



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

### EXECUTIVE SUMMARY

**TO:** Bob Vitas, City Manager  
E. David Fernandez, Asst. City Manager – Operations

**FROM:** Jay Gewin, Utilities Manager

**DATE:** September 24, 2012

**RE:** **Approval of an Easement Agreement with the Monroe County School District to Allow the City to Construct an Underground Stormwater Emergency Outfall Pipe on Horace O'Bryant Middle School Property**

#### ACTION STATEMENT:

This resolution will approve an easement agreement with the Monroe School District that will allow the City to construct a section of an underground stormwater emergency outfall pipeline for the George St. Stormwater Pump Assisted Well and Outfall Project.

The easement is for a small ten foot wide strip totaling about 593 square feet. on Horace O'Bryant Middle School property in the southern end of their parking lot. This easement will allow the City to save approximately \$33,000 in construction costs.

#### 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 two very good public meetings 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

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

down Catherine St. to the retention pond located off of Jose Marti Dr. between the Police Station and Bayview Park.

The project is currently under construction by the contractor Wharton-Smith, Inc. The City Commission awarded this contract via Resolution 12-202.

## **PURPOSE AND JUSTIFICATION**

The underground stormwater emergency outfall pipeline travels through the City's right-of-way in the Horace O'Bryant Middle School parking lot. Most of that pipeline was already installed during the summer, in order to avoid work when school is in session.

When the pipeline was installed, the City learned that some of the existing underground infrastructure was not located as was indicated in the as-built drawings. Therefore, near the southern end of the school parking lot, construction was stopped because it could not proceed as originally designed.

The City looked at several options, and the preferred option was to request a short easement from the school board to install the pipeline in a portion of the parking lot where there is no underground infrastructure. This option would have the benefits of shorter construction duration and a savings of approximately \$33,000. School District staff is recommending approval of our easement request to the School Board.

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

1. The City Commission can approve the easement for a section of underground pipeline with the Monroe County School District. This option is recommended, because it will have the least impact for the neighbors to the project because of the shorter construction timeline, and will result in a savings of approximately \$33,000.
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. The City would incur an additional cost of approximately \$5,000 under this option by having to alter existing underground infrastructure to accommodate the 30" stormwater outfall pipe.

## **FINANCIAL IMPACT:**

The City will not be required to pay the School Board for this easement. The easement will allow the pipeline to be constructed at an estimated savings of \$33,000. Failure to utilize the easement would result in an additional \$5,000 cost.

Costs for this project are budgeted in account # 402-3802-538-65/ST0802. FEMA is funding 75% of the costs of this project.

**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 southern end of the Horace O'Bryant Middle School parking lot.