

1. Agenda

Documents:

[MARCH 22, 2016 CITY COUNCIL FULL AGENDA.PDF](#)

2. Short Agenda

Documents:

[MARCH 22, 2016 CITY COUNCIL SHORT AGENDA.PDF](#)



BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Development
Planning Commission Meeting Room**

**Tuesday, March 22, 2016 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, March 22, 2016 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: March 8, 2016**

AGENDA

1. Planning:
- 1a. **Final Plat: RLP Development, Edgar Estates, Blocks 1, 2 &3, Southwest Bright Road, Zoned R-1.**

(Pages 6-9)

The planning commission voted 7-0 recommending approval.

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of \$28,571.91.

- 1b. **Property Line Adjustment: Lot 2 Food Hub, NWA Addition, Southwest 8th Street, Zoned C-2, General Commercial.**

(Pages 10-13)

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the newly acquired right-of-way for the 8th Street widening project. Both water and sewer services are available to this location.

- 1c. **Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition, Northeast 'B' Street, Zoned D-C, Downtown Core.**

(Pages 14-17)

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17 (0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B' Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

- 1d. **Rezoning: Kenneth & Sarah Medlin, Zoned from R-1 to RC-2, Central Residential Moderate Density, 406 Southeast 'D' Street.**

(Pages 18-22)

The planning commission voted 7-0 recommending approval.

The land use map shows Downtown Mixed Use Residential which allows for RC-2, property due west is Mixed Use, all surrounding property is zoned R-1, Single Family Residential, Staff has reviewed.

- 1e. **Rezoning: Neuebox, LLC, Zoning from D-E, Downtown Edge to D-C, Downtown Core, South Main Street.**

(Pages 23-26)

The planning commission voted 7-0 recommending approval.

Land use Map shows mixed use which allows D-C, Downtown Core, property due west is mixed use, all surrounding property is zoned D-C. Staff has reviewed this file and recommending the D-C.

2. City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Houseal Lavigne Associates in the amount of \$32,000.00 to draft regulations and develop related graphics for zoning

- regulations for the downtown neighborhoods and requesting a waiver of the bidding requirement. This is a budgeted item. **(Pages 27-31)**
3. Request acceptance of a grant from the Walton Family Foundation in the amount of \$2,770.00 to purchase 140 trees for the City of Bentonville's 2016 Spring Tree Giveaway. **(Pages 32-36)**
 4. Public hearing and ordinance vacating a utility easement located at a portion of 20-foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas. **(Pages 37-40)**
 - 5a. Request Mayor and Council approve bid award # 16-09 for Wastewater Utilities purchase of an Armadillo 9X industrial parking lot sweeper from Wiese USA for the amount of \$ 42,930.18. This is a 2016 budgeted item. **(Pages 41-44)**
 - 5b. Wastewater staff requests Mayor and Council approval for a budget adjustment in the amount of \$3,000.00 to account 050-3030-438-7410 for the purchase of an industrial parking lot sweeper. Bid for this item was slightly above the 2016 budgeted amount. **(Pages 45-47)**
 - 6a. Staff requests City Council approval of Change Order No. 1 to the Guaranteed Maximum Price Contract with Flintco, LLC to provide construction management and general contractor services for the construction of the City Maintenance Facility in an amount of \$18,137,382.00. This change order adds construction of Electric Conduit; Administration Building; Bays for Street, Electric, and Water Utilities Departments; Fueling/Wash Facility; Inventory Warehouse; Auction House; Perimeter Fencing and associated work in an amount of \$18,137,382.00. This change order increases the total contract price to \$25,635,142.00. **(Pages 48-80)**
 - 6b. Budget adjustment recognizing funds from various accounts and moving to one account to fund construction of the new City Maintenance Facility in the amount of \$18,137,382.00. **(Pages 81-83)**
 7. Request authorization to enter into a contract with Modern Control Access, Inc., a division of Modern Fence for the gates at the City Utility building at 401 South Main Street. Modern is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates. **(Pages 84-90)**
 - 8a. A resolution authorizing the Mayor and City Council to enter into a contract with TRC to provide engineering services to the City of Bentonville for a communications master plan in the amount of \$121,000.00. **(Pages 91-97)**
 - 8b. City recommends council approval of a budget adjustment for engineering services to TRC to provide a communications master plan to the City of Bentonville in the amount of \$121,000.00. **(Pages 98-99)**

**City Council
Planning Agenda
March 22, 2016**

Final Plat: RLP Development, Edgar Estates, Blocks 1, 2 &3, Southwest Bright Road, Zoned R-1.

The planning commission voted 7-0 recommending approval.

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of \$28,571.91.

Property Line Adjustment: Lot 2 Food Hub, NWA Addition, Southwest 8th Street, Zoned C-2, General Commercial.

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the newly acquired right-of-way for the 8th Street widening project. Both water and sewer services are available to this location.

Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition, Northeast 'B' Street, Zoned D-C, Downtown Core.

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17(0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B' Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

Rezoning: Kenneth & Sarah Medlin, Zoned from R-1 to RC-2, Central Residential Moderate Density, 406 Southeast 'D' Street.

The planning commission voted 7-0 recommending approval.

The landuse map shows Downtown Mixed Use Residential which allows for RC-2, property due west is Mixed Use, all surrounding property is zoned R-1, Single Family Residential, Staff has reviewed.

Rezoning: Neuebox, LLC, Zoning from D-E, Downtown Edge to D-C, Downtown Core, South Main Street.

The planning commission voted 7-0 recommending approval.

Landuse Map shows mixed use which allows D-C, Downtown Core, property due west is mixed use, all surrounding property is zoned D-C. Staff has reviewed this file and recommending the D-C.

Planning Commission Staff Report
Final Plat: Edgar Estates, Blocks 1, 2 & 3

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 1, 2016

GENERAL INFORMATION:

Project Number: 16-03000001

Applicant: RLP Development

Representative: WR Consulting (David Platz)

Requested Action: Final Plat Approval

Location: Southwest Bright Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of \$28,571.91.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	R-1, Single Family Residential	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southwest Bright Road	Collector

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: N/A
- (b) Traffic summary software predicts the additional traffic for this project is: N/A

STANDARD CONDITIONS OF APPROVAL:

1. A digital copy of the plat
2. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is vacant and adjacent to developing residential areas in the southwest part of the city.

Drainage Report: A drainage report is not required at the time of final platting.

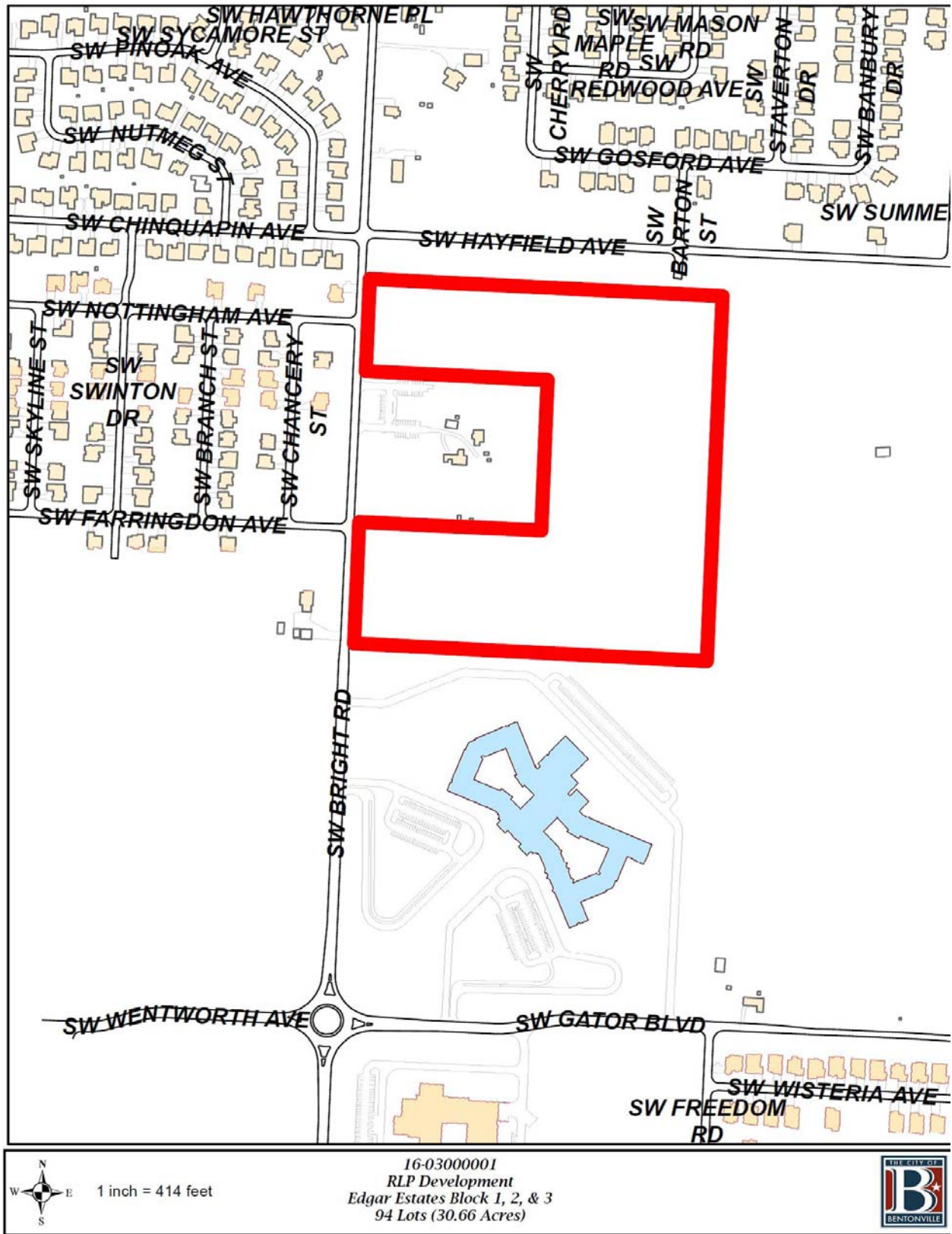
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

Analysis / Conclusion: This final plat DOES meet the minimum requirements of the subdivision regulations. All non-bondable items have been completed.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A FINAL PLAT OF EDGAR ESTATES, BLOCK 1,2 & 3, TO THE CITY OF BENTONVILLE, ARKANSAS.

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the final plat of Edgar Estates, Block 1,2 & 3, to the City of Bentonville, Benton County Arkansas, was submitted to the Bentonville Planning Commission on the 15th day of March, 2016 and

WHEREAS, said final plat is attached hereto as Exhibit "A" and

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated and at other times, and voted to recommend the approval of said final plat to the City Council; and

WHEREAS, the final plat of real property as described herein has been submitted to the City Council of the City of Bentonville, and after consideration and deliberation said Council is of the opinion that said final plat should be approved.

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

Section 1: That the final plat of Edgar Estates, Block 1, 2 & 3, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said final plat by certifying said acceptance on the approved final plat.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016

ATTEST

APPROVED

CITY CLERK

MAYOR

Planning Commission Staff Report
Property Line Adjustment: Lot 2 Food Hub, NWA Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 15, 2016

GENERAL INFORMATION:

Project Number: 16-05000003

Applicant: Food Hub NWA, LLC

Representative: Kevin Hall (CEI Engineering)

Requested Action: Property Line Adjustment Approval

Location: Southeast 8th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the newly acquired right-of-way for the 8th Street widening project. Both water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial & C-1, Neighborhood Commercial	City Trail
South	I-2, Heavy Industrial, R-3 Medium Density Residential & R-1, Single Family Residential	Single Family and Multi-Family Housing
East	I-2, Heavy Industrial	Vacant Industrial Plant
West	I-2, Heavy Industrial	Vacant Parcel

STREETS

Direction	Name	Classification
North	Southeast 8 th Street	Arterial
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

- (c) Traffic data for the nearest intersections are as follows: N/A.
- (d) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

- 1. A digital copy of the plat.
- 2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is the location of the abandoned Tyson Plant.

Drainage Report: A drainage report is not required for this property line adjustment.

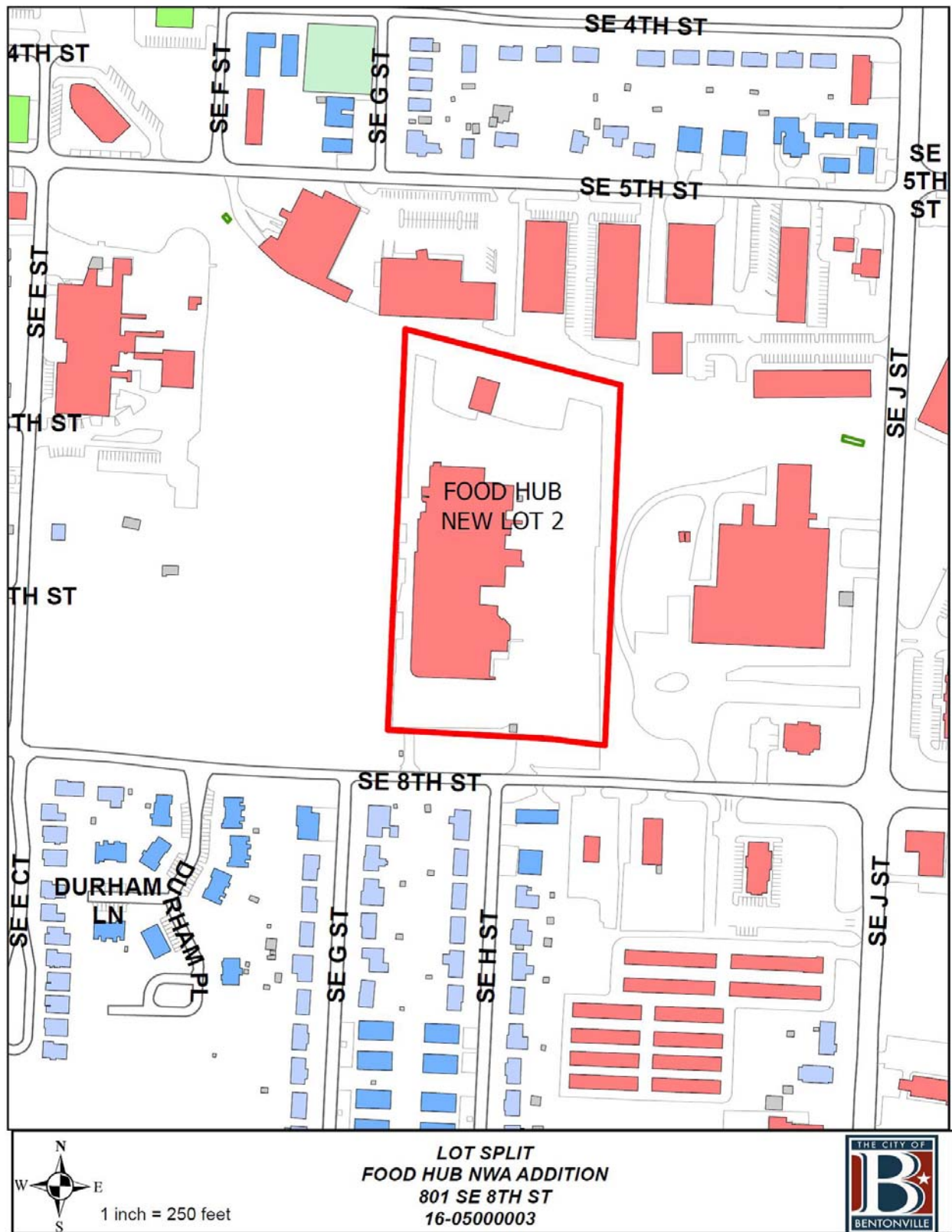
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment DOES meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 2 FOOD HUB,
NWA ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.**

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the property line adjustment Lot 2 Food Hub, NWA Addition to the City of Bentonville, Benton County Arkansas, was submitted to the Bentonville Planning Commission on the 15th day of March, 2016 and

WHEREAS, said property line adjustment is attached hereto as Exhibit "A" and

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council of the City of Bentonville, and after consideration and deliberation said Council is of the opinion that said property line adjustment should be approved.

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

Section 1: That the property line adjustment of Lot 2 Food Hub, NWA Addition, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016

ATTEST

APPROVED

CITY CLERK

MAYOR

Planning Commission Staff Report
Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: March 15, 2016

GENERAL INFORMATION:

Project Number: 16-07000003

Applicant: Westwood Holdings, LLC / Moro Development / Buster Properties, LLC **Representative:**
Kevin Hall (CEI Engineering)

Requested Action: Property Line Adjustment Approval

Location: Northeast 'B' Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17 (0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B' Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Compton Gardens
South	D-C, Downtown Core	Vacant parcel
East	R-1, Single Family Residential	Single Family Homes
West	D-E, Downtown Edge	Compton Gardens

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Northeast 'B' Street	Local
West	-	-

TRAFFIC FINDINGS

- (e) Traffic data for the nearest intersections are as follows: N/A.
- (f) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; two of the parcels are vacant and one parcel has an existing single family home.

Drainage Report: A drainage report is not required for this property line adjustment.

