



STAFF REPORT

DATE: August 18, 2026
TO: Ted Henry, City Manager
FROM: Anne Stephens, City Engineer
RE: Bel Aire Lakes Phases 2 and 3 Engineering Services

Proposal Focus:

Our Mission

- Attractive growth and safe living – Encourage attractive neighborhoods and new developments.

Our Values

- Working Together – Departments working together as one team. Staff working with residents, HOA's and neighborhoods. Citizens working with each other.

Current Situation:

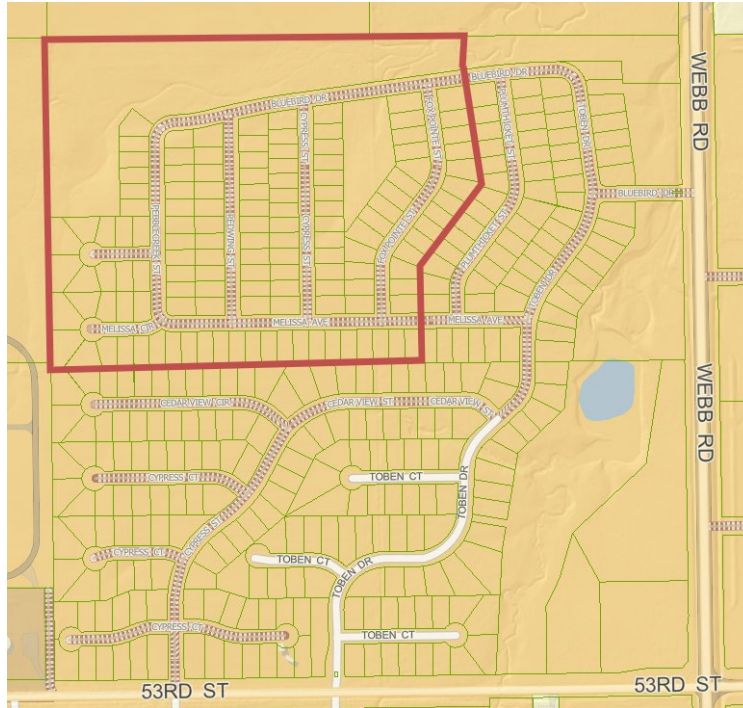
The Developer is ready to initiate the engineering design on Phases 2 and 3 of the Bel Aire Lakes Development.

Goals:

- To work with the Developer to grow the City in an attractive, safe manner that is consistent with City standards.

Discussion:

The Developer worked with Certified Engineering Design (CED) on Phase 1 of the subdivision and has asked them to provide an agreement for Engineering Design and Staking services for the phases 2 and 3 of the development of the subdivision. The fees included are for a full design and construction documents for Phase 2 and a preliminary/base design for Phase 3. This is to ensure the remaining development works harmoniously. There will be an additional contract for the final design and construction plan preparation once the Developer is ready to move onto Phase 3.



Financials:

The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. The costs of the project are as follows:

Phase 2 Bel Aire Lakes Addition

Description	Not-to-Exceed Fee
Additional Topographic Survey	\$7,500.00
Final Design of Waterline Improvement Plans	\$32,748.00
Waterline Construction Staking	\$9,824.00
Final Design of Sanitary Sewer Improvement Plans	\$54,705.00
Sanitary Sewer Construction Staking	\$16,411.00
Final Design of Paving and Drainage Improvement Plans	\$158,917.00
<u>Paving and Drainage Improvements Construction Staking</u>	<u>\$47,675.00</u>
Total Design and Staking Services for Phase 2	\$327,780.00

Phase 3 Bel Aire Lakes Addition

Description	Not-to-Exceed Fee
Base Design of Waterline Improvement Plans	\$19,754.00
Base Design of Sanitary Sewer Improvement Plans	\$29,426.00
<u>Base Design of Paving and Drainage Improvement Plans</u>	<u>\$77,164.00</u>
Total Design and Staking Services for Phase 3	\$126,344.00

***Engineering Design Services Total: \$454,124.00**

Construction Observation services are not included in this contract and will be secured separately and provided for in a separate agreement closer to the time of construction.