



Water, Sewer, and Solid Waste Committee

10 March 2026

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 D'Andre Jones

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

From: Tim Nyander, Utilities Director

CALL TO ORDER

UPDATES

PRESENTATIONS:

1. Overview of February's WRRF Monthly Operations

Scott Murphy – WRRF Project Manager, Inframark

2. Overview of February's Water & Sewer Operations

Tim Nyander – Utilities Director

OLD BUSINESS:

3. Water & Sewer Rate Study and Impact Fee Study Update – Discussion of Senior Discount

Stephen Dotson – Chief Financial Officer

INFORMATION ONLY

4. West Transmission Waterline Update

Corey Granderson – Utilities Engineer

INFORMATION ONLY

5. 120Water Service Renewal (Lead and Copper Rule)

EPA revised the Lead and Copper Rule in 2021. This rule is known as the Lead and Copper Rule Revisions (LCRR). It improves the protection of children and communities from lead exposure by sampling schools and daycare facilities, removing lead service lines, and empowering communities through public education. The LCRR established a compliance deadline of October 16, 2024, for water systems to complete their initial service line inventories, which Fayetteville completed successfully. EPA announced on December 16, 2021, that they will begin developing a new regulation, the Lead and Copper Rule Improvements (LCRI), to strengthen key elements of the LCRR. These new requirements revolve around additional sampling in key areas of the water system with deadlines beginning in 2027.

Resolution 114-24 approved a contract with 120Water for LCRR Inventory compliance assistance using a cloud-based database and web map which must be kept available online for the public to view if desired. Resolution 222-24 approved Amendment No. 1 associated with required mailing and notification services related to this inventory. Amendment No. 2 will provide funds for continuing support of the web-based inventory map and will be expanded to provide sampling assistance on an as-needed basis to supplement city staff efforts.

The existing service contract is based on annual fees and this amendment will similarly be an annual fee comprised of base fees for the software service, inventory management, sampling management, and a per-sample fee for the compliance sampling. The fee for Amendment No. 2 is \$84,500.00 for a term starting 4/2/26 through 4/1/27.

Staff recommends approval of Amendment No. 2 to the Professional Services Agreement with 120 Water Audits, Inc. (120Water) for additional services related to water service line inventory compliance in the amount of \$84,500.00 for one-year.

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

NEW BUSINESS:

6. 30% Design for Highway 612 East Relocations

ArDOT has notified the City of Fayetteville to relocate water infrastructure in the vicinity of the Highway-264 and Primrose Lane intersection in Springdale, AR. ArDOT is planning a new section of Interstate-612 (also called the Springdale Bypass) to connect to Highway-412 near Beaver Lake. After receiving this notification, a formal selection committee was held on November 6, 2025 at which McClelland Consulting Engineers was selected for contract negotiations (RFQ 25-01, Selection 17).

The project scope includes relocation of approximately 1,800 linear feet of 36 inch and 1,800 linear feet of 42-inch water transmission line. Due to necessary realignments it is estimated the total length of the replacement will be up to 8,000 linear feet. Much of this project appears to be reimbursable to the City by ArDOT, however preliminary engineering must be completed first to determine exact qualifications. Afterwards, a formal relocation agreement will be presented to the City Council outlining the terms of reimbursement. This engineering services agreement will include survey, preliminary engineering design, and cost estimations. Future amendments will be necessary for the design to be finalized and bidready.

Staff recommends approval of an engineering services agreement with McClelland Consulting Engineers, Inc. for professional services associated with ArDOT Project 012366 Utility Relocations in the vicinity of Highway-264 and future Interstate-612 in an amount not to exceed \$634,940.00

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

7. Garver Design of Noland WRRF Upgrades – 30% to 100% and Bid Ready

The City completed a year-long master planning effort at the end of 2024 for the Noland WRRF, one of two wastewater treatment plants owned by the City of Fayetteville. This master plan, completed by Garver, took a comprehensive and in-depth look at the facility's performance and condition, both now and into the future. The most immediate improvements recommended by the plan were facility/equipment replacements associated with aging and deteriorating unit treatment processes such as new/increased influent pumping, aeration technology replacement, secondary clarifier rehab, headworks expansion, and tertiary filtration technology changes. The Phase 1 improvements are anticipated to take 5-years to implement, with an estimated total cost of approximately \$98MM.

Garver was selected (RFQ 25-01, Selection #5) to provide engineering design services for this project and will soon be complete with 30% preliminary design effort. Amendment No. 2 will expand the design scope to the 100%, bid-ready level for all components of the project.

Staff recommends approval of Amendment No. 2 to the Engineering Services Agreement with Garver, LLC in the amount of \$4,902,800.00 for final engineering design of master-plan recommended improvements to the Noland Water Resource Recovery Facility (WRRF).

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

8. Tommie Flowers Cost Share Update

The City entered into a cost share agreement with Tommie Flowers for a waterline extension to develop property on East Rock Street in November of 2024 (Res. 278-24). The existing waterline ends before fronting the properties, making water service inaccessible. A cost-share is being requested to install a 2-inch waterline approximately 325 feet from South Willow Avenue east toward the proposed development, and to supply water to the build site.

This updated cost share request is being requested due to a number of reasons, including a failed attempt to coordinate utilities with other developers who have a project on the east side of the alley from this project. The challenges related to coordinating utilities resulted in further complications and delays. The time delay has caused the project cost to increase

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

PRESENTATIONS

February's WRRF Report
February's Water & Sewer Operations Report

ATTACHMENTS

February's WRRF Report
120Water Service Renewal
Engineering Scope Hwy 612 Relocations - McClelland
Engineering Scope, Noland Upgrades - Garver

ADJOURN

Next Water, Sewer, Solid Waste Committee meets on
Tuesday, April 14th, 2026, at 5:30 p.m.

Inframark Monthly Report

February 2026



CITY OF
FAYETTEVILLE
ARKANSAS



ONETEAM
INFRAMARK



Table of Contents

Contents

Inframark Monthly Report	1
February 2025.....	1
Executive Summary.....	3
Compliance.....	4
Financial	5
Operations	6
Maintenance	7
Pretreatment	10
Biosolids Management	14
Appendix.....	16

Executive Summary

1. Operations:

- Jet aerator in Aeration Basin 1 removed for repair
- Filamentous bacteria began to proliferate in the absence of sufficient dissolved oxygen
- Floating aerator was refurbished and installed in place of the failed Jet Aerator

2. Infiltration and Inflow:

- Coordinating with engineering to support the upcoming Sewer Master Plan

3. Woolsey Wet Prairie:

- Annual prescribed burn completed

4. BMS:

- \$13,000 in income from hay, fertilizer, and residuals

5. Training:

- Haz Comm

6. Industrial Pretreatment:

- Approximately \$118,000 in surcharges for February

7. Financial:

- Project is approximately \$60,000 under budget for the year

8. Personnel:

- Micheal Muenich welcomed a new baby boy! His name is Thomas.

Compliance

Paul R Noland:

The Paul R Noland facility achieved perfect permit compliance for February 2026

Westside:

The Westside facility achieved perfect permit compliance for February 2026

Biosolids Management Site (BMS):

No effluent from Noland has been used to irrigate at BMS due to sufficient rainfall

Sanitary Sewer Overflows (SSOs):

No Sanitary Sewer Overflows occurred in February 2026

Financial

The Project continues to be well under budget for the Maintenance account and slightly over budget on the Chemical account. Overall, the project is approximately \$60,000 under budget so far for the year. The 2025 Project year, Inframark finished **\$361,925.78** under budget and will issue the City of Fayetteville a rebate check for that amount.

