

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer 

DATE: February 19, 2015

SUBJECT: SRF Green Alley Bid Set 7 – Year 1
(CIP 7102450)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 7 – Year 1 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. Due to some cost savings on previous alley projects, three additional alleys have been added to increase the number of alleys to be reconstructed to 76. These alleys are to be reconstructed over the next two years. To date, 23 alleys have been reconstructed under this program. Another 13 alleys are currently under contract ready for spring 2015 construction. An additional 40 alleys are planned for bidding and construction in 2015. Eleven (11) of these alleys are being considered for award at the March 2, 2015 City Council meeting. This bid set includes 3 alleys. This brings the total remaining alleys to be designed and bid to 26.

DISCUSSION

Bid Set 7 – Year 1 will involve the reconstruction of three alleys in the Bee Branch Watershed. The alley locations are as follows:

- Alley between Ries St. and Merz St. from Stafford Street to Alley
- Alley between Windsor Ave. and Stafford St. from Ries St. to Merz St.
- Alley between Windsor Ave. and Stafford St. from Merz St. to 2432 Windsor Ave.

This project will reconstruct the seventh bid set of green alleys slated for year 1 in the Bee Branch Watershed. This bid set was developed by the Engineering Department.

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

These alleys contain no city utilities.

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.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	March 2, 2015
Publish Notice to Bidders, Advertise for Bids	March 6, 2015
Publish Public Hearing Notice on Plans & Specs & Assessments	March 6, 2015
Mail Special Assessment Notice to Property Owners	March 6, 2015
Publish Notice of Special Assessment: 1 st Publication:	March 6, 2015
2 nd Publication:	March 13, 2015
Public Hearing on Plans & Specs, Spec Assessments	April 6, 2015
Receipt of Bid Proposals (Bid-Letting)	April 9, 2015
Award Construction Contract	April 20, 2015
Project Completion Date	September 1, 2015

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 April 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 7 – Year 1 Project.

BUDGET IMPACT

The estimate of probable cost for the SRF Green Alley Bid Set 7 – Year 1 Project is as follows:

	<u>Estimate</u>
Construction Contract	\$ 214,883.00
Contingency	21,483.30
Construction Engineering & Inspection	<u>35,447.45</u>
Total Project Cost	<u>\$271,763.75</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	\$ 235,157.08
	Special Assessment – Alley Improvement, Residential	36,606.67
	Special Assessment – Alley Improvement, Commercial	0.00
	Special Assessment – Residential Deficiency	0.00
	Total Project Funding	<u>\$271,763.75</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 \$1,076.67.

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 February 23, 2015. Prior to these meetings, city staff sent letters and a brochure to all affected property owners informing them of the meeting. 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 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 7 – Year 1 Project.

Prepared by Jon Dienst, PE

cc: Jenny Larson, Budget Director
Don Vogt, Public Works Director
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