


**TO:** Michael C. Van Milligen, City Manager  
**FROM:** Gus Psihoyos, City Engineer   
**DATE:** March 25, 2015  
**SUBJECT:** SRF Green Alley Bid Set 7 – Year 1  
(CIP 7102450)

### **INTRODUCTION**

The enclosed resolution is in reference to the public hearing on the SRF Green Alley Bid Set 7 – Year 1 Project.

### **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.

**RECOMMENDATION**

I recommend that the City Council approve construction plans and specifications 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:

	<b><u>Estimate</u></b>
Construction Contract	\$ 214,883.00
Contingency	21,483.30
Construction Engineering & Inspection	<u>35,447.45</u>
<b>Total Project Cost</b>	<b><u>\$271,763.75</u></b>

The project funding summary is as follows:

<b><u>CIP No.</u></b>	<b><u>Fund Description</u></b>	<b><u>Fund Amount</u></b>
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
	<b>Total Project Funding</b>	<b><u>\$271,763.75</u></b>

**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 \$1,076.67.

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 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 7 – Year 1 Project.

Prepared by Jon Dienst, PE

cc: Jenny Larson, Budget Director  
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