


TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
DATE: December 1, 2015
SUBJECT: SRF Green Alley - Bid Set 1 Year 2 Project
(CIP 7102450)

INTRODUCTION

The enclosed resolution provides for the acceptance of the construction contract and the establishment of the Final Schedule of Assessments for the SRF Green Alley - Bid Set 1 Year 2 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 a two year period.

The SRF Green Alley - Bid Set 1 Year 2 Project involved the reconstruction of eight alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley from Paul St. to Foye St. between Lowell St and Clarke Dr.
- Alley from Foye St. to Schroeder St. between Lowell St. and Clarke Dr.
- Alley from Clarke Dr. to Lowell St. between Schroeder St and Harold St.
- Alley from Prairie St. to Walnut St. between W. 11th St. and Chestnut St.
- Alley from Loras Blvd. to Wood St. between Mt. Pleasant St. and Wood St.
- Alley from University Ave. to N. Grandview Ave. between University Ave and Delhi St.
- Alley from Avoca St. to N. Algona St. between Green St and N. Grandview Ave.
- Alley from Atlantic St. to N. Grandview Ave. between University Avenue and Custer St.

The SRF Green Alley Project Bid Set 1 Year 2 was completed by Drew Cook and Sons Excavating of Dubuque, Iowa, in the final contract amount of \$862,667.43, which is a 9.7% increase over the original contract of \$786,264.00. This increase is primarily due to

voluntary assessments for additional utility work for Mt. Pleasant Home and parking related paving for Holy Trinity Lutheran Church. The City also had some additional water, sanitary and storm sewer work completed as part of this project.

RECOMMENDATION

I recommend that the City Council accept the improvements and establish the final contract at \$862,667.43 and adopt the Final Schedule of Assessments for the SRF Green Alley - Bid Set 1 Year 2 Project.

BUDGET IMPACT

The project cost summary for the SRF Green Alley Project Project Bid Set 1 Year 2 is as follows:

	<u>Award</u>	<u>Final</u>
Construction Contract	\$786,264.00	\$862,667.43
Contingency	78,626.40	0.00
Construction Engineering & Inspection	<u>147,400.10</u>	<u>129,400.11</u>
Total Project Cost	<u>\$1,012,290.40</u>	<u>\$992,067.54</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	\$818,675.47
7101638	Street Program Related Sanitary	4,022.09
7402526	Water – SRF Green Alley	25,010.06
3401654	Combined Utilities	4,433.78
	Special Assessment – Alley Improvement, Residential	93,241.78
	Special Assessment – Alley Improvement, Commercial	10,032.36
	Special Assessment – Mt. Pleasant Home Sanitary	11,580.00
	Special Assessment – Mt. Pleasant Home Water	7,720.00
	Special Assessment – Holy Trinity Lutheran Parking	17,352.00
	Total Project Funding	<u>\$992,067.54</u>

SPECIAL ASSESSMENTS

Based upon final construction costs, the total amount of alley improvement special assessments (not including voluntary assessments for extra work) for alley improvements is in the amount of \$103,274.14, which is equal to the preliminary special assessment estimate that was presented to the property owners and approved at the project public hearing. The average final assessment is \$1,075.77.

Mt. Pleasant Home approached the City to replace their sanitary sewer service and water service. Their voluntary assessments are listed above.

Additionally, Holy Trinity Lutheran Church approached the City to replace their parking pavement along the alley that serves their preschool. Their voluntary assessment is listed above.

FINANCIAL ASSISTANCE

Low- to moderate-income property owners subject to alley assessment will be eligible for financial assistance ranging from 20 to 100 percent of the alley 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.

To allow sufficient administrative time to process financial assistance applications for low- to moderate-income families, eligible property owners will be given approximately 30 days from the date of mailing the Notice of Filing the Final Schedule of Assessments to apply for financial assistance that may reduce the amount of the assessment payable by the property owner.

During this 30-day period, assessments may be paid in full or in part without interest at the City of Dubuque, Office of the City Treasurer. After approximately 30 days, any unpaid assessment will be levied against said benefited property with the Dubuque County Treasurer and any balance over \$500 will be payable in 15 annual installments at the County Treasurer's Office, and will draw annual interest at three percent (3%).

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.

FINAL ASSESSMENT SCHEDULE

The schedule for the Final Assessment process is as follows:

Council Approve Final Schedule of Assessments	December 7, 2015
Mail Final Special Assessments Notice to Property Owners	December 11, 2015
Mail Financial Assessment Information to Property Owners	December 11, 2015
Publish Notice of Final Assessment	1 st Publication: December 11, 2015
	2 nd Publication: December 18, 2015
Deadline for Financial Assistance Applications	January 13, 2016
Deadline for Paying Assessment to City, Without Interest	January 13, 2016

ACTION TO BE TAKEN

The City Council is requested to adopt the attached resolutions accepting the improvements, approving the Final Schedule of Assessments, establishing the final

contract amount of \$862,667.43, and for the payment of the contract amount to Drew Cook and Sons Excavating for the SRF Green Alley - Bid Set 1 Year 2 Project.

Prepared by Jon Dienst, PE

cc: Jenny Larson, Budget Director
Don Vogt, Public Works Director
John Klostermann, Street & Sewer Maintenance Supervisor
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Denise Ihrig, Environmental Engineer