



City of Grand Island

Tuesday, December 17, 2013

Council Session

Item G-21

#2013-396 - Approving Certificates of Final Completion for Water Main Districts 464 & 465 - Antelope, Wildwood, Elk and Cougar Drives, and setting Board of Equalization hearing for January 28, 2014

Staff Contact: Tim Luchsinger, Utilities Director

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director

Meeting: December 17, 2013

Subject: Certificates of Final Completion – Water Main Districts 464 and 465 – Wildwood Subdivision

Item #'s: G-21

Presenter(s): Timothy Luchsinger, Utilities Director

Background

Water Main District 464 and District 465 were created at the request of area property owners to provide municipal water service within the Wildwood Subdivision located at the southwest corner of Wildwood Drive and Highway 281. Two separate districts were created to allow the property owners along the adjacent streets to be able to decide if they wanted city water service.

Both districts passed the protest period and one contract for the construction of both districts was awarded to The Diamond Engineering Company, of Grand Island, Nebraska. The project installed a 16" diameter water main in Antelope Drive, a 12" main in Wildwood Drive, and 8" mains in Elk and Cougar Drives. Attached is a map of the area indicating the boundaries of each district.

Discussion

The work on the project has been fully completed in accordance with the terms and conditions of the contract and complies with the plans and specifications. The total project cost was \$399,837.23. Of the project's total, \$292,554.91 will be assessed to the property owners within the district's boundaries. Due to the irregular shape of lots and tracts in the area, the assessments are proposed to be based on one-half (1/2) of the front foot (ff) cost of the main (\$63.702384/ff); one-half (1/2) the cost per square foot (sf) for each property (\$0.178975/sf); plus the cost of the water service to each existing building (\$1,850.00). This method has been used by the Utilities Department for similar commercial areas.

The assessment schedule is five annual payments, at 7% simple interest on the outstanding balance. The first payment is due 50 days after the Council determines

benefits at the Board of Equalization (BOE) Hearing on January 28, 2014. Attached for reference are copies of the district's costs, ownership records, and assessments.

The remaining project balance of \$107,282.32 is the City's expense for the larger than normal sized water lines installed in Antelope and Wildwood Drives. These oversized mains were installed to provide for future extension of the water system to the west and south of the current development.

