


TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
DATE: July 12, 2014
SUBJECT: SRF Green Alley Bid Set 2 – Year 2
(CIP 7102450, 7201008, 7101289, 7401405)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 2 – 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 2 – Year 2 will involve the reconstruction of eight (8) alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley from Loras Blvd. to Fillmore St between Adair Street and North Grandview Avenue
- Alley from Fillmore Street to Decorah Street between Adair Street and North Grandview Avenue
- Alley from Decorah Street to Delaware Street between Adair Street and North Grandview Avenue
- Alley from Custer Street to Loras Blvd. between North Grandview Avenue and Atlantic Street (This alley includes water main that will be replaced)
- Alley from Loras Blvd. to Fillmore Street between North Grandview Avenue and Atlantic Street
- Alley from Fillmore Street to Decorah Street between North Grandview Avenue and Atlantic Street
- Alley from Decorah Street to Delaware Street between North Grandview Avenue and Atlantic Street
- Alley from Poplar Street to Bunker Hill Road between Asbury Road and Finley Street

This project will reconstruct the second bid set of green alleys slated for year 2 in the Bee Branch Watershed. This bid set was developed by Fehr-Graham. The Engineering Department retained three private consulting firms to work on the design and construction documents for the year 2 alleys. There are 22 alleys proposed to be constructed in the Year 2 program. To date, including this project, there will be 36 alleys under contract and an additional 12 alleys will be brought to the City Council for consideration in the near future.

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
- Sanitary Sewer section repair
- Installation of a water main in one alley

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.

A water main is proposed in the alley from Custer Street to Loras Boulevard between North Grandview Avenue and Atlantic Street. Currently there are three houses that take service from a long copper service line. This public water main froze this past winter, a new water main will be installed at a greater depth to prevent the freezing in the future. Installing a new water main will improve the service to these properties by providing a water main loop, thus removing the dead end line and minimizing the potential for freezing.

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. The Water Department will be funding the water main costs in one of the alleys. There are no private water services being replaced and assessed.

This project will have special assessments.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	July 21, 2014
Publish Notice to Bidders, Advertise for Bids	July 25, 2014
Publish Public Hearing Notice on Plans & Specs & Assessments	Aug 1, 2014
Mail Special Assessment Notice to Property Owners	July 25, 2014
Publish Notice of Special Assessment: 1 st Publication:	July 25, 2014
2 nd Publication:	Aug 1, 2014
Public Hearing on Plans & Specs, Spec Assessments	Aug 18, 2014
Receipt of Bid Proposals (Bid-Letting)	Aug 21, 2014
Award Construction Contract	Sept, 2, 2014
Project Completion Date	Nov 29, 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 September 2, 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 2 – Year 2 Project.

BUDGET IMPACT

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

	<u>Estimate</u>
Construction Contract	\$751,989.00
Contingency	75,198.90
Construction Engineering & Inspection	<u>124,078.19</u>
Total Project Cost	<u>\$951,266.09</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	\$777,165.40
	Special Assessment – Alley Improvement, Residential	97,418.92
	Special Assessment – Alley Improvement, Commercial	0.00
	Special Assessment – Residential Deficiency	0.00
7201008	Storm Sewer Improvements/Extensions	10,580.46
7101289	General Sanitary Sewer	2,277.00
7401405	Water Main Replacements	<u>63,824.31</u>
	Total Project Funding	<u>\$951,266.09</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 \$1,316.

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 14, 2014 and May 15, 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 Fehr-Graham 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 2 – 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