

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 7, 2014

SUBJECT: SRF Green Alley Bid Set 3
(CIP 7102450)

INTRODUCTION

The enclosed resolution is in reference to the public hearing on the SRF Green Alley Bid Set 3 Project.

DISCUSSION

Bid Set 3 will involve the reconstruction of nine alleys in the Bee Branch Watershed. The alley locations are as follows:

- Johnson Street to Marshall Street (Between Rhomberg Avenue and Lincoln Avenue) – 9 blocks

This project will reconstruct the third set of alleys for the SRF Green Alleys in the Bee Branch Watershed. The Engineering Department and three private consulting firms are 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 year of alley reconstructions include no utilities, except sewer manhole repairs where the project affects them.

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 concrete 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 have special assessments.

RECOMMENDATION

I recommend that the City Council approve the construction plans and specifications for the SRF Green Alley Bid Set 3 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 3 Project is as follows:

	<u>Estimate</u>
Construction Contract	\$ 767,622.00
Contingency	76,762.00
Construction Engineering & Inspection	<u>126,658.00</u>
Total Project Cost	<u>\$971,042.00</u>

The project funding summary is as follows:

<u>CIP No.</u>	<u>Fund Description</u>	<u>Fund Amount</u>
7102450	SRF Green Alley Project	\$ 830,636.31
	Special Assessment – Alley Improvement, Residential	129,740.89
	Special Assessment – Alley Improvement, Commercial	<u>10,664.80</u>
	Total Project Funding	<u>\$971,042.00</u>

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.

The average assessment based on the engineers estimate, including contingency and engineering is \$930.00.

Attached is the financial assistance chart that the City uses in determining financial aid availability for your reference. This chart is updated every year based on the US Department of Housing and Urban Development (HUD) guidelines.

PUBLIC OUTREACH

Engineering Department staff held public information meetings for the affected property owners on January 22, 2014 and January 28, 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. A frequently asked question brochure has been sent to all affected property owners for this project. A copy of that brochure is attached. Engineering plans to send this brochure to all Bee Branch Watershed property owners that abut potential green alleys.

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.

ACTION TO BE TAKEN

The City Council is requested to approve the plans, specifications, form of contract and the estimated cost and to adopt the Resolution of Necessity and the Preliminary Schedule of Assessments for the SRF Green Alley Bid Set 3 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
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