



City of Grand Island

Tuesday, August 13, 2013

Council Session

Item E-1

Public Hearing on Acquisition of Public Right-of-Way, Permanent Easements and Temporary Easements for the Capital Avenue - Webb Road to Broadwell Avenue Widening Project (State of Nebraska Department of Administrative Services)

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Scott Griepentstroh, Project Manager

Meeting: August 13, 2013

Subject: Public Hearing on Acquisition of Public Right-of-Way, Permanent Easements, and Temporary Easements for the Capital Avenue – Webb Road to Broadwell Avenue Widening Project (State of Nebraska Department of Administrative Services)

Item #'s: E-1 & G-16

Presenter(s): John Collins PE, Public Works Director

Background

Public Works Staff in conjunction with the design engineer, Black & Veatch of Kansas City, Missouri have jointly developed multi-year replacement planning stages for the City of Grand Island's large diameter gravity sanitary sewer interceptor network. The current planned interceptor, entitled the "North Interceptor" will replace aged gravity sanitary sewer, reduce or eliminate current sewer pumping station(s), and provide additional capacity for existing and new growth areas of Grand Island.

The new North Interceptor route was developed to incorporate, and partner with other utilities for the Capital Avenue Widening Project, and the new Headworks Pumping Station Project at the Wastewater Treatment Plant.

A phased approach of constructing the North Interceptor was developed as follows:

- Phase I - Wastewater Treatment Plant (WWTP) to 7th Street / Skypark Road
- Phase II (Part A) - 7th Street / Skypark Road to Broadwell Avenue
- Phase II (Part B) - Broadwell Avenue to Webb Road
- Phase II (Part C) - Webb Road to Diers Avenue (Lift Station No. 19)

Public right-of-way, permanent easements and temporary easements are necessary for Phase II, Part B of this project to be completed, which must be approved by City Council. A sketch is attached to show such.

Discussion

To allow for the accommodation of public utilities and a widened roadway along Capital Avenue from Webb Road to Broadwell Avenue it is requested that public right-of-way, two (2) permanent easement areas and five (5) temporary easement areas be acquired from the State of Nebraska, all shown on the attached sketch.

The terms and conditions, which involve cost to the City, of such agreement with the State of Nebraska are detailed as follows:

- City of Grand Island (City) agrees to assume and pay all costs for the improvements as shown in Exhibit B, Anderson Building, which will be impacted by the Project. The approximate cost of this reconstruction is \$110,000. Department of Administrative Services (DAS) shall hire a licensed and bonded contractor and administer the construction of the improvements, not to exceed the approximate cost of \$110,000. If such costs exceed this amount, then DAS shall obtain prior written approval from City for payment of the amount exceeding the approximate proposed costs of reconstruction;
- City shall pay all costs for the private underground power line improvement as shown in Exhibit C which will be impacted by the Project. The approximate cost of this improvement is \$125,000. City shall hire a licensed and bonded contractor for these electrical improvements as a result of damages resulting from the Project, not to exceed the approximate cost of \$125,000. If such costs exceed this amount, then DAS shall obtain prior written approval from City for payment of the amount exceeding the approximate proposed costs of reconstruction;
- City shall pay all costs for the sign improvements identified in Exhibits B and D which will be impacted by the Project. City shall hire a licensed and bonded contractor for such sign improvements for damages resulting from these Projects;
- City agrees to assume and pay all costs for the sprinkler improvements which will be impacted by the Project. City shall hire a licensed and bonded contractor to reconstruct the sprinkler system or reimburse DAS for damages up to the amount of damages as determined by City's contractor, resulting from these improvement projects;
- City shall protect or agrees to assume and pay all costs for any damages that may occur to the existing irrigation well as a result of the Project. City shall hire a licensed and bonded contractor to repair or reconstruct the irrigation well system or reimburse DAS for damages up to the amount of damages shown to have been a result of the Project and as determined by City's contractor, resulting from these improvement projects; and
- City agrees to assume and pay all costs for replacement trees and shrubs which will be impacted by the Project. The approximate cost of such replacements is \$120,000. DAS will hire a licensed and bonded contractor and administer the replacement of such trees and shrubs in accordance with Exhibit G. DAS will grant City the right of entry to plant the tree windbreak in accordance with Exhibit F and install a weed barrier. Drip irrigation lines will be installed for the tree windbreak by City and DAS will be responsible for supplying water including

piping to these drip lines. Maintenance of the trees after the installation shall be the responsibility of DAS.
The full agreement is attached for reference.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

Public Works Administration recommends that the Council approve a resolution authorizing the Mayor to sign the agreement.

Sample Motion

Move to approve authorization for the Mayor to sign the agreement.

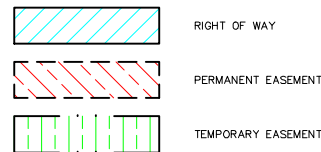
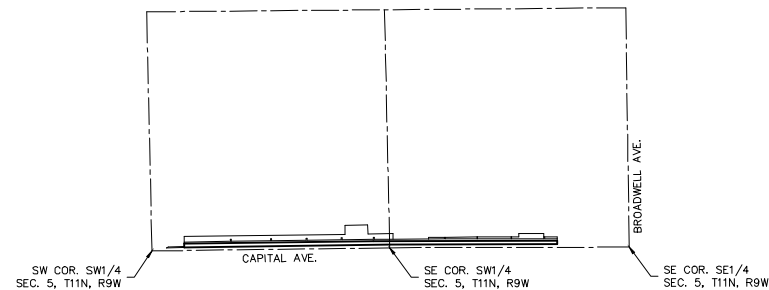


EXHIBIT A APPROVAL

MATTHEW RIEF, COORDINATING PROFESSIONAL
OLSSON ASSOCIATES

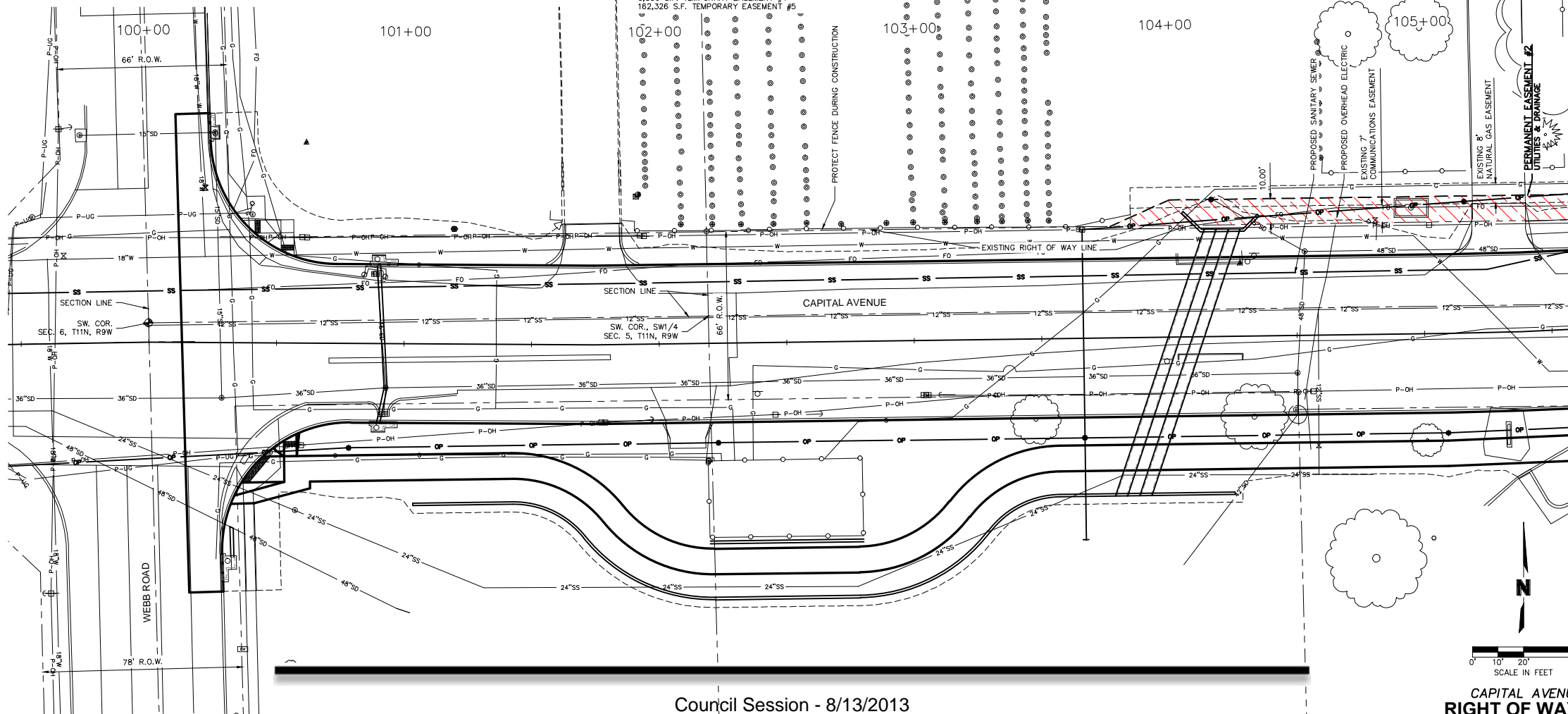
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CRAIG THELEN, OPERATIONS MANAGER
STATE BUILDING DIVISION • ADMINISTRATIVE SERVICES

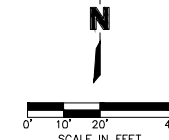
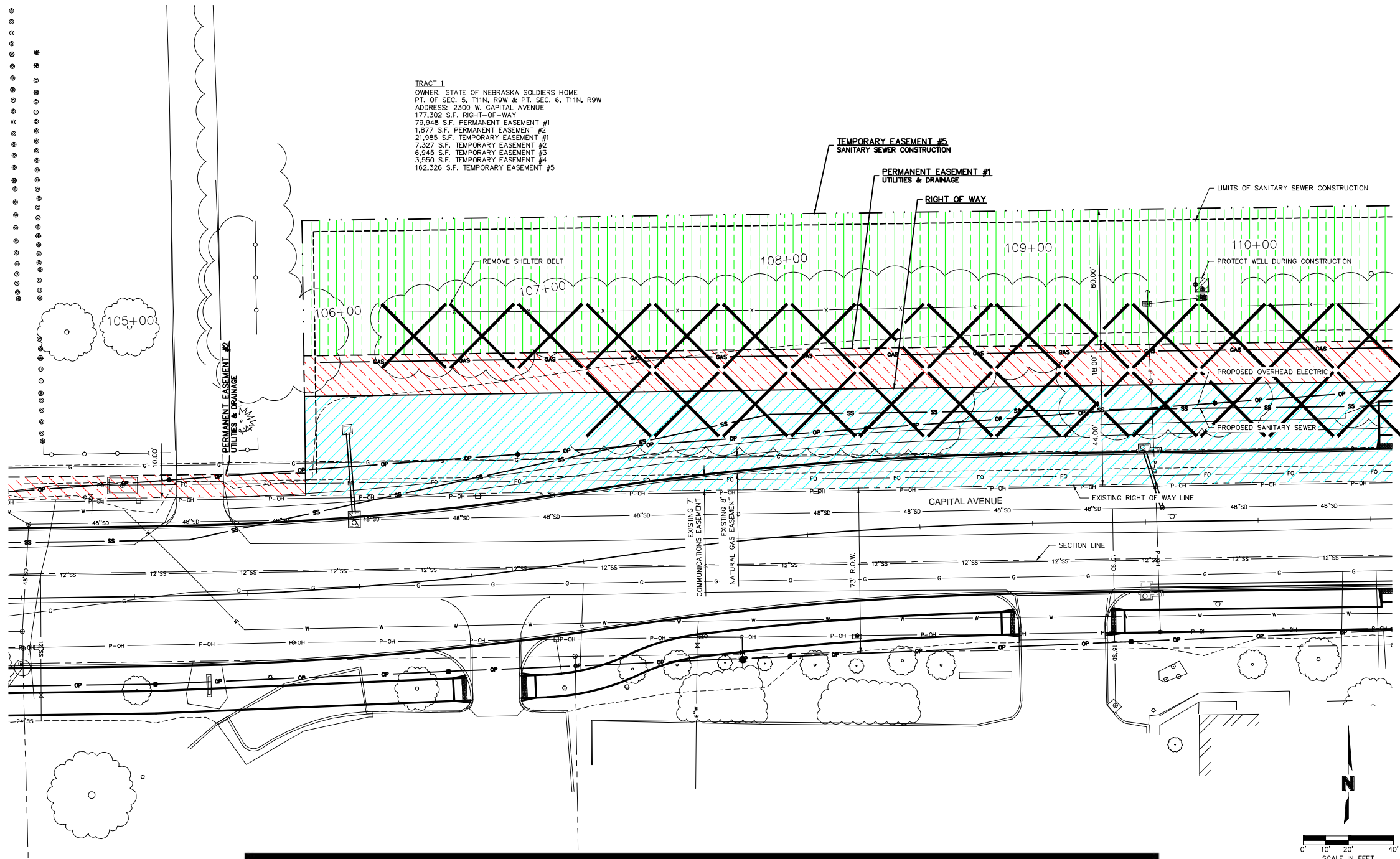
DATE

