Biosolids Management Site (BMS):

Approximately 1.7MG of effluent from Noland has been used to irrigate at BMS

Sanitary Sewer Overflows (SSOs):

No sanitary sewer overflows occurred during the month of August 2025

Financial

The Project continues to be well under budget for both the Maintenance and Chemical Rebateable accounts.

TOTAL CAP SUMMARY						
8/1/2025						
MAINTENANCE PROJECT ID	Annual Budget	% Complete	YTD Budget	YTD Actuals	% Spent YTD	YTD Variance incl. Rollover
FAYETV	\$ 347,986.01	66.7%	\$ 231,990.67	166,758.79	71.9%	65,231.88
FYTNLD	\$ 743,079.72	66.7%	\$ 495,386.48	210,953.48	42.6%	284,433.00
FYTWSD	\$ 208,963.11	66.7%	\$ 139,308.74	31,305.27	22.5%	108,003.47
FYTLAB	\$ 98,028.42	66.7%	\$ 65,352.28	710.54	1.1%	64,641.74
FYTLSM	\$ 151,942.74	66.7%	\$ 101,295.16	3,531.51	3.5%	97,763.65
TOTAL	\$ 1,550,000.00	66.7%	\$ 1,033,333.33	\$ 413,259.59	40.0%	620,073.74

TOTAL CAP SUMMARY						
8/1/2025						
CHEMICAL PROJECT ID	Annual Budget	% Complete	YTD Budget	YTD Actuals	% Spent YTD	YTD Variance incl. Rollover
FAYETV	\$ 101,028.20	66.7%	\$ 67,352.13	4,957.51	7.4%	62,394.62
FYTNLD	\$ 215,732.82	66.7%	\$ 143,821.88	241,027.97	167.6%	(97,206.09)
FYTWSD	\$ 60,666.71	66.7%	\$ 40,444.47	18,002.97	44.5%	22,441.50
FYTLAB	\$ 28,459.86	66.7%	\$ 18,973.24	100.00	0.5%	18,873.24
FYTLSM	\$ 44,112.41	66.7%	\$ 29,408.27	10,309.75	35.1%	19,098.52
TOTAL	\$ 450,000.00	66.7%	\$ 300,000.00	\$ 274,398.20	91.5%	25,601.80

Notable Expenses:

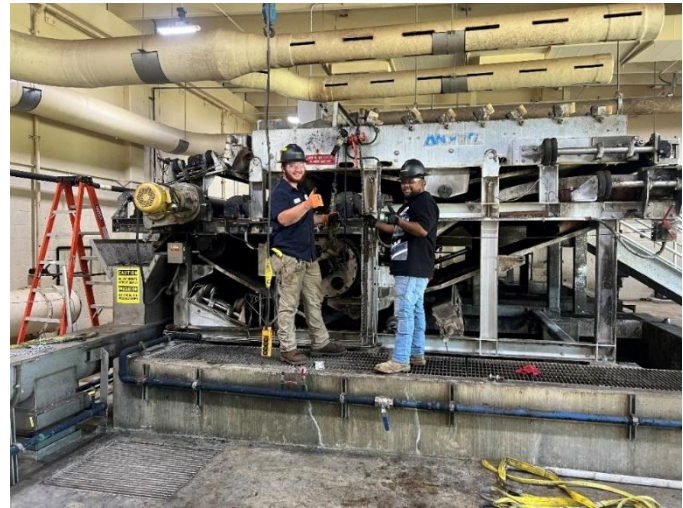
- 1- \$3461.01 Hydraulic pump
- 2- \$2695.07 Forklift rental
- 3- \$2115.75 Crane service
- 4- \$3769.10 Pump parts

Maintenance Work

Recent storms in the area caused widespread power issues resulting in damage to several key pieces of equipment including; ozone equipment, aerators, samplers, automated valves, and controls at Noland, PLC's at Westside, and several control panels and pumps at lift stations. Loss of ozone function forced the Noland plant to stop discharging for over 12 hours and resulted in approximately 10MG being diverted to the effluent reject basin at the plant. Fortunately, due to the quick response from staff, no sanitary sewer overflows or permit violations resulted from the severe weather.



Other major projects this month included the overhaul of belt filter press #2 at Noland, repair and replacement of mixers at Westside, installation of a replacement pump at LS18, and troubleshooting and repair of the dryer at BMS. Shown below are two new staff members Winton and Dalton as they work to replace the rollers and bearings on one of the belt filter presses at Noland. Over time, the main bearings on the roller shafts for the press had become heavily worn and had damaged the shafts on several of the dewatering rollers. The shafts have been repaired and bearings replaced, allowing the press to be placed back into service. Having the press online will greatly enhance our dewatering capacity and the quality of the dewatered solids. With two belt presses running, we can increase sludge feed and produce a drier product.





Our team worked with our partners in the Collections & Distribution department to assist with the in-house construction of a new drinking water pressure boosting station. Inframark staff installed electrical boxes, conduit, conductors, disconnects, a SCADA panel and a VFD for the booster pump station W34 – S Mally Wagnon Rd. In addition to the water booster station at South Mally Wagnon Road, Inframark maintenance personnel are currently building a new SCADA panel for the ongoing construction project at Gully Road and will complete the installation within the next few weeks. Lastly, Inframark personnel completed the changeover from ATT to Verizon for over 40 field installed cellular modems. Many required new hardware and all required reprogramming at the individual sites.

Operations

Taking advantage of mostly favorable weather, the operations team at Noland has re-treated over 120 million gallons of water from the reject basin. The additional space will be used in the coming months to allow modifications to the Ozone system to reduce cost and improve reliability. The operations staff at Noland, BMS, and Westside have spent a great deal of time focusing on the aesthetics of the facilities. Landscaping, pressure washing, painting and debris removal have made a positive impact on the work environments at all of our locations. Another area of focus has been the sand filters at both Noland and Westside. Ongoing cleaning and maintenance have resulted in longer cycle times and improved water quality.



□

Pretreatment

For the month of August, surcharges for Tyson foods were considerably higher than any other month so far this year. The previous highest monthly charge was \$94,815.37

Industrial Surcharges

Industry	Flow(MG)	TSS (mg/l)	BOD(mg)	Surcharge
Tyson Foods Inc.	5.524	2665.07	2365.07	\$106,535.23
Hiland Dairy	1.590	1740	1470	\$14,557.33
			Total	\$121,092.56

Septic Charges

Hauler	Loads	Charges
AR Portables	22	\$1,100
Best Jet	4	\$200
ABC Quick Pump	1	\$50
	Total	\$1,350

Elkins BOD Loadings

Month	Influent BOD Loading Lbs.	Organic Loading % of Design
Dec-24	10897	36.7
Jan-25	12152	41
Feb-25	13180	44.4
Mar-25	12501	42.1
Apr-25	23277	78.5
May-25	10531	35.5
Jun-25	12231	41.2
Jul-25	15282	51.5
Aug-25	15523	52.3
Sep-25		
Oct-25		
Nov-25		
Dec-25		

Biosolids Management

Hay, fertilizer, and WTR sales were up again for the month of August.

Water Treatment Res., Hay, and Fertilizer Sales:

August Sales	Weight	Customer	Amount
Fertilizer	13.99	JB Smith	279.80
	8.92	Darian Reynolds	178.40
	8.12	Darian Reynolds	162.40
	9.04	Darian Reynolds	180.80
	9.42	Darian Reynolds	188.40
	8.66	Darian Reynolds	173.20
	8.26	Darian Reynolds	165.20
Hay	9.53	Dee King	524.15
	2.85	Chris Hartlerode	185.25
	2.85	Chris Hartlerode	185.25
	2.98	Chris Hartlerode	193.70
	2.95	Chris Hartlerode	191.75
	2.76	Chris Hartlerode	179.40
	2.83	Chris Hartlerode	183.95
	2.86	Chris Hartlerode	185.90
	2.56	Chris Hartlerode	166.40
	2.57	Chris Hartlerode	167.05
	2.65	Chris Hartlerode	172.25
	2.59	Chris Hartlerode	168.35
	2.67	Chris Hartlerode	173.55
	2.65	Chris Hartlerode	172.25
	2.69	Chris Hartlerode	174.85
	2.63	Chris Hartlerode	170.95
	2.73	Chris Hartlerode	177.45
	2.72	Chris Hartlerode	176.80
	2.75	Chris Hartlerode	178.75
	11.68	Randall Denzer	759.20
	6.42	Randall Denzer	417.30
	4.89	Dee King	317.85

	105.03	Stacy Cheevers	7877.25
	29.77	Stacy Cheevers	2232.75
	64.50	Stacy Cheevers	4837.50
	54.12	Rick McCoy	4059.00
	28.50	Rick McCoy	2137.50
	26.92	Rick McCoy	2692.00
	54.00	Connie Tenberge	5400.00
Water Treat. Res	15.26	Beaver Water District	495.95
	12.27	Beaver Water District	398.78
	15.45	Beaver Water District	502.13
	12.21	Beaver Water District	396.83
	15.18	Beaver Water District	493.35
	13.08	Beaver Water District	425.10
	15.06	Beaver Water District	489.45
	12.25	Beaver Water District	398.13
	12.85	Beaver Water District	417.63
	12.10	Beaver Water District	393.25
	14.69	Beaver Water District	477.43
	11.57	Beaver Water District	376.03
	15.47	Beaver Water District	502.78
	12.35	Beaver Water District	401.38
	13.99	Beaver Water District	454.68
	12.58	Beaver Water District	408.85
	17.13	Beaver Water District	556.73
	17.26	Beaver Water District	560.95
	16.55	Beaver Water District	537.88
	17.29	Beaver Water District	561.93
	17.08	Beaver Water District	555.10
	16.86	Beaver Water District	547.95
	18.19	Beaver Water District	591.18
	18.66	Beaver Water District	606.45
	20.17	Beaver Water District	655.53
	18.16	Beaver Water District	590.20
	18.78	Beaver Water District	610.35
	17.01	Beaver Water District	552.83
	17.65	Beaver Water District	573.63

	16.10	Beaver Water District	523.25
	16.53	Beaver Water District	537.23
	12.17	Beaver Water District	395.53
	12.99	Beaver Water District	422.18
	12.33	Beaver Water District	400.73
	11.64	Beaver Water District	378.30
	14.52	Beaver Water District	471.90
	12.47	Beaver Water District	405.28
	13.45	Beaver Water District	437.13
	12.05	Beaver Water District	391.63
	12.82	Beaver Water District	416.65
	12.46	Beaver Water District	404.95
	13.17	Beaver Water District	428.03
	11.74	Beaver Water District	381.55
	12.01	Beaver Water District	390.33
	13.09	Beaver Water District	425.43
	12.53	Beaver Water District	407.23
	13.44	Beaver Water District	436.80
	11.83	Beaver Water District	384.48
	12.74	Beaver Water District	414.05
	12.24	Beaver Water District	397.80
	11.70	Beaver Water District	380.25
	15.26	Beaver Water District	495.95
	11.99	Beaver Water District	389.68
	14.54	Beaver Water District	472.55
	11.90	Beaver Water District	386.75
	11.91	Beaver Water District	387.08
	12.34	Beaver Water District	401.05
	11.85	Beaver Water District	385.13
	11.86	Beaver Water District	385.45
			\$62,853.36

Hay Production:

Hay quality and productivity have continued to improve over the past month. Over 460 bales have been produced in August with an average crude protein now over 11% and improved palatability due to herbicide application and the control of unwanted weeds. As a result, Mike Reed has been able to raise the price of hay to \$95 per ton and now has a waiting list for second and third cuttings.



Woolsey Wet Prairie

Below is a summary of our applications for the month:

August: mostly lespedeza, reed canary grass, and Johnson grass

W2- spot sprayed 15 gallons of sulfo-sulfuron for Reed Canary grass control

W2- manually removed over 200 seed heads from Reed Canary grass to prevent spread

W2- spot sprayed 4 gallons Pasture Guard mix

W1- spot sprayed 4 gallons of Pasture Guard Mix

E1- spot sprayed 2 gallons of Pasture Guard Mix

E2- spot sprayed 2 gallons of Pasture Guard Mix

E3- spot sprayed 2 gallons of sulfo-sulfuron for Johnsons Grass

E4- spot sprayed 6 gallons of sulfo-sulfuron for Johnsons Grass

E5- spot sprayed 3 gallons of sulfo-sulfuron for Johnsons Grass

All Buffer zones- spot sprayed a total of 15 gallons of Pasture Guard

Example of manually removed Reed Canary grass seed heads





Appendix



Inframark Compliance Monthly Report

Meeting
Date:
Report
Date: August 2025

Project: Fayetteville, AR

Facility: Noland WRRF

Attending:

Permit Compliance

Parameter	Monthly Actual	Monthly Limit	Percent Available	Comments
White River Flow, MGD	6.48			
Effluent D.O., mg/L	15.18	11.00	38	
Effluent pH max, S.U.	7.7	9.0	15	
Effluent pH min, S.U.	7.4	6.0	23	
Effluent Fecal Coliform, MPN	96	200	52	
Effluent Ammonia, mg/L	0.07	0.5	87	
Effluent Ammonia, lbs./ day	3.8	53	93	
Effluent T-Phos, mg/L	0.28	1.0	72	
Effluent T-Phos, lbs./ day	13.91	105	87	
Effluent CBOD, mg/L	3.5	5.7	39	
Effluent CBOD, lbs./ day	185	599	69	
Effluent TSS, mg/L	1.4	5.0	72	
Effluent TSS, lbs./ day	74	525	86	
Effluent TDS, mg/L	343	500	31	
Effluent TDS, lbs./ day	19,404	52,542	63	
Effluent Sulfate, mg/L	67	119	44	
Effluent Sulfate, lbs./ day	3,470	12,505	72	
Effluent Nitrates, mg/L	3.9	Report		
Effluent Nitrates, lbs./ day	202	Report		

Influent Parameters	Value	Comments
Influent Flow, MGD	5.91	
Influent BOD, lbs./ day	15,523	
Influent TSS, lbs./ day	10,480	
Influent Ammonia, lbs./ day	1,050	
Influent T-Phos, lbs./ day	224	

Inframark Compliance Monthly Report

Meeting Date:
Report Date: August 2025

Project: Fayetteville, AR
Facility: West Side WWRF

Attending:

Permit Compliance

Parameter	Monthly Actual	Monthly Limit	Percent Available	Comments
GC Discharge, MGD	9.17			
Effluent D.O., mg/L	8.40	6.90	21.74	
Effluent pH, min. S.U.	7.23	6.00	20.50	
Effluent pH, max. S.U.	7.84	9.00	12.89	
Effluent Fecal Coliform, MPN	15.87	200.00	92.07	
Effluent CBOD, mg/L	2.23	5.30	57.90	
Effluent CBOD, lbs./ day	158.30	442.00	64.19	
Effluent TSS, mg/L	1.00	10.00	90.00	
Effluent TSS, lbs./ day	71.35	834.00	91.44	
Effluent Ammonia, mg/L	0.13	1.00	86.52	
Effluent Ammonia, lbs./ day	7.54	83.40	90.96	
Effluent T-Phos, mg/L	0.10	1.00	89.76	
Effluent T-Phos, lbs./ day	6.58	83.40	92.11	
Effluent Nitrate, mg/L	4.44			Possible Permit Limit Pending

Influent Parameters	Value	Comments
Influent Flow, MGD	9.2	
Influent BOD lbs./ day	9,017.4	
Influent TSS lbs./ day	10,765.4	
Influent Ammonia lbs./ day	1,461.1	
Influent T-Phos, lbs./ day	248.5	



AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
City of Fayetteville, Arkansas
Project No. W01-2401736

CONTRACT AMENDMENT NO. 01

This Contract Amendment No. 01 (“**Amendment**”), effective on the date last written below, shall amend the original contract between the City of Fayetteville, Arkansas (“**Owner**”) and Garver, LLC (“**Garver**”), dated May 6, 2025, referred to in the following paragraphs as the “**Agreement**.”

