

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



Transportation Committee Agenda

Tuesday, May 28, 2024

5:30 PM

City Hall Room 111

Council Members

Council Members:

Sarah Bunch

Holly Hertzberg

Sarah Moore

City Staff:

Chris Brown, Public Works Director/City Engineer

Terry Gulley, Asst. PW Director for Operations/Transportation Services Director

New Business

1. WRMC Cost Share Agreement

WRMC Cost Share Agreement for street improvements for the extension of North Futrell Drive -

2. W. Morning Mist Traffic Calming

W Morning Mist Drive (Waterway to River Ben) Traffic Calming request from the Clabber Creek Subdivision -

Reports and Presentations

Informational Items

1. Railroad Crossing Elimination Grant Agreement

A Resolution for approval of a Federal Railroad Administration Grant Agreement, approval of a budget adjustment and to recognize the revenue from the grant. -

Adjourn

Zoom Information:

1. WEBINAR INFORMATION:

[HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_MS27NEDTQIK9BEBH2IUPAW](https://us06web.zoom.us/webinar/register/WN_MS27NEDTQIK9BEBH2IUPAW)



MEETING OF JUNE 18, 2024

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Chris Brown, City Engineer

FROM: Matt Casey, Engineering Design Manager

DATE: May 24, 2024

SUBJECT: Cost Share Agreement with Washington Regional Medical Center

RECOMMENDATION:

Staff recommends approval of a cost share agreement with Washington Regional Medical Center for the construction of the railroad crossing at the Futrall Drive and Gregg Avenue intersection and approval of a budget adjustment.

BACKGROUND:

The extension of Futrall Drive has long been on the City's Master Street Plan, to provide additional access to approximately 150 acres of undeveloped property west of the railroad tracks, east of Garland Avenue, and north of Drake Street. The connection will provide a more direct access from the property to the Fulbright Expressway and will include pedestrian facilities to allow for safe crossings at the railroad and Gregg Avenue.

On December 15, 2020, the City Council approved an agreement with the Arkansas Missouri Railroad for the construction of a new railroad crossing at North Futrall Drive and North Gregg Ave. As part of the agreement, the railroad required the closure of an existing crossing.

On December 5, 2023, the City Council approved a resolution committing \$730,000 to complete the work associated with this crossing.

DISCUSSION:

In 2021, Washington Regional Medical Center (WRMC) purchase 15 acres of property within the Drake Farms Development and is moving forward with their planned expansion. WRMC has secured a contractor and is preparing to begin preliminary work on the site. They have provided cost information from the contractor and have requested that the City enter into a cost share agreement for the \$730,000 that was committed in December of 2023.

BUDGET/STAFF IMPACT:

The proposed source for the funding is the 2019 Transportation Bond Funds.

Attachments:

Cost Share Agreement

CONTRACTUAL AGREEMENT FOR COST SHARE OF STREET IMPROVEMENT COSTS

This Agreement, made and entered into on this ____ day of _____ 2024, by and between the City of Fayetteville, Arkansas (“City”) and Washington Regional Medical Center witnesseth:

WHEREAS, on 2021, Washington Regional Medical Center purchased 15 acres of property within the Drake Farms Development and is preparing for a planned expansion that will be served by the extension of North Futrall Drive from North Gregg Street west across the Arkansas Missouri Railroad.

WHEREAS, Washington Regional Medical Center is required to construct street and sidewalk improvements from North Gregg Street extending west to the western edge of the Arkansas Missouri Railroad concrete grade crossing.

WHEREAS, it would benefit the City to have this portion of the North Gregg Street and North Futrall Drive intersection and extension to be constructed along with the other proposed improvements for this development.

NOW, THEREFORE, the City of Fayetteville, Arkansas and Washington Regional Medical Center agree as follows:

1. The City of Fayetteville, Arkansas agrees to:

- A. Reimburse Washington Regional Medical Center for actual costs up to \$730,000.00 which represents the cost to complete erosion control, demolition, earthwork, storm drain, site utilities, site concrete, signage, striping, asphalt paving, concrete paving and traffic signal associated with extending the N Futrall Drive and North Gregg Street intersection west to the Arkansas Missouri Railroad tracks and other items necessary for construction as shown in Exhibit “A”, attached.
- B. Payments due to Washington Regional Medical Center shall be remitted within sixty (60) days after receipt of valid invoices and pending successful inspection and acceptance of the completed work by the City of Fayetteville Engineering Division.

2. Washington Regional Medical Center agrees to:

- A. Provide the necessary and normal project management, inspection, and testing as necessary to complete the work shown on Exhibit “A”, in accordance with the City of Fayetteville Minimum Street Standards, and City Standard Details, both of which are available at <http://www.fayetteville-ar.gov/445/Engineering-Specs-Details>

- B. Provide a copy of the invoices from the Contractor upon completion and City approval of the improvements described in Exhibit "A".
- C. Pay for the street improvements with a not to exceed reimbursement of \$730,000.00 of the cost by the City of Fayetteville.
3. It is further understood that the contract for construction is between Washington Regional Medical Center and their Contractor, and that the City has no contractual obligation with either the Contractor or any agent for Washington Regional Medical Center. The City's only obligation shall be to participate in a contractual agreement with a not-to-exceed amount of \$730,000.00 for the associated street improvements.

IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN BELOW:

**Washington Regional Medical Center
3215 N. Northhills Blvd.
Fayetteville, AR 72703**

**CITY OF FAYETTEVILLE,
ARKANSAS**

By: _____
Birch Wright, Chief Operating Officer

By: _____
LIONELD JORDAN, Mayor

ATTEST:

ATTEST:

s
By: _____

By: _____
Kara Paxton, City Clerk

Washington Regional

N. Gregg Ave. & Futrell Dr Intersection
Improvements

COF PLANS: 3-7-2024

Description		4.23.2024	Notes
N Gregg & Futrell Intersection Improvements			
Erosion Control	3,348		Nabholz - Self Perform
Demolition	7,411		Nabholz - Self Perform
Earthwork	18,483		Nabholz - Self Perform
Storm Drain	15,596		Nabholz - Self Perform
Site Utilities (Water)	2,901		Nabholz - Self Perform
Site Concrete, Signage and Striping	94,578		Nabholz - Self Perform
Asphalt Paving	20,515		Subcontractor
Traffic Signal	504,175		Subcontractor
Subtotal	667,007		
Warranty	1,668		
Cost of Work	668,675		
Survey Control Points	-		*provided by Owner
Geotechnical Services	-		*provided by Owner
Design Fees	-		
QA/QC Testing Allowance	-		*carried by Owner
RR ROW Inspector Allowance	13,000		
RR Insurance Allowance	3,000		
Allowances	16,000		
P & P Bond	4,450		*updated P&P Bond Rate
Maintenance Bond - Public Infrastructure	328		CoF 2 Year for 25% of Public Infrastructure
Bonds	4,779		
Est/Construction Contingency	-		
Contractor Contingency	-		
General Liability	6,550		
SDI	6,559		
Insurance Totals	13,108		
General Conditions	10,000		
General Conditions	10,000		
Construction Manager Fee (5%)	35,628		
Contractors Fee	35,628		
Total	748,190		

