



City of Grand Island

Tuesday, August 28, 2007

Council Session

Item G8

#2007-203 - Approving Oversize of Water Main Project 2006-W-8 - Copper Creek Estates Subdivision - Old Potash Hwy. and Engleman Road

Staff Contact: Gary R. Mader; Wesley Nespor

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Wesley Nespor, Asst. City Attorney/Purchasing

Meeting: August 28, 2007

Subject: Approving Oversize of Water Main Project 2006-W-8
Copper Creek Estates Subdivision – Old Potash Hwy.
and Engleman Road

Item #'s: G-8

Presenter(s): Gary R. Mader, Utilities Director

Background

Copper Creek Estates Subdivision is a new residential development located at the southeast corner of Old Potash Hwy. and Engleman Road on the west side of the City. A plat of the area is attached for reference. The total build-out is planned for approximately 560 lots. The developer (W.C. “Dub” Baker – Re-Max Realty Specialists) has recently completed installation of the water main to serve the first 97 lots in Phase One. That construction involved 1,188 linear feet of 20” main; 1,818 linear feet of 12” main; 995 linear feet of 8” main, 3,939 linear feet of 6” main; service lines and related infrastructure. All construction was installed as per City standards, placed in service and incorporated into the City system. The developer’s total cost for all water main construction was \$498,257.55.

Discussion

As part of the initial planning for the development, the Utilities Department evaluated the project’s overall design to ensure pipe sizing was adequate to meet Department volume requirements to meet fire flow needs, while maintaining adequate residual pressures. Based on the City’s master plan and verified with the water system computer model, pipes were sized to meet standards for velocity, pressure, and flow for the current development, and to meet City standards for water infrastructure as adjacent areas also develop in the future.

The data results also indicated the necessity of continuing the 20” diameter main in Old Potash Hwy. – west toward Engleman Road. This pipe size was larger than the 12”

diameter line needed to support Copper Creek's water requirements, but necessary to accommodate future growth in the area. To meet the City's request, the developer agreed to install the larger size pipe adjacent to the north side of his subdivision. It has been a long standing City policy that the Water Department pay the cost to over-size water mains when the installation of a major trunk pipeline benefits the overall water system.

In order to establish a cost for the over-sizing, the City's Water Department independently solicited quotations from three vendors. These unit prices were used to compare the material cost difference between 12" vs. 20" pipe, valves, and fittings based on the plans for the referenced project.

The cost difference for 12" vs. 20" diameter pipe is tabulated below:

Municipal Supply:	\$36,341.37
National Water Works	\$37,517.48
Water Products	\$39,390.82

All prices include sales tax. Detailed cost breakdowns are attached.

Municipal Supply, Inc. of Hastings, indicated the cost for the 20" diameter materials was \$59,848.69 and 12" diameter materials were \$25,884.79. A difference of \$33,963.90, plus 7% sales tax, for a total of \$36,341.37 in value to over-size the main to meet system demands.

The Department has now received a request from the developer for reimbursement in this amount.

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 approve the payment of \$36,341.37 to W.C. "Dub" Baker – Re-Max Realty Specialists, for the over-sized cost of the water main materials installed in Old Potash Hwy. as part of Water Main Project 2006-W-8. The trunk line provides the required supply capacity and is necessary to maintain City standards of performance for future area development.

Sample Motion

Motion to approve the cost for over-sized materials used on Water Main Project 2006-W-8 to W.C. “Dub” Baker – Re-Max Realty Specialists in the amount of \$36,341.37.

Pt. SW1/4, Section 23, T11N-R10W

Unplatted

NE 1/4 Sec. 23, T11N-R10W
Recorded in Book 10, Page 10

Old Polish Highway

Old Polish Highway

Arapahoe Ave.

Cherokee Ave.

Old Polish Highway

Old Polish Highway

Old Polish Highway

Old Polish Highway

Old Polish Highway

AREA OF REQUESTED
REIMBURSEMENT FOR
SYSTEM OVER-SIZE.

