Ivins City Staff Report
City Council Meeting 6/1/2017

Agenda Item: Memorandum of Understanding for cost sharing improvements to 400 West with developer of Santarra Estates

Submitted by: Charles Gillette, P.E., Public Works Director/City Engineer

Recommended City Council Action:
Approve MOU and expenditure of $68,000 for cost sharing of improvements to 400 West adjacent to Santarra Estates

BACKGROUND:
400 West Street from Center Street to approximately 150 South is unfinished. Santarra Estates is required to install half-width improvements as a requirement of development of the west side of the street. The half width development requires the developer to install 30 feet of new asphalt. The City could complete the full width street using gap fill moneys from the impact fee fund, only needing to install 12' of asphalt width plus new curb and gutter.

Second, the developer is required to install an 18-inch storm drain line on this segment, this section of storm drain is part of our capital improvement plan for which the City is collecting impact fees. The City is therefore required by State law to refund the developer of its cost using impact fee funds.

Lastly, the developer is required to install a 12-inch irrigation pipeline in 400 West. The 12-inch line is a larger size due to the requirements of our City-wide master plan. Since this size is larger than what is required to service the development, the City must refund the difference in cost from an 8-inch.

FINDINGS AND ANALYSIS:
The developer has submitted to the City the costs of the installation by it Contractor, Prime Excavation. See attached estimate. The cost estimates are summarized as follows:

Widening of 400 West:	$25,015.00
18" Storm Drain:	$16,705.00
12" Upsize of Irr Pipe:	$14,725.00

In addition, there would be some costs for engineering and testing for the roadway widening. The City would pay their engineer, Alpha Engineering directly:

Engineering for roadway widening:	$4,394.00
ROW Research:	$672.00
Field Testing:	$1,200.00

If we include a $5,000 contingency, the total expenditure request $68,000.

SUPPORT MATERIALS:
- MOU Document
- Prime Excavation Estimate
- Alpha Engineering Proposals

FINANCIAL IMPACT:
The project will cost $68,000. All this cost is impact fund eligible and will be split between the water, storm drain and streets impact fee funds.

Respectfully Submitted:

Charles Gillette, P.E., Public Works Director/City Engineer

Content Review:

Dale Coulam, City Manager

MEMORANDUM OF UNDERSTANDING
SANTARRA ESTATES 400 WEST IMPROVEMENTS

This Memorandum of Understanding ("Agreement") is entered into effective the ____ day of June, 2017, by and between IVINS CITY, a municipality and political subdivision of the State of Utah, ("Ivins City" or the "City") and NEW TREND CONSTRUCTION, LLC ("Owner" &/or "Developer"), collectively referred to as "the Parties."

RECITALS

WHEREAS, Owner/Developer is the owner of a certain parcel of property located at approximately 400 West and Center Street in Ivins, Utah on which it proposes to develop a subdivision known as Santarra Estates; and

WHEREAS, the Parties desire to memorialize their understanding concerning certain improvements related to said subdivision, the costs thereof and how those costs are to be paid;

NOW, THEREFORE, the Parties hereby agree as follows:

AGREEMENT

1. The foregoing recitals are incorporated herein and made part of this Agreement by this reference.

2. The Developer agrees to furnish and install storm drain along 400 West in accordance with the approved plans and Ivins City Standard Specifications which will include 573 lineal feet of 18-inch diameter storm drain pipe and one curb inlet box to be installed at the cost of $16,704.50.

3. The Developer agrees to furnish and install a 12-inch diameter irrigation line in 400 West in accordance with the approved plans and Ivins City Standard Specifications. The City agrees to pay for the cost to upsize the materials from an 8-inch standard size to a 12-inch at the cost of $14,724.25. If the actual installed length of 12-inch pipe is longer or shorter than 659 lineal feet, the price shall be adjusted by $15.00 per lineal foot.

4. The Developer agrees to install additional improvements beyond the standard development requirements on the west side of 400 West, which will include curb, gutter, asphalt, road base and all site preparation and excavations in accordance with approved plans and Ivins City Standard Specifications at the following unit costs.

