

# **BEMIDJI CITY COUNCIL**

## **Work Session Agenda**

**Monday, January 9, 2017**

**City Hall  
Conference Room  
5:30 p.m.**



1. CALL TO ORDER / ROLL CALL
  
2. GENE DILLON SCHOOL (GDES) / DIVISION STREET UTILITIES
  
3. CLOSE THE MEETING  
  
*For the purpose of considering offers or counter-offers for the purchase or sale of real or personal property.*
  
4. REOPEN THE MEETING
  
5. ADJOURNMENT

***NOTE: All cellular telephones, pagers and BlackBerry devices to be switched to a non-audible function during Council and Committee meetings.***

# COUNCIL AGENDA ITEM



**Meeting Date:** January 9, 2016 Work Session

**Action Requested:** GDES/Division Street Utilities

**Prepared By:** Craig Gray, City Engineer

**Reviewed By:** Nate Mathews, City Manager *Nate*

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## Background:

At the November 28 work session the city council authorized proceeding with a utility extension project from the high school to Adams Avenue at an estimated cost of \$508,000. This extension would allow the school district to connect the new GDES private utility lines into the city mains at Adams Avenue.

Discussion also occurred about extending the city mains and service lines beyond Adams Avenue to the site of the new elementary school. City staff and Karvacko Engineering estimated the additional cost for this work at \$281,000. A significant portion of this cost related to roadway bituminous replacement, utility services, and fire hydrants. Based on the cost of \$281,000 the council directed that the utility extension not proceed west of Adams Avenue. The school district would install private lines from the GDES to the city mains at Adams Avenue.

Around the middle of December the city was contacted by the school district to see if we could sit down and possibly find a way for the water and sewer mains west of Adams Avenue to be turned over to the city after construction, in essence making these publicly owned/maintained utilities. This would enable the District to avoid performing ROW locates, lift station and other utility maintenance and replacement costs, and would also allow the city to own the mains for future connections.

On December 21 the city manager and I met with Dr. Hess and it was discussed during that meeting that the school district could pay all of the Division Street bituminous costs that would be involved to build the sanitary sewer to city specifications (under a paved surface) and half of the cost of the necessary fire hydrants that would be required on a city water main. We also removed service lines to the individual properties on the south side of Division Street. Taking into account these items, the city's share of the revised project was estimated to be \$80,000. A spreadsheet is attached that breaks down the costs.

The \$80,000 city share primarily pays for water main and sanitary sewer service stubs to Hidden Trail Court on the south side of Division Street and residential utility service lines to the four parcels on the north side of Division, between Adams and the GDES. There would be no residential service lines installed to the south properties. The sanitary sewer main would be placed in the north paved shoulder and the water main would be in the north ditch area. A new lift station would be constructed just west of Adams Avenue, outside the

construction limits of a new potential roundabout. The city would be responsible for maintenance of the new water and sanitary sewer main and the maintenance associated with the new lift station.

Due to the significant change in the proposed cost staff wanted to bring the school district's proposal back to them for further discussion and action. Once this is clarified, we will finish working on the Utility Services Agreement.

Recommendation:

The City Manager recommends making the water and sewer mains along the Division Street corridor west of Adams a future public utility, and approving the \$80,000 cost share with the School District as outlined in the attached spreadsheet.

**City of Bemidji**

**Opinion of Probable Cost - December 27th, 2016**

**West of Adams Avenue on Division Street - Water and Sewer Services**

Item	Unit	Est Qty	Unit Price	Total	Notes
MOBILIZATION	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00	ASSUMED 6% OF EST. CONSTRUCTION TOTAL
TRAFFIC CONTROL	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00	
BITUMINOUS PAVEMENT REMOVAL	SY	250	\$ 3.00	\$ 750.00	
AGGREGATE BASE CLASS 5	TON	100	\$ 15.00	\$ 1,500.00	
TYPE SP 12.5 WEARING COURSE MIX (3,B)	TON	75	\$ 80.00	\$ 6,000.00	
<b>STREET TOTAL</b>				\$ 18,250.00	
4" PVC PIPE SEWER (SDR-35)	LIN FT	200	\$ 25.00	\$ 5,000.00	
8" x 4" PVC WYE	EACH	4	\$ 250.00	\$ 1,000.00	
4" CLEANOUT ASSEMBLY	EACH	4	\$ 200.00	\$ 800.00	
<b>SEWER SERVICES TOTAL</b>				\$ 6,800.00	
HYDRANT	EACH	1	\$ 4,500.00	\$ 4,500.00	HYDRANTS @ 600 FT SPACING
6" GATE VALVE W/ BOX	EACH	2	\$ 1,800.00	\$ 3,600.00	
8" GATE VALVE W/ BOX	EACH	1	\$ 2,400.00	\$ 2,400.00	
12" GATE VALVE W/ BOX	EACH	4	\$ 3,500.00	\$ 14,000.00	
6" WATERMAIN DUCTILE IRON CL 52	LIN FT	60	\$ 35.00	\$ 2,100.00	
8" WATERMAIN DUCTILE IRON CL 52	LIN FT	100	\$ 40.00	\$ 4,000.00	
1" TYPE K COPPER	LIN FT	150	\$ 25.00	\$ 3,750.00	
1" CORPORATION STOP	EACH	4	\$ 150.00	\$ 600.00	
1" CURB STOP AND BOX	EACH	4	\$ 350.00	\$ 1,400.00	
DUCTILE IRON FITTINGS	POUND	500	\$ 5.00	\$ 2,500.00	
<b>WATER SERVICES TOTAL</b>				\$ 38,850.00	

<b>EST. CONSTRUCTION TOTAL</b>	<b>\$ 63,900.00</b>	<b>STREET+SEWER+WATER</b>
<b>10% CONTINGENCY</b>	<b>\$ 6,390.00</b>	
<b>15% ENGINEERING</b>	<b>\$ 9,585.00</b>	
<b>GRAND TOTAL</b>	<b>\$ 79,875.00</b>	

**Notes:**

1. Typical cost for adding water & sewer services North of Division = \$2,600. Typical cost for adding water & sewer services South of Division = \$8,000
2. Water line size is based on calculations performed by the City of Bemidji.
3. Estimate does not include any temporary or permanent easement costs required for service installation.
4. Estimate does not include any dewatering for services installation, if necessary.
5. Proposed water and sewer services to be installed to Division Street R.O.W.
6. Assumed geotechnical engineering not included in 15% engineering cost.

