


TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer 
DATE: February 10, 2017
SUBJECT: SRF Green Alley Bid Set 4 – Year 3
(CIP 7102450)

INTRODUCTION

The enclosed resolutions authorize the public bidding procedure for the SRF Green Alley Bid Set 4 – Year 3 Project.

BACKGROUND

Construction of permeable paver alleys reduce the volume and peak flow of runoff to the Mississippi River while also reducing the pollutant load associated with storm water 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. These alleys are to be reconstructed over a two-year period. To date, 71 alleys have been reconstructed under this program. This bid set includes an alley between Jackson St. and Washington St. from 22nd St. to 24th St. Additional alleys will be designed and bid, if surplus funding is available from the \$9.4 million budget.

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. This bid set was developed by City of Dubuque Engineering staff.

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.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	February 20, 2017
Publish Notice to Bidders, Advertise for Bids	February 21, 2017
Publish Public Hearing Notice on Plans & Specs & Assessments	February 24, 2017
Mail Special Assessment Notice to Property Owners	February 24, 2017
Publish Notice of Special Assessment: 1 st Publication:	February 24, 2017
2 nd Publication:	March 3, 2017
Public Hearing on Plans & Specs, Spec Assessments	March 20, 2017
Receipt of Bid Proposals (Bid-Letting)	March 23, 2017
Award Construction Contract	April 3, 2017
Project Completion Date	August 25, 2017

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 March 20, 2017, 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 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 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 4 – Year 3 Project.

Prepared by Jon Dienst, PE

cc: Jenny Larson, Budget Director
Jean Nachtman, Finance Director
John Klostermann, Public Works Director
Denise Ihrig, Water Department Manager
Brant Schueller, Water Distribution
Deron Muehring, Civil Engineer II