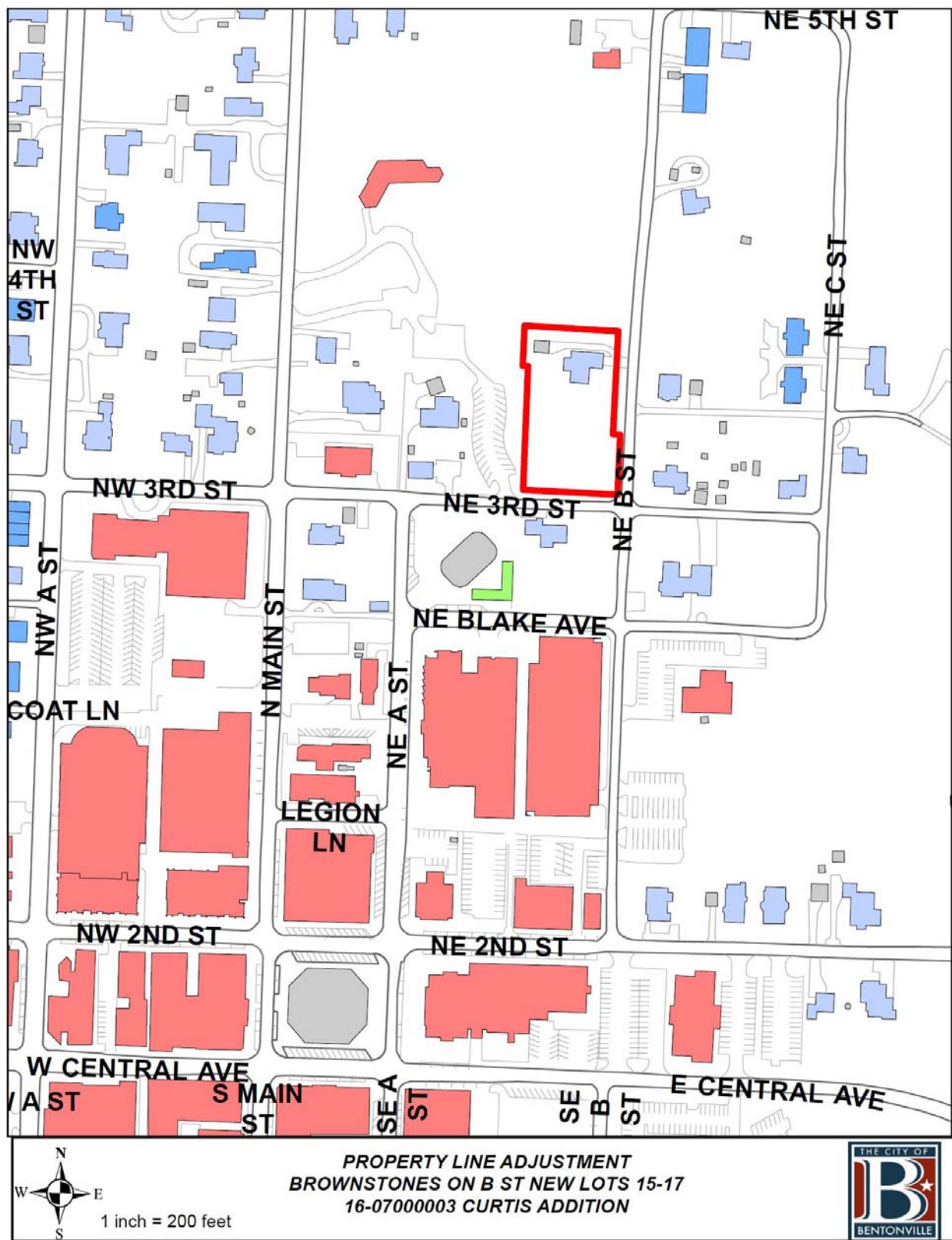
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment DOES meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 15,16
&17 OF CURTIS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.**

WHEREAS, pursuant to the provisions of Title 15 of the Bentonville Municipal Code, the property line adjustment Lots 15, 16 & 17 of Curtis Addition to the City of Bentonville, Benton County Arkansas, was submitted to the Bentonville Planning Commission on the 15th day of March, 2016 and

WHEREAS, said property line adjustment is attached hereto as Exhibit "A" and

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council of the City of Bentonville, and after consideration and deliberation said Council is of the opinion that said property line adjustment should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF BENTONVILLE, ARKANSAS:**

Section 1: That the property line adjustment of Lots 15, 16&17 of Curtis Addition, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment .

PASSED AND APPROVED THIS _____ DAY OF _____, 2016

ATTEST

APPROVED

CITY CLERK

MAYOR



PC Meeting of: March 15, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Medlin (R-1, Single Family Residential to RC-2, Central Residential-Moderate Density)

Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Beau Thompson, AICP, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 15, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000002

Applicant/Current Owner: Kenneth & Sarah Medlin

Representative: Todd Jacobs (Jacobs Group)

Requested Action: Rezoning

Location: 406 Southeast 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: RC-2, Central Residential-Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is occupied by and existing single family home in a mixed use area of the downtown.

Previous Rezoning Requests for this Property: There are no known rezoning's for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Parcel	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Residence	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Warehouse/office	R-1, Single Family Residential	Mixed Use
West	Single Family Residence	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southeast 'D' Street	Local Street	20' of asphalt no curb or gutter
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On February 12, 2016, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on February 12, 2016. In addition, staff posted a notice of public hearing sign on the property on February 26, 2016. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The intent of the RC-2 zoning designation to the allow for the redevelopment within the downtown area. The RC-2 district allows for a variety of housing types for a variety of lifestyles while encouraging traditional design. The area is appropriate for a transitional zone between single family residential and higher density residential or commercial zones. The property is east of an existing warehouse/office building and is bordered on the west side by a low density single family neighborhood. The RC-2 designation is appropriate for this location and is consistent with all land use principles and policies.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The proposed rezoning will not create an increase to traffic in the area.
The property is located within the downtown area and the existing street grid network is adequate in this area.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: City services are adequate at this location. Water and sewer are both available in Southeast 'D' Street.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from R-1, Single Family Residential to RC-2, Central Residential- Moderate Density.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT CLASSIFICATION TO RC-2, CENTRAL
RESIDENTIAL MODERATE DENSITY.**

WHEREAS, Kenneth & Sarah Medlin duly filed a petition with the City Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification to RC-2, property to be used in accordance with city zoning laws and state laws; which property is described as follows.

Lot 16 Block H, Orchards Addition as shown on Plat Record 2014 Page 192 in the Benton County Clerk's Records-Benton County, Arkansas.

WHEREAS, the City Planning Commission duly met and considered the application and duly set the petition for public hearing to be held the 15th day of March 2016 in the Council Room of the City of Bentonville; notice of said hearing having been published in the Benton County daily Record for the time and in the manner required by law; and

WHEREAS, the City planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification to RC-2 property;

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

Section 1: That the above described real property is hereby changed from its present classification to RC-2 property to be used in accordance with the City zoning laws of the State of Arkansas.

PASSED AND APPROVED this _____ day of _____, 2016

ATTEST

APPROVED

CLERK

MAYOR



PC Meeting of: March 15, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Neuebox, LLC (D-E, Downtown Edge to D-C, Downtown Core)
Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: March 15, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000003

Applicant/Current Owner: Neuebox, LLC

Representative: Josh Siebert

Requested Action: Rezoning

Location: South Main Street

Existing Zoning: D-E, Downtown Edge

Proposed Zoning: D-C, Downtown Core

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this location is the site of vacant parcel near the downtown square.

Previous Rezoning Requests for this Property: There are no known rezoning's for these properties.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Parcel	D-E, Downtown Edge	Mixed Use
South	Single Family Home	D-E, Downtown Edge	Mixed Use
East	Single Family Home	R-1, Single Family Residential	Mixed Use
West	Apartments	D-E, Downtown Edge	Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-

East	-	-	-
West	South Main Street	-	Collector

LEGAL NOTIFICATIONS

Public Notice: On February 9, 2016, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on February 12, 2016. In addition, staff posted a notice of public hearing sign on the property on February 26, 2016. This DOES meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should also be provided to support the medium and high density residential uses. The Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. This rezoning request is consistent with the policies and objective of the land use plan and zoning plans.

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: The property is located within close proximity to the downtown square. The residents of the proposed units should have multiple options for transportation in the downtown area. The downtown area is comprised of a completed street grid system that will provide multiple options to motorists further reducing congestion on major arteries.

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

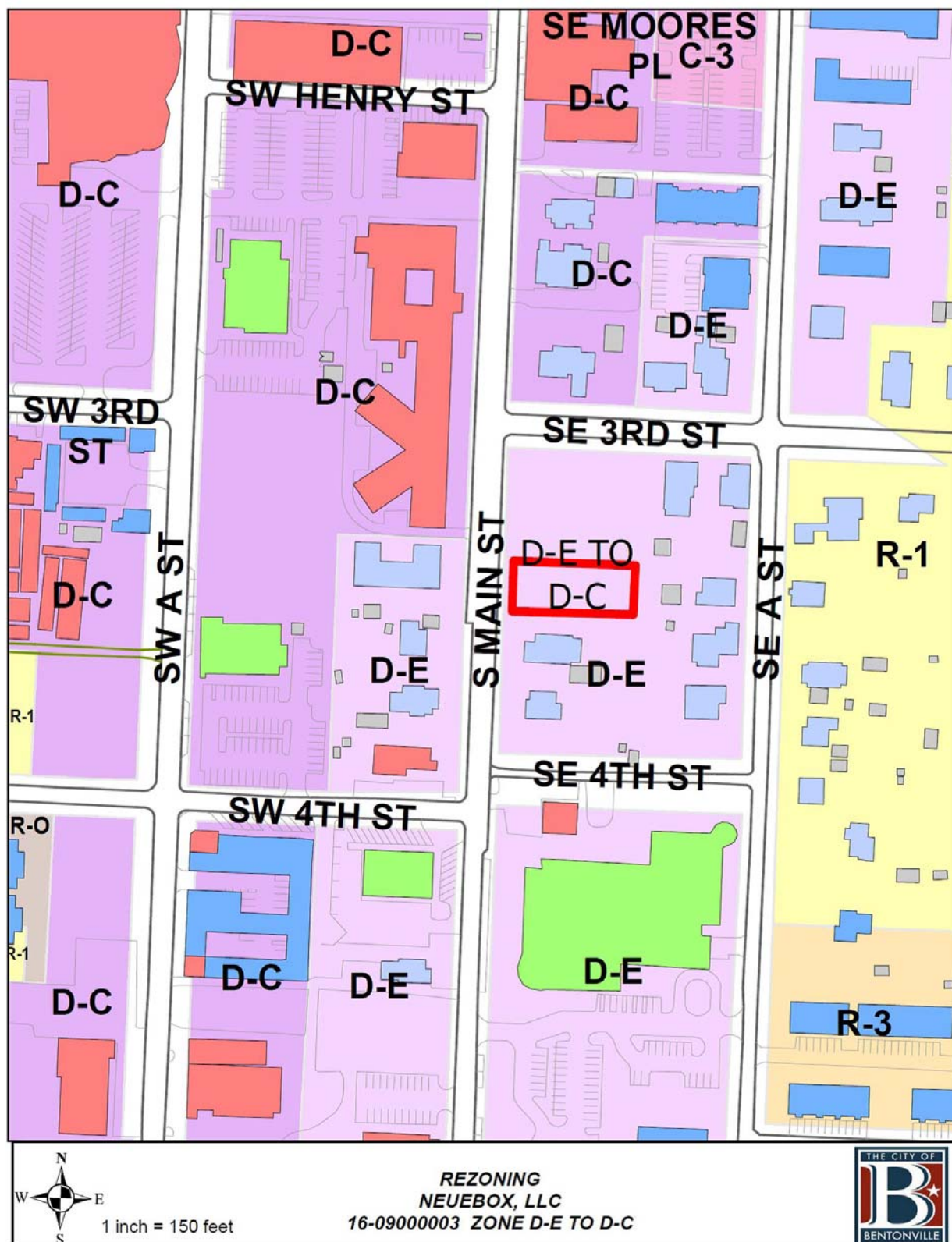
Finding(s) of Staff: City services are adequate at this location. Water and sewer are both available within the right of way adjacent to the development.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use. The general plan encourages a mix of uses in the downtown and specifically encourages a variety of office and commercial uses within close proximity to the downtown square.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from D-E, Downtown Edge to D-C, Downtown Core.



ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT CLASSIFICATION TO D-C, DOWNTOWN CORE.**

WHEREAS, Neuebox, LLC, duly filed a petition with the City Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present classification to D-C, property to be used in accordance with city zoning laws and state laws; which property is described as follows.

The North ½ of Lot 13, Block 3, Railroad Addition, to the City of Bentonville, Benton County, Arkansas.

WHEREAS, the City Planning Commission duly met and considered the application and duly set the petition for public hearing to be held the 15th day of March 2016 in the Council Room of the City of Bentonville; notice of said hearing having been published in the Benton County daily Record for the time and in the manner required by law; and

WHEREAS, the City planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification to D-C property;

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

Section 1: That the above described real property is hereby changed from its present classification to D-C property to be used in accordance with the City zoning laws of the State of Arkansas.

PASSED AND APPROVED this _____ day of _____, 2016.

ATTEST

APPROVED

CLERK

MAYOR



CHECK ALL THAT APPLY		
☐	Bid Award	Bid #
☐	Budget Adjustment	
☐	Change Order	
☐	Informational	
☒	Ordinance	
☐	Resolution	
☐	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Houseal Lavigne Associates in the amount of \$32,000 to draft regulations and develop related graphics for zoning regulations for the downtown neighborhoods and requesting a waiver of the bidding requirement. This is a budgeted item.

COST TO CITY:

Cost of this Request: \$32,000

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$	50,000
Funds Expended to Date		
Remaining Budget		50,000
Budget Adjustment		-
Remaining After Adjustment	\$	50,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



REQUEST FOR WAIVER OF BID

Date 3/22/2016

Requested by: Troy Galloway

Department: Community & Economic Development

DESCRIPTION OF REQUEST:

Type of Equipment: technical and professional services for drafting zoning regulations

Year & Model: n/a

Serial # n/a

To Be Purchased From: Houseal Lavigne Associates

Amount: Base Amount: \$ 32,000.00

Tax:

*Other:

TOTAL **\$ 32,000.00**

* List all other costs:

JUSTIFICATION FOR REQUEST FOR WAIVER OF BID:

The purchase is a service not specifically identified in state statutes as a "professional" service. We have selected Houseal Lavigne Associates because of our current agreement with them to prepare the Community Plan. We request the waiver of bid in order to facilitate a contract with Houseal Lavigne Associates to provide services that compliment their work on the Community Plan.

Department Head

Director of Finance & Administration

Revised 6-18-99



MEMO

Contract with Houseal Lavigne Associates for Downtown Zoning

TO: City Council, Mayor McCaslin
FROM: Troy Galloway, AICP, Community & Economic Development Director
CC DATE: March 22, 2016
RE: Contract with Houseal Lavigne Associates for Downtown Zoning

Staff is requesting City Council approval of an agreement with Houseal Lavigne Associates in the amount of \$32,000 to draft regulations and develop related graphics to establish new zoning districts for downtown neighborhoods.

Houseal Lavigne Associates is the planning consultants currently working on the City's Community Plan. The public participation process of this project revealed the urgent need for specific zoning regulations for various downtown neighborhoods. Due to the growing level of redevelopment activities in this part of Bentonville and the increasing number of variance requests in this area, staff recommends proceeding with drafting zoning regulations for downtown neighborhoods.



PLANNING

DESIGN

DEVELOPMENT

EXHIBIT A

March 14, 2016

Re: Proposal to Prepare Downtown Neighborhood Zoning District Regulations

Dear Troy:

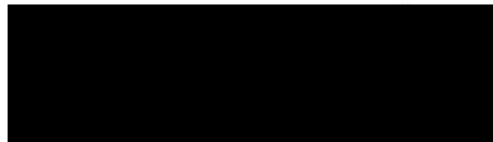
This letter is in response to your request for a proposal to prepare zoning regulations for the Downtown Neighborhood in Bentonville. The following are tasks that Houseal Lavigne Associates will undertake to draft regulations and develop related graphics that reflect the direction discussed with the Plan Commission on February 19, 2016:

- Creation of a draft Zoning Map identifying the boundaries of the Downtown Neighborhood District and its subdistricts;
- Development of permitted use regulations for various residential building types within each subdistrict;
- Development of bulk standards related to each development types;
- Drafting of development standards related to each residential building type permitted in the Downtown Neighborhood district;
- Drafting of design standards applicable to all residential development in the Downtown Neighborhood district;
- Creation of necessary graphics to demonstrate the intent of bulk regulations, development standards, or design standards;
- Internal review of draft regulations with City staff via conference call and any necessary modifications; and
- Modifications to the draft regulations throughout the course of public review and Plan Commission or City Council hearings.

The proposed fee for the services identified above is \$32,000. Please note that this fee does not include Houseal Lavigne Associates' participation in public meetings or hearings held as part of the zoning amendment process. To the extent possible, we will coordinate such meetings with trips related to the Community Plan process in order to minimize cost. However, if advised by City staff, we will make trips specifically to attend these meetings, and any staff time or direct expenses that result in total costs exceeding \$32,000 will be billed to the City.

If this proposal is satisfactory, please sign one copy and return it to me.

Thank you.



Authorization of City of Bentonville Representative

HOUSEAL LAVIGNE
ASSOCIATES, LLC.

CHICAGO, IL
188 W Randolph, Suite 200
Chicago, IL 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

_____ date: _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH HOUSEAL LAVIGNE ASSOCIATES TO PREPARE ZONING REGULATIONS FOR THE DOWNTOWN NEIGHBORHOODS OF BENTONVILLE AND WAIVING THE REQUIREMENT OF COMPETITIVE BIDDING

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

Section 1. That the Mayor and City Clerk should be and are hereby authorized to enter into an agreement with Houseal Lavigne Associates in the amount \$32,000 as per the proposal attached hereto as Exhibit "A."

Section 2. Because Houseal Lavigne Associates is a professional planning firm that is a service not specifically identified in the state statute as a "professional" service, it would be neither practical nor feasible to advertise for competitive bidding, and that requirement is herein waived.

PASSED and APPROVED this ____ day of _____, 2016.

APPROVED:

Mayor Bob McCaslin

ATTEST:

City Clerk



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Troy Galloway

Department

Planning

Phone

271-6809

ACTION REQUIRED:

Request acceptance of a grant from the Walton Family Foundation in the amount of \$2,770.00 to purchase 140 trees for the City of Bentonville's 2016 Spring Tree Giveaway.

COST TO CITY:

Cost of this Request: \$0

Additional Budget Amount \$2,770

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	2,770
Remaining After Adjustment	\$ 2,770

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Date of Request: March 14, 2016

Justification:

FOR ACTING USE ONLY

Council Action: Approved Disapproved Other _____

Date: _____ Date entered: _____ By: _____

Revised 5/1/07

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712
www.bentonvillear.com

PLEASE RECYCLE





MEMO

Walton Family Foundation Grant to Purchase Trees

TO: City Council, Mayor McCaslin
FROM: Troy Galloway, AICP, Community & Economic Development Director
CC DATE: March 22, 2016
RE: Walton Family Foundation Grant to Purchase Trees

We seek acceptance of a grant from the Walton Family Foundation in the amount of \$2,770.00 to purchase 140 trees for the City of Bentonville Spring Tree Giveaway. The Spring Tree Giveaway will be held Saturday, April 23, 2016 at 9:00 a.m. at the Bentonville Community Center.

Thank you for your consideration. Please contact me if you have any questions or want to discuss in more detail at (479)271-3122.

