City Council Communication

Department: Community Development Case/Project No.: N/A	Resolution No. 21-	City Council: 5-24-2021

Subject/Title

Hillside Estates Infrastructure Project Contract Approval

Location

Northeast corner of Franklin and Bennett Avenues

Background/Discussion

Background

In 2020, the City began working with Turn the Paige Development on a proposed subdivision on a city-owned parcel located on the corner of Franklin and Bennett Avenues. The original proposal consisted of 25-35 homes consisting of single-family attached and detached units. City Council approve the sale of the property (Resolution 20-235) for the appraised value of $275,000.

As part of the proposed project, the developer wished to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer committed to 51% of the units being sold to households earning at or below 80% of the median family income (MFI), which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income. City Council approved the FY2021 CDBG budget (Resolution 20-259) which included an allocation to this project of $1 million. The City wishes to construct the infrastructure for the 27-unit subdivision that will include 14 units sold to households with incomes at or below 80% MFI. This will include 14 attached and 13 detached single-family units.

Discussion

One bid was received from interested contractors on May 14, 2021. Ehrhart Griffin reviewed and verified the bid and recommended the City accept. The submitted bid is within 15% of the engineer estimate.

Engineer's Cost Estimate	$744,428.05
Compass Utility	$803,401.38

Construction is expected to start in June and be complete by the end of October.

Staff Recommendation

The Community Development Department recommends acceptance of the bid from Compass Utility, LLC in the amount of $803,401.38 for the Hillside Estates Infrastructure Project.

Attachments

1. Letter from Snyder and Associates recommending contract award
2. Bid tabulation sheet

Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

March 28, 2017

Brenda Carrico
Council Bluffs Community Development
209 Pearl Street
Council Bluffs, IA 51503

RE: WALNUT GROVE SUBDIVISION – SANITARY SEWER REPLACEMENT
RECOMMENDATION FOR CONTRACT AWARD

Dear Brenda:

Bids were received by the City of Council Bluffs for this project on March 28, 2017. Four bids were received as follows:

Contractor	Total Bid Divisions I, II & III
Driver Sewer & Water, Inc. (Council Bluffs, IA)	$74,014.00
Bluffs Paving & Utility Co., Inc. (Crescent, IA)	$87,011.50
Valley Corp., Inc. (Valley, NE)	$87,819.08
Carley Construction, LLC (Council Bluffs, IA)	$122,693.35

The Engineer's opinion of probable construction cost for Divisions I, II & IV was $90,927.50. The low bid was 18% below the estimated costs. The Engineer's opinion of probable construction cost was based on bid prices from previous projects within the area and preliminary estimating prices from area Contractors.

During the course of the bid opening, it was discovered that the submitted proposal form from Driver Sewer & Water, Inc. did not include pages 8 through 13. Missing pages included a Policy Statement, EEO Certificate of Compliance and Nondiscrimination in Employment clause. Prior to accepting and reading the bid aloud, City Clerk, Jodi Quakenbush, conferred with City Attorney, Richard Wade, and it was decided that the bid could be accepted. The missing pages did not materially affect the bid and the bid items and prices were accepted. The missing pages were subsequently submitted to the Clerk's office.

The low bidder is Driver Sewer & Water, Inc. Snyder & Associates has reviewed the bid tab, unit prices, and totals and has found no discrepancies in the amounts included in the bid. We recommend award of the construction contract to the low bidder, Driver Sewer & Water, Inc. in the amount of $74,014.00. If you have any questions, please contact me.

Sincerely,
SNYDER & ASSOCIATES, INC.

Brian J. Fortin

Brian Fortin, P.E.
Project Engineer

1751 MADISON AVENUE | COUNCIL BLUFFS, IA 51503-5246
P: 712-322-3202 | F: 712-322-3209 | SNYDER-ASSOCIATES.COM

TABULATION OF BIDS

Project: Walnut Grove Subdivision - Sanitary Sewer Replacement
City of Council Bluffs, IA
Bid Date: March 28, 2017 at 10:00 A.M.

