

**COUNCIL ACTION FORM**

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

**BACKGROUND:**

Bids were taken on this project to facilitate storm water quality and quantity improvements, but the lone responsive bid received is significantly over budget. Staff is therefore recommending that the bid be rejected and the project redesigned and rebid at a later date.

On February 24, 2015, City Council supported application for two state-funded grants to help facilitate these 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.

The project site is within the Squaw Creek Watershed. Staff created a master plan for the overall site 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 considered as additional funding is identified.

**This project includes 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” (BMPs) 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 who desire to achieve responsible 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. City 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 official vehicle parking and for daily staff parking on a first come, first served basis. Staff will not utilize the free public parking in Lot MM during construction. This project is coordinated with the 5<sup>th</sup> Street reconstruction project so that work will not begin on Lot M until that project is complete and after the Fourth of July Parade and Midnight Madness.

On June 22, 2016 one responsive bid and one non-responsive bid on the project were received. The lone responsive bid is shown below:

<i>Bidder</i>	<i>Amount</i>
Engineer's Estimate	\$ 987,265.00
Synergy Contracting LLC	\$ 1,371,176.50

Projected revenue and expenses for the project are shown below:

	<b>Available Revenue</b>	<b>Estimated Expenses</b>
<b>City Hall Parking Lot Reconstruction low bid</b>		<b>\$1,371,176.50</b>
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	\$ 320,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
<b>Engineering/Administration</b>		<b>\$ 127,250.00</b>
	<b>\$ 1,120,000</b>	<b>\$ 1,498,426.50</b>

\*The City Hall roof project was budgeted at \$700,000.  
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 needed roof project change orders.

**ALTERNATIVES:**

1. a. Accept the report bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
- b. Approve the final plans and specifications for this project.
- c. **Reject the bid as received and rebid the project at a future date.**

2. a. Accept the report bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
- d. Approve the final plans and specifications for this project.
- c. Award the project bid to Synergy Contracting LLC of Bondurant, Iowa in the amount of \$1,371,176.50.

**MANAGER'S RECOMMENDED ACTION:**

This demonstration project can be a unique application of permeable pavers, soil quality restoration and native landscape in an urban setting to improve water quality in our community and in the state. Although the project is a high priority for our community, the high bid makes it economically infeasible to complete as bid. If bids are rejected, staff will work with the engineering consultant to look at ways to modify the design for future re-bid opportunities.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative # 1, thereby rejecting the one responsive bid and directing the staff to rebid the project at a future date.