This Amendment modifies professional services and related fees for the Fayetteville Noland Water Resource Recovery Facility (WRRF) Phase 1 Improvements Project.

The Agreement is hereby modified as follows:

APPENDIX A – SCOPE OF SERVICES

Appendix A of the Agreement is modified as follows:

TASK 3 from Appendix A is revised to include the Determination for Project Delivery Determination: **TASK 3 – CMAR SOLICITATION / DETERMINATION**. The work for this task included an evaluation of competitive sealed proposal (CSP) along with the associated bidding approach versus construction manager-at-risk (CMAR). The work also included conducting a workshop with the Owner staff, Inframark staff, and engineers from Garver. In addition to the workshop, a deliverable is included featuring meeting minutes, workshop slides, and recommendations. The contract amount for this task is not changed under this amendment.

TASK 4 from Appendix A is repurposed from CMAR Onboarding to **TASK 4 – SPECIAL SERVICES REQUESTED BY OWNER** due to the selection of CSP as the preferred bidding and delivery method. This task will only be used with written direction from the Owner, and the contract amount for this task is not changed under this amendment.

Additionally, the following language is added to Appendix A of the Agreement:

TASK 1.1 – PRELIMINARY DESIGN PROJECT MANAGEMENT

1.1 Garver will continue providing project management and quality assurance services for preliminary design services (30%). This will include:

- Updating project work plan,
- Updating project schedule as required,
- Maintaining action item and decision logs,
- Conducting project team meetings,
- Conducting technical review committee meetings,
- Preparing monthly invoicing.

TASK 5 – PRELIMINARY DESIGN (30%)

The preliminary design services will be based on the findings of the 10% design report for all the facilities under the Phase 1 Improvements.



- 5.1 The Preliminary (30%) Design phase submittal will include preliminary drawings, and an opinion of probable construction cost (OPCC) within -30% to +30% accuracy range of expected construction cost. The basis of design information including design criteria for each process area, assumptions, and design basis for structural, electrical, instrumentation and controls, and building mechanical will delivered on printable PowerPoint slides, and will documented in 30% workshop meeting minutes. The basis of design will include information for the following items:
- (a) Overall Project Design Criteria (From 10% Design Report)
 - (b) Headworks Improvements
 - (c) Influent Pumping
 - (d) BNR Basins and Blower Building
 - (e) Secondary Clarifiers (Minimal Updates Expected from 10% Design Report)
 - (f) Tertiary Filtration
 - (g) Disinfection and Post-Aeration
 - (h) Aerated Sludge Holding Tanks
 - (i) Dewatering
 - (j) Electrical Distribution
 - (k) Instrumentation & Controls Concepts
 - (l) Site Civil Concepts
 - (m) Structural Concepts
 - (n) Building Mechanical Design
 - (o) Construction Sequencing and Constraints
 - (p) Opinion of Probable Construction Costs
- 5.2 The preliminary design phase will represent approximately 30 percent of final construction contract plans. This submittal will not include technical specifications or “front end” contract documents. Owner comments will be discussed at a Preliminary Design Workshop. Garver will incorporate comments from the Owner on the Preliminary Design in the Final Design.
- 5.3 Garver will lead and participate in a workshop. The workshop will be held at the Owner’s office and major items of discussion will include:
- (a) Review of preliminary P&IDs and preliminary selection of instrumentation
 - (b) Review of preliminary site plan, hydraulic profile, and facility layouts
 - (c) Review major equipment selection
 - (d) Review proposed construction sequencing
 - (e) The basis of design information listed in Section 5.1
- 5.4 Garver will submit the following deliverables:
- (a) PDF format of Preliminary Design Plans
 - (b) Five hard copies of Preliminary Design Plans with half-size drawings

TASK 6 – SURVEY

- 6.1 Garver survey will provide field survey data for designing the Project, and this survey will be tied to the Owner’s control network. If Owner doesn’t have a control network, Garver



will provide Horizontal and Vertical control based on Arkansas North State Plane Grid Coordinates NAD83 (2011), NAVD88 datums. Garver will establish control points for use during construction.

- 6.2 Garver will conduct field surveys, utilizing Radial, GPS, Aerial Lidar, Photogrammetry, and ground-based LiDAR (if needed) topography methods, at intervals and for distances at and/or along the Project site as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Garver will locate buildings and other structures, streets, drainage features, trees over eight inches in diameter, visible utilities as well as those underground utilities marked by their owners and/or representatives, and any other pertinent topographic features that may be present at and/or along the Project site.
- 6.3 Garver will perform supplemental ground surveys to verify critical elevations and features not captured by LiDAR. This includes the collection of visible features such as valves, clean-outs, floor elevations, and other relevant surface utility elements.

TASK 7 – GEOTECHNICAL INVESTIGATION

- 7.1 Garver will contract with an independent licensed geotechnical engineer to perform a geotechnical evaluation for this project as a subconsultant.
- 7.2 For the investigation, Garver will coordinate with the geotechnical subconsultant to conduct the following geotechnical study:
 - (a) Drill a total of twenty (20) soil borings: sixteen (16) borings to a depth of 25 feet or auger refusal, whichever is shallower; and four (4) borings to a depth of 40 feet at the proposed influent pump station. Standard penetration tests or undisturbed soil samples will be obtained at 2- to 5-foot intervals. The four pump station borings will be advanced to the full planned depth using rock coring techniques if bedrock is encountered.
 - (b) Perform a laboratory testing program following completion of the borings to evaluate the physical and engineering properties of the subsurface materials. Corrosivity testing will be performed on four (4) selected borings, with test locations determined during staking and in consultation with Garver.
 - (c) Prepare an engineering report that includes recommendations for foundation design, seismic site classification, below-grade walls, pavement design, site grading, and general construction considerations.
- 7.3 Garver will review the report prepared by the licensed geotechnical engineer. This will include a review of the boring logs, laboratory test results, discussion of subsurface conditions, soil properties indicated by the field and laboratory work, seismic classification, pavement design, and the implications for design foundation and site preparation recommendations for the project.

EXTRA WORK

The following items are not included under this Agreement but will be considered as Extra Work:



- (a) Revisions, due to changed conditions, after Owner's approval and Garver's completion of final documents.
- (b) Submittals or deliverables in addition to those listed herein.
- (c) Pilot testing.
- (d) Independent construction materials testing outside of this contract.
- (e) Video inspections and/or pipeline cleaning.
- (f) Wastewater flow monitoring.
- (g) Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- (h) Risk assessments and Emergency Response Plans in accordance with America's Water Infrastructure Act.
- (i) Rate studies.
- (j) Operations and maintenance services.
- (k) Financial services.
- (l) Receiving Stream Modeling.

Extra Work will be as directed by the Owner in writing for an additional fee as agreed upon by the Owner and Garver.

SCHEDULE

Garver shall begin work under this Agreement within ten (10) days of a Notice to Proceed and shall complete the work in accordance with the schedule below:



Phase Description	Calendar Days	Anticipated Completion Date
Kickoff Meeting	14 days from notice to proceed	May 28, 2025
Task 1 – Project Management and Quality Assurance	Project Duration	-
Task 1.1 – Preliminary Design Project Management	Preliminary Design Project Duration	-
Task 2 – Submit Draft 10% Design Report	120 days after Kickoff meeting	September 26, 2025
Task 2 – 10% Design Workshop	14 days after draft 10% Design Report Submittal	October 10, 2025
Task 2 – Submit Final 10% Design Report	14 days after 10% design workshop	October 24, 2025
Task 3 – CMAR Solicitation / Determination	90 days from NTP for this Task	-
Task 4 – CMAR Onboarding Task 4 – Special Services Requested By Owner	45 days from CMAR selection Project Duration	-
Task 5 – Preliminary Design	120 days from NTP for this Task	February 5, 2026
Task 5 – Preliminary Design Workshop	14 days after Draft Preliminary Design	February 19, 2026
Task 6 – Survey	60 days from NTP for this Task	December 7, 2025
Task 7 – Geotechnical Investigation	90 days from NTP for this Task	January 6, 2026
Future Tasks		
Task 8 – Final Design	TBD	
Task 9 – Bidding Support	TBD	
Task 10 – Construction Administration Services	TBD	
Task 11 – Construction Observation	TBD	
Task 12 - Start-up Services	TBD	
Task 13 - Warranty Inspection Services	TBD	



APPENDIX B – FEES

Appendix B of the Agreement is hereby modified as follows:

Exhibit B

City of Fayetteville Fayetteville Noland WRRF Phase I Improvements

FEE SUMMARY

Basic Services Section	Estimated Fees
Task 1 – 10% Design Project Management	\$23,627.00
Task 1.1 – Preliminary Design Project Management	\$66,300.00
Task 2 – 10% Design	\$231,995.00
Task 3 – CMAR Solicitation / Determination	\$12,514.00
Task 4 – Special Services Requested By Owner	\$35,568.00
Task 5 – Preliminary Design (30%)	\$1,713,100.00
Task 6 – Survey	\$85,900.00
Task 7 – Geotechnical Coordination	\$56,400.00
Subtotal for 10% Contract (Shaded)	\$303,704.00
Subtotal for Tasks Added via this Amendment 01	\$1,921,700.00
Subtotal for Basic Services	\$2,225,404.00



Terms and conditions of the Agreement not modified herein remain unchanged and in full force and effect.

This Amendment may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Owner and Garver have executed this Amendment effective as of the date last written below.

CITY OF FAYETTEVILLE, ARKANSAS

GARVER, LLC

By: _____
Signature

By: 

Signature

Name: _____
Molly Rawn

Name: Jerry T. Martin, PE


Title: Mayor

Title: Water Team Leader

Date: _____

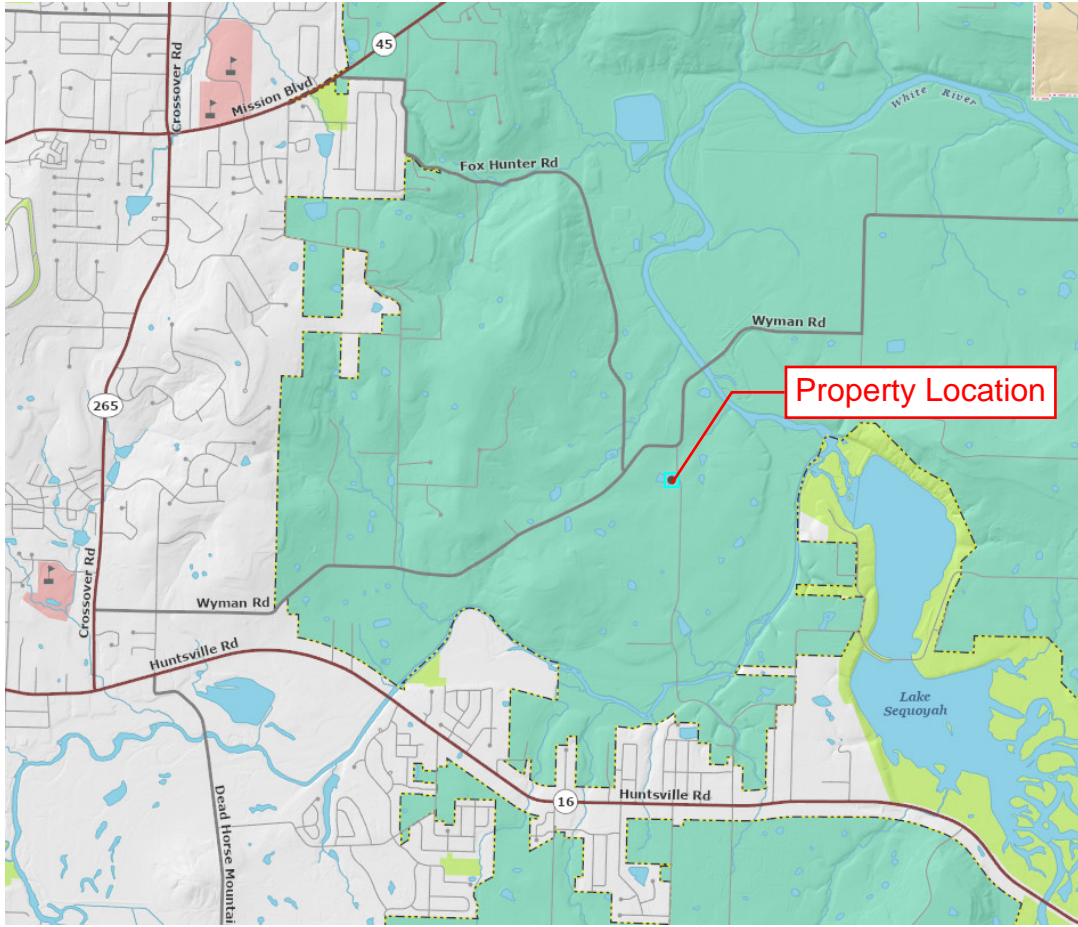
Date: 08/20/2025

Attest: _____
City Clerk Treasurer, Kara Paxton

Attest: 

Project Manager, Chris Randall, PE

371 N. Harvey Dowell Road



ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

Insured: City of Fayetteville - Block St. Mgmt
Property: 1834 Creekmore
Fayetteville, AR 72703

Home: (479) 445-4384

Claim Rep.: Weston Bryant
Company: ServiceMaster by Quality Restoration
Business: 100 E Robinson Ave
Springdale, AR 72704

Business: (479) 530-6081
E-mail: weston.bryant@servicemasterqr.com

Estimator: Weston Bryant
Company: ServiceMaster by Quality Restoration
Business: 100 E Robinson Ave
Springdale, AR 72704

Business: (479) 530-6081
E-mail: weston.bryant@servicemasterqr.com

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date Contacted: 8/15/2025 8:00 AM

