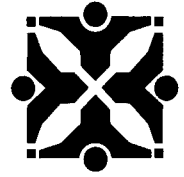


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 274-14

Department Source: Water & Light

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: Ordinance to Acquire Property and Bid Call for Design-Build of Alluvial Wells No. 16, 17, and 18.

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Diagrams, Legal Descriptions

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the acquisition of property necessary for the construction of Alluvial Wells No.17 and 18 on a parcel of land on Starr School Road located approximately eleven hundred feet (1100') south of West Burr Oak Road. In addition, an ordinance is also being introduced authorizing the bidding of this project through the Purchasing Division. A public hearing for this project was held on February 4, 2013.

Discussion

The current McBaine well field has fifteen vertical wells, each capable of producing approximately 2 million gallons per day (MGD) with a theoretical peak pumping capacity from the well field of approximately 28 MGD with all wells in service. Due to the age of the wells, the partial plugging/fouling of the well screens and surrounding strata has reduced the actual pumping capacity of the well field to approximately 24.5 MGD.

At the time these three additional wells were programmed into the Capital Improvement Plan, the need for these three proposed wells was determined in order to provide a firm well field capacity of 32 MGD to match the raw water treatment capacity of the Water Treatment Plant with one standby well as recommended by the Missouri DNR Design Guide for Community Water Systems. Currently, due to the natural reduction in capacity of the existing 15 wells, the addition the three proposed wells will only return the well field to a design capacity of 28 MGD with one well in standby, thus falling short of the 32 MGD of firm water treatment capacity of the Plant.

Alluvial Well No.16 is proposed to be constructed on an existing city owned property currently occupied by existing Wells No. 11 and 12. One additional parcel of approximately 2.75 acres is proposed to be acquired in fee for the construction of Alluvial Wells No.17 and 18

Negotiations with property owners are expected to begin immediately after receiving Council approval for the property acquisition. A bid package is currently being prepared, and once the property has

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been acquired, construction of this project will be bid through the Purchasing Division as a design/build project.

Fiscal Impact

Short-Term Impact: A total of \$1,030,000 has been appropriated in CIP projects WT0134 for Alluvial Well #16 and WT0138 for Alluvial Wells #17 and #18 from enterprise revenues and 2008 voter approved revenue bonds.

Long-Term Impact: Operational funds for the continued operation, maintenance, and upkeep of three additional wells will need to be considered in future operating budgets.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure

Suggested Council Action

Approval of the ordinances to acquire property and authority to bid construction of the project through the purchasing division.

Legislative History

February 4, 2013 - Public Hearing


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 274-14

AN ORDINANCE

determining it is in the public interest to construct Alluvial Wells No. 16, No. 17 and No. 18 in the McBaine Bottoms; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; providing for payment for the improvement; authorizing the City Manager to negotiate, obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing Alluvial Wells No. 16, No. 17 and No. 18 in the McBaine Bottoms; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of Alluvial Wells No. 16, No. 17 and No. 18 in the McBaine Bottoms in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Water and Light, are hereby approved and made a part of this ordinance by reference.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the improvement.

SECTION 5. Payment for this improvement shall be made from the Water and Electric Fund using funds appropriated in Capital Improvement Project No. WT0134, water system improvement revenue bonds and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to negotiate, obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to acquire the land, construct and operate the improvements authorized herein.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

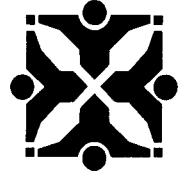
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

