



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 8, 2025
AGENDA ITEM:	Consideration of Infrastructure Upsizing Reimbursement for Tiffin West – Honey Lane Development
ACTION:	Motion

Background

As part of the Tiffin West – Honey Lane Development, the developer was required to install public infrastructure including watermain and paving. To accommodate future growth and citywide infrastructure planning, the City requested that the developer upsize certain components beyond what was originally required for the development.

Watermain – Upsize

The watermain was upsized from an 8-inch diameter to a 12-inch diameter. While an 8-inch main would have been sufficient for the development, the 12-inch main provides increased capacity for future extensions and system-wide reliability. The cost difference between the 8” and 12” watermain was \$19,270.00.

Paving – Upsize

The paving section was also increased from a standard width to 8-inch Portland Cement Concrete (PCC), which provides a more durable surface suitable for higher traffic volumes and heavier loads anticipated in the area over time. The cost for the upsized paving is \$12,080.00.

Staff Recommendation

Staff recommends approval of the infrastructure upsizing reimbursement request for the Tiffin West – Honey Lane Development in the amount of \$31,350.00, which includes upsizing costs for both watermain and paving improvements.

ATTACHMENTS: -Watermain Invoice
-Paving PCC Invoice



Phase 1 Watermain - Original

Item	UNIT	Quantity	Unit Price	Ext Price
8" C900	LF	330.000	\$ 50.00	\$16,500.00
8" Valve & Box	EA	3.000	\$ 2250.00	\$6,750.00
8" X 6" TEE	EA	3.000	\$ 690.00	\$2,070.00
8" 45 DEG BEND	EA	2.000	\$ 515.00	\$1,030.00
8" PLUG	EA	1.000	\$ 270.00	\$270.00
				\$26,620.00

Phase 1 Watermain - Upsize

12" C900	LF	330.000	\$ 81.00	\$26,730.00
12" Valve & Box	EA	3.000	\$ 4850.00	\$14,550.00
12" X 6" TEE	EA	3.000	\$ 860.00	\$2,580.00
12" 45 DEG BEND	EA	2.000	\$ 790.00	\$1,580.00
12" PLUG	EA	1.000	\$ 450.00	\$450.00
				\$45,890.00

Phase 2 Watermain - Original

8" C900	LF	605.000	\$ 50.00	\$30,250.00
8" Valve & Box	EA	1.000	\$ 2250.00	\$2,250.00
8" X 6" TEE	EA	2.000	\$ 690.00	\$1,380.00
8" PLUG	EA	1.000	\$ 270.00	\$270.00
				\$34,150.00

NOT COMPLETED

Phase 2 Watermain - Upsize

12" C900	LF	605.000	\$ 81.00	\$49,005.00
12" Valve & Box	EA	1.000	\$ 4850.00	\$4,850.00
12" X 6" TEE	EA	2.000	\$ 860.00	\$1,720.00
12" PLUG	EA	1.000	\$ 450.00	\$450.00
				\$56,025.00

Original	\$60,770.00
Upsize (12")	\$101,915.00
2 yr Bond Inc	\$1,017.25

Difference w/ bond \$42,162.25

8" Watermain - Phase 1 =	\$26,620.00
12" Watermain - Phase 1 =	\$45,890.00
Difference*	\$19,270.00

*Phase 1 Upsizing	= \$19,270.00
Phase 1 Paving - Upsize	= \$12,080.00
Total City Portion:	\$31,350.00



Amount of this Scope: \$32,307.00

DESCRIPTION: PCC Upsize (36' - 40')

Phase 1 Paving - Upsize

Item	Unit	Quantity	Unit Price	Total
				\$0.00
8" PCC	SY	164	\$67.00	\$10,988.00
				\$0.00
Subbase	Ton	52	\$21.00	\$1,092.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Cost:				\$12,080.00

Phase 2 Paving - Upsize

Item	Unit	Quantity	Unit Price	Total
				\$0.00
8" PCC	SY	262	\$67.00	\$17,554.00
				\$0.00
Subbase	Ton	83	\$21.00	\$1,743.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Cost:				\$19,297.00

Item/Name	Total
PCC Upsize	\$31,377.00
Bond Increase	\$930.00
	\$0.00
	\$0.00
Total Cost:	\$32,307.00