


TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
DATE: June 26, 2014
SUBJECT: SRF Green Alley Bid Set 1 – Year 2
(CIP 7102450)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 1 – Year 2 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 the next two years.

DISCUSSION

Bid Set 1 – Year 2 will involve the reconstruction of eight alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley from Paul St. to Foye St. between Lowell St and Clarke Dr.
- Alley from Foye St. to Schroeder St. between Lowell St. and Clarke Dr.
- Alley from Clarke Dr. to Lowell St. between Schroeder St and Harold St.
- Alley from Prairie St. to Walnut St. between W. 11th St. and Chestnut St.
- Alley from Loras Blvd. to Wood St. between Mt. Pleasant St. and Wood St.
- Alley from University Ave. to N. Grandview Ave. between University Ave and Delhi St.
- Alley from Avoca St. to N. Algona St. between Green St and N. Grandview Ave..
- Alley from Atlantic St. to N. Grandview Ave. between University Avenue and Custer St.

This project will reconstruct the first bid set of green alleys slated for year 2 in the Bee Branch Watershed. This bid set was developed by MSA Professional Services. The Engineering Department retained three private consulting firms to work on the design and construction documents for the year 2 alleys.

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.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	July 7, 2014
Publish Notice to Bidders, Advertise for Bids	July 11, 2014
Publish Public Hearing Notice on Plans & Specs & Assessments	July 18, 2014
Mail Special Assessment Notice to Property Owners	July 11, 2014
Publish Notice of Special Assessment: 1 st Publication:	July 11, 2014
2 nd Publication:	July 18, 2014
Public Hearing on Plans & Specs, Spec Assessments	August 4, 2014
Receipt of Bid Proposals (Bid-Letting)	August 7, 2014
Award Construction Contract	August 18, 2014
Project Completion Date	November 15, 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 August 4, 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 – Year 2 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 1 – Year 2 Project is as follows:

	<u>Estimate</u>
Construction Contract	\$ 698,824.50
Contingency	69,882.45
Construction Engineering & Inspection	<u>147,400.00</u>
Total Project Cost	<u>\$916,106.95</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	\$ 812,428.81
	Special Assessment – Alley Improvement, Residential	92,971.59
	Special Assessment – Alley Improvement, Commercial	10,590.62
	Special Assessment – Residential Deficiency	<u>115.33</u>
	Total Project Funding	<u>\$916,106.95</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 \$1078.77.

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 May 28, 2014 and May 29, 2014. Prior to these meetings, city staff sent letters and a brochure to all affected property owners informing them of the meetings. City staff and MSA 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 – Year 2 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