Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 24-	Set Public Hearing: 8-26-2024 Public Hearing: 9-9-2024 Award Contract: 10-7-2024

Subject/Title

Public hearing to approve the plans, specifications and form of contract for the East Manawa Grading Project.

Background/Discussion

Background

In 2022, the City purchased 93.17 acres located on E. Manawa Drive using ARPA funds of $4,190,000. Conceptual plans show a range from 600 to 900 housing units on the property depending on design and developer selection. The City will be selecting a developer for the site in the near future. The City is applying for an IEDA grant for up to $8 million. These funds would be used on the south corridor of the property to help with construction of up to 40 single family housing units. In order to proceed with the application, the City must select a developer/builder to assist in the construction of the single-family housing units.

Discussion

The City is ready to bid the needed dirt work to grade the site according to the master plan. The timeline shall be as follows:

9-10-2024	Distribute bid documents to contractors
9-25-2024	Bid opening at 2:00 pm on IonWave
10-7-2024	City Council award replacement contract
Oct 2024	Start construction
Dec 2024	Construction complete

Staff Recommendation

Staff recommends approval of the resolution approving for the plans, specifications and form of contract for the East Manawa Grading Project for September 9, 2024.

Attachment

1. Resolution
2. Plans and Specifications

Submitted by: Courtney Harter, Community Development Director