

Memo to the Programs, Projects, and Operations Subcommittee

Subject: Savanna Shores Development

Date: August 29, 2003

From: Gerry Bowen

The District has been approached by the Boyer Young Development (BYD) regarding a cooperative venture known as Savanna Shores (see attached letter). BYD proposes to develop a 60 acre area southwest of 96th Street & Schramm Road, immediately south of Walnut Creek Recreation Area (see attached map). The development surrounds a portion of land owned by the District south of Schramm Road acquired as part of the flood pool of the reservoir and currently used as a wildlife management area. The development also includes a pond that was included in the Walnut Creek Watershed Water Quality Plan as a potential site for a permanent sediment storage structure.

The developer proposes the following:

1. BYD will rehabilitate the sediment pond to provide 25 years of sediment storage and to control the 100 year storm flow for the contributing watershed. They estimate the cost of the renovation to be \$150,000, of which, \$75,000 is requested from the District.
2. BYD will design and build a trail connection throughout this development which will connect to Walnut Creek Recreation Area at Schramm Road. They are requesting an easement from the District to construct the trail.
3. Hearthstone Homes, developer of the Grandview development, requests an easement from the District to construct a trail connecting Schramm Road to the existing Walnut Creek Recreation Area Trail. HH would design and build the trail and requests that this portion of the trail be named the "Hearthstone Trail".
4. BYD also will have to mitigate some wetlands. They have asked that the wetland mitigation area (1.45 acres) be located on the District land south of Schramm Road. They have asked for an easement to construct the wetlands, and to monitor the wetlands as long as is required in the mitigation plan (3-5 years).

This project will benefit the District in several areas.

1. Provide a permanent sediment storage facility in the watershed to protect the reservoir.
2. Provide pedestrian access to the recreation area and further expand the trail network in the watershed.
3. Provide enhanced wetland habitat on District property.

It is recommended that the Subcommittee recommend to the Board that management be directed to prepare an interlocal agreement with Boyer Young Development and Hearthstone Homes for trail, wetland and sediment basin improvements in the Savanna Shores Development and in Walnut Creek Recreation Area property for consideration by the Board in October, 2003.



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August 27, 2003

Mr. Marlin Peterman
Papio Missouri River Natural Resource District
8901 S. 154TH ST.
OMAHA, NE 68138

RE: SAVANNA SHORES SUBDIVISION
E&A # 2003105.01

Dear Marlin:

Thank you for meeting with myself, Mark Boyer with Boyer Young Development and Barbi Hayes last week to discuss the proposed 60 acre Savanna Shores subdivision. As discussed, this subdivision is located directly south of Walnut Creek Reservoir on the south side of Schram Road and west of 96th Street. The subdivision will contain 209 single family lots and a 6.75 acre neighborhood commercial lot located on the southwest corner of the 96th Street and Schram Road intersection. The subdivision also surrounds a 4 acre tract of land owned by the NRD. I have enclosed a plan of the subdivision for your reference. As you can see, a major amenity of the area is a drainageway that runs from south to north, towards Walnut Creek. There is a small pond at the southerly end of the drainage way to control sediment runoff. The developer has plans to enhance this natural area, and believes this enhancement will benefit both their development and the NRD. Boyer Young is therefore requesting assistance from the NRD for a number of issues concerning this area as follows:

First, the developer will improve the existing pond to a permanent installation. It will be designed to handle a 100 year storm event and be designed to provide 25 years of sediment storage. This involves the reworking of the dam structure and upgrading the principal spillway from the existing corrugated metal piping to concrete piping. The estimated cost of this improvement is \$150,000, of which the developer is expecting a 50/50 match by the NRD up to \$75,000. The developer will also excavate the pond to the south to provide addition sediment storage and pond capacity. This improvement will add additional sediment and flood protection for the lake and at the same time benefit the developer by creating a larger amenity for the neighborhood. An easement will be given to the NRD over this pond area and will describe the requirements for the land usage and maintenance responsibilities.

Secondly, the developers for the surrounding subdivisions have entered into an agreement for the construction of a system of trails to provide links from the proposed school in the Grandview subdivision, to the parks in the Summit Ridge, Edgewater on the Park and Walnut Creek subdivisions, and will run along Schram Road and request a link through the NRD property north

of Schram Road into the Walnut Creek Lake property to connect to the existing trail adjacent to the lake. A copy of the proposed trail plan is included for your review. This developer will also participate in the continuation of this trail system. As you can see, a trail is planned to start at the south end of the drainageway at Hardwood Drive and run northwesterly through the NRD property, will cross Schram Road and continue northerly to connect with the existing trail adjacent to the lake. The Savanna Shores Development will pay to construct the trail through their property and through the NRD property to Schram Road. Hearthstone Homes, which is the developer for the Grandview subdivision will pay to construct the continuation of the trail from Schram Road north to the connection with the existing trail adjacent to the lake. Hearthstone requests that with their donation, that this trail link be designated as the "Hearthstone Trail". The trail will be designed and constructed to the NRD specifications at a location to be approved by your staff.

