



**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 resolution is in reference to the public hearing on the SRF Green Alley Bid Set 6 – Year 1 Project.

## DISCUSSION

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.

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.

## **RECOMMENDATION**

I recommend that the City Council approve construction plans and specifications 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	<u>47,565.05</u>
<b>Total Project Cost</b>	<b><u>\$364,665.35</u></b>

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
	<b>Total Project Funding</b>	<b><u>\$364,665.35</u></b>

## **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 over \$500 are also paid for over a 15 year term. It should be noted that any final assessment \$500 or less will need to be paid in full the next time property taxes are due.

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 approve plans, specifications, form of contract and the estimated cost and to adopt the Resolution of Necessity and the Preliminary Schedule of Assessments 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