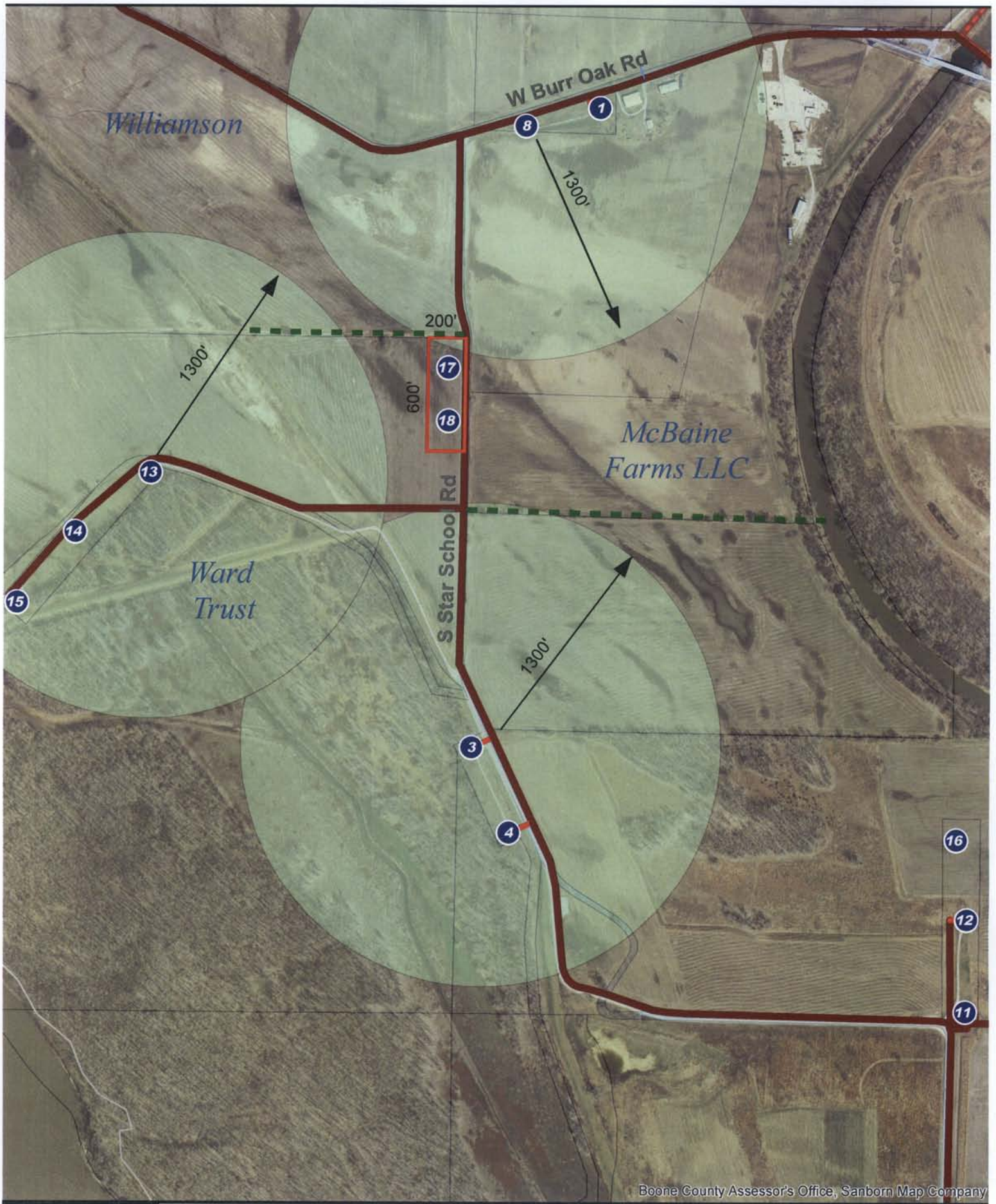
City of Columbia

701 East Broadway, Columbia, Missouri 65201



**SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:**

Diagrams, Legal Descriptions



Boone County Assessor's Office, Sanborn Map Company



Well No. 16, 17 and 18

1 inch = 500 feet

Sheet 1 of 1



Ward Property Trust

1300' Radius Well Buffer


July 25, 2014

Phyllis Ann Ward Trust Property

A tract of land located in fractional Section 11 T47N R14W, in Boone County, Missouri, being part of the tract described by the last two paragraphs in the general warranty deed recorded in book 3580 page 14 of the Boone County records, and further described as follows:

Starting at a corner of Tract 1 of a survey recorded in book 1669 page 934, shown as being N 2°02'40"E 5326.50 feet, N 88°00'00"W 2660.20 feet, N 1°55'00"E 1108.00 feet and N 89°45'00"W 33.00 feet from the center of Section 13-47-14, thence S 1°23'00"W, along the section line between Section 11 and 12 – 47-14, a distance of 154.94 feet to the northeast corner of the tract described by the last two paragraphs in the general warranty deed recorded in book 3580 page 14 and the point of beginning.