RIGHT OF WAY AND EASEMENT TOTALS	
RIGHT OF WAY	177,302 S.F.
PERMANENT EASEMENTS	81,825 S.F.
TEMPORARY EASEMENTS	202,133 S.F.

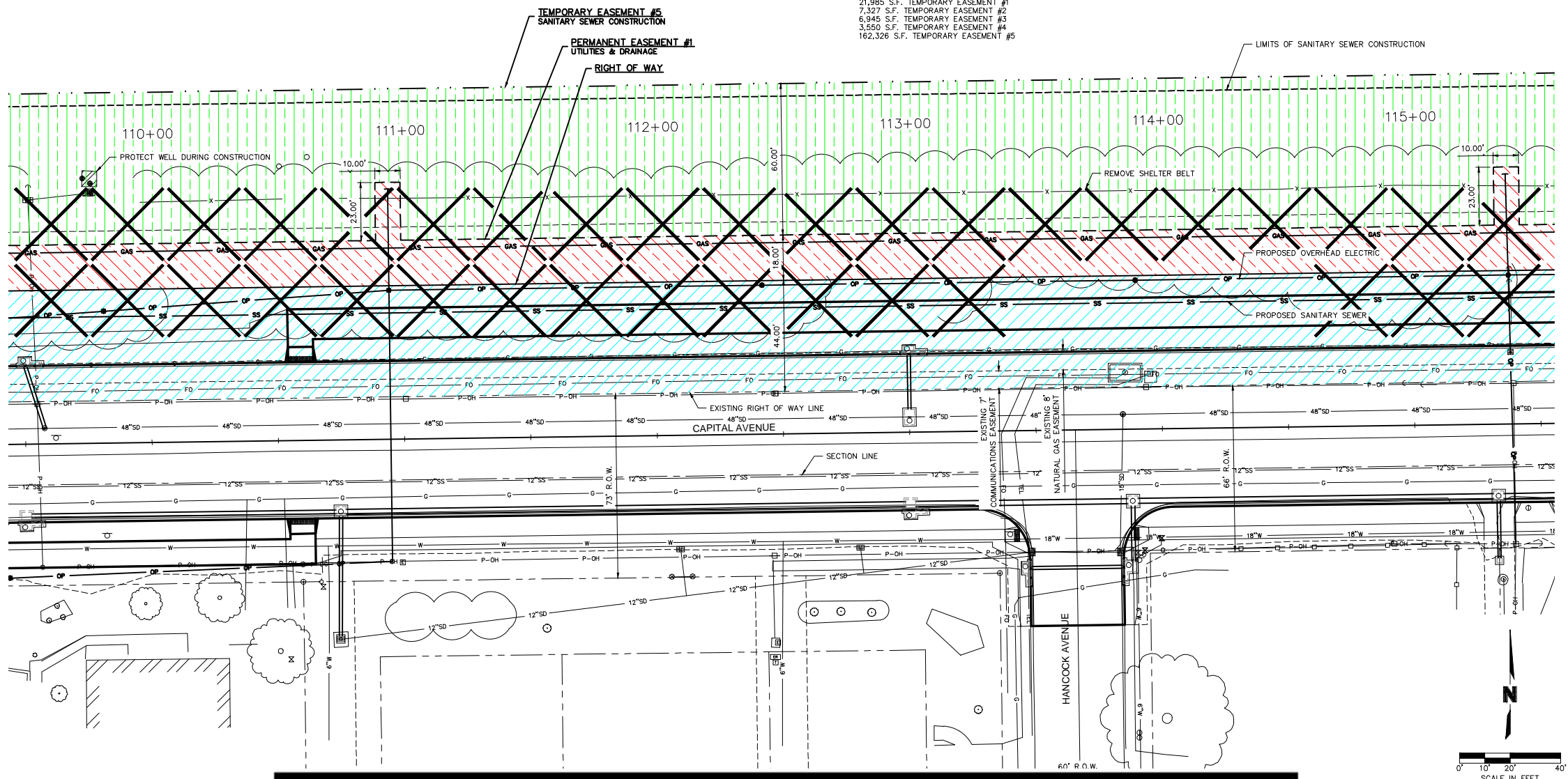
TRACT 1
OWNER: STATE OF NEBRASKA SOLDIERS HOME
PT. OF SEC. 5, T11N, R9W & PT. SEC. 6, T11N, R9W
ADDRESS: 2300 W. CAPITAL AVENUE
177,302 S.F. RIGHT-OF-WAY
79,948 S.F. PERMANENT EASEMENT #1
1,877 S.F. PERMANENT EASEMENT #2
21,985 S.F. TEMPORARY EASEMENT #1
7,327 S.F. TEMPORARY EASEMENT #2
6,945 S.F. TEMPORARY EASEMENT #3
3,550 S.F. TEMPORARY EASEMENT #4
162,326 S.F. TEMPORARY EASEMENT #5