Proposal Clarifications:

Drake Farms RR Crossing GMP Intersection



Nabholz Construction Corporation Civil

Rogers, AR

Contact: Joe Fifer
Phone: 501.993.8749
Email: joe.fifer@nabholz.com

Quote To: Washington Regional

Project Location: Futrall and Gregg
Fayetteville, AR
CEI/City of Fayetteville

Attention: Stephen Gilbert, ASHE
Phone: 479-443-7916
Email: sgilbert@wregional.com

Engineer:
Date of Plans:
Geotech:
Date of Report:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Futrall and Gregg Intersection				
	Erosion Control				
110	Straw Wattles	240.00	LF	9.28	2,227.20
120	Concrete Washout	1.00	EA	1,120.28	1,120.28
	Erosion Control Subtotal				3,347.48
	Demolition				
210	Sidewalk Demo	1,296.00	SF	1.67	2,164.32
215	Curb and Gutter Demo	130.00	LF	9.40	1,222.00
220	Saw Cut	180.00	LF	7.71	1,387.80
230	Return Signal Equipment to City	1.00	LS	1,240.87	1,240.87
235	Signal Foundation Demo	4.00	EA	349.04	1,396.16
	Demolition Subtotal				7,411.15
	Earthwork				
310	Cut to Fill	90.00	CY	32.82	2,953.80
320	Import Select Fill	283.00	CY	37.03	10,479.49
330	Fine Grade Structural Site	4,500.00	SF	0.43	1,935.00
335	Fine Grade Non-Structural Site	3,500.00	SF	0.38	1,330.00
350	Topsoil w/ Existing Material	70.00	CY	25.49	1,784.30
	Earthwork Subtotal				18,482.59
	Storm Drain				
405	18" RCP	94.00	LF	137.78	12,951.32
430	18" RCP FES	1.00	EA	1,180.84	1,180.84

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
435	18" RCP FES w/ Curtain Wall	1.00	EA	1,463.65	1,463.65
	Storm Drain Subtotal				15,595.81
	Water Line				
510	Raise Fire Hydrant	1.00	EA	1,803.80	1,803.80
515	Adjust Existing Utilities	1.00	LS	1,097.64	1,097.64
520	Encase 18" Waterline w/ Steel Cas (Not Included)	485.00	LF		
	Waterline Subtotal				2,901.44
	Paving				
710	Curb and Gutter	263.00	LF	32.14	8,452.82
715	Class 7 Base 6"	275.00	SY	11.68	3,212.00
720	Concrete Sidewalk	30.00	SY	92.56	2,776.80
725	HC Ramps	102.00	SF	25.71	2,622.42
730	Class 7 Base 4" Concrete	30.00	SY	9.29	278.70
740	Concrete Trail	185.00	SY	130.38	24,120.30
745	Concrete Slope Paving	40.00	SY	127.27	5,090.80
750	Concrete Turndown	15.00	LF	32.14	482.10
755	Class 7 Base 4" Concrete	225.00	SY	9.32	2,097.00
760	Striping / Signage	1.00	LS	32,137.84	32,137.84
780	Railroad Signal (by others)				
	Paving Subtotal				81,270.78
	Misc				
810	M.O.T	1.00	LS	11,378.12	11,378.12
820	Type 3 4' Barricades	3.00	EA	642.76	1,928.28
	Futrall and Gregg Intersection Subtotal				142,315.65
GRAND TOTAL					\$142,315.65

SUBCONTRACT PROPOSAL



APAC-Central, Inc.

755 E. Millsap Rd., P.O. Box 9208

Fayetteville, AR 72703

Contact: Shaun Long

Phone: 479-957-3269

Email: shaun.long@apac.com

Quote To: Nabholz Construction Services
3301 North 2nd Street
Rogers, AR 72756
Phone: 479-659-7868
Email: mike.frost@nabholz.com
Attn: Mike Frost

Job Name: Drake Farms RR Crossing Rev - Budget
Job Location:
Bid Date: 4/23/24

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.00	LS	5,000.00	5,000.00
12	Admin	1.00	LS		5,000.00
20	ACHM Surface Course (3")	684.00	SY	44.25	30,267.00
21	Futrall Drive W				30,267.00
30	ACHM Surface Course (2")	220.00	SY	44.00	9,680.00
40	ACHM Binder Course (3")	220.00	SY	49.25	10,835.00
41	Gregg and Futrall intersection				20,515.00
GRAND TOTAL					\$55,782.00

NOTES:

Terms and Conditions - Subcontract Quotation

For purposes of this quote - the term APAC will refer to APAC-Central, Inc., and the term Contractor will refer to the recipient of this quote.

The contractor shall provide/share a survey model to subcontractor, if available, to ensure construction accuracy.
APAC will not be liable for ANY elevation discrepancies due to the provided survey model.

The contractor shall provide access to onsite water to subcontractor, where construction activities require.

APAC will not quote the above items singularly, all items are to be considered as one quote for purposes of contracting with APAC.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices for the actual quantities of work performed by APAC as determined upon completion of the work.

Contractor and/or Owner must meet APAC's credit conditions prior to APAC mobilizing on the project. If Contractor was required to provide performance and payment bonds to Owner, Contractor will provide copy of Payment bond to APAC as credit security.

APAC requires a minimum of two (2) weeks notice prior to mobilizing on the project. APAC will complete the quoted work on a mutually agreed schedule, and will not be liable for any liquidated damages resulting from conditions beyond APAC's control.



TLS GROUP, Inc.
dba TLS Construction Group

P.O. Box 14788
Oklahoma City, OK 73113
(405) 524-1341

To:	Nabholz Construction - Arkansas	Contact:	Mike Frost
Address:	3301 N. 2nd Street, PO Box 277 Rogers, AR 72756	Phone:	(479) 659-7807
		Fax:	(479) 621-8089
Project Name:	Nabholz, Gregg & Futrall, Intersection Improvements	Bid Number:	
Project Location:	N. Gregg Ave. & Futrall Drive, Fayetteville, AR	Bid Date:	3/22/2024

The following is a quotation for the above subject project.