TOTAL CAP SUMMARY							
2/1/2026							
	Budget	% Complete	YTD Budget	YTD Actuals	Prior Year Adjustments	% Spent YTD	YTD Variance incl. Rollover
FAYETV	\$ 347,986.01	16.7%	\$ 57,997.67	68,497.29	(19,645.36)	84.2%	9,145.74
FYTNLD	\$ 743,079.72	16.7%	\$ 123,846.62	82,428.25	(10,868.41)	57.8%	52,286.78
FYTWS D	\$ 208,963.11	16.7%	\$ 34,827.19	11,413.67	(488.75)	31.4%	23,902.27
FYTLAB	\$ 98,028.42	16.7%	\$ 16,338.07	-		0.0%	16,338.07
FYTLSM	\$ 151,942.74	16.7%	\$ 25,323.79	56,747.60	(44.93)	223.9%	(31,378.88)
TOTAL	\$ 1,550,000.00	16.7%	\$ 258,333.33	\$ 219,086.81	(31,047.45)	84.8%	70,293.97

TOTAL CAP SUMMARY							
2/1/2026							
	Annual Budget	% Complete	YTD Budget	YTD Actuals	Prior Year Rollover	% Spent YTD	YTD Variance incl. Rollover
FAYETV	\$ 101,028.20	16.7%	\$ 16,838.03	-		0.0%	16,838.03
FYTNLD	\$ 215,732.82	16.7%	\$ 35,955.47	73,468.79		204.3%	(37,513.32)
FYTWS D	\$ 60,666.71	16.7%	\$ 10,111.12	17,825.33		176.3%	(7,714.21)
FYTLAB	\$ 28,459.86	16.7%	\$ 4,743.31	-		0.0%	4,743.31
FYTLSM	\$ 44,112.41	16.7%	\$ 7,352.07	-		0.0%	7,352.07
TOTAL	\$ 450,000.00	16.7%	\$ 75,000.00	\$ 91,294.12	-	121.7%	(16,294.12)

Notable Expenses:

- 1- \$24,893.48 Oxygen
- 2- \$6443.45 Wilo Mixer rebuilds
- 3- \$5369.72 KSB smart pump controller
- 4- \$4398.23 Polymer
- 5- \$4327.24 Flygt 3hp pump

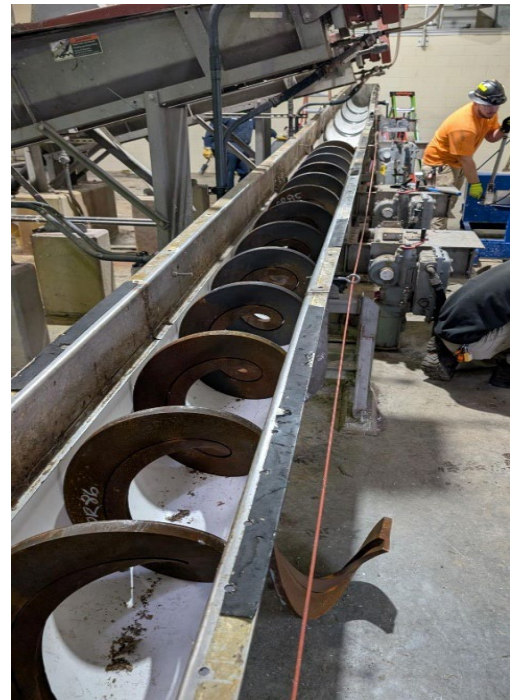
Operations



*Pictured above, floating aerator just before being put into service

Operations staff have faced challenges maintaining adequate dissolved oxygen in the aeration basin due to a jet aerator failure. The installation of a floating surface aerator has helped address this deficiency. Low dissolved oxygen promotes the growth of filamentous bacteria, which can cause sludge bulking, foaming, nutrient deficiencies (especially in nitrogen or phosphorus) and septicity. Filamentous growth also impedes sludge separation from treated water, resulting in poor settling and a higher Sludge Volume Index (S.V.I.) Clarifier #4 was also drained for repairs to the draft tubes to be able to put an additional clarifier in service.

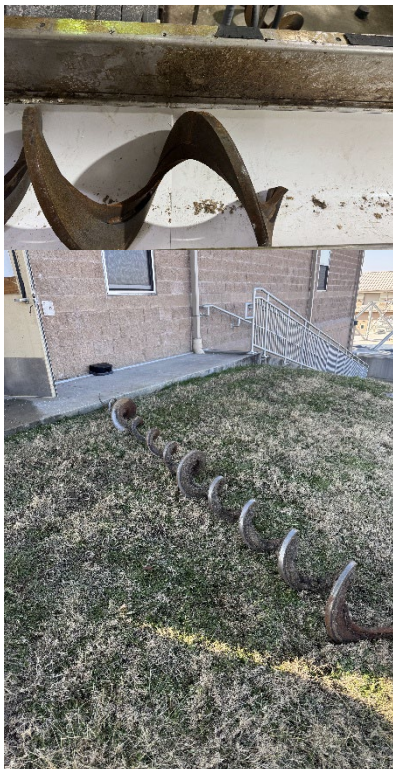
The West Side headworks screening auger has been installed and is effectively removing grit and screenings. Operators worked with maintenance staff to ensure that the process was uninterrupted during the repair. During the repair process, the band screen, maci pumps, lipactors, and liseptors were offline. As a result, operators had to manually remove screenings and grit for the duration.



Maintenance

February Activity Totals: 1046 Corrective Work Orders
490 Preventative Work Orders
57 Safety Work Orders
19 Call outs

Westside screenings auger replacement



After years of service, the screenings auger at the Westside Treatment plant head works failed and required replacement. Inframark's in-house maintenance team fabricated replacement liners from HDPE, replaced approximately 60ft of auger, and repaired damaged sections of the stainless steel trough. Operations staff manually removed screenings using rakes, shovels, and wheelbarrels 24 hrs per day for three days while the operation was ongoing. Lastly, our PLC technicians reworked the auger program to make it safer and more reliable.

Noland Ozone Destruct Unit Installation



Since January of 2025 when Inframark took over wastewater treatment operations, the ozone disinfection system at the Paul R Noland plant has been identified as an extreme safety hazard. Ambient ozone concentrations near the ozone skid would routinely exceed 1000ppm up to ten times per day (the OSHA immediate threat to life and health standard for

ozone is 5ppm). Inframark replaced the decking seals, modified our operations strategy to protect our staff, trained and certified our staff on the use of SCBA respirators, and immediately consulted with our engineering group and outside vendors to understand the source of the problem. Eventually, undersized ozone destruct units were determined to be a significant contributor to the high ambient gas levels and upgraded units were purchased

by the City for replacement- going from 25CFM each unit to 350CFM each unit. In addition, openings were cored into the opposite end of the contact chambers to allow the new units to induce a draft across the surface of the water inside the chamber, drawing the ozone to the destruct units. Since the installation and commissioning, ozone levels have averaged below 0.1ppm with a high of less than 1ppm.

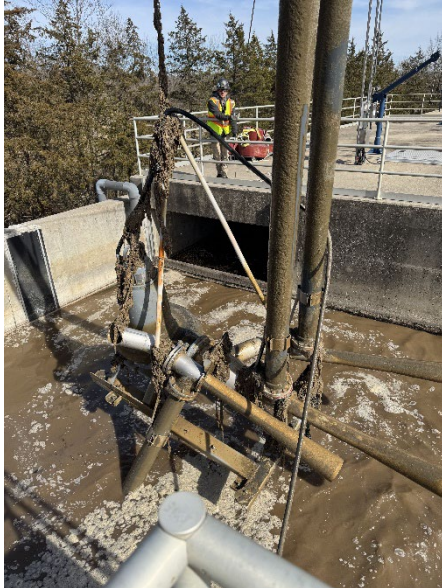


Westside Sludge Pump Replacement

The largest of the sludge pumps at the Westside treatment plant failed several years ago and required replacement. The new unit is 19ft long and weighs over 4500lbs. Due to the awkward location, limited accessibility, and a poor crane design by the original engineers (limited to 2000lbs and offset to extreme end of the building), maintenance and administrative staff spent over a week disassembling and removing the old pump, then disassembling, transporting, and reinstalling the new pump. Since the pumps were not exact replacements for each other, extensive modification was required to complete the installation. The new pump has been aligned, balanced, and is currently in service.

