



# 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 and Patsy Horton  
SUBJECT: TID 54 Reallocation Proposal  
DATE: May 30, 2017

**Summary of Information.** Engineering and Planning comments follow regarding platting, water main, storm sewer and drainage detention pond items:

1. The Public Access and Utility Easement connecting the water main from the booster station to the reservoir includes construction plans that include a typical road section identifying a 52' width right-of-way sufficient for a 26' paved curb and gutter surface with parking on two sides. This "local" street classification allows the developer to submit an application to configure residential lots similar to the Layout Plat approved in 2004 (04PL014).
2. 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%.
3. Public Works staff requested a minimum gravel surface of 16' instead of the 12'. The Fire Department staff identified the need for a 20' surface width for emergency response purposes.
4. 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.
5. Staff comments include the need to verify that the proposed water main depth was sufficient to ensure that it would have cover in the event a future street were constructed. This is good engineering practice.
6. The Booster Station construction work was complete on July 1, 2013. The warranty period expired on January 15, 2014. The request to send an invoice for the bid engineering and construction administration was sent to Finance on April 23, 2014.

#### **Supporting information:**

1. Original Project Plan did not account for Professional Services.
2. Revised Project Plan Amendment added engineering costs by reducing construction costs.
3. Revision #2 Project Plan Amendment reallocating actual TID 54 expenditures:
  - o Cost of constructing improvements responsibility of Developer.
4. Agreement between City and DTH, LLC regarding cash flow for Booster and Reservoir.
  - o 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
- 1<sup>st</sup> 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.
- 2<sup>nd</sup> Amendment – Changed date Developer needs to have water main and grading completed between booster station and reservoir.

**Project Costs.** 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.

<b>Public Improvement Expenditures associated with TID 54</b>						
Project Cost Description	TID Eligible Expenditures				Non-TID Eligible Expenditures	Total Expense
	Revision #1 Project Plan Costs - 2008	Developer Requested Revision #2 Adjustments	Revision #2 Project Plan Costs - 2017	Developer Paid	City Paid	
Booster Station Engineering	\$60,000.00	\$167,538.59	\$227,538.59	\$142,878.59		\$227,538.59
Booster Station Bidding/CA (City)				\$84,660.00		
Booster Station Construction	\$540,000.00		\$540,000.00	\$540,000.00	\$144,877.51	\$684,877.51
<b>Total</b>	<b>\$600,000.00</b>	<b>\$167,538.59</b>	<b>\$767,538.59</b>	<b>\$767,538.59</b>	<b>\$144,877.51</b>	<b>\$912,416.10</b>
Water Main in Bunker Drive Eng	\$15,000.00	\$15,608.59	\$30,608.59	\$30,608.59		\$30,608.59
Water Main in Bunker Drive Cons	\$135,000.00	(\$38,388.81)	\$96,611.19	\$96,611.19		\$96,611.19
<b>Total</b>	<b>\$150,000.00</b>	<b>(\$22,780.22)</b>	<b>\$127,219.78</b>	<b>\$127,219.78</b>		<b>\$127,219.78</b>
Water Main Engineering	\$35,000.00	\$145,268.52	\$180,268.52	\$180,268.52		\$180,268.52
Water Main Construction	\$315,000.00	\$285,467.73	\$600,467.73	\$600,467.73		\$600,467.73
<b>Total</b>	<b>\$350,000.00</b>	<b>\$430,736.25</b>	<b>\$780,736.25</b>	<b>\$780,736.25</b>		<b>\$780,736.25</b>
Grading - water mains	\$30,000.00		\$30,000.00	\$30,000.00		\$30,000.00
Grading over water mains	\$270,000.00		\$270,000.00	\$270,000.00		\$270,000.00
<b>Total</b>	<b>\$300,000.00</b>	<b>\$0.00</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>		<b>\$300,000.00</b>

Project Cost Description	TID Eligible Expenditures				Non-TID Eligible Expenditures	Total Expense
	Revision #1 Project Plan Costs - 2008	Developer Requested Revision #2 Adjustments	Revision #2 Project Plan Costs - 2017	Developer Paid	City Paid	
Well	\$0.00		\$0.00			\$0.00
Reservoir Engineering	\$75,000.00		\$75,000.00	\$75,000.00	\$229,811.00	\$304,811.00
Water Reservoir	\$0.00	\$675,000.00	\$675,000.00	\$675,000.00	\$1,128,131.40	\$1,803,131.40
<b>Total</b>	<b>\$75,000.00</b>	<b>\$675,000.00</b>	<b>\$750,000.00</b>	<b>\$750,000.00</b>	<b>\$1,357,942.40</b>	<b>\$2,107,942.40</b>
Park Design & Const Adm	\$100,000.00		\$100,000.00	\$100,000.00		\$100,000.00
Park Improvements	\$400,000.00		\$400,000.00	\$400,000.00		\$400,000.00
<b>Total</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$500,000.00</b>		<b>\$500,000.00</b>