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Section 01 - Base Bid					
01001	MOBILIZATION (UNIT BID AMOUNT MAY NOT EXCEED 5% OF SUBTOTAL)	1.00	LS	\$12,500.00	\$12,500.00
01002	SERVICE POINT ASSEMBLY (2 CIRCUITS)	1.00	EACH	\$5,510.00	\$5,510.00
01003	SYSTEM LOCAL CONTROLLER (8 PHASE) McCain ATCeX 2 NEMA TS-2/ TYPE 2	1.00	EACH	\$41,000.00	\$41,000.00
01004	VIDEO DETECTOR IP (CLR) (ITERIS VANTAGE VECTOR)	5.00	EACH	\$4,800.00	\$24,000.00
01005	ITERIS VANTAGE NEXT PROCESSOR (SHELF-MOUNT FORMAT)	2.00	EACH	\$52,850.00	\$105,700.00
01007	LOCAL RADIO UBIQUITI NANOSTATION NSM5 5.8 GHZ	1.00	EACH	\$865.00	\$865.00
01008	E-NET CABLE (EXTERIOR CAT 5)	950.00	LF	\$1.60	\$1,520.00
01009	NON-METALLIC CONDUIT (2")	50.00	LF	\$30.00	\$1,500.00
01010	NON-METALLIC CONDUIT (3")	650.00	LF	\$40.00	\$26,000.00
01011	GALVANIZED STEEL CONDUIT (2")	20.00	LF	\$57.50	\$1,150.00
01012	CONCRETE PULL BOX (TYPE 2 HD)	6.00	EACH	\$1,840.00	\$11,040.00
01013	CONCRETE PULL BOX (TYPE 3 HD)	2.00	EACH	\$2,230.00	\$4,460.00
01014	TRAFFIC SIGNAL CABLE (5C/14 A.W.G.)	1,200.00	LF	\$4.70	\$5,640.00
01015	TRAFFIC SIGNAL CABLE (5C/12 A.W.G.)	500.00	LF	\$5.00	\$2,500.00
01016	TRAFFIC SIGNAL CABLE (7C/14 A.W.G.)	300.00	LF	\$6.00	\$1,800.00
01017	TRAFFIC SIGNAL CABLE (20C/14 A.W.G.)	525.00	LF	\$10.00	\$5,250.00
01018	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/12 A.W.G.)	275.00	LF	\$1.20	\$330.00
01019	ELECTRICAL CONDUCTORS-IN-CONDUIT (2C/12 A.W.G.)	750.00	LF	\$2.00	\$1,500.00
01020	ELECTRICAL CONDUCTORS-IN-CONDUIT (2C/6 A.W.G.)	50.00	LF	\$5.60	\$280.00
01021	ELECTRICAL CONDUCTORS-IN-CONDUIT (1C/8 A.W.G.)	500.00	LF	\$1.80	\$900.00
01022	TRAFFIC SIGNAL HEAD (3-SECTION) (L.E.D.)	13.00	EACH	\$1,530.00	\$19,890.00
01023	TRAFFIC SIGNAL HEAD (4-SECTION) (L.E.D.)	3.00	EACH	\$1,820.00	\$5,460.00
01024	COUNTDOWN PEDESTRIAN SIGNAL HEAD (L.E.D.)	4.00	EACH	\$1,100.00	\$4,400.00
01025	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (24')	2.00	EACH	\$24,000.00	\$48,000.00
01026	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (26')	1.00	EACH	\$27,000.00	\$27,000.00
01027	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (36')	1.00	EACH	\$30,000.00	\$30,000.00
01028	TRAFFIC SIGNAL MAST ARM AND POLE WITH FOUNDATION (48')	1.00	EACH	\$36,000.00	\$36,000.00
01029	TRAFFIC SIGNAL PEDESTRIAN POLE WITH FOUNDATION (10')	3.00	EACH	\$4,500.00	\$13,500.00
01030	LUMINAIRE ASSEMBLY (FULL CUTOFF)	4.00	EACH	\$950.00	\$3,800.00
01031	VIDEO MONITOR W/ MOUSE (CLR)	1.00	EACH	\$1,450.00	\$1,450.00
01032	RIGHT TURN SIGNAL SIGN R10-10R	1.00	EACH	\$520.00	\$520.00
01033	"LEFT TURN YIELD ON FLASHING ARROW" R10-12M	1.00	EACH	\$520.00	\$520.00
01034	GUIDE SIGNS	4.00	EACH	\$800.00	\$3,200.00

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01035	LED BLANK OUT SIGN	2.00	EACH	\$5,750.00	\$11,500.00
01036	SELF CONTAINED BATTERY BACK UP (TESCO CONTROL MODULE 22-BBS)	1.00	EACH	\$17,100.00	\$17,100.00
01038	CENTRAL CONTROL UNIT (POLARA ICCU-S2: INTELLIGENT, SHELF MOUNT)	1.00	EACH	\$4,950.00	\$4,950.00
01037	PUSH BUTTON STATION (POLARA INS2: "INS" INAVIGATOR 2-WIRE)	4.00	EACH	\$1,360.00	\$5,440.00
01039	X-RPS RAILROAD PREEMPTION SYSTEM WITH 2-MODULE RACK & WIRING HARNESS	1.00	EACH	\$7,000.00	\$7,000.00
01040	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	1.00	LS	\$7,000.00	\$7,000.00
Total Price for above Section 01 - Base Bid Items:					\$500,175.00

Section 02 - Optional Items

02001	BOND (OPTIONAL)	1.00	LS	\$4,000.00	\$4,000.00
Total Price for above Section 02 - Optional Items Items:					\$4,000.00

Total Bid Price: **\$504,175.00**

Notes:

- **Prime Contractor to be responsible for any Railroad Insurance, Permits, Right of Entry Agreements, and Railroad Flagging.**
- **We exclude all conduit boring underneath the railroad and within railroad ROW.**
- **Rate of retainage to be the same as Owner holds on Prime Contractor.**
- All items and sections of this quotation are tied together and may not be selected individually without prior consent from TLS.
- Prime Contractor to be responsible for all Construction Traffic Control Signs and Devices for our Workzones.
- Prime Contractor to be responsible for Construction Staking and Elevations for our work.
- Prime Contractor to be responsible for GPS As-built Survey.
- This quotation does not include any removal or replacement of hardscape that may be required for the installation of our items.
- Prime Contractor to be responsible for any Construction Testing.
- We exclude restoration and repair of Right of Way damaged by our operations.
- Prime Contractor to provide safe and reasonable ingress and egress for our work areas.
- Prime Contractor to be responsible for the removal of existing foundations.
- Prime contractor responsible for removal of spoils from our excavations.
- We will provide insurance based on ArDOT Specifications.
- The above prices include all cost for Electrical Permits and Inspection Fees if required.
- Delivery for the major electrical equipment is 25 to 30 weeks after receipt of approved submittals.
- All work will be done in accordance with the Plans and Specifications.
- **Due to the volatility in the steel market, we will tie our base steel pricing to the Commodities Research Unit (CRU) index. Should the CRU pricing rise beyond the quoted base pricing term, we reserve the right to evaluate and re-quote as necessary.**
- **This quotation is firm for 30 days.**
- Contractor agrees to indemnify and hold harmless Subcontractor and its affiliated companies from and against any and all demands, claims, suits, causes of action, damages, losses, penalties, and/or expenses including attorney fees, arising out of or resulting from Contractor's performance or negligent actions in performing work outside the scope of this quote, or from Contractor's actions that cause delay which impedes Subcontractor's ability to perform the work within the scope of this quote.
- The terms and conditions of this quote supercede any and all prior agreements or understandings that may relate in any way to the work quoted.
- Our Arkansas Contractors License Number is 0429360824.