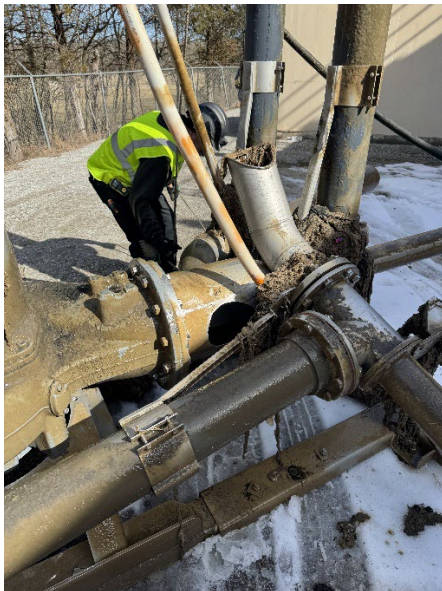


Jet Aerator replacement



Starting last Fall, operators at the Paul R Noland facility noticed a reduction in the dissolved oxygen levels in aeration basin one. Shortly thereafter, one of the air pipes feeding the jet aerator on the northeast side of the basin disappeared from the surface and was presumed to have broken somewhere below the water level. In an effort to repair the aerator, the unit was pulled from service and only then was it apparent that the stainless steel venturi had actually broken loose from the submersible pump to which it was attached. The manufacturer was immediately contacted for a solution and is currently conducting an engineering review to determine the root cause of the failure. In order to stop

the proliferation of filamentous organisms in the basin, Inframark refurbished an older floating aerator pulled from obsolete inventory and installed it in the basin. Dissolved oxygen levels returned to acceptable levels and the filament population has begun to decline.



Safety

After the accident in December that could have easily resulted in a fatality, a local structural engineer was consulted and produced a report identifying the deficiencies in the davits/hoists that were installed at aeration basins at the Paul R Noland facility. It was determined that the anchorage for the hoist was 351% overloaded during the conditions involved when removing a mixer. The employee involved, after spending 2 days in the hospital and missing 9 day of work, has made a full recovery. The structural engineer’s conclusions are presented below.



“Conclusion

There are several contributing factors that led to the failure of the anchors at the bases of the davit cranes as well as items that did not mean the davit crane manufacture requirements. The primary factors are listed below:

1. Inadequate mechanical “wedging” action of an anchor.
2. Inadequate anchor embedment depth.
3. Inadequate anchor diameter (does not meet davit crane manufacture requirements).
4. Poor quality control of anchor installation (indicated by varying depths of installed

anchors)

This report addresses structural considerations related to the root cause of the anchorage failure. This report does not comment on personnel safety. If any information or specification contained in this letter disagrees with on-site findings, contact Crafton Tull.”

Woolsey

OERI conducted their prescribed burn for Woolsey on Friday, February 20th. The burn took approximately 4 hours to finish.



*Pictured above, fire line around wet prairie signs and markers.



*Pictured above, Woolsey burn, north side of the facility.



*Pictured above, fire line between solar panels and Woolsey during prescribed burn



Pretreatment □

For the month of February, surcharges for Tyson have increased from the previous month.

Industrial Surcharges

Industry	Flow(MG)	TSS (mg/l)	BOD(mg)	Surcharge
Tyson Foods Inc.	4.40	2,410.63	2,110.63	\$77,991.28
Hiland Dairy	3.24	2155	1855	\$40,641.50
			Total	\$118,632.78

Septic Charges

Hauler	Loads	Charges
AR Portables	18	\$900
Best Jet	8	\$400
Advanced Septic	22	\$1,100
ABC Quick Pump	2	\$100
	Total	\$2,500.00

Month	Influent BOD Loading Lbs.	Organic Loading % of Design
Jan-26	16,475	55.5
Feb-26	12,818	43.2

□

Biosolids Management

Hay, fertilizer, and WTR sales were slow for the month of February.

Water Treatment Residuals, Hay, and Fertilizer Sales:

December Sales	Weight	Customer	Amount
Fertilizer	1.70	Bill Love	34.00
	1.84	Bill Love	36.80
	1.60	Bill Love	32.00
	1.82	Bill Love	36.40
	1.70	Bill Love	34.00
	4.29	Scott Jones	85.80
	1.88	Bill Love	37.60
	1.76	Bill Love	35.20
	2.00	Bill Love	40.00
Hay	4.90	Jeremy Dickenson	318.50
	5.00	Jeremy Dickenson	325.00
	4.97	Jeremy Dickenson	323.05
	4.90	Jeremy Dickenson	318.50
	5.00	Jeremy Dickenson	325.00
	4.92	Jeremy Dickenson	319.80
	4.94	Jeremy Dickenson	321.10
WTR	17.12	Beaver Water District	556.40
	16.56	Beaver Water District	538.20
	17.09	Beaver Water District	555.43
	16.60	Beaver Water District	539.50
	16.05	Beaver Water District	521.63
	16.25	Beaver Water District	528.13
	17.89	Beaver Water District	581.43
	16.74	Beaver Water District	544.05
	17.59	Beaver Water District	571.68
	18.19	Beaver Water District	591.18
	17.24	Beaver Water District	560.30
	16.94	Beaver Water District	550.55
	17.14	Beaver Water District	557.05



	15.95	Beaver Water District	518.38
	20.12	Beaver Water District	653.90
	16.77	Beaver Water District	545.03
	15.43	Beaver Water District	501.48
	16.09	Beaver Water District	522.93
	17.79	Beaver Water District	578.18
			\$13,138.18

Appendix

Inframark Compliance Monthly Report			
Meeting Date:		Project:	Fayetteville, AR
Report Date:	February 2026	Facility:	West Side WWRF

Attending:

Permit Compliance Monthly limit numbers have been updated. Hach Wims has yet to update new permit limits for percent available.

Parameter	Monthly Actual	Monthly Limit	Percent Available	Comments
GC Discharge, MGD	8.23			
Effluent D.O., mg/L	9.30	8.70	6.90	
Effluent pH, min. S.U.	7.10	6.0	18.33	
Effluent pH, max. S.U.	7.24	9.00	19.56	
Effluent Fecal Coliform, MPN	8.39	1,000.00	99.16	
Effluent CBOD, mg/L	1.73	13.30	87.03	
Effluent CBOD, lbs./ day	118.74	1,109.20	89.29	
Effluent TSS, mg/L	1.05	15.00	93.00	
Effluent TSS, lbs./ day	72.39	1,251.00	94.21	
Effluent Ammonia, mg/L	1.21	3.70	67.23	
Effluent Ammonia, lbs./ day	77.97	341.90	77.20	
Effluent T-Phos, mg/L	0.19	1.00	80.80	
Effluent T-Phos, lbs./ day	14.58	83.40	82.52	
Effluent Nitrate, mg/L	4.45			Possible Permit Limit Pending

Influent Parameters	Value	Comments
Influent Flow, MGD	8.0	
Influent BOD lbs./ day	10,895.2	
Influent TSS lbs./ day	10,524.4	
Influent Ammonia lbs./ day	1,467.2	
Influent T-Phos, lbs./ day	132	



Inframark Compliance Monthly Report

February
2026

Project: Fayetteville, AR

Facility: Noland WRRF

Permit Compliance

Parameter	Monthly Actual	Monthly Limit	Percent Available	Comments
White River Flow, MGD	8.38			
Effluent D.O., mg/L	18.15	8.70	109	
Effluent pH max, S.U.	7.4	9.0		
Effluent pH min, S.U.	7.2	6.0		
Effluent Fecal Coliform, MPN	15	1,000	99	
Effluent Ammonia, mg/L	0.14	4.0	97	
Effluent Ammonia, lbs./ day	8.4	420	98	
Effluent T-Phos, mg/L	0.17	1.0		
Effluent T-Phos, lbs./ day	13.10	105		
Effluent CBOD, mg/L	3.1	20.0	84	
Effluent CBOD, lbs./ day	276	2,102	87	
Effluent TSS, mg/L	1.3	15.0	91	
Effluent TSS, lbs./ day	113	1576	93	
Effluent TDS, mg/L	423	500		
Effluent TDS, lbs./ day	21,146	52,542		
Effluent Sulfate, mg/L	67	119		
Effluent Sulfate, lbs./ day	648	12,505		
Effluent Nitrates, mg/L	5.3	Report		
Effluent Nitrates, lbs./ day	51	Report		

Influent Parameters	Value	Comments
Influent Flow, MGD	6.09	
Influent BOD, lbs./ day	12,818	
Influent TSS, lbs./ day	8,912	
Influent Ammonia, lbs./ day	1,243	
Influent T-Phos, lbs./ day	101	



AMENDMENT NO. 2
TO THE AGREEMENT FOR PROFESSIONAL SERVICES
between
120 WATER, INC.
and
CITY OF FAYETTEVILLE, ARKANSAS

This Second Amendment (In accordance with the AGREEMENT for Professional Services passed and approved on April 2, 2024, between the CITY OF FAYETTEVILLE (hereinafter called CITY) and 120 WATER, INC. (hereinafter called 120Water), CITY hereby authorizes 120Water to proceed with the following services:

Section I - Project Description

Under the AGREEMENT, the CITY retained 120Water to provide water service line inventory compliance services. The Project included LCRR Inventory compliance assistance including support for inventory building, verification, database management, sampling and communications to maintain compliance with state and federal guidelines related to LCRR/I. It has since been determined that additional sampling services are required by the request of the CITY.

