

Staff Report

ESTIMATED COSTS TO EXTEND UTILITIES EAST OF INTERSTATE 35

July 9, 2011

Background:

At a previous meeting, the City Council referred to staff a letter from the Ames Economic Development Commission requesting that the land north of Lincoln Way from the current city limits to 590th Street be annexed into the City. Realizing that this annexation will obligate the City to incur costs to extend utilities to this annexed area within a relatively short period of time, the Council requested cost estimates from the staff to fulfill these obligations should the area be annexed. In addition, the Council inquired about the cost of extending utilities to the Sunrise Prairie Business Park that has previously been proposed by the Ames Economic Development Commission along E. 13th Street. Finally, thinking that the development of a new business park along E. Lincoln Way might be more cost-effective than along E. 13th Street as originally proposed by the AEDC, the Council also inquired about the cost of developing a business park at this alternative location.

The following cost information was developed in response to these inquiries. One must remember that these estimates are based on broad conceptual plans. Once detailed design is accomplished, the final estimates may be more or less than those reflected in this report. It should also be noted that the following estimates are **based on today's dollars**.

COST TO EXTEND UTILITIES EAST TO THE PROPOSED SUNRISE PRAIRIE BUSINESS PARK ALONG E. 13TH STREET AS PROPOSED BY THE AEDC

- The cost to extend sanitary sewer along E. 13th Street from S. Dayton Road to 570th Avenue is estimated to cost \$1,700,000. (See Map 1)
- The cost to extend sanitary sewer along E. 13th Street from 570th Avenue to the proposed Sunrise Prairie Business Parks is estimated to be \$550,000. In order to provide a trunk sewer into the proposed business park, it would cost an additional \$550,000. (See Map 2)
- Since a water main has already been extended to 570th Avenue, the cost to extend a water main from 570th Avenue to 580th Avenue is estimated to be \$750,000. The need for an interior water main loop within the proposed business park will depend on the needs of the industries that locate there. (See Map 2)
- The above estimated costs should make available 336 acres for development.

COST TO EXTEND UTILITIES ALONG E. LINCOLN WAY EAST TO 590TH AVENUE

- The cost to extend a water main from the east side of the Barilla property to 590th Avenue with a loop north along 580th Avenue is estimated to be \$1,800,000. This northern loop would also serve the needs of a business park if relocated to this area. (See Map 3)
- The cost to extend a sanitary sewer trunk line from the west side of the Barilla property to 590th Avenue is estimated to be \$2,750,000. This option requires a force main and lift station to provide service east of 580th Avenue. (See Map 3)
- The adequacy of sanitary sewer capacity provided under this option will be dependent on the types of industry that locate there. For example, based on current and estimated flow rates, the sewer capacity available under this option would accommodate ten Barilla plants or 1.5 of the new DuPont Danisco Cellulosic Ethanol plants being built east of 590th Avenue in Nevada.
- Given this limited capacity, we might need to decommission the lift station and force main sometime in the future if the larger sewer project from the south is required to accommodate additional industrial flow demands in the area north of Lincoln Way.
- The above estimated costs should make 583 acres available for development.
- Another long-term option is to extend a trunk sewer line from the City's Water Pollution Control Facility north to E. Lincoln Way and east to 590th Avenue. The estimated cost for this option, which will also provide capacity for land south of E. Lincoln Way, is \$8,000,000. (See Map 4)
- It is important to note that, should the Council decide that the City will be the developer for a business park along either E. Lincoln Way or along E. 13th Street, there would be substantial additional infrastructure costs to provide water, sanitary sewer, streets, and stormwater infrastructure within the park. The additional costs associated with these internal infrastructure improvements will depend on the ultimate design of the park.

An initial conceptual plan was created for the Sunrise Prairie Business Park along E. 13th Street. According to this plan, the City's costs to provide these infrastructure improvements within this business park are estimated to be almost \$7,000,000.



