City Council Communication

Department: Community Development Case/Project No.: N/A	Resolution No. 20-_____	City Council: July 27, 2020

Subject/Title

Council consideration of a resolution accepting the work of Carley Construction as complete and authorizing release of retainage for the 22nd Avenue Water and Sewer Extension Project

Location

1218 22nd Avenue

Background/Discussion

Background

In 2011, the City acquired the property located at 1218 22nd Avenue through the Neighborhood Stabilization Program (NSP) and Community Development Block Grant (CDBG) program as part of the City's partnership with Habitat for Humanity. The program allowed the City to acquire and demolish blighted, vacant and foreclosed properties and prepare the properties for new single-family units to be sold to households at or below the median family income. Upon demolition, the City learned the previous single-family house was not connected to the sanitary or water systems.

Due to costs above their available budget, Habitat returned the property to the City in 2017. Because the City has NSP and CDBG funds utilized on the site, Staff determined it was most beneficial to extend the sanitary and water lines with the intention of construction one or two housing units on the site.

In 2019, the City solicited bids to compete the water and sewer extension. The low bid for the project was awarded to Carley Construction.

Discussion

In July, Carley Construction completed the site work per design specifications. The final project financials can be summarized as follows:

Original contract amount	63,985.00
Change Order #1	-1,259.05
Final contract amount	$ 62,725.95
Liquidated damages deduction	-
Retainage Due to Contractor	$ 6,272.60

The City will release a Request for Proposals (RFP) to local developers to construct one or two new units that will be sold to households at or below 80% of the median family income.

Staff Recommendation

The Community Development Department recommends acceptance of the work by Carley Construction in connection with the 22nd Avenue Water and Sewer Extension Project and also authorization for the Finance Department to issue a final check in the amount of $6,272.60 for final retainage.