

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer 

DATE: January 9, 2015

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

INTRODUCTION

The enclosed resolution is in reference to the public hearing on the SRF Green Alley Bid Set 3 – Year 2 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. This bid set includes 7 alleys. An additional 4 alleys are planned for bidding at the same time with SRF Green Alley Bid Set 6 – Year 1. This brings the total remaining alleys to be designed and bid to 26.

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

- Alley between Ventura Dr. and Broadway St. from Pleasant View Dr. to Putnam St.
- Alley between Fulton St. and Kane St. from King St. to Monroe St.
- Alley between Jackson St. and Washington St. from 25th St. to 26th St.
- Alley between Washington St. and Elm St. from 25th St. to 26th St.
- Alley between Francis St. and Valeria St. from Kaufmann Ave. to W. 23rd St.
- Alley between Kaufmann Ave. and W. 23rd St. from Valeria St. to Francis St.
- Alley between Ashton Pl. and Avoca St. from Decorah St. to Delaware St.

This project will reconstruct the third bid set of green alleys slated for year 2 in the Bee Branch Watershed. This bid set was developed by WHKS Engineers, Planners and Surveyors. The Engineering Department retained three private consulting firms to work on the design and construction documents for the year 2 alleys.

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
- Reconstruction of the sanitary sewer main in two alleys
- Replacement of water main valves and hydrants
- Replacement of lead water services with copper water services in two alleys
- Replacement of sanitary sewer laterals 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 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 3 – Year 2 Project.

BUDGET IMPACT

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

	<u>Estimate</u>
Construction Contract	\$ 1,362,632.50
Contingency	136,263.25
Construction Engineering & Inspection	<u>224,834.36</u>
Total Project Cost	<u>\$1,723,730.11</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	\$ 1,356,287.10
7402526	SRF Green Alley - Water	43,426.19
7101638	Street Program Related Sanitary Sewer	116,569.75
	Special Assessment – Alley Improvement, Residential	154,064.07
	Special Assessment – Alley Improvement, Commercial	0.00
	Special Assessment – Residential Deficiency	0.00
	Private Lead Water Service Replacement	16,445.00
	Private Sewer Lateral Replacement	<u>36,938.00</u>
	Total Project Funding	<u>\$1,723,730.11</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. 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 \$1,252.55. 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 \$1,644.50. Some property owners (73) will also have sanitary sewer laterals replaced as part of the sanitary sewer main replacement. The average preliminary cost for each homeowner with a sanitary sewer lateral requiring replacement will be an additional \$506.

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 public information meetings for the affected property owners on December 17, 2014 and December 22, 2014. Prior to these meetings, city staff sent letters and a brochure to all affected property owners informing them of the meetings. City staff and WHKS 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 3 – Year 2 Project.

Prepared by Jon Dienst, PE

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