**Map 1 - Regional Commercial
Sanitary Sewer**
1 inch = 600 feet

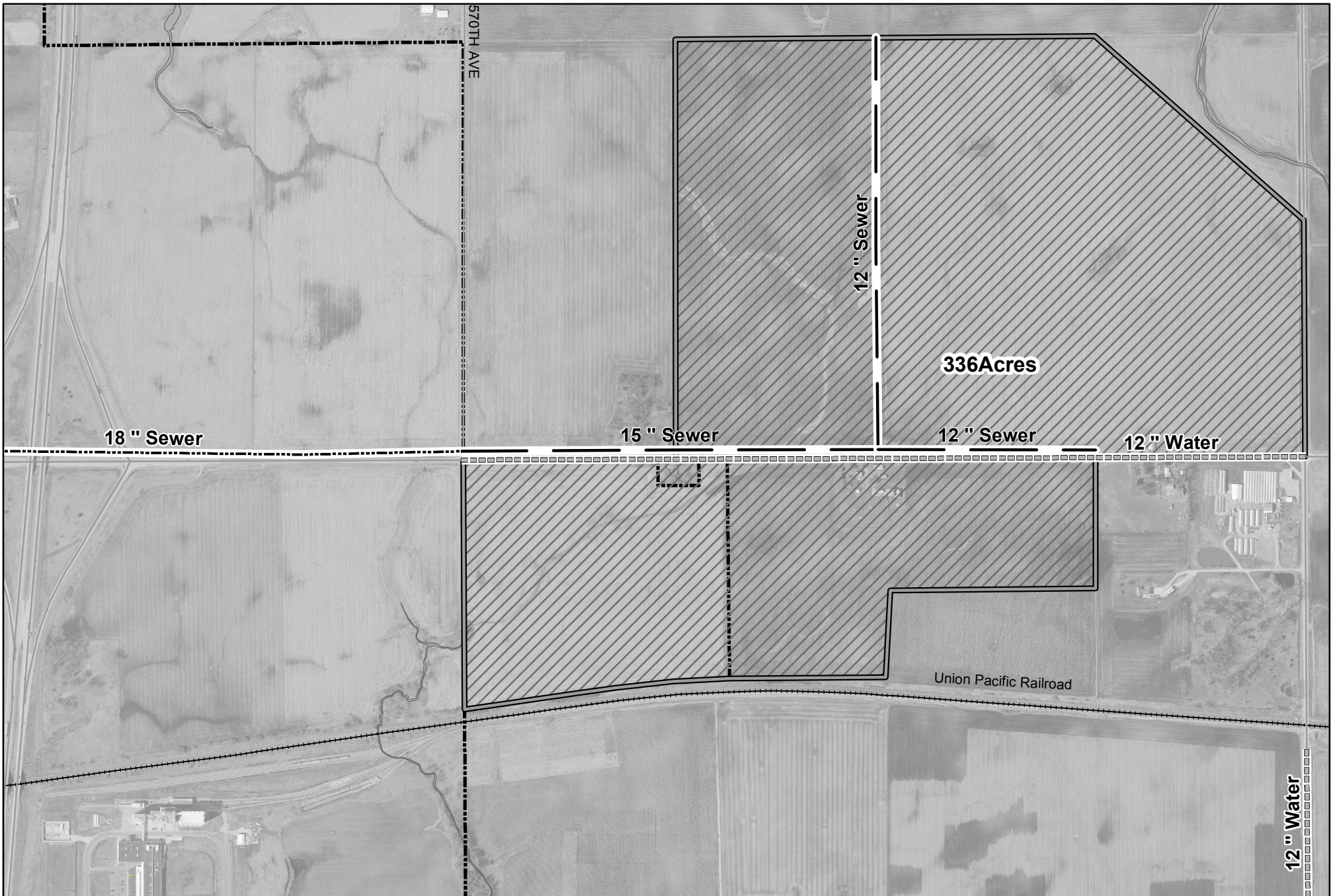
Legend

--- 18" Proposed Sewer



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Map 2 - East 13th Street Industrial Area (Sunrise Prairie Business Park)

