



TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: May 8, 2015

SUBJECT: SRF Green Alley Bid Set 2 – Year 3
(CIP 7102450)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 2 – Year 3 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 76 alleys in the Bee Branch Watershed. These alleys are to be reconstructed over a two year period. To date, 29 alleys have been reconstructed under this program. Another 20 alleys are currently under contract ready for summer 2015 construction. An additional 27 alleys are planned for bidding and construction by June 1, 2016. Six of the 27 alleys are planned to be awarded at the June 1, 2015 City Council meeting. This bid set includes 9 alleys. This brings the total remaining alleys to be designed and bid to 12.

DISCUSSION

Bid Set 2 – Year 3 will involve the reconstruction of nine alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley between Ellis St. and Madison St. from Ellis St. to W. 17th St.
- Alley between Rosedale Ave. and Green St. from Asbury Rd. to Avoca St.
- Alley between Asbury Road and Avoca St. from Rosedale Ave. to Alley
- Alley between Iowa St. and Central Ave. from 10th St. to 11th St.
- Alley between Iowa St. and Central Ave. from 11th St. to 12th St.
- Alley between Central Ave. and White St. from 9th St. to 10th St.
- Alley between Central Ave. and White St. from 10th St. to 11th St.
- Alley between White St. and Jackson St. from 10th St. to 11th St.

- Alley between Washington St. and Elm St. from 11th St. to 12th St.

This project will reconstruct the second bid set of green alleys slated for year 3 in the Bee Branch Watershed. This bid set was developed by MSA Professional Services.

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
- Lining of the sanitary sewer main in seven alleys
- Inspection of sanitary sewer laterals in seven alleys
- Replacement of water main valves and hydrants
- Replacement of lead water services with copper water services in two alleys

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 other than utilities 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		June 1, 2015
Publish Notice to Bidders, Advertise for Bids		June 5, 2015
Publish Public Hearing Notice on Plans & Specs & Assessments		June 12, 2015
Mail Special Assessment Notice to Property Owners		June 12, 2015
Publish Notice of Special Assessment:	1 st Publication:	June 12, 2015
	2 nd Publication:	June 19, 2015
Public Hearing on Plans & Specs, Spec Assessments		July 6, 2015
Receipt of Bid Proposals (Bid-Letting)		July 9, 2015
Award Construction Contract		July 20, 2015
Project Completion Date		June 1, 2016

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 July 6, 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 2 – Year 3 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 2 – Year 3 Project is as follows:

	<u>Estimate</u>
Construction Contract	\$ 1,530,000.00
Contingency	153,000.00
Construction Engineering & Inspection	<u>168,300.00</u>
Total Project Cost	<u>\$1,851,300.00</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	\$ 1,232,858.02
7402526	SRF Green Alley - Water	228,184.22
7101638	Street Program Related Sanitary Sewer	206,321.00
	Special Assessment – Alley Improvement, Residential	74,298.29
	Special Assessment – Alley Improvement, Commercial	97,538.47
	Special Assessment – Residential Deficiency	0.00
	Private Lead Water Service Replacement	12,100.00
	Total Project Funding	<u>\$1,851,300.00</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 \$1,907.81. The larger assessments in this bid set are a result of larger lot sizes (frontage and depth of lot) of properties being assessed.

Additionally, some property owners (10) will have to replace lead water services. The average preliminary cost for each homeowner with a lead water service will be an additional \$1,210.00.

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 are meeting with businesses along the alleys and sending informational letters and brochures to property owners prior to the public hearing. City staff are noting 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 2 – Year 3 Project.

Prepared by Jon Dienst, PE

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