

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 9/01/2021 Weekly Agenda Date: 9/07/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

28 Street Development Project (LEC Off-site Improvements)-
MidAmerican Energy Company - Main Gas Service Extension Installation

ACTION REQUIRED:

Approve Ordinance Approve Resolution Approve Motion
Public Hearing Other: Informational Attachments

EXECUTIVE SUMMARY:

Main gas line extension requires approval of MidAmerican proposal and payment distribution for the gas line extension to move forward.

BACKGROUND:

On 7/27/2021 the Board of Supervisors awarded the 28th Street Development contract but deferred "other expenditures" until a later date... after County/ City project adjustments and agreement is complete. That agreement is still not complete and its date of completion is unknown.

FINANCIAL IMPACT:

28th Street SC Engineering Contract = \$28,343.00
Other Expenditures = \$46,271.68
Total = \$74,614.68

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve MidAmerican LEC Gas Service proposal for main service installation and expenditure.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve MidAmerican LEC Gas Service proposal main extension installation and expenditure

Kenny Schmitz

From: Smets, Jordan (MidAmerican) <Jordan.Smets@midamerican.com>
Sent: Friday, July 23, 2021 9:15 AM
To: Kenny Schmitz
Cc: Miller, Misty (MidAmerican)
Subject: Woodbury County Enforcement Campus - Gas Extension and Service
Attachments: Woodbury Co Enforcement Campus - Gas Proposal - 2877270 and 2900600.pdf;
Woodbury Co Enforcement - Proposed Route.pdf

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Good Morning Mr. Schmitz:

Please see the attached proposal and proposed route for the gas main extension and service to serve the new Woodbury County Enforcement Campus on 28th St in Sioux City, IA.

If the proposal and design are satisfactory, please sign to return to me either with payment or email. Payments can be sent to the address below. Once both are received and the site is ready, we can release to operations for scheduling.

MidAmerican Energy
Attn: Jordan Smets – DMCC
PO Box 657
Des Moines, IA 50306

Let me know if you have any questions.

Thank you,

Jordan Smets

Customer Project Coordinator

Email: Jordan.Smets@midamerican.com

Office: 515.252.6565

MidAmerican Energy | 3500 104th Street | Urbandale, IA 50322



July 23, 2021

Woodbury County Building Services
Attn: Kenny Schmitz
401 8th St
Sioux City, IA 51101
kschmitz@woodburycountyiowa.gov

Reference: Install 1,360 feet of 6-inch gas main and 950 feet of 4-inch service to new Woodbury County Enforcement Campus on 28th St in Sioux City, IA.
WMIS: 2877270 and 2900600

Dear Mr. Schmitz:

The enclosed drawing shows MidAmerican Energy Company's proposal for providing gas to serve 23,200,000 BTU with one (1) meter at the above location. Upfront revenue credit in the amount of \$30,088.00 has been applied to this project. The remaining applicant charge for this installation is **\$74,614.68** (\$55,842.92 for the main extension and \$18,771.76 for the service) which is a Nonrefundable Contribution. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided. This proposal is based on the following terms:

MidAmerican Energy Company Proposes To:

1. Furnish and install gas service piping of the appropriate size to serve the above load.
2. Furnish and install applicable gas meter and header.
3. Supply required pressure at the meter.

The Applicant Agrees To:

1. Be responsible for all restoration.
2. Provide without cost to the Company such easements as are necessary for the installation and maintenance of Company's facilities on private property. If a 3rd party easement is required any cost associated in obtaining the easement will be paid by the applicant.
3. Grade the service route to within four inches of final grade and clear the route of construction materials, obstructions, trees, etc. Extra costs for additional excavation beyond normal trenching operations, due to unforeseen underground obstructions, shall be paid by the applicant.
4. Permanently mark private fuel lines with metal tags or paint for each unit.
5. The gas riser bracket must be installed at final grade.
6. Furnish and install guard posts around the gas meter set (if needed).
7. Install the unistruts on the building wall as per the specifications noted on the meter set

July 23, 2021

Page 2 of 2

WMIS 2877270 and 2900600

drawing that will be provided from MidAmerican Energy.

8. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located.
9. Be responsible for complying with all aspects of compliance as required by any local, state, or federal permit or plan associated with storm water pollution prevention or erosion control. It is specifically understood and agreed that MidAmerican Energy Company is providing the service requested by the Applicant solely for the Applicant. MidAmerican Energy will not become or agree to become a co-permittee or operator for the purpose of applicants' compliance with any local, state or federal permit or plan associated with storm water pollution prevention or erosion control.
10. It is specifically understood and agreed Applicant must certify that all of the above requirements shall be met or this Agreement shall be deemed null and void.

If a customer makes a change to their facility that requires MidAmerican Energy Company to install protect posts around the existing gas meter/s, the customer will be responsible for the cost to install the posts.

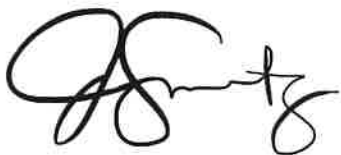
If MidAmerican Energy Company is required to start construction of gas facilities during the winter season the work will be subject to an additional winter construction charge.

It is MidAmerican Energy Company's responsibility to see that the various utility companies' facilities are located before our construction. This includes electric, natural gas, telephone, cable television, and generally water. It is the owner's responsibility to see that any privately owned systems such as water systems, irrigation systems, drainpipes, septic lines and underground wiring are located before MidAmerican Energy Company's construction. MidAmerican Energy Company assumes no liability for private facilities that are not located.

MidAmerican Energy Company installed facilities will remain the property of MidAmerican Energy Company.

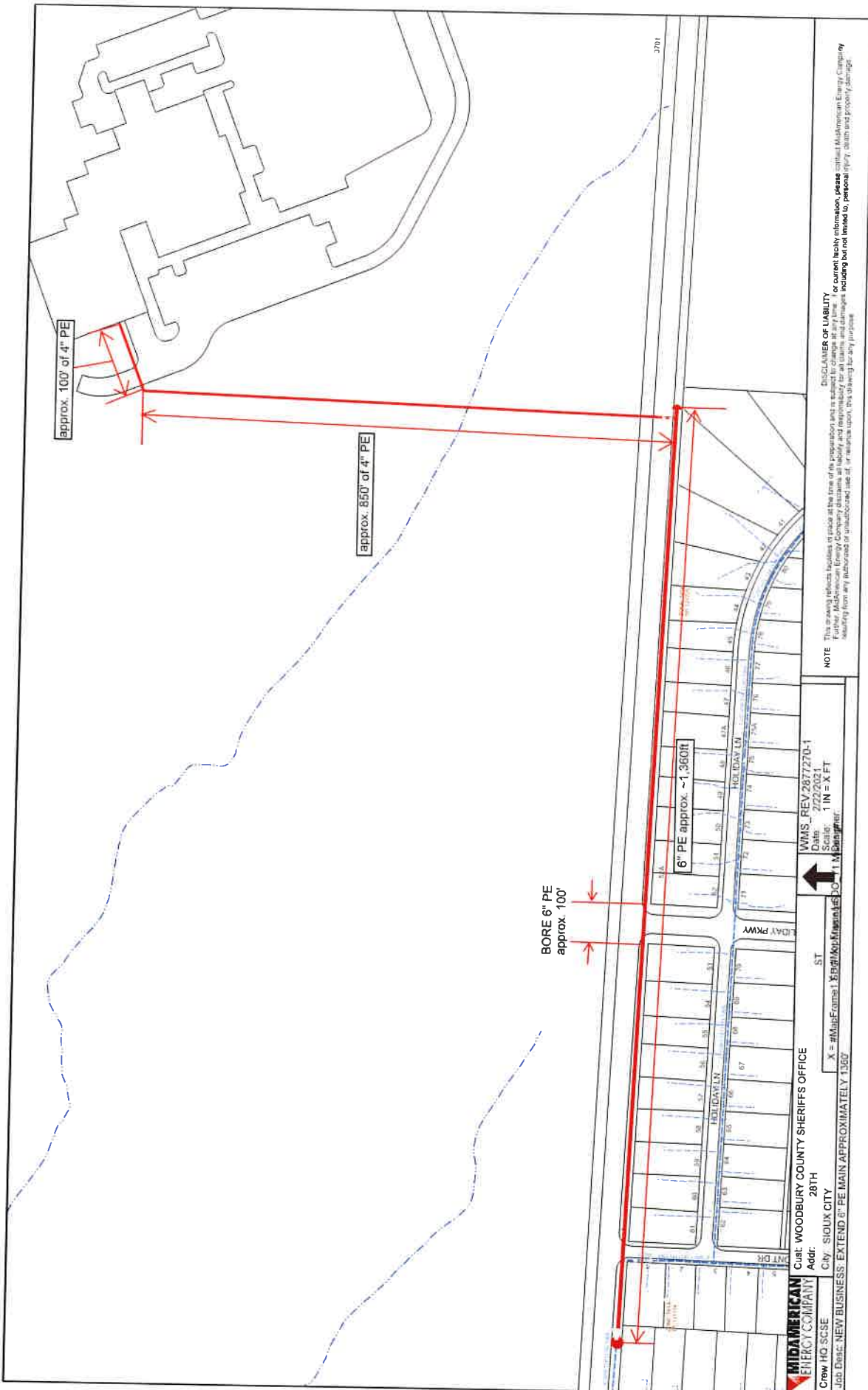
If this proposal is satisfactory, please sign and return one (1) copy of this letter to me. MidAmerican Energy Company will release the work for scheduling upon the receipt of a signed proposal, gas service facility application agreement, site readiness and payment of **\$74,614.68**. Please keep us advised of your plans so we may schedule our construction work at the appropriate time. Please contact me or Misty Miller at 712.233.4811 if you have any questions.