Pt. NW1/4, Section 23, T11N-R10W

Unplatted

Lovegrass

Buffalo Grass Street

Brome Grass Drive

Cherokee Avenue

Pt. E1/2NW1/4, Section 23, T11N-R10W

Unplatted

Entered As Instrument No

STATE OF NEBRASKA }
COUNTY OF HALL }

1965 JUL 31 PM 2 52

Kathy Samsel
REG. OF DEEDS

SCALE 1" = 100'

Pt. NW1/4, Section 23, T11N-R10W

Indian Grass Road

Indian Grass Road

Indian Grass Road

Pt. E1/2NW1/4, Section 23, T11N-R10W

Unplatted

G.E.N.D.
indicates 1/2" Iron Pipe Found Unless Otherwise Noted
indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
indicates ACTUAL DISTANCE
indicates RECORDED DISTANCE
indicates PROPOSED DISTANCE
Distances Shown On Curves And Cul-de-sacs Are Chord Distances

Pt. NW1/4, Section 23, T11N-R10W

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COPPER CREEK ESTATES SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1



Wm. C. "Dub" Baker
Broker

Friday, June 08, 2007

Bob Smith
City of Grand Island, Utilities Department
Fax : 308.389.5449

RE: Copper Creek Estates Subdivision
Revised Quotation for Over-sized Water Line

Hi Bob

Please consider this letter as my formal request for payment of the City's portion of the 20" water main extension, along Old Potash Road, as per the attached letter from Tom Barnes. I understand that the reimbursement can only be paid after the line has passed all required City testing, and Rockwell Engineering has submitted a complete set of "as-built" plans for the extended line. Rockwell Engineering has been noticed, and they have made plans to submit the required drawings within the next few business days.

Thanks in advance for your timely attention to this matter.

W.C. "DUB" Baker
Copper Creek Estates

RE/MAX Realty Specialists
1233 N. Webb Rd., Ste. 120
Grand Island, NE 68803
Office / Direct: (308) 389-4800
Fax: (308) 389-2846 / Cell Phone: (308) 383-2700
E-Mail: dbaker@cccusa.net
Each Office Independently Owned and Operated



Water Main Project 2006-W-8
Copper Creek Estates Subdivision - Oversize
Request for Material Quotes

Grand Island Utilities Dept
Received 10/6/2006
* Revised 10/12/2006

MUNICIPAL SUPPLY, INC - Hastings, NE

ITEM	DESCRIPTION	QUANTITY	UNIT \$	20" dia TOTAL \$
1.01	20" D.I. Pipe (sj)	1,188.00 LF	43.49	51,666.12
1.02	20" Butterfly Valve	1.00 EA	2,826.35	2,826.35
1.03	20" Sleeve Coupling	2.00 EA	546.44	1,092.88
1.04	20"x20"x12" Tapping Sleeve	1.00 EA	1,325.59	1,325.59
1.05	20"x20"x 8" Tee (mj)	1.00 EA	706.73	706.73
1.06	20"x20"x 6" Tee (mj)	2.00 EA	685.84	1,371.68
1.07	20"x 6" Reducer (mj)	1.00 EA	507.11	507.11
1.08	20" Cap (mj)	1.00 EA	261.74	261.74
1.09	20" Retainer Gland	1.00 EA	90.49	90.49
				\$59,848.69

1.10	12" D.I. Pipe (sj)	1,188.00 LF	19.60	
1.11	12" R.S. Gate Valve	1.00 EA	1,213.22	
1.12	12"x12"x12" Tapping Sleeve	1.00 EA	769.68	
1.13	12"x12"x 8" Tee (mj)	1.00 EA	160.38	
1.14	12"x12"x 6" Tee (mj)	2.00 EA	147.11	
1.15	12"x 6" Reducer (mj)	1.00 EA	78.49	
1.16	12" Cap (mj)	1.00 EA	53.36	
1.17	12" Retainer Gland	1.00 EA	30.64	

12" dia TOTAL \$

23,284.80
1,213.22
769.68
160.38
294.22
78.49
53.36
30.64
\$25,884.79

DIFFERENCE \$

\$33,963.90
7.00%
\$36,341.37

NATIONAL WATERWORKS - Omaha, NE

ITEM	DESCRIPTION	QUANTITY	UNIT \$	20" dia TOTAL \$
1.01	20" D.I. Pipe (sj)	1,188.00 LF	43.33 *	51,476.04 *
1.02	20" Butterfly Valve	1.00 EA	3,700.00	3,700.00
1.03	20" Sleeve Coupling	2.00 EA	699.50	1,399.00
1.04	20"x20"x12" Tapping Sleeve	1.00 EA	899.31	899.31
1.05	20"x20"x 8" Tee (mj)	1.00 EA	692.00	692.00
1.06	20"x20"x 6" Tee (mj)	2.00 EA	671.00	1,342.00
1.07	20"x 6" Reducer (mj)	1.00 EA	504.00	504.00
1.08	20" Cap (mj)	1.00 EA	256.00	256.00
1.09	20" Retainer Gland	1.00 EA	153.80	153.80
				\$60,422.15 *

