

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer



DATE: January 9, 2015

SUBJECT: SRF Green Alley Bid Set 6 – Year 1
(CIP 7102450)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 6 – Year 1 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. To date, 23 alleys have been reconstructed under this program. Another 13 alleys are currently under contract ready for spring 2015 construction. An additional 37 alleys are planned for bidding and construction in 2015. This bid set includes 4 alleys. An additional 7 alleys are planned for bidding at the same time with SRF Green Alley Bid Set 3 – Year 2. This brings the total remaining alleys to be designed and bid to 26.

DISCUSSION

Bid Set 6 – Year 1 will involve the reconstruction of four alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley between Balke Street and Burden Street from Groveland Street to Goethe Street
- Alley between Balke Street and Burden Street from Goethe Street to Lawther Street
- Alley between Balke Street and Burden Street from Lawther Street to Strauss Street
- Alley between Balke Street and Burden Street from Strauss Street to Link Street

This project will reconstruct the sixth bid set of green alleys originally slated for year 1 in the Bee Branch Watershed. This bid set was developed by Engineering Department staff.

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

No city utilities will be replaced with this project.

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 | January 20, 2015 |
| Publish Notice to Bidders, Advertise for Bids | January 23, 2015 |
| Publish Public Hearing Notice on Plans & Specs & Assessments | January 23, 2015 |
| Mail Special Assessment Notice to Property Owners | January 23, 2015 |
| Publish Notice of Special Assessment: 1 st Publication: | January 23, 2015 |
| 2 nd Publication: | January 30, 2015 |
| Public Hearing on Plans & Specs, Spec Assessments | February 16, 2015 |
| Receipt of Bid Proposals (Bid-Letting) | February 19, 2015 |
| Award Construction Contract | March 2, 2015 |
| Project Completion Date | August 1, 2015 |

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 February 16, 2015, 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 6 – Year 1 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 6 – Year 1 Project is as follows:

| | |
|---------------------------------------|----------------------------|
| | <u>Estimate</u> |
| Construction Contract | \$ 288,273.00 |
| Contingency | 28,827.30 |
| Construction Engineering & Inspection | 47,565.05 |
| Total Project Cost | <u>\$364,665.35</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 | \$ 312,250.85 |
| | Special Assessment – Alley Improvement, Residential | 52,414.50 |
| | Special Assessment – Alley Improvement, Commercial | 0.00 |
| | Special Assessment – Residential Deficiency | 0.00 |
| | Total Project Funding | <u>\$364,665.35</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 public improvements assessment based on the engineers estimate, including contingency and engineering is \$1,139.45.

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 a public information meeting for the affected property owners on January 14, 2015. Prior to this meeting, city staff sent letters and a brochure to all affected property owners informing them of the meetings. City staff 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 6 – Year 1 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
Bob Green, Water Department Manager
Brant Schueller, Water Distribution
Ken Te Kippe, Finance Director