

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer 

DATE: May 8, 2015

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

INTRODUCTION

The enclosed resolution is in reference to the public hearing on the SRF Green Alley Bid Set 2 – Year 3 Project.

DISCUSSION

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

- Alley between Ellis St. and Madison St. from Ellis St. to W. 17th St.
- Alley between Rosedale Ave. and Green St. from Asbury Rd. to Avoca St.
- Alley between Asbury Road and Avoca St. from Rosedale Ave. to Alley
- Alley between Iowa St. and Central Ave. from 10th St. to 11th St.
- Alley between Iowa St. and Central Ave. from 11th St. to 12th St.
- Alley between Central Ave. and White St. from 9th St. to 10th St.
- Alley between Central Ave. and White St. from 10th St. to 11th St.
- Alley between White St. and Jackson St. from 10th St. to 11th St.
- Alley between Washington St. and Elm St. from 11th St. to 12th St.

This project will reconstruct the second bid set of green alleys slated for year 3 in the Bee Branch Watershed. This bid set was developed by MSA Professional Services.

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

BUDGET IMPACT

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

	<u>Estimate</u>
Construction Contract	\$ 1,530,000.00
Contingency	153,000.00
Construction Engineering & Inspection	<u>168,300.00</u>
Total Project Cost	<u>\$1,851,300.00</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	\$ 1,232,858.02
7402526	SRF Green Alley - Water	228,184.22
7101638	Street Program Related Sanitary Sewer	206,321.00
	Special Assessment – Alley Improvement, Residential	74,298.29
	Special Assessment – Alley Improvement, Commercial	97,538.47
	Special Assessment – Residential Deficiency	0.00
	Private Lead Water Service Replacement	12,100.00
	Total Project Funding	<u>\$1,851,300.00</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 \$1,907.81. The larger assessments in this bid set are a result of larger lot sizes (frontage and depth of lot) of properties being assessed. 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 \$1,210.00.

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 have met and are continuing to meet with businesses along the alleys. Informational letters and brochures were sent to property owners prior to the public hearing. 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 2 – Year 3 Project.

Prepared by Jon Dienst, PE

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