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## City Administrator Report to Mayor & City Council

2019.08.30, Edition No. 354

### WEEKLY UPDATE:

- In-Depth: At present for this upcoming In-Depth session our City Engineer will have a slightly longer SUDAS presentation/review, providing Council some education on an issue we are going to be dealing with along second street (vaults). Jerry will be attending in my place as I noted last week - I will be attending a meeting in Des Moines.
- Local volunteer/service organizations will either be attending the September or October In-Depth to review entry way signage. In prep, here is some additional information from Andrew on the topic:
  - This was brought up in May, and below was my response. If City Code was changed to allow for such signage, locations in IDOT ROW would need state permission and would need to follow any regulations that they may have. For groups that are interested in such signage the easiest and best solution is to find a willing adjoining property owner and just avoid the issue of public right of way all together. City Code section 10-21-4(A)(1) prohibits anyone except for the City from installing signs in City right of way. The simplest solution which I discussed at that time would be for the Lions's club to approach the adjoining land owner at the site at which they wish to install their signs and get permission to install just outside the public right of way. If Council did so desire they could direct the City to install an entry sign the recognizes the Lion's, and any other group that wished to be likewise recognized. If this option is chosen, it should be noted that strict content neutrality standard for sign regulations created in the recent Supreme Court ruling Reed v. Town of Gilbert, would mean that the City would have to give equal access to any and all groups that would like to be recognized on such a sign. As another alternative, the Rotary Club had gotten a grant to install some trail maps signs at various locations along the City trail network, these signs will include a small Rotary logo in recognition of this donation. This is very similar to how the bike club and running club are recognized for their donation of trail mileage signs a few years ago. The Lion's Club (or another club) could certainly sponsor some of these signs and likewise be recognized.

- Projects: Please find attached the notes from the Project TEAM Meeting on Wednesday, August 28th. If you have any questions, please contact me. R Hill
- Range and MPW: We are working with FEMA, MPW and the Police Department to relocate the building on site at the shooting range to move it from the lower lot to a side adjacent to the range. The lower lot and current building has seen repeated flooding damage and losses and this last time had was 6 plus feet up the wall. FEMA appears willing to participate in this replacement of a repetitive loss structure. More to come.
- FEMA: FEMA has wrapped up their site and meetings, but it is taking a coordinated effort to get through all of the new FEMA regulations and requirements. We will get you a summary of losses and expected coverage as soon as possible. Finance is also in the middle of the audit as well.

## PROJECT MEETING NOTES – August 28, 2019

### 1. Phase IVB – West Hill Sewer Separation:

*Phase IVB work includes general construction of approximately 2,600' of new 8" and 24" sanitary sewer on West Eighth Street, Sycamore Street, Iowa Avenue, and Pine Street. In addition it includes approximately 2,000' of new 15" through 30" storm sewer on West Eighth Street, Chestnut Street, and Fuller Street. Water main replacement includes approximately 2,900' of new 6" through 10" main. The following work is also included: new inlets, inlet piping, full-width pavement removal and replacement, sidewalk construction, seeding, filling and grading at the ravine fill site at the west end of Sixth Street.*

Contractor: KE Flatwork

Bid Amount: \$2,407,510.60

#### a. Work Accomplished:

- 1) Finished Sanitary Sewer to Pine St.
- 2) Poured driveways, sidewalks, courtesy walks along 8<sup>th</sup> St.
- 3) Surface restoration (topsoil) along 8<sup>th</sup> and Sycamore Sts.
- 4) Cored Iowa Ave. at 8<sup>th</sup> St. intersection
- 5) Prepped subgrade on Iowa Ave. between 7<sup>th</sup> & 8<sup>th</sup>

#### b. Upcoming Work:

- 1) Started on Storm Sewer at Chestnut
- 2) Water main installation past Chestnut
- 3) Pour Iowa Ave. from 7<sup>th</sup> to 8<sup>th</sup>
- 4) Address fugitive water conditions on Iowa Ave.

