



Council Communication

Office of the City Manager

Date	February 25, 2008
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Agenda Item No.	6B
Roll Call No.	08-
Communication No.	08-086
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Ordering construction of the following: Ingersoll Run Storm Sewer - 34th Street to 35th Street - Receiving bids, (3-11-08), and Setting date of hearing, (3-24-08). (Construction Estimate - \$748,641).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project provides for the construction of a 6' x 6' reinforced concrete box storm sewer across the Dahl's Foods Store property at 35th Street and Ingersoll Avenue. Staff has worked with Dahl's to coordinate construction of the sewer in three phases to minimize disruption, coordinate with their parking lot construction, and maintain customer access to the new store. Staff is also working with Dahl's to obtain the necessary construction and permanent easements for the storm sewer construction and existing sanitary sewer in accordance with the revised PUD Conceptual Plan approved by the Council on February 11, 2008.

FISCAL IMPACT:

Amount: \$748,641 City Engineer's Estimate

Funding Source: 2007-2008 CIP, Page Sanitary-5, City-wide Sanitary Sewers, SAE054, Various Funding, Being: 50% in Sanitary Sewer Funds from SAE054, and 50% in Storm Water Utility Funds from STE057, Page Storm Water-5, City-Wide Storm Water Utility Projects

ADDITIONAL INFORMATION:

The Ingersoll Avenue corridor and the surrounding neighborhood are within the portion of the City of Des Moines that is served by the combined sewer system. It is important to construct the necessary improvements to the storm and sanitary sewer systems in order to comply with the commitments made in the Long Term Control Plan (LTCP) submitted to the Iowa Department of Natural Resources (IDNR). The completed Ingersoll Run Storm Sewer will provide an outlet for future projects that will separate combined sewers as required in the Des Moines LTCP. The ultimate proposed Ingersoll Run Basin Master Plan will include projects to separate the whole system from M.L. King Jr. Parkway to 42nd Street between Ingersoll Avenue and I-235 in the future. This project will get the backbone of the storm sewer system to the low point of 35th Street, which will take a significant storm load off the combined sewer.

Dahl's Foods Store property at 35th Street and Ingersoll Avenue is along the alignment of the proposed Ingersoll Run Storm Sewer, which is a part of the LTCP for the separation of the combined sewer

system. Currently, there is an existing combined sewer crossing the Dahl's site. The LTCP calls for the storm sewer to be constructed to the intersection of 32nd Street and Woodland Avenue by the end of 2009 and to 35th Street north of Ingersoll Avenue by the end of 2013. City of Des Moines staff has been in discussion with Dahl's representatives regarding the window of opportunity for construction and coordination of schedules for the City's proposed storm sewer and the proposed Dahl's new Ingersoll Avenue store, for which, on February 11, 2008, the City Council approved the PUD Conceptual Plan proposed by Foods Inc. (Dahl's) for property at 3425 Ingersoll Avenue.

The alignment for the new storm sewer will essentially parallel the existing combined sewer. Construction of the storm sewer at this alignment needs to be completed during the Dahl's construction in order to prevent major disruptions to Dahl's and extensive additional storm sewer construction costs. Staff is also working with Dahl's to obtain the necessary construction and permanent easements for the proposed storm sewer construction and existing sanitary sewer in accordance with the revised PUD Conceptual Plan approved by the Council on February 11, 2008. The new storm sewer will be constructed in phases and coordinated with the Dahl's store construction to minimize the disruption, coordinate with their parking lot construction, and maintain customer access to the new store.

The first phase of storm project from 34th Street and Woodland Avenue to just east of the existing retaining wall east of the current store must be constructed before Dahl's starts construction of their new store loading dock facility and truck parking. After Dahl's demolishes their existing store anticipated being between January and April 2009, the second phase of the storm sewer project will begin with the construction of the storm sewer from the end of the first phase to approximately half way across the Dahl's parking lot. At that time, Dahl's contractor will construct the new parking lot over the new storm sewer. During this phase 2 construction, customers will have access to the west door of the new store across the west half of the existing parking lot. When Dahl's completes access to the east door of the new store, the storm sewer contractor will commence the third phase to complete construction of the storm sewer to 35th Street. At that time, Dahl's customers will have access to the east door of the new store.

This proposed storm sewer project does not include street improvements on 34th Street from Ingersoll Avenue to the proposed Dahl's truck entrance. Staff has not had adequate time to coordinate the necessary detailed design work with Dahl's for these street improvements to the final location of their truck entrance. In order to meet Dahl's tight time schedule, the project needs to be bid very quickly. Staff will continue to work with Dahl's to comply with the terms of the PUD Conceptual Plan approved by the City Council on February 11, 2008. Staff is negotiating with Dahl's to approve the permanent storm sewer and sanitary sewer easements for mutual benefit given the City's commitment to design, construct, and fund the improvements to 34th Street from Ingersoll Avenue north to the new Dahl's truck entrance. When the design is completed, staff would recommend that these street improvements be included into this storm sewer project by addendum or change order.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Run Storm Sewer - 34th Street to 35th Street, 08-2007-006. The improvement includes construction of 6' x 6' reinforced concrete box culvert, 12" and 15" storm sewer, storm manholes, storm intakes, special structure, 8" PCC pavement, 7" and 8" PCC driveways, 4" and 6" PCC sidewalk, 6" water main relocation, and miscellaneous associated work including cleanup; in accordance with the contract documents, including Plan File Nos. 479-139/149, and located from 34th Street to 35th Street, between Ingersoll Avenue and Woodland Avenue.

The estimated construction cost is \$748,641. 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: February 11, 2008

Roll Call Number: [08-247](#)

Action: [On](#) the PUD Conceptual Plan proposed by Foods Inc. (Dahl's) for property at 3425 Ingersoll Avenue, (continued from 1-28-08). ([Council Communication No. 08-073](#)) Moved by Hensley to adopt, including a change to item 9 – the City may consider...will be changed to the City shall consider... Also, the City will monitor the traffic on 34th Street for possible cul-de-sac or barrier. Motion Carried 6-1. Nays: Cownie.

Date: February 11, 2008

Roll Call Number: [08-248](#)

Action: (A) [Second](#) consideration of rezoning ordinance. Moved by Hensley that this ordinance be considered and given second vote for passage. Motion Carried 6-1. Nays: Cownie.

Date: February 11, 2008

Roll Call Number: [08-249](#)

Action: (B) Final consideration of rezoning ordinance. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #[14,744](#). Motion Carried 6-1. Nays: Cownie.

Date: March 20, 2006

Roll Call Number: [06-498](#)

Action: [Approving](#) professional services agreement with Veenstra & Kimm, Inc. in conjunction with The Ingersoll Run Basin Master Plan Study, not to exceed \$199,600. ([Council Communication No. 06-144](#)) Moved by Brooks to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.