Payment Terms:

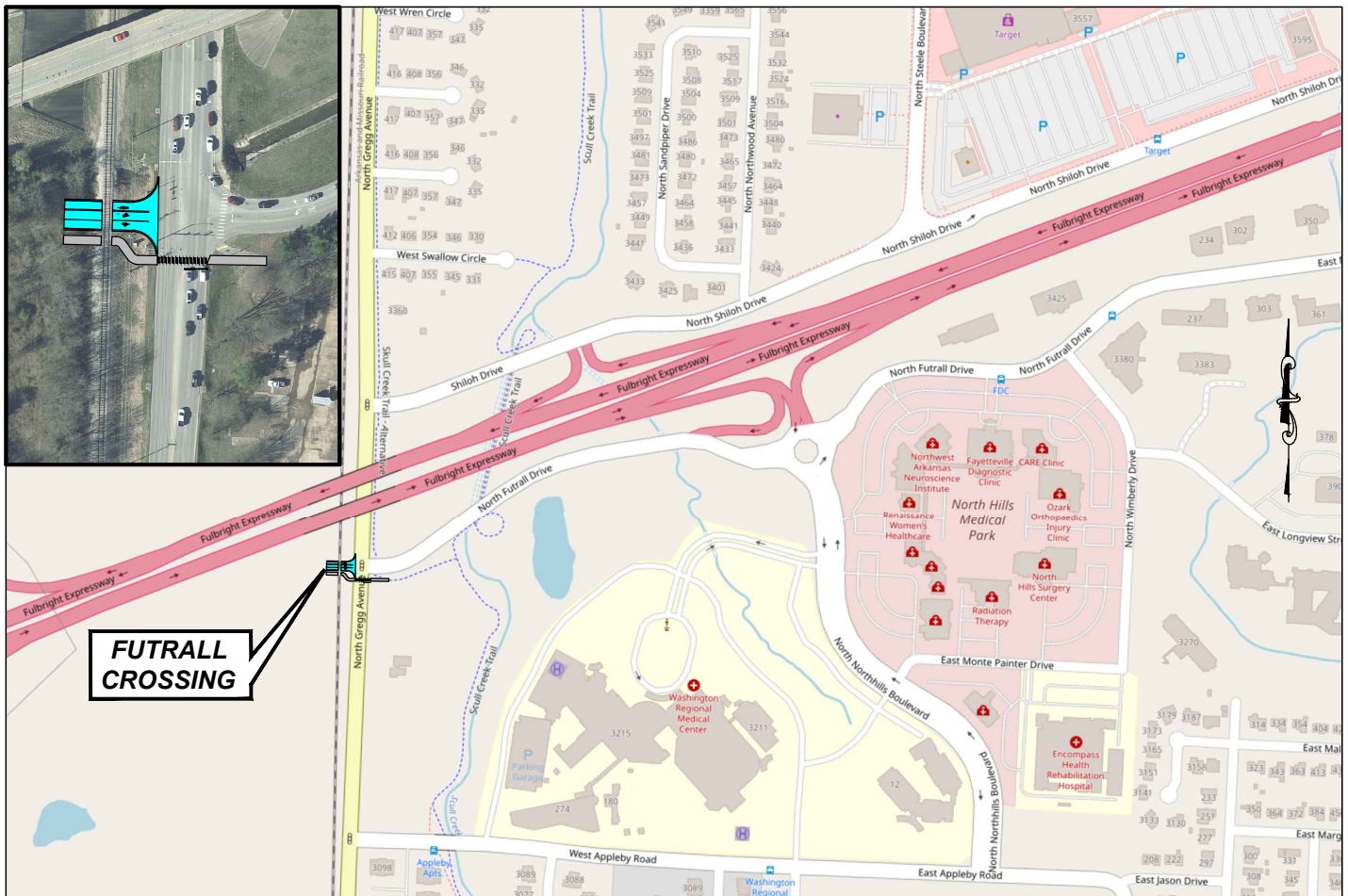
Terms for Payment are NET 30 days from date of our invoice.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: TLS DBA Authorized Signature: _____ Estimator: Lawson Miracle 405-423-0623 estimating@tlsokc.com
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PROPOSED FUTRALL DRIVE RAILROAD CROSSING

for the
City of Fayetteville

MAY 2020



VICINITY MAP



CITY OF
FAYETTEVILLE
ARKANSAS

www.fayetteville-ar.gov

ENGINEERING DIVISION

PHONE: (479) 575-8206
113 W. MOUNTAIN STREET

FAX NO: (479) 575-8202
PROJECT: ENGR. No. 8126



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Resolution: 277-23

File Number: 2023-1271

FUTRALL DRIVE RAILROAD CROSSING (2019 TRANSPORTATION BOND PROJECT):

A RESOLUTION TO EXPRESS THE INTENT OF THE CITY COUNCIL TO COMMIT \$730,000.00 TO COMPLETE THE SIGNALIZATION AND ROAD WORK FOR THE FUTRALL DRIVE RAILROAD CROSSING

WHEREAS, on December 15, 2020, Ordinance 6393 was adopted authorizing Mayor Jordan to sign an agreement for up to \$550,000.00 with the Arkansas Missouri Railroad for the construction of a new railroad crossing at North Futrall Drive and North Gregg Avenue but included no funding for signalization or construction; and

WHEREAS, in 2021, Washington Regional Medical Center purchased 15 acres of property within the Drake Farms Development and is preparing for a planned expansion that will be served by this crossing; and

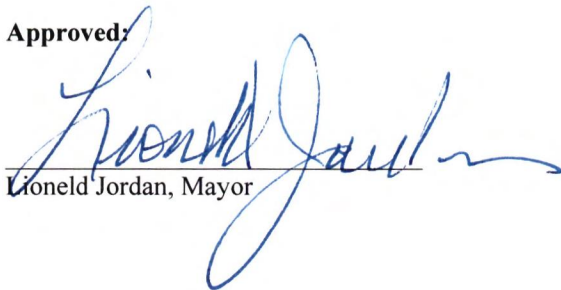
WHEREAS, staff recommends funding the completion of road work to connect the railroad crossing from the train tracks east to North Gregg Avenue and the signal reconfiguration work at Futrall Drive and North Gregg Avenue.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intent to commit \$730,000.00 of 2019 Transportation Bond funds to complete the signalization and road work for the Futrall Drive Railroad Crossing..