Date of Loss: 8/15/2025 12:00 AM

Date Inspected: 8/15/2025 9:00 AM

Date Received: 8/15/2025 8:00 AM

Date Entered: 8/21/2025 2:20 PM

Price List: ARFA8X_AUG25
Restoration/Service/Remodel

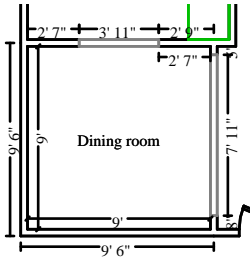
Estimate: CITY_OF_FAY_1834_CRE

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CITY_OF_FAY_1834_CRE

Main Level



Dining room

Height: 8'

209.11 SF Walls	81.00 SF Ceiling
290.11 SF Walls & Ceiling	81.00 SF Floor
9.00 SY Flooring	24.17 LF Floor Perimeter
36.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

7' 11" X 6' 8"

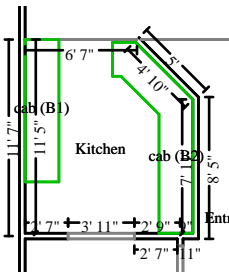
Opens into ENTRY

Missing Wall - Goes to Floor

3' 11" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
56. Apply anti-microbial agent to more than the floor	105.17 SF	0.00	0.31	3.18	35.78
57. Tear out trim and bag for disposal - up to Cat 3	24.17 LF	1.04	0.00	2.45	27.59
58. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.17 LF	4.13	0.00	9.73	109.55
59. Tear out and bag wet insulation - Category 3 water	20.00 SF	1.18	0.00	2.30	25.90
60. Air mover (per 24 hour period) - No monitoring	9.00 EA	0.00	29.00	25.45	286.45
3 air movers, 3 days					
Totals: Dining room				43.11	485.27



Kitchen

Height: 8'

246.84 SF Walls	107.32 SF Ceiling
354.17 SF Walls & Ceiling	107.32 SF Floor
11.92 SY Flooring	21.79 LF Floor Perimeter
34.12 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 11" X 6' 8"

Opens into DINING_ROOM

Missing Wall

6' 7 3/8" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. Apply anti-microbial agent to more than the floor	129.11 SF	0.00	0.31	3.90	43.92
4. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	21.79 LF	4.13	0.00	8.77	98.76

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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
5. Tear out and bag wet insulation - Category 3 water	15.00 SF	1.18	0.00	1.73	19.43
6. Countertop - flat laid plastic laminate - Detach	19.00 LF	0.00	7.45	13.80	155.35
7. Cabinet - lower (base) unit - Detach	19.00 LF	0.00	22.85	42.33	476.48
8. Sink - double basin - Detach	1.00 EA	0.00	36.03	3.51	39.54
9. Dishwasher - Detach	1.00 EA	0.00	63.18	6.16	69.34
10. Refrigerator - Detach	1.00 EA	0.00	32.48	3.17	35.65
11. Range - freestanding - electric - Detach	1.00 EA	0.00	24.37	2.38	26.75
12. Air mover (per 24 hour period) - No monitoring 3 air movers, 3 days	9.00 EA	0.00	29.00	25.45	286.45
14. Clean floor - Heavy	107.32 SF	0.00	0.77	8.06	90.70
74. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. 1 dehu, 3 days	3.00 EA	0.00	118.43	34.64	389.93
75. Remove Sink faucet - Kitchen	1.00 EA	23.39	0.00	2.28	25.67
Totals: Kitchen				156.18	1,757.97



Living Room

Height: 8'

412.98 SF Walls	313.39 SF Ceiling
726.37 SF Walls & Ceiling	313.39 SF Floor
34.82 SY Flooring	50.61 LF Floor Perimeter
56.69 LF Ceil. Perimeter	

Missing Wall

6' 7 3/8" X 8'

Opens into KITCHEN

Missing Wall

7' 4 5/8" X 8'

Opens into ENTRY

Door

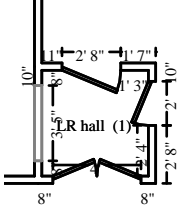
2' 8" X 6' 8"

Opens into Exterior

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CONTINUED - Living Room



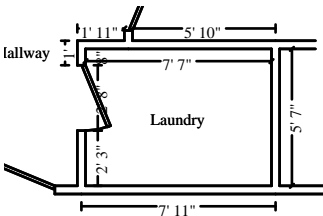
Subroom: LR hall (1)

Height: 8'

73.55 SF Walls	23.19 SF Ceiling
96.74 SF Walls & Ceiling	23.19 SF Floor
2.58 SY Flooring	7.18 LF Floor Perimeter
19.26 LF Ceil. Perimeter	

Door	2' X 6' 8"	Opens into Exterior
Door	2' 8" X 6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	3' 5" X 6' 8"	Opens into LIVING_ROOM
Door	4' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
61. Apply anti-microbial agent to the floor	336.58 SF	0.00	0.31	10.17	114.51
62. Tear out trim and bag for disposal - up to Cat 3	40.00 LF	1.04	0.00	4.06	45.66
63. Tear out trim casing	14.00 LF	0.60	0.00	0.82	9.22
64. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	32.00 LF	4.13	0.00	12.89	145.05
65. Tear out and bag wet insulation - Category 3 water	35.00 SF	1.18	0.00	4.03	45.33
66. Clean floor - Heavy	336.58 SF	0.00	0.77	25.27	284.44
73. Air mover (per 24 hour period) - No monitoring 4 air movers, 3 days	12.00 EA	0.00	29.00	33.93	381.93
Totals: Living Room				91.17	1,026.14



Laundry

Height: 8'

192.89 SF Walls	42.34 SF Ceiling
235.23 SF Walls & Ceiling	42.34 SF Floor
4.70 SY Flooring	23.67 LF Floor Perimeter
26.33 LF Ceil. Perimeter	

Door	2' 8" X 6' 8"	Opens into HALLWAY
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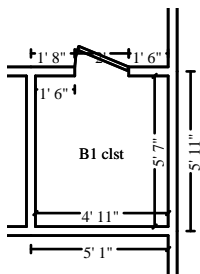
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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CONTINUED - Laundry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
23. Apply anti-microbial agent to more than the floor	66.01 SF	0.00	0.31	1.99	22.45
24. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	23.67 LF	4.13	0.00	9.53	107.29
25. Tear out trim and bag for disposal - up to Cat 3	23.67 LF	1.04	0.00	2.40	27.02
26. Tear out trim casing	14.00 LF	0.60	0.00	0.82	9.22
27. Interior door slab only - Detach	1.00 EA	0.00	7.51	0.73	8.24
28. Cabinet - lower (base) unit - Detach	2.50 LF	0.00	22.85	5.57	62.70
29. Countertop - flat laid plastic laminate - Detach	2.50 LF	0.00	7.45	1.82	20.45
30. Clean floor - Heavy	42.34 SF	0.00	0.77	3.18	35.78
31. Washer/Washing machine - Detach	1.00 EA	0.00	31.61	3.08	34.69
32. Dryer - electric - Detach	1.00 EA	0.00	24.37	2.38	26.75
33. Air mover (per 24 hour period) - No monitoring 2 air movers, 3 days	6.00 EA	0.00	29.00	16.97	190.97
34. Content Manipulation charge - per hour	0.25 HR	0.00	50.23	1.22	13.78
Totals: Laundry				49.69	559.34



B1 clst

Height: 8'

154.67 SF Walls	27.45 SF Ceiling
182.12 SF Walls & Ceiling	27.45 SF Floor
3.05 SY Flooring	19.00 LF Floor Perimeter
21.00 LF Ceil. Perimeter	

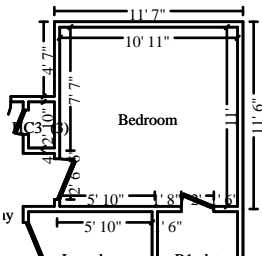
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL	2' X 6' 8"	
						Opens into BEDROOM	
36. Apply anti-microbial agent to more than the floor	46.45 SF	0.00	0.31	1.40	15.80		
37. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	27.45 SF	0.98	0.00	2.62	29.52		
38. Tear out wet carpet pad, cut/bag - Category 3 water	27.45 SF	0.92	0.00	2.46	27.71		

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CONTINUED - B1 clst

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
39. Tear out trim and bag for disposal - up to Cat 3	19.00 LF	1.04	0.00	1.93	21.69
40. Tear out trim casing	14.00 LF	0.60	0.00	0.82	9.22
41. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	19.00 LF	4.13	0.00	7.65	86.12
42. Tear out and bag wet insulation - Category 3 water	7.00 SF	1.18	0.00	0.81	9.07
43. Water Extraction & Remediation Technician - per hour remove MDF full height shelf	0.50 HR	0.00	63.20	3.08	34.68
44. Air mover (per 24 hour period) - No monitoring 2 air movers, 3 days	6.00 EA	0.00	29.00	16.97	190.97
45. Clean floor - Heavy	27.45 SF	0.00	0.77	2.06	23.20
Totals: B1 clst				39.80	447.98



Bedroom

Height: 8'

320.67 SF Walls	120.08 SF Ceiling
440.75 SF Walls & Ceiling	120.08 SF Floor
13.34 SY Flooring	39.33 LF Floor Perimeter
43.83 LF Ceil. Perimeter	

Door

2' X 6' 8"

Opens into B1_CLST

Door

2' 6" X 6' 8"

Opens into HALLWAY

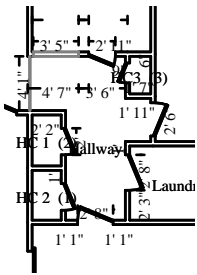
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
46. Apply anti-microbial agent to more than the floor	159.42 SF	0.00	0.31	4.82	54.24
47. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	120.08 SF	0.98	0.00	11.47	129.15
48. Tear out wet carpet pad, cut/bag - Category 3 water	120.08 SF	0.92	0.00	10.77	121.24
49. Tear out trim and bag for disposal - up to Cat 3	39.33 LF	1.04	0.00	3.99	44.89
50. Tear out trim casing	28.00 LF	0.60	0.00	1.64	18.44
51. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	39.33 LF	4.13	0.00	15.84	178.27

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CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
52. Tear out and bag wet insulation - Category 3 water	15.00 SF	1.18	0.00	1.73	19.43
53. Air mover (per 24 hour period) - No monitoring 5 air movers, 3 days	15.00 EA	0.00	29.00	42.41	477.41
54. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor. 1 dehu, 3 days	3.00 EA	0.00	91.16	26.66	300.14
55. Clean floor - Heavy	120.08 SF	0.00	0.77	9.01	101.47
Totals: Bedroom				128.34	1,444.68



Hallway

Height: 8'

186.51 SF Walls	72.56 SF Ceiling
259.07 SF Walls & Ceiling	72.56 SF Floor
8.06 SY Flooring	20.19 LF Floor Perimeter
38.94 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 5" X 6' 8"

Opens into Exterior

Door

2' X 6' 8"

Opens into Exterior

Door

2' 8" X 6' 8"

Opens into GARAGE

Door

2' 8" X 6' 8"

Opens into LAUNDRY

Door

2' 6" X 6' 8"

Opens into BEDROOM



Subroom: Entry (4)

Height: 8'

288.97 SF Walls	97.60 SF Ceiling
386.57 SF Walls & Ceiling	97.60 SF Floor
10.84 SY Flooring	34.30 LF Floor Perimeter
45.22 LF Ceil. Perimeter	

Missing Wall

7' 4 5/8" X 8'

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

7' 11" X 6' 8"

Opens into DINING_ROOM

Door

3' X 6' 8"

Opens into Exterior

Missing Wall

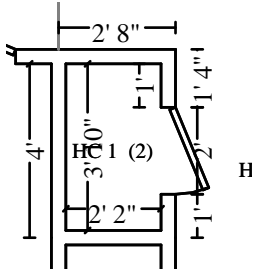
4' 1" X 8'

Opens into HALLWAY

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CONTINUED - Hallway



Door

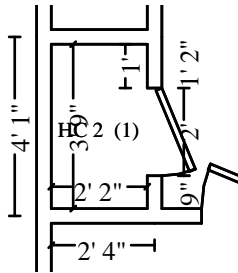
Subroom: HC 1 (2)

Height: 8'

83.03 SF Walls	8.39 SF Ceiling
91.42 SF Walls & Ceiling	8.39 SF Floor
0.93 SY Flooring	10.05 LF Floor Perimeter
12.05 LF Ceil. Perimeter	

2' X 6' 8"

Opens into HALLWAY



Door

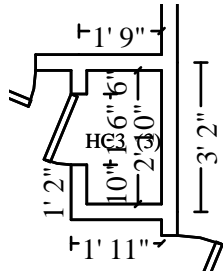
Subroom: HC 2 (1)

Height: 8'

81.70 SF Walls	8.21 SF Ceiling
89.91 SF Walls & Ceiling	8.21 SF Floor
0.91 SY Flooring	9.88 LF Floor Perimeter
11.88 LF Ceil. Perimeter	

2' X 6' 8"

Opens into HALLWAY



Door

Subroom: HC3 (3)

Height: 8'

60.63 SF Walls	4.48 SF Ceiling
65.11 SF Walls & Ceiling	4.48 SF Floor
0.50 SY Flooring	7.33 LF Floor Perimeter
8.83 LF Ceil. Perimeter	

1' 6" X 6' 8"

Opens into HALLWAY

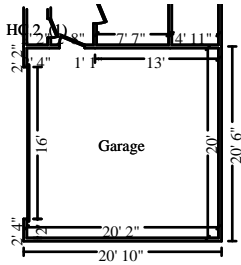
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
67. Apply anti-microbial agent to the floor	191.25 SF	0.00	0.31	5.78	65.07
68. Tear out trim and bag for disposal - up to Cat 3	81.74 LF	1.04	0.00	8.29	93.30
69. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	81.74 LF	4.13	0.00	32.92	370.51
70. Tear out and bag wet insulation - Category 3 water	8.00 SF	1.18	0.00	0.92	10.36
71. Clean floor - Heavy	191.25 SF	0.00	0.77	14.36	161.62
72. Air mover (per 24 hour period) - No monitoring	21.00 EA	0.00	29.00	59.38	668.38
7 air movers, 3 days					

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CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Hallway				121.65	1,369.24



Garage

Height: 8'

518.42 SF Walls	403.58 SF Ceiling
922.00 SF Walls & Ceiling	403.58 SF Floor
44.84 SY Flooring	61.69 LF Floor Perimeter
80.36 LF Ceil. Perimeter	

Door 2' 8" X 6' 8" Opens into HALLWAY
Door 16' X 6' 8" Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
13. Apply anti-microbial agent to more than the floor	465.27 SF	0.00	0.31	14.06	158.29
16. Tear out trim and bag for disposal - up to Cat 3	61.69 LF	1.04	0.00	6.26	70.42
17. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	61.69 LF	4.13	0.00	24.84	279.62
18. Tear out and bag wet insulation - Category 3 water	61.69 SF	1.18	0.00	7.10	79.89
19. Muck-out/Flood loss cleanup - Heavy	403.58 SF	4.49	0.00	176.68	1,988.75
20. Tear out trim casing	14.00 LF	0.60	0.00	0.82	9.22
21. Clean floor - Heavy	403.58 SF	0.00	0.77	30.30	341.06
22. Air mover (per 24 hour period) - No monitoring 4 air movers, 3 days	12.00 EA	0.00	29.00	33.93	381.93