Section II - Scope

120Water shall continue to provide assistance in Inventory Building utilizing the procedures identified in the original Scope of the AGREEMENT. 120Water shall additionally make available and provide support for the management of LCR Facilities (Schools & Daycares) Sampling Programs.

Section III - Time of Service

120Water will proceed with providing the renewal services set forth herein on 04/02/2026 for one year through 04/01/2027.

Section IV - Compensation

CITY shall compensate 120Water for providing these services a total annual sum not-to exceed \$84,500, as provided in the Compensation Table, EXHIBIT A, herein provided.

In consideration of the mutual covenants and Agreements herein contained, the CITY and 120Water stipulate and agree that the Agreement for Professional Services dated April 2, 2024, is hereby amended as described in Exhibit A, attached hereto and made part of this agreement.

All other provisions of the original Agreement remain in full force and effect.

IN WITNESS THEREOF, the parties hereto have caused this AGREEMENT to be
executed this day of _____, 20__.

AUTHORIZED BY:
CITY OF FAYETTEVILLE, ARKANSAS

By: _____

Name: Molly Rawn

Title: Mayor

Date: _____

ACCEPTED BY:
120 WATER, INC.

By: *Craig Herman*

Name: Craig Herman

Title: Chief Revenue Officer

Date: 02/27/2026

END OF AMENDMENT

EXHIBIT A – COMPENSATION

Pricing Terms for Invoicing: Platform and Services fees (\$64,500) will be billed on April 2, 2026 and will be due net 30 days from the Invoice Date. Sampling kits and analysis will be billed monthly, in arrears based on actuals according to unit pricing provided herein.

Original Annual Contract Value: \$55,000

Amendment Annual Value: \$64,500

Not-to-Exceed Total Annual Cost: \$84,500

Contract Dates: 04/02/2026 - 04/01/2027

Products & Services	Quantity	Unit Price	Annual Price
PWS Platform PWS application with Inventory, Program & Event Management & Workflows	1	\$38,500	\$38,500.00
LCRR/I Managed Service LCRR/I Coaching & guidance through Inventory Building, Verification, on-going Management, Sampling and Communication. Our team will provide assistance in Inventory Building through the normalization of CSV & Excel data exports to create a concise list of service locations and the asset records to coincide. Material Classifications are the responsibility of the water system but we will work together to identify best practices for identifying those materials.	1	\$20,000	\$16,000.00 after \$4,000 discount
Facilities Sampling Managed Services End-to-end LCR Compliance and Facilities Sampling program management with support for centralized data management, sample kit and lab coordination, and consumer communication strategy.	1	\$10,000	\$10,000.00
Total invoiced annually			\$64,500.00/year
2-250 Childcare Facilities Kits Water testing kit with 2 - 250ml kits for Childcare Facilities sampling. Kit pricing includes EPA	TBD	\$35.60/ea	TBD

approved bottles, shipping fees, return postage, pre-printed instructions and additional inbound/outbound comms up to 5 touchpoints.			
5-250 School Facilities Kits Water testing kit with 5 - 250ml kits for School Facilities sampling. Kit pricing includes EPA approved bottles, shipping fees, return postage, pre-printed instructions and additional inbound/outbound comms up to 5 touchpoints.	TBD	\$42.22/ea	TBD
1 Bottle Lead & Copper Test Lead & Copper analytes testing for 1 bottle via 120Water preferred lab	TBD	\$42.86/ea	TBD
Contingency Not-to-Exceed budget for consumables, invoiced monthly in arrears based on actuals			\$20,000.00/year

APPENDIX A-1 – SCOPE OF SERVICES ENGINEERING SERVICES AGREEMENT FOR THE I-612 EAST UTILITY RELOCATIONS

1.0 General

McClelland Consulting Engineers (ENGINEER) has received a Notice of Selection from CITY OF FAYETTEVILLE for the utility relocations associated with the ARDOT Extension of I-612 East North of Fayetteville (Lowell) Project. The potential project would require the CITY OF FAYETTEVILLE to relocate approximately 3,000 linear feet of both a 36-inch ductile iron pipe (DIP) transmission main and 42-inch prestressed concrete cylinder pipe (PCCP) transmission main near Lowell, Arkansas. As such, The ENGINEER has established a scope of services for preliminary engineering; to establish an alignment, to prepare easement exhibits and descriptions, to assist in obtaining easements, and to produce conceptual plans and cost estimates for water transmission main relocations.

The final design phase and services during construction will be addressed through future amendments to this contract.

2.0 Scope of Services

2.1 Project Management and Coordination

- The ENGINEER will conduct progress meetings with the CITY OF FAYETTEVILLE. It is assumed that progress meetings will be monthly; however, the ENGINEER is available to meet more frequently if required.
- The ENGINEER will attend up to one (1) Water and Sewer Committee Meetings and up to three (3) meetings with other stakeholders (such as BWD and ARDOT) at the request of the CITY OF FAYETTEVILLE.
- The ENGINEER will conduct meetings with the CITY OF FAYETTEVILLE to discuss the status of easements and land acquisition. These meetings are anticipated to occur once the CITY OF FAYETTEVILLE begins interacting with landowners.
- The ENGINEER will conduct internal progress meetings every other week as the project progresses.
- The ENGINEER will maintain the schedule and present schedule updates to the CITY OF FAYETTEVILLE.
- The ENGINEER will prepare invoices to the CITY OF FAYETTEVILLE as the project progresses.

2.2 GIS Services

- Create and maintain ESRI GIS Project Delivery Database utilizing an interactive web map to organize the project information and documents.
- Create exhibits for initial alignments, easements, and other pertinent information.
- Create and maintain ESRI ArcGIS Field Application allowing the engineer to collect data in the field and add it to the Project Delivery Database.

2.3 Preliminary Engineering

The ENGINEER will prepare a technical memorandum (TM) for major items associated with the design of the relocation of the existing 36-inch and 42-inch water transmission mains. Individual TMs will be submitted to the CITY OF FAYETTEVILLE for review and comment as they are completed. The ENGINEER will address review comments and finalize each TM. Upon completion of all final TMs, the ENGINEER will compile them into a complete document and provide it to the CITY OF FAYETTEVILLE.

The following is a list of TMs to be prepared for this project.

- **TM No. 1 – Alignment Study and Selection**

The ENGINEER will conduct a desktop alignment study which will evaluate up to three (3) alternative alignments that will be outside of the proposed I-612 right-of-way except for the required crossings of the right-of-way. Additionally, design workshops will be conducted to further discuss the findings with the CITY OF FAYETTEVILLE. Ultimately, the ENGINEER will recommend an alignment for the relocation of the existing 36-inch and 42-inch transmission mains, and these results will be provided within TM No. 1. The alignment study will include the following tasks:

- Review ARDOT Preliminary Plans and subsequent design plans.
- Coordinate with other entities and utilities affected by the ARDOT Project.
- Review existing land records and evaluate proposed easements per alignment.
- Review as-built data and record drawings of the existing transmission mains.
- Utilize GIS to review available data from the U.S. Fish and Wildlife Service to evaluate anticipated wetlands, endangered species, and karst features.
- Desktop review of available Geotechnical information.
- Field reconnaissance to supplement the desktop evaluation and identify potential challenges with the proposed alignments.
- An order of magnitude cost estimate will be prepared to compare the alternatives.
- The appraiser will assist in the alignment selection process by completing a market study, to compare the various alignments.