1.10	12" D.I. Pipe (sj)	1,188.00 LF	19.25 *	
1.11	12" R.S. Gate Valve	1.00 EA	1,110.00	
1.12	12"x12"x12" Tapping Sleeve	1.00 EA	743.94	
1.13	12"x12"x 8" Tee (mj)	1.00 EA	157.00	
1.14	12"x12"x 6" Tee (mj)	2.00 EA	144.00	
1.15	12"x 6" Reducer (mj)	1.00 EA	81.00	
1.16	12" Cap (mj)	1.00 EA	53.00	
1.17	12" Retainer Gland	1.00 EA	57.14	

12" dia TOTAL \$

22,869.00 *
1,110.00
743.94
157.00
288.00
81.00
53.00
57.14
\$25,359.08 *

DIFFERENCE \$

\$35,063.07
7.00%
\$37,517.48

WATER PRODUCTS, INC - McPherson, KS

ITEM	DESCRIPTION	QUANTITY	UNIT \$	20" dia TOTAL \$
1.01	20" D.I. Pipe (sj)	1,188.00 LF	46.60	55,360.80
1.02	20" Butterfly Valve	1.00 EA	3,112.50	3,112.50
1.03	20" Sleeve Coupling	2.00 EA	795.35	1,590.70
1.04	20"x20"x12" Tapping Sleeve	1.00 EA	1,296.10	1,296.10
1.05	20"x20"x 8" Tee (mj)	1.00 EA	695.25	695.25
1.06	20"x20"x 6" Tee (mj)	2.00 EA	674.70	1,349.40
1.07	20"x 6" Reducer (mj)	1.00 EA	524.40	524.40
1.08	20" Cap (mj)	1.00 EA	257.50	257.50
1.09	20" Retainer Gland	1.00 EA	171.25	171.25
				\$64,357.90

1.10	12" D.I. Pipe (sj)	1,188.00 LF	21.10	
1.11	12" R.S. Gate Valve	1.00 EA	1,094.40	
1.12	12"x12"x12" Tapping Sleeve	1.00 EA	752.55	
1.13	12"x12"x 8" Tee (mj)	1.00 EA	157.75	
1.14	12"x12"x 6" Tee (mj)	2.00 EA	144.70	
1.15	12"x 6" Reducer (mj)	1.00 EA	77.20	
1.16	12" Cap (mj)	1.00 EA	52.50	
1.17	12" Retainer Gland	1.00 EA	53.45	

12" dia TOTAL \$

25,066.80
1,094.40
752.55
157.75
289.40
77.20
52.50
53.45
\$27,544.05

DIFFERENCE \$

\$36,813.85
7.00%
\$39,390.82

CITY OF GRAND ISLAND
 ACCOUNTS RECEIVABLE
 PO BOX 1968
 GRAND ISLAND NE 68802
 Telephone: 308-385-5444
 Fax: 308-385-5422

NWW - Omaha NE
 10707 S 149th Street
 Omaha NE 68138
 Telephone: 402-896-6173
 Fax: 402-896-6379

