

Mayor – Sandy Sanders

City Administrator – Ray Gosack

City Clerk – Sherri Gard

**Board of Directors**

Ward 1 – Keith D. Lau

Ward 2 – Andre’ Good

Ward 3 – Mike Lorenz

Ward 4 – George Catsavis

At Large Position 5 – Pam Weber

At Large Position 6 – Kevin Settle

At Large Position 7 – Philip H. Merry Jr.

***AGENDA ~ Summary***  
**Fort Smith Board of Directors**  
**Special Meeting / Study Session**  
**April 22, 2014 ~ 12:00 Noon**  
**Fort Smith Public Library Community Room**  
**3201 Rogers Avenue**

**SPECIAL MEETING**

**ROLL CALL**

- All present, except Lorenz and Merry  
~ *Directors Lorenz and Merry arrived during presentation of Special Meeting Item No. 1 ~*
- Mayor Sandy Sanders presiding

**PRESENTATION BY MEMBERS OF THE BOARD OF DIRECTORS OF ANY ITEMS OF BUSINESS NOT ALREADY ON THE AGENDA FOR THIS MEETING**

*(Section 2-37 of Ordinance No. 24-10)*

No additional items requested.

1. Resolution approving and authorizing the Mayor to execute trade contracts for materials and services related to the construction of an aquatics facility at Ben Geren Regional Park  
*Approved 6 in favor, 1 abstention (Catsavis) / Resolution No. R-45-14*
2. Resolution approving amendment of the construction manager agreement with Flintco, LLC authorized by Resolution No. R-140-13; revising construction manager fees; and establishing a guaranteed maximum price related to the construction of a recreational aquatics facility at Ben Geren Regional Park  
*Approved 4 in favor (Lau, Good, Lorenz and Settle), 3 opposed (Catsavis, Weber and Merry) / Resolution No. R-46-14*

*(\$10,900,000.00 / Parks Department / Budgeted – 2012 Sales Tax Bonds and Resolution No. R-186-13)*

**ADJOURN**

12:12 p.m.

## **STUDY SESSION**

### **CALL TO ORDER**

- All present
- Mayor Sandy Sanders presiding

1. Presentation by former Oklahoma City Mayor Kirk Humphreys on lessons from the city's revitalization successes  
Presentation only
2. Review preliminary agenda for the May 6, 2014 regular meeting

### **ADJOURN**

1:14 p.m.

A RESOLUTION APPROVING AND AUTHORIZING THE  
MAYOR TO EXECUTE TRADE CONTRACTS FOR MATERIALS AND  
SERVICES RELATED TO THE CONSTRUCTION OF AN AQUATICS  
FACILITY AT BEN GEREN REGIONAL PARK

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WHEREAS, Sebastian County and the City of Fort Smith, as owners, jointly are constructing a recreational aquatics park at Ben Geren Regional Park; and

WHEREAS, Sebastian County and the City of Fort Smith have contracted with Flintco, LLC ("Flintco") to serve as Construction Manager for the construction of the recreational aquatics park; and

WHEREAS, sealed bids were solicited for the various trade contracts for materials and services related to the construction of the recreational aquatics park, and the bids were opened and read aloud in public on April 10, 2014 at 2:00 p.m. in the Sebastian County Courthouse located in Fort Smith; and

WHEREAS, Flintco has vetted all bids opened at the public bid opening and has recommended to Sebastian County and the City of Fort Smith a lowest responsible bidder for each of the trade contracts.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Fort Smith, Arkansas that:

Section 1: The City of Fort Smith hereby approves the following identified trade contracts in the designated amounts for the designated materials and services. The Mayor is hereby authorized to execute, his signature being attested by the City Clerk, trade contracts:

for Final Cleaning materials and services with Speedy Cleaners of Bentonville, Arkansas in the amount of \$14,315;

for Earthwork materials and services with Harris Company of Fort Smith, Arkansas in the amount of \$247,000;

for Fences and Gates materials and services with Modern Fence of Fort Smith, Arkansas in the amount of \$99,475;

for Concrete materials and services with PCS of Rogers, Arkansas in the amount of \$507,356;

for Masonry materials and services with Superior Stoneworks of Alma, Arkansas in the amount of \$135,399;

for Finish Carpentry & Interior Architectural Woodwork materials and services to Woodcraft of Fort Smith, Arkansas in the amount of \$12,990;

for Rough Carpentry materials and services to Pianalto Construction of Springdale, Arkansas in the amount of \$63,200;

for Glulam Beam materials to Timber Systems of Lapeer, Michigan in the amount of \$9,902;

for Wood Truss materials to Capital Structures of Fort Smith, Arkansas in the amount of \$14,967;

