

MARSHALLTOWN

I O W A

Joel Greer, Mayor
 Jessica Kinser, Administrator
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TO: Mayor Greer and City Council
FROM: Heather Thomas, Public Works Director
DATE: September 12, 2022
RE: South 7th Avenue Extension Project (ECO 22-001)

Policy Issue:

<input checked="" type="checkbox"/> Goal 1: Expand and improve development	<input type="checkbox"/> Goal 3: Continually improve the City’s organization & services
<input type="checkbox"/> Goal 2: Enhance Marshalltown’s public image	<input type="checkbox"/> Goal 4: Partner with others to improve quality of life

Specific Objective/Action: Objective 4 – Proactively prepare for development of all types - Construct South 7th Avenue Extension (south of Olive Street)

Recommendation: Staff recommends ordering construction and setting the public hearing.

Budget Impact: The city portion of this project is currently estimated at \$879,910 and is proposed to utilize the following funding sources.

	As approved in CIP / FY 23 Budget	Current Proposal	
Road Use Tax	\$ 236,000	\$ 314,145	
LOST	\$ 284,235	\$ 279,000	
Sanitary Sewer Enterprise	\$ 63,360	\$ 50,360	*Estimate on Sanitary Cost Decreased
Storm Sewer Enterprise	\$ 236,405	\$ 236,405	*New Est is \$314,835
TOTAL	\$ 820,000	\$879,910	

Description/Background: The S 7th Avenue Extension Project is a public/private partnership to extend S 7th Avenue south approximately 660 feet from the current dead end just south of E Olive Street to provide street access to a high-density residential development project. The street will be constructed as a 31’ residential PCC street with sidewalks on both sides and necessary water, storm sewer, and sanitary sewer infrastructure. The street extension is located on the property such that it can be further extended to additional undeveloped land currently zoned as medium-density residential. City council approved the Development Agreement with Ryan Huegerich “Developer” on July 13, 2021 that requires the Developer to prepare stamped plans and specifications for the project; dedicate the street right-of-way at zero cost to the city; and be responsible for the installation of public water main. The city would in turn provide for the construction of the street, storm sewer, and sanitary sewer.

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 Jeff Schneider, Gary Thompson, Dex Walker



Phase 1 of the Development project has been submitted for building permits to include a two-building apartment complex for a total of 72 units. An additional phase or phases is in planning. The Developer has relayed to the city a goal of some level of occupancy of the Development by end of late Spring 2023.

Design Engineering for this project was performed by Garden & Associates on behalf of HCI 50158 Investments LLC. Construction is estimated to cost \$ 949,610.00 which includes both items the city is responsible for, in addition to the water main, that the Development is responsible for. The City's share is estimated at \$871,910.00.

The substantial completion date is May 31, 2023 with final completion by September 30, 2023.

The bid timeline is as follows:

- Ordering construction at the September 12th, 2022 council meeting
- Public Hearing at the September 26th, 2022 council meeting
- Receiving/Opening Bids at 10:00 AM, October 4th, 2022
- Awarding Bid at the October 10th, 2022 council meeting.

Attachments: Official Notice of Hearing & Letting, Plans, Project Manual, Cost Estimate

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