TOM 308-385-5463

308-385-5449

10/04/06 Bid ID: 1232333 RUBEN W/ GI

Page 1

Line	Quantity	Sell Per	Description	Net Price	Extended Price
10	1200	FT	20 PC350 20 TJ CL52 DI PIPE C/L	43.33 46.73	
20	2	EA	20 CAST CPLG 501-2135-2175	699.50	56,076.00
30	1	EA	622-216012-003 20X12 TAP SLV EPOXY W/ALLOY B&N 21.51-22.15	899.31	1,399.00 899.31
40	1	EA	20X8 MJ TEE C/L CP DI C153	692.00	692.00
50	2	EA	20X6 MJ TEE C/L CP DI C153	671.00	1,342.00
60	1	EA	20X8 MJ REDUCER C/L CP DI C153	453.00	453.00
70	1	EA	8X6 MJ REDUCER C/L CP DI C153	51.00	51.00
80	1	EA	20 MJ CAP T/C CP DI C153	256.00	256.00
90	1	EA	20" MJ RETAINER GLAND/SET SCREW	153.80	153.80
100	10	EA	20" MJ REGULAR ACC SET	N/C	N/C
110	2	EA	8" MJ REGULAR ACC SET	N/C	N/C
120	3	EA	6" MJ REGULAR ACC SET	N/C	N/C
150	1200	FT	12 PC350 12 TJ CL52 DI PIPE C/L	19.25 23.89	
160	1	EA	12 2512MM AFC MJ RW GV OL L/A DI BODY	1,110.00	28,668.00 1,110.00
170	1	EA	664-S VALVE BOX IMP	65.00	65.00
180	2	EA	501-12.95X13.55 12" CAST CPLG PIPE OD LG END 13.15-13.55 SM END 12.65-12.95	217.72	435.44
190	1	EA	622-132012-203 12X12 TAP SLV EPOXY W/ALLOY B&N OD 13.13-13.60 DI	743.94	743.94
200	1	EA	12X8 MJ TEE C/L CP DI C153	157.00	157.00
210	2	EA	12X6 MJ TEE C/L CP DI C153	144.00	288.00
220	1	EA	12X6 MJ REDUCER C/L CP DI C153	81.00	81.00
230	1	EA	12 MJ CAP T/C CP DI C153	53.00	53.00
240	1	EA	12 MJ RETAINR GLAND RGBS-12-UT W/UNI-TORQUE SET SCREWS	57.14	57.14
250	10	EA	12" MJ REGULAR ACC SET	N/C	N/C
260	1	EA	8" MJ REGULAR ACC SET	N/C	N/C
270	3	EA	6" MJ REGULAR ACC SET	N/C	N/C

Water Products INC.

QUOTATION

CORPORATE HEADQUARTERS
 P.O. Box 349
 14701 E. 116th Street North
 Owasso, Oklahoma 74055-0349
 918-371-5100 - FAX: 918-371-4978

P.O. Box 100
 371 Industrial Drive
 Tontitown, Arkansas 72770-0100
 479-361-2830 - FAX: 479-361-9058

P.O. Box 774
 81 Bypass & Avenue A
 McPherson, Kansas 67460
 620-241-3885 - FAX: 620-241-5087

PROJECT GRAND ISLAND, NE
ATTN: RUBEN

BID DATE PRICES FOR PROJECT ESTIMATE ONLY
SUBJECT TO CHANGE

NUMBER _____
 DATE 10-4-06

Quantity	Size	Description	Unit Price	Extension
1193'	20"	CL 50 DI PIPE	44 ⁴⁵	
1	20"	PRATT BUTTERFLY VALVE MJ w/ Acc	3112 ⁵⁰	
2	20"	ROMAC 501 BOLTED COUPLING x 2"	549 ⁹⁰	
1	20"	(2120-2160) x 12 ALL SS TAP SLEEVE	795 ³⁵	
- OR -	20"	" x 12 TAP SLEEVE w/ CARBON	1826 ⁵⁰	
		STEEL FLANGES	1296 ¹⁰	
1	20"	x 8" MJ TEE w/ Acc		
2	20"	x 6" MJ TEE w/ Acc	695 ²⁵	
1	20"	x 6" MJ REDUCER w/ Acc	674 ⁷⁰	
1	20"	MJ CAP w/ Acc	* NOT AVAILABLE	
1	20"	RETAINER CLAMP FOR D.I.	257 ⁵⁰	
			171 ²⁵	
* 1	20"	x 12" MJ REDUCER w/ Acc		
* 1	12"	x 6" SSB REDUCER w/ Acc	458 ⁸⁵	
			65 ⁵⁵	
	20"	CL 350 DI PIPE	46 ⁶⁰	
		20" DI PIPE TOTAL = 3,112.50		

WPQS1

10/05/2008 13:41 FAX 620 241 8635

WATER PRODUCTS INC

001

Water Products, INC.

