



TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 6, 2017

SUBJECT: SRF Green Alley Bid Set 4 – Year 3
(CIP 7102450)

INTRODUCTION

The enclosed resolution is in reference to the public hearing for the SRF Green Alley Bid Set 4 – Year 3 Project.

DISCUSSION

Bid Set 4 – Year 3 will involve the reconstruction of an alley in the Bee Branch Watershed. The alley location is as follows:

- Alley between Jackson St. and Washington St. from 22nd St. to 24th St.

This project will reconstruct the fourth bid set of green alleys slated for year 3 in the Bee Branch Watershed.

The reconstruction of the alley 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
- Inspection of sanitary sewer laterals
- Replacement of water main valves and hydrants
- Replacement of lead water services with copper water services

This project will reconstruct the alley into a green alley. This alley will 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.

RECOMMENDATION

I recommend that the City Council approve construction plans and specifications for the SRF Green Alley Bid Set 4 – Year 3 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 4 – Year 3 Project is as follows:

	<u>Estimate</u>
Construction Contract	\$ 652,940.00
Contingency	65,294.00
Construction Engineering & Inspection	<u>107,735.10</u>
Total Project Cost	<u>\$825,969.10</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	\$ 372,739.92
7402526	SRF Green Alley - Water	92,673.90
3401654	Bee Branch Utilities	288,652.76
	Special Assessment – Alley Improvement, Residential	54,261.99
	Special Assessment – Alley Improvement, Commercial	840.53
	Special Assessment – Residential Deficiency	0.00
	Private Lead Water Service Replacement	16,800.00
	Total Project Funding	<u>\$825,969.10</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 \$1,147.97. The larger preliminary assessments estimated are due to recent bidding history. Additionally, some property owners (14) must replace lead water services. The average preliminary cost for each homeowner with a lead water service will be an additional \$1,200.

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 with businesses and property owners on February 15, 2017. 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 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 4 – Year 3 Project.

Prepared by Jon Dienst, PE

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