1 inch = 800 feet

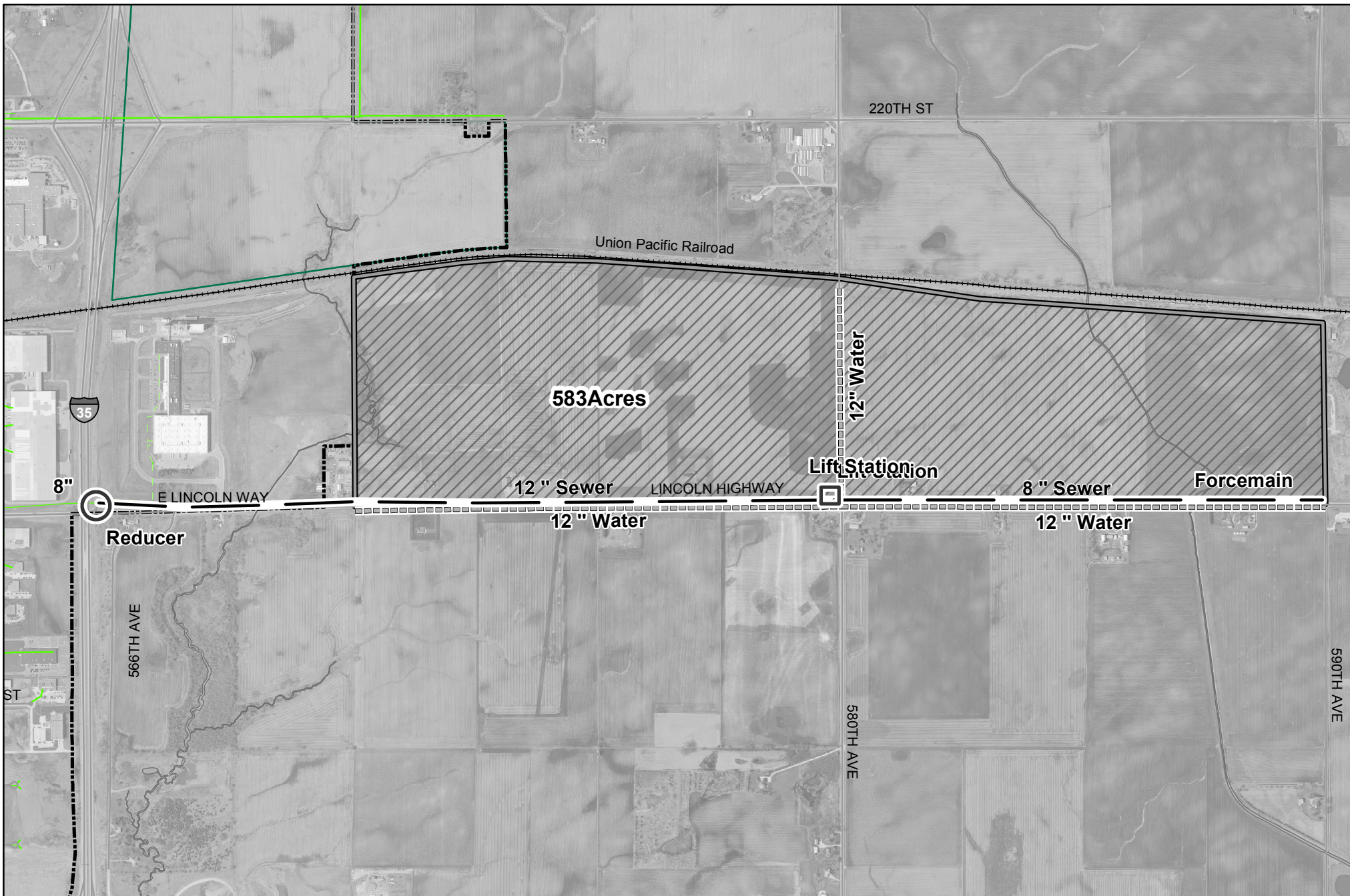
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- 18" Proposed Sewer
- Proposed Sewer
- Proposed Water
- Industrial Study Area



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Map 3 - East Lincoln Way Industrial Area

