



Legislation Text

File #: 160012., Version: 1

Agreement for Purchase of Easement and Stormwater Improvements (B)

This item is a request for the City Commission to approve an agreement with Southpark Investment Group, LLC (SIG) for the construction of the second portion of the Innovation Square Storm Pipe Upgrade project.

The stormwater conveyance system in and around Innovation Square was installed over time and in a manner that proved to be insufficient to prevent flooding upstream. The pipe network from SW 2nd Avenue to the headwall in the 900 block of SW 5th Avenue was identified in the Tumblin Creek Watershed Management Plan as needing to be upgraded in certain sections to remove constriction points in order to alleviate upstream flooding conditions.

The original project routed a new pipe system around the former Alachua General Hospital site west in SW 2nd Avenue, south in SW 10th Street, and east in SW 5th Avenue. With the master planning associated with the Innovation Square and the demolition of Alachua General Hospital, the project was modified to be a straight corridor to reduce the pipe lengths, roadway impacts, and costs.

The first portion of the 72” storm pipe upgrade in Innovation Square was completed in 2014 as part of the construction of SW 9th Street. This project terminated the 72 inch pipe on the north side of SW 4th Avenue. This project will extend the pipe from its current location on the north side of SW 4th Avenue to the headwall on the south side of SW 5th Avenue, crossing both SW 4th Avenue and SW 5th Avenue.

Southpark Investment Group (SIG) is in the process of redeveloping the western portion of a parcel located between SW 4th Avenue and SW 5th Avenue through which the existing 72 inch pipe is located. SIG and Public Works have worked together to include the installation of a new City’s 72 inch pipe extension concurrent with SIG’s site work.

This project will also include the relocation and upgrade of the existing headwall to which is currently located approximately 4 feet from the edge of pavement which requires guard rail. Additional improvements along the corridor will include a multi-use path with a pedestrian overlook of the creek at the southern limit, but are not a part of the work associated with Public Works. SIG has also agreed to provide the City with an easement for the 72 inch pipe for future maintenance.

The cost for the proposed easement which would also include the completion of the storm pipe extension and headwall improvements is \$784,057.00. The cost of the improvements includes

- Costs for the open cut and repair for SW 4th Avenue and SW 5th Avenue.
- Costs for the installation of the 72” storm pipe and its associated structures.
- Costs for the installation of the secondary storm infrastructure improvements that needed to be removed due to the new path for conveyance.
- Costs for the new headwall, which includes a large amount of fill in order to move the headwall to an

appropriate distance from the SW 5th Avenue pavement edge.

The originally proposed route would have cost an estimated \$1,500,000. This would have included open cut and repair as well as temporary roadway closures for the following sections of roadway:

- SW 4th Avenue from SW 9th Street to SW 10th Street
- SW 10th Street from SW 4th Avenue to SW 5th Avenue
- SW 5th Avenue from SW 10th Street to SW 9th Street

The proposed improvements through SIG's property provides for a more efficient system, lower cost for the City, as well as less interruptions to the traffic patterns for the area.

Funding in the amount of \$784,057.00 is available through SMU funding identified in the Capital Improvement Plan for Pipe Replacements.

The City Commission: 1) approve the agreement; 2) authorize the City Manager or designee to execute the appropriate documents subject to approval by the City Attorney as to form and legality.