CITY OF SOUTH BEND
REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 8/11/2020

FROM: Zach Hurst, Project Engineer, DPW

SUBJECT: Budget Request – Press Ganey Site Improvements

_____Pres/V-Pres

ATTEST: _____Secretary

Date: _____

☐ APPROVED   ☐ Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

Purpose of Request:

This is a budget request for $25,000 from the River West TIF District to cover additional unforeseen expenses at the Press Ganey building site, where the Commission is funding $900,000 of site improvements. This parcel is generally known as 'Catalyst III' in Ignition Park.

During the initial phases of construction, it was determined the site differed from what the survey and As-Built plans had shown. Specifically, a sanitary sewer manhole was not in the location shown on the As-Built sewer plans for the area, meaning a sewer line needed to be run north to the nearest existing structure.

The situation was further complicated by the existence of an electrical ductbank which was closer to the building foundation than anticipated. This necessitated the shifting of the sewer line west, in the vicinity of the water service lines. Standard practice dictates that sewer and water lines be separated by 10' distance, otherwise higher quality pipe must be used for the sewer line. This amounts to over 350' of higher quality (and higher-priced) pipe required for the sewer line.

The City has worked with Press Ganey's design team to find the lowest-cost solution which meets the needs of both the City and Press Ganey. This budget request covers the most economical technical solution for their current situation.

INTERNAL USE ONLY: Project ID: PROJ_____;
Total Amount – New Project Budget Appropriation $_____;
Total Amount – Existing Project Budget Change (increase or decrease) $_____;

Funding Limits: Engineering: $_____; Other Prof Serv Amt $_____;
Acquisition of Land/Bldg (circle one) Amt: $_____; Street Const Amt $_____;
Building Imp Amt $_____; Sewers Amt $_____; Other (specify) Amt $ _____