



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

Thomas M. Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

Thomas K. Ward, P.E.
Director

To: City Council
From: Tom Ward *Tw*
Date: March 9, 2017
Re: Proposed Public Utilities Water Revenue Bond and Budget Amendment
Project summary & updates - Flat Iron Tank, Flat Iron Well Replacement

This memorandum is for City Council reference in review and consideration of proposed water revenue bonds and budget amendment to support construction of several important capital improvement projects in accordance with the City's water system master plan. These projects have been reviewed and approved with our Public Utilities Advisory Board, and included in our proposed FY 2017-18 budget. Public Utilities would like to accelerate the schedule for bond issuance so that construction can begin in July 2017 to meet summer construction schedule needs, and to take advantage of current bond market conditions given the trend of rising bond rates.

Proposed budget amendment and bond documents have been prepared under separate cover which reflect bond proceeds, capital project and debt service changes for Council consideration and approval.

PURPOSE AND NEED

The purpose of the Flat Iron Tank and Well Project is to replace the two existing 2 million gallon tanks with one new 5 million gallon tank at Flat Iron Park. The existing tanks are nearly 50 years old, do not meet current seismic structural design criteria, and are in need of repair. The new tank will meet seismic requirements and will provide an additional 1 MG of water storage to support City growth, including development in the downtown Sandy Cairns area.

The proposed well replaces a 30-year-old well located northwest of Flat Iron Park that was abandoned due to sanding. In addition, this well helps replace 5 historic well sources in other areas of the City that are no longer used for drinking water due to groundwater contamination from perchlorethylene (PCE, a cleaning solvent) and chlorides (salts). The new well, situated next to the new tank, will also provide better operational efficiency for the City's water system.

SCHEDULE AND COST

The proposed tank is currently under design. Pending final budget approval and bonding, construction of the tank will begin this fall. Tank construction and drilling/well house installation should be completed in 2020. The estimated cost for the tank, well house and site improvements will be approximately \$7 million, which is included in the current budget and bond proposal.

ENGAGED DESIGN AND PUBLIC INPUT

Public comments and concerns have been taken into consideration through the design process. This included meeting with neighbors next to the tanks and engagement with the area community coordinator in early 2017. We are currently going door to door to about 20 homes in the neighborhood. A broader area mailing of the project information will occur in mid-March.

Because this is an existing tank site, the project does not go to the Planning Commission, but will be submitted for Site Plan review. Various aspects of the design have been adapted to meet interests and concerns from neighbors and the public as well as Parks, Police and Fire departments. Some of the improvements include re-routing of the trail around the site and fencing prior to construction to separate the construction site and allow ongoing safe use of park fields and trails. We are including restrictions and incentives for the contractor to minimize noise, dust and impacts to neighbors and park users. In addition, the final tank location, trails and landscaping are designed to improve safety, aesthetics and public use by reducing hidden areas where the existing trail goes behind the tanks, moving the new tank further west away from the immediate neighbors to the east, and new pickle ball courts in the location of the existing tanks. Proposed design and project information is shown on the flyer that is being shared with the public (attached).

ATTACHMENTS:

Public Engagement Flyer Information (shared with neighbors and area community coordinator in February, distribution and mailing to Flat Iron Park area and general public site in March 2017)



Flat Iron Tank Project

February 8, 2016

Purpose of the Project:

The purpose of this project is to replace two existing (2 million gallon) tanks with one new 5 million gallon tank. The existing tanks are nearly 50 years old, do not meet current seismic structural design criteria, and are in need of repair. The city plans to construct a new tank that is structurally sound and provides more water efficiently to the city. Additionally, a well house will be located adjacent to the tank that will drill for water approximately 1,000 feet below the surface. This will replace the existing well located northwest of the new tank.

The city plans to locate the new tank approximately 100 feet to the north of the existing tanks. The existing tanks will be demolished and replaced with pickle ball courts shortly after the construction of the new tank is complete.

Common Q/A:

1. What will the height be of the new tank?

I will be 3 feet shorter than the existing tanks.

2. What is the construction season?

- Hopeful to start in the summer of 2017 (2 years of construction)
- Tank: 12 months of construction (complete by June 2018 for tank and June 2019 for well house)
- Well House: 12 months for drilling and equipping the well (3 weeks of 24 hour drilling). Sound walls will be installed for 3 of the 12 months. Sound will stay within city and county sound ordinance.

3. Where will the construction vehicles park?

Within Flat Iron Park

4. What are the hours of operation?

Within the County noise ordinance (7 a.m. to 7 p.m.) on weekdays. Residents will be notified if outside this window (specifically when drilling occurs).

5. Who can I contact to stay up to date on the progress of the project?

Design Team: Jamie Tsandes at 801-495-2224
City: Richard Benham 801-568-6074

6. Will the tank and well house be fenced?

Only around the back side (north and west) of the tank and pump house.

7. How will this impact the adjacent neighbors?

Construction equipment will be heard. Continuous drilling for 3 weeks (with sound walls).

8. Will I be able to see the tank and well house?

Yes, you will be able to see the tank and well house depending on your location, however, trees will be planted around the perimeter of the tank to provide screening. The tank will also be concrete and painted a natural brown/tan color to blend in with the landscape. See attached rendering for an idea of location and appearance.

FLAT IRON PARK TANK REPLACEMENT PROJECT



EXISTING
CONDITIONS



PROPOSED
CONDITIONS

- Replace two existing (2-million gallon) tanks with one new 5-million gallon tank.
- Construct a well house to be located adjacent to the tank.
- Construct 6-8 pickleball courts
- Add additional trees
- Re-route trail
- Start construction in fall 2017