

Memorandum

Public Works Department



To: City Manager
Subject: New Old Chicago Redevelopment Addition
Date: October 29, 2012
Number: 2012-240

Since the construction of the New Old Chicago Redevelopment Addition by the Rock Island Economic Growth Corporation (Growth) disturbs more than one acre, the Storm Water Control Ordinance requires the addition to have post-development storm water control facilities. More specifically, the peak post-development storm water runoff cannot exceed the peak 2008 storm water runoff.

Growth has designed a storm water management solution that includes the construction of small rain gardens and underground detention. The low bid for construction of this solution is \$97,905. According to the attached document from Growth, the current total cost including engineering and the performance bond is \$120,354.

Alderman Tollenaer has requested that the City reimburse Growth for the cost of complying with the post-construction storm water control requirements of the Ordinance up to a maximum of \$130,000.

RECOMMENDATION

The staff recommends against the reimbursement.

Growth has indicated that it will file an application to the Storm Water Board of Appeals for a variance from the requirements of the Storm Water Control Ordinance. Once the application has been received and reviewed by the staff, the Storm Water Board of Appeals will conduct a public hearing and render its decision. The reimbursement request can be revisited after the Storm Water Board of Appeals decision.

Submitted by: Robert T. Hawes, P.E., Assistant City Manager/Public Works Director

Storm water detention sewer bids (10th Street infill project)

bid amount

Langman Construction	\$97,905	Includes cost of lowering the 6th Ave water main, per scope. If the 6th Ave. water main requires less work, a credit may be possible. Removal of bedrock, if necessary, would add to cost.
Valley Construction	\$109,050	Includes cost of lowering the 6th Ave water main, per scope. If the 6th Ave. water main requires less work, a credit of \$14,400 would be issued. If water main is lowered and water shutdown cannot be done on off-hours, add \$5,800. Removal of bedrock, if necessary, would add to cost.
Brandt Construction	\$135,000	Includes cost of lowering the 6th Ave water main, per scope. Removal of bedrock, if necessary, would add to cost.

(The Missman Inc. estimate was \$115,000.)

Storm water detention sewer total project costs

Langman Construction	\$97,905	Low bid received
Insurance	\$800	Performance bond
Missman Inc.	\$21,649	Engineering design fees
Total:	\$120,354	Lowest Bidder
Total:	\$157,449	Highest Bidder

NOTE: Totals do not include the cost of bedrock removal.