



City of Grand Island

Tuesday, August 26, 2014

Council Session - Updated

Item I-9

#2014-257 - Consideration of Approving Certificate of Final Completion and Scheduling the Board of Equalization for Sanitary Sewer District No. 527T – Platte Valley Industrial Park

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: August 26, 2014

Subject: Approving Certificate of Final Completion and Scheduling the Board of Equalization for Sanitary Sewer District No. 527T – Platte Valley Industrial Park

Item #'s: I-9

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

Background

This was a combined project of the City's Public Works and Utilities Departments for the installation of sanitary sewer lines and water main to provide municipal utility infrastructure to the Platte Valley Industrial Park Site. The project is located in a 280 acre tract of land purchased by the Grand Island Area Economic Development Corporation, more commonly known as Platte Valley Industrial Park-East. The development area is located between Gold Core Drive and Blaine Street, and between Schimmer Drive and Wildwood Drive. Attached for reference is a map showing the construction area.

Funding assistance was provided for the project from the 2010 Community Development Block Grant (CDBG) Economic Development Program in the amount of \$935,000. This Block Grant required a City's matching fund of \$1,275,000. On October 26, 2010 the City Council approved authorizing the application for the Economic Development Grant from the Nebraska Department of Economic Development. Additionally, \$575,000 in Local Area Economic Development LB 840 funds were allocated to the project.

The contract for Sanitary Sewer District No. 527T was awarded to The Diamond Engineering Company of Grand Island, Nebraska on April 10, 2012, in the amount of \$484,384.60. Work on this project commenced in May, 2012 and was completed in January, 2013.

Discussion

Sanitary Sewer District No. 527T was created on November 23, 2010 as a special economic development activity for development of a business/industrial park/site which will eventually be occupied by eligible benefited businesses.

The project provided nearly one mile of extended 18", and 15" sanitary sewer service along the length of Wildwood Drive and Schimmer Drive, between Gold Core and Blaine Street.

The connection fees for Sanitary Sewer District 527T are computed based on the construction being done as a "Tap" district. This is the standard method used by the City to recoup costs when sanitary sewer mains are installed across undeveloped lands. Those fees are due when a property "taps" the main for service.

The connection fee for properties included in the referenced district is \$40.97 per front foot.

Sanitary sewer work on the project was completed at a construction price of \$508,855.21. Other credited funds are \$331,138.00, with a total project cost of \$592,606.80. Project costs break down as follows:

Original Bid by Diamond Engineering	\$ 486,953.20
Change Order No. 1	\$ 9,572.88
Miscellaneous	\$ 12,329.13
SUBTOTAL (Construction Price)	\$ 508,855.21

Internal Public Works	
<u>Construction Engineering Costs</u>	\$ 83,751.59
SUBTOTAL (Engineering / Inspections)	\$ 83,751.59

State of Nebraska DED CDBG	\$(254,572.00)
<u>LB 840 Funds</u>	\$ (76,566.00)
SUBTOTAL (Other Funding)	\$(331,138.00)

TOTAL COST \$ 261,468.80

The final assessment for Sanitary Sewer District 527T, Platte Valley Industrial Park East is \$261,468.80.

The assessed cost in the district and the City's costs break down as follows:

Total Assessed to Blattner Family Trust	\$ 47,526.22
Total Assessed to Grand Island Area	

Economic Development Corporation \$213,942.58

TOTAL COST \$261,468.80

The Engineers Estimate for the project was underrun in the amount of \$6,261.61.

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

It is recommended that the Council accept the Certificate of Final Completion for Sanitary Sewer District 527T, and sit as Board of Equalization on September 23, 2014 to set the connection fee amount for the properties within the boundaries of Sanitary Sewer District 527T as tabulated on the attached listing.

Sample Motion

Move to approve the resolution in Certificate of Final Completion for Sanitary Sewer District 527T with the Diamond Engineering Company of Grand Island, Nebraska; and

Move to approve City Council sit as a Board of Equalization on September 23, 2014 to determine benefits and set assessments for Sanitary Sewer District 527T.