- **TM No. 2 – Hydraulics and Transmission Main Sizing**

The relocation of the existing 36-inch and 42-inch transmission mains is a large financial undertaking. As such, the ENGINEER will evaluate the transmission main sizing to ensure the new transmission mains provide the CITY OF FAYETTEVILLE with a sufficient service life based on the continued growth of Northwest Arkansas. It is anticipated that both lines will be upsized to 48-inch diameter; however, evaluating smaller sizes and a single larger main will be evaluated. The results of this evaluation will be provided within TM No. 2 and will include the following tasks:

- Review the existing master plans for both the CITY OF FAYETTEVILLE and Beaver Water District (BWD).
- Coordinate with BWD on future upgrades to their system and evaluate the implications of the size of these transmission mains.
- Coordinate with the CITY OF FAYETTEVILLE on future capacity of their system.
- Coordinate with ARDOT on reimbursement options as it relates to the size of the relocated transmission mains.
- Perform hydraulic calculations on various sizes of new transmission mains to review head loss with the anticipated design flow for the transmission mains.
- Calculate anticipated operating pressures and maximum surge pressures along the project alignment.
- Prepare hydraulic grade line exhibit along project alignment.
Provide preliminary calculations on sizing and initial recommendations on locations of combination air valves and blow off valves.

- **TM No. 3 – Pipe Material and Coating**

The existing 36-inch DIP and 42-inch PCCP transmission mains were installed in the late 1960's and early 1990's respectively. Since that time, the industry has seen many advances in both DIP and PCCP options, in addition, spiral welded steel pipe (SWSP) has become a viable material option for water transmission mains. The purpose of this memo will be to review these pipe materials as related to the relocation of the transmission mains. Cost implications on materials and size of transmission main will be included. The various coating systems for the materials will be evaluated and be included in material selection. This information will be provided within TM No. 3 and will include the following tasks:

- Review the benefits and disadvantages of all three pipe materials; DIP, PCCP, and SWSP including the design and installation requirements.
- Evaluate options for the connections to the existing DIP and PCCP water transmission mains.
- Review the recommended coating systems for both the interior and exterior of the pipe.

- **TM No. 4 – Pipe Design**

All three (3) pipe products discussed in TM No. 3 include their own specific design requirements that require an evaluation of a variety of factors. These factors will be used determine the specific pipe designed for the project. For example, DIP is generally a pressure class design where as PCCP and SWSP include wall thickness design. This TM will evaluate the specific design aspects for the material selected in TM No. 3. The following tasks will discuss these factors, and will comprise TM No. 4:

- Determine pipe design on the specific material selected in TM No. 3.
- Provide recommendations based on pipe design of the selected materials as require to move forward with final design.
- It is anticipated that TM No. 4 will be updated during final design of the transmission main.

- **TM No. 5 – Preliminary Corrosion Protection**

To maintain structural integrity and ensure a long service life, special attention must be paid to corrosion protection systems. The ENGINEER will utilize the professional expertise of Coffman Engineers to perform an evaluation of the corrosion risk and mitigation methods relevant to these transmission mains. The results of this analysis will comprise TM No. 5, and will include the following tasks:

- Review alignment and materials for both existing and proposed transmission mains, including evaluation of the interaction between the facilities.
- Identify metallic below-grade utilities/pipelines belonging to other utility providers. Perform preliminary evaluation to estimate likelihood of DC stray current interference from these utilities, and coordinate with their personnel to obtain all necessary information.
- Identify overhead high voltage transmission power line crossings and co-locations. Perform preliminary risk assessment to estimate likelihood of AC stray current interference and coordinate with utility personnel to obtain necessary information.
- Determine electrical continuity bonding and electrical isolation requirements.
- Determine corrosion monitoring (test station) requirements.
- Evaluate the need for cathodic protection (CP). If CP is warranted, provide a description of the anticipated CP system type, locations, and operation/maintenance considerations.

- **TM No. 6 – Utility Conflicts, Permit Requirements, and Constructability**

Every major construction project will experience the potential of utility conflicts, necessary permits, and constructability challenges. To aid in avoiding or mitigating these factors, TM No. 6 will include the following tasks:

- Building on TM No. 1, coordinate with the identified major utilities anticipated on the selected alignment, including the anticipated/proposed relocated utilities.
- Identify potential constructability concerns, such as steep slopes, adjacent development, and other areas of concern, then provide recommendations on addressing those concerns.
- Determine sections of the alignment that will need to be installed in a manner other than open cut (trenchless installation).
- Coordinate with local, state, and federal agencies to identify potential permits required, including but not limited to ARDOT utility crossing permits, Section 404 permit, and city/county road crossing permits.
- Provide anticipated timelines for obtaining each type of permit.

2.4 Environmental Consulting Services

- The ENGINEER will subcontract Section 404 consulting services to ECCI, Jimmy Rogers with ECCI.
- Recommend considerations on the alignment based on an Evaluation of Section 404 Waters of United State sand Threatened and Endangered Species per each of the three (3) alternatives in TM No. 1.
- ECCI will also provide formal delineation of Section 404 Wetlands on the selected alignment as well as Section 404 Permitting Activates if required.

2.5 Topographic Surveys

Once TM No. 1 (Alignment Study and Selection) is completed and accepted by the CITY OF FAYETTEVILLE, the ENGINEER will begin topographic surveys of the selected alignment. The anticipated survey corridor will be 150-foot wide and centered on the selected alignment. It is assumed the total length will be approximately 4,000 linear feet, resulting in a total corridor area of approximately 14 acres.

The topographic surveys will typically include the following details listed below:

- Street curb lines, asphalt edges, road crown, and visible striping.
- Parking areas, light-poles, and bollards.
- Buildings, sheds, and finish floor elevations.
- Above ground utility fixtures and structures.
- Underground utility lines as marked by utility location services.
- Drainage ditches, ponds, stormwater pipes, and related structures.

- Fences, gates, and driveways.
- Detectable land corners and property markers.
- Other features as may be visible from ground observation.

The ENGINEER will provide landowners written notification prior to beginning field work (letter via USPS and doorhangers) to alert residents that surveyors will be in the area. Project control points used to complete the topographic survey will be established in the field for future use during construction. The ENGINEER will contact Arkansas 811 and wait the allotted 48 hours prior to beginning the survey, to allow time for utilities to be field located by the appropriate personnel. The ENGINEER will coordinate with known utility providers to confirm the likely facilities in the project area.

2.6 Easement Acquisition

Once TM No. 1 (Alignment Study and Selection) is completed and accepted by the CITY OF FAYETTEVILLE, The ENGINEER will begin assisting in the easement acquisition process. It is anticipated that a maximum number of twelve (12) parcels will be required for the project, with an anticipated width of 100-feet. The following is a detailed scope of work for this item:

- **Boundary Resolution**
 - Records research, field research, and boundary resolution of the property lines along the selected alignment. Boundary resolution will be limited to property lines necessary to produce the project drawings, and any necessary for the preparation of easement documents.
 - Coordination and evaluation of title research through the services of a third-party title research company.
 - Prepare parcel exhibits and legal descriptions of both permanent easements and temporary construction easements.
 - Exhibit maps and descriptions will be prepared for up to 12 parcels. Exhibit maps will show any easements needed for each parcel, and will be accompanied by separate descriptions for each area. This scope includes one update to the documents for each easement, based on field conditions or property owner concerns. Updates will not be made without the direction of the CITY OF FAYETTEVILLE.
- **Appraisal Services**
 - Appraisals will be completed by a third-party Appraiser and reviewed by the ENGINEER.
 - If applicable, the ENGINEER will evaluate the third-party appraisals in comparison to available ARDOT appraisals.
 - The appraisals will be provided to the CITY OF FAYETTEVILLE for review.
 - It is anticipated that a maximum of 12 appraisals will be required.

- **Property Owner Coordination and Negotiation**

- Preparation of draft offer letters including relevant easement exhibits and descriptions will be submitted to the CITY OF FAYETTEVILLE for review and use. It is anticipated that the CITY OF FAYETTEVILLE will share the offer letters directly with property owners.
- Coordination with property owners as needed to explain and describe the required easements.
- Coordination with the CITY OF FAYETTEVILLE land agents as required to assist in acquiring the easements.
- Assist the CITY OF FAYETTEVILLE in negotiating with property owners to finalize easements needed for this project.

