

Fletcher Road Improvement

155 Fantinel Dr. Suite D
Tontitown, AR 72762
479-200-5242
ck-civil.com

August 15, 2025

Tontitown City Council
235 E Henri De Tonti
Tontitown, AR 72762

RE: Fletcher Road Extension and Amalfi Subdivision

To the Honorable Tontitown City Council

The following is intended to serve as a brief project summary in relation to the developments associated with the Amalfi Subdivision and the Fletcher Road Extension and the potential to cost share road improvements that overlap between the two projects.

On May 24th, 2024, a Land Development Agreement and Guarantee was approved by City Council to improve an undeveloped section of Fletcher Road, between Barrington Road and the western property line of the Amalfi Subdivision, to a modified collector road typical section that included a 26' wide paving width and open drainage. This agreement was predicated on an Engineers Opinion of Probable Cost prepared by Halff Engineers estimating the costs of the improvement to be \$542,527.54.

In late June of 2024, the City of Tontitown completed preparing a cost estimation for the complete Fletcher Road, from Barrington Road to Klenc Road, to support a bond initiative later that year. The Engineers Opinion of Probable Cost for the complete road, prepared by CK Civil Engineers, total \$4,530,873.50. While the section from Barrington Road to the western property line of Amalfi subdivision was not specifically estimated at that time, a quick representation of costs for that section of road would be to divided this total by two, yielding an estimated cost of \$2,265,436.75.

Construction started on Amalfi Subdivision in early 2025.

On April 21st, 2025, CK Civil Engineering completed the 60% plans for the full Fletcher Road. The 60% set represents a significant milestone as this is the set used for preliminary pricing as a project begins the final design stages. At this time, the cost estimate prepared by CK Civil Engineering was updated to actual design unit bid quantities. The cost estimate as this stage was reduced to \$2,114,562.00. Subsequently, discussions between the City of Tontitown and the Amalfi developer began on how to reconcile the two projects.

Initial discussions began with altering the existing Land Development Guarantee so the Amalfi Subdivision builds 0% of Fletcher Road and pays the original Engineers Opinion of Probable Cost to the City. The City would then build the complete road soon after. Unfortunately, the approval of the Amalfi Subdivision was based on the secondary access provided by the Fletcher Road extension for emergency vehicles and the City

could not guarantee a completion time that coincided with the Amalfi Final Plat. A secondary suggestion was made for the Amalfi Subdivision to build the road as part of the subdivision project. The Amalfi developers were asked to produce a cost estimate based on the 60% quantity take off to test feasibility.

During this time, the Amalfi developers presented to the City their actual costs to complete the modified section of Fletcher Road in the original agreement. While the original estimated cost by Halff Engineers was \$542,527.54, the Amalfi developers are building the road for \$338,700.60. This number is based on the Pro Forma used to acquire the construction loan for the subdivision.

In early June of 2025, the Amalfi Development team produced a quote to complete the full Fletcher Road of \$1,273,613.00. So after, City Staff began preparing an amendment to the original Land Development Guarantee for the City Council's consideration.

Also for your consideration, the City of Tontitown completed a public bid of a smaller half street improvement along Mantegani Road in late April 2025. That specific bid had six bidders. Using the unit bids from the lowest bidder, Fletcher was again estimated to gauge cost feasibility. Using Mantegani Bids, the estimated cost of Fletcher Road is \$1,570,616.57.

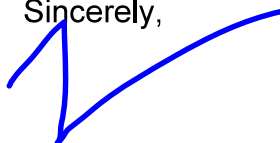
The forecasted total cost of Fletcher Road, from Barrington Road to the Amalfi western boundary ranges between \$1,570,616.57 and \$2,114,562.00. By participating in this cost share, the City stands to save approximately \$300,000.00 to \$840,000.00 against formal estimated costs.

The conclusion of the updated Land Development Agreement is presented before you for your consideration. This document has now been vetted several times by both Tontitown's legal team and Amalfi's legal team. The cost share for the project is 26.6% to the developer, based on the actual costs for the project, and 73.4% to the City. Under this arrangement, the first half of Fletcher Road, is anticipated to be completed for \$934,912.40. Also, this arrangement would allow for Fletcher Road to be completed 9-12 months faster than waiting for the subdivision to be completed before the City can start the full road section.

If there are any questions regarding this project, please don't hesitate to contact me at 501-454-3038 or zakj@ck-civil.com.

Thank you for your time and service.

Sincerely,



Zak Johnston
Civil Engineer
Ck Civil Engineering