Ivins City
Engineering Report to City Council
May 21, 2020

Planning Projects

Coyote Gulch Wash LOMR: Rosenberg Associates has completed all the base mapping and has run through the hydrologic and hydraulic portions of the study. Rosenberg will begin working on the submittal package.

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.): SWCA has been working on the Environmental Assessment (EA) and an Environmental Site Assessment (ESA) since November of 2019. The past couple months they have been doing the cultural and biological surveys on the site. SWCA anticipates having the final EA and ESA completed by November of 2020. Once the reports have been completed and the land has been determined to be suitable for lease/patent, the BLM will publish a Notice of Realty Action with the Federal Register to segregate the land for City use. These remaining processes may take several years.

Ivins Transportation Master Plan Update: Two work meetings with the City Council and Planning Commission were held in May to continue efforts to determine content of the plan. It is anticipated that the master plan will likely take till the end of 2020 to complete.

Design Projects

Irrigation System Phase 1 Improvements Project: Project kickoff with Sunrise Engineering and Alpha Engineering took place in May of 2019. Both design projects will likely take well into 2020 to complete.

Old Highway 91; 200 E to Shivwits: The project kickoff was held in May. Design will take until the end of 2020 or into the early part of 2021. It is anticipated that construction will begin 2021.

Ivins City Hall Project: The architects are planning on updating the Council at the City Council Meeting on the 4th of June. Below is an update on the major decisions made over the past month.

Timeline – The architects are currently working on having final design drawings completed by the middle/end of July. Construction is still anticipated to begin in September.

Landscape Design – Two to four of the trees along the north side of the new building may need to be removed since they are not likely to survive the transition from turf to desert scape. The landscape architects have been directed to incorporate a walking/seating area in the space just to the southeast of the building. The space would be landscaped with lush vegetation and hopefully filled with historical related items, potentially the plaque currently located at City Park, a tribute to Anthony Ivins, the bell donated by Anthony Ivins, etc. The single flagpole will be replaced with two flagpoles and relocated to another location at the building. The bus stop will need to be relocated.

Approval Process – The architects are planning on submitting for a Class 4 Conditional Use Permit for the new City Hall. It is likely that they will have the submittal package put together in June. They

are also planning on submitting for a building permit in July so that approvals can be completed in time for construction to begin in September.

Security and IT Systems – The new building will be equipped with a digital card access system for staff to access the building as well certain rooms within the building. A physical key system will likely still be the solution for the main public access. A video surveillance system and a basic security system will be installed.

Design Development – Preliminary decisions have been made on several materials for the building. Most of the exterior will be comprised of tilt up concrete panels, glass windows, and a "rammed earth" wall symbolic of the Red Mountain. The interior will be finished with metal studded construction and sheet rock. Most of the ceiling will be exposed glue laminated beams with a system called Epic Deck between the beams. Most of the duct work will likely be painted and exposed.

Construction Projects

200 East Gap Fill Project: This project was bid out and Ash Excavation was selected as the contractor for the project. Ash Excavation is anticipated to begin the project in the end of May. The project will take approximately 75 days to substantial completion and 90 days for final completion.

Storm Water Master Plan Improvements Project Phase 1: The storm drain lines have been installed in Kwavasa. A water line is being installed by Kayenta in Kwavasa before the road is graded and asphalt is installed. Storm drain lines up to the detention basin at 600 West and 450 North are complete. The only remaining items yet to be completed are the asphalt improvements on Kwavasa and the detention basin.

Developer Projects under Construction

Engineering is managing and supervising the construction of the following developer projects:
Tuscano: 90% some surface improvements still need to be completed.
Arrowhead: 95% complete, still working on some of surrounding streets, resurfacing.
Tuacahn Actor Housing: 98%, finishing punch list items.
Sage Villas Townhomes: 80% complete, working surface improvements.
Movara Villas: 45%, they are currently working on the mass grading and underground utilities.
Mojave Mesa Phase 1 & 2: 45%, they are currently work on some underground utilities and surface improvements.
Haven at Heritage Phase 2: 45%, they are currently working on surface improvements.



5/14/20

Thomas Jorgensen P.E., Asst. Public Works Director Date