



REQUEST FOR ACTION

**City-Owner Contract: Public Improvements to Serve
Del Webb Solhaus - Project No. J5682**

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrovski

Action Requested:

1. Authorizing a City-Owner contract for Project No. J5682, "Public Improvements to Serve Del Webb Solhaus," with City execution conditional upon full execution of the contract by Owner, Contractor, and Design Engineer, project and grading plan approvals, and Contractor's submission of the appropriate bond and insurance documentation and;
2. A professional technical services contract with Alliant Engineering, Incorporated, for \$322,980, for work related to Project No. J5682, "Public Improvements to Serve Del Webb Solhaus," subject to City execution of the City-Owner contract.

Report Narrative:

Public Works brings forward City-Owner and professional technical services contracts for consideration by the Council for Project No. J5682, "Public Improvements to Serve Del Webb Solhaus." A City-Owner contract is recommended with Pulte Homes of Rochester LLC, (as Owner), Enebak Construction Company, (as Contractor), and Alliant Engineering, Incorporated, (as Design Engineer). The use of a City-Owner contract will accommodate Owner's timeline for development while ensuring that the quality of public infrastructure meets City Standards, and it is the preferred contract to utilize for this project. A professional technical services contract is recommended with Alliant Engineer, Incorporated, (as Consulting Engineer) for \$322,980, to be paid by Owner. It is required by the City-Owner contract that Owner provide professional technical services for the project, as defined in the City Specifications and Standards.

Priorities & Foundational Principles:

Housing Access

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

A City-Owner contract is a required part of the City-Owner Construction Program, which is designed to ensure that the installation of public infrastructure, within a private development or due to a private development, is constructed to City Standards.

Prior Legislative Actions & Community Engagement:

January 5, 2026: Council Meeting - Major Land Subdivision No. CD2025-042PLAT approved

July 6, 2026: Council Meeting - Final Plat No. CD2026-011PLAT approved

Fiscal & Resource Impact:

As required by the contracts, Owner has paid the City for the preparation of the City-Owner contract, and Owner will provide pre-payment to City for use in compensating Consulting Engineer for their services according to the professional technical services contract.

Alternative Action(s):

There are no alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[City-Owner Contract - Public Improvements to Serve Del Webb Solhaus - Project No. J5682](#)

[Exhibit - Del Webb Solhaus - Project No. J5682](#)

[Professional Technical Services Contract - Del Webb Solhaus - Project No. J5682](#)