The
WALTON FAMILY
FOUNDATION

RECEIVED MAR 14 2016

P.O. Box 2030 | Bentonville, AR 72712-2030

March 10, 2016

Mayor Bob McCaslin
City of Bentonville
117 West Central Boulevard
Bentonville, AR 72712

RE: Grant #2016-461

Dear Mayor McCaslin,

It is my pleasure to inform you that the Walton Family Foundation, Inc. ("Foundation") has approved a grant in the amount of \$2,777.00 to City of Bentonville ("Grantee"). This grant is at the recommendation of Steuart Walton and is subject to the terms attached.

The grant funds are to purchase 140 trees for the spring giveaway. A check is enclosed for the full amount of the grant.

Reporting requirement: Please submit final invoice and as many addresses as possible for tree giveaway recipients.

Again, we are pleased to be able to assist your organization. We wish you all the best in your efforts, and we look forward to hearing about the results of your work.

For all communications regarding this grant, your point of contact at the Foundation will be Jared Faciszewski, Program Officer, Special Interest Programs. Your Program Officer can be contacted via phone or email as follows: Telephone number (479) 464-2667, Fax number (479) 464-1580, and Email jaredf@wffmail.com.



Buddy D. Philpot
Executive Director

Enclosure

P. 479.464.1570 | F. 479.464.1580 | www.waltonfamilyfoundation.org

WALTON FAMILY FOUNDATION
GRANT TERMS

By accepting a grant from the Walton Family Foundation ("Foundation"), your organization ("Grantee") acknowledges and agrees to the following terms regarding the grant:

1. **Grantee's Organizational Status.** Grantee represents to the Foundation that Grantee is an organization in good standing, is either an organization described in section 501(c)(3) of the Internal Revenue Code ("Code") or a governmental unit, and is not a "private foundation" described in section 509(a) of the Code.

2. **Accounting.** The Foundation encourages, whenever feasible, the deposit of grant funds in an interest-bearing account. For purposes of these grant terms, "grant funds" include the grant and any income earned thereon. Grantee will account for and maintain records of receipts and expenditures of the grant funds in accordance with generally accepted accounting principles.

3. **Restrictions on Grant Use.** Grantee will use the grant funds only for the purposes of the grant, and will comply with all applicable laws and regulations in administering and expending the grant funds. In no event will Grantee use any grant funds:

(a) to lobby for or against, or otherwise to attempt to influence, government legislation;

(b) to influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drive; or

(c) to undertake any activity other than for a charitable, educational or other tax-exempt purpose specified in section 170(c)(2)(B) of the Code.

4. **Gratuities.** The Foundation desires that all of Grantee's resources be dedicated to accomplishing its philanthropic purposes. Therefore, Grantee agrees that it will not furnish the Foundation or its Board of Directors, officers, staff or affiliates with any type of benefit related to this grant including tickets, tables, memberships, commemorative items, recognition items, or any other benefit or gratuity of any kind.

5. **Grant Publicity.** Grant publicity related to this grant consistent with Grantee's normal practice is permitted, subject to the following provisions. The Foundation expects any announcements and other publicity to focus on Grantee's work and the project or issue funded by the grant. Recognition of the Foundation's role in funding the project is permitted. Publicizing the grant and the Foundation in Grantee's publications and communications in a manner consistent with similar grants obtained by Grantee is permitted.

6. **Additional Information.** The Foundation may request Grantee to provide such information as is necessary or appropriate for the Foundation to determine that the grant funds are being used for the purposes intended. Grantee agrees to provide such information upon request.



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
	Budget Adjustment		
	Change Order		
	Informational		
x	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Ben Peters

Department

Engineering

Phone

271-5993

ACTION REQUIRED:

Public hearing and ordinance vacating a utility easement located at a portion of 20-foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas.

COST TO CITY:

Cost of this Request:

Additional Budget Amount

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



ORDINANCE NO _____

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN A PORTION OF 20-FOOT SANITARY SEWER EASEMENT, ACROSS LOT 1 OF FOOD HUB, NWA ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY ARKANSAS.

WHEREAS, a petition was filed by Food Hub NWA, LLC, and Community Development Corporation, with the City Council of the City of Bentonville, Arkansas, asking the City Council to vacate a utility easement located in the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

A portion of 20-Foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition as shown in Plat Record 2015 at page 536 in the public records of Benton County, Arkansas, more particularly described as follows, to-wit:

COMMENCING at the Northwest corner of said Lot 1;
THENCE along the West line of said Lot 1, South 02° 28' 13" West a distance of 118.48 feet to the **POINT OF BEGINNING**;

THENCE leaving said West line, South 68° 19' 43" East a distance of 265.18 feet;
THENCE South 12° 55' 06" East a distance of 100.11 feet;
THENCE South 57° 31' 35" East a distance of 109.65 feet to the West line of a proposed 20-Foot Sanitary Sewer Easement per separate document;
THENCE South 01° 07' 30" West a distance of 23.42 feet;
THENCE leaving said West line, North 57° 31' 35" West a distance of 130.04 feet;
THENCE North 12° 55' 06" West a distance of 97.81 feet;
THENCE North 68° 19' 43" West a distance of 247.66 feet to aforementioned West line of said Lot 1;
THENCE along said line the following two (2) courses:

- (1) North 02° 14' 57" East a distance of 12.14 feet;
- (2) North 02° 28' 13" East a distance of 9.06 feet to the **POINT OF BEGINNING** and containing 9,505 square feet or 0.22 acres, more or less.

WHEREAS, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting the easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described utility easement.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bentonville, Arkansas:

Section 1: The City of Bentonville Arkansas releases, vacates and abandons all of its rights together with the rights of the public generally, in and to a utility easement designated as follows:

A portion of 20-Foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition as shown in Plat Record 2015 at page 536 in public records of the Benton County Records, and being more particularly described as:

COMMENCING at the Northwest corner of said Lot 1;

THENCE along the West line of said Lot 1, South 02° 28' 13" West a distance of 118.48 feet to the **POINT OF BEGINNING**;

THENCE leaving said West line, South 68° 19' 43" East a distance of 265.18 feet;

THENCE South 12° 55' 06" East a distance of 100.11 feet;

THENCE South 57° 31' 35" East a distance of 109.65 feet to the West line of a proposed 20-Foot Sanitary Sewer Easement per separate document;

THENCE South 01° 07' 30" West a distance of 23.42 feet;

THENCE leaving said West line, North 57° 31' 35" West a distance of 130.04 feet;

THENCE North 12° 55' 06" West a distance of 97.81 feet;

THENCE North 68° 19' 43" West a distance of 247.66 feet to aforementioned West line of said Lot 1;

THENCE along said line the following two (2) courses:

(1) North 02° 14' 57" East a distance of 12.14 feet;

(2) North 02° 28' 13" East a distance of 9.06 feet to the **POINT OF BEGINNING** and containing 9,505 square feet or 0.22 acres, more or less.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas and recorded in the deed records of the County.

Section 3: This Ordinance shall take effect and be in force from and after its passage. The above and foregoing Ordinance was passed, approved, and adopted the _____ day of _____, 2016, at a regular meeting of the City Council of the City of Bentonville, Arkansas.

LINDA SPENCE, City Clerk and
Recorder for the City of Bentonville,
Arkansas

BOB MCCASLIN, Mayor
City of Bentonville, Arkansas

City of Bentonville GIS



This map is a representation of ground features and is not a legal document of their locations and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION OR AS A LEGAL OR OFFICIAL REPRESENTATION OF BOUNDARIES.

232.9 0 116.45 232.9 Feet

NAD_1983_StatePlane_Arkansas_North_FIPS_0301_Feet
City of Bentonville



Legend

Bentonville Address

- APT APT
- BLDG BLDG
- BSMT BSMT
- CABLE CABLE
- CONT CONT
- Detention Pond Detention Pond
- ELEC ELEC
- FENCE FENCE
- IRR IRR
- LARGE LARGE
- LIFT LIFT
- MAIN MAIN
- PARK PARK
- PRE PRE
- PZ PZ
- SIGN SIGN
- STE STE
- TEMP TEMP
- TLITE TLITE
- TOWER TOWER
- UTIL UTIL
- WATER WATER





CHECK ALL THAT APPLY			
☒	Bid Award	Bid #	# 16-04
☐	Budget Adjustment		
☐	Change Order		
☐	Informational		
☐	Ordinance		
☐	Resolution		
☐	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Nancy Busen

Department

Wastewater

Phone

479-271-3161

ACTION REQUIRED:

Request Mayor and Council approve bid award # 16-09 for Wastewater Utilities purchase of an Armadillo 9X industrial parking lot sweeper from Wiese USA for the amount of \$ 42,930.18. This is a 2016 budgeted item.

COST TO CITY:

Cost of this Request: \$42,930

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$	43,000
Funds Expended to Date		
Remaining Budget		43,000
Budget Adjustment		-
Remaining After Adjustment	\$	43,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712
www.bentonvillear.com



PLEASE RECYCLE



Memo



To: City Council, Mayor McCaslin

From: Nancy Busen, Wastewater Utilities

CC:

Date: March 14, 2016

Re: Bid Award for Wastewater parking lot sweeper

Wastewater staff requests Mayor and City Council award Bid # 16-09 for purchase of an Armadillo 9X Industrial Sweeper in the amount of \$ 42,930.18, to Wiese USA, of Duenweg, MO. This is a 2016 budget item.

Thank you,

Memorandum

To: City Council Members
CC: Mayor Bob McCaslin, Denise Land
From: Katherine Bertschy, Purchasing Agent
Date: 3/15/2016
Re: Bid award #16-09

The 2016 Wastewater Department budget included \$40,000.00 for the purchase of one (1) Power Sweeper for maintenance of the parking areas. This is an additional sweeper with the current equipment to be transferred to the Compost Facility.

Formal bids were received from the following dealer:

Wiese USA		\$39,298.53
Duenweg, Mo	Tax	\$ 3,631.65
		\$42,930.18 Total

The Purchasing Office recommends award of Bid #16-09 for the purchase of one (1) Power Sweeper to Wiese USA out of Duenweg, Mo in an amount of \$42,930.18. Delivery is expected to be 4 weeks after receipt of order. The award will necessitate a budget adjustment from Building & Grounds maintenance to Capital Equipment.

**A FORMAL INVITATION TO BID
FROM THE CITY OF BENTONVILLE, ARKANSAS**

SUBMIT: CITY OF BENTONVILLE
PURCHASING AGENT
117 WEST CENTRAL
BENTONVILLE, AR 72712

BID NUMBER: 16-09
ISSUE DATE: 02/25/16
MO DATE: 03/10/16
TIME: 1:00 P.M.

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION
1	2016 Power Sweeper		
	As per attached specifications:		
	Total Bid	\$39,298.53	
	Applicable Tax Amount (AR 9.5%)	\$3,631.65	
	Guaranteed Delivery Date ARO:	4 weeks	

GENERAL TERMS AND INSTRUCTIONS

- 1 The City reserves the right to reject any and all bids or parts.
 - 2 Prices must be itemized. The City reserves the right to award by item.
 - 3 All bids must be FOB Bentonville and include all costs of delivery and packaging.
 - 4 All bids must be signed. Unsigned bids will not be considered.
 - 5 Indicate BID NUMBER ON OUTSIDE OF ENVELOPE.
 - 6 Failure to provide federal I.D. of social security number could result in rejection of bid.
 - 7 Late bids will not be considered under any circumstances.
 - 8 For further information contact: Nancy Busen, Facility Manager @ (479)271 3160
- Company Name: Wiese USA Address: 7487 East 7th Street
 By: Tom Chandler City: Dueweg
 Telephone Number: 417-872-9712 State: MO
 Federal I.D./Social Security No: 43-063-3084



CHECK ALL THAT APPLY		
	Bid Award	Bid #
X	Budget Adjustment	
	Change Order	
	Informational	
	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Nancy Busen

Department

Wastewater

Phone

479-271-3161

ACTION REQUIRED:

Wastewater staff requests Mayor and Council approval for a budget adjustment in the amount of \$3,000.00 to account 050-3030-438-7410 for the purchase of an industrial parking lot sweeper. Bid for this item was slightly above the 2016 budgeted amount.

COST TO CITY:

Cost of this Request: \$40,000

Additional Budget Amount \$3,000

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$	40,000
Funds Expended to Date		
Remaining Budget		40,000
Budget Adjustment		3,000
Remaining After Adjustment	\$	43,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE





Memo



To: City Council, Mayor McCaslin

From: Nancy Busen, Wastewater Utilities

CC:

Date: March 14, 2016

Re: Budget adjustment for Wastewater parking lot sweeper

Wastewater staff requests Mayor and City Council approval for a budget adjustment increase in the amount of \$ 3,000.00 for purchase of a parking lot sweeper for Wastewater Utilities. The bid amount for this item was slightly greater than anticipated. This is a 2016 budget item.

Thank you,



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
X	Change Order	
	Informational	
	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Mike Bender

Department

Public Works Dir

Phone

271-6873

ACTION REQUIRED:

Staff requests City Council approval of Change Order No. 1 to the Guaranteed Maximum Price Contract with Flintco, LLC to provide construction management and general contractor services for the construction of the City Maintenance Facility in an amount of \$18,137,382.00. This change order adds construction of Electric Conduit; Administration Building; Bays for Street, Electric, and Water Utilities Departments; Fueling/Wash Facility; Inventory Warehouse; Auction House; Perimeter Fencing and associated work in an amount of \$18,137,382.00. This change order increases the total contract price to \$25,635,142.00.

COST TO CITY:

Cost of this Request: \$25,635,142

Additional Budget Amount \$18,137,382

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$ 7,500,000
Funds Expended to Date	7,500,000
Remaining Budget	-
Budget Adjustment	18,137,382
Remaining After Adjustment	\$ 18,137,382

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



Memo



To: City Council, Mayor McCaslin

From: Mike Bender

CC:

Date: March 14, 2016

Re: Change Order No. 1 - Flintco, LLC Contract for Construction of Building Package, City Maintenance Facility

Staff recommends City Council approval of Change Order No. 1 to the Guaranteed Maximum Price Contract with Flintco, LLC to provide construction management and general contractor services for the construction of the Buildings Package at the City Maintenance Facility located at SW 28th Street for an amount not to exceed \$18,137,382.00. This change order will increase the total cost of the construction contract to \$25,635,142.00.

The building package includes construction of Electrical Conduit; Administration Building; Bays for Water, Electric, and Street Departments; Auction House; Inventory Warehouse; Fueling Station/Wash Bays; Perimeter Fencing and associated work. This package will complete the administration building which will provide room for future growth. It will also provide 1) Water Utilities Department with 7 bays - one more than they currently have, 2) Street Department and Traffic Signal and Sign Shop with 8 + 3 bays - two more than they currently have - this does not count the pole barn/lean-to as bays, 3) Electric Department 12 bays - four more than they currently have, and 4) Inventory Warehouse approximately 3,000 square feet (roughly 20%) more than they currently have. Compared to the master plan for the site presented to Council, this is about half of the total number of bays for each department and warehouse space. Development as bid includes the full administration building, auction house, fuel facility/wash bays. There is still room for a future fleet maintenance shop and more site storage for inventory or building development not determined at this time.

The City entered into an agreement with Flintco, LLC for pre-construction services for an amount of \$95,612.00 in February 2015. Services in the pre-

construction contract included construction cost estimating, constructability analysis, clash analysis, value engineering, scheduling and other assistance with preparation of bid documents and design drawings. Flintco has worked with Hight-Jackson Associates and their sub-consultants to prepare the Facility Master Plan and Final Construction Drawings. In November 2015, The City executed the construction phase of the pre-construction agreement with Flintco to move into site work construction at a price of \$7,497,760.00.

Development will be funded by utilizing money already budgeted for relocation and/or expansions, various set asides, additional revenue, and funded depreciation. A budget adjustment will be needed for this item to move all funds to one account. The City has \$26,907,466 identified to fund this project at this point.

A budget adjustment will be required with this request to move funds from various accounts to one account for the project.

Thank you for your consideration of this request.

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Change Order

PROJECT (Name and address): City of Bentonville - Comprehensive Maintenance Facility SW Municipal Dr. Bentonville, AR 72712	CHANGE ORDER NUMBER: 001 DATE: 3/14/16	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
TO CONTRACTOR (Name and address): Flintco, LLC 184 E Fantinel Blvd Springdale, AR 72762	ARCHITECT'S PROJECT NUMBER: CONTRACT DATE: 2/5/15 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
 Balance of project construction per the following exhibits:

Exhibit A - GMP Itemization dated 3/14/16
 Exhibit B - Clarifications and Assumptions dated 3/14/16
 Exhibit C - Drawings and Specifications Index dated 3/14/16

The original Guaranteed Maximum Price was	\$ 7,497,760.00
The net change by previously authorized Change Orders	\$ 0.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 7,497,760.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 18,137,382.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 25,635,142.00

The Contract Time will be increased by () days.
 The date of Substantial Completion as of the date of this Change Order therefore is June 30, 2017

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Hight-Jackson & Associates ARCHITECT (Firm name) 5201 Village Parkway, Suite 300 ADDRESS BY (Signature) _____ <i>(Typed name)</i> DATE	Flintco LLC CONTRACTOR (Firm name) 184 E Fantinel Blvd ADDRESS BY (Signature) Troy Musson <i>(Typed name)</i> DATE	City of Bentonville, Arkansas OWNER (Firm name) 117 West Central Ave ADDRESS BY (Signature) Bob McCaslin <i>(Typed name)</i> DATE
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User Notes:

(1265089365)

GUARANTEED MAXIMUM PRICE ITEMIZATION

PROJECT REQUIREMENTS & GENERAL CONDITIONS	\$	1,373,773
SITWORK	\$	406,844
CONCRETE	\$	1,761,385
MASONRY	\$	400,564
METALS	\$	1,024,917
WOOD & PLASTICS	\$	206,180
THERMAL/MOISTURE PROTECT	\$	1,281,558
DOORS & WINDOWS	\$	733,607
FINISHES	\$	1,027,034
SPECIALTIES	\$	309,913
EQUIPMENT	\$	11,035
FURNISHINGS	\$	13,517
SPECIAL CONSTRUCTION	\$	1,033,093
CONVEYING SYSTEMS	\$	64,292
MECHANICAL	\$	2,283,170
ELECTRICAL	\$	1,787,390
LOW VOLTAGE ALLOWANCE	\$	400,000
FUELING STATION ALLOWANCE	\$	950,000
INSURANCE AND BONDS	\$	422,350
CM CONTINGENCY	\$	309,812
CONSTRUCTION MANAGEMENT FEE	\$	718,577
	Subtotal	\$ 16,519,011
ALLOWANCE FOR ADDITIONAL BAYS	\$	776,718
ALLOWANCE FOR SECOND FLOOR FINISHOUT	\$	400,349
ALLOWANCE FOR LED LIGHTING ALTERNATE	\$	85,669
OWNER CONTINGENCY	\$	355,635
	Subtotal Change Order #01	\$ 18,137,382
	Sitework GMP	\$ 7,497,760
	Total GMP	\$ 25,635,142

Exhibit B

Clarifications and Assumptions

CLARIFICATIONS, ASSUMPTIONS, INCLUSIONS AND EXCLUSIONS

03.11.16

Division I - General Conditions / General Requirements

Developer's Costs & Fees

The costs for any fees, assessments, developer's costs, easements or city municipality bonds, and utility connection fees are excluded.

