

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer 

SUBJECT: SRF Green Alley Bid Set 2 – Year 2

DATE: August 25, 2014

INTRODUCTION

The purpose of this memo is to recommend that the City Council postpone the award of the competitive bid proposal for the SRF Green Alley Bid Set 2 – Year 2 Project through the adoption of the enclosed resolution.

BACKGROUND

Bid Set 2 – Year 2 was to 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 26 alleys under contract. Of these 26 alleys, 10 alleys are complete and currently being used by the abutting property owners. The remaining 16 alleys are under construction.

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.

BID RESULTS

Competitive sealed bids were received for the project on August 21, 2014. The City received only one bid for the project. The bid of \$1,006,608.30 was provided by Drew Cook and Sons Excavating, Inc. of Dubuque, Iowa which was 33.9% over the original estimate of probable cost. Fehr-Graham, the Engineering firm that designed this bid package for the City, originally provided the City with an estimate of \$751,989.00. Fehr-Graham subsequently revised its estimate after the project was put out for bid. The revised estimate for the project is \$967,665.50. A summary of the bid proposals received is as follows:

Contractor Name

Drew Cook and Sons Excavating, Inc.

Total Bid

\$1,006,608.30

DISCUSSION

Upon reviewing the one bid received, staff has identified that the proposed concrete pavement prices and modified quantities for other items were the main reasons the bid exceeded the original estimate of probable cost. Additionally, the accelerated completion schedule potentially had an impact on contractor pricing.

I recommend that staff consult with the City's engineer on the project, Fehr-Graham, and the one bidder, Drew Cook & Sons Excavating, to review the bid submitted and the various scope of work elements to further evaluate the bid.

RECOMMENDATION

I recommend that the City Council postpone the award of the contract for the SRF Green Alley Bid Set 2 – Year 2. This will allow staff to consult with the City's engineer, Fehr-Graham, for its review of the bid submitted and decide if the bid should be rejected or awarded.

ACTION TO BE TAKEN

I respectfully request the City Council postpone the award of the contract for the SRF Green Alley Bid Set 2 – Year 2 until the September 15, 2014 City Council meeting through the adoption of the attached resolution

Prepared by Jon Dienst, Civil Engineer

cc: Barry Lindahl, City Attorney
Jenny Larson, Budget Director
Don Vogt, Public Works Director
John Klostermann, Street & Sewer Maintenance Supervisor
Bob Green, Water Department Manager
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