

COUNCIL ACTION FORM

SUBJECT: WOODVIEW DRIVE WATER AND SEWER PROJECT

BACKGROUND:

In September 2009, property owners on Woodview Drive asked City Council to investigate the costs associated with installation of sanitary sewer and water main to serve those property owners who are not currently served by City utilities. A concept design and preliminary cost estimate were prepared, and it was determined that a Special Assessment District could be established for all benefiting properties.

On July 23, 2013, bids on this project were received as follows:

Engineer's Estimate	\$316,264.30
Keller Excavating	\$215,822.00
Synergy Contracting	\$236,504.45
J&K Contracting	\$274,744.40

Engineering and contract administration are estimate to be \$32,400 bringing the total estimated project cost to be \$248,222.

The property owners reached agreement amongst themselves before they contacted the City to initiate this project, and all have contractually committed to a voluntary assessment process. In addition, they have all signed a Contract and Waiver agreement in which there is language that essentially has the property owners waiving rights to notice, to object to boundaries, to object to the formula for assessment, and to waive assessment valuation limitations, as well as other rights that state law establishes for non-voluntary public improvement assessments. **Therefore, there will be no City funding contribution to this project.**

It should be noted that in an effort to keep costs down, **the property owners have agreed to complete the restoration of any disturbed areas on their respective properties**, which would normally be the responsibility of the project contractor. **The above costs do not include service connections to the individual properties. These costs will be property-dependant and the residents are agreeable to this.** Staff has encouraged the residents to coordinate with the contractor at the time of the utility installation or to hire a plumber of their choice at a later date to provide the connection to their homes.

This project is shown in the 2012/13 Capital Improvements Plan with funding in the amount of \$357,000 from Assessment Abated General Obligation Bonds.

Staff has contacted the area residents with the bid results and they wish to move forward with the awarding of the contract so the utilities can be installed this construction season.

ALTERNATIVES:

- 1a. Accept the report of bids for the Woodview Drive Water and Sewer project.
 - b. Approve the final plans and specifications for the Woodview Drive Water and Sewer project.
 - c. Award the Woodview Drive Water and Sewer project to Keller Excavating of Boone, Iowa, in the amount of \$215,822.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

By approving this project, these utilities will be able to be installed during the 2013 construction season. This will help the residents avoid the impact of failure to aging private wells and septic systems.

Given the continued support from the area property owners to move ahead with this project, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 thereby accepting the report of bids, approving the final plans and specifications, and awarding the Woodview Drive Water and Sewer project to Keller Excavating of Boone, Iowa, in the amount of \$215,822.