QUOTATION

QUOTATION

CORPORATE HEADQUARTERS
P.O. Box 348
14701 E. 116th Street North
Owasso, Oklahoma 74055-0348
918-371-5100 - FAX: 918-371-4978

P.O. Box 100
371 Industrial Drive
Tontitown, Arkansas 72770-0100
479-361-2830 • FAX: 479-361-9058

P.O. Box 774
81 Bypass & Avenue A
McPherson, Kansas 67460
620-241-3865 - FAX: 620-241-5087

PROJECT

GRAND ISLAND NE

Att: Rizzen

BID DATE

PRICES FOR PROTECT ESTIMATE ONLY

SUBJECT TO CHANGE

FAX
NUMBER 308-385-5394

DATE 10-4-06

DATE 10-4-06

Quantity	Size	Description	Unit Price	Extension
1188'	12"	Cd 50 D.I PIPE	22 ²⁰	
1	12"	MJ GATE VALVE w/ Acc	1094 ⁴⁰	
1	12"	(13.10.13.50) x 12 ALL SS TAP SLEEVES	1205 ⁷⁵	
- OR -	12"	" x 12 TAP SLEEVES w/ CARBON STEEL FLANGE.	752 ⁵⁵	
1	12"	x 8" MJ TEE w/ Acc	157 ⁷⁵	
2	12"	x 6" MJ TEE w/ Acc	144 ⁷⁰	
1	12"	x 6" MJ REDUCER w/ Acc.	77 ²⁰	
1	12"	MJ CAP w/ Acc.	52 ⁵⁰	
1	12"	RETAINER GLAND FOR D.I.	53 ⁴⁵	
	12"	Cd 350 D.I PIPE	21 ¹⁰	

WPQ51

WATER MAIN PROJECT 2006-W-8:
Copper Creek Estates Subdivision
GRAND ISLAND, NEBRASKA.

COPY

I, DANA L. PETERSON, a Registered Professional Engineer in the State of Nebraska, hereby state that to the best of my knowledge, the referenced project was constructed in accordance with City of Grand Island standards and specifications; and shall submit within 30 days, a complete set of "as constructed" mylar drawings and construction costs for said referenced project.

Dana L. Peterson
Engineer

8/14/07
Date

I, John M. Van Kirk Sr., contractor for the installation of the referenced project, hereby state that said construction was done under my direction, and is in accordance with City of Grand Island standards and specifications.

John M. Van Kirk Sr.
Contractor

8/13/07
Date

I, WILLIAM C. BAKER, owner and developer of the properties to be served by the above referenced project, hereby dedicates the referenced project to the City of Grand Island, Nebraska.

W.C. Baker
Developer

8/13/07
Date

Water Main Project 2006-W-8, providing municipal water service to Copper Creek Estates Subdivision, located south of Old Potash Highway and east of Engleman Road, is hereby accepted and incorporated into the City system.

G.R. Mader
Gary R. Mader, Utility Director

8-20-07
Date

cc: B. Smith / S. Riehle / D. Buettner / J. Rowell
D. Goosic / T. Barnes / K. Spiehs / D. Jelinek
Darrell Sorgenfrei - Rockwell / Tagge Engineering & Surveying

RESOLUTION 2007-203

WHEREAS, Copper Creek Estates Subdivision is a new residential development located at the southeast corner of Old Potash Highway and Engleman Road in the City of Grand Island, developed by W.C. "Dub" Baker of Re-Max Realty Specialists; and

WHEREAS, the Utilities Department evaluated the project's overall design to ensure pipe sizing was adequate to meet the Utilities Department volume requirements; and

WHEREAS, evaluation of the development's design indicated a necessity of continuing 20" water main piping west toward Engleman Road which is larger than the 12" line needed to support the development's water requirements, but necessary to accommodate future growth in the area; and

WHEREAS, it has been a long standing city policy that the Water Department pay the cost to over-size water mains when the installation of a major trunk pipeline benefits the overall water system; and

WHEREAS, quotations have been solicited by the City's Water Department from multiple area material suppliers, ranging from \$36,341.37 to 39,390.82 in order to establish a cost for the over sizing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that payment in the amount of \$36,341.37 to W.C. "Dub" Baker – Re-Max Realty Specialists of Grand Island, Nebraska, for the oversized cost of the water main materials as part of Water Main Project 2006-W-8 is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 28, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 24, 2007	☐ City Attorney