

COUNCIL ACTION FORM

SUBJECT: 2014/15 RIGHT-OF-WAY RESTORATION CONTRACT #1 (VARIOUS LOCATIONS)

BACKGROUND:

In recent years, Public Works staff has observed and analyzed how successfully right-of-way areas have been restored following Capital Improvements Plan (CIP) projects. Some areas were restored with sod, while other areas were restored using seed or dormant seed. Success using these types of restoration has been mixed and is heavily dependent on the weather at the time of installation. In areas where vegetation was not anticipated to be successful, other forms of restoration have been used, such as pervious pavement or standard concrete.

The previous procedure for restoring rights of way placed responsibility for restoration with each prime contractor. However, because the prime contractors' focus was on completing the primary work, such as paving or installing water mains, finishing the project with an exceptional level of restoration frequently became a lower priority.

To better address the restoration of rights of way, a new program was introduced in the 2014/19 CIP. This new program would provide for one firm specializing in vegetation management to be responsible for restoration work for all the CIP projects, rather than the prime contractors.

The intention was to let two contracts under this 2014/15 CIP program. This contract was to be the first contract for restoration of projects that are currently under construction. The planned locations are shown below.

STREET	FROM	TO	CIP PROJECT
Knapp	Welch	Lynn	2013/14 Concrete Pavement Improvements
Lynn	Knapp	Storm	2013/14 Concrete Pavement Improvements
Wheeler	Roy Key	Grand	2012/13 Concrete Pavement Improvements
Carroll	9 th	13th	2012/13 Asphalt Resurfacing/Seal Coat Removal
Lincoln Way	Alcott	Hickory	2013/14 Arterial Street Pavement Improvements
10th Street	Grand	Duff	2013/14 Water Service Transfer
Ontario Street	Illinois	Indiana	2010/11 CyRide (Resod)
5014 Ontario			2010/11 CyRide (Resod)
South 4th Street			2014/15 Shared Use Path Maintenance
20th & Grand			2013/14 Traffic Signal Program
Lincoln Way & Hayward			2012/13 Traffic Signal Program

A second contract was to be brought to City Council in the spring of 2015 for the remaining projects that are included in the CIP for this year.

Unfortunately, when this project was bid on September 3, 2014, no bids were received.

Staff had originally sent letters to 10 prospective central Iowa bidders as an outreach of the new program. After receiving no bids, staff also followed up with several of these contractors to find out why they had not bid. The general response was that they are too busy to perform the work, or that the relatively small amount of work is not cost effective for them due to the distance out of town bidders would need to travel to Ames.

Since there were no bidders on this work, all of the projects currently under construction will be temporarily stabilized with green hydro-mulch to prevent erosion and provide sediment control until permanent stabilization is completed next spring. Staff will also notify abutting property owners of the City's revised timeline for the restoration work.

ALTERNATIVES:

- 1a. Accept the report of no bids for 2014/15 Right-of-Way Restoration Contract #1 (Various Locations).
- b. Direct staff to evaluate alternatives for accomplishing permanent turf restoration for the planned project areas.
2. Direct staff to immediately rebid the project

MANAGER'S RECOMMENDED ACTION:

It was hoped that this project would make it possible to begin restoration efforts on projects currently being constructed. The continued goal is to improve the quality of right-of-way restoration once construction projects are complete. In light of the lack of bids, staff will communicate with potential bidders over the coming months to gain their input on the best way to package the work and attract bids. Staff will evaluate various ways to accomplish this goal, which may include rebidding both restoration contracts as a single contract, adding the restoration work back into the individual contracts through change order, or other methods that may be identified.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as noted above.