PASSED and APPROVED on December 5, 2023

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





MEETING OF DECEMBER 5, 2023

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Devin Howland, Director of Economic Vitality
DATE:
SUBJECT: Washington Regional Medical Center Rail Road Crossing Completion

RECOMMENDATION:

Staff recommends approval of a resolution committing \$730,000 to complete the signalization and road work for the Futrall Drive Railroad Crossing.

BACKGROUND:

In May 2020, Mayor Jordan introduced the Futrall Drive Railroad Crossing item, a 2019 Transportation Bond Project, to City Council for consideration. *The Arkansas Missouri Railroad requires the closure of an existing crossing if a municipality wishes to open a new crossing.* City Council immediately tabled the item indefinitely after Council Members expressed concerns over which crossings would close in exchange.

The item was returned to the Council in August, where it was tabled again after members of the City Council called for the removal of the funding for the signal and street work. Ordinance 6393 was adopted on December 15, 2020, authorizing Mayor Jordan to sign an agreement for up to \$550,000 with the Arkansas Missouri Railroad. The ordinance included no funding for signalization or construction.

In 2021, Washington Regional Medical Center (WRMC) purchased 15 acres of property within the Drake Farms Development (PIN: 765-15884-003 and 765-15773-003) and is preparing for their planned expansion.

DISCUSSION:

Three years after the item's initial introduction, staff suggests revisiting this project to fund the completion of the railroad crossing from the train tracks east to N Gregg Avenue and the signal reconfiguration work that WRMC needs to expand as they prepare for their next phase of construction at Drake Farms.

About Washington Regional Medical Center:

Washington Regional Medical Center is one of the most critical pillars of the City of Fayetteville's economy. Beyond their continued recognition as the #1 hospital in Arkansas for the third year in a row by the U.S. News & World Report, our hospital employs thousands of residents and keeps our community healthy. In 2022, WRMC performed nearly 27,000 surgeries as well as treated nearly 63,000 urgent care visits and 54,000 emergency room visits.

Project Details:

The WRMC Railroad completion project includes the road work east of the train tracks to N Gregg Avenue and

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

includes two primary parts:

- **Completing road work to connect the crossing to N Gregg Avenue along with safety guards.** Staff proposes covering the estimated cost of \$118,000 with Transportation Bond funds.
- **Reconfiguring the signal at Futrall Drive and N Gregg Avenue.** Signal reconfiguration is estimated at the contractor price of \$609,000, an amount that staff will explore lowering through the utilization of City crews and other means.

Any costs related to the crossing completion over the \$730,000 appropriated by this Resolution will be the responsibility of WRMC.

Economic Benefits:

WRMC will expand across their new property over a series of phases. The following estimates were provided to staff and City Council in 2020 and do not account for inflation-related cost escalation that has undoubtedly increased anticipated construction costs:

- **Phase 1:** 100,000 square feet with 150 new full-time employees and capital investment of \$35M
- **Phase 2:** 250,000 square feet with at least 600 new full-time employees and capital investment of \$85M

The City and region will benefit greatly from the additional Graduate Medical Education programming, which can be supported through this expansion project. WRMC and the University of Arkansas for Medical Sciences (UAMS) have received accreditation for a new internal medicine residency program that kicked off in July 2023. The program will create approximately 92 residency slots in Northwest Arkansas by 2030, providing long-term economic benefits as healthcare professionals have a higher probability of staying in the local labor market where their residency is completed.

BUDGET/STAFF IMPACT:

\$730,000 in 2019 Street Projects Bond Funds. The Public Works Department's staff time will be utilized for the reconfiguration of the signal at Futrall Drive and Gregg Avenue.

ATTACHMENTS: SRF (#3), Futrall Crossing Exhibit (#4), Futrall Crossing Cost Estimate (#5), Letter From WRMC COO (#6), Ordinance 6354 (#7), Ordinance 6393 (#8)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2023-1271

Washington Regional Medical Center Rail Road Crossing Completion

A RESOLUTION TO EXPRESS THE INTENT OF THE CITY COUNCIL TO COMMIT \$730,000.00 TO COMPLETE THE SIGNALIZATION AND ROAD WORK FOR THE FUTRALL DRIVE RAILROAD CROSSING

WHEREAS, on December 15, 2020, Ordinance 6393 was adopted authorizing Mayor Jordan to sign an agreement for up to \$550,000.00 with the Arkansas Missouri Railroad for the construction of a new railroad crossing at North Futrall Drive and North Gregg Avenue but included no funding for signalization or construction; and

WHEREAS, in 2021, Washington Regional Medical Center purchased 15 acres of property within the Drake Farms Development and is preparing for a planned expansion that will be served by this crossing; and

WHEREAS, staff recommends funding the completion of road work to connect the railroad crossing from the train tracks east to North Gregg Avenue and the signal reconfiguration work at Futrall Drive and North Gregg Avenue.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intent to commit \$730,000.00 of 2019 Transportation Bond funds to complete the signalization and road work for the Futrall Drive Railroad Crossing..

City of Fayetteville Staff Review Form

2023-1271

Item ID

12/5/2023

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

Devin Howland

11/10/2023

ECONOMIC DEVELOPMENT (050)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a resolution committing \$730,000 of Street Projects bond funds towards the completion of the road and signal work at the Futrall Railroad Crossing to support the Washington Regional Medical Center expansion.

Budget Impact:

4702.860.7220-5809.00

Street Projects 2019 Bonds

Account Number

Fund

46020.7220

Futrall/Gregg and Shiloh/Gregg RR Crossings

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,094,189.00

Expenses (Actual+Encum)

\$ 536,104.03

Available Budget

\$ 558,084.97

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 558,084.97

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Drake Farms RR Crossing Budget



Nabholz Construction Corporation Civil

Rogers, AR

Contact: Justin Belk
Phone: 501.889.4501
Email: justin.belk@nabholz.com

Quote To:

Project Location: Futrall Drive
Fayetteville, AR

Attention:
Phone:
Email:

