

**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 for the project site, 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. Other storm water best management practices (BMP's) 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 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. Staff has also coordinated with the 5<sup>th</sup> Street reconstruction so that

work will not begin on Lot M until 5<sup>th</sup> Street is complete (est. July 1) and after the Fourth of July Parade and Midnight Madness.

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
<b>City Hall Parking Lot Reconstruction</b>		<b>\$ 989,072</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	\$ 340,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
<b>Engineering/Administration</b>		<b>\$ 128,580</b>
	\$ 1,140,000	\$ 1,117,652

\*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.

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.

**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 all bids due to high costs and directed staff to rebid the project at a future date.**

**Staff has worked with the consulting engineer on the project and has identified measures to modify the project with the intent to lower project costs. These include revising the completion date to spring of 2017, providing additional clarification on certain bid items, adding an alternate bid item for two of the proposed bio-cells and not replacing portions of existing curb and gutter in parking Lot M. The portions of curb and gutter not planned for replacement will be added to the proposal as an additional bid alternate and should budget allow the curb bid alternate would be awarded. These adjustments should bring costs more 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 August 3, 2016, as the date of letting and August 9, 2016, 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 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.