

Options for Secondary Access to the Star of the West

Option A – Rhode Property

Construction Cost:	\$334,365 - \$416,673
<u>ROW Cost:</u>	<u>\$ 0 - \$ 0</u>
Total Cost:	\$334,365 - \$416,673

Option B – Oswald Property

Construction Cost:	\$168,415 - \$265,011
<u>ROW Cost:</u>	<u>\$100,036 - \$100,036</u>
Total Cost:	\$268,451 - \$365,047

Option C – Change Use

No Direct City Cost

When Soccer Field Contracts are Up for Renewal:

Coordinate Changes in Soccer Field Usage Patterns;

Increase Use of Other Existing Soccer Fields:

Monitor Use of Fields and Impact of New Soccer Complex on Issue.

STAFF RECOMMENDATION: Cole, Ellis, Elkins and Green met and reviewed the alternatives and recommend Option C.

COST ESTIMATE: OPTION A ROHDE PROPERTY

	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	MOBILIZATION	LS	1.00	\$ 28,700.00	\$ 28,700.00
2	INCIDENTAL	LS	1.00	\$ 38,250.00	\$ 38,250.00
3	UNCLASS EXCAVATION	CY	1,600.00	\$ 12.00	\$ 19,200.00
4	SEWERMAIN & SERVICES	LS	1.00	\$ 39,700.00	\$ 39,700.00
5	RELOCATE METER PIT	LS	1.00	\$ 5,000.00	\$ 5,000.00
6	WATERMAIN & ACCESSORIES	LS	1.00	\$ 35,600.00	\$ 35,600.00
					\$ -
7	48" ARCH PIPE & ACCESSORIES	LS	1.00	\$ 20,420.00	\$ 20,420.00
8	BASE COURSE	TN	1,785.00	\$ 20.00	\$ 35,700.00
9	CURB & GUTTER	LF	2,166.00	\$ 28.00	\$ 60,648.00
10	A/C PAVING	TN	1,285.00	\$ 87.00	\$ 111,795.00
11	SIDEWALK	SF	4,332.00	\$ 5.00	\$ 21,660.00
	GRAND TOTAL OF ESTIMATE				\$ 416,673.00
	TOTAL MINUS WATER ONLY				\$ 381,073.00
	TOTAL W/O SIDEWALK				\$ 395,013.00
	TOTAL W/O CURB OR WALK				\$ 334,365.00

PROPOSAL FOR NEW ROAD AND IMPROVEMENTS TO PROPERTY

The owners of the property known as 1125, 1155 and 1175 Kennel Drive are willing to consider giving up to 50 feet of the northeast side of their property in an H-Deed to the City in return for the following improvements to the property to be arranged and paid for by the City.

- Current bridge to be replaced with a 2 lane bridge
- Replace each tree removed with the same number of large trees of owners choice and placed where owners choose
- Run City sewer lines to the 2 homes, shop and all mobile home spaces, hooked up with a meter to each unit
- Pave the road from the North end of the property to the South end including the parking lot for the house and shop and turn around on South end
- Pave around the 1st storage unit to be built
- Move the water pit
- Move the storage shed
- All fees, engineering and plans required to be the responsibility of the City
- All plans to be acceptable to owners
- Other options may be added for consideration

COST ESTIMATE: OPTION B OSWALD PROPERTY

	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	ROW ACQUISITION	SF	28100.00	\$ 3.56	\$ 100,036.00
2	REPOSITION SIGN	LS	1.00	\$ 3,500.00	\$ 3,500.00
3	R & R 5' CHAINLINK	LF	375.00	\$ 20.00	\$ 7,500.00
4	MOBILIATION	LS	1.00	\$ 11,250.00	\$ 11,250.00
5	INCIDENTAL	LS	1.00	\$ 11,250.00	\$ 11,250.00
6	UNCLASS EXCAVATION	CY	1880.00	\$ 12.00	\$ 22,560.00
7	BASE COURSE	TN	1420.00	\$ 20.00	\$ 28,400.00
8	CURB & GUTTER	LF	2542.00	\$ 28.00	\$ 71,176.00
9	A/C PAVING	TN	965	\$ 87.00	\$ 83,955.00
10	SIDEWALK	SF	5084	\$ 5.00	\$ 25,420.00
	24' TOP WITH CURB & WALK				\$ 365,047.00
	24' TOP W/O SIDEWALK				\$ 339,627.00
	24' TOP W/O CURB & WALK				\$ 268,451.00

September 14, 2009

Jason Green
City of Rapid City
300 6th Street
Rapid City SD 57701

RE: James & Helen Oswald
1899 E Centre Street

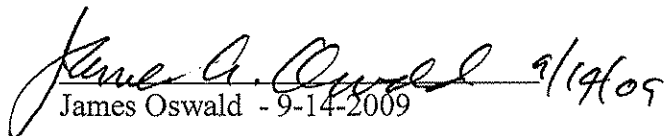
Dear Mr. Green:

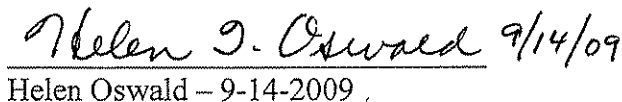
It is our intent to offer 59' x 477' on the East side of the following legal description to you for the purchase price of \$100,000.00 (one hundred thousand dollars) Lot A-B & Balance of Lot C SW1/4NE1/4 & Balance of Lot 1 NW1/4SE1/4.

