C3

City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: **Planning and Zoning Commission** **Date:** **October 4, 2017**

From: **John C Bender PE, City Engineer**

Re: **Bali Hai Addition**

Description: **Sanitary Sewer Extension Agreement**

Report:

Engineering has reviewed the preliminary plat of Bali Hai Addition to the City of Hiawatha. This is a preliminary plat of the area just to the north of the existing Bali Hai mobile home park.

This preliminary plat is in conjunction of the rezoning request from existing A zoning to C-4 central service district. This will allow the owner to maintain one lot for construction of an equipment and maintenance building and provide another lot for future C-4 development.

The only requirements we are reviewing is the need for a drainage easement to accommodate the storm water flow from adjoining properties and a sanitary sewer easement for the extension of a public sanitary sewer from the existing Dry Creek interceptor to Robins Road for future sewer service. If the City will consider participating in the sewer extension cost with either the additional size and or length of the line to serve properties on the west side of Robins Road, approximately 25 acres can be opened for redevelopment.

Attached are maps showing the Bali Hai development, the proposed sewer extension, and the area that can be served with the sewer extension. Also attached is an estimate from Rathje Construction for the construction of the sewer to Robins Road, We have looked at the estimated construction cost of $81,065.35 and have looked at 2 possible options for consideration:

Option #1-Participate in sewer over size costs:

524 feet at $41.35/foot=	$21,667
2 manholes at $4750/each	$ 9,500
717 at $2.65/foot	$ 1,900
Clearing and Grubbing	$ 6,200
Seeding	$ 1,700
Total	**$40,967**

Option #2-Fund only the extension to Robins Road:

524 feet at $41.35/foot=	$21,667
2 manholes at $4750/each	$ 9,500
Clearing and Grubbing	$ 6,200
Seeding	$ 1,700
Total	**$39,067**

Because both options are approximately $40,000, our offer to the developer was the sewer will be designed, permitted, and constructed on their property and the City would participate up to the $40,000 amount. After the sewer is installed and inspected by our staff and a permanent sewer easement recorded, the City will reimburse the developer the $40,000, plus a share of any unforeseen cost such as groundwater or bedrock removal. But the maximum contingency will be 10% or $4,000.

Engineering recommends entering into a developer's agreement for the extension of this sanitary sewer. This is any opportunity to open another 25 acres to redevelopment.

RATHJE CONSTRUCTION CO.

305 44th Street • P.O. Box 408 • Marion, IA 52302 • Office (319) 377-3179 • Fax (319) 377-3827

July 20, 2017

Brown Inc
Att Frank Bellon
3616 Caribou Ct NE
Cedar Rapids, Iowa 42402

PROJECT: Bali Hai Sanitary Sewer Extension
Hiawatha, Iowa

We hereby submit specifications and estimates for the following:

Bid Item	Base Bid Description	Est. Qty.	Units	Unit Price	Est. Total
	Option #1 8" Sewer Extension to Robins Road				
1	8" PVC Truss Sanitary Sewer	1,241.0	LF	$ 41.35	$ 51,315.35
2	Sanitary Manhole	4.0	Ea.	$ 4,750.00	$ 19,000.00
3	Conect to Existing Manhole	1.0	Ea	$ 750.00	$ 750.00
4	Seeding	1.0	LS	$ 3,800.00	$ 3,800.00
5	Clearing and Grubbing	1.0	LS	$ 6,200.00	$ 6,200.00
				Estimated Base Bid Total	$ 81,065.35

Bid Item	Base Bid Description	Est. Qty.	Units	Unit Price	Est. Total
	Option #2 6" Sewer Service Line to Lot 2				
1	Sewer Service, 6" PVC (inc. clean outs)	717.0	LF	$ 21.00	$ 15,057.00
2	Sewer Service, 4" PVC (inc clean outs)	356.0	LF	$ 19.50	$ 6,942.00
3	Conect to Existing Manhole	1.0	Ea	$ 750.00	$ 750.00
4	Seeding	1.0	LS	$ 1,900.00	$ 1,900.00
				Estimated Base Bid Total	$ 24,649.00

Notes:
Layout and staking by others.
Inspection, tap and frontage fees excluded if required
Unstable soil conditions are extra to correct.
Utility Trenches Backfilled with Excavated Material As-Is
Additional Trench Stabilization Stone @ $22.00 ton if required
Rock/Rubble excavation and Dewatering Excluded if required
Exclude all erosion control and monitoring of it.
Payment Based on Installed Quantities
Soil compaction testing by others.

