

# The City of **Columbus**

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Administration Office (402) 562-4232

Fax (402) 563-1380

July 19, 2016

To: Mayor Moser, City Council President Bahr and  
Members of the Columbus City Council  
From: Joseph A. Mangiamelli, City Administrator  
Subject: 2016-2017 Capital Improvement Program

City staff has worked diligently to prepare the Capital Improvement Program included herein. The program provides a detailed listing of the projects proposed for construction in the fiscal year that match the budget documents being prepared for your review. As in the past, the program also includes projects proposed for future years and incorporation in the budgets to be developed for years beyond the next. The program was presented to the Planning Commission for review and discussion at their meeting held Wednesday, July 13, 2016. The Planning Commission recommended adoption of the program as presented.

Before addressing the specific projects addressed for 2016-2107 it might be appropriate to update several major projects currently underway.

**Library/Cultural Arts Facility** – The design consultant, Alley Poyner Machietto, is developing preliminary drawings for review with the recommended Construction Manager at Risk (CMR). Interviews were held on Wednesday, July 6, with four firms qualified in providing CMR services. The City Council will be presented a contract in the near future with Boyd Jones, the firms selected for this work, to create the partnership of design and contractor to begin the process of fulfilling our commitment to the right size/right cost project for Columbus. As progress is being made, we will coordinate that effort with the private fundraising effort to establish an appropriate schedule for setting the date for election for the issuance of bonds for the project.

**Public Safety Facility Improvements** – A contract has been awarded to Prochaska Associates for preliminary assessment and feasibility of potential options for meeting the needs of the city Fire and Police Departments. The consultant is meeting with staff and the respective Chiefs in an effort to verify the earlier space allocation needs identified several years ago. This effort will provide an effective assessment of current operations and improvements for new or upgraded facilities to serve the departments. The preliminary work will also help identify potential sites for recommended facility improvements. Following the initial effort, staff will prepare the requisite Request For Proposals to engage CMR services for this project(s).

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**Loup River Levee improvements** - BD Construction has begun the early levee upgrade work but has been hindered by weather in recent weeks. This is welcome, despite the recent delays, considering the long process of obtaining approval for this necessary community project. When completed, the city will seek the appropriate recertification of the levee allowing for the development of new flood plain mapping reducing the incidences of flood insurance requirements on mortgages issued for select properties in the community.

**Comprehensive Plan Update and Long Range Transportation Model** - Interviews were held Thursday, July 7, with three firms selected for this project. Proposal/interview rankings information has been submitted to the Nebraska Department of Roads for review and authorization to award a contract to the firm selected, Kendig Keast. NDOR concurrence is necessary since it will be providing assistance in the transportation modeling work. The scope of services with the selected firm will include services beyond a housing review but a housing study to complement the findings and additional services to provide for review of our dated zoning code to ensure compatibility with the recommended, and ultimately approved, Comprehensive Plan. A contract is anticipated to be presented for City Council consideration in late August.

**Wastewater Treatment Facility Expansion, Phase 3** – The City Council recently awarded the contract for Phase 3 work which is intended to begin in mid-August following the contractor's completion of Phase 2 work. As hoped, the project was awarded to Eriksen Construction with significant cost savings. This project is larger and more complex than the Phase 2 work. The contractor has 700 working days to complete this contract.

**3<sup>rd</sup> Avenue Pedestrian Overpass and 18<sup>th</sup> Avenue Viaduct** – City staff continues to work closely with the design engineering firm, HDR Engineering, and the NDOR to move this project forward. It is hoped that we will receive, very soon, the necessary legal description of two parcels of property the Burlington Northern Santa Fe Railroad (BNSF) owns that the Union Pacific Railroad (UPRR) claims a necessary interest in. Once the legal descriptions have been obtained, the documents will be reviewed and forward to the UPRR for review and concurrence and transfer of ownership rights to complete the "right-of-way" approval process required by NDOR and the Federal Highway Administration (FHWA) so the project can move closer to a bid letting. The recent open house held on the project, addressing road closures during construction and aesthetic features being incorporated into the structures provided an opportunity for nearly 50 citizens to reacquaint themselves with the impending project and have questions answered.

The following projects are being programmed for inclusion in the schedule for the next fiscal year and, therefore, become part of the budget for the year.

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**Columbus Area Transit Vehicle Storage Facility** – The plans are nearing completion in the redesign of the storage facility toward a bid letting. The redesign necessary to obtain a lower cost project while meeting our obligations to the Federal Transit Authority (FTA), the funding source for federal assistance necessary in this project. The bid letting is anticipated to be held in August with award in September and construction start this fall.

**Fire Department Airboat** – The acquisition of a new airboat would greatly assist the department's ability to respond to search and rescue calls, this is especially important given the close proximity to the nearby two rivers and numerous lakes in the area. This purchase would be dependent and only requested if a federal grant is obtained for the boat.

**Ambulance** – A new ambulance and defibrillator is included, older units will be moved down to reserve or back up status with the oldest or most costly to operate ambulance being retired and sent to auction.

