

**CITY COUNCIL  
COMMUNICATION:**

**03-143**

**AGENDA:**

MARCH 24, 2003

**SUBJECT:**

AGREEMENT FOR  
WRF BIOSOLIDS  
STORAGE FACILITY  
ACQUISITION AND  
RELOCATION  
SERVICES

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

WILLIAM STOWE  
PUBLIC WORKS  
DIRECTOR

JEB E. BREWER, P.E.  
CITY ENGINEER

**ITEM** \_\_\_\_\_

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**SYNOPSIS —**

A Professional Services Agreement has been negotiated with the firm Snyder & Associates, Inc., an Iowa Corporation (Stephen Rowe, President, 501 S.W. Oralabor Road, P.O. Box 1159, Ankeny, IA 50021) to provide acquisition and relocation services to acquire 22 properties and relocate 48 families for the City of Des Moines, associated with the Wastewater Reclamation Authority (WRA) Biosolids Storage Facility Project.

**FISCAL IMPACT —**

The funding is budgeted in Wastewater Reclamation Facility (WRF) – Additional Personnel and Residuals Facilities (Index Code 396366, Account 521020, Fund EN267, Organization ENG990000, Project WRA063, and Activity ID No. 01-2003-016).

**RECOMMENDATION —**

**Approval of agreement with Snyder & Associates, Inc., for said acquisition and relocation services in an amount not to exceed \$250,983 for actual costs incurred for direct labor, indirect costs, and other direct costs.**

**BACKGROUND —**

On April 2, 2001, by Roll Call No. 01-951, the City Council authorized the award of a contract to Story Construction Company for the construction of the WRA Biosolids Storage Facility at 3000 Vandalia Road. On January 21, 2002, the facility was substantially complete and the WRF staff began using the facility.

On July 22, 2002, the Chesterfield Neighborhood Association appeared before the City Council to express its concerns over the location of the Biosolids Storage Facility and the proximity of the facility to residences. The City Council authorized the City Manager to seek a resolution. At a special meeting of the WRA on September 3, 2002, a Biosolids Siting Committee consisting of representatives of the City Council, Chesterfield Neighborhood Association, and WRA Management Agency was formed to study the issue and recommend a resolution to the siting distance problem.

On November 7, 2002, the Iowa Department of Natural Resources (IDNR)

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issued a letter to the City Manager stating that the permit issued for construction of the WRA Biosolids Storage Facility should not have been issued and informed the City of Des Moines that the constructed facility must be located a minimum distance of 1,000 feet from the nearest inhabitable structure.

On February 4, 2003, the WRA Biosolids Siting Committee recommended to the WRA Management Agency that residences within 1,000 feet of the Biosolids Storage Facility be acquired, and the occupants be relocated according to federal relocation standards as provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Due to current acquisition and relocation workload, staff recommends that the City enter into a Professional Services Agreement with a consultant to provide timely acquisition and relocation of the residences.

Proposals were requested from five consulting firms with acquisition and relocation experience. Two firms, Graham Land Acquisition and Associates and Snyder & Associates, Inc., submitted proposals. A selection committee consisting of Engineering Department, WRA Management, and Real Estate Division personnel selected Snyder & Associates, Inc., as the most qualified firm, based on the following factors:

- Excellent customer service with citizens and City staff for acquisition and relocation services provided on previous City of Des Moines' projects, especially similar residential relocation projects such as the Indianola Avenue Connector project in year 2000/2001, which involved relocating persons from similar rental housing costs and homeowner property values.
- Snyder & Associates, Inc., is committed to completing the acquisition and relocation work in approximately six months from the notice to proceed date. This timeline meets the WRA's goal of relocating the affected persons quickly and fairly in accordance the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- Knowledge of City acquisition and relocation policies, procedures, and requirements and prior City experience with acquiring property and relocating persons under the Federal Uniform Relocation and Property Acquisition Policies Act of 1970, as amended.