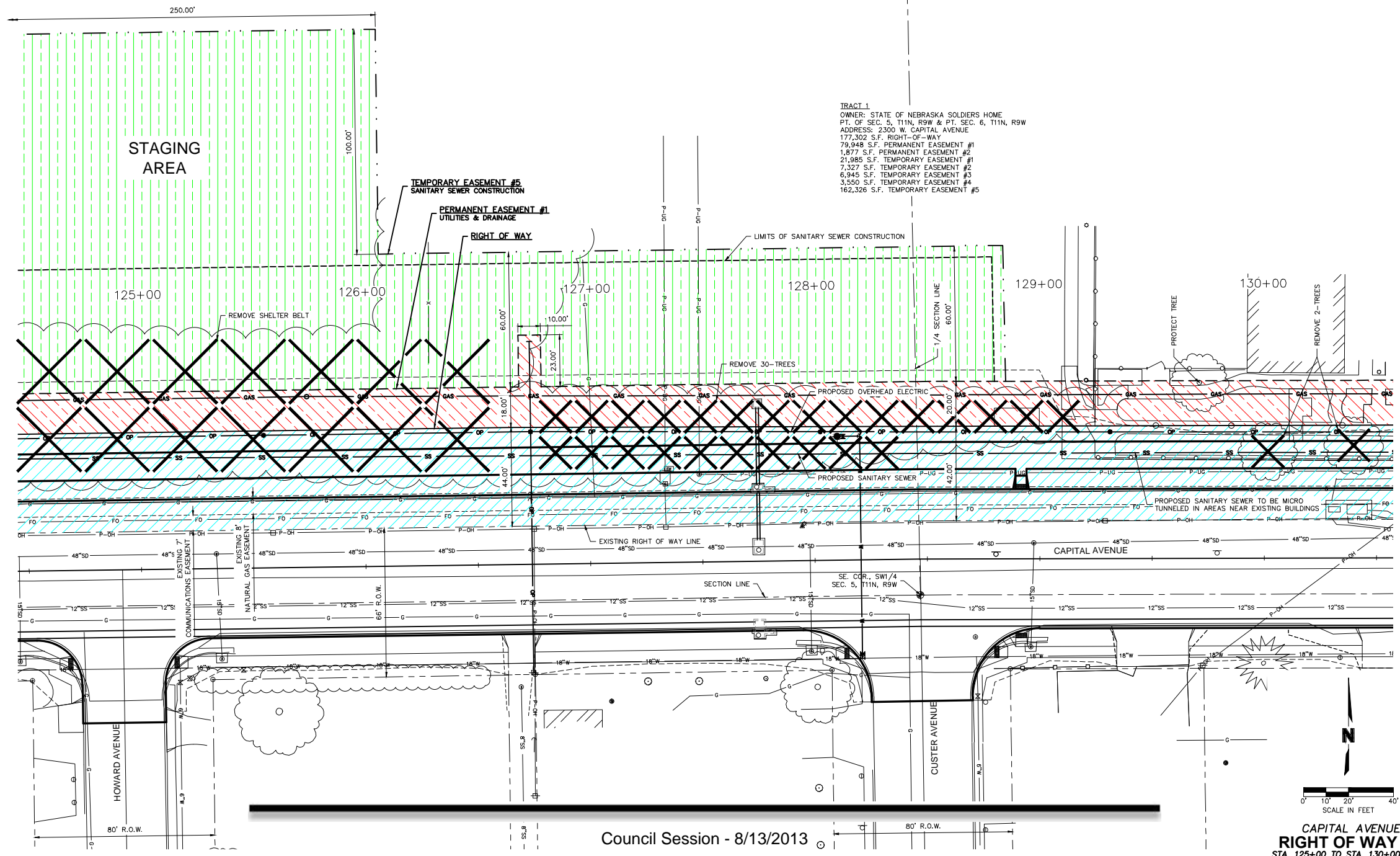


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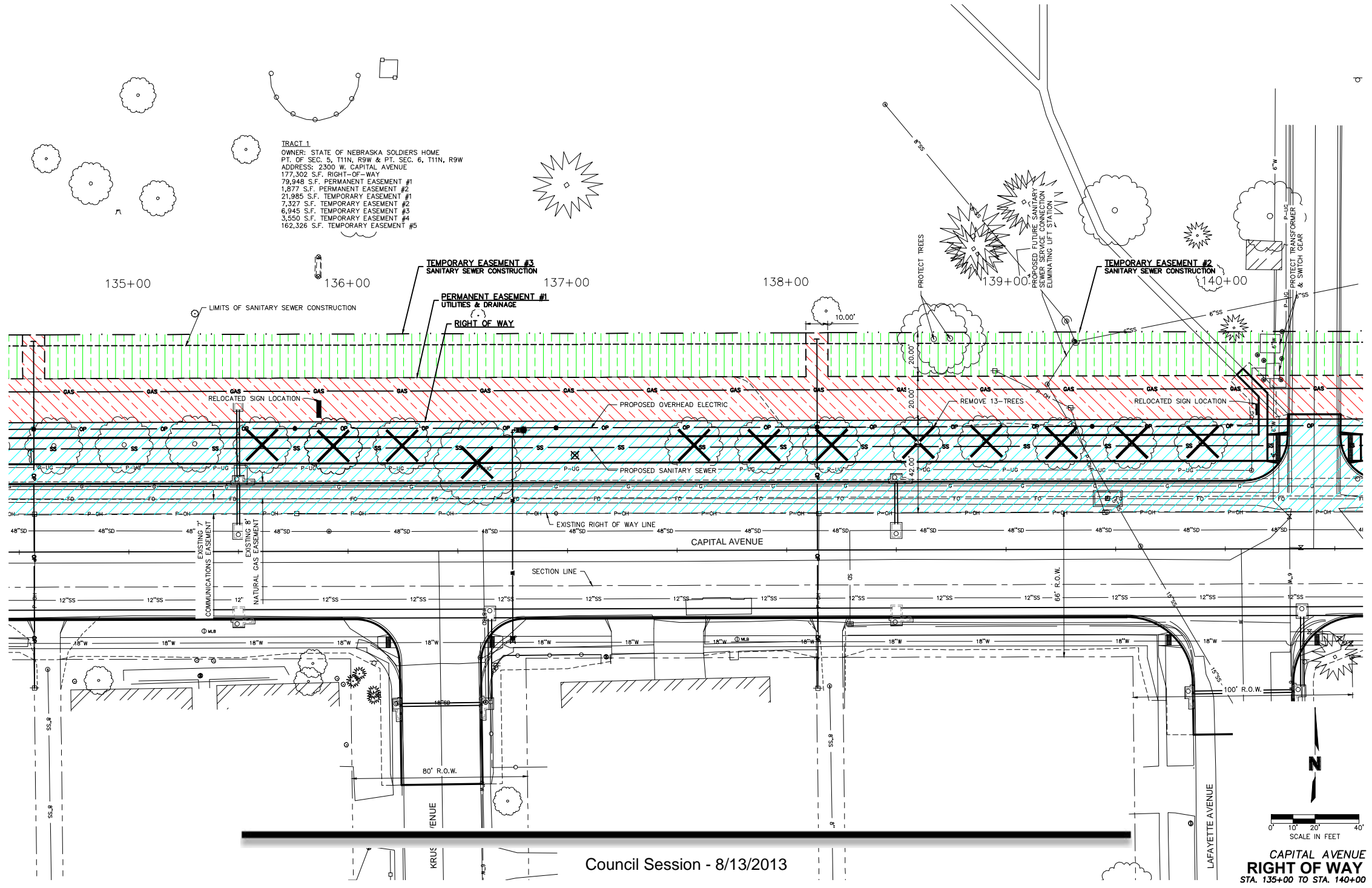
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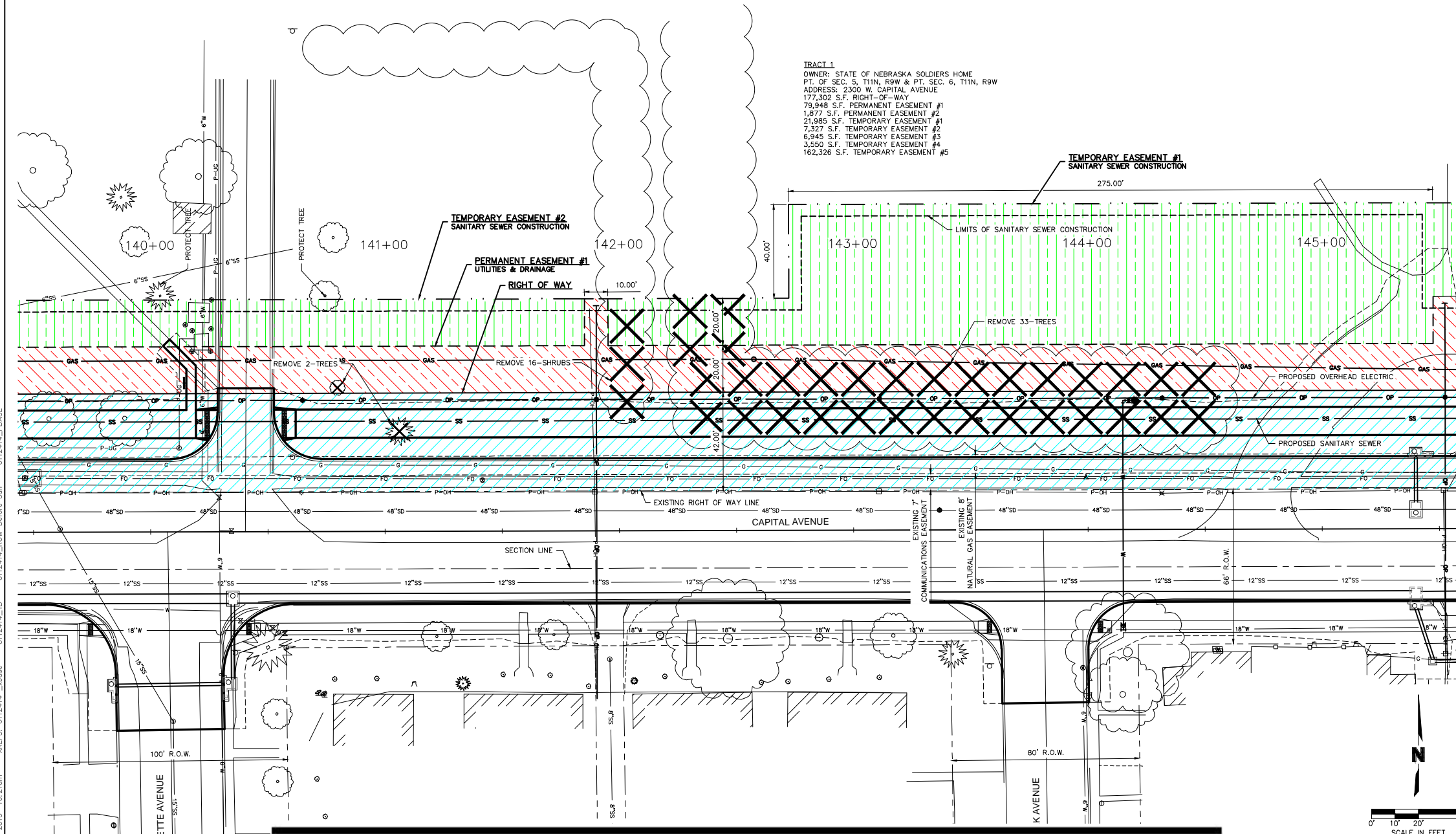




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TEMPORARY EASEMENT #1
 SANITARY SEWER CONSTRUCTION

TEMPORARY EASEMENT #2
 SANITARY SEWER CONSTRUCTION

PERMANENT EASEMENT #1
 UTILITIES & DRAINAGE

RIGHT OF WAY

REMOVE 33-TREES

PROPOSED OVERHEAD ELECTRIC

PROPOSED SANITARY SEWER

EXISTING RIGHT OF WAY LINE

CAPITAL AVENUE

SECTION LINE

EXISTING 7'
 COMMUNICATIONS EASEMENT

EXISTING 8'
 NATURAL GAS EASEMENT

66' R.O.W.

80' R.O.W.

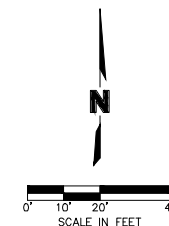
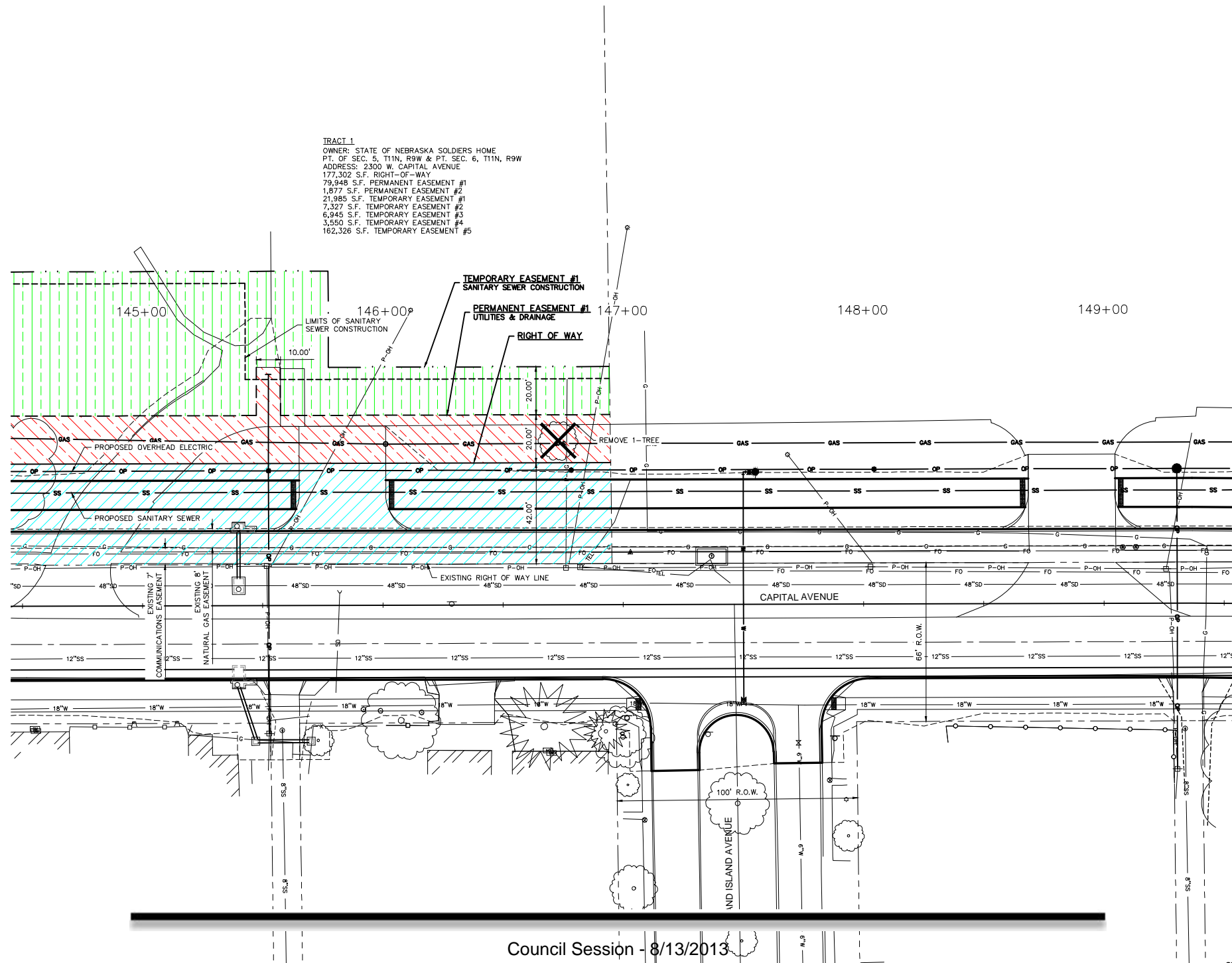
K AVENUE