Permits

All construction permits will be obtained as a normal project. Pricing excludes cost for building permit as the City of Bentonville has agreed to provide services for the project with no permit fees.

Temporary Utilities/Facilities

This proposal excludes the usage costs for temporary utilities at the construction site including all temporary power used for the construction of the facility and used by the temporary field office. Electric, gas, water and sewer usage have also been excluded and will be provided by the owner during course of work. Flintco has included installation of service lines for field office use.

Construction Access

Construction access will be through a controlled gate. Visitors to the site must sign in with the onsite Flintco staff and adhere to Flintco Safety Policies (specifically hard hats, safety glasses and vests).

Prevailing Wage

Prevailing wage rates apply to this project and have been included as specified.

Testing

Materials testing is by Owner. Flintco will schedule testing and furnish test results to Owner, Architect, Civil Engineer and any other parties deemed appropriate upon request.

Owner Furnished Items

Certain items have been identified to be "furnished" or "furnished and installed" by Owner. Equipment which is "furnished by owner" and installed by contractor shall be delivered to the project at the scheduled time for trade contractors to install.

1. Lockers in Mens B113 and C113B to be owner furnished and contractor installed.
2. Projector screen to be furnished by owner and contractor installed.
3. Soap dispensers to be furnished by owner and contractor installed.
4. Generators, air compressors and pressure washers to be relocated by owner as noted on plans.
5. Whiteboards and tackboards to be furnished and installed by owner.
6. TV and VCR mounts to be furnished and installed by owner.
7. All appliances are furnished by owner. Plumbing and electrical hook ups of appliances are included in GMP.



03.14.2016

Bentonville Public Works

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General Inclusions/Exclusions

1. Builders risk deductibles are excluded.
2. Builders risk insurance coverage specifically for Owner-furnished items such as furnishings, fixtures, and equipment.
3. We have included a general contractor bond in GMP.
4. Furniture, Fixtures and equipment (FFE) are not included.
5. We exclude any provisions for providing a security guard.

Division 2 – Sitework

Civil / Sitework & Improvements

See original contract Exhibit C for Clarifications and Assumptions for sitework.

Division 3 - Concrete

Per plans.

Division 4 – Masonry

Mortar color is not included.

Division 5 - Metals

Structural Steel

Steel fabrication per AISC guidelines, but the fabricator does not currently maintain AISC certification.

Misc. Metals

All stainless steel handrails are excluded. Handrails shown on the plans to be stainless steel will be galvanized steel.

Division 6 – Millwork/Rough Carpentry

We have included Hanstone group 2 solid surface countertops.

Division 7 – Waterproofing, Dampproofing, Caulking and Sealants

Per plans.

Division 8 – Openings

Doors and Hardware

Per plans.

Overhead Doors

Overhead doors to be standard color. No overhead doors at area K.

Windows

Per plans.

Division 9 - Finishes

Floor Coverings/Resilient Base

Flooring is not included in the elevator cab.

Flooring contractor may use second tier installation subcontractors. Additional information will be supplied to the Owner and Architect prior to installation.

Epoxy Flooring

Epoxy flooring system to be by Desco

Gypsum Drywall Systems and Acoustical Ceilings

Per plans

Tape, Bed and paint

Per plans.

Division 10 - Specialties

Per plans.

Division 11 – Equipment

Loading dock equipment per plans.

Division 12 - Furnishings

Manual roller shades per plans.

Divisions 13 – Pre-Engineered Metal Building

Canopies attached to Pre-Engineered Metal Buildings will be supplied by the Metal Building manufacturer as a structural item, detailed with trim as part of the PEMB system, with no turnbuckle top support and no column support required.

Exposed structure finish for shop area walls and ceilings will remain standard structural primer and standard insulation backing colors.

Column finish will receive painted color band matching wall color up to 8' and exposed structure (primer) above 8'.

Division 14 - Conveyance

Otis Elevator is included in GMP.

Division 21 – Fire Suppression

Fire sprinkler system has been included and will be designed/installed by Freedom Fire Pro. We have included an ESFR system in Warehouse Building H.

Divisions 22 & 23 – Plumbing & HVAC

Plumbing

We have included plumbing per the contract documents.

HVAC

We have included HVAC per the Contract Documents.

Divisions 32 - Fencing

Per plans.

Owner is responsible for providing locks/chains at gates for pedestrian access.

Owner is responsible for access control programming and coordination with gates.

Divisions 26, 27 & 28 – Electrical, Communications, and Fire Alarm

We have included Electrical per plans.

No commissioning of building systems are included.

Light pole fixtures to be supplied and installed by the City of Bentonville.

Edwards fire alarm system has been included and will be designed/installed by Progressive Technologies.

Structured cabling for phone, tv and data and raceway system are included. Counts on data drops, coax, fiber and access controls are as enumerated in Progressive Technologies quote dated 2/25/16. Additional items and/or changes will be handled thru the allowance within the GMP or directly paid by the owner.

Access control equipment and readers are included at doors noted on sheet E4.2.

Owner to provide access control system set up/programming including but not limited to doors, scheduling, gate controls, and card swipe credentials.

Allowances

We have included the required allowance of \$5,000 for door hardware.

We have included the required allowance of \$2,500 for building plaque signage.

We have included the required allowance of \$6,000 for aluminum lettering.

We have included an allowance of \$400,000 for low voltage items.

We have included an allowance of \$950,000 for the fuel station (area J).

Alternates

Alternate 1: Add finish out of 2 nd floor admin building	ACCEPTED ALLOWANCE ITEM
Alternate 2: Add one bay at Area D (Water)	ACCEPTED ALLOWANCE ITEM
Alternate 3: Add one bay at Area E (Electric)	ACCEPTED ALLOWANCE ITEM
Alternate 4: Add one bay at Area F (Street)	ACCEPTED ALLOWANCE ITEM
Alternate 5: Add one bay at Area H (Warehouse)	ACCEPTED ALLOWANCE ITEM
Alternate 6: Add LED light fixture package	ACCEPTED ALLOWANCE ITEM

Miscellaneous

Cost for revised ASI-001 dated 2/26/16 is included in the GMP.

Cost for site conduit issued in change order #1 by Morrison Shipley is included in the GMP.

Construction Manager's Bid Manual and CM Clarifications

The Guaranteed Maximum Price is also based upon the following documents and information: Flintco, LLC Construction Manager's Bid Manual dated February 5, 2016; CM Clarification #1 dated February 11, 2016; and CM Clarification #2 dated February 18, 2016.

Addenda #1 – 3 are included.

Unit Pricing

Refer to original contract unit pricing per Exhibit D of the contract. Original unit cost apply.

VOLUME 1 - CIVIL

SHEET #	SHEET NAME	DATE	REVISION
C1	COVER SHEET, VICINITY MAP, & INDEX OF SHEETS	12.03.15	
C2	REPLAT	12.03.15	
C3	REPLAT	12.03.15	
C4	TYPICAL STREET SECTIONS	12.03.15	
C4	TYPICAL STREET SECTIONS	02.10.16	ASI 2
C5	OVERALL SITE LAYOUT	12.03.15	
C6	SITE DEMOLITION PLAN	12.03.15	
C7	SITE DIMENSION PLAN	12.03.15	
C8	SITE DIMENSION PLAN	12.03.15	
C9	SITE DIMENSION PLAN	12.03.15	
C10	STRIPING & SIGNAGE PLAN	12.03.15	
C11	STRIPING & SIGNAGE PLAN	12.03.15	
C12	STRIPING & SIGNAGE PLAN	12.03.15	
C13	SITE GRADING PLAN	12.03.15	
C14	SITE GRADING PLAN	12.03.15	
C14	SITE GRADING PLAN	02.03.16	ASI 1
C14a	SUPPLEMENTAL SPOT ELEVATIONS	02.03.16	ASI 1
C14	SITE GRADING PLAN	03.04.16	ASI 4
C15	SITE GRADING PLAN	12.03.15	
C16	STREET PROFILE	12.03.15	
C17	DRAINAGE PLAN	12.03.15	
C18	DRAINAGE PLAN	12.03.15	
C18	DRAINAGE PLAN	02.03.16	ASI 1
C19	DRAINAGE PLAN	12.03.15	
C20	STORM DRAINAGE PROFILES	12.03.15	
C21	STORM DRAINAGE PROFILES	12.03.15	
C22	EROSION CONTROL PLAN	12.03.15	
C23	EROSION CONTROL PLAN	12.03.15	
C24	EROSION CONTROL PLAN	12.03.15	
C25	SITE UTILITY PLAN	12.03.15	
C26	SITE UTILITY PLAN	12.03.15	
C27	SITE UTILITY PLAN	12.03.15	
C27	SITE UTILITY PLAN- FIRE HYDRANT RELOCATION	03.04.16	ASI 3
C28	SANITARY SEWER PROFILES	12.03.15	
C29	LANDSCAPE PLAN	12.03.15	
C30	LANDSCAPE PLAN	12.03.15	
C31	LANDSCAPE PLAN	12.03.15	
C32	MISCELLANEOUS DETAILS	12.03.15	
C33	MISCELLANEOUS DETAILS	12.03.15	
C34	MISCELLANEOUS DETAILS	12.03.15	

C35	MISCELLANEOUS DETAILS	12.03.15	
C36	MISCELLANEOUS DETAILS	12.03.15	
C37	MISCELLANEOUS DETAILS	12.03.15	
C38	MISCELLANEOUS DETAILS	12.03.15	
C38	DETAILS	02.03.16	ASI 1
C39	BEUD ELECTRIC LAYOUT & DETAILS	12.03.15	
C40	BEUD ELECTRIC LAYOUT & DETAILS	12.03.15	
C41	BEUD ELECTRIC LAYOUT & DETAILS	12.03.15	
C42	BEUD ELECTRIC LAYOUT & DETAILS	12.03.15	
C43	BEUD ELECTRIC LAYOUT & DETAILS	12.03.15	
C44	BWU DETAILS	12.03.15	
C45	BWU DETAILS	12.03.15	
C46	BWU DETAILS	12.03.15	
C47	BWU DETAILS	12.03.15	

VOLUME 2 - ARCHITECTURAL

SHEET #	SHEET NAME	DATE	REVISION
A.01	CODE FOOTPRINT- A, B, C	12.03.15	
A.01	CODE FOOTPRINT- A, B, C	01.08.16	REV 1
A.02	CODE FOOTPRINT- D, E, F	12.03.15	
A.02	CODE FOOTPRINT- D, E, F	01.08.16	REV 1
A.03	CODE FOOTPRINT- G, H, J	12.03.15	
A.03	CODE FOOTPRINT- G, H, J	01.08.16	REV 1
A0.0	COVER SHEET	12.03.15	
A0.0	COVER SHEET	01.08.16	REV 1
A0.1	CODE FOOTPRINT- A, B, C	02.08.16	ADD 1
A1.0	ARCH SITE PLAN	12.03.15	
A1.0	ARCH SITE PLAN	01.08.16	REV 1
A1.1	ARCH SITE PLAN DETAILS	12.03.15	
A1.1	ARCH SITE PLAN DETAILS	01.08.16	REV 1
A1.2	ARCH SITE PLAN DETAILS	12.03.15	
A1.2	ARCH SITE PLAN DETAILS	01.08.16	REV 1
A1.3	ARCH SITE PLAN DETAILS	12.03.15	
A1.3	ARCH SITE PLAN DETAILS	01.08.16	REV 1
A1.4	ARCH SITE PLAN DETAILS	12.03.15	
A1.4	ARCH SITE PLAN DETAILS	01.08.16	REV 1
A2.0	FIRST FLOOR PLAN OVERALL	12.03.15	
A2.0	FIRST FLOOR PLAN OVERALL	01.08.16	REV 1
A2.0A	OVERALL FLOOR PLAN- ADMIN	12.03.15	
A2.0A	OVERALL FLOOR PLAN- ADMIN	01.08.16	REV 1
A2.10	ENLARGED KITCHEN PLANS	12.03.15	
A2.10	ENLARGED KITCHEN PLANS	01.08.16	REV 1
A2.11A	SPECIALTY PLAN - AREA A	12.03.15	
A2.11A	SPECIALTY PLAN - AREA A	01.08.16	REV 1
A2.11B	SPECIALTY PLAN - AREA B	12.03.15	
A2.11B	SPECIALTY PLAN - AREA B	01.08.16	REV 1
A2.11C	SPECIALTY PLAN - AREA C	12.03.15	
A2.11C	SPECIALTY PLAN - AREA C	01.08.16	REV 1
A2.11D	SPECIALTY PLAN - AREA D	12.03.15	
A2.11D	SPECIALTY PLAN - AREA D	01.08.16	REV 1
A2.11E	SPECIALTY PLAN - AREA E	12.03.15	
A2.11E	SPECIALTY PLAN - AREA E	01.08.16	REV 1
A2.11F	SPECIALTY PLAN - AREA F	12.03.15	
A2.11F	SPECIALTY PLAN - AREA F	01.08.16	REV 1
A2.11G	SPECIALTY PLAN - AREA G	12.03.15	
A2.11G	SPECIALTY PLAN - AREA G	01.08.16	REV 1
A2.11H	SPECIALTY PLAN - AREA H	12.03.15	
A2.11H	SPECIALTY PLAN - AREA H	01.08.16	REV 1

A2.12	ENLARGED PLANS/DETAILS	12.03.15	
A2.12	ENLARGED PLANS/DETAILS	01.08.16	REV 1
A2.13	ENLARGED PLANS/DETAILS	12.03.15	
A2.13	ENLARGED PLANS/DETAILS	01.08.16	REV 1
A2.1A	FIRST FLOOR PLAN - AREA A	12.03.15	
A2.1A	FIRST FLOOR PLAN - AREA A	01.08.16	REV 1
A2.1A	FIRST FLOOR PLAN - AREA A	02.08.16	ADD 1
A2.1B	FIRST FLOOR PLAN - AREA B	12.03.15	
A2.1B	FIRST FLOOR PLAN - AREA B	01.08.16	REV 1
A2.1B	FIRST FLOOR PLAN - AREA B	02.08.16	ADD 1
A2.1C	FIRST FLOOR PLAN - AREA C	12.03.15	
A2.1C	FIRST FLOOR PLAN - AREA C	01.08.16	REV 1
A2.1C	FIRST FLOOR PLAN - AREA C	02.08.16	ADD 1
A2.1D	FIRST FLOOR PLAN - AREA D	12.03.15	
A2.1D	FIRST FLOOR PLAN - AREA D	01.08.16	REV 1
A2.1D	FIRST FLOOR PLAN - AREA D	02.08.16	ADD 1
A2.1E	FIRST FLOOR PLAN - AREA E	12.03.15	
A2.1E	FIRST FLOOR PLAN - AREA E	01.08.16	REV 1
A2.1E	FIRST FLOOR PLAN - AREA E	02.08.16	ADD 1
A2.1EE	FIRST FLOOR PLAN - AREA EE	12.03.15	
A2.1EE	FIRST FLOOR PLAN - AREA EE	01.08.16	REV 1
A2.1F	FIRST FLOOR PLAN - AREA F	12.03.15	
A2.1F	FIRST FLOOR PLAN - AREA F	01.08.16	REV 1
A2.1F	FIRST FLOOR PLAN - AREA F	02.08.16	ADD 1
A2.1G	FIRST FLOOR PLAN - AREA G	12.03.15	
A2.1G	FIRST FLOOR PLAN - AREA G	01.08.16	REV 1
A2.1H	FIRST FLOOR PLAN - AREA H	12.03.15	
A2.1H	FIRST FLOOR PLAN - AREA H	01.08.16	REV 1
A2.1J	FIRST FLOOR PLAN - AREA J	12.03.15	
A2.1J	FIRST FLOOR PLAN - AREA J	01.08.16	REV 1
A2.1K	FIRST FLOOR PLAN - AREA K	12.03.15	
A2.1K	FIRST FLOOR PLAN - AREA K	01.08.16	REV 1
A2.2	SECOND FLOOR PLAN - ADMIN.	12.03.15	
A2.2	SECOND FLOOR PLAN - ADMIN.	01.08.16	REV 1
A2.3	REFLECTED CEILING PLAN - OVERALL	12.03.15	
A2.3	REFLECTED CEILING PLAN - OVERALL	01.08.16	REV 1
A2.3A	REFLECTED CEILING PLAN - AREA A	12.03.15	
A2.3A	REFLECTED CEILING PLAN - AREA A	01.08.16	REV 1
A2.3A	REFLECTED CEILING PLAN - AREA A	02.08.16	ADD 1
A2.3B	REFLECTED CEILING PLAN - AREA B	12.03.15	
A2.3B	REFLECTED CEILING PLAN - AREA B	01.08.16	REV 1
A2.3B	REFLECTED CEILING PLAN - AREA B	02.08.16	ADD 1
A2.3C	REFLECTED CEILING PLAN - AREA C	12.03.15	
A2.3C	REFLECTED CEILING PLAN - AREA C	01.08.16	REV 1
A2.3C	REFLECTED CEILING PLAN - AREA C	02.08.16	ADD 1
A2.3D	REFLECTED CEILING PLAN - AREA D	12.03.15	
A2.3D	REFLECTED CEILING PLAN - AREA D	01.08.16	REV 1