Alternatives

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

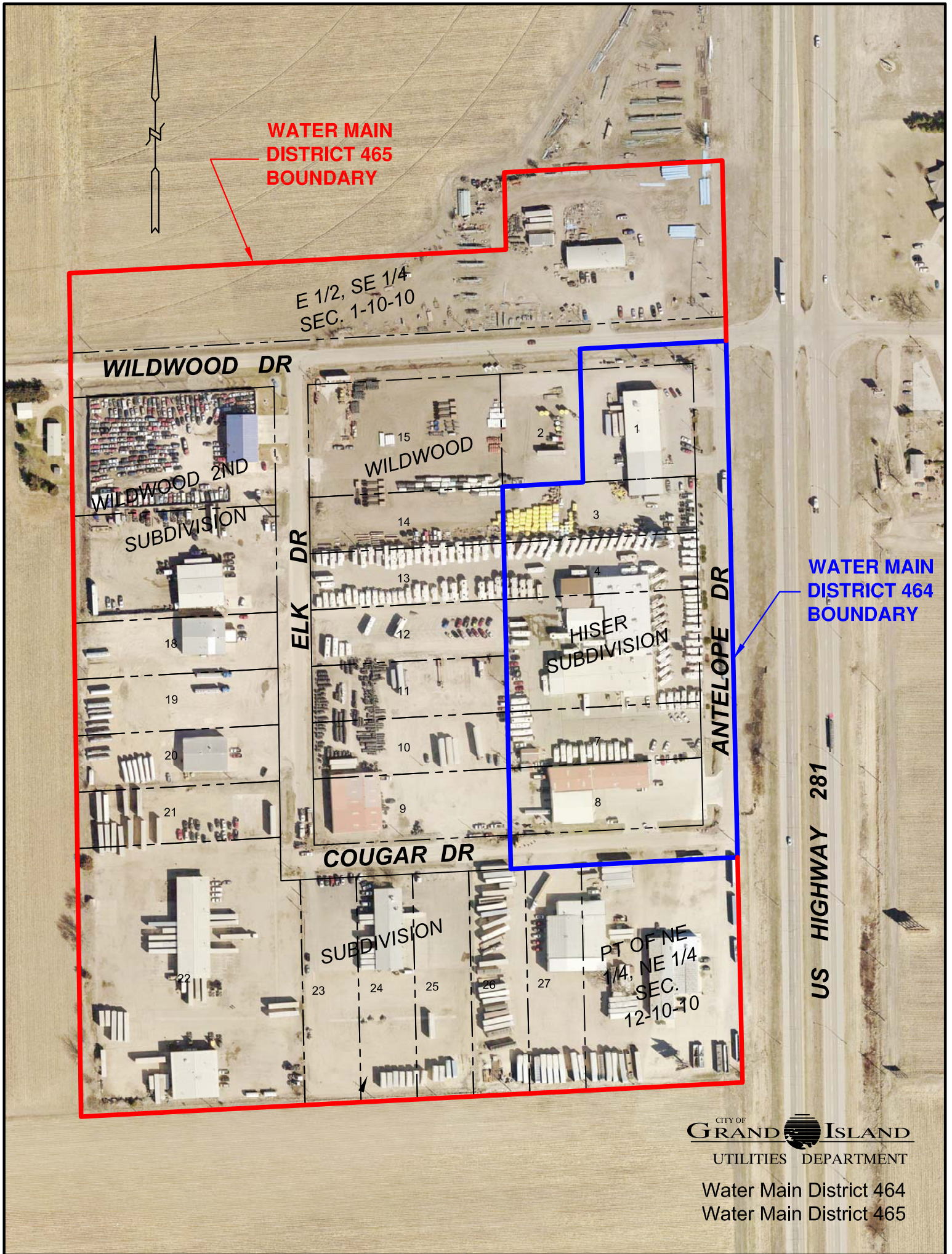
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council accept the Certificates of Final Completion for Water Main Districts 464 and 465 in the Wildwood Subdivision, and set the Board of Equalization Hearing on January 28, 2014, to determine the benefits for the districts.

Sample Motion

Move to approve the Certificates of Final Completion for Water Main Districts 464 & 465 in the Wildwood Subdivision, and set the Board of Equalization Hearing on January 28, 2014.



CITY OF
GRAND ISLAND
UTILITIES DEPARTMENT

Water Main District 464
Water Main District 465

WATER MAIN DISTRICTS 464 AND 465

Wildwood Subdivision / Wildwood 2nd Subdivision
Antelope Dr, Elk Dr, Cougar Dr., and Wildwood Dr.