LAFAYETTE AVENUE

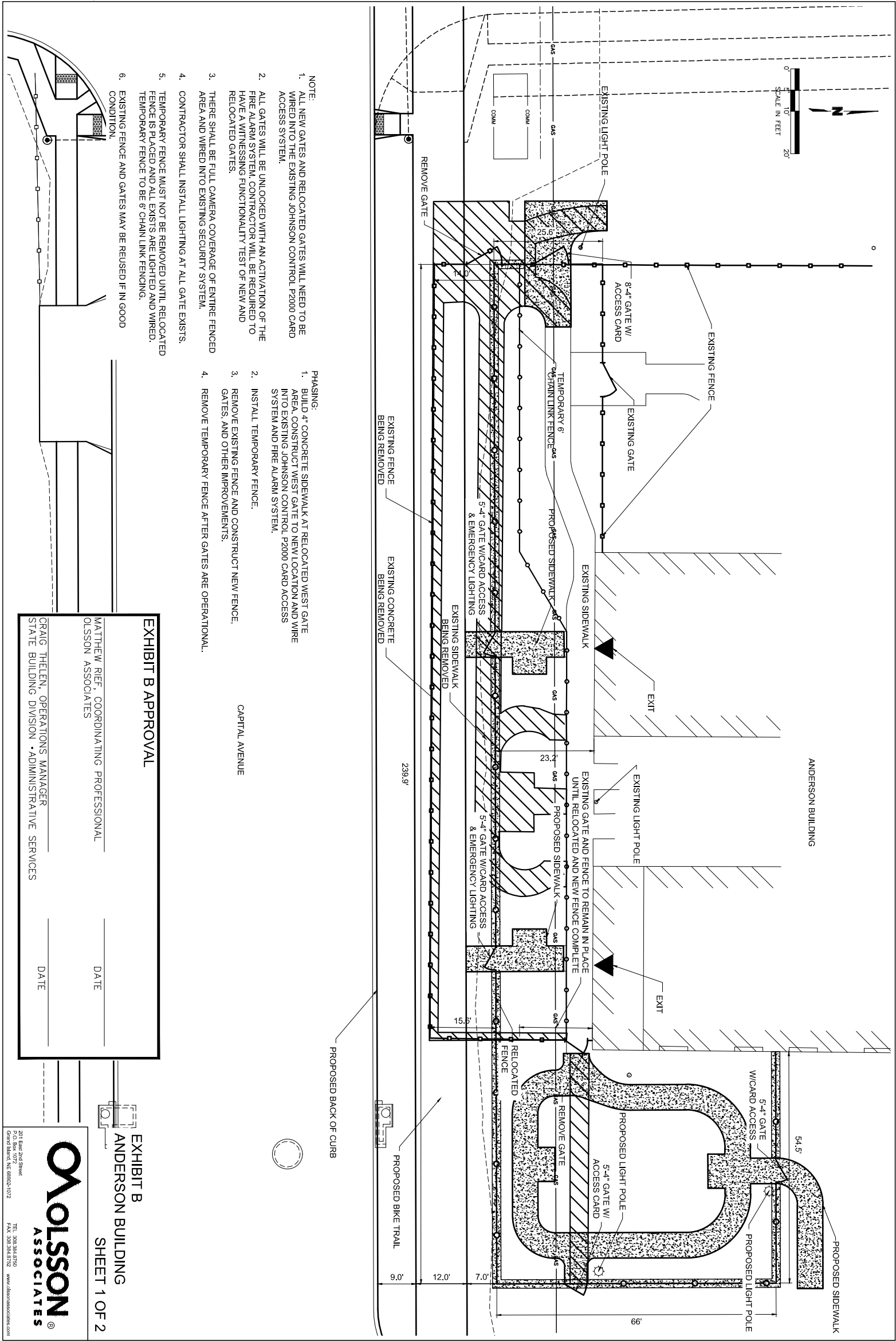
100' R.O.W.

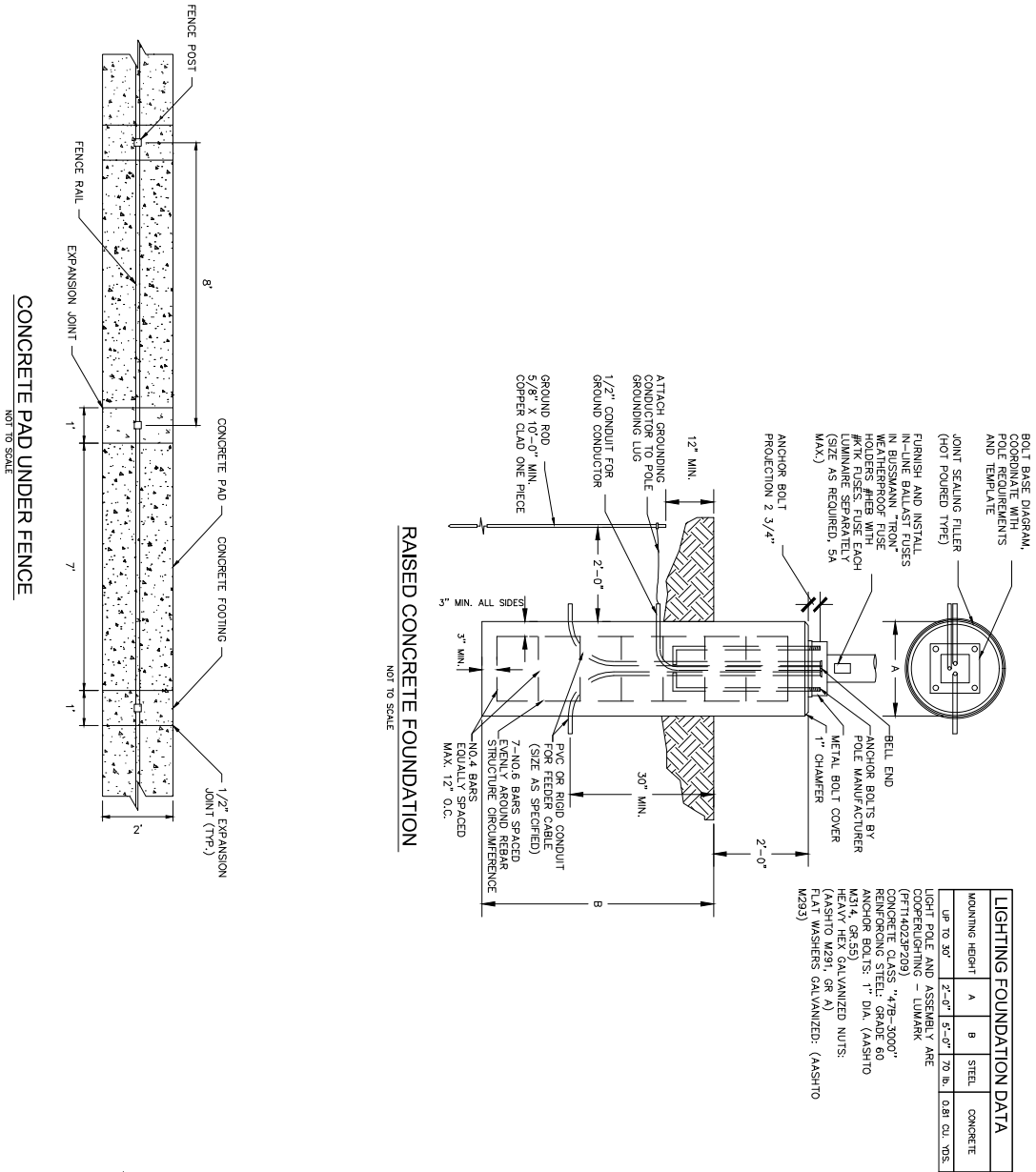
CAPITAL AVENUE
 RIGHT OF WAY
 STA. 140+00 TO STA. 145+00

TRACT 1
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 162,326 S.F. TEMPORARY EASEMENT #5



CAPITAL AVENUE
 RIGHT OF WAY
 STA. 145+00 TO STA. 149+00





FENCE DETAIL:

DECORATIVE FENCE BASIS OF DESIGN IS AMERISTAR MONTAGE COMMERCIAL - MAJESTIC 3-RAIL STYLE ORNAMENTAL METAL FENCING SYSTEM. OTHER APPROVED MANUFACTURERS ARE MASTER HALCO AND BOUNDARY FENCE AND RAILING OR ENGINEER APPROVED EQUIVALENT.

ALL LINE BRACKETS SHALL BE AMERISTAR STYLE BB114 OR ENGINEER APPROVED EQUIVALENT. ALL CORNER, GATE, AND END BRACKETS SHALL BE AMERISTAR STYLE BB112 OR ENGINEER APPROVED EQUIVALENT.

ALL POSTS SHALL BE SET PLUMB. THE PANEL HEIGHT SHALL REMAIN CONSTANT THROUGHOUT THE FENCED AREA.

ALL LINE POSTS SHALL BE AMERISTAR PB25144 OR ENGINEER APPROVED EQUIVALENT. ALL CORNER, GATE, AND END POSTS SHALL BE AMERISTAR PB40144 OR ENGINEER APPROVED EQUIVALENT.

ALL STEEL SHALL BE PAINTED BLACK IN ACCORDANCE WITH THE SPECIAL PROVISIONS.

ALL DIMENSIONS ARE ALONG THE ϕ DECORATIVE FENCE.

ALL NEW POSTS (12 GA.) SHALL BE USED AT SOUTHERN MOST END OF FENCED IN AREA ALONG CAPITAL AVE.

ELEVATION AT TYPICAL PANEL

NOT TO SCALE

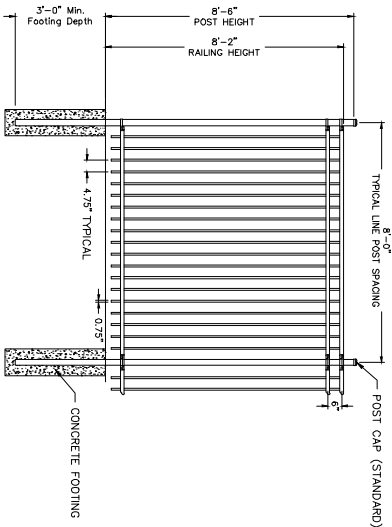


EXHIBIT B
ANDERSON BUILDING

SHEET 2 OF 2



OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL: 308.384.2750
FAX: 308.384.8792
www.olsonassociates.com