It is understood that the City of Rapid City would be responsible for the following:

1. The surveying, re-platting and associated fees for acquiring and re-platting of the above referenced property.
2. Providing 2 curb cuts and the cost to complete.
3. Repositioning of the business sign and electrical with owner's approval.
4. Relocating the fence between the new proposed street and this property.

Sincerely,


James Oswald - 9-14-2009

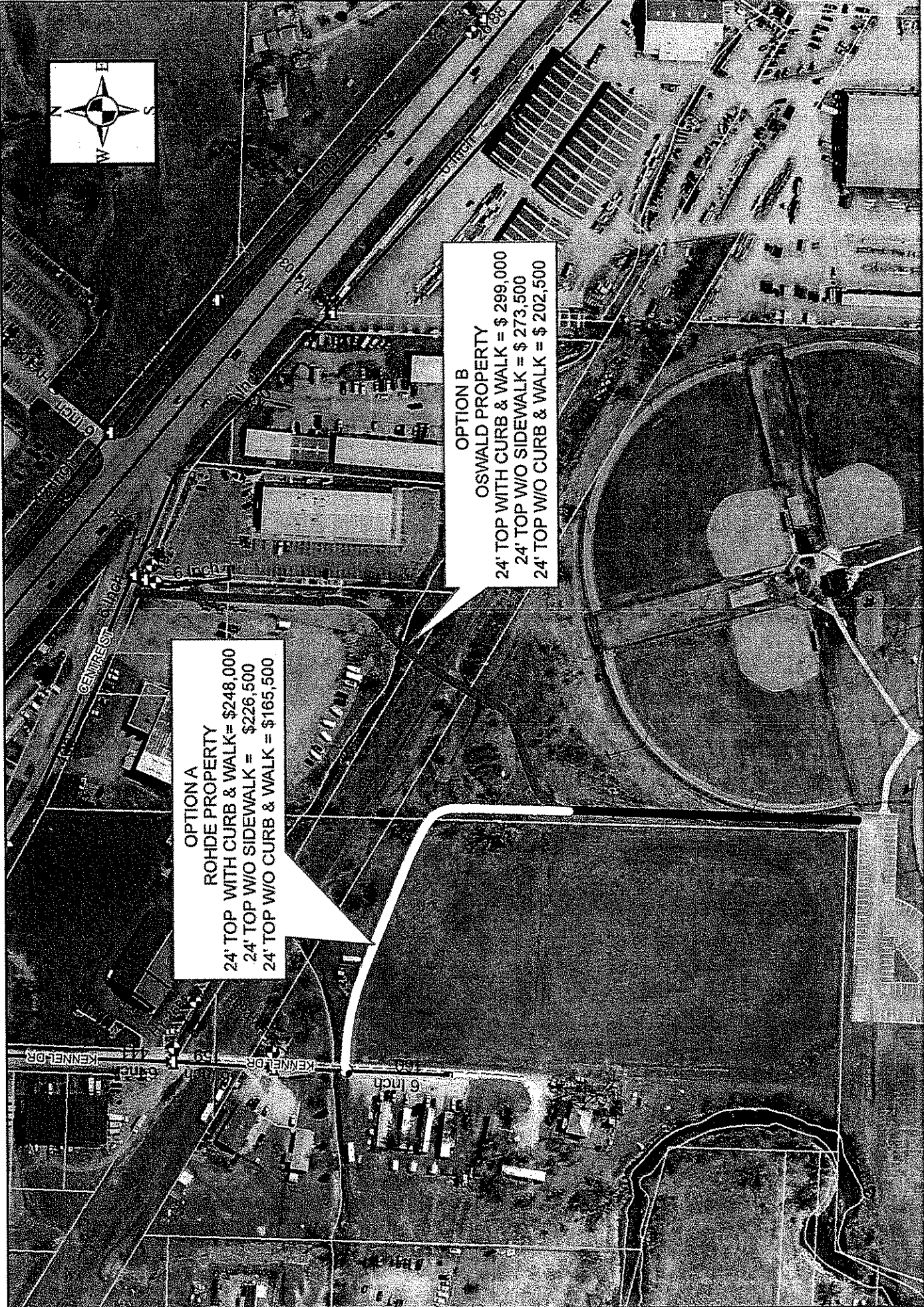

Helen Oswald - 9-14-2009

Jason Green - City of Rapid City

cc: Marcia Elkins
David Kahler



STAR OF THE WEST ACCESS OPTIONS



OPTION A
ROHDE PROPERTY
24' TOP WITH CURB & WALK = \$248,000
24' TOP W/O SIDEWALK = \$226,500
24' TOP W/O CURB & WALK = \$165,500

OPTION B
OSWALD PROPERTY
24' TOP WITH CURB & WALK = \$ 299,000
24' TOP W/O SIDEWALK = \$ 273,500
24' TOP W/O CURB & WALK = \$ 202,500