Jon Rathje

7/20/17
Date

NOTE: We will withdraw this proposal if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

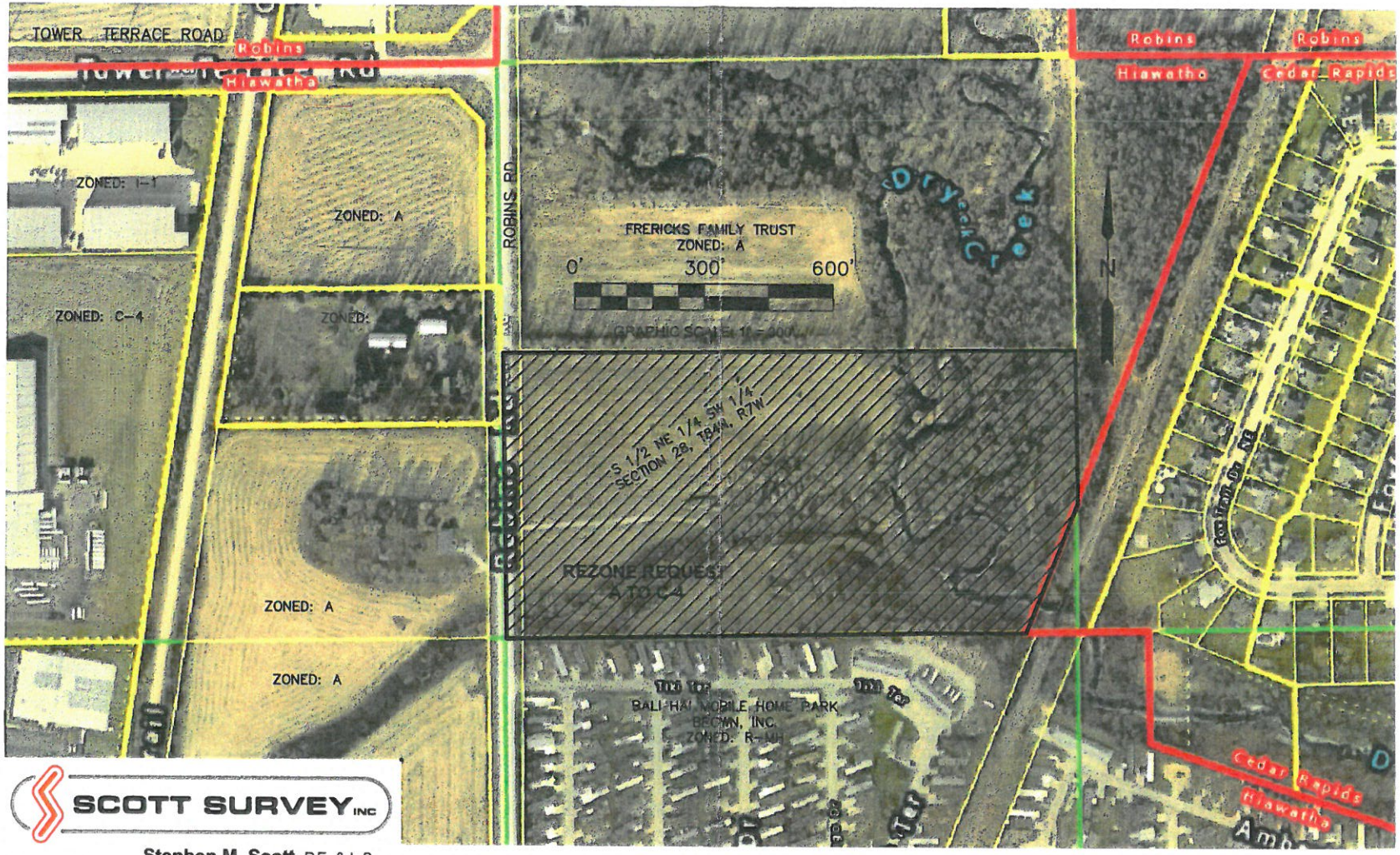
Please sign and return one copy to our office.