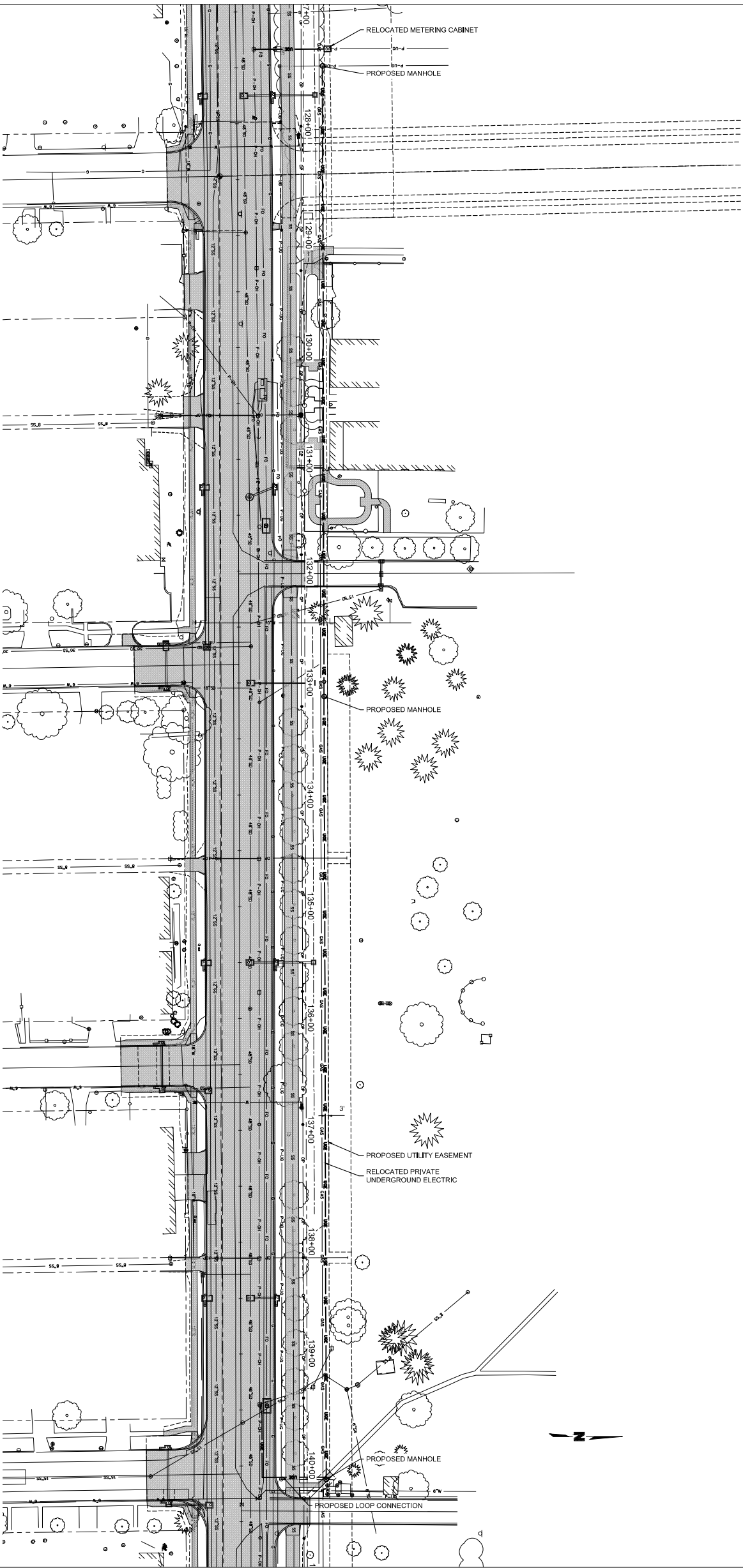


EXHIBIT C APPROVAL

MATTHEW RIEF, COORDINATING PROFESSIONAL
OLSSON ASSOCIATES

DATE

CRAG THELEN, OPERATIONS MANAGER
STATE BUILDING DIVISION - ADMINISTRATIVE SERVICES

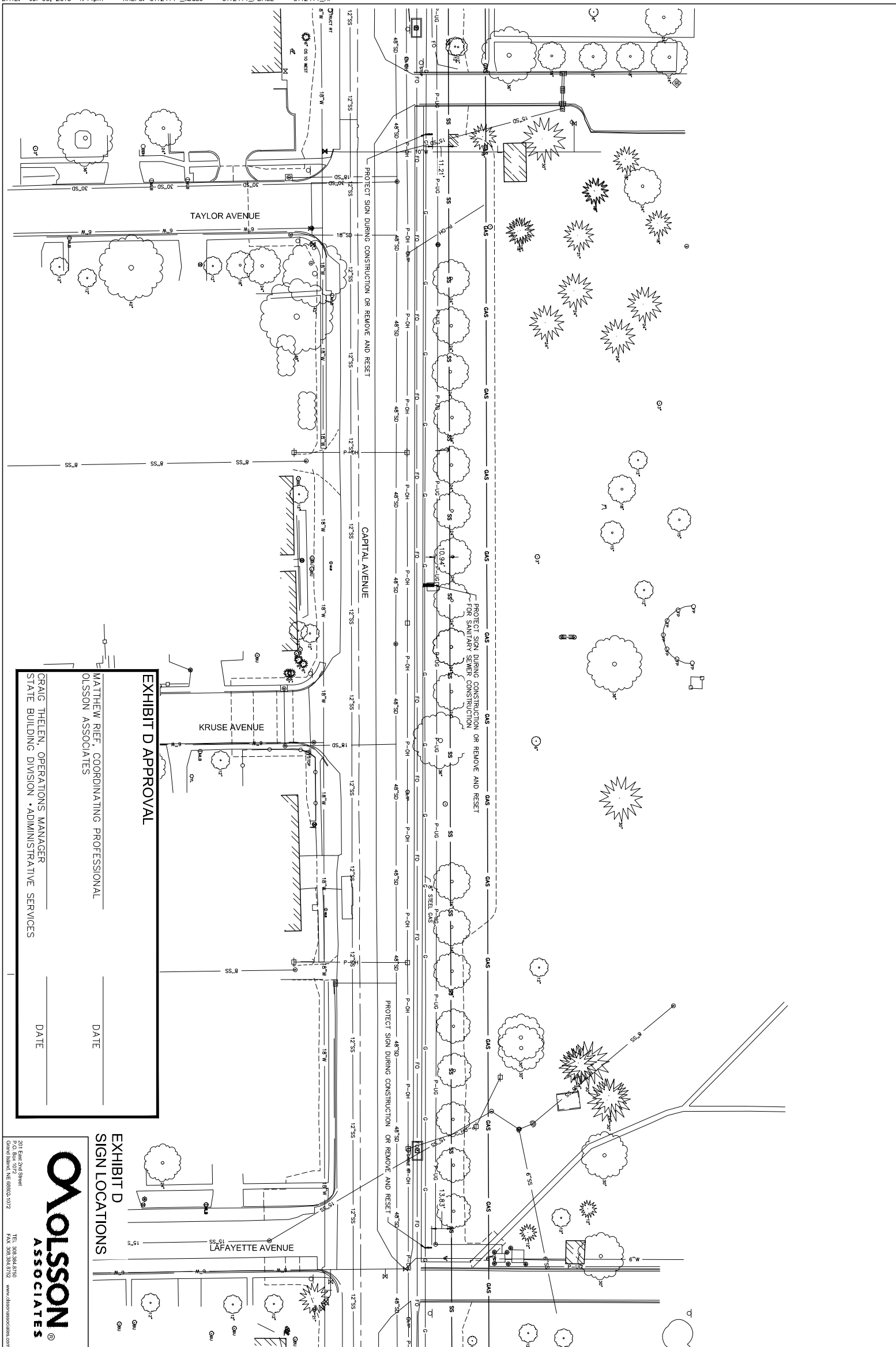
DATE

EXHIBIT C
UNDERGROUND POWER RELOCATION



201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL: 308.384.2750
FAX: 308.384.8792
www.olsonassociates.com

ASSOCIATES



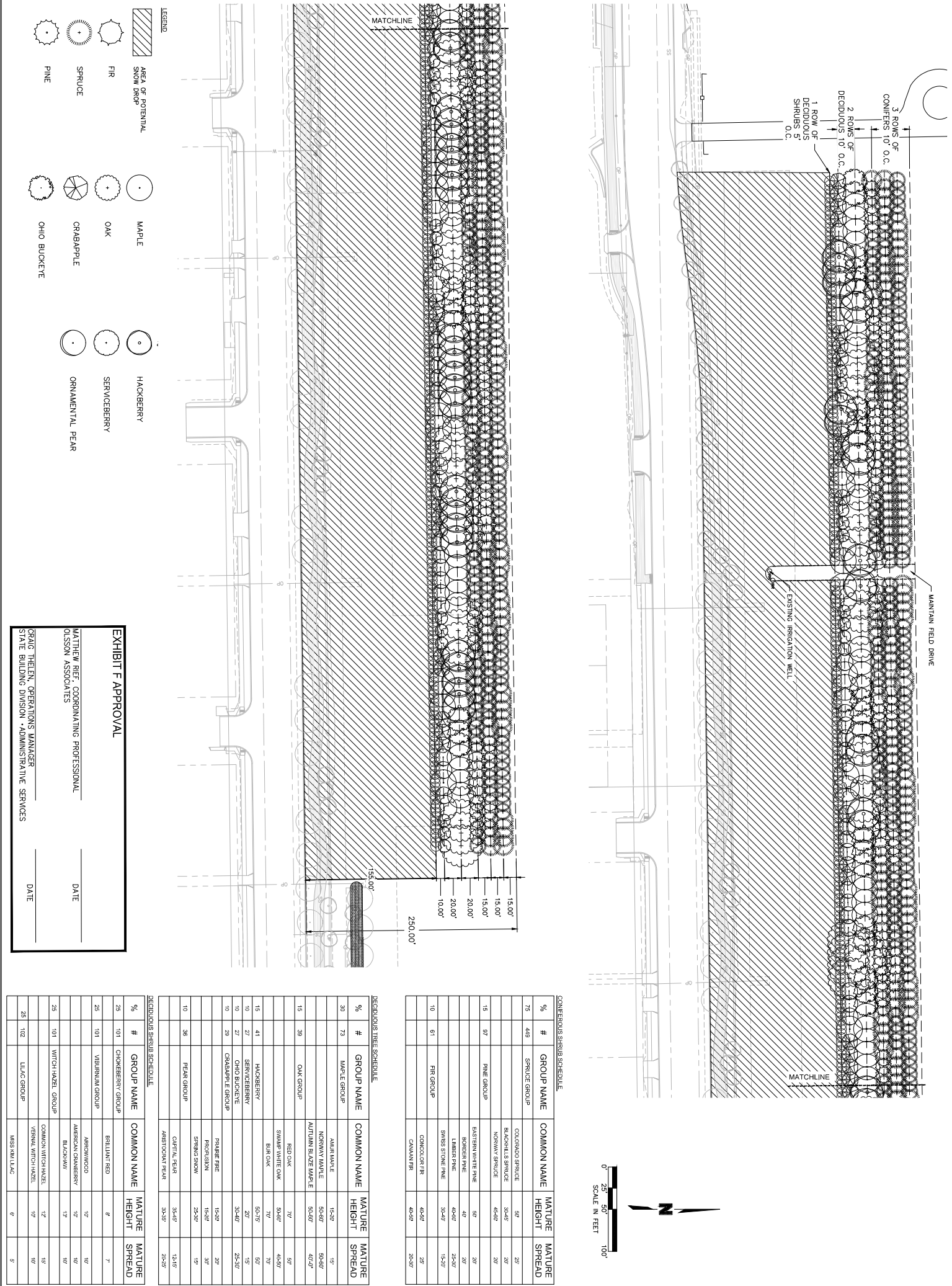


EXHIBIT F APPROVAL

MATTHEW RIEF, COORDINATING PROFESSIONAL
OLSSON ASSOCIATES

DATE

CRAIG THELEN, OPERATIONS MANAGER
STATE BUILDING DIVISION • ADMINISTRATIVE SERVICES

DATE

CONIFEROUS SHRUB SCHEDULE				
%	#	GROUP NAME	COMMON NAME	MATURE HEIGHT MATURE SPREAD
75	446	SPRUCE GROUP	COUGLAS SPRUCE	50' 25'
			BLACKHILLS SPRUCE	30-45' 20'
			NORWAY SPRUCE	40-60' 20'
15	97	PINE GROUP	EASTERN WHITE PINE	50' 20'
			BURCHER PINE	40' 20'
			LIMBER PINE	40-60' 25-30'
			SWISS STONE PINE	30-40' 15-20'
10	61	FIR GROUP	CONCOLOR FIR	40-60' 25'
			CANADIAN FIR	40-60' 20-30'

DECIDUOUS TREE SCHEDULE				
%	#	GROUP NAME	COMMON NAME	MATURE HEIGHT MATURE SPREAD
30	73	MAPLE GROUP	AHAR MAPLE	15-20' 15'
			NORWAY MAPLE	50-60' 50-60'
			AUTUMN BLAZE MAPLE	50-60' 40-50'
15	39	OAK GROUP	RED OAK	70' 50'
			SWAMP WHITE OAK	50-60' 40-50'
			BUR OAK	70' 70'
15	41	HACKBERRY		50-75' 50'
10	21	SERVICEBERRY		20' 15'
10	21	OHIO BUCKEYE		30-40' 25-30'
10	29	CRABAPPLE GROUP	FRAGRANT PINE	15-20' 20'
			PROSPER	15-20' 30'
			SPRING SNOW	25-30' 15'
10	36	PEAR GROUP	CAPITAL PEAR	35-40' 15-18'
			ARISTOCAT PEAR	30-40' 20-25'

DECIDUOUS SHRUB SCHEDULE				
%	#	GROUP NAME	COMMON NAME	MATURE HEIGHT MATURE SPREAD
25	104	CHOKEBERRY GROUP	BRIGHT RED	6' 7'
25	101	VIBERNUM GROUP		10' 10'
			ARROWWOOD	10' 10'
			AMERICAN CHOKEBERRY	10' 10'
			BLACKAW	13' 10'
25	101	WITCH HAZEL GROUP		12' 15'
			COMMON WITCH HAZEL	10' 10'
			VERNAL WITCH HAZEL	10' 10'
25	102	LILAC GROUP	MISS KIM LILAC	6' 5'

EXHIBIT F
TREE WINDBREAK PLAN

PROJECT TITLE
PHASE OR ADDITION

GRAND ISLAND, NE

REV. NO.