The final request involves the mitigation of wetlands. The proposed subdivision layout will disturb approximately 1 acre of wetlands. We have identified a location within the NRD's four acre site adjacent to Savanna as a location to mitigate these wetlands. We request your permission to utilize the NRD property to mitigate these wetlands. This will require an area of approximately 1.45 acres. The mitigation is proposed to be located adjacent to the existing drainageway on both the east and west sides. We believe this mitigation would be a benefit to the NRD by providing additional area for storm water to drain and sediment filtration to occur. Boyer Young would provide all permitting, design, construction, maintenance and monitoring for 3 to 5 years until the Corps. of Engineers has agreed that the mitigation has been properly established. An easement would be provided over the mitigation area with language describing the responsibilities of the developer for future maintenance requirements.

We appreciate your consideration of our requests, and will be available for the September 9th subcommittee meeting to make our presentation. If you have questions, please call.

Sincerely,

E&A CONSULTING GROUP

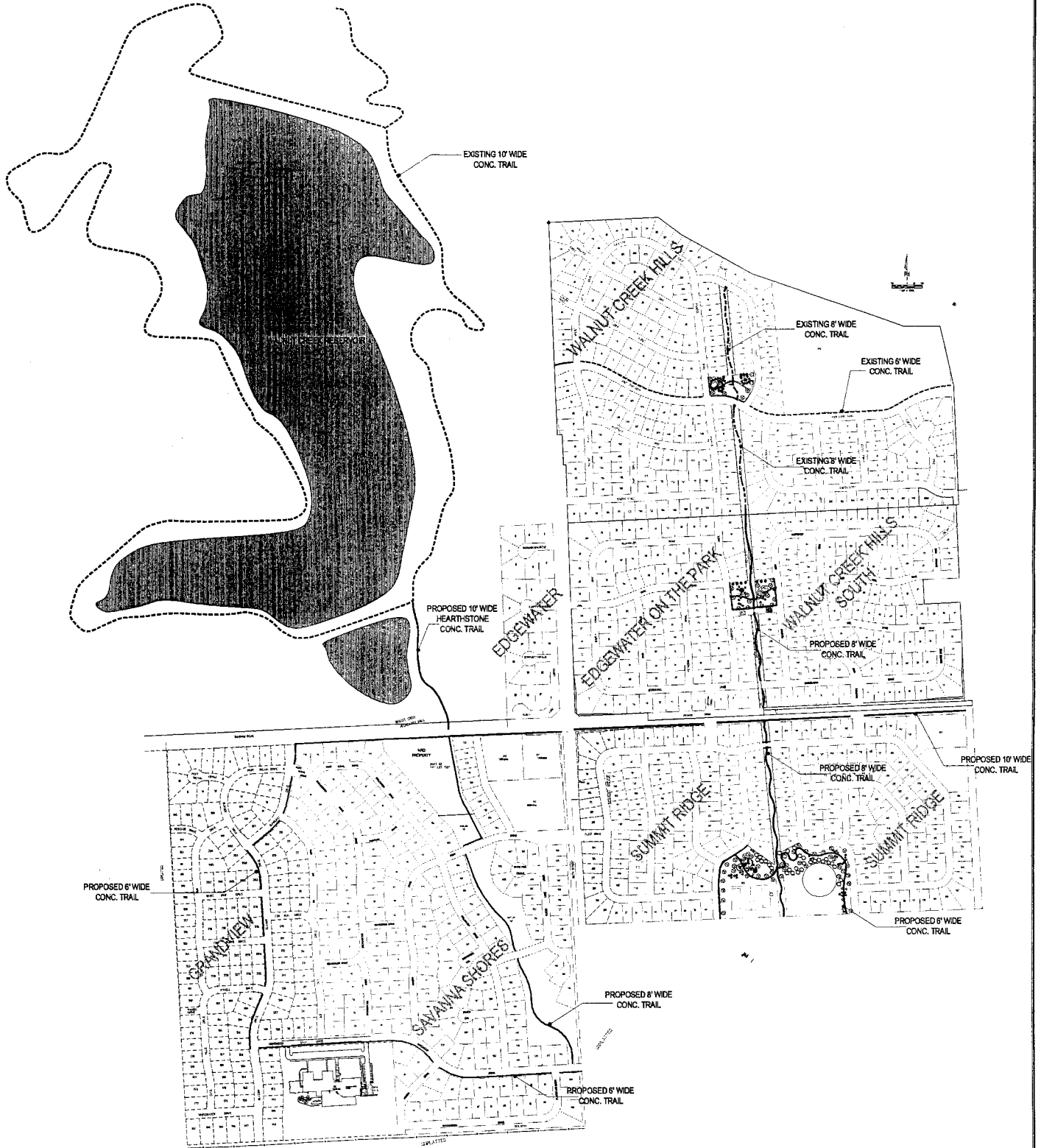


Jeffrey D. Elliott, P.E.

AUG 28 2003

AUG 28 2009

7/15/09



Project No.	2009-03	Revision	
Date	08/28/09	Scale	AS SHOWN

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Martin P. Cleveland, P.E., Construction Engineer

**SUBJECT: Western Sarpy Clear Creek Project
Demolition Services for Beacon View/Vencil's Island Area Bids**

DATE: September 9, 2003

This memorandum is a follow-up to an August 28, 2003 memorandum to the Subcommittee. AMI Environmental was hired to perform an asbestos survey/testing of seven cabins to be demolished. This survey was done to determine if there are asbestos components in these cabins and help resolve the apparent low bidder status. AMI has estimated asbestos amounts for each cabin site and this is shown in the enclosed report.