ENGINEER'S CERTIFICATE OF FINAL COMPLETION

SANITARY SEWER DISTRICT 527T

Grand Island Public Works Sanitary Sewer District 527T
 Platte Valley Industrial Park - East
 CITY OF GRAND ISLAND, NEBRASKA
 August 26, 2014

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

This is to certify that Sanitary Sewer District 527T, Platte Valley Industrial Park - East has been fully completed by The Diamond Engineering Company of Grand Island, Nebraska under the contract dated April 17, 2012. The work has been completed in accordance with the terms, conditions, and stipulations of said contract and complies with the contract, the plans and specifications. The work is hereby accepted for the City of Grand Island, Nebraska, by me as Public Works Director in accordance with the provisions of Section 16-650 R.R.S., 1943.

Sanitary Sewer District 527T, Platte Valley Industrial Park – East

Bid Section

Item No.	Description	Price Bid	Quantities Placed		Total Amount Completed
1	18" PVC Sanitary Sewer Main (Installation)	\$ 25.00	2,895.00	I.f.	\$ 72,375.00
1B	S/M 18" SDR35 PVC GJ	\$ 15.50	2,895.00	I.f.	\$ 44,872.50
2	15" PVC Sanitary Sewer Main (Installation)	\$ 22.38	2,826.30	I.f.	\$ 63,252.59
2B	S/M 15" SDR35 PVC GJ	\$ 10.47	2,826.30	I.f.	\$ 29,591.36
3	12" PVC Sanitary Sewer Main	\$ 36.05	15.70	I.f.	\$ 565.98
4	10" PVC Sanitary Sewer Main	\$ 30.50	31.00	I.f.	\$ 945.50

5	Remove Sanitary Sewer Plug	\$ 56.30	1.00	ea.	\$ 56.30
6	12" PVC Plug	\$ 138.40	1.00	ea.	\$ 138.40
7	10" PVC Plug	\$ 125.50	2.00	ea.	\$ 251.00
8	4' Sanitary Sewer Manhole (Type 2)	\$ 3,280.00	17.00	ea.	\$ 55,760.00
9	Additional 4' Sanitary Sewer, Manhole Depth (Type 2)	\$ 237.60	73.20	v.f.	\$ 17,401.82
10	Remove and Replace 6" P.C.C. Driveway	\$ 39.45	126.10	s.y.	\$ 4,974.33
11	Dry Bore and Install 36" Encasement	\$ 376.50	252.50	l.f.	\$ 95,066.25
12	Remove 10" PVC Stubout	\$ 220.00	1.00	ea.	\$ 220.00
13	Remodel Manhole to Accept Proposed 15" PVC Main	\$ 780.00	1.00	ea.	\$ 780.00
14	Dewatering	\$ 17.05	5,721.30	l.f.	\$ 97,548.17
15	Restoration, Row Crop Areas	\$ 380.00	8.30	ac.	\$ 3,154.00

ORIGINAL BID SUBTOTAL = \$ 486,953.20

Change Order No. 1

1	Encasement Rework	\$ 9,572.88	1.0	ls	\$ 9,572.88
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CHANGE ORDER NO. 1 SUBTOTAL = \$ 9,572.88

Miscellaneous

1.	Nunnenkamp Well Company				\$ 7,000.00
2.	The Grand Island Daily Independent				\$ 261.71
3.	Grand Island Printing Company				\$ 1,067.42
4.	Union Pacific Railroad				\$ 4,000.00

MISCELLANEOUS SUBTOTAL = \$ 12,329.13

Engineering / Construction Phase Staff Hours

1.	Engineering/Construction Phase Staff Hours				\$ 83,751.59
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ENGINEERING / CONSTRUCTION PHASE STAFF HOURS SUBTOTAL =					\$ 83,751.59
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PROJECT EXPENSE COST:					\$ 592,606.80
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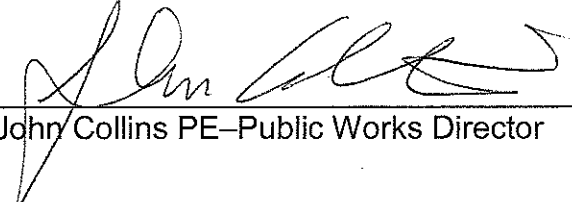
Other Funding

