

COUNCIL ACTION FORM

**SUBJECT: CITY HALL PARKING LOT RECONSTRUCTION
(SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)**

BACKGROUND:

This is a rebidding of a project previously bid in June where bids were rejected and the project was sent back for redesign. The new bids are again over budget, and staff needs time to develop a recommendation on how to proceed with the project.

By way of background, on February 24, 2015, City Council authorized application for two state-funded grants to facilitate storm water quality and quantity improvements in the downtown area. The City subsequently received \$100,000 from the Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. Funding from the State Revolving Fund (SRF) Sponsored Project Program was also awarded in connection with two SRF funded sewer improvement projects. Essentially, the interest paid to the Iowa Department of Natural Resources (IDNR) on the SRF loans for those projects is being returned to the City for use on these storm water-related parking lot improvements.

Staff created a master plan for the project site, which is within the Squaw Creek Watershed, including the area between 5th Street and 6th Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project was defined to include the area around City Hall and Parking Lot M (lot west of City Hall). Work in the remaining areas will be reevaluated as additional funding becomes available.

This project will include soil quality restoration and replacing all standard lawn turf with native turf/landscape. In addition, permeable pavers and bio-retention cells will be constructed at various locations on the site. Other storm water best management practices (BMP's) will also be considered as the project is designed.

Management of the water quality and quantity volumes of storm water runoff will be met, thereby satisfying the requirements of the City's Post Construction Ordinance, Chapter 5.B. This project will serve as a model for others who develop residential and commercial properties within the City and who hope to achieve successful post-construction storm water management.

An informational meeting was held for City Hall staff members to outline the parking displacement plan for employees who will be temporarily displaced during the parking lot construction. The project will be staged to maintain access to Lot MM (the parking lot north of the Veterans Memorial) at all times and to reconstruct Lot M one half at a time

and maintain access to the other half during construction. Staff will utilize Lot M, Lot N (the lot east of City Hall), and Lot TT (the lot west of Kosama on Main Street), as well as approximately 25 spaces made available by Fareway, for daily staff parking on a first come first served basis. Staff will not utilize the free public parking in Lot MM during construction.

On June 22, 2016, two bids were received, one of which was determined to be non-responsive. At the June 28, 2016 meeting, the City Council rejected all bids due to high costs and directed staff to rebid the project at a future date.

Staff worked with Bolton & Menk, consulting engineer on the project, to identify measures to modify the project with the intent to lower project costs. These included revising the completion date to spring 2017, providing additional clarification on certain bid items, and replacing portions of existing curb and gutter in parking Lot M as an alternate bid item. These adjustments still fulfill the requirements of the IDALS and SRF Sponsored Project Water Quality Grants.

On August 3, 2016, the following two bids were received on the project:

<i>Bidder</i>	<i>Base Bid Amount</i>	<i>Alternate Amount</i>	<i>Total Bid</i>
Engineer's Estimate	\$ 779,269	\$ 7,892	\$ 997,356
Woodruff Construction	\$ 1,180,223.95	\$ 9,314.00	\$ 1,189,537.95
Con-Struct	\$ 1,270,739.70	\$ 8,620.00	\$ 1,279,359.70

Revenue and projected expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction		\$1,189,537.95
City Hall Parking Lot Reconstruction Funding	\$ 500,000	
Savings from City Hall Roof Project*	\$ 100,000*	
IDALS Water Quality Grant	\$ 100,000	
Iowa DNR SRF Sponsored Project Funding	\$ 340,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
Bolton & Menk Design Engineering		\$ 34,595.00
Public Works Engineering/Administration		\$120,044.93
	\$ 1,140,000	\$1,344,177.88

*The City Hall roof project was budgeted at \$700,000, and the actual contract plus engineering/inspection will cost \$500,000. By using \$100,000 for this parking lot project, \$100,000 will still remain for any roof project change orders.

The IDALS Water Quality Grant noted above originally had an end date of June 30, 2016 for expenditure of the funds and final acceptance. Staff has worked with IDALS for an extension of this date to June 30, 2017 so that final acceptance of the project by City Council could be done in accordance with the agreement terms.

ALTERNATIVES:

1. a. Accept the report of bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
- b. Approve the final plans and specifications for this project.
2. Direct staff to further revise the project

MANAGER'S RECOMMENDED ACTION:

By accepting the report of bids and approving the final plans and specifications, staff will be able to analyze the project and return at an upcoming City Council meeting with a recommendation regarding how to proceed with this project.

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