A2.3D	REFLECTED CEILING PLAN - AREA D	02.08.16	ADD 1
A2.3E	REFLECTED CEILING PLAN - AREA E	12.03.15	
A2.3E	REFLECTED CEILING PLAN - AREA E	01.08.16	REV 1
A2.3E	REFLECTED CEILING PLAN - AREA E	02.08.16	ADD 1
A2.3F	REFLECTED CEILING PLAN - AREA F	12.03.15	
A2.3F	REFLECTED CEILING PLAN - AREA F	01.08.16	REV 1
A2.3F	REFLECTED CEILING PLAN - AREA F	02.08.16	ADD 1
A2.3G	REFLECTED CEILING PLAN - AREA G	12.03.15	
A2.3G	REFLECTED CEILING PLAN - AREA G	01.08.16	REV 1
A2.3G	REFLECTED CEILING PLAN - AREA G	02.08.16	ADD 1
A2.3H	REFLECTED CEILING PLAN - AREA H	12.03.15	
A2.3H	REFLECTED CEILING PLAN - AREA H	01.08.16	REV 1
A2.3H	REFLECTED CEILING PLAN - AREA H	02.08.16	ADD 1
A2.4	REFLECTED CEILING PLAN - UPPER LEVEL	12.03.15	
A2.4	REFLECTED CEILING PLAN - UPPER LEVEL	01.08.16	REV 1
A2.5	ENLARGED RESTROOM PLANS / ELEVATIONS	12.03.15	
A2.5	ENLARGED RESTROOM PLANS / ELEVATIONS	01.08.16	REV 1
A2.6	ENLARGED RESTROOM PLANS / ELEVATIONS	12.03.15	
A2.6	ENLARGED RESTROOM PLANS / ELEVATIONS	01.08.16	REV 1
A2.7	ROOF PLANS	12.03.15	
A2.7	ROOF PLANS	01.08.16	REV 1
A2.8	ROOF PLANS & DETAILS	12.03.15	
A2.8	ROOF PLANS & DETAILS	01.08.16	REV 1
A2.9	ROOF PLANS & DETAILS	12.03.15	
A2.9	ROOF PLANS & DETAILS	01.08.16	REV 1
A3.0	DOOR SCHEDULE	12.03.15	
A3.0	DOOR SCHEDULE	01.08.16	REV 1
A3.1	DOOR & WINDOW FRAME TYPES	12.03.15	
A3.1	DOOR & WINDOW FRAME TYPES	01.08.16	REV 1
A3.2	DOOR / WINDOW FRAME TYPES	12.03.15	
A3.2	DOOR / WINDOW FRAME TYPES	01.08.16	REV 1
A3.3	DOOR / WINDOW DETAILS	12.03.15	
A3.3	DOOR / WINDOW DETAILS	01.08.16	REV 1
A3.4	DOOR/WINDOW DETAILS	12.03.15	
A3.4	DOOR/WINDOW DETAILS	01.08.16	REV 1
A3.5	DOOR/WINDOW DETAILS	12.03.15	
A3.5	DOOR/WINDOW DETAILS	01.08.16	REV 1
A3.6	DOOR/WINDOW DETAILS	12.03.15	
A3.6	DOOR/WINDOW DETAILS	01.08.16	REV 1
A4.0	EXTERIOR ELEVATIONS - ADMIN.	12.03.15	
A4.0	EXTERIOR ELEVATIONS - ADMIN.	01.08.16	REV 1
A4.1	EXTERIOR ELEVATIONS - ADMIN.	12.03.15	
A4.1	EXTERIOR ELEVATIONS - ADMIN.	01.08.16	REV 1
A4.2	EXTERIOR ELEVATIONS - WATER	12.03.15	
A4.2	EXTERIOR ELEVATIONS - WATER	01.08.16	REV 1
A4.3	EXTERIOR ELEVATIONS - ELECTRICAL	12.03.15	
A4.3	EXTERIOR ELEVATIONS - ELECTRICAL	01.08.16	REV 1

A4.4	EXTERIOR ELEVATIONS - STREET	12.03.15	
A4.4	EXTERIOR ELEVATIONS - STREET	01.08.16	REV 1
A4.5	EXTERIOR ELEVATIONS - AUCTION	12.03.15	
A4.5	EXTERIOR ELEVATIONS - AUCTION	01.08.16	REV 1
A4.6	EXTERIOR ELEVATIONS - WAREHOUSE	12.03.15	
A4.6	EXTERIOR ELEVATIONS - WAREHOUSE	01.08.16	REV 1
A4.7	EXTERIOR ELEVATIONS - FUEL	12.03.15	
A4.7	EXTERIOR ELEVATIONS - FUEL	01.08.16	REV 1
A4.8	EXTERIOR ELEVATIONS - SAND SALT	12.03.15	
A4.8	EXTERIOR ELEVATIONS - SAND SALT	01.08.16	REV 1
A5.0	BUILDING SECTIONS	12.03.15	
A5.0	BUILDING SECTIONS	01.08.16	REV 1
A5.1	BUILDING SECTIONS	12.03.15	
A5.1	BUILDING SECTIONS	01.08.16	REV 1
A5.10	WALL SECTIONS	12.03.15	
A5.10	WALL SECTIONS	01.08.16	REV 1
A5.11	WALL SECTIONS	12.03.15	
A5.11	WALL SECTIONS	01.08.16	REV 1
A5.11	WALL SECTIONS	02.08.16	ADD 1
A5.12	WALL SECTIONS	12.03.15	
A5.12	WALL SECTIONS	01.08.16	REV 1
A5.13	WALL SECTIONS	12.03.15	
A5.13	WALL SECTIONS	01.08.16	REV 1
A5.2	BUILDING SECTIONS	12.03.15	
A5.2	BUILDING SECTIONS	01.08.16	REV 1
A5.3	BUILDING SECTIONS	12.03.15	
A5.3	BUILDING SECTIONS	01.08.16	REV 1
A5.4	WALL SECTIONS	12.03.15	
A5.4	WALL SECTIONS	01.08.16	REV 1
A5.5	WALL SECTIONS	12.03.15	
A5.5	WALL SECTIONS	01.08.16	REV 1
A5.6	WALL SECTIONS	12.03.15	
A5.6	WALL SECTIONS	01.08.16	REV 1
A5.7	WALL SECTIONS	12.03.15	
A5.7	WALL SECTIONS	01.08.16	REV 1
A5.8	WALL SECTIONS	12.03.15	
A5.8	WALL SECTIONS	01.08.16	REV 1
A5.8	WALL SECTIONS	02.22.16	ADD 3
A5.9	WALL SECTIONS	12.03.15	
A5.9	WALL SECTIONS	01.08.16	REV 1
A6.0	MILLWORK ELEVATIONS / DETAILS	12.03.15	
A6.0	MILLWORK ELEVATIONS / DETAILS	01.08.16	REV 1
A6.1	MILLWORK ELEVATIONS/DETAILS	12.03.15	
A6.1	MILLWORK ELEVATIONS/DETAILS	01.08.16	REV 1
A6.2	MILLWORK ELEVATIONS / DETAILS	12.03.15	
A6.2	MILLWORK ELEVATIONS / DETAILS	01.08.16	REV 1
A8.0	STAIR PLANS/SECTIONS	12.03.15	

A8.0	STAIR PLANS/SECTIONS	01.08.16	REV 1
A8.1	STAIR PLANS/SECTIONS	12.03.15	
A8.1	STAIR PLANS/SECTIONS	01.08.16	REV 1
A8.2	STAIR & RAMP PLANS/SECTIONS	12.03.15	
A8.2	STAIR & RAMP PLANS/SECTIONS	01.08.16	REV 1
A8.3	STAIR & RAMP PLANS/SECTIONS	12.03.15	
A8.3	STAIR & RAMP PLANS/SECTIONS	01.08.16	REV 1
A8.4	STAIR & RAMP PLANS/SECTIONS	12.03.15	
A8.4	STAIR & RAMP PLANS/SECTIONS	01.08.16	REV 1
A8.5	STAIR & RAMP PLANS/SECTIONS	12.03.15	
A8.5	STAIR & RAMP PLANS/SECTIONS	01.08.16	REV 1
A8.6	ELEVATOR PLAN & SECTION	12.03.15	
A8.6	ELEVATOR PLAN & SECTION	01.08.16	REV 1
A8.7	STAIR & RAMP PLANS/SECTIONS	12.03.15	
A8.7	STAIR & RAMP PLANS/SECTIONS	01.08.16	REV 1
ASD-1	WALL SECTION	02.22.16	ADD 3
ASD-1	WALL SECTION- C6/A2.1D	02.22.16	ADD 3

VOLUME 3 - STRUCTURAL

SHEET #	SHEET NAME	DATE	REVISION
S1.0	SPECIAL INSTRUCTIONS	01.08.16	
S1.1	FOUNDATION GENERAL NOTES & TYPICAL DETAILS	01.08.16	
S1.2	FRAMING GENERAL NOTES & TYPICAL DETAILS	01.08.16	
S1.3	TYPICAL FOUNDATION DETAILS	01.08.16	
S1.4	TYPICAL FRAMING DETAILS	01.08.16	
S1.4	TYPICAL FRAMING DETAILS	02.19.16	ADD 2
S2.1	OVERALL FOUNDATION PLAN	01.08.16	
S2.1	OVERALL FOUNDATION PLAN	02.08.16	ADD 1
S2.1A	FOUNDATION PLAN - AREA "A"	01.08.16	
S2.1A	FOUNDATION PLAN - AREA "A"	02.08.16	ADD 1
S2.1B	FOUNDATION PLAN - AREA "B"	01.08.16	
S2.1B	FOUNDATION PLAN - AREA "B"	02.19.16	ADD 2
S2.1C	FOUNDATION PLAN - AREA "C"	01.08.16	
S2.1C	FOUNDATION PLAN - AREA "C"	02.08.16	ADD 1
S2.1D	FOUNDATION PLAN - AREA "D"	01.08.16	
S2.1E	FOUNDATION PLAN - AREA "E"	01.08.16	
S2.1EE	FOUNDATION PLAN - AREA "EE"	01.08.16	
S2.1F	FOUNDATION PLAN - AREA "F"	01.08.16	
S2.1F	FOUNDATION PLAN - AREA "F"	02.08.16	ADD 1
S2.1G	FOUNDATION PLAN - AREA "G"	01.08.16	
S2.1H	FOUNDATION PLAN - AREA "H"	01.08.16	
S2.1K	FOUNDATION PLAN - AREA "K"	01.08.16	
S2.1L	FOUNDATION PLAN - AREA "L"	01.08.16	
S2.1M	FOUNDATION PLAN - COVERED PARKING "M"	01.08.16	
S3.0	TYP. LINTEL & MASONRY DETAILS	01.08.16	
S3.01	1ST FLOOR LINTEL, BRACING & MASONRY PLAN-AREA "A", "B", & "C"	01.08.16	
S3.02	2ND FLOOR LINTEL, BRACING & MASONRY PLAN-AREA "A" & "C"	01.08.16	
S3.1	OVERALL ROOF FRAMING PLAN	01.08.16	
S3.1A	LOW ROOF & SECOND FLOOR FRAMING PLAN- AREA "A"	01.08.16	
S3.1A	LOW ROOF & SECOND FLOOR FRAMING PLAN- AREA "A"	02.08.16	ADD 1
S3.1B	LOW ROOF FRAMING PLAN- AREA "B"	01.08.16	
S3.1B	LOW ROOF FRAMING PLAN- AREA "B"	02.08.16	ADD 1
S3.1B	LOW ROOF FRAMING PLAN- AREA "B"	02.19.16	ADD 2
S3.1C	LOW ROOF & SECOND FLOOR FRAMING PLAN- AREA "C"	01.08.16	
S3.1C	LOW ROOF & SECOND FLOOR FRAMING PLAN- AREA "C"	02.08.16	ADD 1
S3.1G	ROOF FRAMING PLAN AREA "G"	01.08.16	
S3.2	HIGH ROOF FRAMING PLAN	01.08.16	
S3.2	HIGH ROOF FRAMING PLAN	02.08.16	ADD 1
S3.3	MEZZANINE FRAMING PLAN-AREAS "D", "E" & "F" & "H"	01.08.16	
S4.1	FOUNDATION DETAILS	01.08.16	

S4.2	FOUNDATION DETAILS	01.08.16	
S4.3	FOUNDATION DETAILS	01.08.16	
S4.4	FOUNDATION DETAILS	01.08.16	
S4.5	FOUNDATION DETAILS	01.08.16	
S4.6	FOUNDATION DETAILS	01.08.16	
S5.1	FRAMING DETAILS	01.08.16	
S5.2	FRAMING DETAILS	01.08.16	
S5.2	FRAMING DETAILS	02.08.16	ADD 1
S5.3	FRAMING DETAILS	01.08.16	
S6.1	PARTIAL FRAMING ELEVATIONS	01.08.16	
S6.1	PARTIAL FRAMING ELEVATIONS	02.08.16	ADD 1
S6.2	PARTIAL FRAMING ELEVATIONS	01.08.16	

VOLUME 4 - PLUMBING + MECHANICAL

SHEET #	SHEET NAME	DATE	REVISION
M1.1	HVAC LEGEND AND NOTES	12.03.15	
M1.1	HVAC LEGEND AND NOTES	01.08.16	REV 1
M2.1	OVERALL FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA A, B, C)	12.03.15	
M2.1	OVERALL FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA A, B, C)	01.08.16	REV 1
M2.1A	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA A)	12.03.15	
M2.1A	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA A)	01.08.16	REV 1
M2.1B	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA B)	12.03.15	
M2.1B	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA B)	02.08.16	ADD 1
M2.1B	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA B)	02.19.16	ADD 2
M2.1C	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA C)	12.03.15	
M2.1C	FIRST FLOOR HVAC PLAN- ADMIN. BUILDING (AREA C)	01.08.16	REV 1
M2.1D	FIRST FLOOR HVAC PLAN- WATER MAINT. BAY (AREA D)	12.03.15	
M2.1D	FIRST FLOOR HVAC PLAN- WATER MAINT. BAY (AREA D)	01.08.16	REV 1
M2.1E	FIRST FLOOR HVAC PLAN- ELEC. MAINT. BAY (AREA E)	12.03.15	
M2.1E	FIRST FLOOR HVAC PLAN- ELEC. MAINT. BAY (AREA E)	01.08.16	REV 1
M2.1EE	FIRST FLOOR HVAC PLAN- ELEC. MAINT. BAY (AREA EE)	12.03.15	
M2.1EE	FIRST FLOOR HVAC PLAN- ELEC. MAINT. BAY (AREA EE)	01.08.16	REV 1
M2.1F	FIRST FLOOR HVAC PLAN- STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
M2.1F	FIRST FLOOR HVAC PLAN- STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
M2.1F	FIRST FLOOR HVAC PLAN- STREET DEPT. MAINT. BAY (AREA F)	02.19.16	ADD 2
M2.1G	FIRST FLOOR HVAC PLAN- AUCTION BUILDING (AREA G)	12.03.15	
M2.1G	FIRST FLOOR HVAC PLAN- AUCTION BUILDING (AREA G)	01.08.16	REV 1
M2.1H	FIRST FLOOR HVAC PLAN- WAREHOUSE (AREA H)	12.03.15	
M2.1H	FIRST FLOOR HVAC PLAN- WAREHOUSE (AREA H)	01.08.16	REV 1
M2.2	SECOND FLOOR HVAC PLAN	12.03.15	
M2.2	SECOND FLOOR HVAC PLAN	01.08.16	REV 1
M3.1	HVAC DETAILS	12.03.15	
M3.1	HVAC DETAILS	01.08.16	REV 1
M3.2	HVAC DETAILS	12.03.15	
M3.2	HVAC DETAILS	01.08.16	REV 1
M3.2	HVAC DETAILS	02.19.16	ADD 2
M3.3	HVAC DETAILS	12.03.15	
M3.3	HVAC DETAILS	01.08.16	REV 1
M4.1	HVAC CONTROLS	12.03.15	
M4.1	HVAC CONTROLS	01.08.16	REV 1
M4.1	HVAC CONTROLS	02.19.16	ADD 2
M4.2	HVAC CONTROLS	12.03.15	
M4.2	HVAC CONTROLS	01.08.16	REV 1
M4.3	HVAC CONTROLS	12.03.15	

M4.3	HVAC CONTROLS	01.08.16	REV 1
M4.4	HVAC CONTROLS	12.03.15	
M4.4	HVAC CONTROLS	01.08.16	REV 1
M4.4	HVAC CONTROLS	02.19.16	ADD 2
M5.1	HVAC SCHEDULES	12.03.15	
M5.1	HVAC SCHEDULES	01.08.16	REV 1
M5.1	HVAC SCHEDULES	02.19.16	ADD 2
M5.1	HVAC SCHEDULES	02.22.16	ADD 3
M5.2	HVAC SCHEDULES	12.03.15	
M5.2	HVAC SCHEDULES	01.08.16	REV 1
M5.2	HVAC SCHEDULES	02.19.16	ADD 2
M5.2	HVAC SCHEDULES	02.22.16	ADD 3
MP2.1	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA A, B, C)	12.03.15	
MP2.1	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA A, B, C)	01.08.16	REV 1
MP2.1A	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA A)	12.03.15	
MP2.1A	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA A)	01.08.16	REV 1
MP2.1B	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA B)	12.03.15	
MP2.1B	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA B)	01.08.16	REV 1
MP2.1B	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA B)	02.19.16	ADD 2
MP2.1C	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA C)	12.03.15	
MP2.1C	FIRST FLOOR MECHANICAL PIPING PLAN- ADMIN. BUILDING (AREA C)	01.08.16	REV 1
MP2.2	SECOND FLOOR MECHANICAL PIPING PLAN	12.03.15	
MP2.2	SECOND FLOOR MECHANICAL PIPING PLAN	01.08.16	REV 1
P1.1	PLUMBING LEGEND AND NOTES	12.03.15	
P1.1	PLUMBING LEGEND AND NOTES	01.08.16	REV 1
P1.1	PLUMBING LEGEND AND NOTES	02.19.16	ADD 2
P2.1	OVERALL FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA A, B, C)	12.03.15	
P2.1	OVERALL FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA A, B, C)	01.08.16	REV 1
P2.1A	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA A)	12.03.15	
P2.1A	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA A)	01.08.16	REV 1
P2.1B	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA B)	12.03.15	
P2.1B	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA B)	01.08.16	REV 1
P2.1B	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA B)	02.19.16	ADD 2
P2.1B	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA B)	02.22.16	ADD 3
P2.1C	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA C)	12.03.15	
P2.1C	FIRST FLOOR PLUMBING PLAN- ADMIN. BUILDING (AREA C)	01.08.16	REV 1
P2.1D	FIRST FLOOR PLUMBING PLAN- WATER MAINT. BAY (AREA D)	12.03.15	
P2.1D	FIRST FLOOR PLUMBING PLAN- WATER MAINT. BAY (AREA D)	01.08.16	REV 1
P2.1E	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA E)	12.03.15	
P2.1E	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA E)	01.08.16	REV 1
P2.1EE	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA EE)	12.03.15	
P2.1EE	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA EE)	01.08.16	REV 1
P2.1EE	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA EE)	02.19.16	ADD 2
P2.1EE	FIRST FLOOR PLUMBING PLAN- ELEC. MAINT. BAY (AREA EE)	02.22.16	ADD 3

