

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.

Staff has completed plans and specifications for the **extension of Tripp Street from Wilmoth Avenue to State Avenue along with water main and storm water improvements**. The bids for this project will consist 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. As part of the Base Bid, there will be 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.

The total estimated construction cost for the Base Bid plus Alternate A (asphalt) is \$560,193.25, and the total for the Base Bid plus Alternate B (concrete) is \$558,481.25. Both alternate bid totals include the electric conduit work estimated at \$13,005.75. The total estimated cost of engineering and construction administration are approximately \$84,000, bringing the **total estimated project cost to approximately \$643,000**.

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 \$13,005.75 from the Electric Extension and Improvements fund for total funding of approximately \$913,000. Remaining funds from the construction of the Tripp Street extension will be needed to facilitate additional utility extensions for the development of future lots as well as the installation and relocation of street lights.

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program for the installation of the Tripp Street extension through the 321 State Avenue parcel and establishing March 28, 2018, as the date of letting and April 10, 2018, as the date for the report of bids.
2. Do not proceed with this project at this time.
3. Approve the project with modifications.

MANAGER'S RECOMMENDED ACTION:

This project will facilitate future development of a mixed-income housing subdivision at 321 State Avenue which is in keeping with the Council's goal to Address Housing Needs in the city. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.