Totals: Garage				293.99	3,309.18
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Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
77. Emergency service call - during business hours	1.00 EA	0.00	175.28	17.09	192.37
78. Equipment setup, take down, and monitoring (hourly charge)	7.00 HR	0.00	63.20	43.13	485.53

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CONTINUED - Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
79. Haul debris - per pickup truck load - including dump fees	2.00 EA	162.98	0.00	31.78	357.74
80. Equipment decontamination charge - per piece of equipment replace dehu hose and filters	2.00 EA	0.00	37.44	7.30	82.18
Totals: Miscellaneous				99.30	1,117.82
Total: Main Level				1,023.23	11,517.62
Line Item Totals: CITY_OF_FAY_1834_CRE				1,023.23	11,517.62

Grand Total Areas:

2,829.96 SF Walls	1,309.60 SF Ceiling	4,139.56 SF Walls and Ceiling
1,309.60 SF Floor	145.51 SY Flooring	329.18 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	434.51 LF Ceil. Perimeter
1,309.60 Floor Area	1,421.90 Total Area	2,829.96 Interior Wall Area
1,858.93 Exterior Wall Area	233.03 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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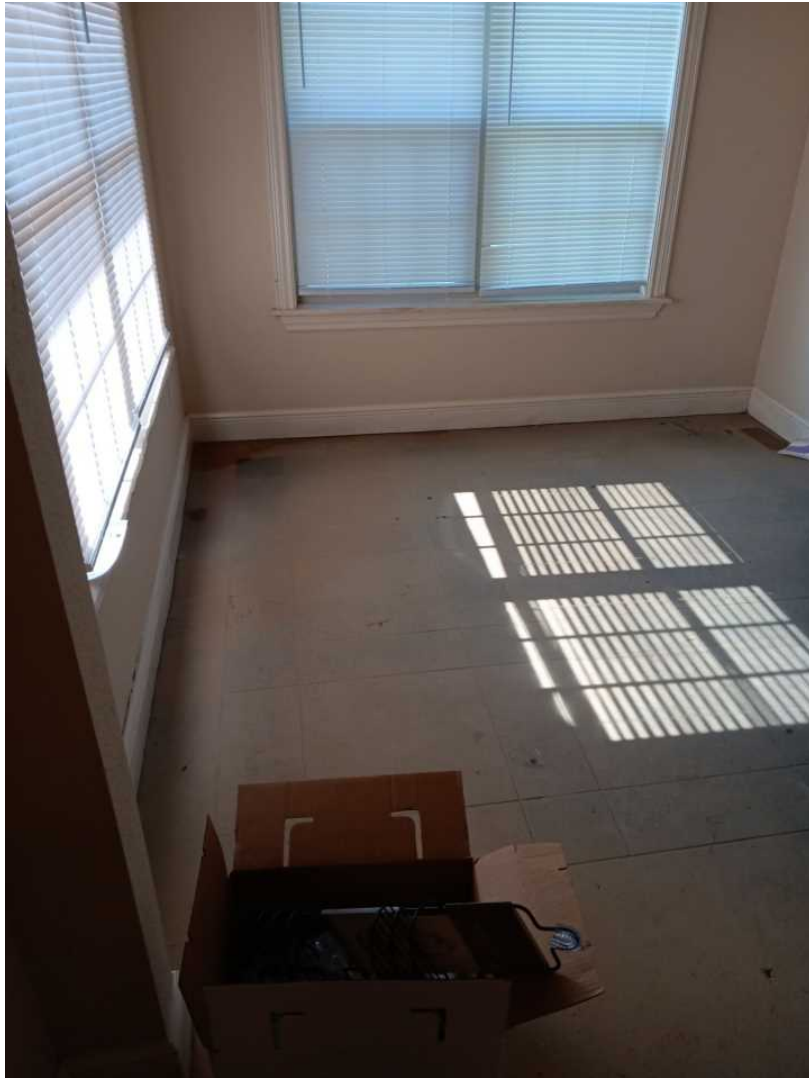
Summary for Dwelling

Line Item Total	10,494.39
Total Sales Tax	1,023.23
Replacement Cost Value	\$11,517.62
Net Claim	\$11,517.62

Weston Bryant

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ServiceMaster by Quality Restoration
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1 1-Dining room

Date Taken: 8/15/2025

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2 2-Dining room

Date Taken: 8/15/2025

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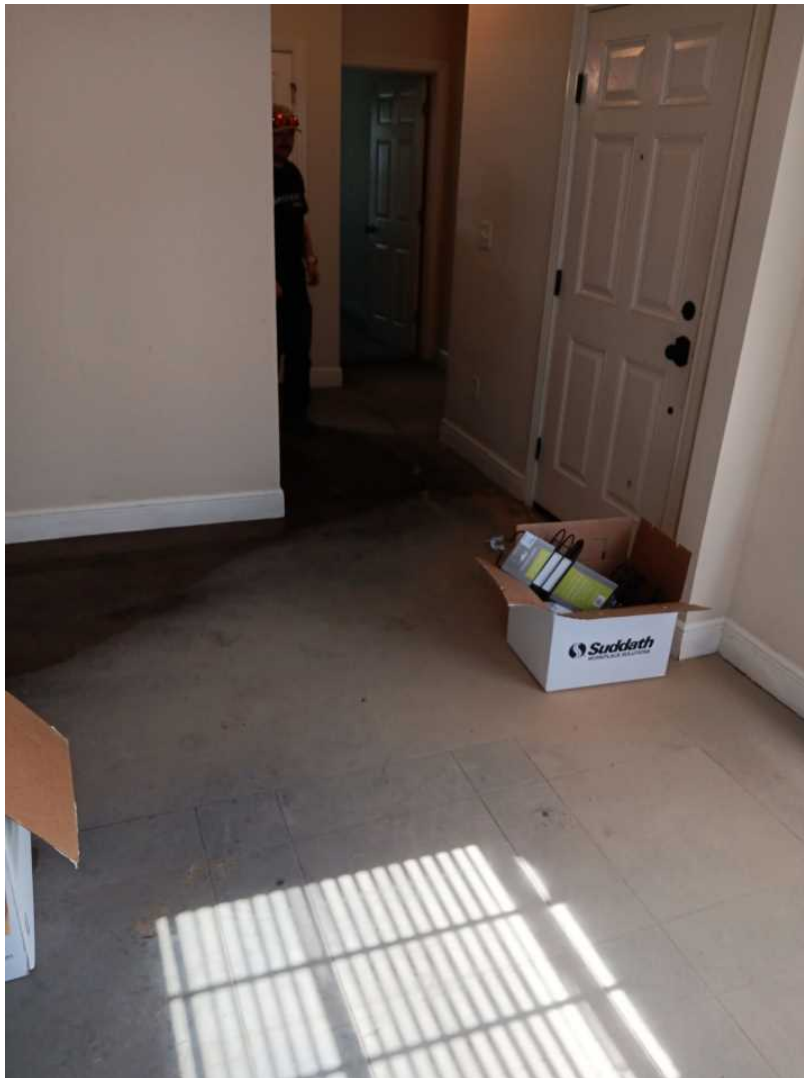