- 1. Community Development Block Grant Funding \$ (254,572.00)
- 2. LB 840 Funding (EDC) \$ (76,566.00)

OTHER FUNDING SUBTOTAL=					\$ (331,138.00)
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TOTAL PROJECT COST:					\$ 261,468.80
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I hereby recommend that the Engineer's Certificate of Final Completion for Sanitary Sewer District 527T, Platte Valley Industrial Park - East be approved.



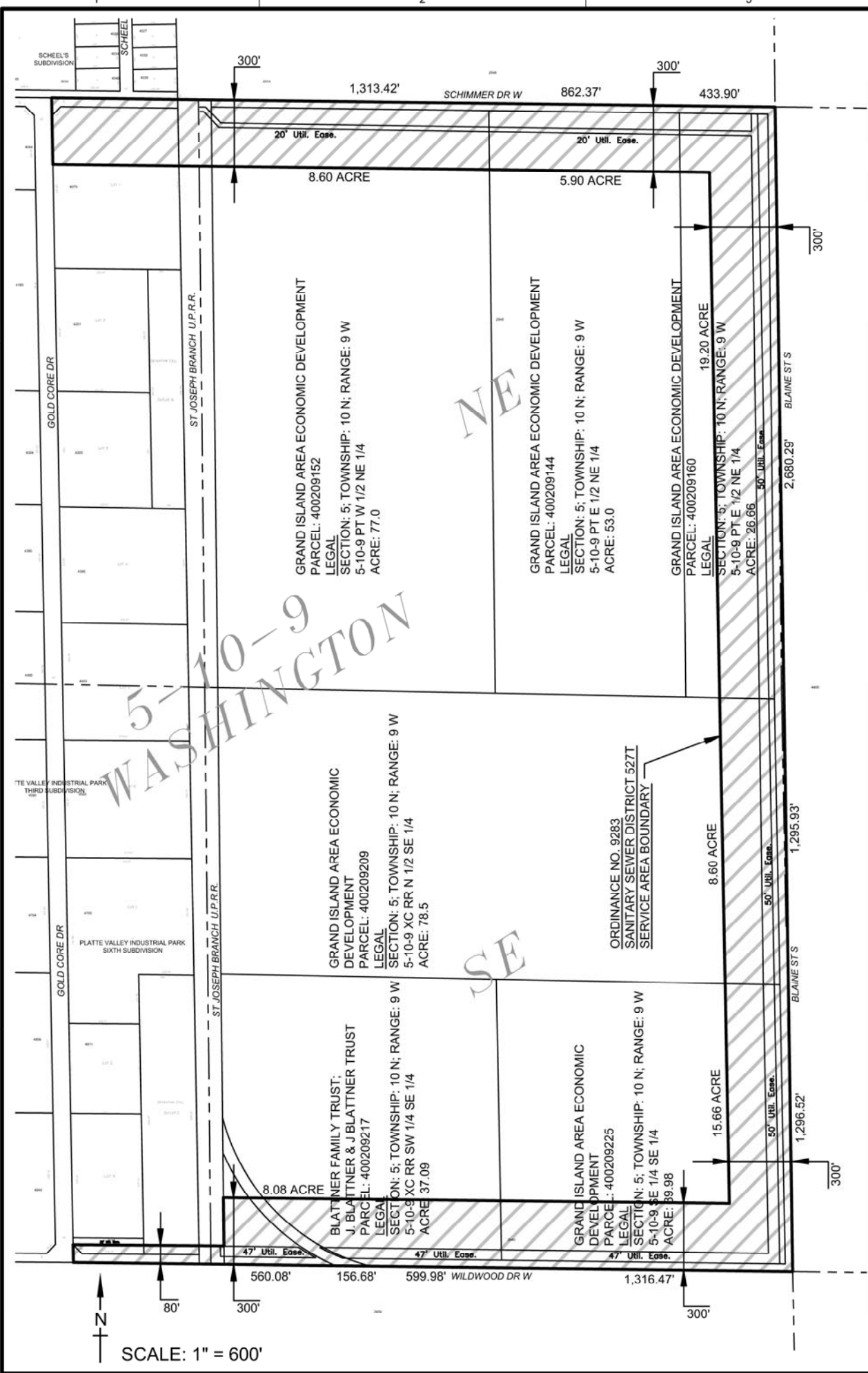
 John Collins PE—Public Works Director

8-21-14

 Date

 Jay Vavricek—Mayor

 Date



5-10-9
WASHINGTON

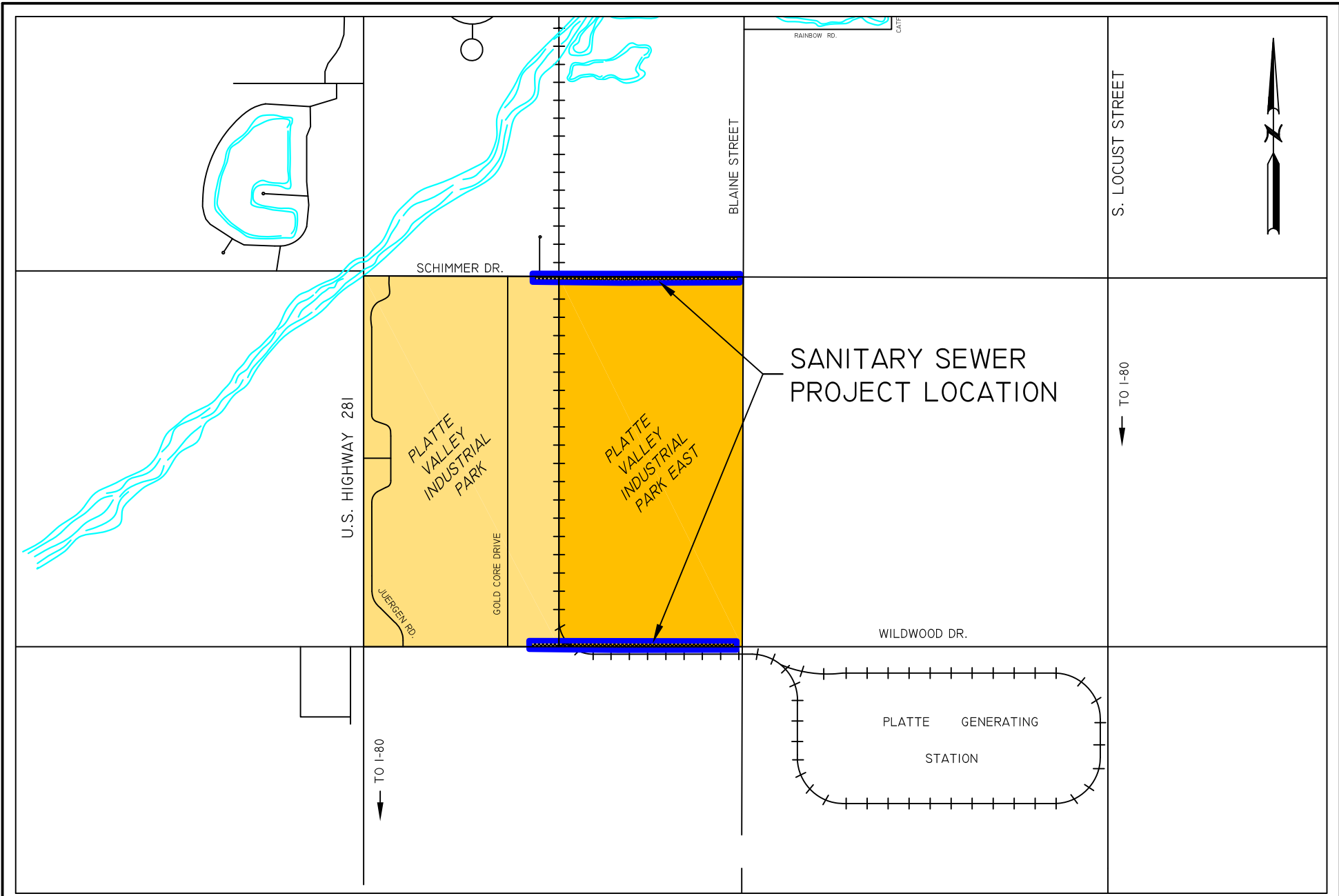
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DESCRIPTION				
REVISION				
BY		APVD		
APVR		N		