### 2. Mississippi Drive Corridor Project:

#### a. Remaining Punch List Work

- 1) Order replacement plants
- 2) Cleanout sanitary sewer line at the old Hotel
- 3) Clean, televise and record sewer
- 4) Finish Mad Creek Channel Armoring
- 5) Locust St. sidewalk/W2nd – remove & replace expansion joint material
- 6) Replace concrete for buried gas valve – Sycamore St. Parking Lot

### 3. Riverside Park Master Plan:

#### a. "Almost Friday Fest"

- 1) Provide Map of Riverfront Master Plan for future display

#### b. Facilitate Master Plan Development

- 1) Beer Garden
- 2) Truck Vendors
- 3) Entertainment Area
- 4) Riverview Center/Papoose Pump Station
- 5) Tiered Amphitheater
- 6) Riverfront Demountable Floodwall
  - August 16, 2019 Study
  - CP Rail contributing funds for study

**4. Grandview Ave. Reconstruction Project:**

- a. Plans completed
- b. Property Acquisition Underway
  - 1) Three (3) remaining
  - 2) November 1<sup>st</sup> deadline
- c. Alliant relocating utility at this time
- d. Schedule:
  - 1) December 5, 2019: Set Public Hearing
  - 2) December 19, 2019: Public Hearing
  - 3) December 19, 2019: Resolution Approving Plans & Specs
  - 4) January 21, 2020: DOT Bid Letting
  - 5) February 6, 2020: Award Contract
  - 6) February 20, 2019: Approve Contract & Bond

**5. 2<sup>nd</sup> Street Streetscape Project:**

- a. August 29, 2019: Library/Bolton-Menk meeting re: Garden Area
- b. August 29, 2019: City/Bolton-Menk meeting
- c. Reconstruct Iowa/Sycamore/Cedar intersections
- d. Focus on sidewalk design
- e. Keep street repairs to a minimum
- f. Make street parking adjustments
- g. Basement/chutes locations and construction options TBD
- h. Set up schedule to meet with CBD merchants and property owners
- i. Schedule: 2020 Construction

**6. 2<sup>nd</sup> & Mulberry Roundabout:**

*The 2<sup>nd</sup> & Mulberry Roundabout project consists of the reconstruction of the intersection of Mulberry Avenue and East 2<sup>nd</sup> Street intersection as a roundabout. Construction primarily includes pavement removal, excavation, concrete paving, subdrains, granular subbase, underground utility improvements, concrete pavers, and streetscape amenities.*

Contractor: Heuer Construction

Bid Amount: \$2,114,738

- a. Set meeting with Merchants
- b. Schedule – Building(s) removal:
  - 1) September 9th: Begin demolition of City owned building
  - 2) September 6<sup>th</sup>: Bids due for HNI owned building demolition
- c. Schedule – 2<sup>nd</sup> Mulberry Construction:
  - 1) August 15<sup>th</sup>: Award Contract
  - 2) September 5<sup>th</sup>: Approve Contract & Bond
  - 3) October 1<sup>st</sup>: Roundabout construction begins

## 7. Westside Trail:

***The Westside Trail project will construct a 1.26 mile graded and paved pedestrian and bike trail from approximately the southwest corner of Hershey Ave. at S. Houser St., parallel N. Houser Street to the north side of Crossroads Inc. property, then turn directly west to Discovery Park utilizing a permanent easement across the Crossroads Inc. and Brian St. or Lori Wolfe properties.***

Contractor: Heuer Construction

Bid Amount: \$1,221,380.28

- a. Schedule:
  - 1) August 20<sup>th</sup>: DOT Bid Letting
  - 2) September 19th: Award Contract or Reject bids
  - 3) April 1, 2020: Late Start Date
  - 4) First use of Doc Express

## 8. DOT Lake Park Blvd. Site:

- a. RFP for preliminary design and cost estimate underway
- b. 2019 Design
- c. 2020/21 Construction

## 9. Carver Corner Development:

- a. Goals:
  - 1) Promote goals of the CBD and Riverfront Area
    - Urban, walkable neighborhoods
    - High quality architectural and site design
  - 2) A variety of commercial and residential uses to be considered
  - 3) Residential uses

--- Designed and marketed for quality/high amenity building(s)