3 3-Dining room

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



4 4-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



5 5-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

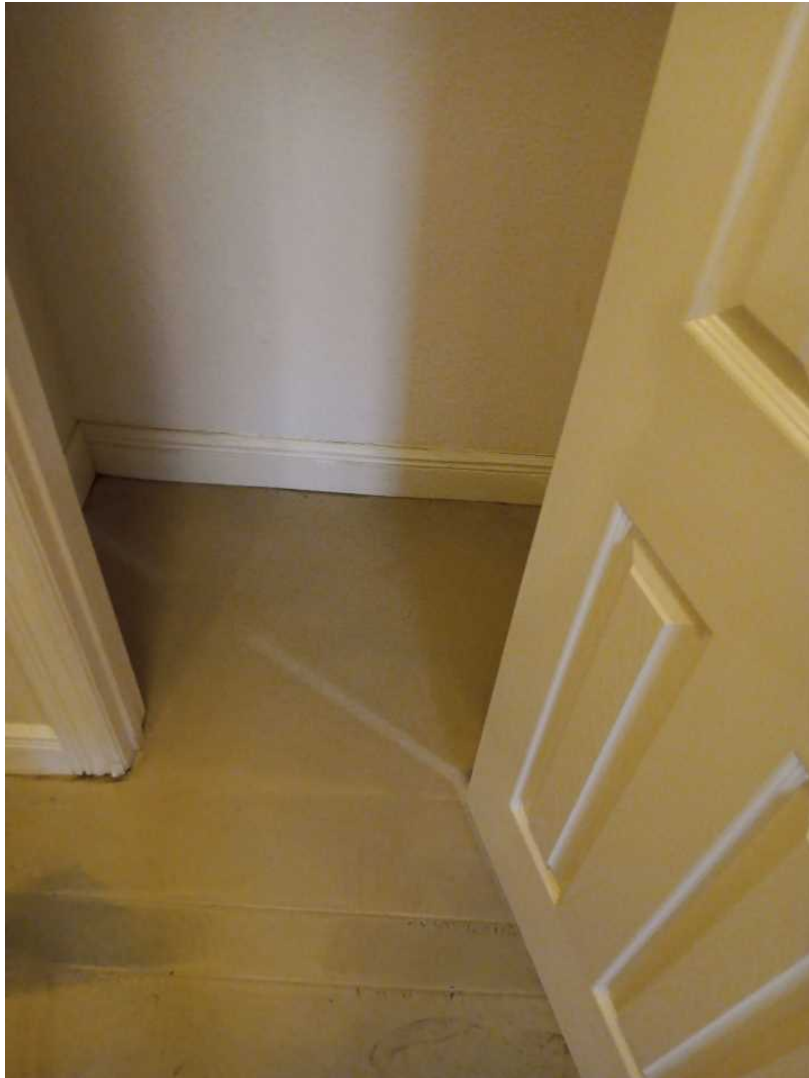


6 6-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



7 7-Closet

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



8 8-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



9 9-laundry

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

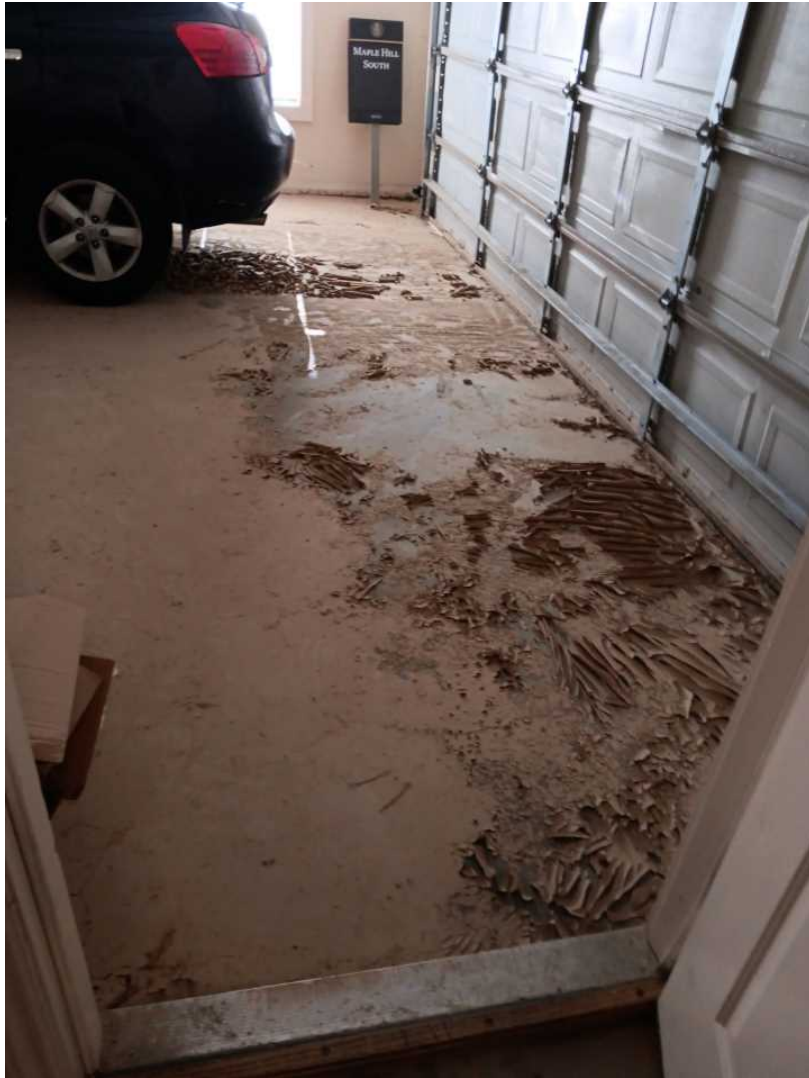


10 10-Laundry

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



11 11-Garage

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

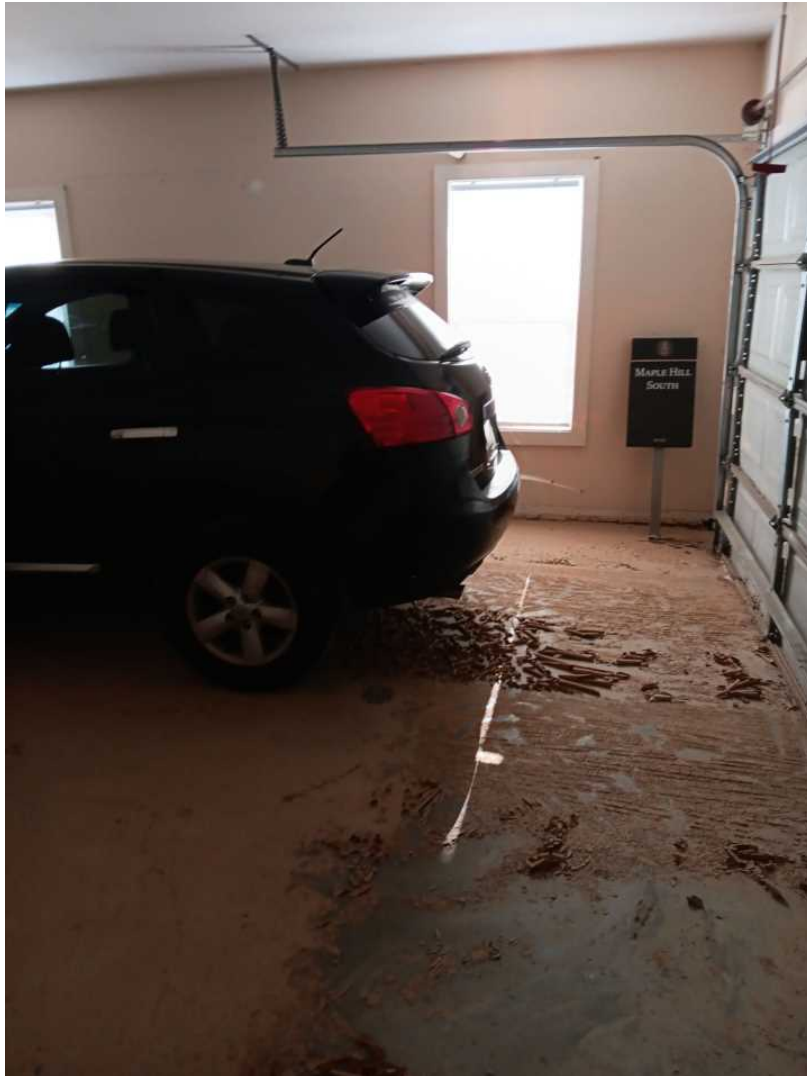


12 12-Garage

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



13 13-Garage

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

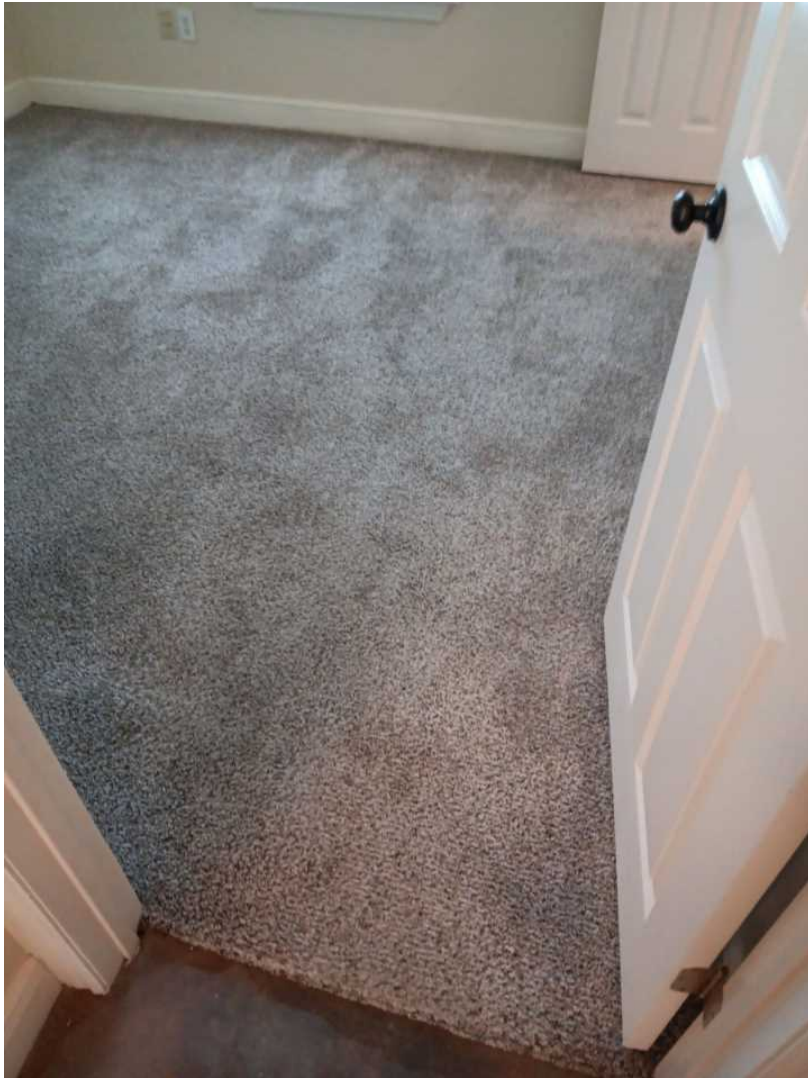


14 14-Garage

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

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100 E Robinson Ave
Springdale, AR 72764
479-756-4169



15 15-Bedroom

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

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100 E Robinson Ave
Springdale, AR 72764
479-756-4169



16 16-Bedroom

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



17 17-Bedroom

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
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Springdale, AR 72764
479-756-4169

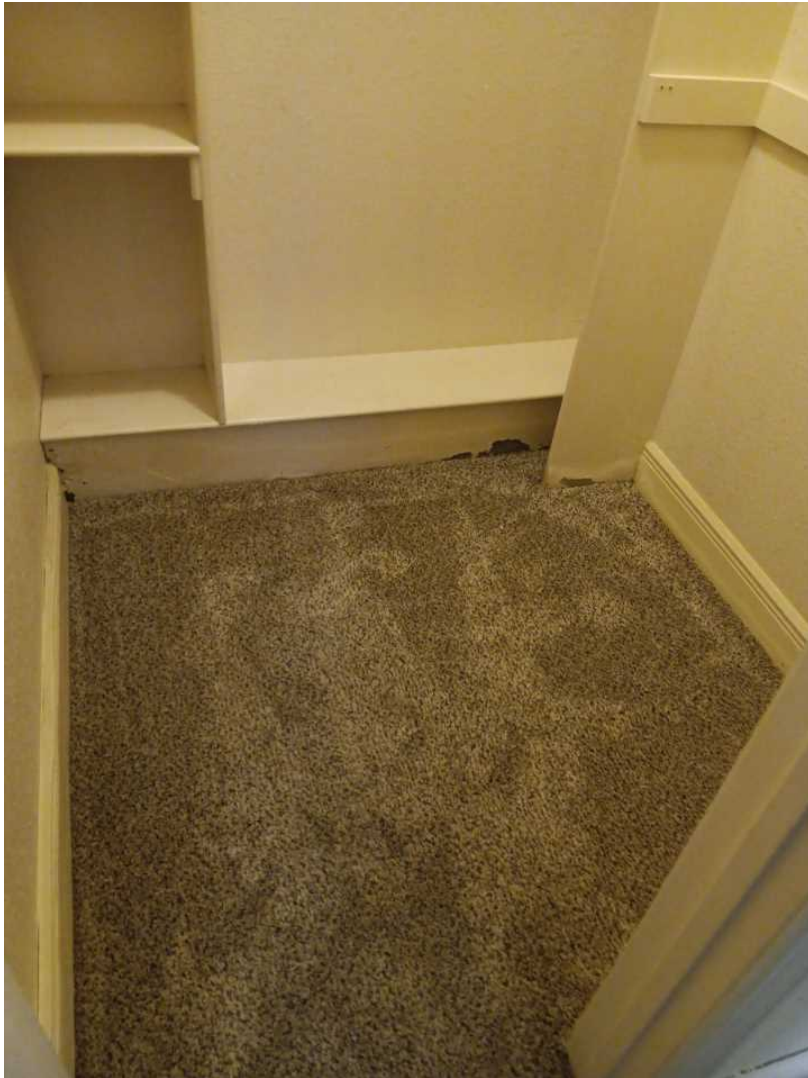


18 18-Bedroom closet

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



19 19-Bedroom closet

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



20 20-Bedroom closet

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

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100 E Robinson Ave
Springdale, AR 72764
479-756-4169



21 21-Bedroom

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

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100 E Robinson Ave
Springdale, AR 72764
479-756-4169



22 22-Hall bath

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

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100 E Robinson Ave
Springdale, AR 72764
479-756-4169



