

COUNCIL ACTION FORM

SUBJECT: BAKER SUBDISVION IMPROVEMENTS PROJECT

BACKGROUND:

On January 23, 2020 City Council approved the professional services contract with Civil Design Advantage LLC (CDA) for preparing public improvement plans for Baker Subdivision consisting of 26 single-family lots and one multi-family lot along Tripp Street between Wilmoth Avenue and State Avenue. The project improvements consist of sanitary sewer, water main, storm sewers, utility services; construction of Latimer Lane, alley/shared use path pavement, stormwater basin improvements, and sidewalk installation.

The total estimated cost for these improvements is \$1,416,730. The engineering and administration costs for the construction phase are estimated at \$100,000, bringing the total estimated project cost to \$1,516,730. This project will be funded by Community Development Block Grant (CDBG) funds in the amount of \$1,266,730 and \$250,000 from G.O. Bonds.

The CDBG funding total of \$1,266,730 is a combination of the 2019-20 roll-over balance, anticipated program income, and the 2020-21 funding allocation. **While \$602,642 from the 2020-/21 CDBG allocation has been earmarked for the City, we cannot receive these funds until HUD approves the City's 2020-21 Annual Action Plan.**

Due to the delay in completing the Annual Action Plan to incorporate the COVID-19 amendments, the City's plan will not be completed until late August or early September. Therefore, moving ahead with the infrastructure contracts will need to occur in advance of HUD's final approval of the Annual Action Plan.

In order to move ahead with bidding of the public improvements associated with Baker Subdivision, the contract is set up with a Base Bid for all utility work with an Add Alternate for the paving. This strategy will allow us to proceed with, at least, a portion of the infrastructure improvements (grading, water, sewer, storm sewer) should final HUD approval not be obtained by the bid date.

It should be noted that the distributive geo-thermal system planned for this subdivision is not part of this bid package. It will be bid separately at a later date.

ALTERNATIVES:

1. Approve the plans and specifications for the Baker Subdivision Improvements Project and establish August 19, 2020 as the date of letting and August 25, 2020 as the date for the report of bids.
2. Do not proceed with this project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

As part of development of Baker Subdivision, public improvements for utilities and paving are important to move the project forward toward building affordable housing in the Ames community.

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