Sincerely,
MidAmerican Energy Company



Jordan Smets
Customer Project Coordinator
Enclosure: Design

Accepted By: _____ Date Service Required: _____



DISCLAIMER OF LIABILITY
 The drawings reflect facilities in place at the time of the preparation and is subject to change at any time. The Company disclaims all liability and responsibility for all claims and damages, including but not limited to, personal injury, death and property damage, resulting from any authorized or unauthorized use of, or reliance upon, the drawings for any purpose.

MIDAMERICAN ENERGY COMPANY
 Crew: HO-SCSE
 Job Desc: NEW BUSINESS EXTEND 3" PE MAIN APPROXIMATELY 1360'
 Cust: WOODBURY COUNTY SHERIFFS OFFICE
 Addr: 28TH
 City: SIOUX CITY
 ST
 WWS_REV 2877270-1
 Date: 2/22/2021
 Scale: 1 IN = X FT
 X = #MapFrom#1 X=#MapFrom#1
 11/11/2021

Kenny Schmitz

From: Miller, Misty (MidAmerican) <Misty.Miller@midamerican.com>
Sent: Tuesday, August 10, 2021 7:51 AM
To: Kenny Schmitz
Subject: RE: Woodbury County Enforcement Campus - Gas Extension and Service

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Good morning, Kenny!

I'm checking on the status for signing the proposal. Do you have an idea when it will be signed and returned? We can't release to operations for scheduling until we receive both the signed proposal and payment.

Thanks,
Misty

Misty D. Miller
Business Account Manager
Misty.Miller@midamerican.com
O: 712-233-4811
C: 402-660-4488



From: Smets, Jordan (MidAmerican) <Jordan.Smets@midamerican.com>
Sent: Friday, July 23, 2021 9:15 AM
To: kschmitz@woodburycountyiowa.gov
Cc: Miller, Misty (MidAmerican) <Misty.Miller@midamerican.com>
Subject: Woodbury County Enforcement Campus - Gas Extension and Service

Good Morning Mr. Schmitz:

Please see the attached proposal and proposed route for the gas main extension and service to serve the new Woodbury County Enforcement Campus on 28th St in Sioux City, IA.

If the proposal and design are satisfactory, please sign to return to me either with payment or email. Payments can be sent to the address below. Once both are received and the site is ready, we can release to operations for scheduling.

