



## THE CITY OF KEY WEST

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MEMORANDUM

### EXECUTIVE SUMMARY

**TO:** Jim Scholl, City Manager  
E. David Fernandez, Asst. City Manager – Operations

**FROM:** Jay Gewin, Utilities Manager

**DATE:** March 15, 2012

**RE:** **Approval of an Easement Agreement with the Monroe County School District to Allow the City to Construct an Elevated Generator Platform and Control Panel for a Stormwater Pump Station**

#### ACTION STATEMENT:

This resolution will approve an easement agreement with the Monroe School District that will allow the City to construct an elevated generator and control panel for the George St. Stormwater Pump Assisted Well and Outfall Project.

The easement is for an approximately 22 x 40 foot area at the north end of Ashby St. on Horace O'Bryant Middle School property.

#### BACKGROUND:

The George St. Pump Assisted Well and Outfall project will have a tremendous benefit for this neighborhood situated in one of the lowest-elevation areas in our city which has suffered through repeated flooding episodes in the past, particularly during the devastating hurricane season of 2005. The City had a very good public meeting with the residents of this neighborhood to discuss the project and received their support for moving forward on construction.

The project consists of the construction of two pump-assisted wells located at Catherine and Ashby St., an elevated generator platform that will be located within this easement, and an emergency outfall pipeline running from the wells down Catherine St. to the retention pond located off of Jose Marti Dr. between the Police Station and Bayview Park.

*Key to the Caribbean – Average yearly temperature 77° F.*

The project has already been bid, and the City is currently awaiting confirmation from FEMA that they will fund 75% of the construction costs of this project. We will award the construction contract once we have confirmation of grant funding.

## **PURPOSE AND JUSTIFICATION**

A key component of this stormwater pump station project is the elevated generator platform. This is important because it will house a generator above flood plain elevation so the pump station can remain operational during an extended power outage. Additionally, the control panel for the pumps will be mounted on top of the platform so it also can be elevated.

The actual stormwater pumps will be located below ground in the street at the northern dead-end of Ashby St. next to Horace O'Bryant Middle School. This is a very short section of roadway that includes just two homes, one on either side of the road, with each having its own driveway on Ashby St. The fence to the middle school is at the north end of this street.

It would be difficult to fit both the stormwater pumps and generator platform in this small section of roadway. And if we tried, both residents would have an extremely difficult time accessing their driveways. Key components of the project, such as the vortex unit, may have to be moved to the middle of the Ashby/Catherine intersection, which would complicate construction and the traffic plan during work

The easement includes these components as part of the agreement:

- 1) The City will pay for the cost of constructing a 24" diameter, 80' long PVC pipe to connect two stormwater swales on H.O.B. property. This is because the easement sits on a piece of property where a swale was previously going to be constructed. Connecting these two swales and extending the end of the swale to the east will preclude our easement affecting drainage on H.O.B. property.
- 2) The City will construct a 12 foot fence around the easement so that children cannot access the generator platform site. This will be performed by the City's contractor for the job.
- 3) The City will construct a 10 foot vehicle gate, and a 5 foot pedestrian gate adjacent to the easement at the end of Ashby St. This will also be performed by the City's contractor
- 4) The City will pay for a pro-rata share cost of amending Grantor's permit with the South Florida Water Management District for the Horace O'Bryant Middle School construction project to the extent that the said permit is impacted by the easement. This should be a minimal expense.

The Monroe County School District approved this easement with the City at its February 28<sup>th</sup> board meeting.

## **OPTIONS / ADVANTAGES / DISADVANTAGES:**

1. The City Commission can approve the easement for the stormwater pump station with the Monroe County School District. This option is recommended, because it will have the least impact for the neighbors to the project, and is the better alternative for constructing the project.
2. The City Commission can decline this easement with the Monroe County School District. This option is not recommended by City Staff and our engineering consultant for the project. Constructing the generator platform on the City's right of way will make the construction project more difficult and create a greater impact on the neighborhood and its residents. It would also permanently make it very difficult for two homes to access or use their driveways.

## **FINANCIAL IMPACT:**

The City will not be required to pay the School Board for this easement. The cost for two of the points within the easement, the stormwater pipe connecting the swales will be below \$15,000, and associated engineering costs will each be well below the \$10,000. Modifying the SFWMD permit should only cost around \$250. Coastal Construction will perform the pipe installation according to the terms of their contract with the School District, and Perez Engineering will perform the engineering according to the terms of their contract with the City.

Costs for this project are budgeted in account # 402-3802-538-65/ST0802. The City will apply for 75% of costs from FEMA as a part of Phase II construction funding. We have not received a commitment from FEMA at this time, but are optimistic one is forthcoming.

## **RECOMMENDATION:**

Staff recommends that the City Commission select option 1, approving the easement with the Monroe County School District for the small parcel at the north end of Ashby St. for a stormwater pump station.