Based upon the AMI report, the bid summary (attached) has been revised to reflect estimated asbestos quantities. Asbestos material has to be disposed in a different manner/location than usual demolition materials.

Staff is still evaluating the bids to determine the apparent low and best bidder and expects to have a recommendation at the September 11, 2003 Board of Directors meeting.

CC: Nelson Carpenter, Corps of Engineers

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Martin P. Cleveland, P.E., Construction Engineer

SUBJECT: Western Sarpy Clear Creek Project
Demolition Services for Beacon View/Vencil's Island Area Bids

DATE: September 2, 2003

Attached is a location map and bid summary sheet for the demolition of seven cabins owned by the District. Five of the seven cabins are located in Beacon View area in the proposed levee footprint zone.

Two of the seven cabins are located on the former Glasshoff property on Vencil's Island. One of the cabins (north location) may be preserved for possible Game and Parks Commission use, if a management agreement for Vencil's Island is agreed upon in the future. The District is required by the Corps of Engineers to remove all structures (e.g. cabins) from project right-of-way as a land rights task. A bid summary is attached for your consideration. The apparent low bidder is Anderson Excavating Co. with total bid (Item A to G) of \$29,625.00. However, if one considers possible asbestos removal of 100 lb. per cabin, Heimes Excavating would be the apparent low bidder. Staff is investigating the existence of asbestos at each cabin via a consultant, and plans to have a recommendation at the Subcommittee meeting.