- b. Objectives:
  - 1) Redevelop vacant property
  - 2) Achieve high quality architectural and site design
  - 3) Establish land uses consistent with redevelopment plans
  - 4) Promote in-fill opportunities
  - 5) Create high quality employment opportunities
  - 6) Encourage destination points to draw people
  - 7) Provide opportunities to live, work and recreate near the river
  - 8) Enhance visitor experience along an important corridor in the community
  - 9) Establish an outdoor recreational or green space
  - 10) Improve long-term economic benefit
- c. August 14<sup>th</sup>: One Proposal submitted (Merge)
- d. September: Request Authorization to enter into negotiations

**10. Old Library Site:**

- a. City to consider development options

**11. 2019 Full Depth Program:**

***The 2019 PCC Full Depth Patch Construction Project consists of constructing P.C. Concrete curb and gutter, full depth patching, driveways, sidewalks and handicap ramps at Fulliam, Houser, Lake Park Blvd., University Dr. and Musser***

Contractor: Heuer Construction

Bid Amount: \$919,875

- a. Streets: Fulliam, Houser, Lake Park Blvd., University Dr., Musser
- b. Houser: Work underway from Musser to Grandview
- c. Musser: Next project (to Grandview)
- d. Spring 2020: Construction completed

**12. City Hall Security:**

- a. Recommended doors identified and ordered

**13. Phase V – West Hill Sewer Separation Design:**

- a. Next schedule meeting with Stanley's – September 2019
- b. Survey work to be completed by October/November 2019

- c. Paving profile and street configuration under review by staff

**14. Park Ave. Three Lane Configuration Project:**

- a. Costs to be divided between City/DOT/MPW
- b. Schedule:
  - 1) December 5<sup>th</sup>: Set Public Hearing
  - 2) December 19<sup>th</sup>: Public Hearing
  - 3) December 19<sup>th</sup>: Approve Plans & Specs
  - 4) February 18, 2020: DOT Bid Letting
  - 5) March 5<sup>th</sup>: Award Contract
  - 6) March 19<sup>th</sup>: Approve Contract & Bond
  - 7) April 1<sup>st</sup>: Construction Start date

**15. High Strength Waste Receiving Station Project:**

*Work comprises general construction of new high strength waste facilities including various pumps, piping, building mechanical systems, and electrical/control systems work in existing control building and tunnel system and within the existing digester control building at the Water Resource Recovery Facility. Work also includes modifications at the Muscatine Solid Waste Transfer and Recycling Center including plumbing, electrical, concrete modifications and paving.*

Contractor: Leander Construction

Bid Amount: \$1,728,000

- a. Work underway
- b. Construction to be completed by January 30, 2020

**16. Arbor Commons:**

- a. Inspecting public infrastructure
  - 1) Sanitary sewer being installed
  - 2) Water being installed

**17. South End Sewer District Study:**

- a. 61/Grandview
- b. September: Agreement approval

**18. Redundant Force Main Line: Musser Park – Water Resource Recovery Facility**

- a. DNR/EPA mandate to be completed by 2026
- b. RFP needed for design

**2019 Projects:**

- a. Mad Creek Channel Armoring
- b. Westside Trail
- c. West Hill Sewer Separation Project – IVB
- d. 2019 Full Depth Patch Program and Asphalt Overlay (alleys)
- e. DOT Lake Park Facility Design
- f. City Hall Security
- g. Carver Corner Development
- h. 2<sup>nd</sup>/Mulberry Roundabout
- i. High Strength Waste Receiving Station
- j. Arbor Commons Development
- k. Riverfront Demountable Flood Wall Study
- l. South End Sewer District Study

**2020 Projects:**

- a. 2<sup>nd</sup> Street Streetscape Project
- b. West Hill Sewer Separation Phase V Design
- c. Park Ave. 3 lane configuration
- d. Riverside Park Development and Master Plan Implementation
- e. Grandview Ave. Reconstruction Project
- f. West Hill Sewer Separation Project – IVC  
*Phase IVC work includes general construction of approximately 2,700' of new 8" sanitary sewer of Linn Street, West Eighth Street, Roscoe Avenue, Maiden Lane, West Ninth Street, and Iowa Avenue. In addition it includes approximately 200' of storm sewer on West Eighth Street. Water main replacement includes approximately 3,100' of new 6" through 10" main.*  
Contractor: KE Flatwork  
Bid Amount: \$2,105,175.75

**The next Project Management Team Meeting will be held on Wednesday, September 11th, at 8:30 a.m. in the Community Development Conference Room.**



