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CITY ADMINISTRATOR'S OFFICE MEMO

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To: Mayor Bennett and City Council

From: City Administrator, Kim Downs

Date: June 8, 2016

RE: City Hall's West Parking Lot Repairs

The City Hall's west parking lot is in need of new pervious concrete (the parking sections) or a better product that can withstand inclement weather. The parking lot has several areas that have large voids in our pervious concrete which is now peeling up leaving rough cut outs and crumbling.

The pervious concrete has been in place for 9 years. The pervious concrete is not able to withstand Iowa's inclement weather and has not provided the longevity that we need. To replace the pervious concrete, the cost is estimated at $30,000.

The pervious concrete plays an important role in our City Hall storm water management and water filtration. It filters sediments and pollution from storm water deposited on the pavements surface. In completing our research on pervious concrete it is not our recommendation to replace the pervious concrete with the same materials. The recommendation is to use permeable interlocking concrete pavement (PICP) due to its reasonable cost and longevity. PICP is recognized by federal and state storm water and transportation agencies as a Best Management Practice (BMP) and a Low Impact Development (LID) tool to reduce runoff and water pollution.

PCIP remains flexible during extreme heat and cold. It is able to withstand snow plows and snow removal equipment. Less salt is needed in the winter time and can be used without creating damage to surfaces. PCIP is ready for traffic upon completion, no additional time needed for curing. PCIP is also aesthetically pleasing. The bricks can be colored or textured to meet our aesthetic needs. PICP is among the lowest long term maintenance costs of three pervious pavement types. PICP does require sweeping 1-2 times per year. It can also be regenerated with vacuum cleaning and reinstallation of joint aggregate. Long term serviceability of 20 years plus with proper maintenance. Lastly, PCIP cracks, stains, or low spots can be easily repaired with normal equipment and with little disturbance to pavement due to modular nature of block.

We received the following three quotes to replace our pervious concrete with PCIP:

Curtis Construction- $29,700

Hardscape Solutions- $32,000

Culvers Lawn & Landscaping- $28,936.68

These quotes would require city staff to remove the pervious concrete and prep the area prior to the contractor laying the PCIP. In review of the bids staff recommends council approval of the lowest responsive responsible quote provided by Culvers Lawn and Landscaping in the amount of $28,936.68. We would also request council's approval to authorize Culvers Lawn & Landscaping providing (1) PICP-No Parking Zones, (28) PICP-Parking strips and (2) PICP- Handicap Symbols with an additional amount of $4,600. Total contract-$33,536.68. Funds are available through our CIP bonding and general fund for facility repairs. We would ask that council additional authorize the finance director to pay the 1st installment of the cost of the project to Culvers Lawn and Landscaping.

DRAFT

RESOLUTION NO. 16-
City Council

RESOLUTION AUTHORIZING STAFF TO PROCEED WITH CONCRETE REPLACEMENT OF THE WEST PARKING LOT AT CITY HALL

WHEREAS, City Staff has determined the need to replace the pervious concrete parking lot on the west side of City Hall which has been in place for nine years and is currently experiencing voids in the surface which is now peeling up, leaving rough spots and crumbling, and

WHEREAS, City Staff recommendation is to use Permeable Interlocking Concrete Pavement (PICP) due to the reasonable cost, longevity in heat and cold, and PICP is recognized by federal and state storm water and transportation agencies as a Best Management Practice tool to reduce runoff and water pollution, and

WHEREAS, after the review of three (3) quotes, the lowest most responsive responsible quote received was Culvers Lawn & Landscaping with a total cost of $33,536.68 to replace the existing pervious concrete with PCIP and add no parking zones, parking strips, and handicap symbols; City Staff with be responsible for removal of the existing pervious concrete and prepping the area prior to the contractor performing work, and

WHEREAS, funding to complete the necessary repairs to the west parking lot at City Hall are available in the Capital Improvement Plan (CIP) Bonding and General Fund Facility Repairs line item, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA to authorize replacement of the existing pervious concrete on the west parking lot at City Hall with Permeable Interlocking Concrete Pavement (PICP) and installation of no parking zones, parking strips, and handicap symbols; City Staff with be responsible for removal of the existing pervious concrete and prepping the area prior to the contractor performing work, at a total cost not to exceed $33,536.68, with Culvers Lawn & Landscaping of Marion, Iowa.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST:

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Kelly Kornegor, City Clerk