

**COUNCIL ACTION FORM**

**SUBJECT: 2010/11 DOWNTOWN STREET PAVEMENT IMPROVEMENTS PROJECT  
(KELLOGG AVENUE – MAIN STREET TO 7<sup>TH</sup> STREET, AND MAIN STREET –  
ALLAN DRIVE TO CLARK AVENUE)**

**BACKGROUND:**

The annual Downtown Street Pavement Improvements program is for rehabilitation/reconstruction of streets within the downtown area. The 2010/11 program locations are Kellogg Avenue (Main Street to 7<sup>th</sup> Street) and Main Street (Allan Drive to Clark Avenue). The Kellogg Avenue project includes removal and replacement of the existing pavement, storm and sanitary sewer improvements, new angled parking at the United States Post Office (USPS) to increase capacity from 6 spaces to 9 spaces and includes a dedicated handicap parking stall, a ribbon of colored sidewalk concrete to match the previously constructed area of Kellogg Avenue, and updated street lighting. The Main Street project includes bulb-out areas to provide a pedestrian-friendly element similar to the other sections of Main Street, as well as updated street lighting.

The Main Street project also includes a bid alternate to provide a three-tone colored concrete installation to delineate the walkway areas of the sidewalk and provide a similar feel to the other sections of Main Street. The Kellogg Avenue project has two bid alternates – one for intersection improvements at 5<sup>th</sup> Street that include replacement of the storm sewer and sanitary sewer due to the condition of the existing pipes, and the other for the replacement of the intersection at 7<sup>th</sup> Street. **These bid alternates will only be constructed based on available project funding.**

City staff held a public meeting, which included area businesses, the Main Street Cultural District (MSCD), and the USPS, to discuss the staging of the construction. The project will be staged to maintain access to all businesses during construction and is scheduled to complete the 500 block of Kellogg during the Iowa State University summer session to accommodate a request by the Post Office. Staff has also worked closely with the MSCD and the City Manager's Office to coordinate project scheduling with the many special events that occur downtown during the construction season.

On Wednesday, April 6, 2011, bids were received as follows:

	<b>Base</b>	<b>Alt. A</b>	<b>Alt. B</b>	<b>Alt. C</b>	<b>Total</b>
Engineer's Estimate	\$1,524,255.50	\$202,593.00	\$181,948.00	\$ 50,320.00	\$1,959,116.50
Con-Struct, Inc.	\$1,099,017.00	\$147,538.50	\$138,613.50	\$ 61,200.00	\$1,446,369.00
Jasper Construction	\$1,366,915.00	\$196,530.40	\$176,662.10	\$ 73,440.00	\$1,813,547.50
Manatts, Inc.	\$1,483,282.80	\$204,494.05	\$195,723.80	\$132,600.00	\$2,016,100.65

**To date, the costs associated with this project include:**

Engineering and Construction Administration	\$ 75,000.00
Civil Design Advantage (Engineering Services)	\$ 162,618.00
Base Construction	\$1,099,017.00
Bid Alternate "A" (Add 7 <sup>th</sup> Street Intersection)	\$ 147,538.50
Bid Alternate "B" (Add 5 <sup>th</sup> Street Intersection)	\$ 138,613.50
Bid Alternate "C" (Add Stamped/Colored Concrete on Main Street)	<u>\$ 61,200.00</u>
Total Project Costs	\$1,683,987.00

**The project funding is summarized below:**

General Obligation Bonds	\$1,500,000.00
2010/2011 Sanitary Sewer Rehabilitation Program Funds	\$ 115,000.00
2010/2011 Water System Improvements Program Funds	\$ 70,000.00
Electric (Street Lighting)	<u>\$ 110,000.00</u>
Total Project Funding	\$1,795,000.00

The bids, as received, are such that all of the bid alternates as proposed will be able to be constructed as a part of this project.

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2010/11 Downtown Street Pavement Improvements Project (Kellogg Avenue from Main Street to 7<sup>th</sup> Street and Main Street from Allan Drive to Clark Avenue).
  - b. Approve the final plans and specifications for the 2010/11 Downtown Street Pavement Improvements Project (Kellogg Avenue from Main Street to 7<sup>th</sup> Street and Main Street from Allan Drive to Clark Avenue).
  - c. Award the 2010/11 Downtown Street Pavement Improvements (Kellogg Avenue from Main Street to 7<sup>th</sup> Street and Main Street from Allan Drive to Clark Avenue) and all bid alternates to Con-Struct, Inc. of Ames, Iowa, in the amount of \$1,446,369.00.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

This project will update two key street sections in this area, thus strengthening the economic viability of the City's downtown. Extensive efforts have been made to coordinate the work with effected business owners and the MSCD, and funding is available from the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the 2010/11 Downtown Street Pavement Improvements (Kellogg Avenue from Main Street to 7<sup>th</sup> Street and Main Street from Allan Drive to Clark Avenue) and all bid alternates to Con-Struct, Inc. of Ames, Iowa, in the amount of \$1,446,369.00.