



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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MEMORANDUM

TO: Dale Tech
FROM: Stacey Titus
SUBJECT: TID 54 Reallocation Proposal
DATE: May 30, 2017

Summary of Information found. Engineering comments regarding water main, storm sewer and detention pond for drainage:

1. Much discussion occurred in reference to the reservoir access road designation as a driveway or local street because the proposed Sagewood terminus was more than one-half mile to the water reservoir. The meeting notes identify the need for exceptions to the maximum 12% street grade to allow for grades between 12%-14%.
2. Public Works staff requested a minimum gravel surface of 16' instead of the 12'. The Fire Department staff identified the need for a 20' width for emergency response purposes.
3. The drawings identify the location of a future urban local street section that complies with the design standards from the Sagewood terminus to the water reservoir.
4. It appears that some of the design elements were addressed for a future street section. At least one version of an approved layout plat was designed to accommodate additional residential lots along the tower access road. It does not appear that the Developer was directed to do this but rather the application was submitted and review comments were provided regarding the future street when platted.
5. There were comments made to verify that the proposed water main was being buried at an adequate depth to ensure that it would have cover in the event a future street were constructed. This is good engineering practice.

Regarding Project costs – In general the agreement limited the Developer's participation to a maximum amount for expenditures for the engineering and construction of the reservoir. The City had to pay any costs over these amounts. The reservoir and Booster both had expenditures over the set amounts as agreed to. The water main, storm and grading between the booster and the reservoir implies set amounts for the TID with what one could assume to mean is costs over these amounts are to be paid for by the Developer similar to the arrangement identified for the reservoir and booster.



EQUAL OPPORTUNITY EMPLOYER

Supporting information:

1. 4th Amend to TID 54:
 - Cost of constructing Improvements responsibility of Developer.
 - Bunker Drive Water Main
 - Park Improvements - pay the City \$500,000
 - Water Booster Station – pay the City \$540,000
 - Water Storage Reservoir – pay the City \$675,000
 - Balance of Improvements \$ _____
2. 3rd Amend to TID 54:
 - Project Costs revised:
 - Booster Station \$540,000
 - Water Main in Bunker Drive \$135,000
 - Water Main (to water reservoir) \$315,000
 - Grading over water mains (to water reservoir) \$270,000
 - Park Improvements \$400,000
 - Professional Services: \$315,000
 - Booster Station \$60,000
 - Water Main in Bunker \$15,000
 - Water Main \$35,000
 - Grading over water main \$30,000
 - Reservoir \$75,000
 - Park \$100,000
 - Other Necessary and Convenient \$675,000
dedicated for reservoir
3. Original Project Plan did not account for Professional Services. These costs were added by 2nd amendment and by reducing construction costs.
4. Agreement between City and DTH, LLC regarding cash flow for Booster and Reservoir.
 - 2nd Amendment – Changed date Developer needs to have water main and grading completed between booster station and reservoir.
 - 1st Amendment – Changed date Developer needs to have water main and grading completed between booster station and reservoir. Changed Date when reservoir and booster needed to awarded by the City.
 - Important terms of the agreement pertaining to reservoir:
 - City responsible for design and construction of reservoir.
 - Developer to pay City \$75,000 for engineering of reservoir. City to pay costs over \$75,000.
 - Developer to pay City \$675,000 for reservoir construction. City to pay costs over \$675,000.
 - Important terms of the agreement pertaining to Booster Station:
 - Developer responsible for funding design of Booster.

- City responsible for contracting with Developer's Engineer for Bidding and Construction services of the Booster. Developer to reimburse City for these costs.
- Developer to pay City \$540,000 for booster station construction. City to pay costs over \$540,000

5. Summary of costs, **yellow** indicates TID eligible costs:

○ Booster Station Design by Developer	\$ _____
○ Booster Station bidding and CA costs billed to Developer	<u>\$84,660.00</u>
○ Booster Station developer billed	<u>\$540,000.00</u>
○ Booster Station City share	<u>\$144,887.51</u>
○ Reservoir Engineering by Developer	<u>\$75,000.00</u>
○ Reservoir Engineering by City	<u>\$276,570.00</u>
Note not all these costs directly applicable to this reservoir as the Hwy 16 reservoir was relocated too.	
○ Reservoir construction by Developer	<u>\$675,000.00</u>
○ Reservoir construction by City of Rapid City	<u>\$1,404,966.40</u>
○ Bunker Drive Water Main Engineering	\$ _____
○ Bunker Drive Construction	\$ _____
○ Park Improvements	<u>\$400,000.00</u>
○ Park Improvements Professional Services	<u>\$100,000.00</u>
○ Water Main to Reservoir Engineering	\$ _____
○ Water Main to Reservoir Construction	\$ _____
○ Grading over Water to Reservoir Engineering	\$ _____
○ Grading over Water to Reservoir Construction	\$ _____