Table 1. Unit Prices for Street Widening

Item	Description	Unit Price
1	Overexcavate 2', scarify 8" and recompact to subgrade for roadway	$0.70 per sq ft
2	Overexcavate 2', scarify 8" and recompact and prep subgrade for curb and gutter	$2.00 per lineal ft
3	Install 30" concrete curb and gutter with 6" roadbase	$14.00 per lineal ft
4	Install 8" roadbase and prep for asphalt	$0.92 per sq ft
5	Install 3" thick asphalt surface	$1.47 per sq ft
	Total Estimate:	$25,015

a. These costs do not include engineering, compaction testing, survey layout of job, removal of solid rock, ground water or permits, which will be paid by Ivins City directly to Alpha Engineering and the selected testing company.

5. This Agreement constitutes the entire agreement among the parties pertaining to the subject matter contained and supersedes all prior or contemporaneous agreements, representations and understandings of the parties.

IVINS CITY:

By: _____
Chris Hart, Mayor

Attest:

_____
Kari Jimenez, Ivins City Recorder

OWNER:

_____
NEW TREND CONSTRUCTION, LLC

_____
(Name/Title)

Estimate

PO Box 911494
St. George, UT 84791

Date	Estimate #
5/3/2017	715

Name / Address	Project	Santarra Estates
New Trend Construction PO Box 1704 St. George, UT 84771	Phone #	Fax #
	435-705-0232	435-986-1294

Item	Description	Rate	Qty	Total
	400 West Improvements			
	Utilities			
Storm Drain	Supply and install 571' of 18" grey poly	26.50	571	15,131.50
Storm Drain	Supply and install curb inlet box on 400 West	1,573.00	1	1,573.00
Irrigation	Added price to supply and install 12" irrigation on 400 West in place of 8"	15.00	659	9,885.00
Irrigation	Added price to install 12" fittings in place of 8". 12x6 tee (1) Valve (3),45 degree bend (2),Solid sleeve coupler, (1),Mega lugs(9), Joint restraints(12)	4,839.25		4,839.25
	400 West Curb			
Excavation	Sub grade and and prep for new L-curb on West side of 400 West	2.00	576	1,152.00
Concrete	Pour 30" L- curb on 6" of road base along West side of 400 West	14.00	576	8,064.00
	400 West Pavement			
Excavation	Over ex west side of 400 West 2' and scarify 8" (5113 sq ft)	0.70	5,113	3,579.10
Excavation	Grade for asphalt on west side of 400 West with 8" road base (5113 sq ft)	0.92	5,113	4,703.96
Asphalt	Pave west side of 400 West with 3" asphalt (5113 sq ft)	1.47	5,113	7,516.11
	This estimate does not include, engineering, compaction testing, survey, layout of job, removal of solid rock, ground water, or permits.			

Total

CONDITIONS OF AGREEMENT: 1. We hereby propose to do the outlined items of work, subject to all terms and conditions as set forth herein. 2. All agreements are contingent upon any unforeseen delays beyond our control. 3. Agreement may be withdrawn if not accepted within 30 days. 4. PAYMENTS ARE TO BE MADE AS FOLLOWS: All invoices are due upon receipt. In the event payment is not made in full within 15 days of receipt, I or we agree to pay if collection is made by suit or otherwise a reasonable attorney's fee, plus a FINANCE CHARGE OF 1 ½% per month (APR 18%) and hereby waive all rights to claim exemption under state laws. Signature by owner or agent constitutes acceptance of the above. 6. In the event of any damage on jobsite, notification must be given to Prime via email within 5 days of project completion. 7. If Prime accepts responsibility for said damage, Prime retains 1st rights to repair. 8. All changes are to be requested and agreed upon via email.

ACCEPTED ESTIMATE
The prices, terms, and specifications listed are hereby accepted.
BUYER _____

Signature_____
Date of Acceptance _____

CONFIRMED: Prime Excavating

Authorized
Signature _____

Estimator _____

Estimate

PO Box 911494
St. George, UT 84791

Date	Estimate #
5/3/2017	715

Name / Address	Project	Santarra Estates
New Trend Construction PO Box 1704 St. George, UT 84771	Phone #	Fax #
	435-705-0232	435-986-1294