Snyder & Associates, Inc.
1751 Madison Avenue
Council Bluffs, IA 51503
Project No. 115.0751.10B

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST		Driver Sewer & Water, Inc. Council Bluffs, IA		Bluffs Paving & Utility Co., Inc. Crescent, IA		Valley Corp., Inc. Valley, NE		Carley Construction, LLC Council Bluffs, IA		
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE		TOTAL
Division I: General														
1-1.	Traffic Control	1	LS	$500.00	$500.00	$7,500.00	$7,500.00	$2,850.00	$2,850.00	$2,923.67	$2,923.67	$3,500.00		$3,500.00
1-2.	Wattles	50	LF	$4.00	$200.00	$5.00	$250.00	$6.91	$345.50	$5.77	$288.50	$8.00		$400.00
1-3.	Select Backfill	200	CY	$10.00	$2,000.00	$5.00	$1,000.00	$1.26	$252.00	$21.14	$4,228.00	$15.00		$3,000.00
	Subtotal Division I:				**$2,700.00**		**$8,750.00**		**$3,447.50**		**$7,440.17**			**$6,900.00**
Division II : Pavement and Appurtenances														
2-1.	Full Depth PCC Patch	140	SY	$120.00	$16,800.00	$25.00	$3,500.00	$90.00	$12,600.00	$127.18	$17,805.20	$115.50		$16,170.00
2-2.	Sidwalk Removal	15	SY	$10.00	$150.00	$10.00	$150.00	$7.45	$111.75	$6.53	$97.95	$25.00		$375.00
2-3.	4" PCC Sidewalk	15	SY	$45.00	$675.00	$25.00	$375.00	$40.00	$600.00	$61.55	$923.25	$55.00		$825.00
2-4.	Concrete Washout	1	LS	$500.00	$500.00	$150.00	$150.00	$502.20	$502.20	$769.39	$769.39	$750.00		$750.00
	Subtotal Division II:				**$18,125.00**		**$4,175.00**		**$13,813.95**		**$19,595.79**		*	**$18,120.00**
Division IV : Sanitary Sewer and Appurtenances														
4-1.	12" PVC Sanitary Sewer SDR 35	473	LF	$90.00	$42,570.00	$75.00	$35,475.00	$82.50	$39,022.50	$51.52	$24,368.96	$85.95		$40,654.35
4-2.	6" PVC Sanitary Sewer SDR 26	140	LF	$60.00	$8,400.00	$32.00	$4,480.00	$45.00	$6,300.00	$37.99	$5,318.60	$75.00		$10,500.00
4-3.	Sanitary Sewer Double Wye, 12" x 6" for SDR 35	7	EA	$350.00	$2,450.00	$500.00	$3,500.00	$395.00	$2,765.00	$823.33	$5,763.31	$850.00		$5,950.00
4-4.	Bypass Pumping	1	LS	$2,500.00	$2,500.00	$5,000.00	$5,000.00	$2,500.00	$2,500.00	$9,216.85	$9,216.85	$20,000.00		$20,000.00
4-5.	Clean, Inspect and Test Sanitary Sewer	473	LF	$2.50	$1,182.50	$2.00	$946.00	$2.35	$1,111.55	$4.50	$2,128.50	$3.00		$1,419.00
4-6.	48" Diameter Sanitary Manhole, Type SW-301	2	EA	$4,500.00	$9,000.00	$4,644.00	$9,288.00	$6,590.00	$13,180.00	$4,724.69	$9,449.38	$6,750.00		$13,500.00
4-7.	Remove Sanitary Manhole	2	EA	$700.00	$1,400.00	$250.00	$500.00	$790.00	$1,580.00	$618.93	$1,237.86	$950.00		$1,900.00
4-8.	Connect 12" Sanitary to Existing 12"	2	EA	$300.00	$600.00	$375.00	$750.00	$355.00	$710.00	$715.37	$1,430.74	$775.00		$1,550.00
4-9.	Internal Rubber Chimney Seal	2	EA	$500.00	$1,000.00	$525.00	$1,050.00	$755.50	$1,511.00	$494.44	$988.88	$475.00		$950.00
4-10.	8" Type PC-2 Concrete Collar	2	EA	$500.00	$1,000.00	$50.00	$100.00	$535.00	$1,070.00	$440.02	$880.04	$625.00		$1,250.00
	Subtotal Division IV:				**$70,102.50**		**$61,089.00**		**$69,750.05**		**$60,783.12**			**$97,673.35**
	Total Divisions I, II & IV:				**$90,927.50**		**$74,014.00**		**$87,011.50**		**$87,819.08**		*	**$122,693.35**

* Change made by Engineer