CITY OF GRAND ISLAND
PUBLIC WORKS DIVISION
100 EAST 1ST STREET, GRAND ISLAND, NE 68801

CIVIL
EXHIBIT "A" SANITARY SEWER ASSESSMENT
PLATTE VALLEY INDUSTRIAL PARK - EAST

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE	26 DECEMBER 2012
PROJ	26122012
DWG	C-1
SHEET	SHEET - 1





ENTERED AS INSTRUMENT NO

0201008948

21.00

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2010 DEC 1 PM 1 43

Kelly Deane
REG OF DEEDS

CASH 21.00
CHECK _____

REFUNDS:
CASH _____
CHECK _____

This Space Reserved for Register of Deeds

Return to:
RANAE EDWARDS
City Clerk
100 East First Street
Grand Island NE 68801



ORDINANCE NO. 9281

An ordinance creating Sanitary Sewer District No. 527T of the City of Grand Island, Nebraska; defining the boundaries thereof; providing for the laying of sanitary sewer mains in said district; providing for plans and specifications and securing bids; providing for the connection fee for connecting to such sanitary sewer; providing for certification to the Register of Deeds of the connection fee; and providing for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sanitary Sewer District No. 527T is hereby created for the construction of

- an eight (8.0) inch gravity sanitary sewer main and appurtenances thereto along Wildwood Drive from Gold Core Drive east to Blaine Street
- an eight (8) inch gravity sanitary sewer main and appurtances thereto along Schimmer Drive from Gold Core Drive east to Blaine Street
- a sanitary sewer lift station and appurtances adjacent to Blaine Street between Wildwood Drive and Schimmer Drive

Approved as to Form *DMS*
November 22, 2010 City Attorney

ORDINANCE NO. 9281 (Cont.)

- a sanitary sewer force main and appurtenances from the lift station along Blaine Street north to the gravity sanitary sewer main on Schimmer Drive all in the City of Grand Island, Hall County, Nebraska.

SECTION 2. The boundaries of such sanitary sewer district shall be as follows:

Beginning at a southwest corner of Lot Nine (9), Platte Valley Industrial Park Third Subdivision; thence easterly on a line eighty (80.0) feet northerly and parallel with the southerly line of said Platte Valley Industrial Park Third Subdivision and its extension, a distance of six hundred seventy and seventy two hundredths (670.72) feet to a point on the easterly right-of-way line of the St. Joseph Branch of the Union Pacific Railroad; thence northerly along the easterly right-of-way line of said St. Joseph Branch of the Union Pacific Railroad, to a point three hundred (300.0) feet northerly of the southerly line of the Southeast Quarter (SE $\frac{1}{4}$), Section Five (5), Township Ten (10) North, Range Nine (9) West; thence easterly, three hundred (300.0) feet northerly and parallel with the southerly line of said Southeast Quarter (SE $\frac{1}{4}$), Section Five (5), Township Ten (10) North, Range Nine (9) West, a distance of two thousand two hundred eighty seven and fifty six hundredths (2,287.56) feet; thence northerly and three hundred (300.0) feet parallel with the easterly line of said Southeast Quarter (SE $\frac{1}{4}$), Section Five (5), Township Ten (10) North, Range Nine (9) West, a distance of two thousand two hundred and ninety three and fifty one hundredths (2,293.51) feet to a point on the southerly line of the Northeast Quarter (NE $\frac{1}{4}$), Section Five (5), Township Ten (10) North, Range Nine (9) West; thence continuing northerly and three hundred (300.0) feet parallel with the easterly line of said Northeast Quarter (NE $\frac{1}{4}$), Section Five (5), Township Ten (10) North, Range Nine (9) West, a distance of two thousand three hundred seventy seven and two hundredths (2,377.02) feet; thence westerly and three hundred (300.00) feet parallel with the northerly line of the said Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), Township Ten (10) North, Range Nine (9) West, to a point on the east line of Gold Core Drive; thence northerly on the east line of Gold Core Drive and an extension thereof to the north line of Section Five (5), Township Ten (10) North, Range Nine (9) West, thence easterly on the north line of Section Five (5), Township Ten (10) North, Range Nine (9) West to the northeast corner of said Section Five (5), Township Ten (10) North, Range Nine (9) West, thence southerly on the easterly line of Section Five (5), Township Ten (10) North, Range Nine (9) West to the southeast corner of said Section Five (5), Township Ten (10) North, Range Nine (9) West; thence westerly on the south line of said Section Five (5), Township Ten (10) North, Range Nine (9) West; and the south line of Platte Valley Industrial Park Third Subdivision to a point five hundred seventy and fifty hundredths (570.50) feet west of the southeast corner of Platte Valley Industrial Park Third Subdivision; thence northerly on a line for a distance eighty (80) feet to the point of beginning.

ORDINANCE NO. 9281 (Cont.)

SECTION 3. Said improvement shall be made in accordance with plans and specifications prepared by the Engineer for the City who shall estimate the costs thereof, and submit the same to the City Council, and thereafter, bids for the construction of such sanitary sewer shall be taken and contracts entered into in the manner provided by law.

SECTION 4. The cost of construction of such sanitary sewer main connection district shall be reported to the City Council, and the Council, sitting as a Board of Equalization, shall determine benefits to abutting property by reason of such improvement pursuant to Section 16-6,103, R.R.S. 1943. The special benefits shall not be levied as special assessments but shall be certified by resolution of the City Council to the Hall County Register of Deeds. A connection fee in the amount of the special benefit accruing to each property in the district shall be paid to the City of Grand Island at such time as such property becomes connected to the sanitary sewer main in such district. No property thus benefited by sanitary sewer main improvements shall be connected to the sanitary sewer main until the connection fee is paid.

SECTION 5. This ordinance shall be in force and take effect from and after its passage, approval and publication, without the plat, as provided by law.

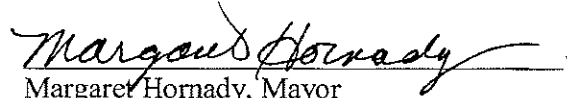
SECTION 6. This ordinance, with the plat, is hereby directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 7. After passage, approval and publication of this ordinance, notice of the creation of said district shall be published in the Grand Island Independent, a legal newspaper published and of general circulation in said City, as provided by law.

201008948

ORDINANCE NO. 9281 (Cont.)

Enacted: November 23, 2010.


Margaret Hornady, Mayor

Attest:


RaNae Edwards, City Clerk



WATER MAIN DISTRICTS 458T / SANITARY SEWER DISTRICT 527T
 Platte Valley Industrial Park East (Wildwood Dr - Gold Core to Blaine St & Blaine St - Wildwood Dr to Schimmer Dr)
 BIDS: 3/21/2012