23 23-Hall bath

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



24 24-Hall closet

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



25 25-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



26 26-HC

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



27 27-Living room

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



28 28-Living room

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



29 29-Living room

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



30 30-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



31 31-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



32 32-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

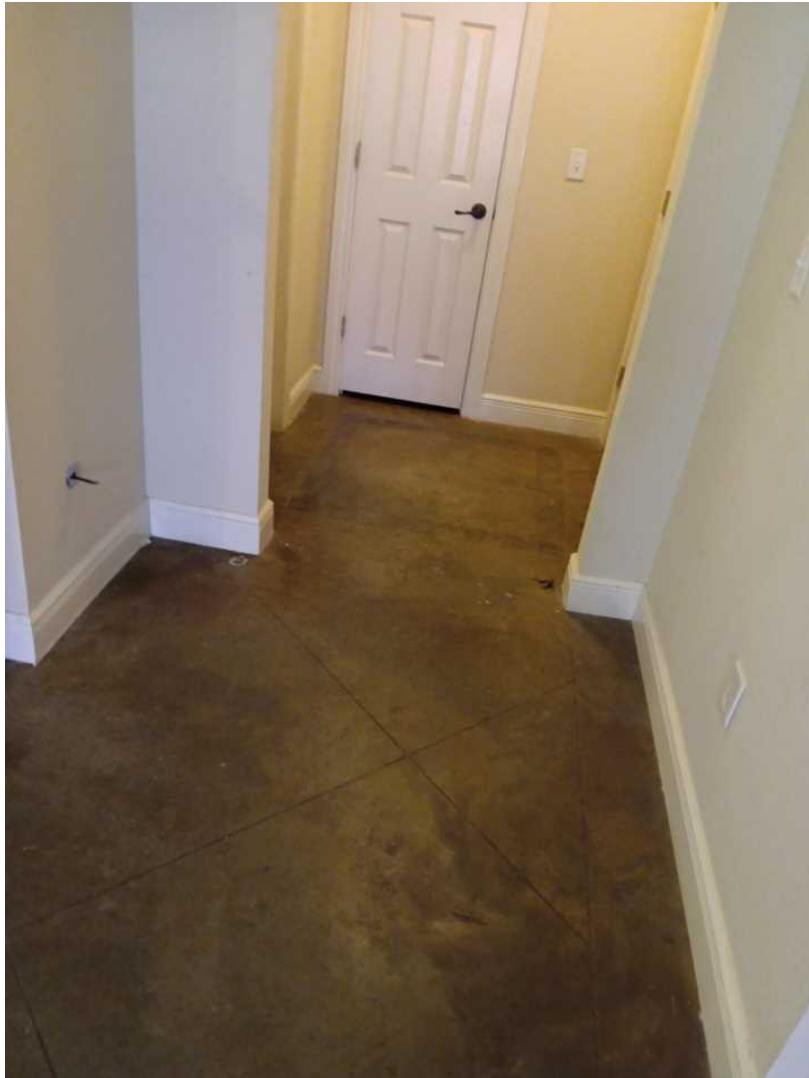


33 33-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



34 34-Hallway

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



35 35-HC

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



36 36-Shelf removal

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



37 37-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



38 38-Garage demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



39 39-LR demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



40 40-Detached cabinets

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



41 41-Kitchen Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



42 42-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



43 43-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



44 44-Kitchen

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



45 45-Kitchen demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



46 46-EQ

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



47 47-Entry demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

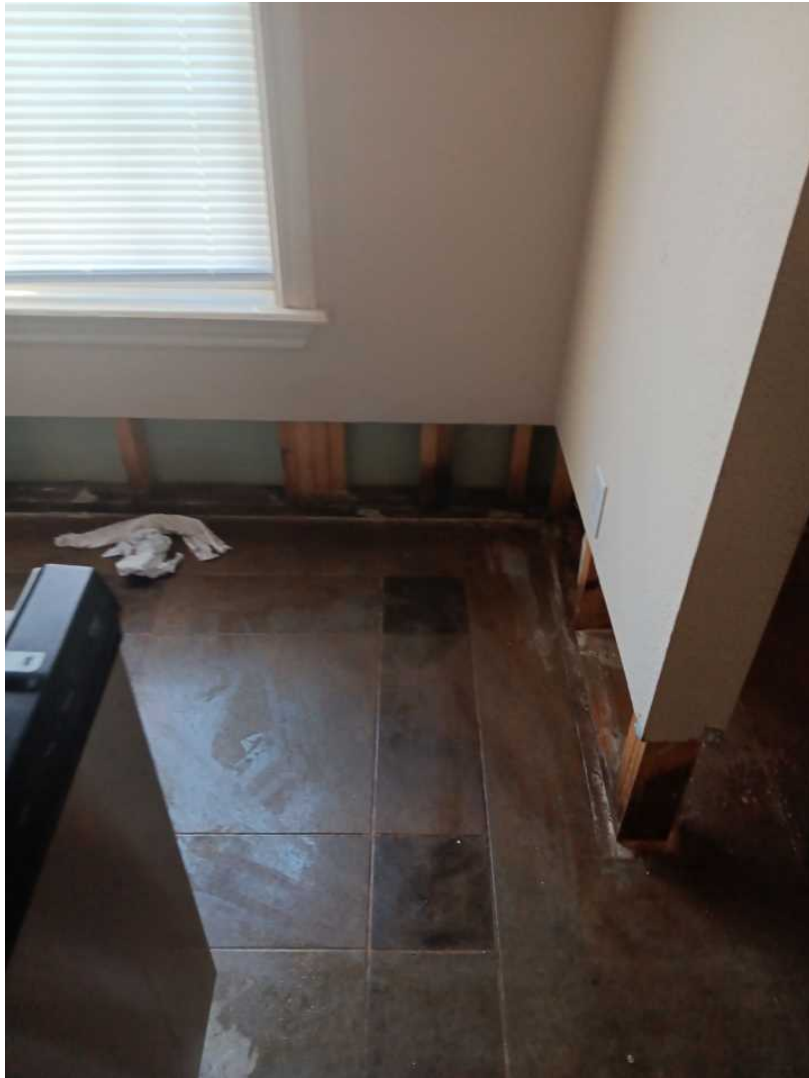


48 48-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



49 49-Clean

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

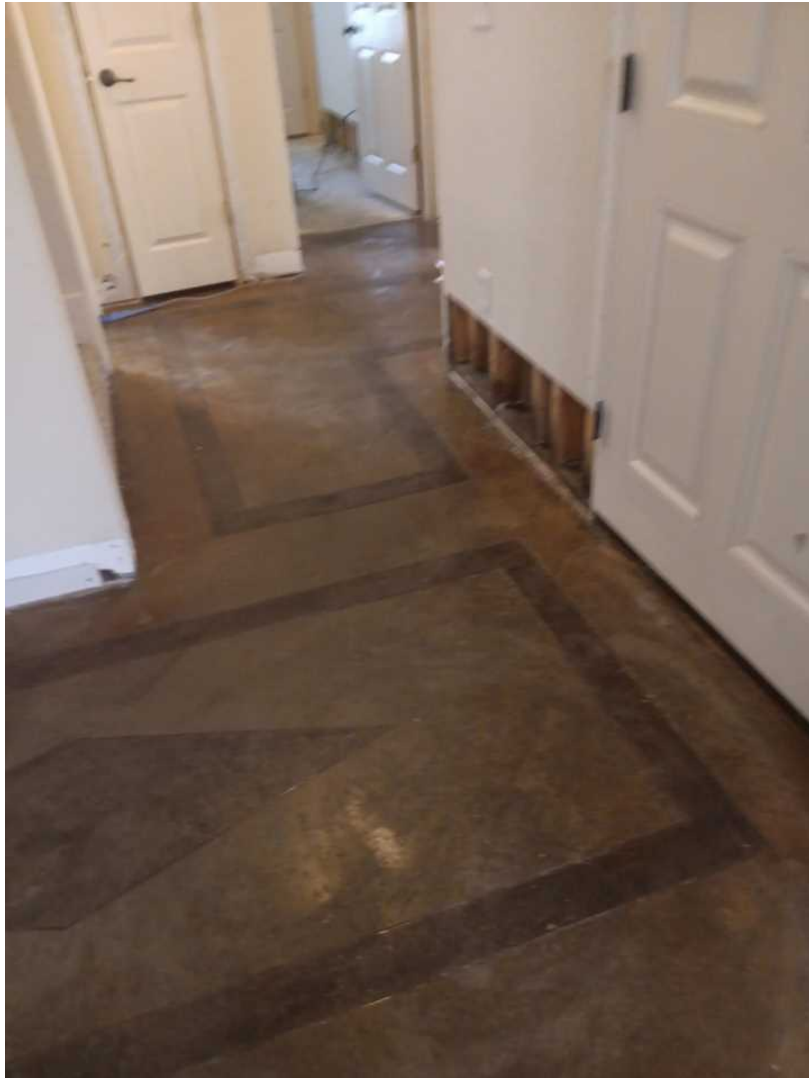


50 50-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



51 51-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



52 52-Demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



53 53-EQ

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



54 54-EQ

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



55 55-Bedroom demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



56 56-Bedroom demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

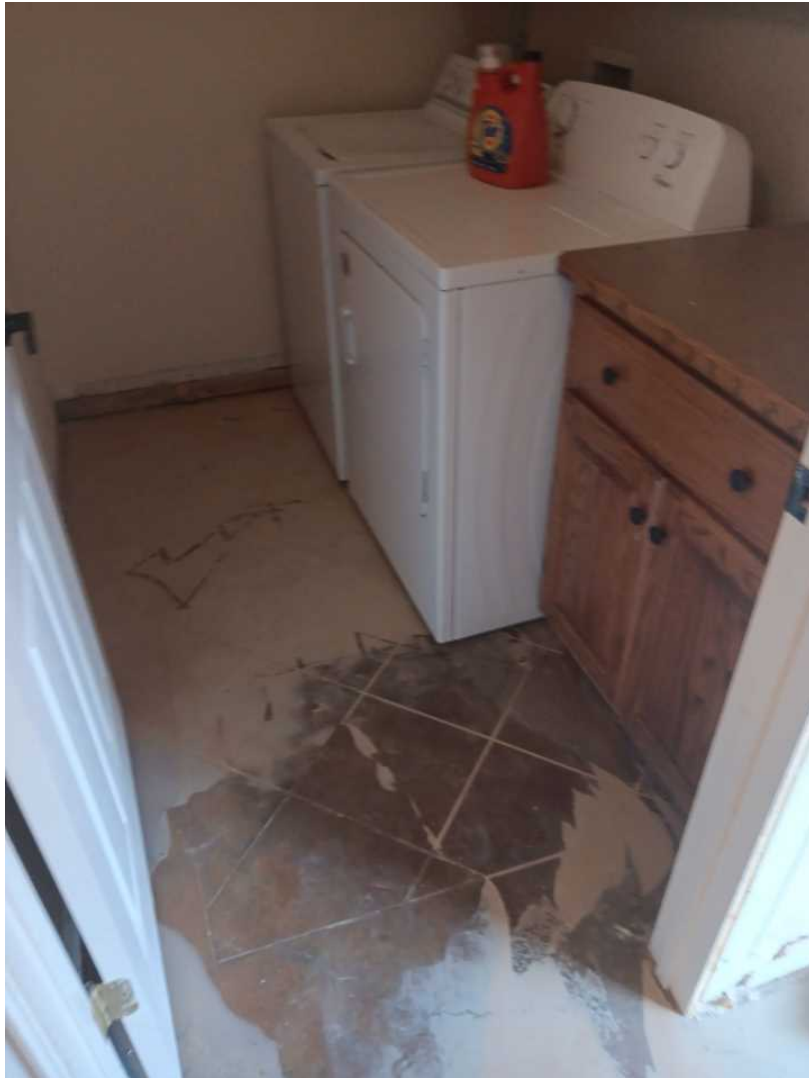


57 57-Bedroom demo

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



58 58-Laundry

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



59 59-Debris

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



60 60-Debris

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



61 61-Debris

Date Taken: 8/15/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



62 62-Debris

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



63 63-Demo

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



64 64-Debris

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

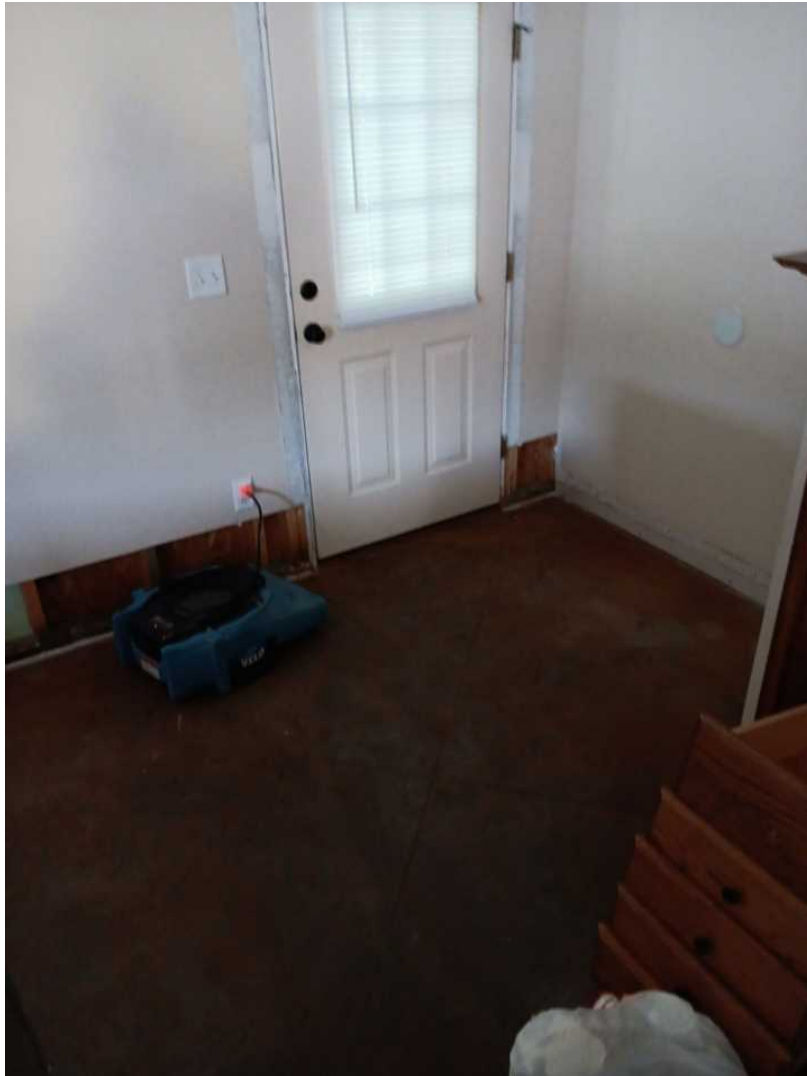


65 65-Debris

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

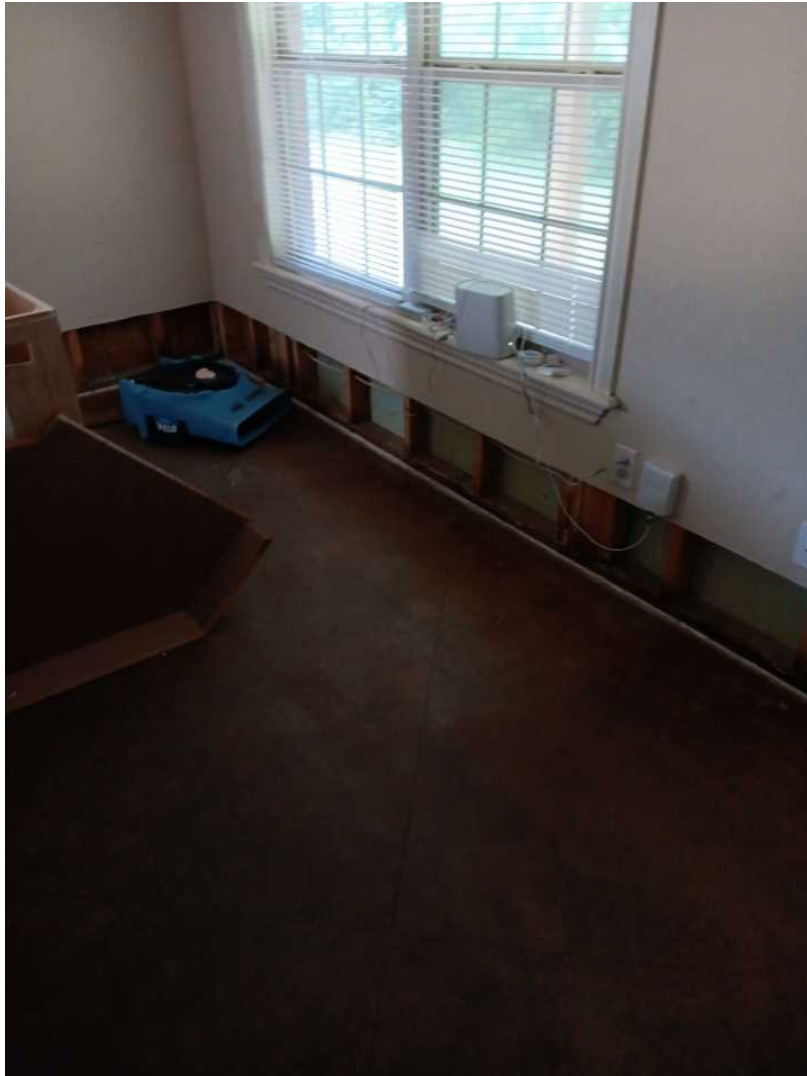


66 66-LR eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



67 67-LR eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



68 68-LR kitchen eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



69 69-Detached cabs

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



70 70-Kitchen eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

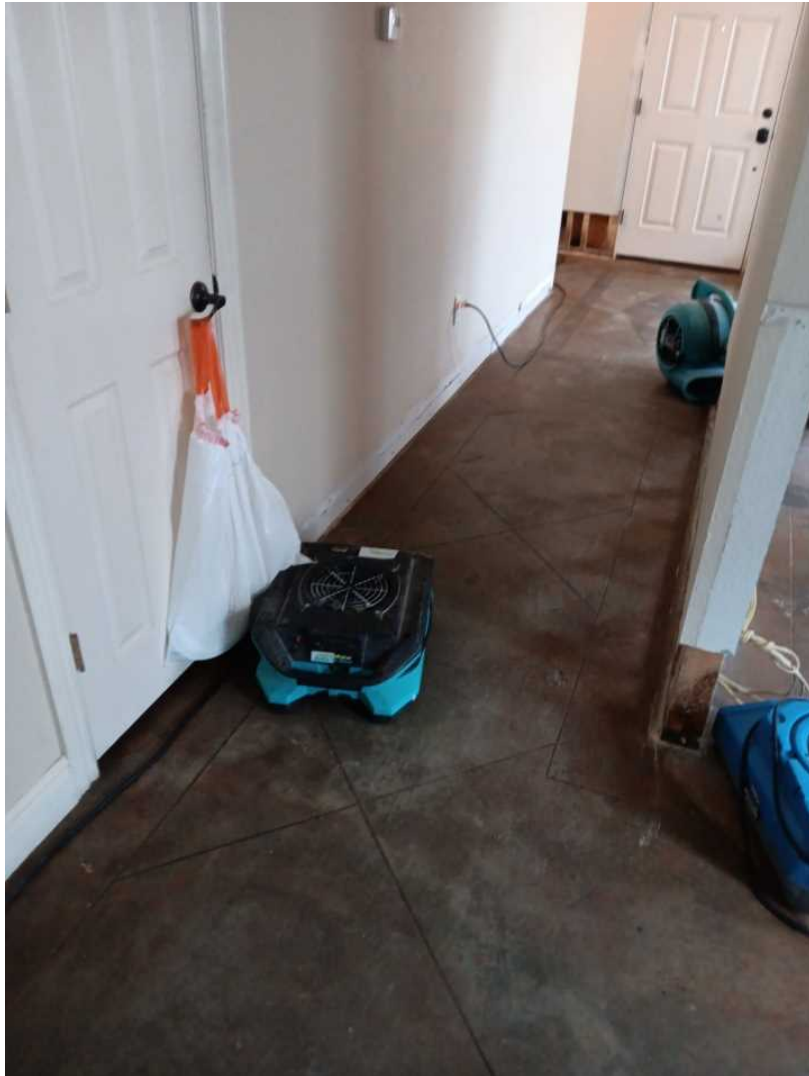


71 71-LR eq

Date Taken: 8/18/2025

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ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