From the point of beginning, thence S 1°23'00"W along the east line of Section 11-47-14, a distance of 600.00 feet; thence leaving the section line, N 88°35'40"W 200.00 feet; thence N 1°23'00"E 600.00 feet to the northerly line of the tract described by the last two paragraphs in the general warranty deed recorded in book 3580 page 14; thence S 88°35'40"E, along said line, 200.00 feet to the beginning and containing 2.75 acres.


7/28/2014



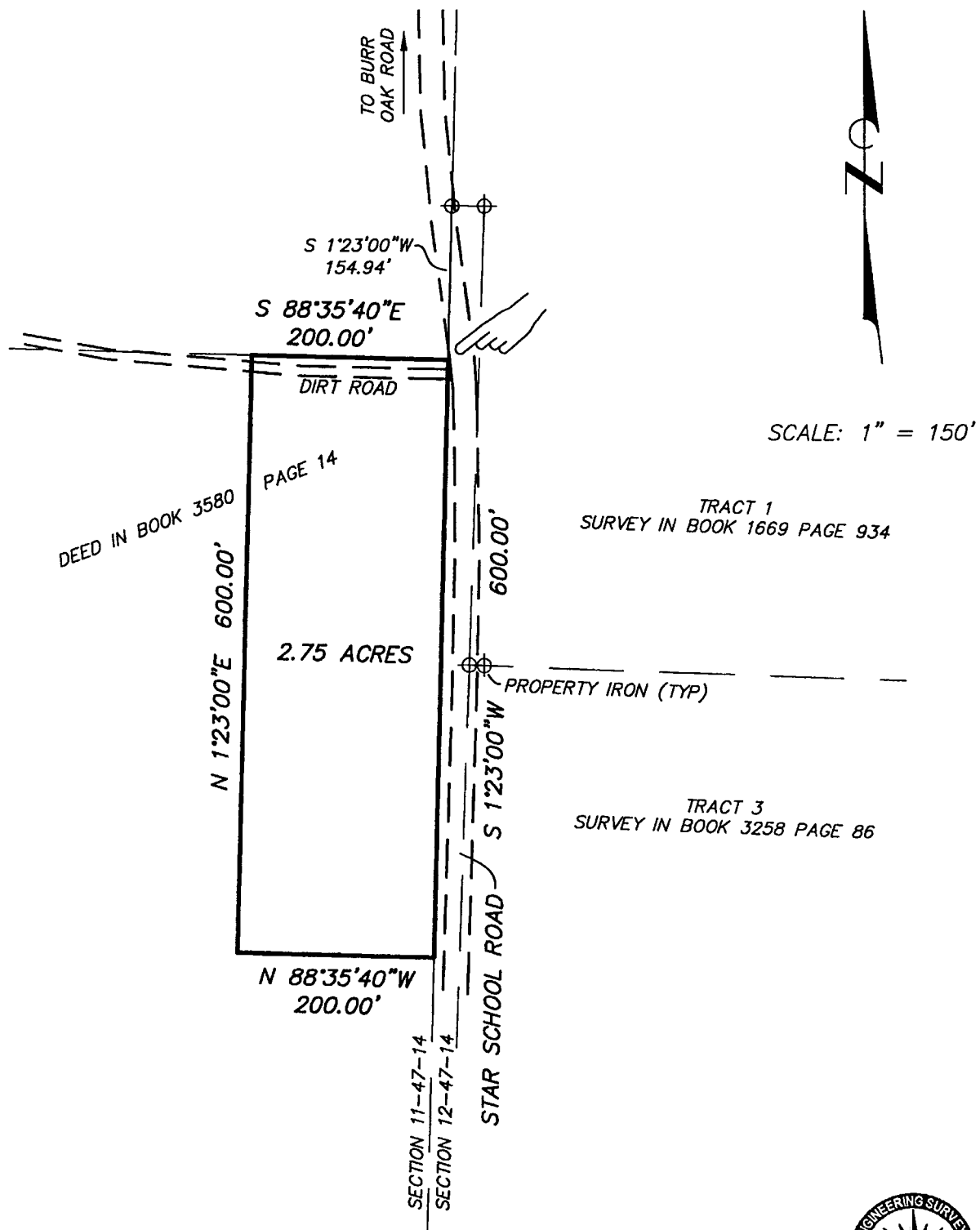


EXHIBIT "A"
SHEET 1 OF 1

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com
Missouri Land Surveying Corporation # 2004004672



ES&S NO. 12690