



TO: Michael C. Van Milligen, City Manager *[Signature]*

FROM: Gus Psihoyos, City Engineer *[Signature]*

DATE: August 8, 2014

SUBJECT: SRF Green Alley Bid Set 2 – Year 2
(CIP 7102450, 7201008, 7101289, 7401405)

INTRODUCTION

The enclosed resolution is in reference to the public hearing for the SRF Green Alley Bid Set 2 – Year 2 Project.

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. Currently, there are 18 alleys under contract. Of these 18 alleys, 7 alleys are complete and currently being used by the abutting property owners. The remaining 11 alleys are under construction. Engineering has 10 additional alleys in the process of being bid. One bid set includes 2 alleys as part of the original year 1 alleys and another bid set with 8 alleys as part of 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 37 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.

RECOMMENDATION

I recommend that the City Council approve the construction plans and specifications 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.