

**Programs, Projects & Operations
Subcommittee Meeting
June 12, 2007
6:45 p.m.
Agenda**

Programs, Projects & Operations:

John Conley, Chairman
Rich Tesar, Vice-Chairman
Fred Conley
David Klug
Rick Kolowski

Alternate Members: Dorothy Lanphier
Jim Thompson

Staff Liaison: Gerry Bowen
Martin Cleveland
Ralph Puls *
Dick Sklenar
Paul Woodward

1. Meeting Called to Order – Chairperson John Conley
2. Notification of Open Meetings Act Posting and Announcement of Meeting Procedure – Chairperson John Conley
3. Quorum Call
4. Adoption of Agenda
5. Proof of Publication of Meeting Notice
6. Review and Recommendation on UNO Research Proposal for Impact of Omaha Reservoirs on Residential Property Values – Paul Woodward and Professor Steven Shultz, UNO
7. Review and Recommendation on Amendment to the Dam Site 1 and 3C Preliminary Study Agreement for Professional Services with HDR Engineering – Paul Woodward and John Engle, HRD Engineering, Inc.
8. Review and Recommendation on Revised Interlocal Agreement with the City of Omaha for Dam Site 13 Improvements – Paul Woodward
9. Review and Recommendation on Contract Award for Elkhorn River Public Access Site at West Dodge Road – Dick Sklenar and Tom Bentley, BCDM

10. Review and Recommendation on West Branch Channel Project – Low Water Crossings
Bids – Martin Cleveland and Kylie Fisher, Ehrhart Griffin

11. Adjourn

Memorandum

To: Programs, Projects, and Operations Subcommittee
From: Paul Woodward, Water Resources Engineer
Date: May 31, 2007
Re: UNO Research Proposal for Impact of Omaha Area Reservoirs on Residential Property Values

District Board Members and Staff were contacted by Professor Steven Shultz of the University of Nebraska Real Estate Research Center about the possibility of conducting a research study to evaluate the impact of Omaha area reservoirs on surrounding residential property values. Results of such a study would be of interest to the NRD for the purpose of negotiating real estate benefits realized on new private and public partnerships.

A proposal for the study entitled “The Impact of Omaha Area Lakes/Reservoirs on Residential Property Values” has been prepared by Dr. Schultz and is attached for the subcommittee’s review and recommendation. The purpose of the study will be to quantify the financial impact that 4 existing man-made lakes/reservoirs in the Omaha metropolitan area have had on nearby residential property values. These lakes/reservoirs include Standing Bear, Zorinsky, Candlewood and Walnut Creek.

The study will utilize an existing real estate transaction database prepared by UNO over the period of 2000 to 2006 and GIS regression analysis. The evaluation will also take into account several variables which affect local real estate values and work to hold those variables constant to effectively show the impact lake views and recreational access have. If pursued by the NRD, the research study will be completed by October 2007 for a total fixed cost of \$15,000.

In summary, the proposed research study will help demonstrate the economic benefit regional lakes created by flood control reservoirs have on adjacent property values. The study will be conducted by the University of Nebraska at Omaha Real Estate Research Center within 3 months for a total cost of \$15,000.

Management recommends that the subcommittee recommend to the Board that the General Manager be authorized to execute an agreement with the University of Nebraska Omaha to conduct a research study entitled “The Impact of Omaha Area Lakes/Reservoirs on Residential Property Values” for a total cost of \$15,000.

Memorandum

To: Programs, Projects and Operations Subcommittee
From: Paul Woodward, Water Resources Engineer
Date: June 1, 2007
Re: Additional Professional Services for Papio Reservoir 1 and 3C Preliminary Design/Study

In December 2005, the NRD Board approved a professional services contract with HDR Engineering, Inc. (HDR) to provide a preliminary study of Papio Dam Sites 1 and 3C for a total cost of \$621,907. Since that time, an amendment in the amount of \$98,687.00 was added to the contract in March 2007 to further evaluate the regional reservoir alternative, bringing the total contract cost to \$720,594. Of this total, \$614,042.48 has been billed as of April 28, 2007, leaving \$74,432.77 remaining under the contract.

Also in March, the Subcommittee and Board were updated on several of the originally scoped tasks which have required additional study and additional meetings. These out-of-scope services were documented by HDR in a memo dated March 1, 2007 which is attached along with the original memo provide by staff to the PPO Subcommittee in which the information was reviewed, but no action was recommended.

Since that time, HDR and District staff have reviewed these out-of-scope services, including additional steering committee and public meetings, more detailed hydrologic analysis, one additional flood control alternative, and more detailed land value assessments. These added services are considered justified as they were approved by District management prior to proceeding and were determined necessary to facilitate the most comprehensive and complete study possible. The costs of these additional services is estimated at \$85,079.

In summary, HDR is requesting that these additional services in the amount of \$85,079 be approved as outlined in the enclosed Amendment No. 2, increasing the total maximum contact fee to \$805,673.

Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute the proposed Amendment No. 2 to the professional services contract with HDR Engineering, Inc. for the Papio Reservoir Sites 1 and 3C Preliminary Design/Study, increasing the maximum contract fee to \$805,673, subject to changes deemed necessary by the General Manager and approved as to form by District legal counsel.

Memorandum

To: PPO Subcommittee
From: Paul Woodward, Water Resources Engineer
Date: May 31, 2007
Re: Revised Interlocal Agreement w/ Omaha for the Papio Dam Site 13 Project

There is a need to update and revise the existing Papio Dam Site 13 Interlocal Agreement with the Cities of Omaha and Elkhorn due to additional project cooperation and the annexation of Elkhorn. Therefore, District staff and legal counsel have prepared the enclosed revised agreement with the City of Omaha for your review and consideration.

The following is a summary of the revisions to the agreement:

- The NRD will convey title of all public property, including the prior Metropolitan Community College property not previously included in the agreement, to Omaha. The NRD will still reserve the right to construct, operate, and maintain the dam and to store water and sediment in the reservoir.
- The NRD will agree to pay Omaha the sum of \$38,000 for their work to grade the 0.5 acre wetland mitigation area as required of the NRD under the U.S. Army Corps of Engineer's (USACE) 404 permit. This fee is based on grading estimates prepared by BCDM.
- This agreement will also incorporate revisions to the cross-easements agreement for permanent mitigation easements in favor the NRD which are required conditions of the USACE 404 permit.

In summary, the NRD would agree to pay the City of Omaha for work they completed to grade the 0.5 wetland mitigation area and transfer all the land previously acquired by the District to Omaha, while Omaha would provide permanent easements needed by the District to preserve and maintain mitigation areas required under the Dam Site 13 404 permit.

Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute the proposed Revised Inter-Local Agreement between the District and the City of Omaha for Dam Site 13 Improvements, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Council.

Revised agreement will be posted as soon as available.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Dick Sklenar

SUBJECT: Elkhorn River Public Access Site Contract at West Dodge Road

DATE: June 4, 2007

On May 30, 2007, bids were received for the development on the second of three planned public access sites along the Elkhorn River. This site, which will be maintained by the District, is located at the southeast corner of West Dodge Road and the Elkhorn River. A \$78,000 grant is being provided by the Nebraska Game and Parks Commission through one of the programs they administer.

Unfortunately, only 1 bid was submitted. Dostals Construction Co. provided a bid of \$608,000 for the project. The estimate provided by our consultant (BCDM) was \$775,075.

The attached letter from the District's consultant would indicate that it may be prudent to have this contract awarded at this time.

It is recommended that the Subcommittee recommend to the Board of Directors that the contract be awarded to Dostals Construction Co., in the amount of \$608,000 for the Elkhorn River Public Access Project at West Dodge Road.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Martin P. Cleveland

SUBJECT: West Branch Channel Project (86th to Giles Road – Right Bank)
Tributaries Low Water Crossing Project Bids

DATE: May 31, 2007

Attached is a location map and typical plan drawings for the referenced Low Water Crossing project. The work consists of installing two separate reinforced concrete box culverts along the right bank (South side) of the West Branch Papillion Creek, between 86th Street and Giles Road in Sarpy County, west of Papillion, NE. The box culverts vary in size from 9 ft. by 7 ft. to twin 10 ft. by 8 ft. and from 47 to 48 ft. in length. The work consists of constructing these box culverts and related ramps from channel project access road to berm level. These box culverts will provide access across two tributaries for channel maintenance and future trail. The box culverts (low water crossing) will carry the 2 year frequency flood flows and are designed to handle over-topping by larger storm events via articulated concrete block slope paving. Work is to be completed by September 15, 2007.

A similar low water crossing project (Sites WW3, 4, 5 and 6) was bid in January 2007 and presently under construction by M.E. Collins.

A bid summary for the low water crossing project is as follows:

	Base Bid-(WW1 & 2)
Consultant's Estimate	\$308,874.20
JMN Construction	\$290,150.10
M.E. Collins Contracting	\$251,660.12

The apparent low bidder is ME Collins Contracting Company, Inc. with a base bid of: \$251,660.12.

Based on the estimated quantities, the total project cost would be \$251,660.12. The Consultant's Opinion of Probable Construction Cost by Ehrhart Griffin and Associates for the project is \$308,874.20

This work will be funded via funds included in West Branch Channel Project Contract Work (Account 01 03 – 04 4477). The proposed Fiscal Year 2008 budget includes \$624,000 in this account.

It is Management's recommendation that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute a contract for West Branch Channel Project tributaries low water crossing project with ME Collins Contracting Company, Inc. for their total base bid of \$251,660.12, which includes constructing low water crossings at tributaries WW 1 and 2.