

TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
DATE: September 8, 2014
SUBJECT: Upper Bee Branch Creek Restoration Project, Property Acquisition,
429 Rhomberg Stabilization Project
(CIP# 3401654)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure and establish the date of a public hearing for the 429 Rhomberg Stabilization Project required as part of the Upper Bee Branch Creek Restoration Project.

BACKGROUND

In April of 2010 the City Council adopted Resolution 92-10 authorizing the City to enter into a Programmatic Agreement (PA) among the U.S. Army Corp of Engineers (USACE), the Iowa Department of Natural Resources (IDNR), the State Historic Preservation Officer (SHPO), and the City of Dubuque regarding the construction of the Bee Branch Creek Restoration Project. The PA outlines the manner in which the City can proceed with the Bee Branch Creek Restoration Project in accordance with the requirements set forth in 36 CFR Part 800, Section 106 (Section 106 Process) which ensures that no unnecessary harm comes to historic properties. As outlined in the PA, "the City shall ensure that all historic architectural properties . . . whose removal is not necessary for the project will be protected from both direct and indirect adverse effects produced by activities associated with (construction of the project)."

On November 18 of 2013 the City Council adopted Resolution 327-13 authorizing the acquisition of 427-429 Rhomberg as necessary for the Bee Branch Creek Restoration Project.

On November 20, 2013 the City acquired 427-429 Rhomberg Avenue.

DISCUSSION

The acquisition of 429 Rhomberg was necessary to enable the City to stabilize and protect the historic building to prevent and repair damage that might occur as a result of the construction activity associated with the Upper Bee Branch Creek Restoration Project. To that end, contract documents have been prepared for the 429 Rhomberg Stabilization Project (Project).

The Project involves the removal (deconstruction) of the steel sided building addition and to stabilize or otherwise “mothball” the original 3-story masonry building to a weatherproof condition that can be maintained until such time when it will be fully developed following construction of the Upper Bee Branch Creek Restoration Project. The stabilization will be done in conformance with the U. S. Department of the Interior’s guidelines to ensure the building retains its eligibility for historic rehabilitation tax credits.

The work includes masonry repair (patching and/or limited replacement) and tuckpointing, a complete roof membrane and insulation system removal and replacement, temporary existing opening wall infill, and other selective building envelop repair. The work also includes removal and salvage of the existing metal cornice at the top of the parapet, and steel fire escapes and ladders for potential future restoration and reinstallation.

The schedule for the 429 Rhomberg Stabilization Project is as follows:

Initiate Public Bidding Processing	September 15, 2014
Advertisement for Bids	September 19, 2014
Publish Notice of Hearing on Plans & Specifications	September 19, 2014
Public Hearing	October 6, 2014
Receipt of Bids	October 9, 2014
Award of Contract	October 20, 2014
Construction Complete	December 31, 2014

RECOMMENDATION

I recommend that the City Council establish the date for the public hearing and authorize the City Clerk to advertise for proposals for the 429 Rhomberg Stabilization Project.

BUDGET IMPACT

The estimate of probable costs for the 429 Rhomberg Stabilization Project is as follows:

Construction	\$ 182,817.00
Contingency	36,564.00
Engineering	<u>36,500.00</u>
Total Project Cost	\$ 255,881.00

The work will be completed using funds established for the \$200 million Bee Branch Watershed Flood Mitigation Project.

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the attached resolutions that establish the date of the public hearing and authorize the City Clerk to advertise for proposals for the 429 Rhomberg Stabilization Project.

Attach.

Prepared by Deron Muehring, Civil Engineer II

cc: Barry Lindahl, City Attorney
Jenny Larson, Budget Director
Ken TeKippe, Finance Director
Deron Muehring, Civil Engineer II