DATE

REVISIONS DESCRIPTION

2013

REVISIONS

OLSSON ASSOCIATES

2111 South 67th Street, Suite 200
Omaha, NE 68106

TEL 402.341.1116
FAX 402.341.5895 www.olssonassociates.com

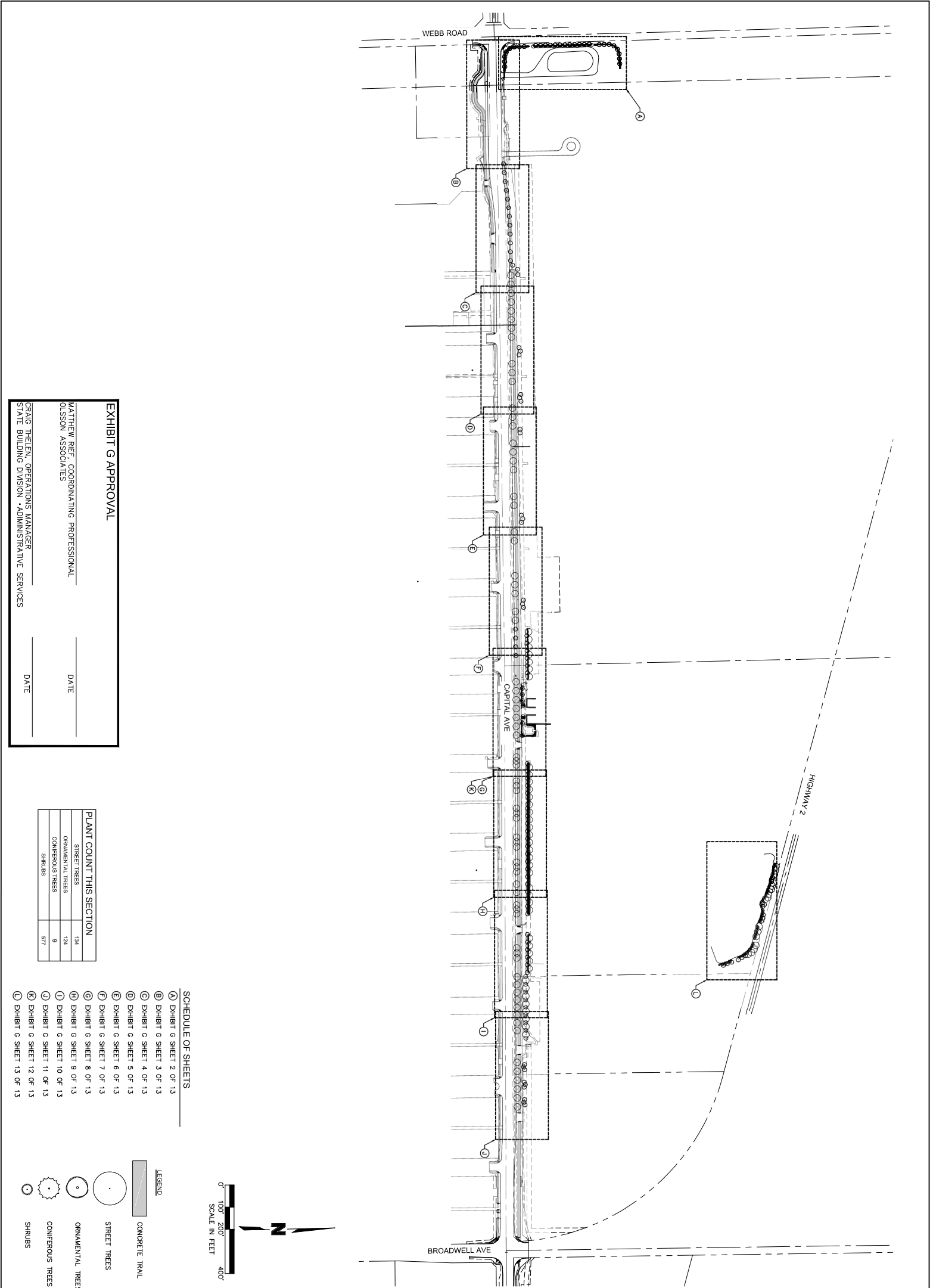


EXHIBIT G APPROVAL

MATTHEW RIEF, COORDINATING PROFESSIONAL
OLSSON ASSOCIATES

DATE

CRAIG THELEN, OPERATIONS MANAGER
STATE BUILDING DIVISION • ADMINISTRATIVE SERVICES

DATE

EXHIBIT G
CONCEPTUAL LANDSCAPE PLAN

CAPITAL AVE CORRIDOR IMPROVEMENTS
NEBRASKA VETERANS HOME

GRAND ISLAND, NE

REV. NO.	DATE	REVISIONS DESCRIPTION

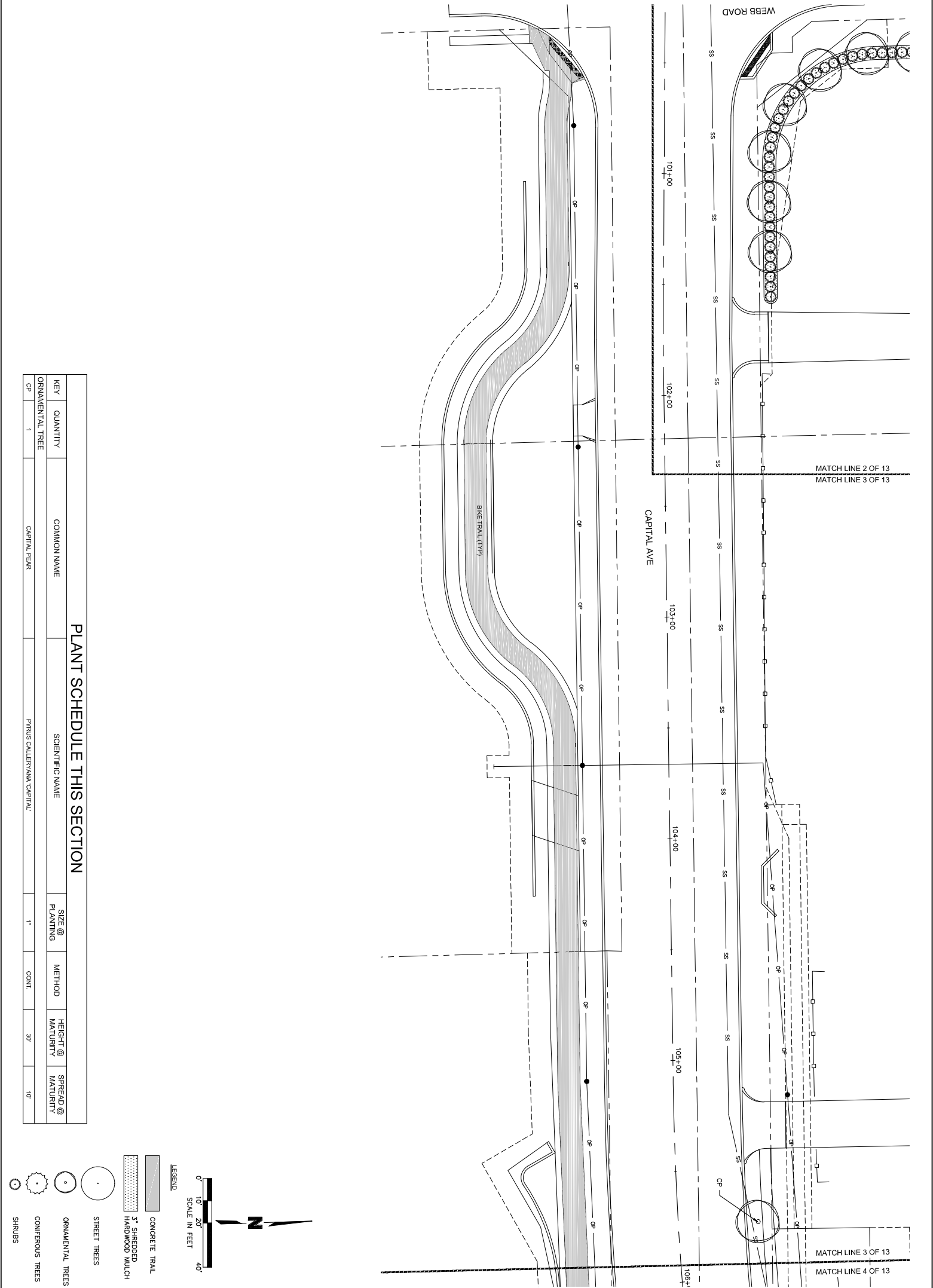
2013

REVISIONS

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Omaha, NE 68106

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www.olssonassociates.com



PLANT SCHEDULE THIS SECTION						
KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE @ PLANTING	METHOD	HEIGHT @ MATURITY
ORNAMENTAL TREE						
CP	1	CAPITAL PEAR	PIRUS CAULENTYANA 'CAPITAL'	1"	CONT.	30'

LEGEND

CONCRETE TRAIL

3" SHREDED HARDWOOD MULCH

STREET TREES

ORNAMENTAL TREES

SHRUBS

CONFIROUS TREES

3 of 13

SHEET

EXHIBIT G
CONCEPTUAL LANDSCAPE PLAN

CAPITAL AVE COORIDOR IMPROVEMENTS
NEBRASKA VETERANS HOME

GRAND ISLAND, NE

REV. NO.