2.7 Geotechnical Investigation

The ENGINEER will conduct a detailed geotechnical investigation along the selected project alignment. The following is a detailed scope of work for this item:

- **Geotechnical Exploration and Field Services**

- Up to eight (8) geotechnical borings along the selected route.
- Boring locations will be strategically placed across the project alignment and at significant crossing locations in an effort to provide sufficient subsurface information for the design of the proposed water transmission main relocations.
- Borings will be generally located at a consistent distance along the alignment and at anticipated trenchless installation locations.
- Target depth is anticipated at 20 feet below existing surface elevations except for trenchless installation locations, which may require depth that exceeds 30 feet depending on the roadway plans.
- The borings will utilize auger drilling techniques to advance to their respective target depths or until materials resulting in auger refusal are encountered; at that point, rock coring will be utilized.
- Soil sampling will occur at each location. The soil sampling methods will utilize a two-inch diameter split-spoon sampler using the continuous soil sampling method by means of Standard Penetration Testing (SPT) to 10 feet and every 5 feet thereafter. Soil sampling will be conducted in general accordance with ASTM D1586 - Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils.
- Groundwater observations will be made at the time of drilling and prior to backfilling. Long-term groundwater monitoring will be completed at up to two (2) locations with the installation of up to two (2) piezometers. These piezometers will be monitored approximately every two weeks.

- Boreholes will be backfilled the same day they are drilled, following best practice guidelines. The ENGINEER will make every reasonable effort to minimize the waste generated, and the disturbance to the site. Project borings conducted in pavement areas will be patched with like materials following completion of the boring. The ENGINEER will not be held accountable for complete site restoration including landscaping and/or grading.
- **Laboratory Testing and Analysis**
 - Laboratory analysis will be performed on the recovered samples to determine the engineering properties of the project soil strata. Laboratory testing will be conducted in accordance with all relevant American Society for Testing and Materials (ASTM) designations.
 - Additional third-party laboratory testing will be performed on recovered samples for corrosion potential, which will include testing for soil resistivity, pH, sulfates, chlorides, sulfides, and redox potential.
- **Geotechnical Report**
 - The ENGINEER will develop a written geotechnical report to include the following scope items:
 - Site Description.
 - Detailed Evaluation of Subsurface Conditions.
 - Seismic Considerations.
 - Lateral Earth Pressures.
 - Groundwater Conditions.
 - In-Situ Rock Properties and Elevations.
 - Additional items may include frost penetration depth, wet weather construction considerations, and recommended construction monitoring.
 - The final report will be submitted to the CITY OF FAYETTEVILLE, and findings from this report will also be incorporated into the relevant preliminary design items.

2.8 Conceptual Plans

Once TM No. 1 has been completed and accepted by the CITY OF FAYETTEVILLE, the ENGINEER will prepare conceptual design plans to an approximate 15% completion level. Plan sheets will be set up to a 1" = 40' horizontal scale. The preliminary plans will at a minimum include the following information:

- Proposed alignment and stationing.
- Proposed permanent and temporary construction easements.
- Wetlands and other Waters of the US identified in Task 2.4.

- Topographic features obtained in Task 2.5.
- Utility information obtained in Task 2.5.
- Property boundaries, existing and proposed easements, and ownership information obtained in Task 2.6.
- Geotechnical bore locations from Task 2.7.
- Anticipated trenchless installation locations.
- Existing ground elevations along the centerline of the proposed alignment.
- Preliminary locations of isolation valves, combination air valves, and blow off valves.

The conceptual plans will be submitted to the CITY OF FAYETTEVILLE for review and comment. It is anticipated that a design workshop will be conducted for the CITY OF FAYETTEVILLE and the ENGINEER to discuss the comments. The ENGINEER will subsequently address review comments and submit final conceptual plans to the CITY OF FAYETTEVILLE.

Additionally, the ENGINEER will prepare a conceptual opinion of probable construction cost based on the conceptual plans, which will be submitted with the final conceptual plans.

3.0 Project Deliverables

- Access to the GIS web map for viewing the compiled content.
- Draft Technical Memoranda – PDF copy of each TM.
- Final Technical Memoranda – PDF and one (1) hard copy of all compiled TMs.
- Parcel exhibits and legal descriptions for permanent and temporary construction easements – PDF copies of each parcel.
- Draft offer letters – PDF copies for each parcel.
- Wetlands Delineation Report – PDF copy.
- Appraisals for each parcel – PDF copies of each parcel.
- Geotechnical Report – PDF copy.
- Draft Conceptual Plans – PDF copy.
- Final Conceptual Plans – PDF copy.
- Conceptual Opinion of Probable Construction Costs – PDF copy.

Additional deliverables may be provided in electronic form upon request by the CITY OF FAYETTEVILLE.

4.0 Compensation

In consideration of the performance of the foregoing services by the ENGINEER, the CITY OF FAYETTEVILLE will provide to the ENGINEER compensation as follows:

- Compensation will be paid to the ENGINEER on the basis of ENGINEER's standard hourly rates in effect at the time the work is performed, plus reimbursable expenses. A task hour fee breakdown is provided as Appendix A-2. ENGINEER's current rate schedule is attached hereto as Appendix A-3.
- The maximum not-to-exceed for will be \$634,940.

5.0 Project Schedule

The ENGINEER will begin work immediately upon receipt of a Notice to Proceed (NTP).

6.0 Additional Future Services

ENGINEER would be pleased to offer additional future services for this project. These could potentially include the following:

- Final Design Plans, Details, and Technical Specifications.
- Additional Environmental Services, such as cultural resources surveys and threatened and endangered species evaluations.
- Permitting through ARDOT and other local jurisdictions.
- Contract Documents and Bid Phase Services.
- Construction Phase Services.
- Other Professional Services as Requested.

The scope for these future additional services would be defined by the ENGINEER and CITY OF FAYETTEVILLE, and may be authorized under future amendment(s) to this Agreement.

APPENDIX A-2

City of Fayetteville - 612E Transmission Line Relocation
 Preliminary Design
 Personnel Hour Fee Estimate
 3/4/2026



