

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 mains to serve those property owners who were 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.

The property owners reached agreement amongst themselves before they contacted the City to initiate this project, and all contractually committed to a voluntary assessment process. In addition, they 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.

It should be noted that in an effort to keep costs down, the property owners agreed to complete the restoration of any disturbed areas, which would normally be the responsibility of the project contractor. The project costs did not initially include any individual service connections. However, the residents requested that sanitary sewer service connections be installed while the sanitary sewer main pipe was installed. This was completed to aid in a better overall sanitary system and to aid the property owners in the ease of installing individual services.

On July 23, 2013, City Council awarded this project to Keller Excavating of Boone, Iowa, in the amount of \$215,822. A balancing change order, in the amount of \$7,275.80, was administratively approved by staff. This change order reflects the installation of the sanitary service connections, tree clearing, and actual quantities installed in the field. Construction was completed in the amount of \$223,097.80. Engineering and contract administration costs were \$33,465, bringing the total project costs to \$256,562.80

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.

CONTRACTOR PERFORMANCE:

While the contractor successfully installed the utilities for this project in accordance with the plans and specifications, the City experienced difficulty with the contractor in providing advanced notification prior to beginning work and performing final project

clean-up and restoration. This made it difficult to provide the level of customer service that our citizens are accustomed to. The subdivision is completely built out, which led to limited work space and limited areas where the new utilities could be installed. This was compounded again by drainage issues and unique restoration activities that were being performed by the neighborhood. In all, these issues required staff to expend significant time with the contractor and the neighborhood to achieve project completion.

ALTERNATIVES:

1. a. Adopt a resolution accepting the completion of the Woodview Drive Water and Sewer project by Keller Excavating of Boone, Iowa, in the amount of \$223,097.80; order final payment, determine amount to be assessed, and order final plat and schedule.

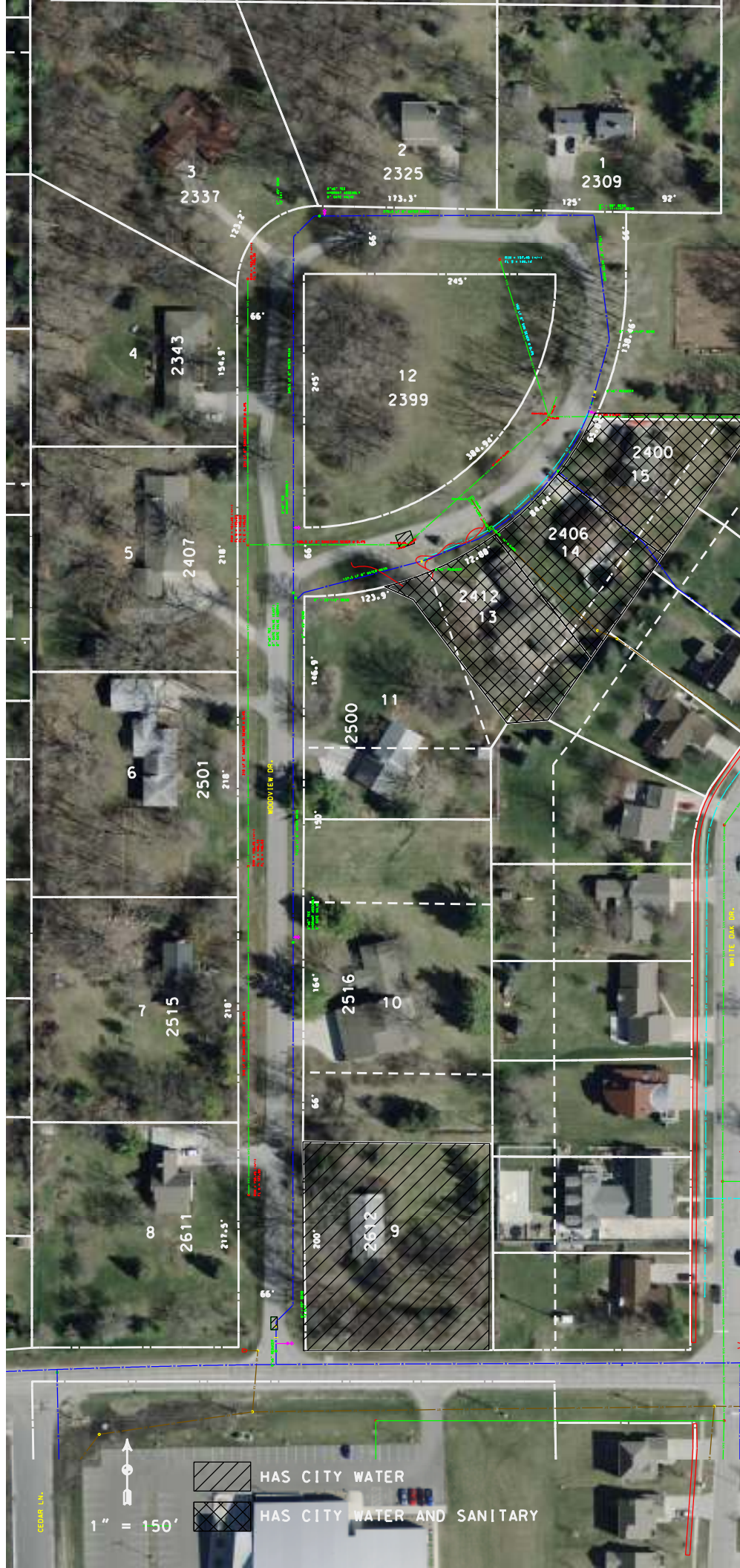
 b. Adopt a resolution adopting final assessments and levying assessments.
2. Delay final acceptance of this project if it is determined some aspects of the project have not been completed in accordance with the contract.