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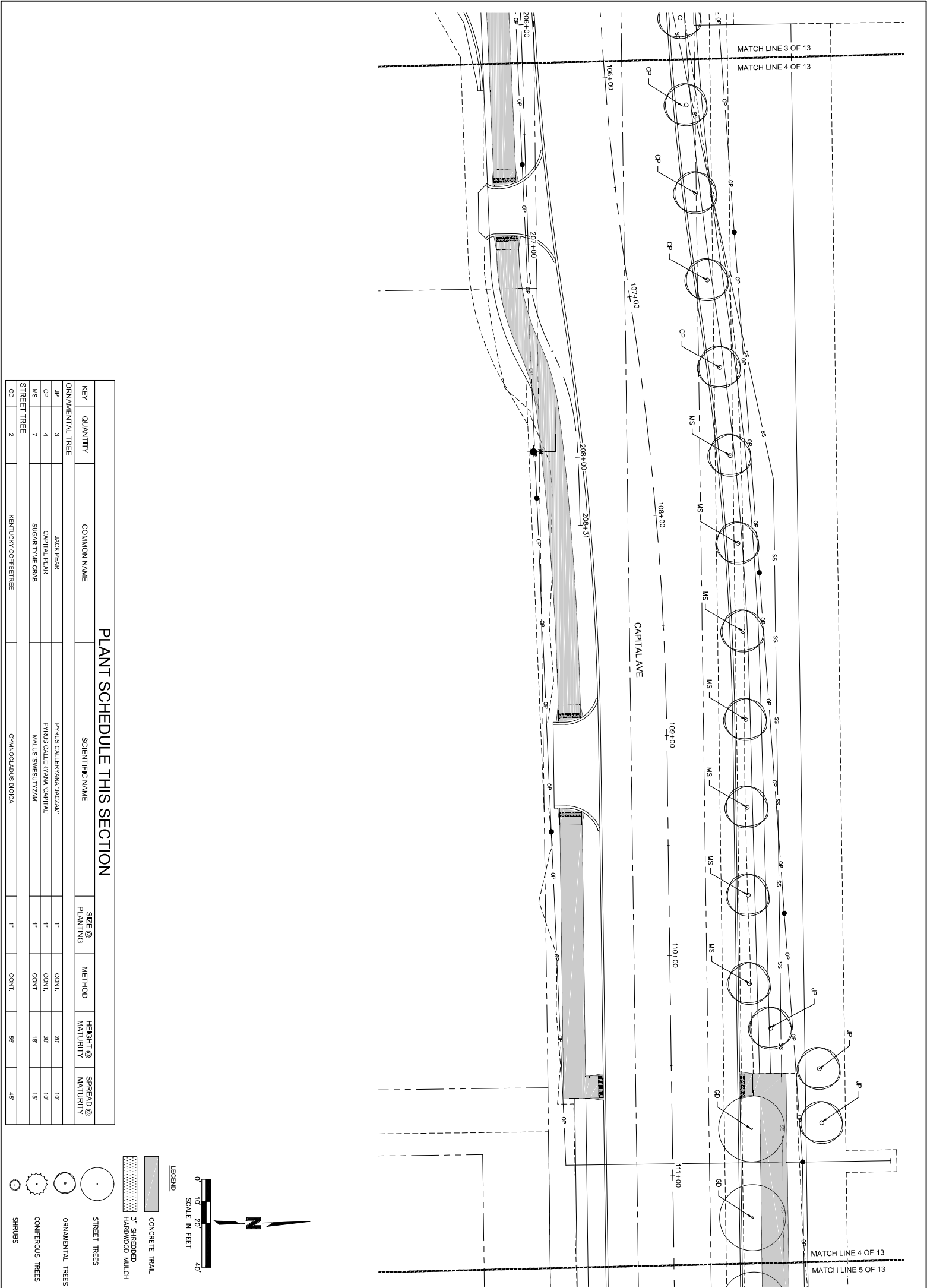
REVISIONS DESCRIPTION

2013

REVISIONS

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Omaha, NE 68106

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FAX 402.341.8895
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PLANT SCHEDULE THIS SECTION

KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE @ PLANTING	METHOD	HEIGHT @ MATURITY	SPREAD @ MATURITY
ORNAMENTAL TREE							
JP	3	JACK PEAR	PIRUS GALERYANA 'JACZAR'	1"	CONT.	20'	10'
CP	4	CAPITAL PEAR	PIRUS GALERYANA 'CAPITAL'	1"	CONT.	30'	10'
MS	7	SUGAR TWE CMB	MAIUS SWEUTYZAM	1"	CONT.	18'	15'
STREET TREE							
GD	2	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	1"	CONT.	55'	45'

0 10' 20' 40'
SCALE IN FEET

LEGEND
 CONCRETE TRAIL

STREET TREES
 ORNAMENTAL TREES
 CONFIFEROUS TREES
 SHRUBS

drawn by: JHE
checked by: JHE
QA/QC by: JHE
project no.: 011-2414
drawing no.: EXHIBIT
date: 07/18/2013

EXHIBIT G
CONCEPTUAL LANDSCAPE PLAN

CAPITAL AVE COORIDOR IMPROVEMENTS
NEBRASKA VETERANS HOME

GRAND ISLAND, NE

2013

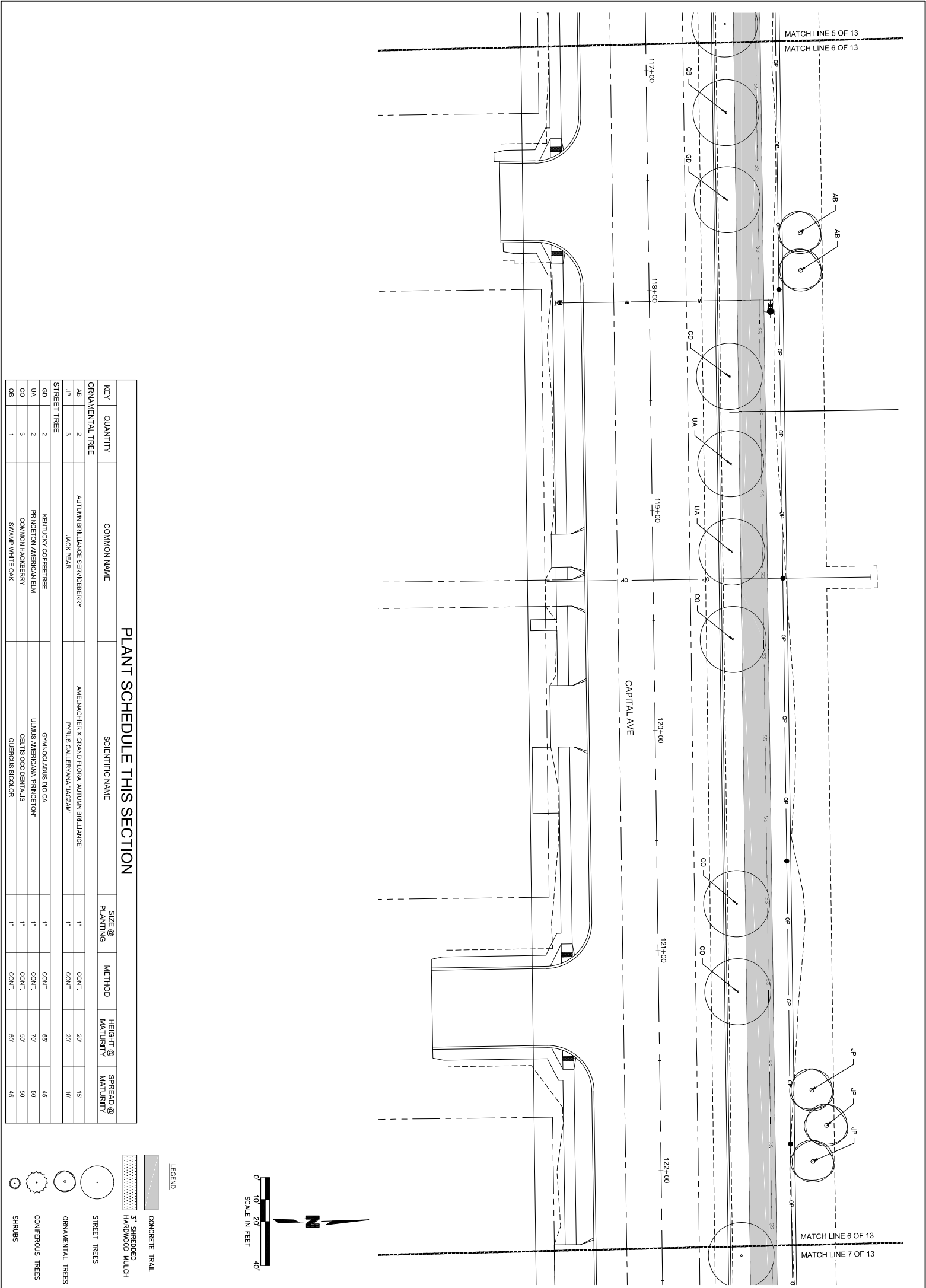
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SHEET
4 of 13



PLANT SCHEDULE THIS SECTION					
KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE @ PLANTING	METHOD
ORNAMENTAL TREE					
AB	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA AUTUMN BRILLIANCE	1"	CONT.
JP	3	JACK PEAR	PIRUS CALERYANA 'JACZAR'	1"	CONT.
STREET TREE					
GD	2	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	1"	CONT.
UA	2	PRINCETON AMERICAN ELM	ULMUS AMERICANA 'PRINCETON'	1"	CONT.
CO	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	1"	CONT.
OB	1	SWAMP WHITE OAK	QUERCUS BICOLOR	1"	CONT.

LEGEND

CONCRETE TRAIL

3" SHREDED
HARDWOOD MULCH

STREET TREES

ORNAMENTAL TREES

CONIFEROUS TREES

SHRUBS

EXHIBIT G
CONCEPTUAL LANDSCAPE PLAN

CAPITAL AVE CORRIDOR IMPROVEMENTS
NEBRASKA VETERANS HOME

GRAND ISLAND, NE

2013

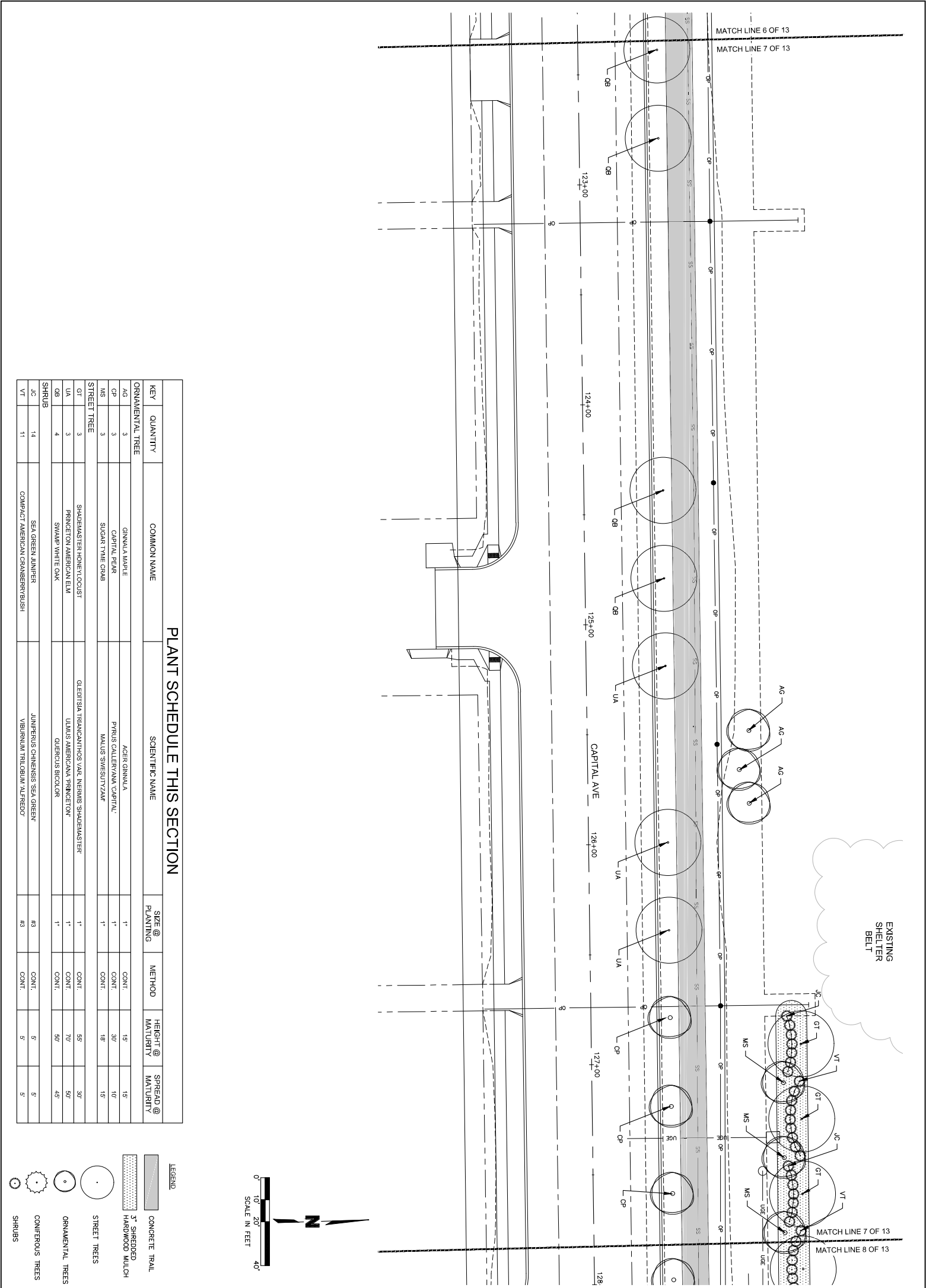
REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

