

COUNCIL ACTION FORM

SUBJECT: 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC INFRASTRUCTURE IMPROVEMENTS PROGRAM FOR AFFORDABLE HOUSING SUBDIVISION DEVELOPMENT AT 321 STATE AVENUE (TRIPP STREET EXTENSION – WILMOTH AVE. TO STATE AVE.)

BACKGROUND:

At the January 23rd City Council meeting, the City Council directed staff to develop plans and specifications for infrastructure improvements for the extension of Tripp Street through the parcel at 321 State Avenue. The extension of infrastructure will serve future development of a mixed-income housing subdivision at 321 State Avenue. **This project will extend Tripp Street from Wilmoth Avenue to State Avenue. It also includes water main and storm water improvements.**

On March 28, 2018, bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Base + Alt. A (Asphalt)</i>	<i>Base + Alt. B (Concrete)</i>	<i>(To be reimbursed by Ames Electric)</i>
Engineer's estimate	\$438,079.25	\$560,013.25	\$558,481.25	(\$11,242.50)
Keller Excavating	\$389,882.48	\$491,081.38	\$530,351.48	(\$22,746.98)
Con-Struct Inc.	\$407,737.36	N/A	\$518,105.86	(\$23,110.15)

The bids for this project consisted of a base bid and two alternate bids for the street pavement. Alternate A is for asphalt pavement and Alternate B is for concrete pavement. The Base Bid included the installation of 6" electric conduit and a vault to facilitate system improvements for Ames Electric. Ames Electric will provide reimbursement for these non-development related costs.

Engineering and administration costs are estimated to be \$75,000 with the low bid of \$491,081.38, brings the **total estimated project costs to \$566,081.38.**

As part of the City's 2017/18 CDBG Annual Action Plan projects, \$650,000 of CDBG funds has been identified along with an additional \$250,000 of unobligated General Obligation Bond Funds, and \$22,747 from the Electric Extension and Improvements fund for **total funding of approximately \$923,000.** Remaining funds from the construction of the Tripp Street extension will be needed to facilitate additional utility extensions for the development of future lots.

ALTERNATIVES:

1. a. Accept the report of bids for the 2017/18 CDBG Public Infrastructure Improvements Program (Tripp Street Extension).

b. Approve the final plans and specifications for this project.

c. Award the 2017/18 CDBG Public Infrastructure Improvements Program (Tripp Street Extension) to Keller Excavating in the amount of \$491,081.38.
2. Award the contract to another bidder.
3. Reject the award and direct staff to modify the project for a future bid letting.
4. Do not proceed with the project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

By awarding this project, this action will facilitate future the development of a future mixed-income housing subdivision at 321 State Avenue. This is in keeping with the Council's goal to Address Housing Needs in the City and the priorities projects outlined in the City's 2017-18 CDBG Annual Action Plan.

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