P2.1F	FIRST FLOOR PLUMBING PLAN- STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
P2.1F	FIRST FLOOR PLUMBING PLAN- STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
P2.1G	FIRST FLOOR PLUMBING PLAN- AUCTION BUILDING (AREA G)	12.03.15	
P2.1G	FIRST FLOOR PLUMBING PLAN- AUCTION BUILDING (AREA G)	01.08.16	REV 1
P2.1H	FIRST FLOOR PLUMBING PLAN- WAREHOUSE (AREA H)	12.03.15	
P2.1H	FIRST FLOOR PLUMBING PLAN- WAREHOUSE (AREA H)	01.08.16	REV 1
P2.1J	FIRST FLOOR PLUMBING PLAN- FUELING/WASH BAYS (AREA J)	12.03.15	
P2.1J	FIRST FLOOR PLUMBING PLAN- FUELING/WASH BAYS (AREA J)	01.08.16	REV 1
P2.2	SECOND FLOOR PLUMBING PLAN	12.03.15	
P2.2	SECOND FLOOR PLUMBING PLAN	01.08.16	REV 1
P3.1	PLUMBING DETAILS	12.03.15	
P3.1	PLUMBING DETAILS	01.08.16	REV 1
P3.2	PLUMBING DETAILS	12.03.15	
P3.2	PLUMBING DETAILS	01.08.16	REV 1
P3.3	PLUMBING DETAILS	12.03.15	
P3.3	PLUMBING DETAILS	01.08.16	REV 1
P3.3	PLUMBING DETAILS	02.22.16	ADD 3
P3.4	PLUMBING DETAILS	12.03.15	
P3.4	PLUMBING DETAILS	01.08.16	REV 1
P4.1	PLUMBING RISERS	12.03.15	
P4.1	PLUMBING RISERS	01.08.16	REV 1
P4.10	PLUMBING RISERS	12.03.15	
P4.10	PLUMBING RISERS	01.08.16	REV 1
P4.11	PLUMBING RISERS	12.03.15	
P4.11	PLUMBING RISERS	01.08.16	REV 1
P4.12	PLUMBING RISERS	12.03.15	
P4.12	PLUMBING RISERS	01.08.16	REV 1
P4.13	PLUMBING RISERS	12.03.15	
P4.13	PLUMBING RISERS	01.08.16	REV 1
P4.14	GAS RISERS	12.03.15	
P4.14	GAS RISERS	01.08.16	REV 1
P4.15	GAS RISERS	12.03.15	
P4.15	GAS RISERS	01.08.16	REV 1
P4.16	GAS RISERS	12.03.15	
P4.16	GAS RISERS	01.08.16	REV 1
P4.17	GAS RISERS	12.03.15	
P4.17	GAS RISERS	01.08.16	REV 1
P4.2	PLUMBING RISERS	12.03.15	
P4.2	PLUMBING RISERS	01.08.16	REV 1
P4.3	PLUMBING RISERS	12.03.15	
P4.3	PLUMBING RISERS	01.08.16	REV 1
P4.4	PLUMBING RISERS	12.03.15	
P4.4	PLUMBING RISERS	01.08.16	REV 1
P4.5	PLUMBING RISERS	12.03.15	

P4.5	PLUMBING RISERS	01.08.16	REV 1
P4.6	PLUMBING RISERS	12.03.15	
P4.6	PLUMBING RISERS	01.08.16	REV 1
P4.7	PLUMBING RISERS	12.03.15	
P4.7	PLUMBING RISERS	01.08.16	REV 1
P4.8	PLUMBING RISERS	12.03.15	
P4.8	PLUMBING RISERS	01.08.16	REV 1
P4.9	PLUMBING RISERS	12.03.15	
P4.9	PLUMBING RISERS	01.08.16	REV 1
P5.1	PLUMBING SCHEDULES	12.03.15	
P5.1	PLUMBING SCHEDULES	01.08.16	REV 1
P5.1	PLUMBING SCHEDULES	02.22.16	ADD 3

VOLUME 5 - ELECTRICAL

SHEET #	SHEET NAME	DATE	REVISION
E1.1	ELECTRICAL LEGEND & NOTES	12.03.15	
E1.1	ELECTRICAL LEGEND & NOTES	01.08.16	REV 1
E1.2	ELECTRICAL KEYED NOTES	12.03.15	
E1.2	ELECTRICAL KEYED NOTES	01.08.16	REV 1
E2.1	ADMIN. BUILDING POWER PLAN - OVERALL (AREAS A, B, C)	12.03.15	
E2.1	ADMIN. BUILDING POWER PLAN - OVERALL (AREAS A, B, C)	01.08.16	REV 1
E2.1A	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA A)	12.03.15	
E2.1A	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA A)	01.08.16	REV 1
E2.1B	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA B)	12.03.15	
E2.1B	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA B)	01.08.16	REV 1
E2.1B	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA B)	02.08.16	ADD 1
E2.1C	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA C)	12.03.15	
E2.1C	FIRST FLOOR POWER PLAN - ADMIN. BUILDING (AREA C)	01.08.16	REV 1
E2.1D	FIRST FLOOR & MEZZANINE POWER PLAN - WATER MAINT. BAY (AREA D)	12.03.15	
E2.1D	FIRST FLOOR & MEZZANINE POWER PLAN - WATER MAINT. BAY (AREA D)	01.08.16	REV 1
E2.1E	FIRST FLOOR POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	12.03.15	
E2.1E	FIRST FLOOR POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	01.08.16	REV 1
E2.1EE	FIRST FLOOR & MEZZANINE POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	12.03.15	
E2.1EE	FIRST FLOOR & MEZZANINE POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	01.08.16	REV 1
E2.1F	FIRST FLOOR POWER PLAN - STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
E2.1F	FIRST FLOOR POWER PLAN - STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
E2.1G	MEZZANINE POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	12.03.15	
E2.1G	MEZZANINE POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	01.08.16	REV 1
E2.1G	MEZZANINE POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	02.19.16	ADD 2
E2.1H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	12.03.15	
E2.1H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	01.08.16	REV 1
E2.1J	FIRST FLOOR POWER PLAN - FUEL/WASHBAYS (AREA J)	12.03.15	
E2.1J	FIRST FLOOR POWER PLAN - FUEL/WASHBAYS (AREA J)	01.08.16	REV 1
E2.2	SECOND FLOOR POWER PLAN	12.03.15	
E2.2	SECOND FLOOR POWER PLAN	01.08.16	REV 1
E2.3	ADMIN. BUILDING MECHANICAL POWER PLAN - OVERALL (AREAS A, B, C)	12.03.15	
E2.3	ADMIN. BUILDING MECHANICAL POWER PLAN - OVERALL (AREAS A, B, C)	01.08.16	REV 1
E2.3A	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA A)	12.03.15	
E2.3A	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA A)	01.08.16	REV 1
E2.3B	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA B)	12.03.15	
E2.3B	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA B)	01.08.16	REV 1
E2.3B	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA B)	02.19.16	ADD 2
E2.3C	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA C)	12.03.15	
E2.3C	FIRST FLOOR MECHANICAL POWER PLAN - ADMIN. BUILDING (AREA C)	01.08.16	REV 1
E2.3D	FIRST FLOOR & MEZZANINE MECHANICAL POWER PLAN - (AREA D)	12.03.15	

E2.3D	FIRST FLOOR & MEZZANINE MECHANICAL POWER PLAN - (AREA D)	01.08.16	REV 1
E2.3D	FIRST FLOOR & MEZZANINE MECHANICAL POWER PLAN - (AREA D)	02.19.16	ADD 2
E2.3E	FIRST FLOOR MECHANICAL POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	12.03.15	
E2.3E	FIRST FLOOR MECHANICAL POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	01.08.16	REV 1
E2.3E	FIRST FLOOR MECHANICAL POWER PLAN - ELECTRIC MAINT. BAY (AREA E)	02.19.16	ADD 2
E2.3F	FIRST FLOOR MECHANICAL POWER PLAN - STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
E2.3F	FIRST FLOOR MECHANICAL POWER PLAN - STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
E2.3F	FIRST FLOOR MECHANICAL POWER PLAN - STREET DEPT. MAINT. BAY (AREA F)	02.19.16	ADD 2
E2.3G	MEZZANINE MECH POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	12.03.15	
E2.3G	MEZZANINE MECH POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	01.08.16	REV 1
E2.3G	MEZZANINE MECH POWER PLAN - AREA H & 1st FLOOR POWER PLAN - (AREA G)	02.19.16	ADD 2
E2.3H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	12.03.15	
E2.3H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	01.08.16	REV 1
E4.1	ELECTRICAL RISER & DETAILS	12.03.15	
E4.1	ELECTRICAL RISER & DETAILS	01.08.16	REV 1
E4.1	ELECTRICAL RISER & DETAILS	02.19.16	ADD 2
E4.2	ELECTRICAL DIAGRAMS & DETAILS	12.03.15	
E4.2	ELECTRICAL DIAGRAMS & DETAILS	01.08.16	REV 1
E4.2	ELECTRICAL DIAGRAMS & DETAILS	02.19.16	ADD 2
E5.1	ELECTRICAL SCHEDULES	12.03.15	
E5.1	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.1A	ELECTRICAL SCHEDULES	12.03.15	
E5.1A	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.2	ELECTRICAL SCHEDULES	12.03.15	
E5.2	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.2	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.3	ELECTRICAL SCHEDULES	12.03.15	
E5.3	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.3	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.4	ELECTRICAL SCHEDULES	12.03.15	
E5.4	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.4	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.5	ELECTRICAL SCHEDULES	12.03.15	
E5.5	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.6	ELECTRICAL SCHEDULES	12.03.15	
E5.6	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.6	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.7	ELECTRICAL SCHEDULES	12.03.15	
E5.7	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.7	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.8	ELECTRICAL SCHEDULES	12.03.15	
E5.8	ELECTRICAL SCHEDULES	01.08.16	REV 1
E5.8	ELECTRICAL SCHEDULES	02.19.16	ADD 2
E5.9	ELECTRICAL SCHEDULES	12.03.15	
E5.9	ELECTRICAL SCHEDULES	01.08.16	REV 1

ES1.0	ELECTRICAL SITE PLAN	12.03.15	
ES1.0	ELECTRICAL SITE PLAN	01.08.16	REV 1
ES1.0	ELECTRICAL SITE PLAN	02.19.16	ADD 2
ES1.1	ELECTRICAL DATA COMMUNICATIONS UTILITY SITE PLAN	12.03.15	
ES1.1	ELECTRICAL DATA COMMUNICATIONS UTILITY SITE PLAN	01.08.16	REV 1
ES1.1	ELECTRICAL DATA COMMUNICATIONS UTILITY SITE PLAN	02.08.16	ADD 1
ES1.1	ELECTRICAL DATA COMMUNICATIONS UTILITY SITE PLAN	02.19.16	ADD 2
ES1.2	ELECTRICAL SITE NOTES AND DETAILS	12.03.15	
ES1.2	ELECTRICAL SITE NOTES AND DETAILS	01.08.16	REV 1
ES1.2	ELECTRICAL SITE NOTES AND DETAILS	02.19.16	ADD 2
L2.1	ADMIN BUILDING LIGHTING PLAN - OVERALL (AREA A, B, C)	12.03.15	
L2.1	ADMIN BUILDING LIGHTING PLAN - OVERALL (AREA A, B, C)	01.08.16	REV 1
L2.1A	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA A)	12.03.15	
L2.1A	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA A)	01.08.16	REV 1
L2.1A	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA A)	02.19.16	ADD 2
L2.1B	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA B)	12.03.15	
L2.1B	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA B)	01.08.16	REV 1
L2.1B	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA B)	02.08.16	ADD 1
L2.1C	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA C)	12.03.15	
L2.1C	FIRST FLOOR LIGHTING PLAN - ADMIN. BUILDING (AREA C)	01.08.16	REV 1
L2.1D	FIRST FLOOR MEZZANINE LIGHTING PLAN - WATER MAINT. BAY (AREA D)	12.03.15	
L2.1D	FIRST FLOOR MEZZANINE LIGHTING PLAN - WATER MAINT. BAY (AREA D)	01.08.16	REV 1
L2.1E	FIRST FLOOR LIGHTING PLAN - ELEC. MAINT. BAY (AREA E)	12.03.15	
L2.1E	FIRST FLOOR LIGHTING PLAN - ELEC. MAINT. BAY (AREA E)	01.08.16	REV 1
L2.1EE	FIRST FLOOR & MEZZANINE LIGHTING PLAN - WATER MAINT. BAY (AREA E)	12.03.15	
L2.1EE	FIRST FLOOR & MEZZANINE LIGHTING PLAN - WATER MAINT. BAY (AREA E)	01.08.16	REV 1
L2.1F	FIRST FLOOR LIGHTING PLAN - STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
L2.1F	FIRST FLOOR LIGHTING PLAN - STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
L2.1G	MEZZANINE LIGHTING PLAN - AREA H & FIRST FLOOR LIGHTING PLAN - (AREA G)	12.03.15	
L2.1G	MEZZANINE LIGHTING PLAN - AREA H & FIRST FLOOR LIGHTING PLAN - (AREA G)	01.08.16	REV 1
L2.1H	FIRST FLOOR LIGHTING PLAN - WAREHOUSE (AREA H)	12.03.15	
L2.1H	FIRST FLOOR LIGHTING PLAN - WAREHOUSE (AREA H)	01.08.16	REV 1
L2.2	SECOND FLOOR LIGHTING PLAN	12.03.15	
L2.2	SECOND FLOOR LIGHTING PLAN	01.08.16	REV 1
SS2.0	ADMIN. BUILDING SPECIAL SYSTEMS PLAN - OVERALL (AREAS A, B, C)	12.03.15	
SS2.0	ADMIN. BUILDING SPECIAL SYSTEMS PLAN - OVERALL (AREAS A, B, C)	01.08.16	REV 1
SS2.1A	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA A)	12.03.15	
SS2.1A	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA A)	01.08.16	REV 1
SS2.1A	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA A)	02.08.16	ADD 1
SS2.1B	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA B)	12.03.15	
SS2.1B	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA B)	01.08.16	REV 1
SS2.1C	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA C)	12.03.15	
SS2.1C	FIRST FLOOR SPECIAL SYSTEMS PLAN - ADMIN. BUILDING (AREA C)	01.08.16	REV 1
SS2.1D	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - WATER MAINT. BAY (AREA D)	12.03.15	
SS2.1D	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - WATER MAINT. BAY (AREA D)	01.08.16	REV 1

SS2.1D	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - WATER MAINT. BAY (AREA D)	02.08.16	ADD 1
SS2.1D	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - WATER MAINT. BAY (AREA D)	02.22.16	ADD 3
SS2.1E	FIRST FLOOR SPECIAL SYSTEMS PLAN - ELECTRIC MAINT. BAY (AREA E)	12.03.15	
SS2.1E	FIRST FLOOR SPECIAL SYSTEMS PLAN - ELECTRIC MAINT. BAY (AREA E)	01.08.16	REV 1
SS2.1E	FIRST FLOOR SPECIAL SYSTEMS PLAN - ELECTRIC MAINT. BAY (AREA E)	02.22.16	ADD 3
SS2.1EE	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - ELECTRIC MAINT. BAY (AREA E)	12.03.15	
SS2.1EE	FIRST FLOOR & MEZZANINE SPECIAL SYSTEMS PLAN - ELECTRIC MAINT. BAY (AREA E)	01.08.16	REV 1
SS2.1F	FIRST FLOOR SPECIAL SYSTEMS PLAN - STREET DEPT. MAINT. BAY (AREA F)	12.03.15	
SS2.1F	FIRST FLOOR SPECIAL SYSTEMS PLAN - STREET DEPT. MAINT. BAY (AREA F)	01.08.16	REV 1
SS2.1F	FIRST FLOOR SPECIAL SYSTEMS PLAN - STREET DEPT. MAINT. BAY (AREA F)	02.22.16	ADD 3
SS2.1G	MEZZANINE SPECIAL SYSTEMS PLAN - AREA H & FIRST FLOOR POWER PLAN - (AREA G)	12.03.15	
SS2.1G	MEZZANINE SPECIAL SYSTEMS PLAN - AREA H & FIRST FLOOR POWER PLAN - (AREA G)	01.08.16	REV 1
SS2.1H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	12.03.15	
SS2.1H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	01.08.16	REV 1
SS2.1H	FIRST FLOOR POWER PLAN - WAREHOUSE (AREA H)	02.08.16	ADD 1
SS2.1J	FIRST FLOOR SPECIAL SYSTEMS PLAN - FUEL/WASH BAYS (AREA J)	12.03.15	
SS2.1J	FIRST FLOOR SPECIAL SYSTEMS PLAN - FUEL/WASH BAYS (AREA J)	01.08.16	REV 1
SS2.1J	FIRST FLOOR SPECIAL SYSTEMS PLAN - FUEL/WASH BAYS (AREA J)	02.08.16	ADD 1
SS2.2	SECOND FLOOR SPECIAL SYSTEMS PLAN	12.03.15	
SS2.2	SECOND FLOOR SPECIAL SYSTEMS PLAN	01.08.16	REV 1