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FAX 402.341.8895


www.molssonassociates.com




PLANT SCHEDULE THIS SECTION

KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE @ PLANTING	METHOD	HEIGHT @ MATURITY	SPREAD @ MATURITY
ORNAMENTAL TREE							
AG	3	GINNALA MAPLE	ACER GINNALA	1"	CONT.	15'	15'
CP	3	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	1"	CONT.	30'	10'
MS	3	SUGAR TINE OAK	MAULUS SUREUTZMAN	1"	CONT.	18'	15'
STREET TREE							
GT	3	SHADEMASTER HONEYLOCUST	GLEITSIA TRIANGANTHOS VAR. INERMIS 'SHADEMASTER'	1"	CONT.	55'	30'
UA	3	PRINCETON AMERICAN ELM	ULMUS AMERICAN 'PRINCETON'	1"	CONT.	70'	50'
OB	4	SWAMP WHITE OAK	QUERCUS BICOLOR	1"	CONT.	50'	45'
SHRUB							
JC	14	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#3	CONT.	5'	5'
VT	11	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM 'ALFREDO'	#3	CONT.	5'	5'


LEGEND




CONCRETE TRAIL




STREET TREES



ORNAMENTAL TREES



CONIFEROUS TREES



SHRUBS

drawn by:
checked by:
designed by:
project no.: 011-2414
drawing no.: EXHIBIT
207.000003

EXHIBIT G
CONCEPTUAL LANDSCAPE PLAN


CAPITAL AVE CORRIDOR IMPROVEMENTS
NEBRASKA VETERANS HOME

GRAND ISLAND, NE

2013

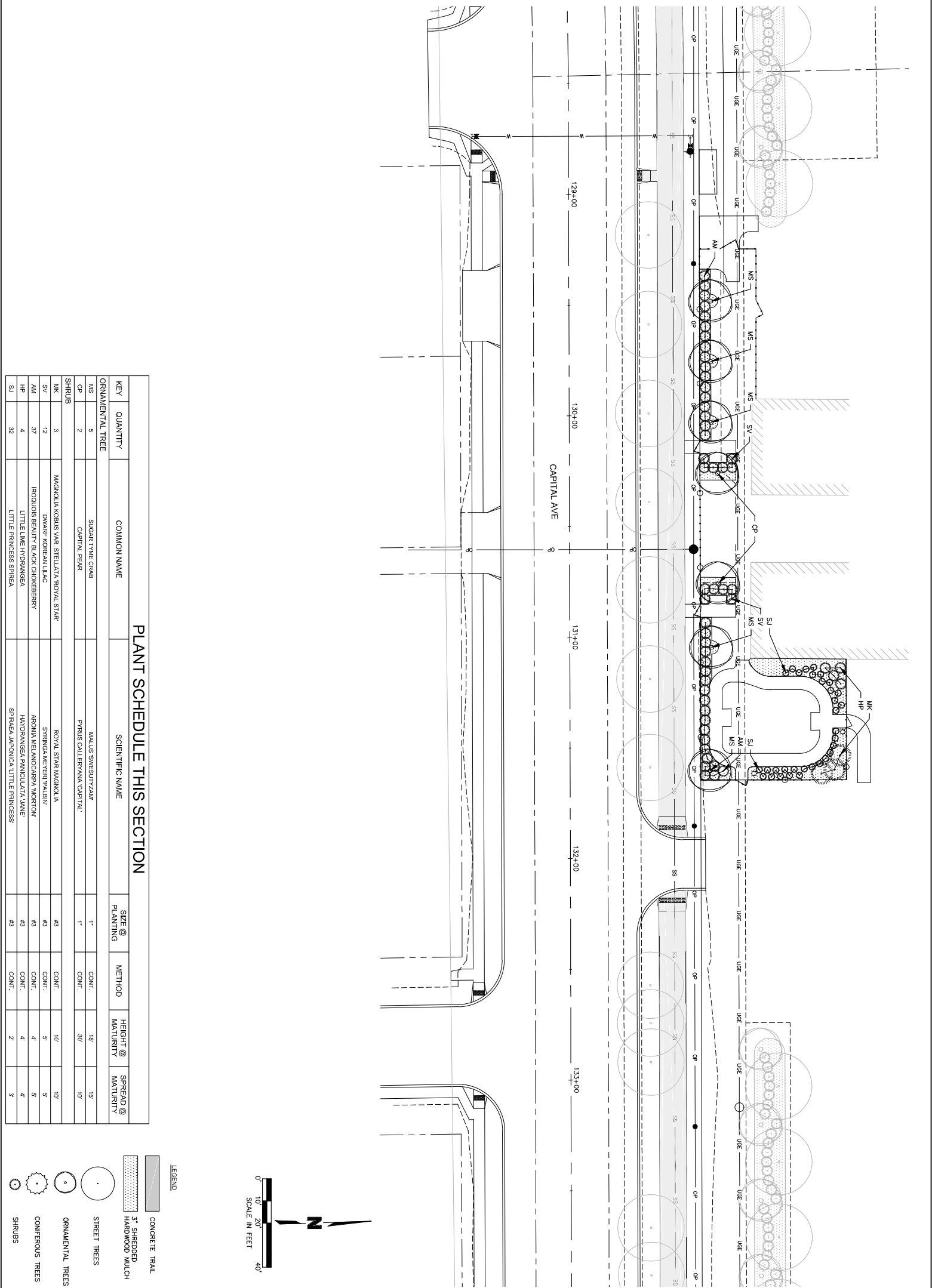
REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS



2111 South 67th Street, Suite 200
Omaha, NE 68106

TEL 402.341.1116
FAX 402.341.8895
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PLANT SCHEDULE THIS SECTION							
KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE @ PLANTING	METHOD	HEIGHT @ MATURITY	SPREAD @ MATURITY
ORNAMENTAL TREE							
MS	5	SUGAR TINE CRAB	MAULUS SWESUTIZAM	1"	CONT.	18'	15'
CP	2	CAPITAL PEAR	PYRUS CALLERYANA CAPITAL	1"	CONT.	30'	10'
SHRUB							
MK	3	MAGNOLIA KOBUS VAR. STELLATA ROYAL STAR	ROYAL STAR MAGNOLIA	#3	CONT.	10'	10'
SV	12	DWARF KOREAN LILAC	SPRINGDA MEYER PALMINE	#3	CONT.	5'	5'
AM	37	IRGODIUS BEAUTY BLACK CHOKEBERRY	ARONIA MELANOCARPA MORTON	#3	CONT.	4'	5'
HP	4	LITTLE LIME HYDRANGEA	HAYDRANGEA PANICULATA JANE	#3	CONT.	4'	4'
SL	32	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA LITTLE PRINCESS	#3	CONT.	2'	3'

LEGEND

CONCRETE TRAIL

3\" SHREDED HARDWOOD MULCH

STREET TREES

ORNAMENTAL TREES

CONFIFEROUS TREES

SHRUBS

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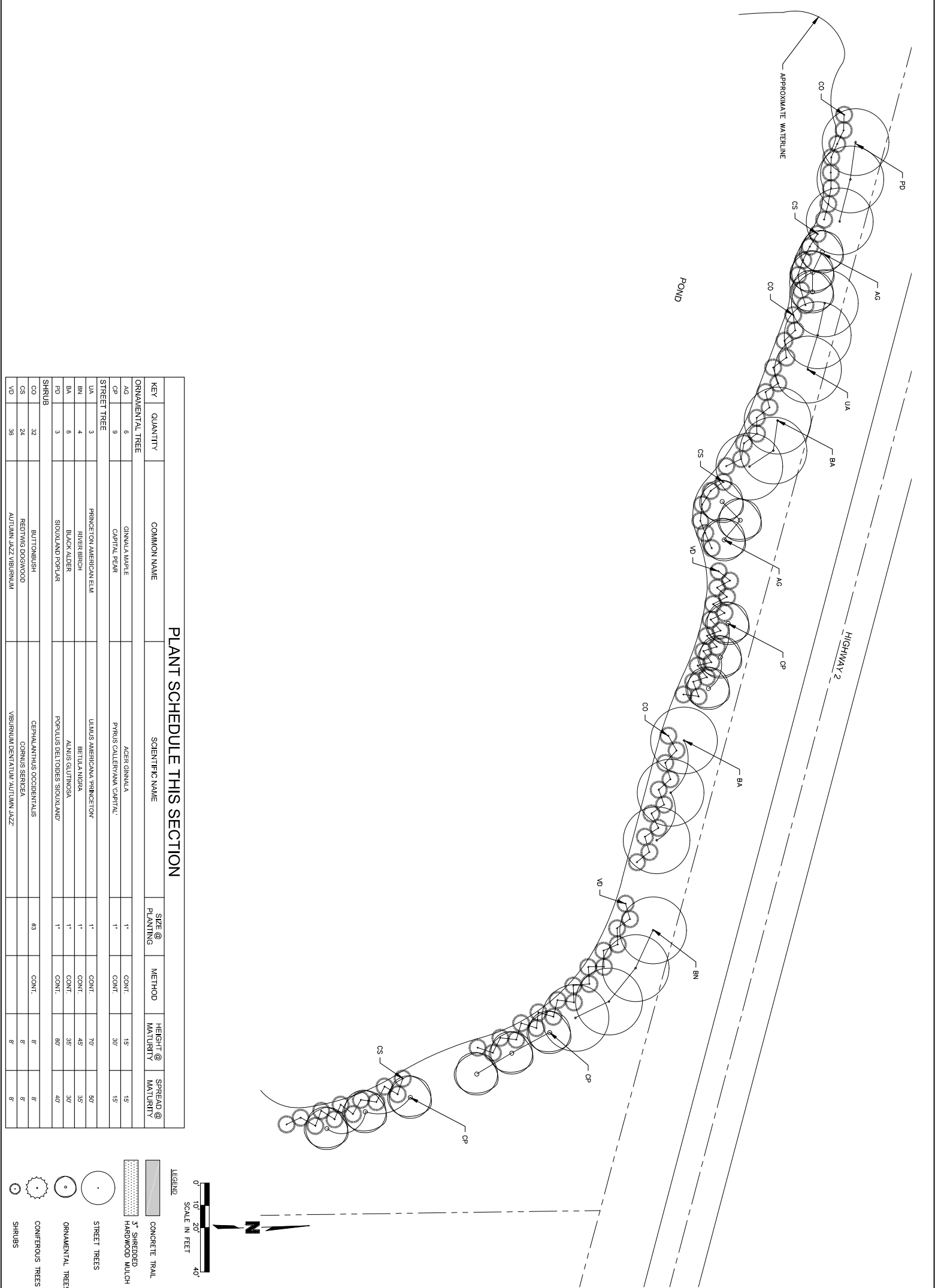
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drawn by: MHE
checked by: MHE
designed by: MHE
QA/QC by: MHE
project no.: 011-2414
drawing no.: EXHIBIT G
DATE: 07/18/2013

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