MANAGER'S RECOMMENDED ACTION:

Despite challenges working with this contractor, staff has determined that this project was completed in accordance with the approved plans and specifications. The final project cost is well within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Woodview Drive Water and Sewer project as complete in the amount of \$223,097.80; ordering final payment, determining amount to be assessed, ordering the final plat and schedule; and adopting final assessments and levying assessments.

With the final project coming in less than originally estimated, the final assessments to the property owners will be significantly less than the preliminary estimates.



HAS CITY WATER

HAS CITY WATER AND SANITARY

1" = 150'

Exhibit B

Woodview Drive Sanitary Sewer and Water Main Installation FINAL SCHEDULE OF ASSESSMENT

City of Ames, October 14, 2014

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
1	Gary and Cathy Smelser 2309 Woodview Drive Ames, IA 50010	Commencing at the Northeast Corner of Lot Seven (7), Christofferson's First Subdivision of a part of the Northwest Quarter of the Southeast Quarter of Section Sixteen (16) Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M., Iowa thence East, along the Quarter Section line, Two Hundred Seventeen (217) Feet, thence South Two Hundred (200) Feet, then West, along the North line of William Road extended, Two Hundred Seventeen (217) Feet, thence North Two Hundred (200) Feet to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-170	Sanitary Sewer \$11,038.15 Water Main \$10,761.11 Total \$21,799.26	8.50%
2	Michael W Schmidt 2325 Woodview Ames, IA 50010	Lot 7, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-160	Sanitary Sewer \$11,734.93 Water Main \$11,442.93 Total \$23,177.85	9.03%
3	John D Corbett 2337 Woodview Drive Ames, IA 50010	Lot 6, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-150	Sanitary Sewer \$12,037.97 Water Main \$11,722.69 Total \$23,760.66	9.26%
4	David W & Carol A Gieseke 2343 Woodview Drive Ames, IA 50010	Lot Five (5), Christofferson's First Subdivision of part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-Three (83) North, Range Twenty-Four (24) west of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-140	Sanitary Sewer \$11,458.00 Water Main \$11,172.13 Total \$22,630.13	8.82%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
5	James K & Elizabeth A. Wilt-Cable 2407 Woodview Drive Ames, IA 50010	Lot 4, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-16-400-130	Sanitary Sewer \$12,468.07 Water Main \$12,158.88 Total \$24,626.96	9.60%
6	James A & Cheryl A Davis 2501 Woodview Drive Ames, IA 50010	Lot 3, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-120	Sanitary Sewer \$12,468.07 Water Main \$12,158.88 Total \$24,626.96	9.60%
7	Richard E & Elise W Mull 2515 Woodview Drive Ames, IA 50010	Lot Two (2) in Christofferson's First Subdivision, a Subdivision of a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-110	Sanitary Sewer \$12,407.68 Water Main \$12,100.78 Total \$24,508.46	9.55%
8	David L & Dawn M Bovenmyer 2611 Woodview Drive Ames, IA 50010	Lot 1, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-16-400-100	Sanitary Sewer \$12,460.55 Water Main \$12,151.53 Total \$24,612.07	9.59%
9	Ephram I & Arian J Hadley 2612 Woodview Drive Ames, IA 50010	Lot Eleven (11), except the South Seven (7) Feet thereof, Christofferson's First Subdivision of a part of the Northwest Quarter (NW 1/4) of the Southeast (SE1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa, subject to easements and restrictions on record. <u>Tax Parcel #:</u> 09-16-400-210	Sanitary Sewer \$11,683.74 Water Main \$0.00 Total \$11,683.74	4.55%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
10	Michael S & Janice L Bryant 2516 Woodview Drive Ames, IA 50010	S 1/2 of Lot 9 and all of Lot 10 in Christofferson's First Subdivision of a part of the NW 1/4 of the SE 1/4 of Section 16, Township 83 North, Range 24 West of the 5th P.M., of Iowa. <u>Tax Parcel #:</u> 09-16-400-195	Sanitary Sewer \$14,623.13 Water Main \$14,252.96 Total \$28,876.09	11.25%
11	Douglas W & Gwenna Sue Jacobson 2500 Woodview Drive Ames, IA 50010	Lot Eight (8) and the North Half (N 1/2) of Lot Nine (9) in Christofferson's First Subdivision of a part on the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, Except Beginning at the Northeast (NE) Comer of Lot Eight (8), Christofferson's First Subdivision in Section Sixteen (16), Township Eighty- three (83) North, Range Twenty-four (24) West of the 5-P.M., Story County, Iowa; thence S 19° 41' 19" E, Eighty-two and Twenty-two Hundredths (82.22) Feet along the Northeasterly line of said Lot Eight (8); thence N 31° 40' 39" W, Sixty- two and Sixty Hundredths (62.60) Feet; thence N 67° 8' 03" W, Thirty-one and Nineteen Hundredths (31.19) Feet; thence Northeasterly along the Northerly line of Lot Eight (8) and along a 31 l foot radius curve concave Northwesterly, an arc distance of Thirty-six (36.00) Feet (the long chord bears N 70° 27' 43" E, Thirty- five and Ninety-eight Hundredths (35.98) Feet to the point of beginning; AND Beginning at the SW Comer of Lot 1, Oakwood First Addition in the City of Ames, Story County, Iowa; thence N 35° 37' 15" E, 22.00 Feet along the Southeasterly line of said Lot 1; thence N 31° 40' 39" W, 87.06 Feet; thence S 19° 41' 19" E, 97.68 Feet along the Southwesterly line of Lot 1, to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-185	Sanitary Sewer \$13,290.71 Water Main \$12,969.91 Total \$26,260.62	10.24%

TOTAL ASSESSMENTS

\$256,562.80