



**Council
Communication**
Office of the City Manager

Date

July 10, 2006

Agenda Item No. 6F

Roll Call No. 06-

Communication No. 06-435

Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: Twana/Bel-Aire Storm Sewer Improvements - Receiving bids, (7-25-06), and Setting date of hearing, (8-7-06). (Construction Estimate - \$1,325,235).

SYNOPSIS:

Recommend approval to proceed with construction of the improvement utilizing the method of financing referenced below. The project will provide for the construction of a relief storm sewer to reduce the amount of storm water entering the existing storm sewer serving this area. The project was included in the CIP as a result of concerns expressed by neighborhood residents regarding the proposed Sawyer's Landing PUD development and to reduce flooding that occurs during heavy rainfall events. The City Council is asked to set dates to receive bids and hold a public hearing as required by Iowa Code.

FISCAL IMPACT:

Amount: \$1,325,235 City Engineer's Estimate

Funding Source: Various funding sources as follows:

- \$400,000 in Storm Water Utility Funds from 2006-2007 CIP, Page Storm Water Improvements-15, Twana/Bel-Aire Storm Sewer Improvements, STE079.
- \$150,000 developer contribution toward the cost of the relief storm sewer.
- Transfer of \$775,235 in Storm Water Utility Funds from Closes Creek Watershed Improvements, STE068 (Page Storm Water Improvements-7). Phase 4, the next phase of the Closes Creek Watershed, has been rescheduled in the FY2006-2007 CIP for construction beyond FY2011-2012. The \$775,235 is cash-on-hand that would have to be reallocated. Since Phase 4 is not scheduled for a number of years, the funding can be adjusted in future years.

ADDITIONAL INFORMATION:

The Plan & Zoning Commission and the City Council have discussed at length the Sawyer's Landing PUD proposed by Savannah Homes. 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, and Council Members 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 City Council action regarding the Sawyers Landing development on January 9, 2006 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 in conjunction with the development, the City Council approved a professional services agreement on January 23, 2006, under Roll Call 06-122, with Snyder & Associates, Stephen P. Rowe, President, 501 S.W. Oralabor Road, Ankeny, Iowa 50021-0974, which had performed preliminary engineering for the development.

The final estimate by Snyder and Associates for this project is significantly higher than the original estimate proposed during the City Council's deliberations on the Sawyer's Landing project. The preliminary estimate during the initial discussion was \$710,000 plus an unknown amount to address downstream erosion issues. This preliminary estimate by the City Sewer Enterprise Staff was too low due to underestimating the final depth of the storm sewer. The increased depth resulted in more excavation costs and the need for stronger, more expensive pipe. The price of sewer pipe has been increasing, adding more construction costs. The downstream erosion measures were very expensive and not included in the original estimate. To cover this additional cost, a transfer of \$775,235 in Storm Water Utility Funds from Closes Creek Watershed Improvements is proposed. Phase 4, the next phase of the Closes Creek Watershed, has been rescheduled in the FY2006-2007 CIP for construction beyond FY2001-2012. Since Phase 4 is not scheduled for a number of years, the funding for this phase can be adjusted in future years depending on the actual revenue generated by the Storm Water Utility Fee.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Twana/Bel-Aire Storm Sewer Improvements, 08-2006-003. The improvement includes construction of a relief storm sewer totaling 1,752 linear feet of 12" through 54" reinforced concrete pipe, construction of an 8' x 6' reinforced concrete box culvert, and other incidental items; in accordance with the contract documents, including Plans File Nos. 463-061/076 in the general area east of Lower Beaver Road between Lindlavista Way and Valdez Drive, Des Moines, Iowa. The estimated construction cost for said improvement is \$1,325,235. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2006

Roll Call Number: 06-122

Action: Approving Professional Services Agreement with Snyder & Associates, Inc. for the following: (B) Design and construction administration services in conjunction with Twana Bel-Aire Relief Storm Sewer Project, not to exceed \$124,300. ([Council Communication No. 06-041](#))

BOARD/COMMISSION ACTION(S):

Date: November 3, 2005

Roll Call Number: Plan and Zoning Commission

Action: Approved the requested Rezoning to PUD and the submitted Conceptual Plan, subject to modifications.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Public hearing, receive and file bids, designate lowest bidder, approve contract and bond. Partial payments to the contractor and final acceptance of work.