

**TO:** Michael C. Van Milligen, City Manager

**FROM:** Gus Psihoyos, City Engineer

**DATE:** January 9, 2014

**SUBJECT:** SRF Green Alley Bid Set 1  
(CIP 7102450)

### **INTRODUCTION**

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 1 Project.

### **BACKGROUND**

Construction of permeable paver alleys will reduce the volume and peak flow of runoff to the Mississippi River while also reducing the pollutant load associated with stormwater runoff. As part of the restructuring of the State Revolving Fund (SRF) loan with the Iowa Department of Natural Resources, \$9.4 million was allocated to reconstruct 73 alleys in the Bee Branch Watershed. These alleys are to be reconstructed over a three year period.

### **DISCUSSION**

This project will involve the reconstruction of three alleys in the Bee Branch Watershed. The alley locations are as follows:

- Johnson Street to Windsor Avenue (Between Providence Street and Windsor Avenue)
- 14th Street to 15th Street (Between Cedar Street and Maple Street)
- Foye Street to Ellis Street (Between Almond Street and W. Locust Street)

This project will reconstruct the first set of alleys for the SRF Green Alleys in the Bee Branch Watershed. The Engineering Department is working on the design and construction documents for the remainder of the alleys. Additional construction bid sets

will be developed in 5 to 10 alley groupings. The first two years of alley reconstruction include no utilities, except sewer manhole repairs where the project affects them.

The Engineering Department survey staff is currently performing topographic survey on the first year alleys. Engineering staff plan to initiate alley bid packages on a monthly basis until all of the alleys are designed. Engineering plans to bid all of the first year alleys (25) this year.

The reconstruction of the alleys will include:

- Removal of the existing alley pavement
- Excavation of the subgrade to allow the placement of clean washed stone for a storage medium
- Installation of a concrete border for the brick pavers
- Installation of HMA headers at the alley intersection with the intersecting streets.
- Reconstruction of the pavement surface with interlocking concrete pavers

This project will reconstruct the alleys into green alleys. These alleys allow rainwater to infiltrate into the pavement rather than runoff into the storm sewers. This infiltration allows for filtering of the water and recharge back into the aquifer. Monitoring wells are also planned to be installed so that water quality improvements can be documented.

The project construction documents will follow the Statewide Urban Design and Specifications (SUDAS) in the development of the construction documents.

The Iowa Department of Natural Resources (IDNR) have reviewed and approved the plans so that the City cost can be covered with SRF funds.

This project will be the second alley project to have special assessments. The first project was the Green Alley Permeable Pavers Project (17<sup>th</sup> – 18<sup>th</sup>, between Jackson & Washington Streets).

## **PROJECT SCHEDULE**

The schedule for the project is as follows:

Initiate Public Bidding Process	January 21, 2014
Publish Notice to Bidders, Advertise for Bids	January 24, 2014
Publish Public Hearing Notice on Plans & Specs & Assessments	January 24, 2014
Mail Special Assessment Notice to Property Owners	January 24, 2014
Publish Notice of Special Assessment: 1 <sup>st</sup> Publication:	January 24, 2014
2 <sup>nd</sup> Publication:	January 31, 2014
Public Hearing on Plans & Specs, Spec Assessments	February 3, 2014
Receipt of Bid Proposals (Bid-Letting)	February 6, 2014
Award Construction Contract	February 17, 2014
Project Completion Date	June 30, 2014

## **RECOMMENDATION**

I recommend that the City Council give preliminary approval to the construction plans and specifications and approve the Resolution of Necessity, approve the Preliminary Schedule of Assessments, establish February 3, 2014, as the date of the public hearing, and hereby authorize the City Clerk to advertise for bid proposals for the SRF Green Alley Bid Set 1 Project.

## **BUDGET IMPACT**

The estimate of probable cost for the SRF Green Alley Bid Set 1 Project is as follows:

	<b><u>Estimate</u></b>
Construction Contract	\$ 325,334.00
Contingency	32,533.00
Construction Engineering & Inspection	<u>53,680.00</u>
<b>Total Project Cost</b>	<b><u>\$411,547.00</u></b>

The project funding summary is as follows:

<b><u>CIP No.</u></b>	<b><u>Fund Description</u></b>	<b><u>Fund Amount</u></b>
7102450	SRF Green Alley Project	\$ 337,242.48
	Special Assessment – Alley Improvement, Residential	65,848.64
	Special Assessment – Alley Improvement, Commercial	8,455.88
	<b>Total Project Funding</b>	<b><u>\$411,547.00</u></b>

## **PROPERTY ASSESSMENTS**

Low- to moderate-income property owners subject to street assessment will be eligible for financial assistance ranging from 20 to 100 percent of the street assessment for the owner-occupied resident property depending on family size and income level. This financial assistance program is made available through the One Percent Local Option Sales Tax. City staff will review and process financial assistance applications for owner occupied properties once final costs are developed for the project. The interest rate for unpaid balances has recently been reduced from 9% to 3%. Any unpaid balances are also paid for over a 15 year term.

## **PUBLIC OUTREACH**

Engineering Department staff held public information meetings for the affected property owners on January 2, 2014 and January 8, 2014. Prior to these meetings, city staff sent letters to all affected property owners informing them of the meetings. The meetings were lightly attended. City staff noted any concerns that property owners have. Common questions included property access, construction schedule and special assessments.



City staff and the contractor will work with property owners to accommodate access to their property as much as possible during the construction phase. Also, city staff will answer special assessment questions and process financial assistance requests as they are received.

### **REQUESTED ACTION**

The City Council is requested to give preliminary approval to the Resolution of Necessity, approve the Preliminary Schedule of Assessments, establish the date of the public hearing, and authorize the City Clerk to advertise for bid proposals through the adoption of the enclosed resolutions for the SRF Green Alley Bid Set 1 Project.

Prepared by Jon Dienst, PE

cc: Jenny Larson, Budget Director  
Don Vogt, Public Works Director  
John Klostermann, Street & Sewer Maintenance Supervisor  
Deron Muehring, Civil Engineer II  
Denise Ihrig, Environmental Engineer