SECTION #	SECTION NAME
00 72 00	GENERAL CONDITIONS
AIA A201	GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
00 73 00	SUPPLEMENTARY GENERAL CONDITIONS
01 00 00	GENERAL REQUIREMENTS AND PROCEDURES
01 11 00	SUMMARY OF WORK
01 21 13	CASH ALLOWANCES
01 22 13	MEASUREMENT AND PAYMENT
01 26 00	MODIFICATION REQUIREMENTS
01 29 76	APPLICATIONS FOR PAYMENT
01 31 00	COORDINATION AND MEETINGS
01 32 33	CONSTRUCTION PHOTOGRAPHS AND DOCUMENTATIONS
01 32 36	CONSTRUCTION PROGRESS SCHEDULES
01 33 00	SUBMITTALS
01 40 00	QUALITY CONTROL
01 50 00	CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS
01 60 00	MATERIAL AND EQUIPMENT
01 75 00	STARTING OF SYSTEMS
01 77 00	CONTRACT CLOSEOUT
02 32 00	GEOTECHNICAL SOILS REPORT
02 32 01	SITE AND SUBSURFACE INVESTIGATION BY CONTRACTOR
02 41 16	DEMOLITION
03 11 00	CONCRETE FORMWORK
03 21 00	CONCRETE REINFORCEMENT
03 30 00	CAST-IN-PLACE CONCRETE
03 48 00	PRECAST CONCRETE MONUMENT SIGN
03 48 43	ARCHITECTURAL PRE-CAST CONCRETE TRIM
03 62 00	NON-SHRINK GROUTING
04 05 13	MORTAR
04 21 13	BRICK MASONRY
04 22 00	CONCRETE UNIT MASONRY
05 12 23	STRUCTURAL STEEL
05 21 00	OPEN WEB STEEL JOISTS
05 31 13	METAL DECKING- FLOOR
05 31 23	METAL DECKING- ROOF
05 40 00	COLD-FORMED METAL FRAMING
05 50 00	MISCELLANEOUS METALS
05 51 00	STEEL STAIRS
05 52 00	HANDRAILS
06 10 00	ROUGH CARPENTRY
06 17 53	PRE-ENGINEERED WOOD TRUSSES
06 18 14	GLUE LAMINATED TIMBER (LVL)
06 20 23	FINISH CARPENTRY
06 41 16	CABINET WORK & SHELVING

07 10 00	WATERPROOFING & DAMPPROOFING	
07 19 00	WATER REPELLANT COATING	
07 21 00	INSULATION	
07 27 26	FLUID-APPLIED WEATHER BARRIER SYSTEM	
07 31 13	FIBERGLASS SHINGLES	
07 42 14	FACTORY FABRICATED ARCHITECTURAL METAL WALL PANELS	
07 46 21	PREFORMED METAL SOFFIT PANEL SYSTEM	
07 61 14	PREFORMED ARCHITECTURAL METAL ROOFING	
07 62 00	SHEET METAL FLASHING & TRIM	
07 62 10	GUTTERS & DOWNSPOUTS	
07 65 26	WATER SHIELD MEMBRANE	
07 72 53	SNOW GUARDS/ FLUE GUARDS	
07 84 00	FIRESTOPPING	
07 92 00	JOINT SEALANT	
08 11 13	HOLLOW METAL DOORS & FRAMES	
08 14 16	WOOD DOORS	
08 31 13	CEILING/ WALL ACCESS PANELS	
08 33 13	COILING COUNTER SHUTTERS & COILING SERVICE DOORS	
08 33 23	OVERHEAD COILING DOORS	
08 35 14	ACOUSTICAL ACCORDION FOLDING PARTITIONS	
08 36 00	SECTIONAL OVERHEAD DOORS (NON-INSULATED)	
08 36 13	SECTIONAL OVERHEAD DOORS (THERMACORE 591 SERIES)	
08 39 06	FEMA TORNADO DOOR, FRAME AND HARDWARE	
08 43 13	ALUMINUM STOREFRONT, DOORS, EXTERIOR FIXED UNITS	
08 51 13	ALUMINUM WINDOWS	
08 56 19	PASS THROUGH WINDOWS	
08 58 00	ALUMINUM INTERIOR SLIDING SERVICE WINDOW	ADD 2
08 71 00	FINISH DOOR HARDWARE	
08 81 00	GLASS & GLAZING	
09 22 16	NON-STRUCTURAL METAL FRAMING	
09 29 00	DRYWALL	
09 31 13	CERAMIC TILE	
09 51 00	ACOUSTICAL TILE CEILINGS	
09 65 00	RESILIENT FLOORING	
09 67 26	EPOXY RESINOUS FLOORING	
09 68 00	CARPETING	
09 78 00	FIBER REINFORCED PLASTIC COATED PANELS	
09 91 00	PAINTING & FINISHING	
09 97 26	SPECIAL COATINGS	
10 00 00	MISCELLANEOUS SPECIALTIES	
10 14 00	IDENTIFYING DEVICES	
10 14 19	ALUMINUM LETTERS	
10 21 13	TOILET COMPARTMENTS	
10 21 14	TOILET COMPARTMENTS (SOLID PLASTIC)	ADD 2
10 28 13	TOILET & BATH ACCESSORIES	
10 44 00	FIRE EXTINGUISHERS	
10 51 13	METAL LOCKERS	

10 73 15	RETRACTABLE COVERS
10 75 16	FLAG POLE
11 13 00	LOADING DOCK EQUIPMENT
12 24 15	MANUAL ROLLER SHADES
13 31 33	FRAMED FABRIC STRUCTURE
13 34 19	PRE-ENGINEERED METAL BUILDING SYSTEM
14 24 24	HYDRAULIC ELEVATORS (MACHINE ROOM-LESS)
21 01 00	GENERAL FIRE SUPPRESSION PROVISIONS
21 05 01	COMMON WORK RESULTS FOR FIRE SUPPRESSION
21 05 53	IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT
21 13 01	FIRE SUPPRESSION SPRINKLER SYSTEMS
21 13 02	FIRE SUPPRESSION EQUIPMENT- KITCHEN HOOD
22 01 00	GENERAL PLUMBING PROVISIONS
22 05 13	MOTORS FOR MECHANICAL EQUIPMENT
22 05 48	VIBRATION ISOLATION
22 05 53	MECHANICAL IDENTIFICATION
22 07 16	EQUIPMENT INSULATION
22 07 19	PIPING INSULATION
22 10 05	PLUMBING PIPING
22 10 06	PLUMBING SPECIALTIES
22 10 08	PLUMBING SOLDER
22 15 00	COMPRESSED AIR SYSTEM
22 30 00	PLUMBING EQUIPMENT
22 40 00	PLUMBING FIXTURES
23 01 00	GENERAL HVAC PROVISIONS
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
23 05 14	ADJUSTABLE SPEED DRIVES
23 05 16	EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING
23 05 19	METERS AND GAGES FOR HVAC PIPING
23 05 33	HEAT TRACING FOR HVAC PIPING
23 05 48	VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23 05 93	TESTING, ADJUSTING AND BALANCING
23 07 13	DUCT INSULATION
23 07 16	HVAC EQUIPMENT INSULATION
23 07 19	HVAC PIPING INSULATION
23 09 13	INSTRUMENTS AND CONTROL ELEMENTS
23 09 23	DDC CONTROLS SYSTEM
23 21 13	HYDRONIC PIPING
23 21 14	HYDRONIC SPECIALTIES
23 25 00	CHEMICAL WATER TREATMENT
23 31 00	DUCTS
23 33 00	DUCT ACCESSORIES
23 33 30	AIR DUCT SEALANTS
23 34 23	POWER VENTILATORS
23 37 00	AIR OUTLETS AND INLETS
23 40 00	AIR CLEANING DEVICES

23 51 23	BREECHINGS, CHIMNEY AND STACKS FOR CONDENSING APPLIANCES	
23 52 16	CONDENSING BOILERS	
23 54 00	FURNACES	
23 55 33	FUEL FIRED UNIT HEATERS	
23 62 13	PACKAGED AIR-COOLED REFRIGERANT COMPRESSOR AND CONDENSOR UNITS	
23 65 00	CLOSED CIRCUIT COOLERS	
23 72 25	MAKE-UP AIR UNIT WITH ENERGY RECOVERY	
23 81 27	SMALL SPLIT-SYSTEM HEATING AND COOLING	
23 81 31	HIGH EFFICIENCY WATER SOURCE HEAT PUMP	
26 00 10	GENERAL ELECTRICAL PROVISIONS	ADD 2
26 00 12	COMMISSIONING OF ELECTRICAL SYSTEMS	
26 05 19	WIRES AND CABLES	
26 05 26	GROUNDING	
26 05 29	SUPPORTING DEVICES	
26 05 34	CONDUIT	
26 05 37	OUTLET AND PULL BOXES	
26 05 53	IDENTIFICATION	
26 05 73	OVERCURRENT PROTECTIVE DEVICES	
26 21 02	UNDERGROUND DISTRIBUTION	
26 22 00	TRANSFORMERS	
26 24 16	PANEL BOARDS	
26 27 26	WALL SWITCHES, RECEPTACLES, AND PLATE COVERS	
26 28 18	MOTOR AND CIRCUIT DISCONNECTS	
26 32 15	GENERATOR AND AUTOMATIC TRANSFER SWITCH	
26 35 13	LOW VOLTAGE STANDARD AUTOMATIC CAPACITOR BANK	
26 51 00	INTERIOR BUILDING LIGHTING	
27 10 05	TELEPHONE/DATA AND TV RACEWAY SYSTEM	
27 10 11	STRUCTURED TELECOMMUNICATIONS CABLING AND ENCLOSURES	
28 31 04	INTEGRATED LIFE SAFETY SYSTEM	
23 31 07	FIRE ALARM	
31 11 00	SITE PREPARATION AND CLEARING	
31 22 00	SITE GRADING	
31 23 00	EXCAVATION AND BACKFILL	
31 23 23	PIPE LAYING	
31 23 33	EXCAVATION AND BACKFILL AND COMPACTING FOR UTILITIES	
31 25 00	STORM WATER POLLUTION PREVENTION PLAN	
31 31 16	TERMITE CONTROL	
31 37 16	RIP-RAP	
32 11 16	CRUSHED STONE BASE COURSE	
32 12 16	ASPHALTIC PAVING	
32 13 13	PORTLAND CEMENT CONCRETE PAVING	
32 16 00	WALKS & CURBS	
32 17 23	PAVEMENT MARKINGS	
32 31 00	VERTICAL PIVOT GATES	
32 31 13	CHAIN LINK FENCES AND GATES	
32 31 19	STEEL ORNAMENTAL FENCE SYSTEM	
32 32 19	MODULAR RETAINAGE SYSTEMS	

32 80 00	IRRIGATION SYSTEM
32 92 20	HYDRO-SEEDING
32 92 23	SODDING
32 93 00	TREES, PLANTS AND GROUND COVERS
33 11 00	WATER DISTRIBUTION SYSTEMS
33 31 13	SANITARY SEWER SYSTEMS
33 39 00	SANITARY AND STORM SEWER MANHOLE STRUCTURES
33 41 00	STORM SEWER SYSTEMS
33 44 00	STORM DRAINAGE STRUCTURES
33 46 16	SUB-DRAINAGE SYSTEMS (DOWNSPOUTS)
33 51 00	GAS DISTRIBUTION SYSTEMS
APPENDIX A	CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS
APPENDIX B	PROJECT IDENTIFICATION SIGN



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
X	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Mike Bender

Department

Public Works Dir

Phone

271-6873

ACTION REQUIRED:

Budget adjustment recognizing funds from various accounts and moving to one account to fund construction of the new City Maintenance Facility in the amount of \$18,137,382.00.

COST TO CITY:

Cost of this Request:	\$18,000,000
Additional Budget Amount	\$18,000,000

☐ One time amount

☐ Continuing O and M

Previously Budgeted	\$ -
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	18,000,000
Remaining After Adjustment	\$ 18,000,000

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

www.bentonvillear.com



PLEASE RECYCLE



CITY OF BENTONVILLE
NEW MUNICIPAL CAMPUS FUNDING SUMMARY

From 2013 Set Asides	\$3,500,000
From net of property sale/purchase	1,802,471
From 2014 Set Asides	5,425,000
Centerton Sales	1,576,615
Electric Funded Depreciation	3,174,144
Water Funded Depreciation	2,022,848
Water Impact Fees	1,906,388
2016 Budget	1,500,000
From 2015 Set Asides - to be determined	
Utility Fund	20,907,466
Street Fund	5,000,000
General Fund - Purchasing/Auction/Engineering	
	1,000,000
	26,907,466



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
X	Ordinance	
	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Gary Wilson

Department

Utility Billing/Meter Reading

Phone

271-3104

ACTION REQUIRED:

Request authorization to enter into a contract with Modern Control Access, Inc, a division of Modern Fence for the gates at the City Utility building at 401 S Main Street. Modern is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates.

COST TO CITY:

Cost of this Request: \$27,671

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



REQUEST FOR WAIVER OF BID

Date 3/11/2016

Requested by: Gary Wilson

Department: Billing and Collections

DESCRIPTION OF REQUEST:

Type of Equipment: Gate

Year & Model: _____

Serial # _____

To Be Purchased From: Modern Control Access/Modern Fence

Amount: Base Amount: \$ 25,270.00

Tax: \$ 2,400.65

*Other: _____

TOTAL **\$ 27,670.65**

* List all other costs:

JUSTIFICATION FOR REQUEST FOR WAIVER OF BID:

Modern Control Access is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates.


Department Head

Director of Finance & Administration

Revised 6-18-99

INTEROFFICE MEMORANDUM

TO: MAYOR MCCASLIN, CITY COUNCIL
FROM: GARY WILSON
SUBJECT: GATES
DATE: MARCH 11, 2016

I recommend entering in to an agreement with Modern Access Control for the entrance and exit gates at the City Utility Annex & Drive-thru building. These gates will allow the area to the back and side of the building, where the Meter Department vehicles are parked over night to be secured after hours. Access afterhours will be available via electronic access control key fobs.

I also recommend a waiver of bid as Modern is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely response for service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates.

Proposal / Contract

1864 Ford Ave. Springdale, Arkansas 72764 <i>"Serving Northwest Arkansas Since 1950"</i> License #0214940514	<b style="font-size: 1.5em;">modern CONTROL ACCESS, INC. <i>A Division of Modern Fence & Supply Co., Inc.</i>	479-443-5122 1-877-266-3376 Toll Free 479-442-7173 Fax
PROPOSAL SUBMITTED TO CITY OF BENTONVILLE UTILITIES		PHONE 479 271-3115
ADDRESS 117 W. CENTRAL BENTONVILLE, AR 72712		
ERECTED AT: 402 S. MAIN, BENTONVILLE, AR		REQUESTED START DATE
Qty.	Materials	
1	32' WIDE X 8' TALL AUTOMATIC DOUBLE DRIVE GATE. GATES TO WORK INDEPENDENTLY.	
1	20' WIDE X 8' HIGH AUTOMATIC DOUBLE DRIVE EXIT ONLY GATE.	
ALL ENTRY DEVICES BY OTHERS		
OPERATORS: HY SECURITY SWINGSMAST (SEE ATTACHED)		

Modern Control Access, Inc., agrees to guarantee the above fence to be free from defects in workmanship for one (1) year. (Does not include fence alignment due to warping, splitting, twisting, shrinking, checking or other changes in the shape of the wood). All other warranties come from manufacturer material used under this contract (available upon request).

Modern Control Access, Inc., shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Modern Control Access, Inc., will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Modern Control Access, Inc., assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

Modern Control Access, Inc., will assume the responsibility for having underground public utilities located and marked. However, Modern Control Access, Inc., assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for damages caused by directing Modern Control Access, Inc., to dig in the immediate vicinity of known utilities.

Any additions or changes made by customer prior to installation of job that requires extra labor and or material, will be added to the price established on this contract and will become due and payable to the installer with the balance due at the time of completion. Approximately 50% deposit is required upon signing this contract. This will offset expenses incurred for special order items, prep work occurring prior to installation of fence, as well as allocates material to be set back at current market price.

Right of access and removal is granted to Modern Control Access, Inc., in the event of nonpayment under terms of contract.

The customer agrees to pay all interest and costs incurred in collecting this debt.

Important Notice: Modern Control Access Inc., reserves the right to file lien against customer property if customer does not pay for fence work in full.

Approved & Accepted for Customer:

Contract Amount: \$ 25,270.00

Down Payment: \$ _____

Balance Due Upon Completion: \$ _____

Customer [REDACTED] Date 10/5/15
 Sureman Signature _____ Date _____

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SwingSmart™



Swing Gate Operator

Ultra reliable/Low maintenance • Variable speed • Solar • Easy, inexpensive installation

Is your swing gate operator this Smart?

Unmatched 300 cycles after AC power loss on standard batteries. Exceptional 1,200 cycles after AC power loss on extended batteries. Moves 1,300 lb (590 kg) gate leaf with ease.

SmartSync™ synchronizes dual gates automatically for life of operators.

Independent, field-adjustable open and close speeds.

Intelligent charging system, monitors battery condition to maximize battery life.



Multi-Family Residential



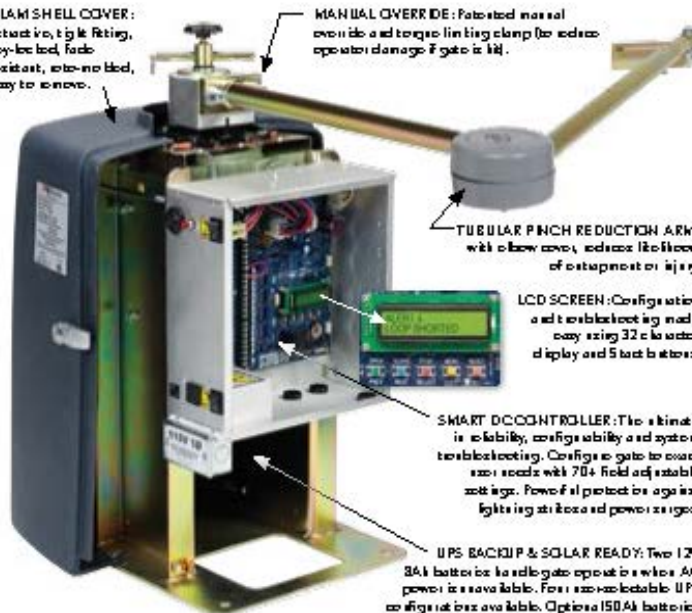
Residential



Commercial

CLAM SHELL COVER: Attractive, tight fitting, lock-loaded, folds outward, zero-noise, easy to remove.

MANUAL OVERRIDE: Patented manual override and torque limiting clamp (to reduce operator damage if gate is hit).



TUBULAR PINCH REDUCTION ARM: With elbow arm, reduces likelihood of entrapment or injury.

LCD SCREEN: Configuration and troubleshooting made easy using 32 character display and 5 touch buttons.

SMART DCCONTROLLER: The ultimate in reliability, configurability and system troubleshooting. Configure gate to exact user needs with 70+ field adjustable settings. Power fail protection for age last lighting strikes and power surges.

UPS BACKUP & SOLAR READY: Two 12V 35Ah battery box to add gate operation when AC power is unavailable. For a non-rechargeable UPS configuration available. Optional 150Ah battery box quadruple DC cycle after power failure. *For lower battery power consumption, necessary as battery is important.