Authorized Signature

Date

www.rathjeconstruction.com

REZONING REQUEST LOCATION MAP



SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

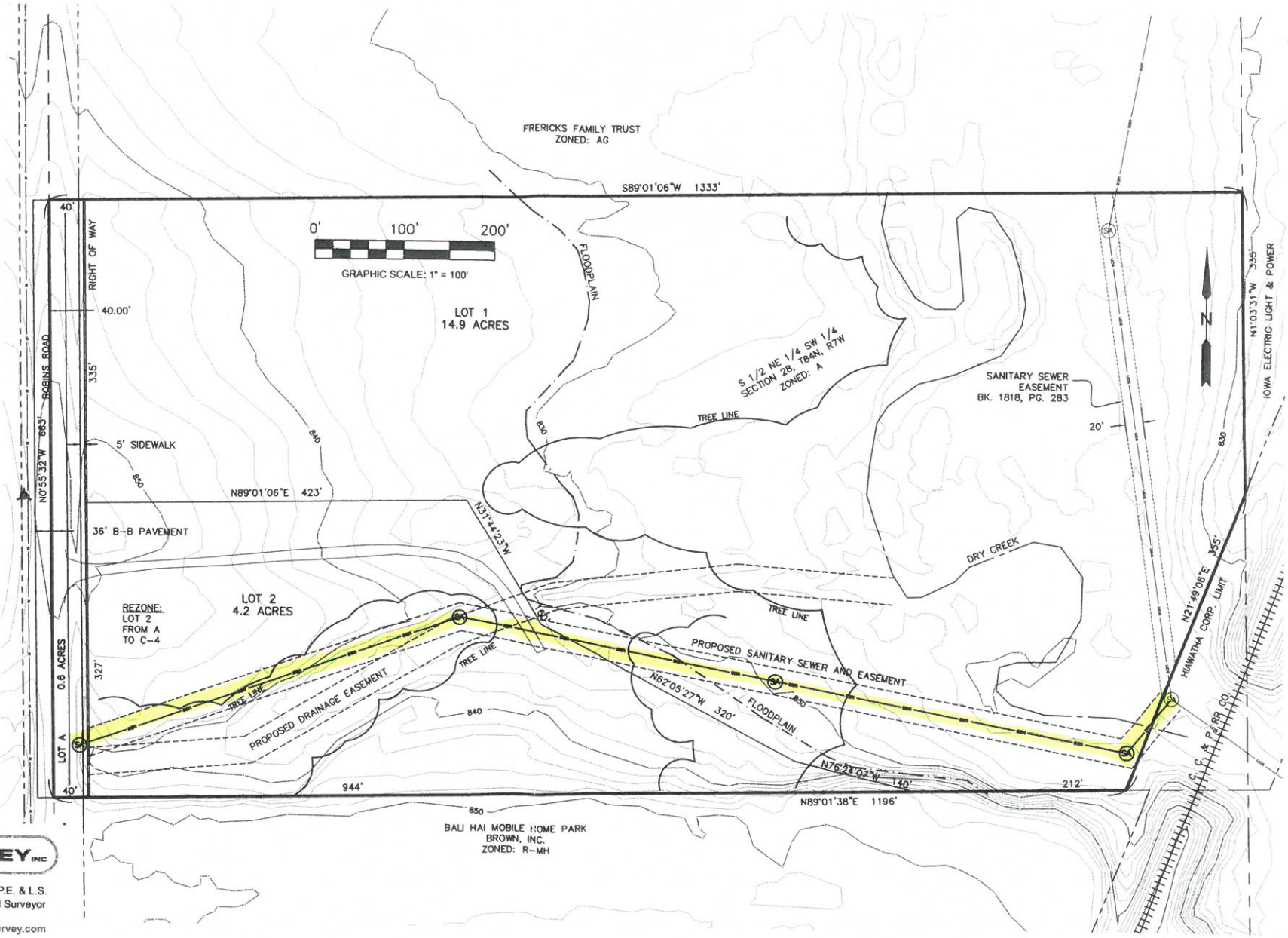
PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

REZONE LEGAL DESCRIPTION:
S 1/2 NE 1/4 SW 1/4 IN SECTION 28-84-7, LINN COUNTY, IOWA
SUBJECT TO THE PUBLIC HIGHWAY , EXCEPT RAILROAD RIGHT-OF-WAY

revised 2/20/17
PROJECT NO. 1761802

PRELIMINARY PLAT
BALI HAI ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA



SYMBOL LEGEND

- ℄ – Centerline
- P.O.B. – Place/Point of Beginning
- A – Encroachment/Protrusion
- MH – Manhole
- ST – Storm Manhole
- Curb Inlet Basin w/ Grate
- Catch Basin
- Cleanout
- SM – Sanitary Manhole
- Fire Hydrant
- WV – Water Valve
- Water Meter
- Gas Meter
- Gas Valve
- Air Condition Unit
- Utility Pedestal (As Noted)
- Electric Meter
- Electric Transformer
- E – Electric Manhole
- T – Telephone Manhole
- MW – Monitoring Well
- Bollard Post
- Handicap Space
- Sign
- Utility Pole
- Light Pole
- Guy Wire
- Guardrail
- X – Fence (As Noted)
- san – Sanitary Sewer
- stm – Storm Sewer
- w – Water Line
- g – Gas
- e – Underground Electric
- ll – Underground Lighting
- t – Underground Telephone
- c – Underground Cable T.V.
- fo – Underground Fiberoptics
- ou – Overhead Utilities
- Cable Pedestal

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P.O. Box 315, Center Point, IA 52213-0315

revised 2/20/17
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PROJECT NO. 1761802

Hiawatha!™

1 inch = 300 feet