Item	Description	Estimated Quantity	Unit	Diamond Eng. Co. Grand Island, NE		General Excavating Lincoln, NE		Judds Bros Const Co Lincoln, NE	
				Unit \$	Total \$	Unit \$	Total \$	Unit \$	Total \$
C. 1.01	16" d.i. pipe (Sj)	8,412.8	l.f.	62.15	522,855.52	65.00	546,832.00	70.00	588,896.00
C. 1.02	16" d.i. pipe (Rj)	120.0	l.f.	76.60	9,192.00	100.00	12,000.00	95.00	11,400.00
C. 1.03	30"X0.500" Steel casing	120.0	l.f.	275.00	33,000.00	375.00	45,000.00	415.00	49,800.00
C. 1.04	16"X16"X16" tapping sleeve (MJ)	1.0	ea.	7,265.00	7,265.00	7,900.00	7,900.00	5,400.00	5,400.00
C. 1.05	16"X16"X16" Tee (MJ)	1.0	ea.	975.00	975.00	1,500.00	1,500.00	800.00	800.00
C. 1.06	16"X16"X6" tee (MJ)	16.0	ea.	675.00	10,800.00	950.00	15,200.00	500.00	8,000.00
C. 1.07	16"X22 1/2" Ell (MJ)	10.0	ea.	555.00	5,550.00	800.00	8,000.00	750.00	7,500.00
C. 1.08	16"X6" Reducer (MJ)	1.0	ea.	405.00	405.00	700.00	700.00	300.00	300.00
C. 1.09	16" sleeve coupling	21.0	ea.	510.00	10,710.00	1,000.00	21,000.00	500.00	10,500.00
C. 1.10	16" Tapping Valve	1.0	ea.	7,430.00	7,430.00	9,200.00	9,200.00	15,000.00	15,000.00
C. 1.11	16" Butterfly Valve	10.0	ea.	2,553.00	25,530.00	3,200.00	32,000.00	2,200.00	22,000.00
C. 1.12	valve box	11.0	ea.	145.00	1,595.00	210.00	2,310.00	80.00	880.00
C. 1.13	Fire Hydrant assembly Type 1	16.0	ea.	1,400.00	22,400.00	3,825.00	61,200.00	1,600.00	25,600.00
C. 1.14	Fire Hydrant Assembly Type 2	1.0	ea.	1,980.00	1,980.00	4,380.00	4,380.00	1,900.00	1,900.00
C. 1.15	Thrust Block	22.0	ea.	350.00	7,700.00	390.00	8,580.00	250.00	5,500.00
C. 1.16	Thrust Block - Invert "A"	3.0	ea.	965.00	2,895.00	930.00	2,790.00	1,200.00	3,600.00
C. 1.17	Thrust Block - Invert "B"	3.0	ea.	820.00	2,460.00	700.00	2,100.00	800.00	2,400.00
C. 1.18	remove asph./conc. Driveway	38.2	s.y.	5.80	221.56	11.00	420.20	9.00	343.80
C. 1.19	replace asph./conc. Driveway	38.2	s.y.	31.00	1,184.20	70.00	2,674.00	50.00	1,910.00
C. 1.20	remove asph./conc. Roadway	38.8	s.y.	6.80	263.84	11.00	426.80	12.00	465.60
C. 1.21	replace concrete roadway	38.8	s.y.	34.50	1,338.60	75.00	2,910.00	70.00	2,716.00
C. 1.22	remove and replace gravel roadway	10.0	ton	18.00	180.00	20.00	200.00	15.00	150.00
C. 1.23	Residential Type Seeding & Restoration	0.4	Ac	9,535.00	3,814.00	6,500.00	2,600.00	4,000.00	1,600.00
C. 1.24	Non-Residential Type Seeding & Restoration	3.2	Ac	2,695.00	8,624.00	2,500.00	8,000.00	3,200.00	10,240.00
C. 1.25	Row Crop Area Restoration	4.3	Ac	340.00	1,462.00	1,400.00	6,020.00	3,200.00	13,760.00
C. 1.26	Dewatering	8,532.8	l.f.	9.55	81,488.24	25.00	213,320.00	52.00	443,705.60
C. 1.27	Temporary Traffic Control	1.0	L.S.	1,250.00	1,250.00	5,700.00	5,700.00	4,500.00	4,500.00
C. 1.28	Temporary Fencing	1.0	L.S.	4,370.00	4,370.00	4,000.00	4,000.00	9,500.00	9,500.00