1 inch = 1,400 feet

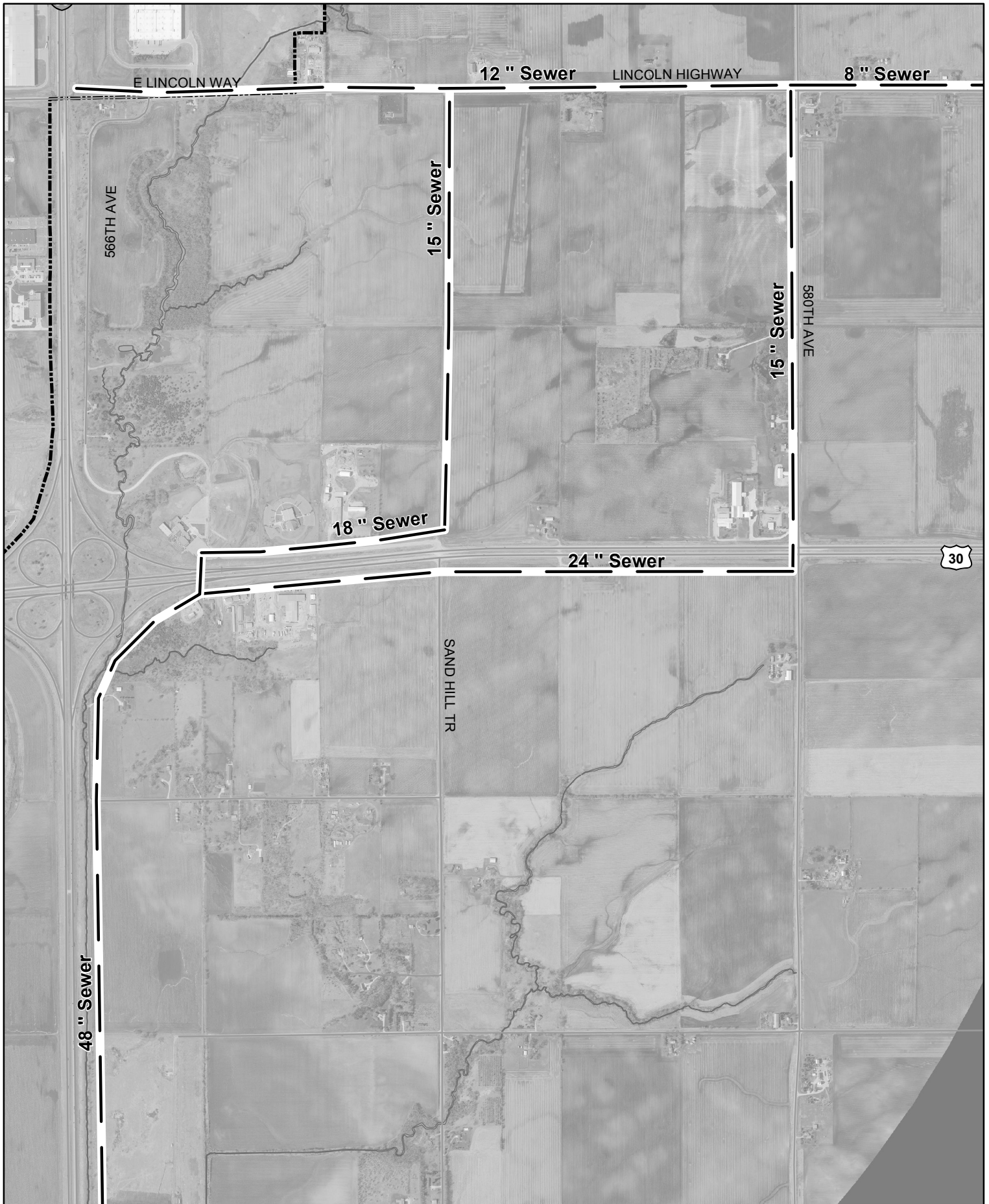
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- Proposed Sewer
- Proposed Water
- Industrial Study Area



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Map 4 - Sanitary Sewer Extension From Wastewater Treatment Plant

1 inch = 1,400 feet

Legend
 Proposed Sewer



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