Assessable Amount

12/4/2013

WVO 23595

Item	Description	CONTRACT	TOTAL QUANTITIES		TOTAL AMT COMPLETED \$	ASSESSABLE AMOUNT			CITY COST	
		Unit Price	PLACED			QUANTITY	UNIT \$	TOTAL \$	TOTAL \$	
D. 1.01	16" D.I. Pipe (R.J.)	\$126.00	823.10	I.f.	\$103,710.60	823.10	I.f.	\$61.00	\$25,104.41	\$78,606.19
D. 1.02	12" D.I. Pipe (R.J.)	\$84.00	770.00	I.f.	\$64,680.00	770.00	I.f.	\$61.00	\$46,970.00	\$17,710.00
D. 1.03	8" D.I. Pipe (R.J.)	\$61.00	1,601.60	I.f.	\$97,697.60	1,601.60	I.f.	\$61.00	\$97,697.60	\$0.00
D. 1.04	16"X16"x8" Tee (M.J.)	\$788.00	1.00	ea.	\$788.00	1.00	ea.	\$308.80	\$154.40	\$633.60
D. 1.05	16"X16"X6" Tee (M.J.)	\$748.00	2.00	ea.	\$1,496.00	2.00	ea.	\$308.80	\$308.80	\$1,187.20
D. 1.06	16" Plug (M.J.)	\$387.00	1.00	ea.	\$387.00	1.00	ea.	\$193.50	\$96.75	\$290.25
D. 1.07	16" Sleeve Coupling	\$597.00	3.00	ea.	\$1,791.00	3.00	ea.	\$298.50	\$447.75	\$1,343.25
D. 1.08	16" Butterfly Valve	\$3,021.00	1.00	ea.	\$3,021.00	1.00	ea.	\$1,285.00	\$642.50	\$2,378.50
D. 1.09	12"X12"X8" Tee (M.J.)	\$458.00	1.00	ea.	\$458.00	1.00	ea.	\$308.80	\$308.80	\$149.20
D. 1.10	12"X12"X6" Tee (M.J.)	\$422.00	2.00	ea.	\$844.00	2.00	ea.	\$308.80	\$617.60	\$226.40
D. 1.11	12"X45° Ell (M.J.)	\$375.00	2.00	ea.	\$750.00	2.00	ea.	\$255.00	\$510.00	\$240.00
D. 1.12	12" Cap (M.J.) W/2" Tap	\$273.00	1.00	ea.	\$273.00	1.00	ea.	\$193.50	\$193.50	\$79.50
D. 1.13	12" Retainer Gland	\$163.00	0.00	ea.	\$0.00	0.00	ea.	\$108.72	\$0.00	\$0.00
D. 1.14	12" R.S. Gate Valve	\$2,370.00	1.00	ea.	\$2,370.00	1.00	ea.	\$1,285.00	\$1,285.00	\$1,085.00
D. 1.15	8"X8"X6" Tee (M.J.)	\$308.80	3.00	ea.	\$926.40	3.00	ea.	\$308.80	\$926.40	\$0.00
D. 1.16	8"X90° Ell (M.J.)	\$255.00	1.00	ea.	\$255.00	1.00	ea.	\$255.00	\$255.00	\$0.00
D. 1.17	8" R.S. Gate Valve	\$1,285.00	3.00	ea.	\$3,855.00	3.00	ea.	\$1,285.00	\$3,855.00	\$0.00
D. 1.18	Valve Box	\$160.00	5.00	ea.	\$800.00	5.00	ea.	\$160.00	\$800.00	\$0.00
D. 1.19	1.5" Copper Service Complete	\$1,850.00	13.00	ea.	\$24,050.00	13.00	ea.	\$1,850.00	\$24,050.00	\$0.00
D. 1.20	Fire Hydrant Assembly Complete	\$1,765.00	7.00	ea.	\$12,355.00	7.00	ea.	\$1,765.00	\$12,355.00	\$0.00
D. 1.21	Thrust Block	\$372.00	13.00	ea.	\$4,836.00	13.00	ea.	\$372.00	\$4,836.00	\$0.00
D. 1.22	Bell Block	\$570.00	1.00	ea.	\$570.00	1.00	ea.	\$372.00	\$372.00	\$198.00
D. 1.23	8 mil Polywrap	\$1.90	3,194.70	I.f.	\$6,069.93	3,194.70	I.f.	\$1.00	\$3,194.70	\$2,875.23
D. 1.24	Remove Asph./Conc. Roadway	\$8.70	177.80	s.y.	\$1,546.86	177.80	s.y.	\$8.70	\$1,546.86	\$0.00
D. 1.25	Replace Concrete Roadway	\$41.00	254.60	s.y.	\$10,438.60	254.60	s.y.	\$41.00	\$10,438.60	\$0.00
D. 1.26	Remove Asph./Conc. Driveway	\$9.50	142.70	s.y.	\$1,355.65	142.70	s.y.	\$9.50	\$1,355.65	\$0.00
D. 1.27	Replace Asph./Conc. Driveway	\$42.00	100.50	s.y.	\$4,221.00	100.50	s.y.	\$42.00	\$4,221.00	\$0.00
D. 1.28	Remove Grave Driveway	\$2.50	55.20	s.y.	\$138.00	55.20	s.y.	\$2.50	\$138.00	\$0.00
D. 1.29	Replace Gravel Driveway	\$27.00	7.80	tn	\$210.60	7.80	tn	\$27.00	\$210.60	\$0.00
D. 1.30	Temporary Resurfacing	\$26.00	129.80	s.y.	\$3,374.80	129.80	s.y.	\$26.00	\$3,374.80	\$0.00
D. 1.31	Remove and Salvage 16" Cap W/Retainer Gland	\$280.00	1.00	ea.	\$280.00	1.00	ea.	\$140.00	\$140.00	\$140.00
D. 1.32	Remove and Salvage 12" Plug	\$280.00	1.00	ea.	\$280.00	1.00	ea.	\$140.00	\$140.00	\$140.00
D. 1.33	Bollard	\$287.00	3.00	ea.	\$861.00	3.00	ea.	\$287.00	\$861.00	\$0.00
D. 1.34	Seeding	\$6,232.00	0.35	Ac	\$2,181.20	0.35	Ac	\$6,232.00	\$2,181.20	\$0.00
D. 1.35	Dewatering	\$10.00	823.10	I.f.	\$8,231.00	823.10	I.f.	\$10.00	\$8,231.00	\$0.00
D. 1.36	Temporary Traffic Control	\$500.00	1.00	Lump Sum	\$500.00	1.00	LS	\$500.00	\$500.00	\$0.00
CONTRACT AMOUNT					\$365,602.24					
CONTRACT ASSESSABLE AMOUNT								\$258,319.92		
CONTRACT CITY COST										\$107,282.32
PO 306750 H.E. Concrete					\$1,243.23				\$1,243.23	
CITY SUPPLIED FIRE HYDRANTS					\$9,814.05				\$9,814.05	
ENGINEERING AND ADMINISTRATION					\$23,177.71				\$23,177.71	
TOTAL PROJECT AMOUNT					\$399,837.23					
TOTAL ASSESSABLE AMOUNT								\$292,554.91		
TOTAL CITY AMOUNT										\$107,282.32