for Waterproofing, Dampproofing and Joint Sealants materials and services to Crum & Marshall of Springdale, Arkansas in the amount of \$29,357;

for Roofing materials and services to Schefers of Rogers, Arkansas in the amount of \$134,593;

for Doors, Frames, and Hardware materials to Wesche of Springdale, Arkansas in the amount of \$32,867;

for Doors & Hardware materials and services to DC Sparks of Springdale, Arkansas in the amount of \$3,900;

for Aluminum Doors, Windows, Frames, Glass & Glazing materials and services to Arkansas Glass of Fort Smith, Arkansas in the amount of \$15,525;

for Metal Framing, Drywall, Insulation, PVC Ceilings materials and services to Midwest of Harrison, Arkansas in the amount of \$44,137;

for Resilient Base & Accessories materials and services to Miller of Springdale, Arkansas in the amount of \$1,414;

for Paints & Coatings materials and services to Geels Painting of Springdale, Arkansas in the amount of \$39,937;

for Toilet Compartments materials to Valley Alum of Hot Springs, Arkansas in the amount of \$13,990;

for Toilet Accessories materials to Valley Alum of Hot Springs, Arkansas in the amount of \$7,361;

for Lockers materials and services to All Storage of Little Rock, Arkansas in the amount of \$9,276;

for Fire Protection Specialties materials to Valley Alum of Hot Springs, Arkansas in the amount of \$984;

for Shower Compartments materials to Dale and Dale of Memphis, Tennessee in the amount of \$42,304;

for Signage materials to Valley Alum of Hot Springs, Arkansas in the amount of \$4,836;

for Installation of Specialty Items materials and services to DC Sparks of Springdale, Arkansas in the amount of \$10,200;

for Horizontal Louver Blinds materials and services to Arkansas Shades of North Little Rock, Arkansas in the amount of \$913;

for Swimming Pools, Waterslides & Accessories materials and services to Contegra Construction of Edwardsville, Illinois in the amount of \$4,083,040;

for HVAC materials and services to Blaylock Heating & Air of Fort Smith, Arkansas in the amount of \$52,937;

for Plumbing materials and services with Chamberlain Fort Smith, Arkansas in the amount of \$295,825; and,

for Electrical materials and services with Matlock Electric of Fort Smith, Arkansas in the amount of \$339,200.

Section 2. The City of Fort Smith, acting jointly with Sebastian County, hereby assigns for management, implementation and enforcement purposes the trade contracts approved by Section 1 above to Flintco pursuant to the provisions of Section 2.3.2.1 of the contract of Sebastian County and the City of Fort Smith with Flintco.

Section 3. The City of Fort Smith hereby approves a contract with Forsgren, Inc. of Fort Smith, Arkansas for the Ben Geren Water and Sewer Extensions – Project No. 14-02-C1 in the amount of \$142,915 (Utilities Department project, bid opened April 15, 2014). The Mayor is hereby authorized to execute said contract, his signature being attested by the City Clerk.

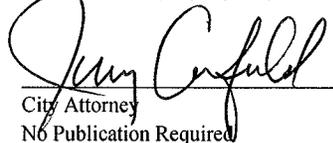
This Resolution adopted this 22<sup>nd</sup> day of April, 2014.

  
Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney  
No Publication Required

A RESOLUTION APPROVING AMENDMENT OF THE CONSTRUCTION MANAGER AGREEMENT WITH FLINTCO, LLC AUTHORIZED BY RESOLUTION NO. R-140-13; REVISING CONSTRUCTION MANAGER FEES; AND ESTABLISHING A GUARANTEED MAXIMUM PRICE RELATED TO THE CONSTRUCTION OF A RECREATIONAL AQUATICS FACILITY AT BEN GEREN REGIONAL PARK

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BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH that the Mayor is hereby authorized to execute, his signature being attested by the City Clerk, an amendment to the Construction Manager Agreement with Flintco, LLC approved by Resolution R-140-13, providing for the following:

1. A revised fee for Preconstruction Construction Manager Services in the amount of \$50,550 based on owner-initiated changes to the project scope.
2. A revised fee for Construction Phase Construction Manager Services in the amount of \$415,980 based on owner-initiated changes to the project scope.
3. A Guaranteed Maximum Price for all aspects of the construction of a Recreational Aquatics Facility at Ben Geren Regional Park in the amount of (\$ 9,763,852).
4. The foregoing approvals are contingent upon approval of same by Sebastian County.

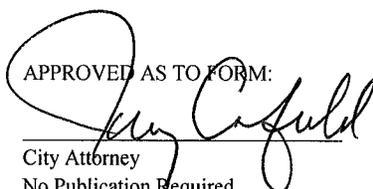
This Resolution adopted this 22<sup>nd</sup> day of April 2014.

  
Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney  
No Publication Required