Task Description	Principal	Sr. Project Manager	Project Manager	Project Engineer	Project Designer	CAD/GIS Technician	Admin Support	Reg. Land Surveyor	Survey Technician	Field Survey Crew	Lab Tech I	Lab Tech II	Geotech Engineer	Extended Cost
Task 2.1 - Project Management and Coordination														
City of Fayetteville Progress Meetings	12.00	32.00		32.00	64.00									\$25,520.00
Water & Sewer Committee Meetings (1 assumed)	4.00	6.00		10.00										\$4,240.00
Other Stakeholder Meetings (3 total assumed)	12.00	18.00		16.00	8.00									\$11,460.00
Conduct Meetings with the City After Interaction with Landowners		16.00		16.00	16.00									\$8,960.00
Internal Progress Meetings and Coordination		48.00		16.00	16.00		32.00							\$20,160.00
Subtotal Labor Hours / Fee - Task 2.1	28.00	120.00	0.00	90.00	104.00	0.00	32.00	0.00	0.00	0.00	0.00	0.00	0.00	\$70,340.00
Estimated Reimbursable Expenses/Subconsultants														
Mileage														\$500.00
Subtotal Reimbursable Expenses - Task 2.1														\$500.00
Total Task 2.1 - Project Management and Coordination	28.00	120.00	0.00	90.00	104.00	0.00	32.00	0.00	0.00	0.00	0.00	0.00	0.00	\$70,840.00
Task 2.2 - GIS Services														
Create and Maintain ESRI GIS Project Delivery Database						80.00								\$10,400.00
Create GIS Level Exhibits		2.00			8.00	40.00								\$6,820.00
Create and Maintain ESRI ArcGIS Field Maps Application						32.00								\$4,160.00
Subtotal Labor Hours / Fee - Task 2.2	0.00	2.00	0.00	0.00	8.00	152.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$21,380.00
Estimated Reimbursable Expenses/Subconsultants														
Software														\$2,000.00
Subtotal Reimbursable Expenses - Task 2.2														\$2,000.00
Total Task 2.2 - GIS Services	0.00	2.00	0.00	0.00	8.00	152.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$23,380.00
Task 2.3 - Preliminary Engineering														
Alignment Study and Selection	8.00	60.00	8.00	160.00	240.00	30.00	20.00							\$85,380.00
Hydraulics and Transmission Main Sizing		16.00	4.00	20.00	50.00	10.00	8.00							\$17,300.00
Pipe Material and Coating		24.00	4.00	30.00	50.00		8.00							\$19,700.00
Pipe Thickness Design		16.00	4.00	20.00	40.00		8.00							\$14,600.00
Preliminary Corrosion Protection		4.00		4.00	10.00		8.00							\$3,880.00
Utility Conflicts, Permit Requirements, and Constructability	4.00	24.00		16.00	40.00	20.00	8.00							\$18,760.00
Subtotal Labor Hours / Fee - Task 2.3	12.00	144.00	20.00	250.00	430.00	60.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	\$159,620.00
Estimated Reimbursable Expenses/Subconsultants														
O'Brien Right of Way Valuation														\$5,000.00
ECCI														\$5,000.00
Coffman Engineers														\$20,000.00
Mileage														\$250.00
Subtotal Reimbursable Expenses - Task 2.3														\$30,250.00
Total Task 2.3 - Preliminary Engineering	12.00	144.00	20.00	250.00	430.00	60.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	\$189,870.00
Task 2.4 - Environmental Consulting Services														
Environmental Consulting Services		2.00		2.00	8.00	8.00								\$3,000.00
Subtotal Labor Hours / Fee - Task 2.4	0.00	2.00	0.00	2.00	8.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,000.00
Estimated Reimbursable Expenses/Subconsultants														
ECCI														\$6,500.00
Subtotal Reimbursable Expenses - Task 2.4														\$6,500.00
Total Task 2.4 - Environmental Consulting Services	0.00	2.00	0.00	2.00	8.00	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$9,500.00
Task 2.5 - Topographic Surveys														
Topographic Surveys		4.00		8.00	24.00			8.00	80.00	200.00				\$48,720.00
Subtotal Labor Hours / Fee - Task 2.5	0.00	4.00	0.00	8.00	24.00	0.00	0.00	8.00	80.00	200.00	0.00	0.00	0.00	\$48,720.00
Estimated Reimbursable Expenses/Subconsultants														
Utility Locates (Arkups)														\$500.00
Subtotal Reimbursable Expenses - Task 2.5														\$500.00
Total Task 2.5 - Topographic Surveys	0.00	4.00	0.00	8.00	24.00	0.00	0.00	8.00	80.00	200.00	0.00	0.00	0.00	\$49,220.00

APPENDIX A-2

City of Fayetteville - 612E Transmission Line Relocation
 Preliminary Design
 Personnel Hour Fee Estimate
 3/4/2026



Task Description	Principal	Sr. Project Manager	Project Manager	Project Engineer	Project Designer	CAD/GIS Technician	Admin Support	Reg. Land Surveyor	Survey Technician	Field Survey Crew	Lab Tech I	Lab Tech II	Geotech Engineer	Extended Cost
Task 2.6 - Easement Acquisition														
Boundary Resolution														
Records Research								12.00	120.00					\$15,000.00
Title Research								4.00	80.00					\$9,400.00
Prepare Parcel Exhibits and Legal Descriptions		4.00			24.00	48.00		24.00	192.00					\$35,320.00
Appraisal Services														
Coordination with Appraiser and City of Fayetteville		6.00			32.00									\$5,980.00
Evaluate and review appraisals		2.00			20.00									\$3,300.00
Property Owner Coordination and Negotiation														
Preparation of draft offer letters					20.00		48.00							\$7,600.00
Coordination with property owners		24.00		24.00	80.00									\$21,280.00
Coordination and assistance with City of Fayetteville Land Agents		24.00		24.00	80.00									\$21,280.00
Subtotal Labor Hours / Fee - Task 2.6	0.00	60.00	0.00	48.00	256.00	48.00	48.00	40.00	392.00	0.00	0.00	0.00	0.00	\$119,160.00
Estimated Reimbursable Expenses/Subconsultants														
Title Research Agent (\$400 per tract, 12 assumed)														\$4,800.00
O'Brien Right of Way Valuation (\$4000 per parcel, 12 assumed)														\$48,000.00
Mileage														\$250.00
Subtotal Reimbursable Expenses - Task 2.6														\$53,050.00
Total Task 2.6 - Easement Acquisition	0.00	60.00	0.00	48.00	256.00	48.00	48.00	40.00	392.00	0.00	0.00	0.00	0.00	\$172,210.00
Task 2.7 - Geotechnical Investigation														
Geotechnical Exploration and Field Services		1.00		4.00	8.00						40.00	40.00		\$9,650.00
Lab Testing & Analysis (see below)		1.00		2.00	4.00									\$1,150.00
Geotechnical Report		2.00		2.00	4.00							60.00	40.00	\$13,600.00
Subtotal Labor Hours / Fee - Task 2.7	0.00	4.00	0.00	8.00	16.00	0.00	0.00	0.00	0.00	0.00	40.00	100.00	40.00	\$24,400.00
Estimated Reimbursable Expenses/Subconsultants														
Equipment Mobilization (assumed 1 truck rig @ \$400, 2 track rig @ \$800 each)														\$2,000.00
Boring Setup (8 bores @ \$50 each)														\$400.00
SPT Auger Drilling (assumed 100 linear foot (LF) @ \$15 per LF)														\$1,500.00
Water-Based Rock Coring (Diamond Bit) (assumed 100 LF @ \$45/LF)														\$4,500.00
Install Piezometers (2 @ \$600 each)														\$1,200.00
Piezometer Readings (15 @ \$300 each)														\$4,500.00
In-House Laboratory Testing (Moisture Content, Atterberg Limits, Gradation, Comp. Strength of Rock Cores)														\$5,000.00
Third Party Laboratory Testing (Soil Resistivity, pH, Sulfates, Chlorides, Sulfides, Redox Potential)														\$6,000.00
Pavement Patching (assumed 2 patches @ \$50 each)														\$100.00
Diamond Rock Bits (assumed 1 bits @ \$700 each)														\$700.00
Subtotal Reimbursable Expenses - Task 2.7														\$25,900.00
Total Task 2.7 - Geotechnical Investigation	0.00	4.00	0.00	8.00	16.00	0.00	0.00	0.00	0.00	0.00	40.00	100.00	40.00	\$50,300.00
Task 2.8 - Conceptual Plans														
Setup Plans				4.00	4.00	40.00								\$6,440.00
Incorporate Proposed Easements		2.00		4.00	20.00	32.00								\$8,140.00
Incorporate Wetlands Information				4.00	8.00	8.00								\$2,840.00
Incorporate Survey Data (Topographic, Utilities, Boundary)				4.00	8.00	40.00								\$7,000.00
Incorporate Geotechnical Information		1.00		2.00	4.00	8.00								\$2,190.00
Proposed Alignment, Stationing, and Existing Ground Profile		2.00		16.00	24.00	60.00								\$14,380.00
Preliminary Locations of Valves (Isolation, Combination Air, Blow off)		2.00		4.00	8.00	20.00								\$4,900.00
Anticipated Trenchless Installation Locations		1.00		2.00	4.00	12.00								\$2,710.00
QA/QC	4.00	8.00	8.00	4.00	10.00	20.00								\$9,320.00
Address City of Fayetteville Comments		8.00		10.00	20.00	40.00								\$11,700.00
Subtotal Labor Hours / Fee - Task 2.8	4.00	24.00	8.00	54.00	110.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$69,620.00
Estimated Reimbursable Expenses/Subconsultants														
														\$0.00
Subtotal Reimbursable Expenses - Task 2.8														\$0.00
Total Task 2.8 - Conceptual Plans	4.00	24.00	8.00	54.00	110.00	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$69,620.00
GRAND TOTAL PRELIMINARY DESIGN	44.00	360.00	28.00	460.00	956.00	548.00	140.00	48.00	472.00	200.00	40.00	100.00	40.00	\$634,940.00

