

**COUNCIL ACTION FORM**

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

**BACKGROUND:**

On February 24, 2015, City Council supported application of two state-funded grants that will facilitate storm water quality and quantity improvements in the downtown area. The City has successfully 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 has also been 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 the storm water-related parking lot improvements.

Staff created a master plan, which is within the Squaw Creek Watershed, including the area between 5<sup>th</sup> Street and 6<sup>th</sup> Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project is 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 is identified. 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.

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 those 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. The project now has an intermediate completion date of June 30, 2017 at which time the contractor is to suspend construction activities and open internal parking and drive aisles as a staging area for the July 4<sup>th</sup> Parade as well as parking for

the Midnight Madness Running Event scheduled for July 8<sup>th</sup>. Construction of remaining phases shall resume on July 10<sup>th</sup>, 2017.

Revenue and expenses for the project are shown below:

	<b>Available Revenue</b>	<b>Estimated Expenses</b>
<b>City Hall Parking Lot Reconstruction</b>		<b>\$1,111,994</b>
City Hall Parking Lot Reconstruction Funding	\$500,000	
Savings from City Hall Roof Project*	\$161,400	
IDALS Water Quality Grant	\$100,000	
Iowa DNR SRF Sponsored Project Funding	\$347,250	
15/16 Storm Water Quality Improvement Program	\$100,000	
16/17 Storm Water Quality Improvement Program	\$100,000	
<b>Contingency (5% of Construction)</b>		<b>\$55,600</b>
<b>Engineering/Administration</b>		<b>\$141,000</b>
	\$1,308,650	\$1,308,594

\*The City Hall roof project was budgeted at \$700,000.  
The actual contract plus engineering/inspection will cost \$500,000.

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 the final acceptance of the project by City Council will be done in accordance with the agreement terms.

### Project History

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 the lone bid since the proposal exceeded available funding. Staff was then directed to rebid the project at a future date. The project was rebid on August 3, 2016 and two bids were received. Both bids exceeded the project funding. At the August 23, 2016 meeting City Council rejected all bids due to high costs and directed staff to rebid the project at a future date.

Staff has identified additional funding through SRF along with savings from the City Hall roof project and has worked with the consulting engineer on the project to identified cost saving measures for the project. These measures include revising the completion date to summer of 2017, providing additional clarification on certain bid items, reducing the prime contractor self-performance requirement from 50% to 30% (from feedback received from bidders that it would be challenging to meet the 50% requirement due to the specialized nature of much of the project) and having the Ames High School Garden Club provide and install some of the plantings. These adjustments should bring costs in line with the available funding for the project while fulfilling the requirements of the IDALS and SRF Sponsored Project Water Quality Grants.

**ALTERNATIVES:**

- 1a. Approve the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements) by establishing January 18, 2017, as the date of letting and January 24, 2017, as the date for report of bids.
2. Direct staff to revise the project

**MANAGER'S RECOMMENDED ACTION:**

Although this is an important project to accomplish, unacceptably high bids led to a delay and to design modifications on the project. With modifications completed, additional funding identified, and a longer time frame for completion of construction, staff hopes that acceptable bids will now be received.

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