Item	Description	Rate	Qty	Total
	Notes Pricing for utilities is strictly extra cost to supply and install upsized irrigation pipe and new storm drain			
	This estimate does not include, engineering, compaction testing, survey, layout of job, removal of solid rock, ground water, or permits.			
		Total		$56,443.92

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ACCEPTED ESTIMATE
The prices, terms, and specifications listed are hereby accepted.
BUYER _____

Signature _____
Date of Acceptance _____

CONFIRMED: Prime Excavating

Authorized
Signature _____

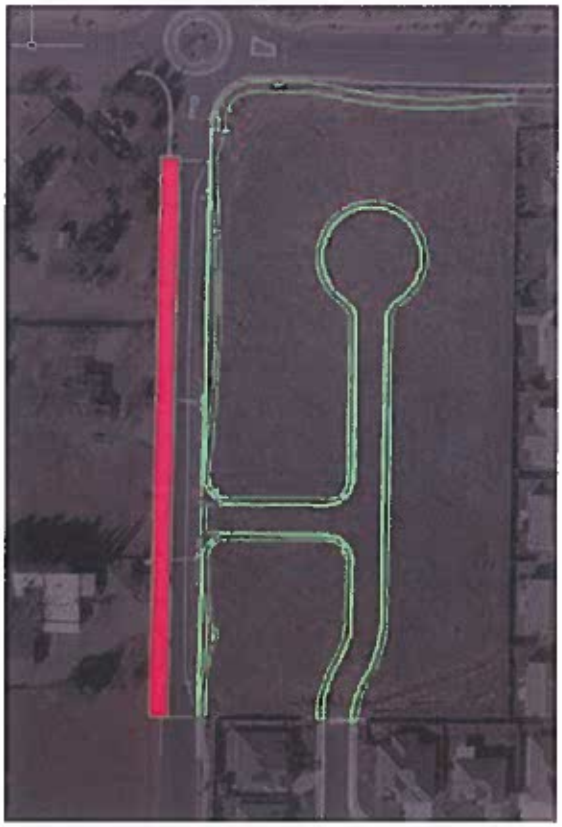
Estimator _____

Chuck Gillette

From: Jared Madsen <jaredmadsen@alphaengineering.com>
Sent: Wednesday, April 19, 2017 3:50 PM
To: Chuck Gillette
Cc: Glen E. Carnahan
Subject: Ivins 400 West Additional Work

Chuck:

As requested, we have looked at costs to design the curb, gutter, sidewalk and asphalt on the west side of 400 West (see red area in image below). We can design the mentioned improvements for $4,394. This cost includes topographical survey and mapping; coordination with City and design of curb, gutter, asphalt and sidewalk, including grading; minor utility coordination; and details of improvements as needed. The cost does not include easement/right-of-way procurement, existing improvement demolition/abandonment (and/or coordination with owners), extensive utility re-routing or installation design, erosion control plans, any hydrology/traffic/geotechnical analysis, or any construction staking. We propose to offer any of these services on a time and materials basis as approved by you beforehand. If this is acceptable to you, please respond accordingly and we can get a contract put together and emailed over to you. Let me know if you have questions. Thanks.



Jared Madsen, PE
jaredmadsen@alphaengineering.com
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April 26, 2017

RE: Ivins City, 400 West Street – West Right of Way from Cielo Vista Subdivision north to Center Street , research and description preparation proposal.

Alpha Engineering is pleased to provide the following proposal for the above-mentioned project. Based on our review of the project we would propose the following described services:

1). We will complete an existing road right of way research for the Westerly side of 400 West Street from the Cielo Vista Subdivision north to Center Street.

2. We will prepare Deed of Dedication documents for the three (3) properties along the roadway to be deeded to Ivins City.

Alpha Engineering Company will provide the above items within one week of a notice to proceed for the lump sum price of **($672.00)**.

Additional Services.

Additional work and reproduction expenses will be invoiced per our Standard Rate Schedule included as Attachment "A". No extra work will be performed without the consent of the Client.

Attachment "B", which is our standard "Engineering Services Agreement between Client and Engineer" is incorporated herein by this reference. If you have any questions regarding the above, please call me at 435-632-6560, or email me at scottwoolsey@alphaengineering.com.

Sincerely,

Scott P. Woolsey, P.L.S.
Alpha Engineering Company

Date