Water Main Districts 464 / 465 Assessments

<u>Dist</u>	<u>Parcel</u>	<u>Lot</u>	<u>Sub</u>	<u>Owner</u>	<u>Assessment</u>
464	400219298	1	Wildwood Sub	ROBCO, LLC c/o Cody Wray 2422 High Point Circle Wichita, KS 67205	\$11,799.75
464	400219298	3	Wildwood Sub	ROBCO, LLC c/o Cody Wray	\$6,254.55
464	400219336	4	Wildwood Sub	Rich & Sons Camper Sales, Inc. of Grand Island 5112 Antelope Drive, Grand Island, NE 68803	\$6,254.55
464	400219360	7	Wildwood Sub	Rich & Sons Camper Sales, Inc. of Grand Island	\$6,254.55
464	400219379	8	Wildwood Sub	BBRE Partnership P.O. Box 248, Durand, WI 54736	\$9,358.59
464	400219352	1	Hiser	Rich & Sons Camper Sales, Inc. of Grand Island	\$14,359.08

465	400219298	2	Wildwood Sub	ROBCO, LLC c/o Cody Wray	\$7,114.07
465	400219387	9	Wildwood Sub	BBRE Partnership	\$9,286.11
465	400219395	10	Wildwood Sub	BBRE Partnership	\$6,292.22
465	400219409	11	Wildwood Sub	BBRE Partnership	\$6,284.97
465	400219417	12	Wildwood Sub	Rich & Sons Camper Sales, Inc. of Grand Island	\$6,292.85
465	400219425	13	Wildwood Sub	Rich & Sons Camper Sales, Inc. of Grand Island	\$6,285.60

Water Main Districts 464 / 465 Assessments – continued

Dist	Parcel	Lot	Sub	Owner	Assessment
465	400219433	14	Wildwood Sub	Cody Krist & Robin Tracy Wray 2422 High Point Circle Wichita, KS 67205	\$6,263.14
465	400219441	15	Wildwood Sub	Cody Krist & Robin Tracy Wray	\$12,504.34
465	400219484	18	Wildwood Sub	Central Cooperative Nonstock Transport Co 4499 Juergen Rd, Grand Island, NE 68803	\$8,265.62
465	400219492	19	Wildwood Sub	Central Cooperative Nonstock Transport Co	\$6,415.62
465	400219506	20	Wildwood Sub	Central Cooperative Nonstock Transport Co	\$8,265.62"
465	400219522	21	Wildwood Sub	Nebraska Transport Co., Inc. P.O. Box 1646 Scottsbluff, NE 69363	\$6,415.62
465	400219522	22	Wildwood Sub	Nebraska Transport Co., Inc.	\$22,073.36
465	400219530	23	Wildwood Sub	American Freightways, Inc. 3336 E 32nd ST #217, Tulsa, OK 74135	\$6,764.63
465	400219530	24	Wildwood Sub	American Freightways, Inc.	\$8,614.63
465	400219530	25	Wildwood Sub	American Freightways, Inc.	\$6,764.63
465	400219549	26	Wildwood Sub	Man Properties, LLC 5212 Antelope Drive, Grand Island, NE 68803	\$6,764.63
465	400219557	27	Wildwood Sub	Man Properties, LLC	\$8,614.63
465	400219468	1	Wildwood 2nd Sub	JPK & CMA Enterprises, Inc. 5018 Elk Drive, Grand Island, NE 68803	\$15,320.35