Engineer: CEI
Date of Plans: 06.01.2023
Geotech:
Date of Report:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Futrall and Greg Intersection				
	Erosion Control				
110	Straw Wattles	140.00	LF	8.79	1,230.60
	Erosion Control Subtotal				1,230.60
	Demolition				
210	Sidewalk Demo	936.00	SF	1.58	1,478.88
215	Curb and Gutter Demo	130.00	LF	8.90	1,157.00
	Demolition Subtotal				2,635.88
	Earthwork				
310	Cut to Fill	90.00	CY	31.08	2,797.20
320	Import Select Fill	283.00	CY	35.07	9,924.81
330	Fine Grade Structural Site	4,500.00	SF	0.41	1,845.00
335	Fine Grade Non-Structural Site	3,500.00	SF	0.36	1,260.00
350	Topsoil w/ Existing Material	70.00	CY	24.14	1,689.80
	Earthwork Subtotal				17,516.81
	Storm Drain				
405	18" RCP	90.00	LF	130.49	11,744.10
430	18" RCP FES	2.00	EA	1,118.23	2,236.46
	Storm Drain Subtotal				13,980.56
	Water Line				
510	Raise Fire Hydrant	1.00	EA	1,708.42	1,708.42

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
520	Encase 18" Waterline w/ Steel Casing ???	485.00	LF		
	Waterline Subtotal				1,708.42
	Paving				
705	Asphalt Paving 3"	216.00	SY	57.07	12,327.12
710	Curb and Gutter	263.00	LF	30.44	8,005.72
715	Class 7 Base 8"	275.00	SY	13.74	3,778.50
720	Concrete Sidewalk	30.00	SY	87.66	2,629.80
725	HC Ramps	102.00	SF	24.35	2,483.70
730	Class 7 Base 4" Concrete	30.00	SY	8.49	254.70
740	Concrete Trail	185.00	SY	122.85	22,727.25
745	Class 7 Base 4" Concrete	185.00	SY	8.53	1,578.05
750	Striping / Signage	1.00	LS	15,827.98	15,827.98
760	Traffic Signal	1.00	LS	608,768.50	608,768.50
780	Railroad Signal (by others)				
	Paving Subtotal				678,381.32
	Misc				
810	M.O.T	1.00	LS	9,131.53	9,131.53
820	Type 3 4' Barricades	3.00	EA	608.77	1,826.31
	Misc Subtotal				10,957.84
	Futrell and Greg Intersection Subtotal				726,411.43
	Washington Regional Drive				
	Erosion Control				
1005	Silt Fence	140.00	LF	8.79	1,230.60
1010	Straw Wattles	110.00	LF	8.78	965.80
1012	Big Reds	35.00	LF	21.74	760.90
1015	Construction Entrance	1,000.00	SF	4.37	4,370.00
1020	Inlet Protection	2.00	EA	639.83	1,279.66
1025	Check Dams	20.00	LF	69.16	1,383.20
1030	Concrete Washout	1.00	EA	1,061.05	1,061.05
1035	Tree Protection	140.00	LF	8.52	1,192.80
1040	SWPPP Board	1.00	EA	1,339.29	1,339.29
1050	SWPPP Monitoring/ Inspect	1.00	LS	1,339.29	1,339.29
1060	Seeding	1,000.00	SY	1.52	1,520.00
	Erosion Control Subtotal				16,442.59
	Demolition				
2010	Tree 8" to 14" Demo	19.00	EA	1,323.75	25,151.25
2015	Fence Demo	280.00	LF	3.52	985.60
	Demolition Subtotal				26,136.85

November 8, 2023

Dear Mayor Jordan,

Washington Regional Medical System is planning to expand its campus in Fayetteville to meet the growing health care needs of Northwest Arkansas. In 2021, Washington Regional acquired approximately 15 acres and an option to purchase an additional 25 acres in the Drake Farms development in Fayetteville, which is adjacent to the hospital campus.

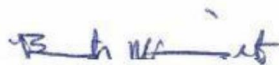
Our medical center campus at North Hills opened in 2002 with 345,000 square feet of space. In less than 20 years, it has grown to over 724,000 square feet, and we are unable to expand any further. The property at Drake Farms will allow Washington Regional to plan for the next 25 years of growth by optimizing our medical center campus for higher acuity services and offering outpatient and lower acuity services at our expanded campus at the Drake Farms property.

Washington Regional currently employs over 3,400 team members which is a 95% growth in our workforce since 2012. Our team provides care in over 50 clinic locations and 125 departments of the hospital. We were able to serve nearly 190,000 unique patients this past year. In providing this exceptional care, we were able to provide over \$25 million dollars of care in community benefit. We are proud of these accomplishments, which recently earned us the ranking of #1 hospital in Arkansas by U.S. New & World Report for a third consecutive year.

Washington Regional's mission is to improve the health of people in the community we serve through compassionate, high-quality care, prevention and wellness education. We truly are the leading health care system in Northwest Arkansas ---- the best place to receive care and the best place to give care.

After consulting with and concurrence from your staff, your support of the Washington Regional Crossing Completion is appreciated and critical for the success of this regional development. Thank you and the City Council for this opportunity.

Sincerely,



Birch G. Wright, MPA
Chief Operating Officer and Administrator



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6534

File Number: 2022-0086

AMEND ORDINANCE NO. 6393:

AN ORDINANCE TO AMEND ORDINANCE NO. 6393 BY REMOVING SECTION 3, WHICH REQUIRES DEVELOPMENT APPROVAL AND THE POSTING OF A BOND BEFORE THE MAYOR CAN SIGN THE AGREEMENTS FOR THE NEW RAILROAD CROSSING AT FUTRALL DRIVE AND GREGG AVENUE

WHEREAS, on December 15, 2020, the City Council approved Ordinance No. 6393 authorizing and agreement with Arkansas and Missouri Railroad for a new railroad crossing at Futrall Drive and Gregg Avenue; and

WHEREAS, Section 3 of this ordinance provides: "Execution of these agreements shall be authorized upon development approval of a preliminary plan or large scale development for the first phase of development with a minimum of 100,000 square feet of commercial employment space, with posting of a bond to secure the construction of a connecting roadway to railroad crossing"; and

WHEREAS, Washington Regional Medical System has purchased 15.22 acres adjacent to this proposed new crossing with the option to purchase an additional 25 acres in that area but it will be several months before plans will be ready to submit for development review; and

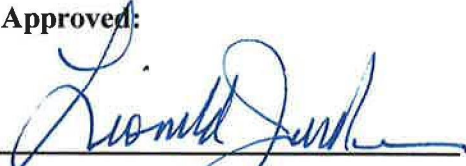
WHEREAS, Washington Regional has requested that the City Council remove the requirements of Section 3 of this ordinance to allow the City to move forward with the permitting and construction of the new railroad crossing prior to the development approval of the hospital expansion and without the posting of any bond.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends Ordinance No. 6393 by removing Section 3.