Smart DC Benefits

Fast and easy installation reduces costs

Adaptive IES provides optimum sensitivity and eliminates false trips

Configure gate to exact user needs with 70+ field configurable settings

Intelligent HY-5A vehicle detectors monitor and report loop conditions and more

Easy retrofit to existing sites - Base plate bolt pattern matches most installed AC machines

Tested and listed by Intertek, a nationally recognized testing lab. Visit hysecurity.com for more on this significance of UL 325



SwingSmart DC 20
SwingSmart DCS 20 (solar)
1,300 lb gates (590 kg)
Open/Close time set independently - Adjustable 10 to 15 seconds

Visit www.hysecurity.com

For specifications, tech support, pictures and email subscriptions

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COMMERCIAL

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Distributed by:



HySecurity operators secure the world's critical infrastructure and key assets where ultimate reliability is vital. SwingSmart delivers that same uncompromising quality to commercial customers, where ease of use, consistent operation, low maintenance, long life and high reliability is expected.

SIMPLE. HySecurity strives for simplicity. Easy to install. Easy to configure. Easy to maintain. Easy to troubleshoot and repair.

RELIABLE. HySecurity operators last decades under the harshest climates and user conditions.

SECURE. HySecurity is the most used operator on critical infrastructure sites such as nuclear power plants, high security government agencies, embassies, ports, airports, and much more.

SMART DC CONTROLLER AND

S.T.A.R.T. (Smart Touch Analyze & Retrieve Tool)

- Simplifies installation
- Configures gate operation to exact user needs quickly and easily
- Communicates in real time and stores faults in a date and time stamped log
- Simple, quick and inexpensive troubleshooting



Easily configure the operator with Start buttons and a 32 character display. Faults flash on the display accompanied by an audio sequence which alerts owner. Faults can also be communicated in real time to the command and control network system for the ultimate in security. The 300 event fault log can be downloaded to a laptop computer to easily troubleshoot random events that appeared days in the past.

SwingSmart DC™ Model

Standard	SwingSmart DC 20
Solar	SwingSmart DCS 20
Gate Specs	1,300 lb (590 kg) for 12 ft (4 m) of gate 800 lb (363 kg) for a 16 ft (5 m) of gate 600 lb (272 kg) for a 20 ft (6 m) of gate
Open/Close Time	Open/Close time set independently. Adjustable 10 to 15 seconds.
Duty Cycle	Continuous
Horsepower	1/2 hp
UPS Standard Battery Backup Cycles*	Two 34Ah batteries. Up to 300 cycles after AC power loss. Field configurable to fail-safe or zero voltage battery depletion.
UPS Extended Battery Backup Cycles*	Two 50Ah batteries. Up to 1,200 cycles after AC power loss. Field configurable to fail-safe or zero voltage battery depletion.
Temperature Rating	-13°F to 158°F (-25°C to 70°C). No heater necessary.
Voltage Input	115V or 230V, 50/60 Hz. Call for 208V/50/60 Hz. Select 24 VDC auto polarity.
Accessory Power	24VAC, 12VDC and 24VDC, 1A each. Select 12VDC and 24VDC, 1A each.
Communication	USB or RS-232, RS-485
User Controls	Smart DC Controller with 70+ configurable settings, 32 character LCD display and 5 tact buttons or a PC using S.T.A.R.T. software.
Relays	Two configurable relay outputs, 30VDC, 3A solid state and 250VAC, 10A electromechanical
ETL Listed (UL 325)	Large Class I, II, III, V
Cycle Tested	500,000 cycles
Warranty	5 year (7 year single family residential)

*SwingSmart DC is exceptionally energy efficient, however as all battery backed up cycles will depend on gate resistance to travel, cycle length, battery health, ambient temperature, accessory power use and frequency of gate cycles during power outage.



OPTIONAL ACCESSORIES:

- HY-5A intelligent vehicle detectors
- Photo eye
- Extended backup batteries

Compatible with most access controls, safety, vehicle detection and other accessories.

SYSTEM SUPPORT: Contact HySecurity for CAD drawings, installation information, technical manuals, help with custom site requirements or other support. Visit www.hysecurity.com or call to speak with a HySecurity representative today.



Contact HySecurity for an operator/parts distributor near you.
phone 800-321-9947 fax 888-321-9946
www.hysecurity.com • info@hysecurity.com



ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO ENTER INTO AN AGREEMENT WITH MODERN CONTROL ACCESS, INC. FOR THE INSTALLATION OF AUTOMATIC GATES AT THE CITY UTILITY BUILDING AND WAIVING THE REQUIREMENT OF COMPETITIVE BIDDING.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and City Clerk be and are hereby authorized to enter into a contract with Modern Control Access, for the installation of automatic security gates at the City Utility Building for an amount not to exceed \$27,671.00 as per the Proposal attached hereto as Exhibit A.

Section 2: Because Modern Control Access is the only company in the area with two certified installers on staff and the only Blue Ribbon Contractor in the area, allowing it to provide timely response for security needs, services and repairs in order to safeguard the City's equipment and property, it would be neither practical nor feasible to advertise for competitive bidding, and that requirement is herein waived.

PASSED and APPROVED this ____ day of _____, 2016.

APPROVED:

MAYOR

ATTEST:

CITY CLERK



CHECK ALL THAT APPLY		
	Bid Award	Bid #
	Budget Adjustment	
	Change Order	
	Informational	
	Ordinance	
X	Resolution	
	Other	

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Travis Matlock

Department

Electric

Phone

271-5941

ACTION REQUIRED:

A resolution authorizing the Mayor and City Council to enter into a contract with TRC to provide engineering services to the City of Bentonville for a communications master plan in the amount of \$121,000.00.

COST TO CITY:

Cost of this Request: \$121,000

Additional Budget Amount

☒ One time amount

☐ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE



M E M O R A N D U M

DATE: March 14, 2016

TO: **City Council, Mayor McCaslin**

FROM: Travis Matlock, Engineer Director

**RE: Budget Adjustment and Engineering services to TRC
 for Communications Master Plan**

The City Of Bentonville Electric and IT Department recommend entering into an agreement with TRC to provide engineering services in developing a Communications Master Plan in the amount of \$121,000, and a budget adjustment for said amount. TRC will work with the IT Department to develop a redundant routing plan for the communications (fiber) network to connect all City facilities, including items for various departments that need to communicate back each department.

The new plan will include adding capacity in order to provide redundancy to the fiber system. It will also assess the life cycle, replacement and maintenance of the existing fiber infrastructure. The plan will also evaluate the use of newer technologies and install methods to the City's fiber system.



Results you can rely on

975 W. Bitters Road
San Antonio, TX 78216

210.496.3200 PHONE
210.494.9987 FAX

www.TRCSolutions.com

March 11, 2016

**Travis Matlock, PE
Engineering Director
City of Bentonville
608 SE 3rd Street
Bentonville, AR 72712**

Attn: Travis Matlock (479-271-5941)

Subject: Communications Master Plan (TRC Project #237177)

Dear Travis:

Thank you for the opportunity to give the City of Bentonville (COB) a proposal to develop a Communications Master Plan (CMP) for the City. The time spent with you and your team in Bentonville on December 8, 2015 was very helpful in clarifying the vision that COB has regarding its Communications Infrastructure. The attached proposal is offered from a high level perspective but detailed enough for actionable plans and budget.

The current conditions facing the City of Bentonville are understood to be less than optimal related to network survivability, reliability, and scalability for the future. The physical infrastructure is configured in a radial manner which exposes key sites to a loss of service if there is a single outage "upstream" at a central site. In addition, it is desired that the existing infrastructure be evaluated as to its ability to scale for future applications and growth needs.

TRC is committed to working with your key decision makers to ensure that the CMP has sufficient input from the Stakeholders. This will help to ensure that the plans created are in fact a best fit for the City of Bentonville. Input from the December strategy session indicated that the Technology Roadmap will remain the responsibility of COB and will not be a part of this particular engagement. In addition, the overall scope will focus on the communications infrastructure and topology versus the individual applications and their respective bandwidth allocation requirements.

Strategic Planning reduces ambiguity, brings questions to a decision point, and lays out an executable roadmap for organizations to operationalize their plans. It helps to move discussions about Communications Strategy from the theoretical to real action. TRC would be honored to be a part of that process for the City of Bentonville.

The attached proposal is offered to the best of our understanding of the current requirements. Please advise if there is a need to refine or adjust the scope and/or deliverables.

Please feel free to contact me at 210-245-3714 ext. 1814 or email me at storvik@trcsolutions.com. We look forward to providing these services to the City of Bentonville and working with your team on this very important Master Plan. Thank you for your consideration!

Respectfully yours,

TRC Engineers, Inc.



Stanford D. Torvik, P.E.
Operations Manager
TRC Communications Engineering
TRC Technology Engineering

TRC Engineers, Inc.



Communications Master Plan for City of Bentonville

Page 1

Task	Description	Cost Estimate	Notes
1	Project Kick-Off	12,000	- On-site Project Kick-Off, Identify drivers for the project, setting of expected outcomes, establish timeframe for implementation, and acceptance of deliverables. - Collect existing records for review and preparation for Stakeholder meetings. (TRC will create example list.) - Define Deliverables (Graphical, Report, etc.)
2	Inventory of Physical Infrastructure	30,000	- Client to provide existing documentation - Assess the appropriateness of network topology related to reliability, survivability, and performance. - Create Sectionalized Schematic of existing infrastructure. - Summarize findings.
3	Engineering Design	30,000	- Assess overall network topology requirements to achieve reliability goals. - Develop a new Sectionalized Schematic of the proposed network topology. Leverage as much existing infrastructure as possible.
4	Constructability Review	15,000	- Physically ride out the entire recommended routes in order to validate constructability of the proposed Master Plan. (Coordinate with COB staff.) - Note areas of clear, moderate congestion, and complex distribution installations to compliment Unit Cost Model use below. - Incorporate any adjustments to Master Plan based on field findings.

Communications Master Plan for City of Bentonville

Page 2

5	Unit Cost Model	12,000	• Cost Template Table for sample Fiber Cable Installations, Bill of Materials, Engineering, Labor, Construction Management, Contingency, etc. • Price sensitivity for clear, moderate congestion, and complex distribution installations • Sample Construction Job Package using City of Bentonville Infrastructure • Sample Make-Ready scaled attachment recommendations (using IkeGPS data)
6	Summary Recommendation	22,000	• Final Report that includes: ○ Report & Recommendations ○ Graphics (maps) ○ Sectionalized Schematic ○ On-site support of Deliverables. • Presentation of Findings (Q/A)
	TOTAL	121,000	

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN ENGINEERING AGREEMENT WITH TRC ENGINEERS, INC. FOR A COMMUNICATIONS MASTER PLAN FOR THE CITY OF BENTONVILLE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS.

Section 1: That the Mayor and Clerk be and are hereby authorized to enter into an Agreement with TRC Engineers, Inc. for a Communications Master Plan for the City of Bentonville as per the agreement attached hereto as Exhibit "A".

Section 2: This resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this ____ day of _____, 2016.

APPROVED:

MAYOR

ATTEST:

CITY CLERK



CHECK ALL THAT APPLY			
	Bid Award	Bid #	
x	Budget Adjustment		
	Change Order		
	Informational		
	Ordinance		
	Resolution		
	Other		

AGENDA FORM

CITY COUNCIL MEETING OF:

March 22, 2016

Submitted by:

Travis Matlock

Department

Electric

Phone

271-5941

ACTION REQUIRED:

City recommends council approval of a budget adjustment for engineering services to TRC to provide a communications master plan to the City of Bentonville in the amount of \$121,000.00.

COST TO CITY:

Cost of this Request: \$121,000

Additional Budget Amount

☐ One time amount

☒ Continuing O and M

Previously Budgeted	\$
Funds Expended to Date	
Remaining Budget	-
Budget Adjustment	-
Remaining After Adjustment	\$ -

This form must be turned into the Mayor's office 7 days prior to the scheduled City Council meeting.

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712

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PLEASE RECYCLE





Budget Adjustment #
(Assigned by Admin)

Department: Electric

Date of Request: March 22, 2016

Acct Number	Account Name	Revenue + (-)	Expense + (-)	Fund Balance + (-)
3010-434-32-10	Professional Services - Engineering	\$0.00	\$ 121,000.00	\$ (121,000.00)
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	Totals	\$ -	\$ 121,000.00	\$ (121,000.00)

Justification:

Budget adjustment to pay for engineering services for TRC to provide a communications master plan to the City of Bentonville.

FOR ACTING USE ONLY

Council Action: Approved Disapproved Other _____

Date: _____ Date entered: _____ By: _____

Revised 5/1/07

117 WEST CENTRAL AVENUE * BENTONVILLE, AR 72712
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PLEASE RECYCLE





BENTONVILLE CITY COUNCIL AGENDA

**Committee of the Whole
Community Development
Planning Commission Meeting Room**

**Tuesday, March 22, 2016 6:00 p.m.
305 SW "A" Street**

**Regular City Council Meeting
Community Development
Planning Commission Meeting Room**

**Tuesday, March 22, 2016 6:00 p.m.
305 SW "A" Street**

**Public Comments on Tonight's Agenda Items (Limited Public Forum)
Questions, Comments and Discussion from Alderman on Tonight's Agenda
Call to Order
Pledge of Allegiance
Moment of Silence – For our Military Forces
Roll Call
Approval of Minutes: March 8, 2016**

AGENDA

1. Planning:
- 1a. **Final Plat: RLP Development, Edgar Estates, Blocks 1, 2 &3, Southwest Bright Road, Zoned R-1.**

The planning commission voted 7-0 recommending approval.

Edgar Estate, Block 1, 2 & 3 Subdivision consists of 31 acres and includes 95 lots, 2 of which are non-buildable. The property exists in a developing residential area in the southwest section of the city with two access points from Southwest Bright Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.17 acres to 0.33 acres. A traffic calming device has been installed along Southwest Barton Street. A 5 feet sidewalk is being constructed along all common area lots to allow pedestrian access and maintenance access to these areas. Right-of Way has been dedicated for the streets that will serve the subdivision as well as various utility easement dedications to allow utility services to each lot. A Fee-in-Lieu for the sidewalk and road improvements along Southwest Bright road was accepted and approved by the engineering department in the amount of \$28,571.91.

- 1b. **Property Line Adjustment: Lot 2 Food Hub, NWA Addition, Southwest 8th Street, Zoned C-2, General Commercial.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot from one existing lot to be known as Lot 2 of Food Hub, NWA Addition and will consist of 9.07 acres. The plats show the dedication of a 20' utility easement for the relocation of a public sewer main and also references the newly acquired right-of-way for the 8th Street widening project. Both water and sewer services are available to this location.

- 1c. **Property Line Adjustment: Lots 15, 16 & 17 of Curtis Addition, Northeast 'B' Street, Zoned D-C, Downtown Core.**

The planning commission voted 7-0 recommending approval.

The applicant has submitted a property line adjustment for property located along Northeast 'B' Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of three new lots to be known as Lots 15 (0.14 acres), Lot 16 (0.29 acres) & Lot 17 (0.62 acres) of Curtis Addition. The plats show the dedication of a 10' public utility easement for electrical services and the dedication of right-of-way along Northeast 'B' Street per the Master Street Plan. Two alleys are shown on the plat to be vacated per a separate document. Both water and sewer services are available to this location.

- 1d. **Rezoning: Kenneth & Sarah Medlin, Zoned from R-1 to RC-2, Central Residential Moderate Density, 406 Southeast 'D' Street.**

The planning commission voted 7-0 recommending approval.

The land use map shows Downtown Mixed Use Residential which allows for RC-2, property due west is Mixed Use, all surrounding property is zoned R-1, Single Family Residential, Staff has reviewed.

- 1e. **Rezoning: Neuebox, LLC, Zoning from D-E, Downtown Edge to D-C, Downtown Core, South Main Street.**

The planning commission voted 7-0 recommending approval.

Land use Map shows mixed use which allows D-C, Downtown Core, property due west is mixed use, all surrounding property is zoned D-C. Staff has reviewed this file and recommending the D-C.

2. City Council approval of an ordinance authorizing the Mayor and City Clerk to enter into an agreement with Houseal Lavigne Associates in the amount of \$32,000.00 to draft regulations and develop related graphics for zoning

regulations for the downtown neighborhoods and requesting a waiver of the bidding requirement. This is a budgeted item.

3. Request acceptance of a grant from the Walton Family Foundation in the amount of \$2,770.00 to purchase 140 trees for the City of Bentonville's 2016 Spring Tree Giveaway.
4. Public hearing and ordinance vacating a utility easement located at a portion of 20-foot Sanitary Sewer Easement, across Lot 1 of Food Hub, NWA Addition, to the City of Bentonville, Arkansas, Benton County, Arkansas.
- 5a. Request Mayor and Council approve bid award # 16-09 for Wastewater Utilities purchase of an Armadillo 9X industrial parking lot sweeper from Wiese USA for the amount of \$ 42,930.18. This is a 2016 budgeted item.
- 5b. Wastewater staff requests Mayor and Council approval for a budget adjustment in the amount of \$3,000.00 to account 050-3030-438-7410 for the purchase of an industrial parking lot sweeper. Bid for this item was slightly above the 2016 budgeted amount.
- 6a. Staff requests City Council approval of Change Order No. 1 to the Guaranteed Maximum Price Contract with Flintco, LLC to provide construction management and general contractor services for the construction of the City Maintenance Facility in an amount of \$18,137,382.00. This change order adds construction of Electric Conduit; Administration Building; Bays for Street, Electric, and Water Utilities Departments; Fueling/Wash Facility; Inventory Warehouse; Auction House; Perimeter Fencing and associated work in an amount of \$18,137,382.00. This change order increases the total contract price to \$25,635,142.00.
- 6b. Budget adjustment recognizing funds from various accounts and moving to one account to fund construction of the new City Maintenance Facility in the amount of \$18,137,382.00.
7. Request authorization to enter into a contract with Modern Control Access, Inc., a division of Modern Fence for the gates at the City Utility building at 401 South Main Street. Modern is the only company in Northwest Arkansas with two Certified Automatic Gate Operator Installers (CAGOI) on staff and the only Blue Ribbon Contractor in the area. Located in Springdale, Modern will provide timely service calls after installation. Modern's ability to quickly and properly service gates has made it the preferred service provider for City owned gates.
- 8a. A resolution authorizing the Mayor and City Council to enter into a contract with TRC to provide engineering services to the City of Bentonville for a communications master plan in the amount of \$121,000.00.
- 8b. City recommends council approval of a budget adjustment for engineering services to TRC to provide a communications master plan to the City of Bentonville in the amount of \$121,000.00.