Water Main Districts 464 / 465 Assessments – continued

Dist	Parcel	Lot	Sub	Owner	Assessment
465	400219476	2	Wildwood 2nd Sub	GMS Enterprises, Inc. 5050 Elk Dr, Grand Island, NE 68803"	\$14,027.81
465	400217171		Pt NE 1/4,NE 1/4 Sec 12-T10N-R10W	Man Properties, LLC	\$16,596.87
465	400215977		Pt E 1/2, SE 1/4 Sec 1-T10N-R10W	Mitchell H. Stauffer, Trustee 808 W 24th ST, Kearney, NE 68845	\$24,161.72
465	400215985		Pt E 1/2, SE 1/4 Sec 1-T10N-R10W	Mitchell H. Stauffer, Trustee	\$18,884.80
TOTAL					\$292,554.91

Un-subdivided Tract Description Details:

WM Dist. 465

Parcel: 400217171 - Pt NE 1/4,NE 1/4 Sec 12-T10N-R10W (5212 Antelope Dr)

Man Properties, LLC - \$16,596.87

Beginning at the NE corner of Lot 27 Wildwood Subdivision in the City of Grand Island, NE; thence easterly along the southerly r-o-w line of Cougar Drive, a distance of 218.0' to the westerly r-o-w line of Antelope Drive; thence southerly along the westerly r-o-w line of said Antelope Drive, a distance of 400.0'; thence westerly along the westerly extension of the southerly line of said Wildwood Subdivision, a distance of 218.0 feet to the SE corner of said Lot 27; thence northerly along the easterly line of said lot 27, a distance of 400.0' to the said Point of Beginning.

WM Dist. 465

Parcel: 400215977 - Pt E 1/2, SE 1/4 Sec 1-T10N-R10W (3344 Wildwood Dr)

Mitchell H. Stauffer, Trustee - \$24,161.72

Beginning at the intersection of the northerly r-o-w line of Wildwood Drive and the westerly r-o-w line of US Hwy 281; thence northerly along the westerly r-o-w line of said US Hwy 281, a distance of 287.0'; thence westerly parallel with the northerly r-o-w line of said Wildwood Drive, a distance of 387.8'; thence southerly, parallel with the westerly r-o-w line of said US Hwy 281, a distance of 287.0' to the northerly r-o-w line of said Wildwood Drive; thence easterly along the northerly r-o-w line of said Wildwood Drive, a distance of 387.8; to the said Point of Beginning.

WM Dist. 465

Parcel: 400215985 - Pt E 1/2, SE 1/4 Sec 1-T10N-R10W

Mitchell H. Stauffer, Trustee - \$18,884.80

Commencing at the intersection of the northerly r-o-w line of Wildwood Drive and the westerly r-o-w line of US Hwy 28; thence westerly along the northerly r-o-w line of said Wildwood Drive, a distance of 387.8' to the Actual Point of Beginning; thence continuing westerly along the northerly r-o-w line of said Wildwood Drive, a distance of 417.12'; thence northerly parallel with the westerly r-o-w line of said US Hwy 281, a distance of 150.0'; thence easterly parallel with the northerly r-o-w line of said Wildwood Drive, a distance of 417.12'; thence southerly parallel with the westerly r-o-w line of said US Hwy 281, a distance of 150.0' to the said Point of Beginning.