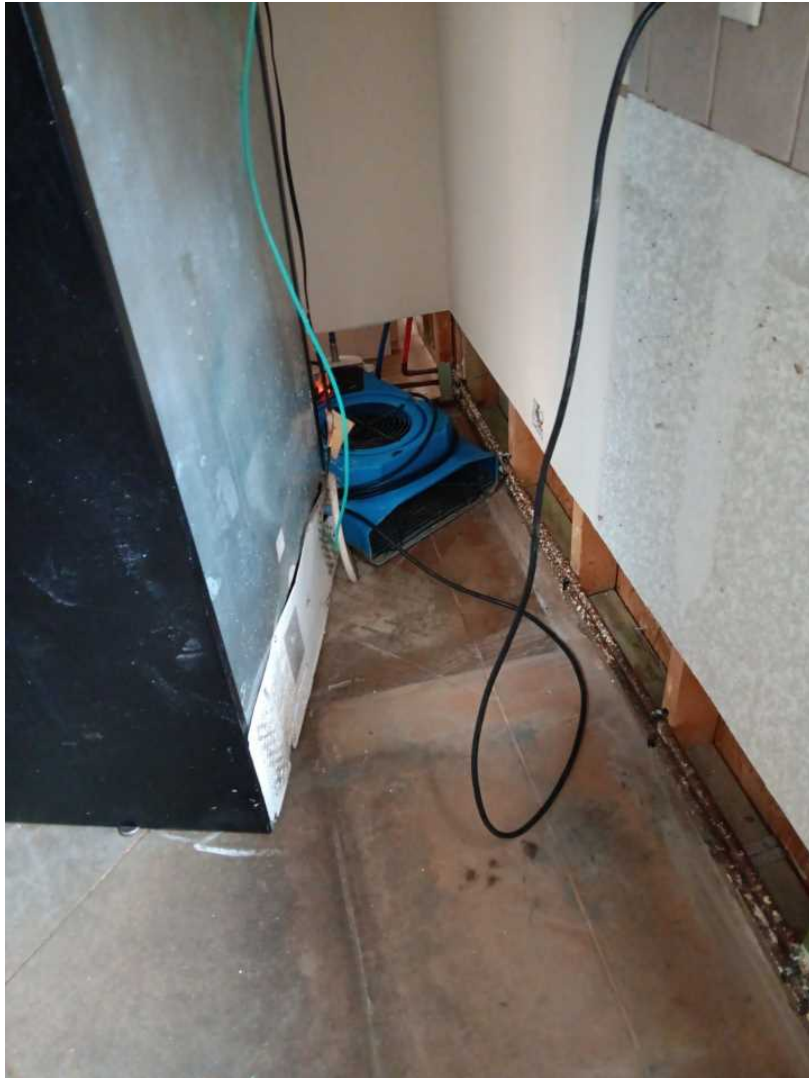


72 72-Entry hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



73 73-Kitchen eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

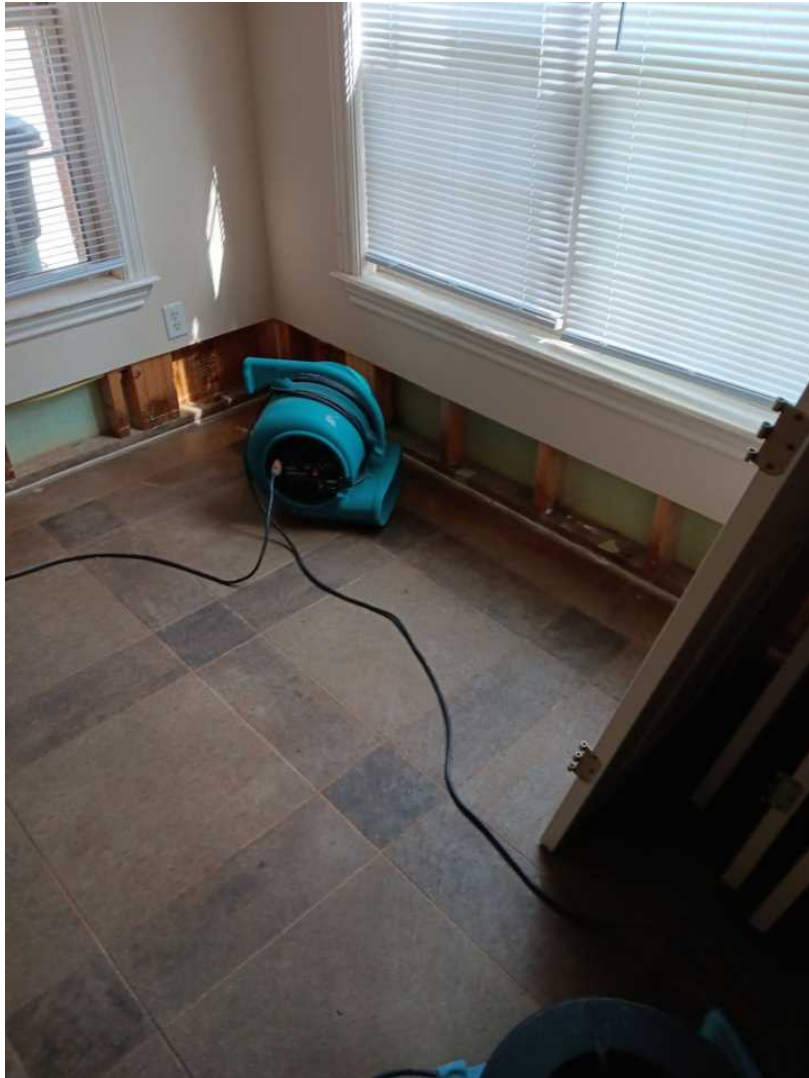


74 74-Dining eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



75 75-Dining eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



76 76-Dining room eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
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Springdale, AR 72764
479-756-4169