MidAmerican Energy
Attn: Jordan Smets – DMCC
PO Box 657
Des Moines, IA 50306

Let me know if you have any questions.
Thank you,

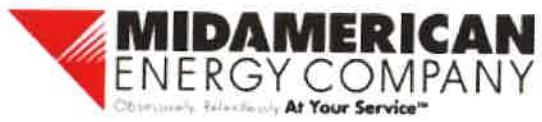
Jordan Smets

Customer Project Coordinator

Email: Jordan.Smets@midamerican.com

Office: 515.252.6565

MidAmerican Energy | 3500 104th Street | Urbandale, IA 50322



Kenny Schmitz

From: Miller, Misty (MidAmerican) <Misty.Miller@midamerican.com>
Sent: Monday, July 12, 2021 11:34 AM
To: Kenny Schmitz
Subject: RE: [INTERNET] RE: Status of New Woodbury County LEC (Gas Service)
Attachments: MidAmerican Energy Utility Information Required for Projects.docx

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hello, Kenny.

Last Wednesday, we received information on the total connected gas load that is a decrease from what we had originally estimated for this project. I wanted to give you a heads up on the additional cost and then our senior engineer will provide the information to Matt Miller at TOTH Associates.

We originally have been estimating the project and estimated revenue credits based on the 23.266 MMBTU connected load that was provided on the attached word document. However, we received the completed commercial gas service worksheet to get an accurate detail of the utilities at the site in order to better estimate the revenue credits. That sheet shows there is going to 12.270MMBTU connected load at this time, which changes the revenue credits we are able to give. The result is your cost to extend natural gas facilities changes from \$49,323 to \$75,327.67.

- Estimated cost is to extend approximately 1,360' of 6" Plastic 11psig natural gas main along the south ROW of 28th St. starting from Waterfront Dr.
- Estimated cost for the main install would be:
 - Construction Cost = \$76,500
 - **Approximate Revenue Credit = \$30,088**
 - CIAC (contribution in aid of construction) before Gross Up Tax = \$45,169.27
 - Gross Up Tax = \$9,178.40
 - **TOTAL MAIN CIAC = \$54,347.67**
- Estimated cost for the service install would be:
 - Construction Cost = \$17,437
 - Gross up Tax = \$3,543
 - **TOTAL SERVICE CIAC = \$20,980**
- **TOTAL CUSTOMER COST TO EXTEND NATURAL GAS FACILITIES = \$75,327.67**

This option, is the lowest cost option to install gas to serve the requested load.

Please don't hesitate to contact me with questions.

Thank you.
Misty

Misty D. Miller
Business Account Manager
Misty.Miller@midamerican.com
O: 712-233-4811
C: 402-660-4488



From: Miller, Misty (MidAmerican)
Sent: Friday, June 25, 2021 1:13 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Subject: RE: [INTERNET] RE: Status of New Woodbury County LEC

Hi, Kenny.

I wanted to keep you in the loop. Our senior gas engineer reached out today to Matt Miller at TOTH Associates to see if there are any changes for the natural gas plan at the new facility. This includes the timing of when that will be needed, approval to move forward with creating the agreement to install the natural gas facilities for this project.

As a reminder, the following is a copy of the cost estimate to be paid by the customer:

- Estimated cost is to extend approximately 1,360' of 6" Plastic 11psig natural gas main along the south ROW of 28th St. starting fr
- Estimated cost for the main install would be:
 - Construction Cost = \$76,500
 - Approximate Revenue Credit = \$52,944
 - CIAC (contribution in aid of construction) before Gross Up Tax = \$23,556
 - Gross Up Tax = \$4,787
 - TOTAL MAIN CIAC = \$28,343
- Estimated cost for the service install would be:
 - Construction Cost = \$17,437
 - Gross up Tax = \$3,543
 - TOTAL SERVICE CIAC = \$20,980
- TOTAL CUSTOMER COST TO EXTEND NATURAL GAS FACILITIES = \$49,323

Thanks,
Misty

From: Miller, Misty (MidAmerican)
Sent: Tuesday, June 22, 2021 2:11 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Subject: RE: [INTERNET] RE: Status of New Woodbury County LEC

Fantastic! I do appreciate the update – thank you.

Have a great summer, Kenny! It's going way too fast...

Misty

Misty D. Miller
Business Account Manager
Misty.Miller@midamerican.com
O: 712-233-4811
C: 402-660-4488



From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Sent: Tuesday, June 22, 2021 2:08 PM