



Agenda Item:

9B

## **COUNCIL COMMUNICATION**

### **City Manager's Office**

#### **GENERAL INFORMATION**

Agenda Date: 01/23/06  
Agenda Item Type: Resolution

Communication No.: 06-041  
Roll Call No.:

Submitted by: William G. Stowe, Assistant City Manager/Public Works/Engineering  
Jeb E. Brewer, City Engineer

#### **SUBJECT—**

Approval of Professional Services Agreement, with Snyder & Associates, Inc. for design and construction administration services in conjunction with the Twana Bel-Aire Relief Storm Sewer Project, Not to Exceed \$124,300.00.

#### **SYNOPSIS—**

Approving Professional Services Agreement with Snyder & Associates, Inc., Snyder & Associates, Inc. Stephen P. Rowe, President, 501 S.W. Oralabor Road, Ankeny, Iowa 50021-0974, to perform design and construction administration services in connection with the Twana Bel-Aire Relief Storm Sewer Project, Not to Exceed \$124,300.00. This improvement is the result of meetings held between the City and the neighborhood association related to the Sawyer's Landing Development project.

#### **FISCAL IMPACT—**

Compensation to the Consultant is not to exceed \$124,300.00. Funds for this Agreement will be provided from cash reserves of the Storm Water Utility Operating Fund, to be replenished upon receipt of Developer Cash Contribution of \$150,000 on or about April 1, 2006.

This action approves only the design and construction administrative services. The total project cost is estimated at \$710,000. These funds will be provided from the following sources:

- Cash reserves of the Storm Water Utility Operating Fund of \$200,000 in FY 2005-06;
- Developer Cash Contribution of \$150,000 on or about April 1, 2006;
- Cash Reserves of the Storm Water Utility Operating Fund of \$360,000 in FY 2006-07.

These funds will be transferred to the Capital Improvements Program (CIP), Fund EN304; Organization: PWK990000; Project: STE079; Account: 543030; to address overall funding of the Twana Bel-Aire Relief Storm Sewer Project costs.

## **RECOMMENDATION—**

Approval

## **BACKGROUND—**

The Plan & Zoning Commission and the City Council have addressed the Sawyer's Landing PUD proposed by Savannah Homes at length. On November 3, 2005, the Plan and Zoning Commission approved the requested Rezoning to PUD and the submitted Conceptual Plan, subject to modifications. On November 21, 2005, the City Council continued the hearing on the requested annexation, zoning and PUD Concept Plan until January 9, 2006. The City Council also formed a Council committee comprised of Mayor Cownie, Chris Coleman, and Bob Mahaffey to meet with neighborhood representatives, the developer, and staff to review the major issues that were highlighted during the public hearing.

The committee met on December 20, 2005 and narrowed down the issues to storm, traffic, sanitary and tax abatement and reviewed several alternative approaches. The City Manager presented recommendations to address the major issues at the committee's meeting on January 3, 2006. On January 5, 2006, the committee members and staff attended a meeting of the Lower Beaver Neighborhood Association and presented the committee recommendations.

The recommended actions by the committee related to storm water issues are:

- Construction of an approximately 54-inch diameter relief storm sewer through the Sawyer's Landing PUD at an estimated cost of \$710,000 to serve approximately 40 acres of existing development and the approximately 30 acres of the Sawyer's Landing PUD Concept Plan. The developer agreed to contribute \$150,000 toward the cost of the relief storm sewer and to dedicate easements without fee to the City for construction of the relief storm sewer within the PUD. It is estimated that both the existing 36" storm sewer and the new 54" storm sewer would accommodate in excess of a 10-year storm event. The existing 36" storm sewer currently accommodates a 2-year storm event.
- Elimination of "bioswales" within the Sawyer's Landing PUD Concept Plan.

Following these recommendations, the City Council acted upon the Sawyers Landing development on January 9, 2006. The action included the following: 2020 Community Character Land Use Plan Amendment (Roll Call No. 06-076); PUD Conceptual Plan, "Sawyer's Landing", subject to certain conditions (Roll Call No. 06-077); Ordinance to Amend Zoning Map for Sawyer's Landing to PUD - First Vote & Final Passage (Roll Call Nos. 06-078, 06-079); and Voluntary Annexation of Unincorporated Polk County Territory, Tai Village, Inc., and Savannah Homes, Inc. (Roll Call No. 06-080).

In order to design and construct the storm improvements on a schedule that will allow improvements to be constructed in conjunction with the development, consultant services are required. In addition, the coordination between the development and the City projects necessitate using the same design firm. Snyder & Associates has already performed preliminary engineering for development and was the logical firm to accomplish the City work in a timely fashion and with appropriate coordination.

The Professional Services Agreement under consideration for design and construction administration services includes:

- Design and Construction Administration (Meetings, Project Coordination)
- Survey (Topographic and Easement Staking)
- Wetland Delineation

- Right-Of-Way Acquisition Meetings, Coordination, Plats & Descriptions
- Review of Hydrologic & Hydraulic Data, Analysis and Report
- Preliminary & Final Design of Proposed Storm Sewer (Plans, Specifications & Bidding Assistance)
- Construction Administration (Including Record Drawings)