**Cemetery Maintenance Shop** – The current shop sited on the west side of 12<sup>th</sup> Avenue must be relocated to facilitate construction of the 12<sup>th</sup> Avenue viaduct. The shop, like any other structure acquired for the project, will be "taken" at market rate and the city reimbursed the cost of relocation of the shop, a project eligible cost. The relocation may be placed on cemetery land or on a parcel of land created vacant by the project. Several sites are under consideration dependent upon other property acquisition negotiations.

**12<sup>th</sup> Avenue Viaduct** – Property appraisals are being completed and negotiations are being initiated with owners of parcels already approved by NDOR and FHWA. With more than 20 parcels to be acquired and owners relocated, this process will take an estimated 12 months to complete, not counting any condemnation required. It is expected that once the 3<sup>rd</sup>/18<sup>th</sup> Avenue structures are completed this project will be initiated, similar to the scheduling recently undertaken with the wastewater treatment facility construction.

**Memorial Stadium Visitor Bleachers and Restroom** – A request for proposals approval will be sought very soon to engage a design architect to replace the aging, deteriorating and noncompliant facilities on the east side of the stadium. It is anticipated that design and bidding can be undertaken to facilitate substantial completion of the new facilities during the fiscal year.

**Trails** – Lake Esther Trail (surrounding the lake created from soil excavation for Columbus Community Hospital) is under design and Powerhouse Trail (along the Lost Creek Drainage facility from the Loup Powerhouse west to 33<sup>rd</sup> Avenue) is under review by Nebraska Game and Parks for funding assistance. The allocation for Lake Esther Trail is for the cost of construction while the allocation for the Powerhouse Trail is for preliminary engineering and design.

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**Ongoing street resurfacing/reconstruction** – The Program includes funding for continuation of the asphalt overlay and panel replacement projects to improve the driving surfaces of our aging street system. The project locations are determined annually in the late fall to facilitate end of year bidding and optimum pricing for the work to be completed in accord with contractor availability.

**3<sup>rd</sup> Avenue reconstruction south of 8<sup>th</sup> Street** – Staff is working closely with NDOR and FHWA to facilitate the reviews necessary to complete the final design of the project toward during the fiscal year and, hopefully, a bid letting for this long awaited project.

**Higgins Memorial Roadway** – As work progresses on the levee recertification project, it is hoped the areas of conflict near the Memorial can be completed to allow bidding and construction start of the concrete pavement project to provide the all weather, permanent road for this much visited local tourist stop.

**Highway 30 Reconstruction** – Staff will be developing a scope of services with the design engineering firm selected by NDOR for the project reconstruction design to address the improvements required for new water and sanitary sewer mains that are considered betterments to the state reconstruction efforts and ineligible as project costs – solely the responsibility of the city. The contract will include a preliminary assessment and options to consider for street scaping in appropriate locations on the project corridor. This design effort will be ongoing for several years toward final design for bidding of the work.

**Snow Removal Building Columbus Municipal Airport** – like the FDA interest in protecting its investment of vans and buses, the Federal Aviation Administration (FAA) has purchased snow removal equipment for the airport and its taxiways and runways. A request for proposals (RFP) will be developed prior to the end of FY 2016 for review by the FAA and Nebraska Department of Aeronautics (NDA) and approval. The approved RFP will be issued to engage design architectural and engineering services to undertake a construction project for the equipment. The project will be federally assisted from FAA sources providing 90% of project costs.

**Enclose Wash Area** – This project will show in the Street, Water and Sanitary sewer utility division budgets and involves the construction of a covered wash area for equipment operating from the Central Maintenance facility. This project is necessary to meet requirements for appropriate separation of storm and sanitary waste entering the sewer systems at disposal as the equipment is washed. The regulations are similar in intent to those requiring sand and gravel removed from city streets to be disposed of at licensed landfills. The project will be funded in parts with each division paying an equal share of project costs. The funding provided in the budget is very preliminary with no engineering or architectural analysis completed. That will occur during the budget year.

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**Vacuum Truck** – A replacement vacuum truck is proposed to facilitate necessary sewer line cleaning and inlet extraction of materials that can cause sewer backups if not addressed. The equipment is a critical element in our scheduled sanitary sewer maintenance program that helped the city successfully defend itself several years ago before the Nebraska Supreme Court over several sewer backup claims of negligence. The current unit will be offered for trade in value.

**Lift Station Replacement** – Lift station near Glur Park, east of Quail Run Golf Course and along Highway 30 near Flexcon are nearing end of life and must be replaced. The new structures replacing these units will be designed larger to carry the flows currently being experienced and for future additional flow levels. Property appraisals are underway for the easements necessary for two of these stations and bidding of the replacement structures is pending.

**Old Transfer Station Removal** – While not as significant as many of these projects and others included in the program, your attention is brought to this project simply to advise this is a necessary compliance matter required as part of our permit to operate the new Transfer Station opened in 2015. Staff will attempt to address the potential economical reuse of any of the steel siding or structural elements of this building but the end result may simply be demolition and salvage.

As you review the program included in the budget notebook, you will find detailed project descriptions and funding sources for each listed project or equipment purchase proposed. The budget committee (Anne Kinnison, Janelle Kline and me) has worked diligently to address the needs of the departments submitting these requests and scheduling the same to ensure the funding of each within the resources available. City staff representing the respective divisions responsible for these project and purchases will be available on July 26 to address questions you may have.

We will be happy to also address potential projects or purchases included in future years within the five year program.