PASSED and APPROVED on 2/15/2022

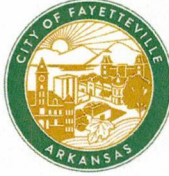
Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6393

File Number: 2020-0414

**ARKANSAS AND MISSOURI RAILROAD FUTRALL DRIVE AND GREGG AVENUE -
2019 TRANSPORTATION BOND PROJECT:**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A NEW RAILROAD CROSSING COST AND MAINTENANCE AGREEMENT AND AN EASEMENT AGREEMENT WITH THE ARKANSAS AND MISSOURI RAILROAD FOR A NEW RAILROAD CROSSING AT FUTRALL DRIVE AND GREGG AVENUE, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$30,820.86, AND TO APPROVE A BUDGET ADJUSTMENT FOR THE ESTIMATED TOTAL PROJECT COST OF \$550,000.00

WHEREAS, the extension of Futrall Drive has long be a part of the Master Street Plan to provide an additional access to approximately 150 acres of undeveloped property west of the railroad tracks, east of Garland Avenue, and north of Drake Street; and

WHEREAS, Arkansas and Missouri Railroad (AMRR) presented two agreements to the City, one for the construction and maintenance of a new railroad crossing and the second an easement agreement; and

WHEREAS, pursuant to the terms of the New Railroad Crossing Cost and Maintenance Agreement, the City will reimburse the AMRR for the full cost of labor and materials for installation of the crossing signal, panels, and appurtenances necessary for a fully operational crossing, which is estimated to be \$519,179.14; the City agrees to close the existing unimproved crossing at Jocelyn Lane and Gregg Avenue; the City will pay a yearly maintenance fee of \$7,500.00, increasing by 2.5% per annum or by the yearly increase in the Consumer Price Index (whichever is greater), for basic maintenance and wear and tear; and the City and AMRR agree to equally share the cost of repairs or major maintenance; and

WHEREAS, the Easement Agreement establishes the terms of the City's perpetual use of the AMRR

property for the crossing including a requirement that the City maintain an insurance policy in the amount of \$15 million; and

WHEREAS, it is not feasible or practical to competitively bid such a project because the land over which the crossing is proposed is owned and controlled by the Arkansas and Missouri Railroad, which has the sole power to authorize and construct new crossings; and

WHEREAS, AMRR has requested an amendment to the Railroad Crossing Cost and Maintenance Agreement for the new crossing at Shiloh Drive and Gregg Avenue, which was authorized by Ordinance 6348 on August 18, 2020, to change the maintenance fee adjustment from 2% per year to 2.5% per year or the annual increase in the Consumer Price Index, whichever is greater.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas, determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes Mayor Jordan to sign the New Railroad Crossing Cost and Maintenance Agreement and Easement Agreement with Arkansas and Missouri Railroad for a new railroad crossing, and further approves a project contingency in the amount of \$30,820.86 for a total estimated project cost of \$550,000.00.

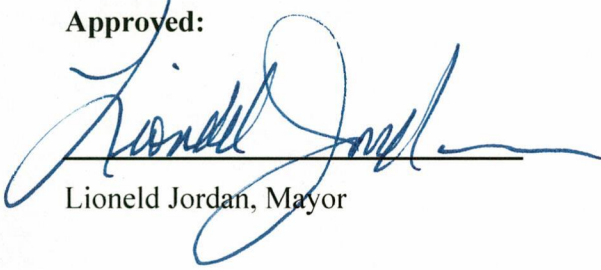
Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Ordinance.

Section 3: Execution of these agreements shall be authorized upon development approval of a preliminary plan or large scale development for the first phase of development with a minimum of 100,000 square feet of commercial employment space, with posting of a bond to secure the construction of a connecting roadway to railroad crossing.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign an amendment to the Railroad Crossing Cost and Maintenance Agreement for the new crossing at Shiloh Drive and Gregg Avenue, which was authorized by Ordinance 6348 on August 18, 2020, to change the maintenance fee adjustment from 2% per year to 2.5% per year or the annual increase in the Consumer Price Index, whichever is greater.

PASSED and APPROVED on 12/15/2020

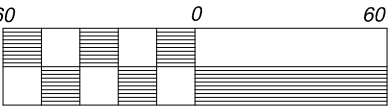
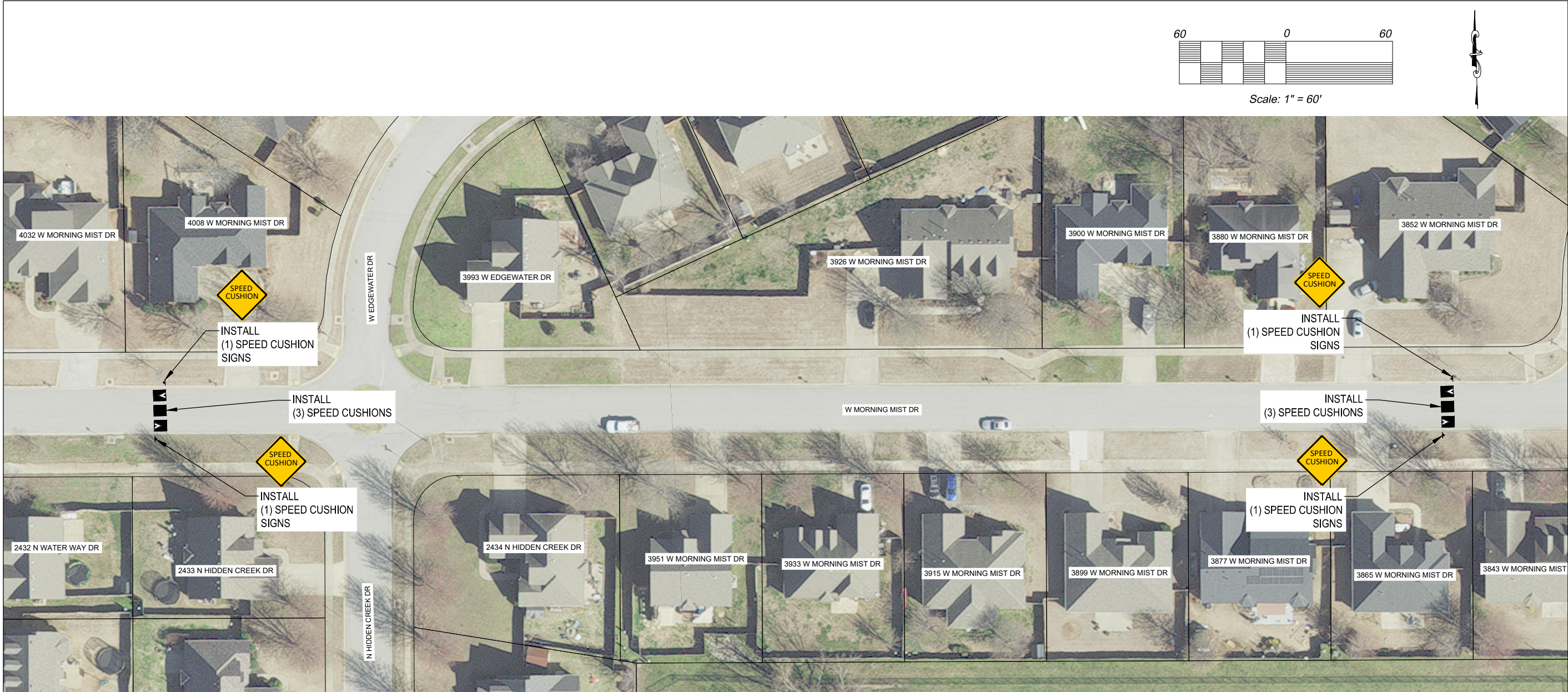
Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer

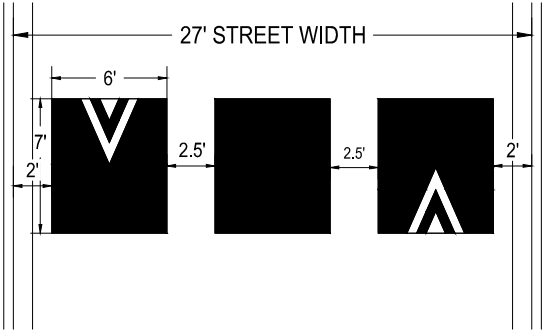




Scale: 1" = 60'



SURVEYED BY: -	
DRAWN BY: LIVA	
DESIGNED BY: DE	
TITLE: PROPOSED SPEED CUSHION LAYOUT W MORNING MIST DR (WATER WAY DR TO RIVER BEND DR)	
REVISED	
REVIEW ONLY	
CITY OF FAYETTEVILLE ARKANSAS  ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE NO: (479) 575-5206 FAX NO: (479) 575-5202 DATE: Aug 25, 2023 SHEET: 1 DRAWING: Morning Mist Dr	



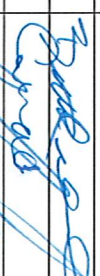
W MORNING MIST DR
SPEED CUSHION DETAIL

DIMENSION OF ONE SPEED CUSHION:
7' L x 6' W x 3" H

Neighborhood Traffic Claiming Petition

Applicant	Name <i>David Dulaney</i>	Phone <i>429-409-4245</i>	Email <i>president@clabbercreek1.com</i>
Location	Street Name <i>W. Morning Mist Dr</i>	From	To
Description	Proposed installation of 2 sets (of 3) of speed cushions on Morning Mist Drive. Cushions and associated signs are proposed to be located 4008 3852 Morning Mist Dr between River Bend Drive and Water Way Drive.		

Eligible signatures must be a resident or property owner for a listed address. One vote per household.

Address	First and Last Name	Circle to Vote	Signature
2434 N HIDDEN CREEK DR	<i>never answered</i>	Approve/Disapprove	
2433 N HIDDEN CREEK DR	<i>didn't see/couldn't sign</i>	Approve/Disapprove	
2432 N WATER WAY DR		Approve/Disapprove	
3993 W EDGEWATER DR	<i>Hunchel Lim</i>	Approve/Disapprove	
3975 W EDGEWATER DR	<i>off mm</i>	Approve/Disapprove	
4008 W MORNING MIST DR		Approve/Disapprove	
4050 W MORNING MIST DR	<i>Brett Forward</i>	Approve/Disapprove	
4032 W MORNING MIST DR	<i>Emily Ward</i>	Approve/Disapprove	
3926 W MORNING MIST DR	<i>Niki Nickel</i>	Approve/Disapprove	
3852 W MORNING MIST DR	<i>David Dulaney</i>	Approve/Disapprove	

Address	First and Last Name	Circle to Vote	Signature
3900 W MORNING MIST DR	Nicole Bugh	☒ Approve/Disapprove	N. Bugh
3880 W MORNING MIST DR	Amstrong	☒ Approve/Disapprove	Amstrong
3733 W MORNING MIST DR		☒ Approve/Disapprove	
3755 W MORNING MIST DR	Aisha Cooper	☒ Approve/Disapprove	Aisha Cooper
3771 W MORNING MIST DR	Oscar Oregon	☒ Approve/Disapprove	Oscar Oregon
3779 W MORNING MIST DR		☒ Approve/Disapprove	
3811 W MORNING MIST DR	Sara Serrano	☒ Approve/Disapprove	Sara Serrano
3827 W MORNING MIST DR	Danell Annis	☒ Approve/Disapprove	Danell Annis
3843 W MORNING MIST DR	Mayra H. Lenoir	☒ Approve/Disapprove	Mayra H. Lenoir
3865 W MORNING MIST DR	Davidale Brewster	☒ Approve/Disapprove	Davidale Brewster
3877 W MORNING MIST DR	Steve Liano	☒ Approve/Disapprove	Steve Liano
3899 W MORNING MIST DR		☒ Approve/Disapprove	
3915 W MORNING MIST DR	Samantha Mont	☒ Approve/Disapprove	Samantha Mont
3933 W MORNING MIST DR	Myrth Victor	☒ Approve/Disapprove	Myrth Victor
3951 W MORNING MIST DR		☒ Approve/Disapprove	
3732 W MORNING MIST DR	Gina J. Jany	☒ Approve/Disapprove	Gina J. Jany
3754 W MORNING MIST DR	I Han	☒ Approve/Disapprove	I Han
3766 W MORNING MIST DR	J Reneau	☒ Approve/Disapprove	J Reneau
3778 W MORNING MIST DR	mons 111	☒ Approve/Disapprove	mons 111
3790 W MORNING MIST DR	Tom Gresham	☒ Approve/Disapprove	Tom Gresham
3824 W MORNING MIST DR		☒ Approve/Disapprove	
2424 N WATER OAK DR	John Williams	☒ Approve/Disapprove	John Williams
2431 N WATER WAY DR	didn't want to sign either way	☒ Approve/Disapprove	
4118 W MORNING MIST DR		☒ Approve/Disapprove	
4106 W MORNING MIST DR	Pete Tibbs	☒ Approve/Disapprove	Pete Tibbs

Address	First and Last Name	Circle to Vote	Signature
4090 W MORNING MIST DR	<i>Never answered</i>	Approve/Disapprove	
4072 W MORNING MIST DR	<i>Lee Spaska</i>	<i>Approve/Disapprove</i>	<i>Lee Spaska</i>

60% approval is required, or 23 total "approve" votes

Clabber Creek Phase 1

5/2/24

Dane:

This letter is to inform you that Clabber Creek Phase 1 has obtained the required 60% of signatures and the HOA board voted to move forward with the installation of speed cushions on West Morning Mist Drive.

I have also included a scanned copy of the signature sheet with my contact information listed.

Please advise me when work on installation will begin and do not hesitate to reach out with any further questions.

Sincerely,

David DuLaney

HOA President – Clabber Creek Phase 1

president@clabbercreek1.com