INTEROFFICE
MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: December 9, 2013
TO: Mayor and Council Members
FROM: Timothy Luchsinger, Utilities Director
SUBJECT: Water Main Districts 464 & 465 – Wildwood Subdivision

This memo is to certify that Water Projects 464 and 465, all installed under one contract issued to the Diamond Engineering Company of Grand Island, Nebraska, have been fully completed. The Water Mains are located in Antelope Drive, Elk Drive, Cougar Drive, and Wildwood Drive within Wildwood Subdivision in the City of Grand Island, Nebraska.

All work was done in accordance with the terms and conditions of the contract, and complies with the plans and specifications. The water main projects have been placed into service.



Timothy Luchsinger, Utilities Director

TGL/pag

pc: Bob Smith
Tom Barnes
Ruben Sanchez
Darren Buettner

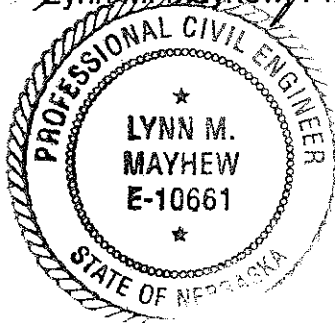
ENGINEER'S CERTIFICATE OF FINAL COMPLETION

Water Main District 464 and 465

The above referenced Water Main Districts were all installed under one contract issued to The Diamond Engineering Company of Grand Island, NE. The work generally being located in Antelope Dr., Elk Dr., Cougar Dr. and Wildwood Dr. within Wildwood Subdivision in the City of Grand Island, NE. The work on this project has been fully completed in accordance with the terms and conditions of the contract and complies with the plans and specifications.


Lynn M. Mayhew, P.E. #E-10661

12/04/2013
Date



ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT 464

December 5, 2013

Water Main District 464 is located in Antelope Drive, in the City of Grand Island, Hall County, Nebraska. The work on the project, as certified to be fully completed by Timothy Luchsinger, Utilities Director, is hereby accepted for the City of Grand Island, by me as Public Works Director in accordance with the provision on Section 6-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on January 28, 2014.

Respectfully submitted,

John Collins, Public Works Director

WATER MAIN DISTRICT 464

December 17, 2013

TO THE MEMBERS OF COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 464 be approved.

I further recommend that the City Council sit as Board of Equalization on January 28, 2014, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek, Mayor

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

WATER MAIN DISTRICT 465

December 5, 2013

Water Main District 465 is located in Antelope, Wildwood, Elk, and Cougar Drives, in the City of Grand Island, Hall County, Nebraska. The work on the project, as certified to be fully completed by Timothy Luchsinger, Utilities Director, is hereby accepted for the City of Grand Island, by me as Public Works Director in accordance with the provision on Section 6-650, R.R.S., 1943.

It is recommended that the City Council sit as Board of Equalization on January 28, 2014.

Respectfully submitted,

John Collins, Public Works Director

WATER MAIN DISTRICT 465

December 17, 2013

TO THE MEMBERS OF COUNCIL
CITY OF GRAND ISLAND
GRAND ISLAND, NEBRASKA

I hereby recommend that the Engineer's Certificate of Final Completion for Water Main District 465 be approved.

I further recommend that the City Council sit as Board of Equalization on January 28, 2014, to determine benefits and levy special assessments.

Respectfully submitted,

Jay Vavricek, Mayor

RESOLUTION 2013-396

WHEREAS, the City Engineer/Interim Public Works Director for the City of Grand Island has issued a Certificate of Final Completion for Water Main District No. 464, located in Antelope Drive and Water Main District No. 465, located in Wildwood Drive, Elk Drive, and Cougar Drive, certifying that both were installed as a joint project by The Diamond Engineering Company, of Grand Island, Nebraska, under contract awarded July 26, 2013, has completed the project according to the terms, conditions, and stipulations for such improvements; and

WHEREAS, the Public Works Director recommends the acceptance of both districts; and

WHEREAS, the Mayor concurs with the Public Works Director's recommendations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that:

1. The City Engineer/Public Works Director's Certificates of Final Completion for Water Main Districts 464 and 465 are hereby confirmed.
2. The City Council will sit as a Board of Equalization on January 28, 2014, to determine benefits and set assessments for Water Main Districts 464 and 465.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 17, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 13, 2013	☐ City Attorney