Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: N/A Resolution No.: 20 -	City Council: March 23, 2020 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A

Subject/Title

River's Edge Subdivision Project – Water Main Extension Phase II

Background/Discussion

Background

On October 27, 2014, the Playland Park Master Plan was adopted which outlines an overall development program for the Playland Park area. The installation of infrastructure improvements and subdivision of the property was necessary for the City to dispose of the property for private redevelopment.

The infrastructure work has been implemented in two phases. Phase I included the installation of storm sewer mains; extension of sanitary sewer mains; and grading and fill activities. Phase II included the installation of water mains, private energy and communication utilities, street paving, sidewalks, trails, and streetscapes.

Discussion

A water main extension was completed as a part of Phase II of the project. However, a second water main extension is necessary to accommodate the development of the high density, multi-story condominium development proposed by Broadmoor. Discussions with the Council Bluffs Water Works determined the proposed development requires a new water main approximately 5,000 linear feet of 12-inch and 16-inch ductile iron pipe together with all necessary fire hydrants and appurtenances within the public rights-of-way in the streets of the subdivision.

The project was project to begin in 2019, but construction was delayed as negotiations with Argent continued. The delay in bidding increased the projected cost of the project from $1,560,845 to $2,239,614. Despite the increase in costs, this project is necessary to accommodate the additional development of Argent and other parcels within the River's Edge Subdivision.

The Water Works drafted a Water Main Extension Agreement indicating an administrative fee of $144,267.38 is necessary for the development of the water main extension contemplated. This Water Main Extension Agreement details the roles and responsibilities of each participant. The total project cost is $2,095,347.50.

Staff Recommendation

The Community Development Department recommends that City Council adopt the resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a Water Main Extension Agreement - Phase II in conjunction with the River's Edge Subdivision Project.

Attachments

Resolution and Council Bluffs Water Works Main Extension Agreement