APPENDIX A-3



January 1, 2026

* Standard Hourly Rates

Chief Draftsman	\$120.00	-	\$130.00
Clerical	\$55.00	-	\$95.00
Construction Observer	\$85.00	-	\$170.00
Crew Support	\$65.00	-	\$95.00
Draftsman	\$85.00	-	\$145.00
Environmental Scientist / Designer	\$125.00	-	\$150.00
Geotech Driller	\$65.00	-	\$120.00
Geotech Engineer	\$130.00	-	\$240.00
Human Resources / Payroll	\$90.00	-	\$120.00
Landscape Architect	\$90.00	-	\$170.00
Media Specialist	\$85.00	-	\$105.00
Principal	\$215.00	-	\$280.00
Project Accountant	\$100.00	-	\$185.00
Project Designer	\$100.00	-	\$165.00
Project Designer - Intern	\$85.00	-	\$125.00
Project Engineer	\$155.00	-	\$180.00
Project Manager	\$140.00	-	\$250.00
Registered Land Surveyor	\$125.00	-	\$175.00
Senior Project Manager	\$225.00	-	\$250.00
Soils Lab Technician	\$75.00	-	\$150.00
Specification Writer	\$90.00	-	\$150.00
Structural Engineer	\$140.00	-	\$270.00
Survey - GPS	\$75.00	-	\$130.00
Survey Crew - Three Man	\$215.00	-	\$250.00
Survey Crew - Two Man	\$160.00	-	\$185.00
Survey Field - One Man	\$75.00	-	\$130.00
Survey Technician	\$85.00	-	\$145.00
Mileage Rate			.75 per Mile
Expenses			At Cost

** Standard Hourly Rates may be adjusted annually in accordance with the normal salary review practices of McClelland Consulting Engineers.*



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

CONTRACT AMENDMENT NO. 02

This Contract Amendment No. 02 (“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 adds professional services 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 1.2 – FINAL DESIGN PROJECT MANAGEMENT AND QUALITY ASSURANCE

- 1.2 Garver will continue providing project management and quality assurance services for final design services. This will include:
- Updating project work plan,
 - Updating project schedule as required,
 - Maintaining action item and decision logs,
 - Coordinating with regulatory agencies,
 - Conducting project team meetings,
 - Conducting technical review committee meetings,
 - Preparing monthly invoicing.

TASK 8 – FINAL DESIGN

Based upon the results of the approved preliminary design (30%) by the Owner, Garver will develop 90%, and 100% level design plans, specifications, and OPCC to support design of the included elements in the Preliminary Design (30%) Garver will also develop the ADEE Construction Permit and Permit Modification Application, conformed Drawings, Details, and Specifications to support design of the included elements in the Preliminary Design (30%).

- 8.1. Garver will lead a 60% review workshop at the Owner’s office to solicit comments and feedback from the Owner. The workshop will serve a milestone design review charrette. Garver will provide a design update of each work area, solicit feedback from project stakeholders, and request direction or decisions of the Owner where required to complete



the design. Decisions and actions will be documented in the meeting minutes. There will not be formal 60% submittal package.

- 8.2. Garver will develop 90% Drawings, Details, and Technical Specifications for the project. These plans will represent a 90% level of design. The 90% plans will be developed in accordance with applicable and appropriate code requirements. The 90% submittal will include “front-end” contract documents utilizing EJCDC contract documents for one (1) construction contract, with up to three (3) deductive alternatives. Garver will lead a 90% review workshop at the Owner’s office to solicit comments and feedback from the Owner.
- 8.3. Garver will furnish OWNER, when requested, the engineering data and graphics necessary for applications for routine permits, submittals, and approvals required by local, state, and federal authorities, and assist Owner in consultations with appropriate authorities. Garver will coordinate and meet with applicable regulatory agencies, which may include but are not limited to the ADEE.
- 8.4. Garver will prepare and submit an ADEE NPDES Permit Application for a construction permit. Garver will prepare a construction Stormwater Pollution Prevention Plan (SWPPP), including erosion control plans and details. As required, Garver will pay any review fee as a reimbursable expense as part of this agreement. Estimate review fees will be included as part of the Garver Fee.
- 8.5. Garver will prepare and submit an ADEE NPDES Permit Application for permit modification to accommodate the disinfection upgrades. Garver will pay any review fee as a reimbursable expense as part of this agreement as required.
- 8.6. Garver will develop Permit Application submittal package for Arkansas Department of Health and ADEE Construction Permit Application. These plans will be to a 90% level and will be signed and sealed per ADH and ADEE application requirements.
- 8.7. Garver will develop 100% Drawings, Details, and Technical Specifications. These plans will represent a 100% level of design. The 100% plans will be developed in accordance with applicable and appropriate code requirements. The 100% submittal will include “front-end” contract documents utilizing EJCDC contract documents for one (1) construction contract, with up to three (3) deductive alternatives. Garver will lead a 100% review workshop at the Owner’s office to solicit comments and feedback from the Owner.
- 8.8. Garver will provide the following deliverables:
 - (a) 90% Drawings, Details, Front-End and Technical Specifications as a searchable and bookmarked PDF.
 - (b) 100% Drawings, Details, Front-End and Technical Specifications as a searchable and bookmarked PDF.
 - (c) ADEE Construction Permit Application with Signed and Sealed Drawings and Specifications as a searchable and bookmarked PDF and one (1) half-size hard copy.



TASK 9 – SUE SURVEY & COORDINATION

- 9.1 Garver will assist the City of Fayetteville in Subsurface Utility Exploration (SUE) services to support final design efforts, including utility designation and location to identify and map underground utilities that may impact the proposed improvements. This survey will be tied to the Owner's control network. Garver will provide approximate location of utilities that require SUE, the Owner will provide the labor and excavation equipment to expose the utility, Garver will provide survey services to document the location of found utilities.

TASK 10 – BIDDING

The bid award basis will be based on competitive sealed proposals. The scope of services assumes the bidding period for bidders is 60 calendar days. During the bidding period phase of the project, Garver will:

- (a) Prepare issued for bidding Drawings, Details, and Technical Specifications as a searchable and bookmarked PDF.
- (b) Conduct contractor engagement during final design prior to 90% submittal.
- (c) Support the Owner staff in advertisement for bids via competitive sealed proposal bidding method.
- (d) Post construction contract documents to Garver's online plan room, or Owner's preferred online platform.
- (e) Support the contract documents by preparing addenda as appropriate.
- (f) Participate in a pre-bid meeting.
- (g) Prepare pre-bid meeting minutes. Following Owner authorization, post the pre-bid meeting minutes with attendance record on Garver's online plan room, or Owner's preferred online platform.
- (h) Participate and chair a construction site tour by interested pre-bid meeting attendees and other interested parties.
- (i) Support the Owner in generating the evaluation matrix for evaluating submitted proposals. After completion of the evaluation and associated scoring, Garver will support the Owner in evaluating proposals and recommend award.
- (j) Attend and participate in reporting recommendation of award to the Water and Sewer Commission.
- (k) Prepare construction contracts.
- (l) Prepare conformed documents.



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 approval and Garver 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.
- (m) Any construction related services outside those specifically stated above.

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
Task 1 – Project Management and Quality Assurance	Project Duration	May 28, 2025
Task 1.1 – Preliminary Design Project Management	Preliminary Design Project Duration	-
Task 1.2 – Final Design Project Management	Final 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 (REMOVED FROM AGREEMENT)	45 days from CMAR selection	
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
Task 8 – Final Design (60% Workshop)	90 days from NTP for Amendment 02 for Final Design	June 13, 2026
Task 8 – Final Design (90%)	90 days after Owner approval of 60% Workshop meeting minutes	September 18, 2026
Task 8 – Final Design (90% Workshop)	14 days from 90% Submittal	October 2, 2026
Task 8 – Final Design (100%)	30 days after Owner approval of 90% Workshop meeting minutes	November 8, 2026
Task 9 – Bidding Support	75 days from 100% Submittal	January 22, 2027
Future Tasks		
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 – SCOPE OF SERVICES

Appendix B of The Agreement is hereby modified as follows:

Appendix 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 1.2 – Final Design Project Management	\$122,100.00
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
Task 8 – Final Design	\$4,589,800.00
Task 9 – SUE Survey and Coordination	\$30,000.00
Task 10 – Bidding	\$160,900.00
Subtotal for 10% Design + Amendment 01 (Shaded)	\$2,225,404.00
Subtotal for Tasks Added via this Amendment 02	\$4,902,800.00
Subtotal for Basic Services	\$7,128,204.00



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: _____

Attest: _____
City Clerk Treasurer, Kara Paxton

Attest: _____
Sr. Project Manager, Chris Randall