C. 1.29	Remove & Replace Permanent Fencing	1.0	L.S.	1,586.00	1,586.00	2,200.00	2,200.00	1,000.00	1,000.00
C. 1.30	TOTAL BID WATER MAIN DIST 458T				\$778,524.96		\$1,029,163.00		\$1,249,367.00
C. 2.01	18" PVC Sanitary Sewer Main	2,900.0	l.f.	40.50	117,450.00	47.00	136,300.00	75.00	217,500.00
C. 2.02	15" PVC Sanitary Sewer Main	2,831.0	l.f.	32.85	92,998.35	40.00	113,240.00	72.00	203,832.00
C. 2.03	12" PVC Sanitary Sewer Main	20.0	l.f.	36.05	721.00	40.00	800.00	35.00	700.00
C. 2.04	10" PVC Sanitary Sewer Main	40.0	l.f.	30.50	1,220.00	40.00	1,600.00	35.00	1,400.00
C. 2.05	Remove Sanitary Sewer Plug	1.0	ea.	56.30	56.30	300.00	300.00	300.00	300.00
C. 2.06	12" PVC Plug	1.0	ea.	138.40	138.40	400.00	400.00	80.00	80.00
C. 2.07	10" PVC Plug	2.0	ea.	125.50	251.00	350.00	700.00	60.00	120.00
C. 2.08	4' Sanitary Sewer Manhole (Type 2)	17.0	ea.	3,280.00	55,760.00	4,000.00	68,000.00	5,400.00	91,800.00
C. 2.09	Additional 4' Sanitary Sewer Manhole Depth (type 2)	67.5	l.f.	237.60	16,038.00	425.00	28,687.50	300.00	20,250.00
C. 2.10	Remove and Replace 6" P.C.C. Driveway	125.0	s.y.	39.45	4,931.25	90.00	11,250.00	65.00	8,125.00
C. 2.11	Dry Bore and Install 36" Encasement	247.5	l.f.	376.50	93,183.75	460.00	113,850.00	500.00	123,750.00
C. 2.12	Remove 10" PVC Stubout	1.0	ea.	220.00	220.00	550.00	550.00	180.00	180.00
C. 2.13	Remodel Manhole to Accept Proposed 15" PVC Main	1.0	ea.	780.00	780.00	1,600.00	1,600.00	750.00	750.00
C. 2.14	Dewatering	5,791.0	l.f.	17.05	98,736.55	25.00	144,775.00	54.00	312,714.00
C. 2.15	Restoration, Row Crop Areas	5.0	Ac	380.00	1,900.00	900.00	4,500.00	3,200.00	16,000.00
C. 2.16	TOTAL BID SANITARY SEWER DIST 527T				\$484,384.60		\$626,552.50		\$997,501.00
C. 3.00	TOTAL CONTRACT PRICE (water + sewer)				\$1,262,909.56		\$1,655,715.50		\$2,246,868.00

RESOLUTION 2014-257

WHEREAS, the City Engineer/Public Works Director for the City Of Grand Island has issued a Certificate of Completion for Platte Valley Industrial Park East; Sanitary Sewer District 527T, certifying that The Diamond Engineering Co., of Grand Island, Nebraska, under contract, has completed the improvement project; and

WHEREAS, the City Engineer/Public Works Director recommends the acceptance of the project.

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

The Certificate of Final Completion for Platte Valley Industrial Park East; Sanitary Sewer District 527T, certifying that The Diamond Engineering Co., of Grand Island, Nebraska, is hereby confirmed, for the total amount of \$496,526.08; and

The City Council will sit as a Board of Equalization on September 23, 2014 to determine benefits and set assessments for Sanitary Sewer District 527T.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 26, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
August 25, 2014	☒ City Attorney