



Real People. Real Solutions.

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September 16, 2021

Pocahontas County Board of Supervisors

RE: Open Ditch Repairs
Drainage District No. 41
Project No.: A14.119089

Dear Board of Supervisors:

The engineer's estimated construction cost for the DD 41 Open Ditch Repairs was \$433,480. Eight bids were received, and the low bid was submitted by Dirt Proz LLC of Elgin, MN for \$290,560. The final construction cost is \$162,684.70 which is approximately 37.5% of the estimate. The district currently holds 10% retainage in the amount of \$16,268.47 from the contractor.

Dirt Proz LLC hired Anderson Drainage & Excavating LLC as a subcontractor for the dirt work portion of the job. Due to the increase in price and difficulty in availability for CMP pipe, the pipe work section of the contract was originally delayed and has since been removed from the contract via change order. Two pipes were replaced during the project. All existing pipes are functioning; however, some are in poor condition and will need to be replaced in the coming future. We have sent a pipe list to Gary Atherton, Drainage Clerk, recommending 4 additional pipes be replaced this fall.

Change Orders

One Change Order was issued during this project totaling a reduction in \$127,875.30 dollars.

- Most of the reduction was removal of the pipework from the contract.
- There was a \$10,391.50 reduction in riprap.
- There was an increase of \$12,600 for removing a fence along the open ditch.

Liquidated Damages

The project completion date was July 2nd, 2021. The dirt work was completed on July 29th, 2021. Liquidated damages are set at \$500/day. The actual damages from the project being completed late are minimal as no additional crop was destroyed that wouldn't have been destroyed if the project was completed by July 2nd. Damages can be discussed at the completion hearing.

Crop Damages

The damage area outside the existing right-of-way was calculated, and the costs were applied to the different types of land uses along the ditch. The open ditch has existing right-of-way; any damaged area inside the district right-of-way is not subject to damage compensation. The ditch's right-of-way is inconsistent from parcel to parcel; therefore, the damaged area is not uniform throughout the length of the ditch. The land uses considered are Grass, Corn, and Soybeans. A brief description of how each land use value was determined as follows.

- **Grass- \$300 / acre** – Owners of Grass/CRP will receive fair compensation for returning the land to its pre-construction state. The NRCS will instruct landowners what areas need to be reseeded and with what seed mix. For other circumstances, the landowner will make those decisions. Payment should cover site preparation operations, purchasing and drilling seed, CRP/buffer management, and general operating costs.

- **Corn – \$989 / acre damage** – We have used the Pocahontas County 2020 average yield of 187 bu/acre as listed on the Ag Decision Maker website and an average price of \$5.29/bushel for 2021 from Ag Decision Maker.
- **Soybeans – \$718 / acre damage** – The Ag Decision Maker website shows the 2020 average soybean yield of 53.5 bu/acre in Pocahontas County. We have used this value and an average price of \$13.42/bushel for 2021 from the Ag Decision Maker Website.

Our recommendation of damages for lands impacted by construction outside the existing ditch right-of-way using the calculated dollars/acre are shown below. The total recommended compensation for 2021 crop damages is \$5,553.30.

Deedholder	S-T-R	Damaged Acres	Crop	2021 Crop Damages
Main Open Ditch				
CITY OF LAURENS	22-93-34	0.0	GRASS	\$ -
LORENZEN FARMS INC	22-93-34	0.0	GRASS	\$ -
HOPKINS, GARY	22-93-34	0.5	GRASS	\$ 150.00
HOPKINS REVOCABLE TRUST, CONSTANCE	22-93-34	0.7	GRASS	\$ 210.00
HOPKINS, REVOCABLE LIVING TRUST, TREVOR	22-93-34	0.9	GRASS	\$ 270.00
STEWART FAMILY TRUST	22-93-34	0.5	GRASS	\$ 150.00
LONG, DARYL	15-93-34	0.5	GRASS	\$ 150.00
REESE, CHRIS	15-93-34	1.9	SOYBEAN	\$ 1,364.20
BOOGE PROPERTIES LIMITED PROPERTIES	15-93-34	0.2	CORN	\$ 197.80
REESE, JOHN	15-93-34	0.7	CORN	\$ 692.30
CARLSON, BRUCE	16-93-34	0.6	GRASS	\$ 180.00
POCAHONTAS COUNTY	16-93-34	2.5	GRASS	\$ 750.00
HAMILTON HEIDERMANN & ASSOCIATES	9-93-34	0.1	GRASS	\$ 30.00
Branch 2 Open Ditch				
POCAHONTAS COUNTY	16-93-34	1.4	GRASS	\$ 420.00
POTATO SKY HOLDINGS	17-93-34	1.0	CORN	\$ 989.00
		11.5		\$5,553.30

If there are damages outside the right-of-way that have not been reported, please notify the Auditor's Office to ensure proper completion and compensation. This includes fence repairs and farm driveway repairs.

Payment of damages will be made to the owner of each property. In some situations, the cost of restoring a property to production or buffer, falls on the tenant. We recommend the Board work with the landowner and tenant to ensure damages are paid to the tenant in those situations.

Completion Hearing

We are recommending the completion hearing be held in mid-October. We understand this is harvest time, therefore, we recommend scheduling the hearing for the early morning. If you have any questions or concerns, please call our office at 515-386-4101.

Sincerely,



Jacob Hagan, P.E.
Project Engineer

Tentatively
APPROVED
BY
BOARD OF SUPERVISORS
POCAHONTAS COUNTY

Sept 21 2021
Chrm