

ITEM #: 14  
 DATE: 12-17-24  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT:** NORTH SUNSET RIDGE SANITARY SEWER (798 N. 500TH AVENUE)

**BACKGROUND:**

The City Council approved a contract rezoning agreement for adoption of the Master Plan for North Sunset Ridge Subdivision (798 N. 500th Avenue) on July 26, 2022. **It was necessary to construct an oversized 12” sanitary sewer through the North Sunset Ridge Subdivision to serve the land to the west that is designated for future growth in Ames Growth Plan 2040.**

**The contract rezoning agreement includes a cost sharing provision for this sewer that requires the developer to pay for the design and a proportionate share of the construction costs based upon the equivalent costs of a standard 8” sanitary sewer. The remaining construction expenses are considered “oversizing” costs to be paid for by the City, financed by the American Rescue Plan Act funds.**

On January 24, 2023, City Council awarded the contract to Rognes Corp. of Ankeny, Iowa in the amount of \$941,044.50. One change order was administratively approved by staff. Change Order No. 1 was approved to extend the completion date. Change Order No. 2 (balancing) is a deduction in the amount of \$1,094.66. The balancing change order reflects the actual measured quantities completed during construction. **Construction was completed in the amount of \$939,949.84.** A summary of final expenses and corresponding revenues is shown below:

<b>Funding Source</b>	<b>Available Revenue</b>	<b>Estimated Expenses</b>
Hunziker Development Funds (Per Agreement)	\$604,725	
ARPA	\$1,065,000	
Construction		\$939,949.84
Engineering/Administration		\$94,000.00
<b>Total</b>	<b>\$1,669,725</b>	<b>\$1,033,949.84</b>

**ALTERNATIVES:**

1. Accept the North Sunset Ridge Sanitary Sewer (798 N. 500th Avenue) project as completed by Rognes Corp. of Ankeny, Iowa in the amount of \$939,949.84.
2. Direct staff to pursue changes to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

This project advances the City's commitment to provide infrastructure for new land development as established in the Ames Growth Plan 2040. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Project Location.pdf](#)

[Certification Letter- 22-23 North Sunset Ridge Sanitary Sewer.pdf](#)