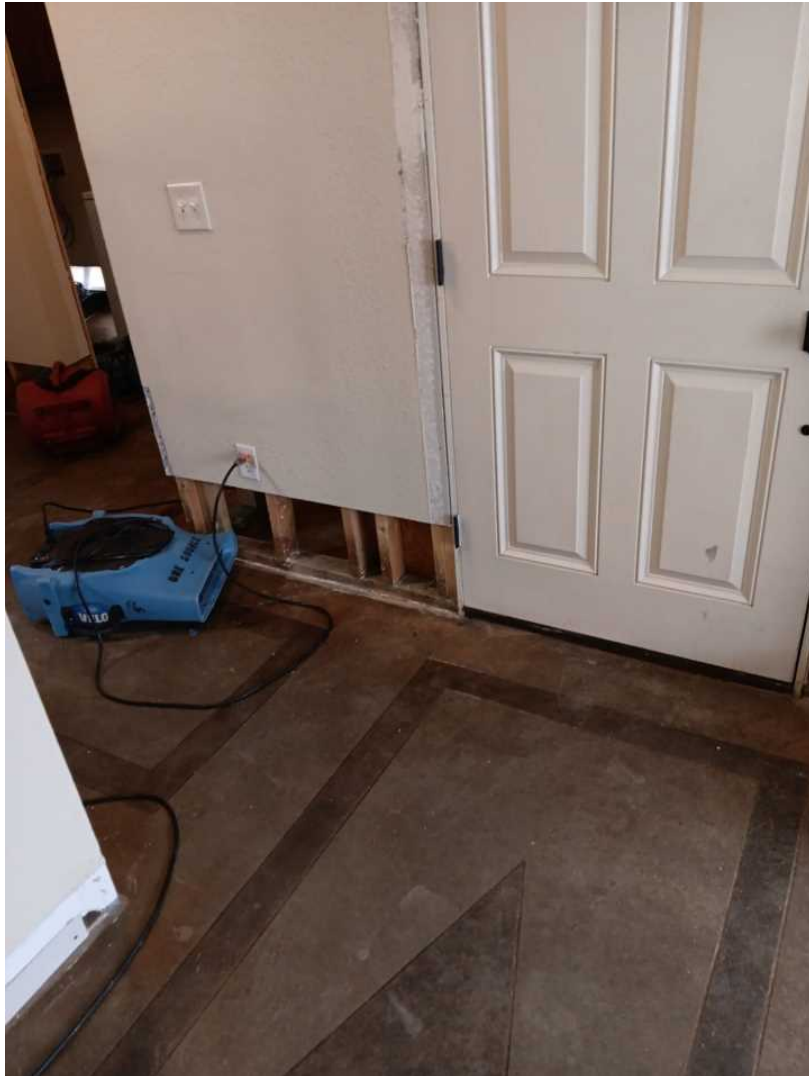


77 77-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



78 78-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

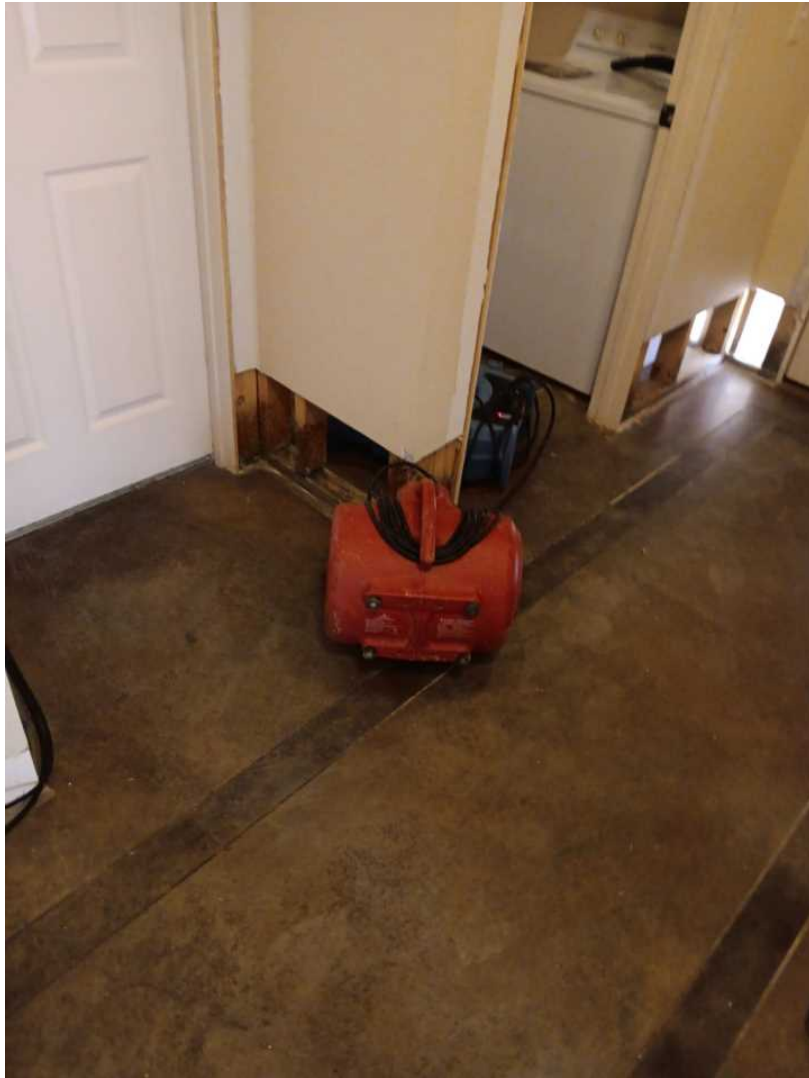


79 79-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



80 80-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



81 81-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



82 82-Hall eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

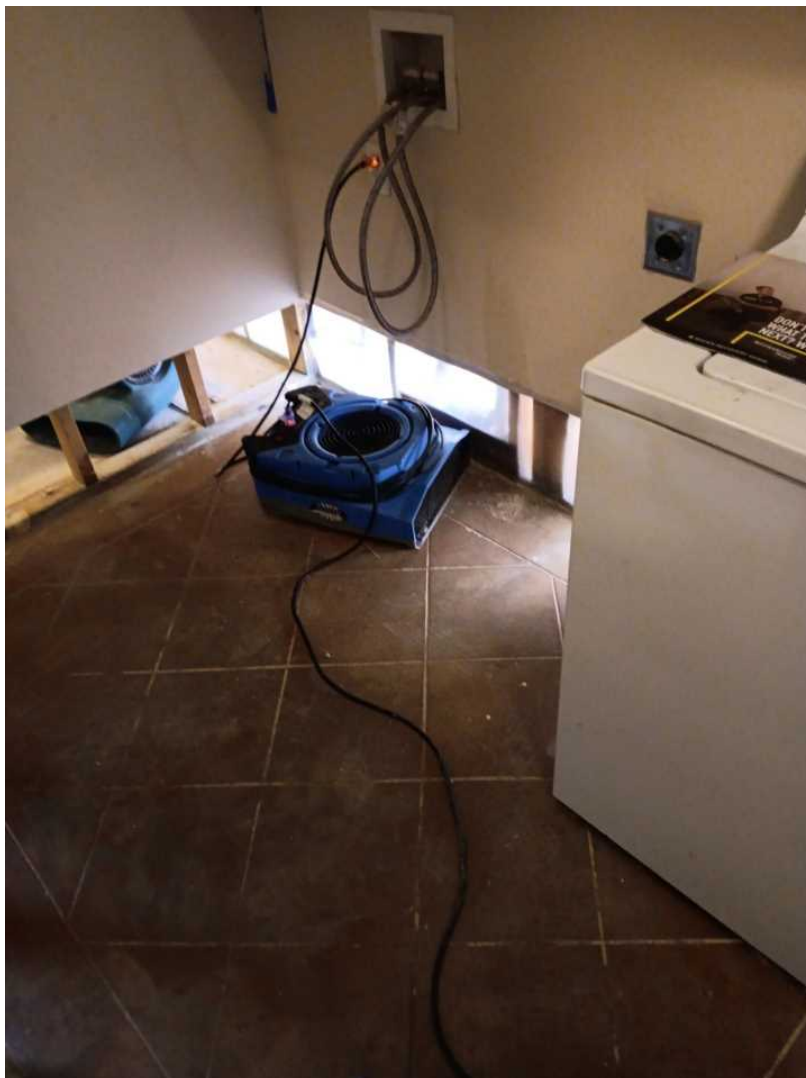


83 83-Laundry eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

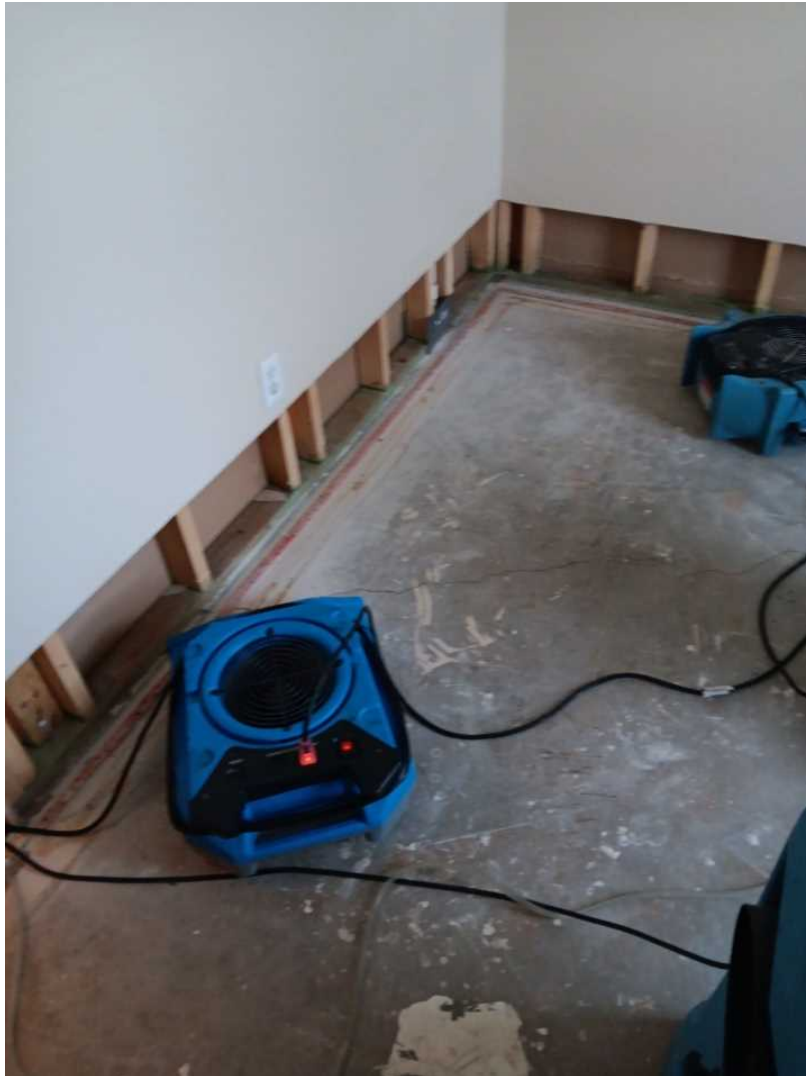


84 84-Laundry eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169

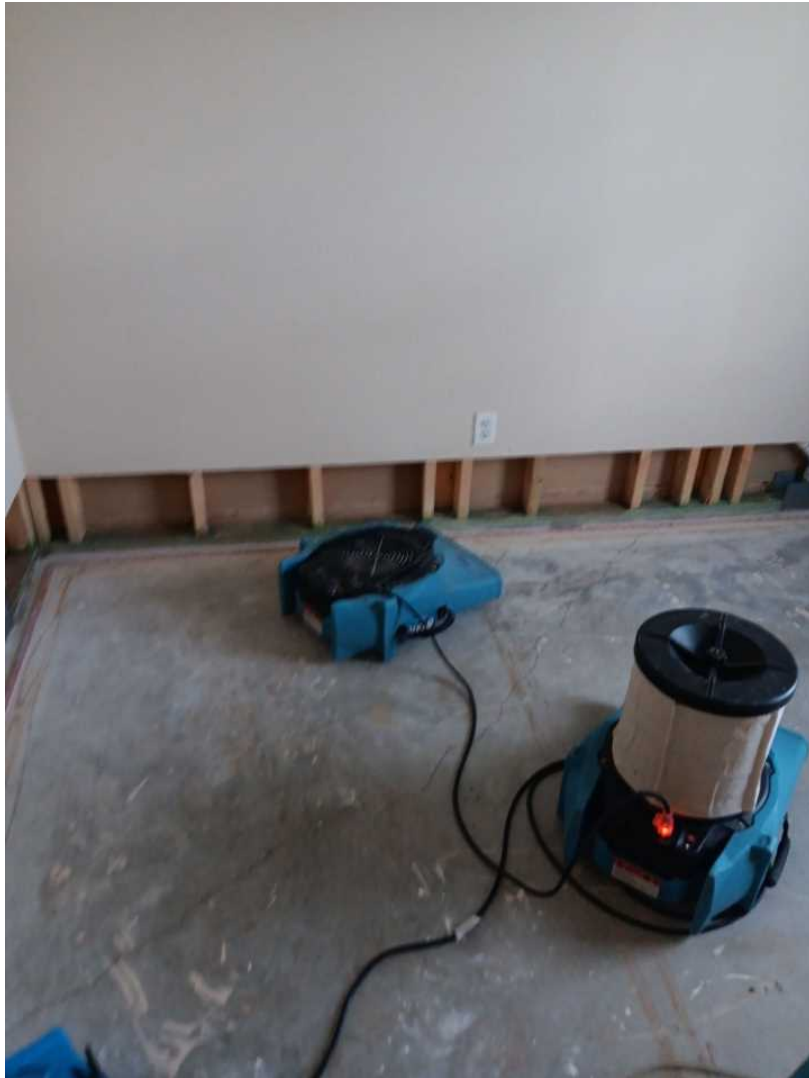


85 85-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



86 86-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
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Springdale, AR 72764
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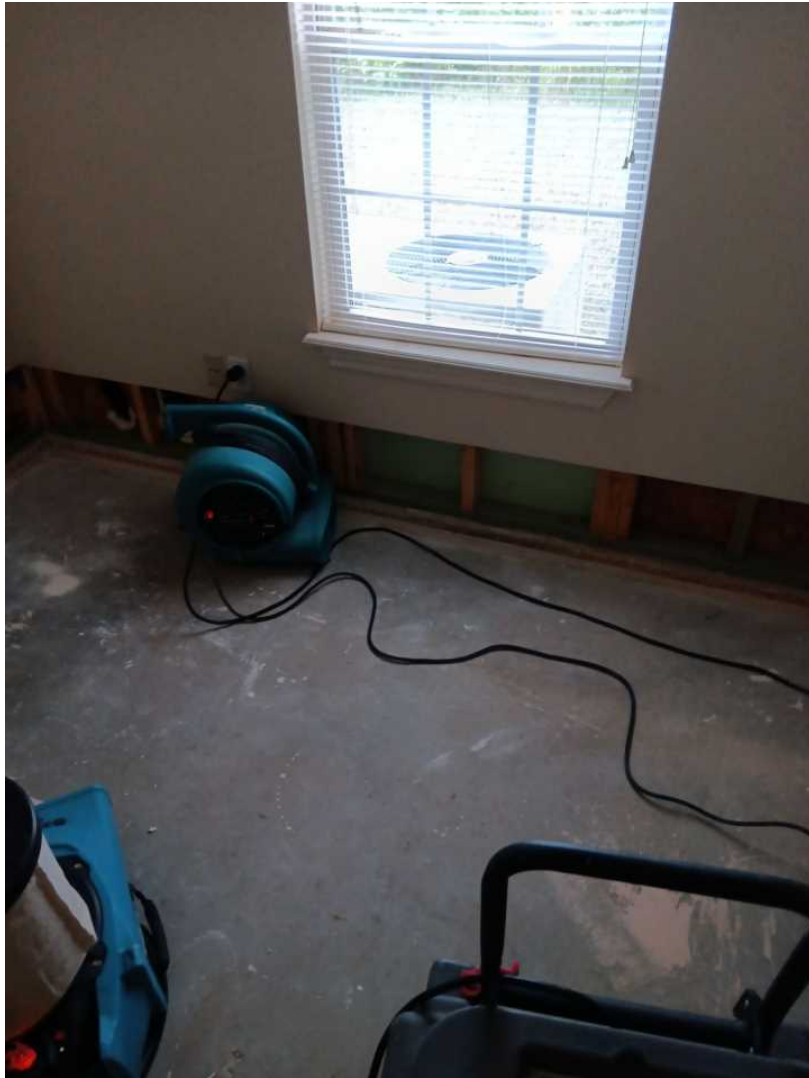


87 87-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



88 88-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
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Springdale, AR 72764
479-756-4169



89 89-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
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Springdale, AR 72764
479-756-4169

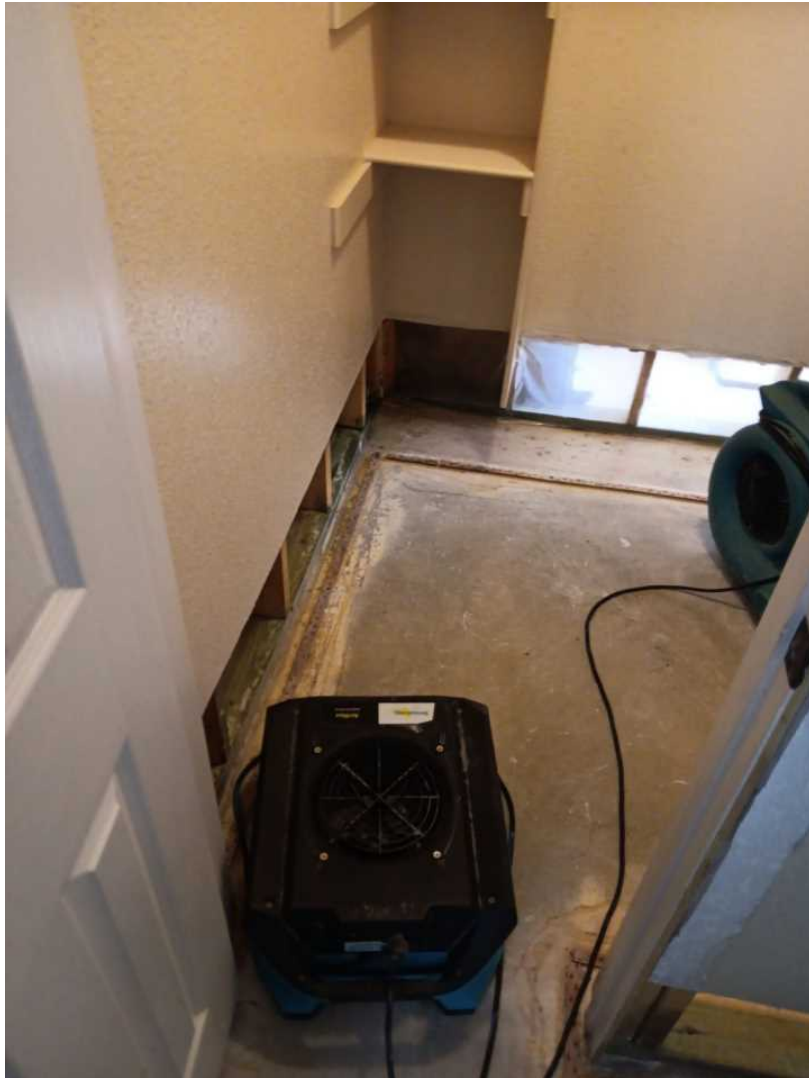


90 90-Bedroom eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



91 91-Bedroom closet eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



92 92-Bedroom closeteq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



93 93-Garage after cleaning eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



94 94-Garage eq

Date Taken: 8/18/2025

ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



95 95-Garage eq

Date Taken: 8/18/2025

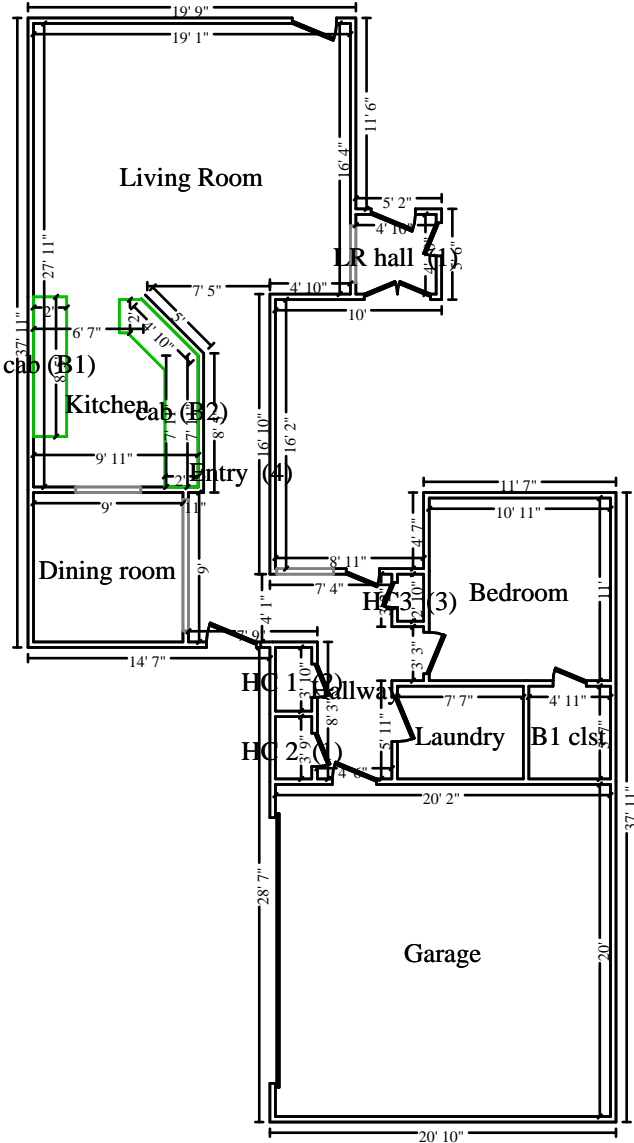
ServiceMaster by Quality Restoration

ServiceMaster by Quality Restoration
100 E Robinson Ave
Springdale, AR 72764
479-756-4169



96 96-Garage eq

Date Taken: 8/18/2025



NWA Claims, LLC.
P.O. Box 4872
Fayetteville, AR 72702
479-871-3700

LOSS REPORT

Final

Reference:

Report #: 1

Catastrophe Number:

Policy Number:

Attention: Cody Ashworth

Claim Number:

Insured: Chris Whitson

Date of Loss: 8/5/2025

4466 W. Oldham Road

Type of Loss: Water Damage

Fayetteville, AR 72704

File Number: 25-087

ENCLOSURES:

Estimate, Statement of Loss, Photos (21), Diagrams, ServiceMaster Mitigation Sheet, W-9 ServiceMaster

COVERAGE:

Contents

\$0.00

Eff. Dates:

From:

To:

Mortgage:

Deductible: \$0.00

Co-Ins. Policy: Yes No

Forms:

FIRST AND FINAL REPORT

Date of Loss: 8/5/25

Client: City of Fayetteville, AR.

Customer: Chris Whitson, 4466 W. Oldham Drive, Fayetteville, AR 72704. All contact was made through the property manager, Catherine Belt who can be reached at 479-399-8462. We note the loss location is 1834 W. Creekmore Drive, Fayetteville, AR 72701.

Description of Loss: Burst water main.

Scope of Property: We made immediate contact with the property manager, Catherine Belt who put us in contact with one of the three tenants, Jack Donohoe. Mr. Donohoe has a contact number of 512-677-3360. We contacted Mr. Donohoe and scheduled an appointment to meet at the property at 5:30 pm on Tuesday, 9/2/25.

We scoped the area and noted the downstairs of the unit sustained extensive water damage. The downstairs bedroom and closet has carpet and pad. The rest of the floor was ceramic tile and patterned concrete and sustained no damage. The drywall in all rooms was cut up two feet. The base cabinets in the kitchen and utility room sustained water damage to the bottoms of each unit. The kitchen was totally gutted during our scope.

We completed an estimate to repair the scope damages in the amount of \$22,910.98. As the repairs will entail a minimum of three trades, we did allow contractor's 10 & 10 into our sheet. After adding sales tax as well, our estimate nets \$29,601.07.

Mitigation: We are attaching the W-9 for ServiceMaster as well as their mitigation sheet totaling \$11,517.62. We recommend paying ServiceMaster direct for their services.

Interview-Roommates: We interviewed Jack Donohoe and another roommate during our visit. The third roommate was not at the property during our scope. Mr. Donohoe states that they pay \$2000.00 per month for the home and that the property management company nor the owner have given them a break on the rent. They cannot use the kitchen, cannot do laundry at the home and have to take cold showers as the water heater was saturated with water and the property manager has yet to replace the unit. We advised we'd pass their concerns on to the City of Fayetteville.

Subrogation: N/A

Salvage: N/A

STATEMENT OF LOSS:

Item	RCV	Dep	ACV	Limit
Contents	\$29,601.07	\$0.00	\$29,601.07	\$0.00
TOTALS	\$29,601.07	\$0.00	\$29,601.07	
Deductible	\$0.00			
Less Prior Payments	\$0.00			
Claim Payable	\$29,601.07			
Due Insured	\$29,601.07			

RECOMMENDATIONS:

We recommend consideration based on the attached estimate and mitigation sheet.

Mark Deaton

9/3/2025
Date