Attachment

CC: Nelson Carpenter, Corps of Engineers

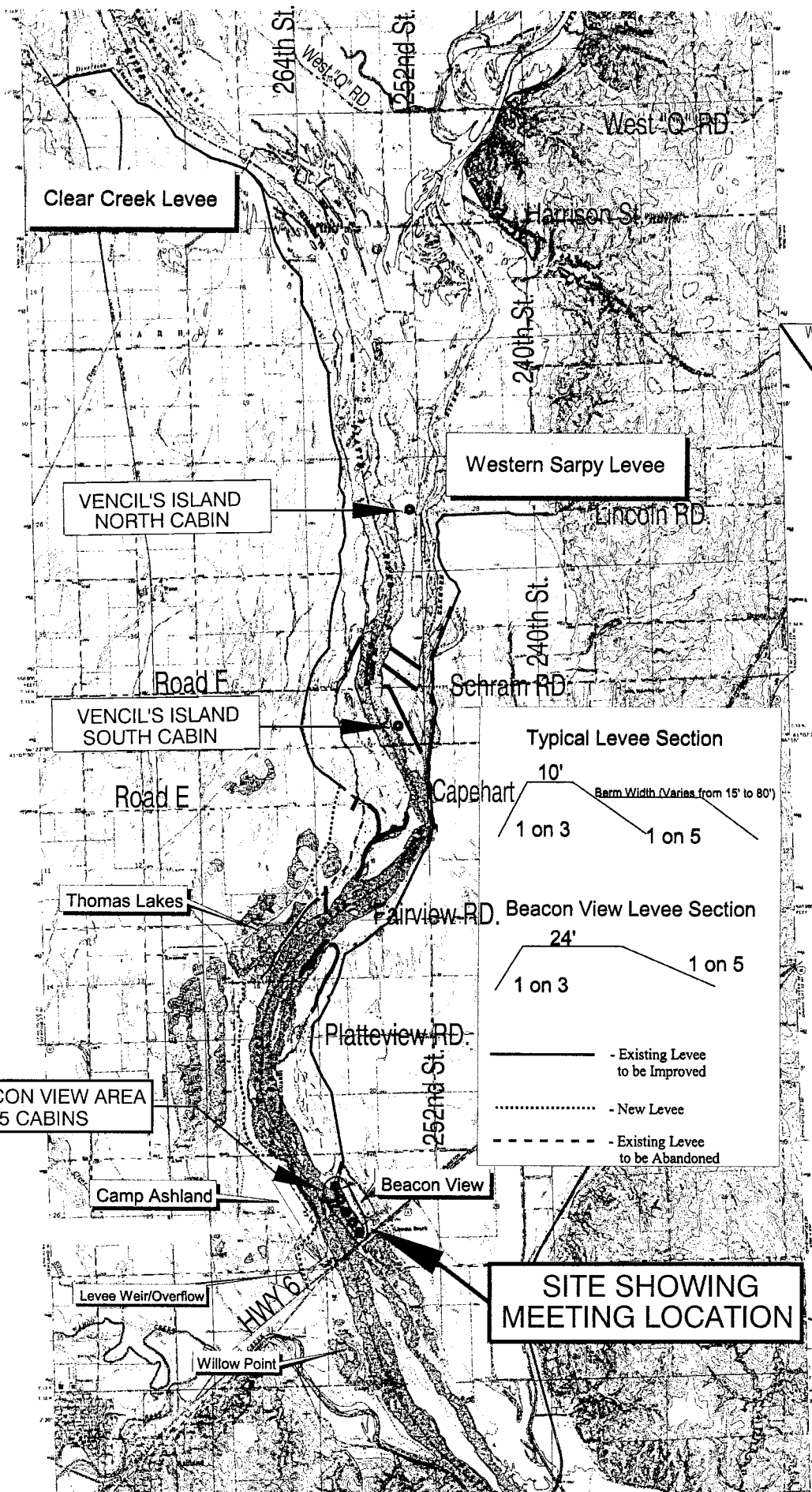
47903 MC:pz FEL memo

WS/CC Project Beacon View/Vencil's Island Area Cabin Demolition Services

Bid Summary

Opening Date: August 28, 2003 at 10:00 a.m.

CABIN DESCRIPTION		HEIMES EXCAVATING	UNIVERSAL CONTRACTING	BEAVER EXCAVATION	ANDERSON EXCAVATING
ITEM	LOT LOCATION	DEMO BID	DEMO BID	DEMO BID	DEMO BID
A	14 Beacon View	\$4,480.00	\$8,751.00	\$8,200.00	\$3,660.00
B	16 Beacon View	\$4,685.00	\$7,598.00	\$8,200.00	\$3,470.00
C	17 Beacon View	\$5,840.00	\$7,727.00	\$8,800.00	\$4,690.00
D	18 Beacon View	\$6,280.00	\$13,166.00	\$8,200.00	\$6,100.00
E	20 Beacon View	\$4,280.00	\$6,235.00	\$8,200.00	\$3,120.00
F	North Vencil's Island	\$4,480.00	\$5,219.00	\$8,500.00	\$2,225.00
G	South Vencil's Island	\$6,900.00	\$8,828.00	\$8,500.00	\$6,360.00
TOTAL (A to G)		\$36,945.00	\$57,524.00	\$58,600.00	\$29,625.00
Asbestos Removal \$ per Lb.		\$10.00	\$0.28	\$10.00	\$29.60
Bid Bond Yes/No		Yes	Yes	Yes	Yes
Received Addendum # 1		Yes	Yes	Yes	Yes
*** Asbestos Removal/Disposal Bid \$ per lb.					



WS/CC PROJECT
DEMOLITION
SERVICES
LOCATION
MAP

Typical Levee Section

10'

Berm Width (Varies from 15' to 80')

1 on 3 1 on 5

Beacon View Levee Section

24'

1 on 3 1 on 5

— Existing Levee to be Improved

..... New Levee

- - - Existing Levee to be Abandoned

SITE SHOWING MEETING LOCATION