

ITEM #:	33
DATE:	04-14-26
DEPT:	PW

COUNCIL ACTION FORM

SUBJECT: FREEL DRIVE PAVING PROGRAM

BACKGROUND:

The Freel Drive Paving program involves paving the remaining gravel-surfaced portion of Freel Drive to SE 5th Street. The current gravel street is unable to withstand the increase in traffic and the weight of the trucks required to operate the Resource Recovery and Recycling Campus (R3C). Planning and Zoning requirements also trigger the improvements to the street in conjunction with the construction of the R3C.

The paving will take place concurrently with the construction of the Resource Recovery and Recycling Campus. Construction for this project will be staged between the entrances of the R3C to allow the R3C site construction to occur without interruption.

Freel Drive is currently 23 to 24 feet wide with shallow ditches, whereas the proposed section will be a 31-foot section with curb and gutter. The existing ditches are planned to be filled and a storm intake system installed. Due to the very small elevation change along the length of Freel Drive, the ability to make water drain quickly is very limited. As a result, a percolation system is planned to be constructed using the intakes to allow water to enter the soil. A tile system will also be constructed to provide a system overflow.

The project will also include relocation of a pressure reducing valve in the water distribution system. The valve itself is being procured under a separate item on the April 14 City Council agenda. The project includes a Base Bid and three alternates as described below:

Base Bid includes paving Freel Drive from the end of the current paved section, 765 feet south of Lincoln Way, to SE 5th Street.

Alternate 1 includes replacing the existing paved section from Lincoln Way, 765' to the south, with a new 31' section of PCC pavement. This existing pavement is in the early stages of pavement distress.

Alternate 2 includes the sidewalk in front of the Resource Recovery and Recycling Campus (R3C). A sidewalk in front of the R3C would be required under development standards for a similar private development if it were to take place in the same area. This portion of sidewalk was originally included in the paving scope for the R3C concrete contractor, but was removed from that project to bring the overall R3C project within the available budget.

Alternate 3 includes all the remaining sidewalk along Freel Drive between E Lincoln Way and SE 5th St. This sidewalk portion is divided into two sections on either side of the R3C frontage.

On April 8, 2026, bids for the project were received as follows:

Bidder	Base Bid	Alternate 1	Alternate 2	Alternate 3
<i>Engineer's Estimate</i>	<i>\$1,150,000</i>	<i>\$515,650</i>	<i>\$52,545</i>	<i>\$25,965</i>
Con-Struct, Inc.	995,000	482,500	35,030	17,310
Absolute Group	1,181,840.80	552,982.48	56,048	27,696
Gehrke, Inc	1,242,588.50	511,706.02	48,341.40	23,887.80

Based on bid results, staff recommends awarding a contract to Con-Struct, Inc. of Ames, Iowa for the Base Bid and Alternate 3 only. Staff recommends declining to award Alternate 1 for reconstruction of the existing paved section, since the cost exceeds the available revenue for project. Staff will look for opportunities to extend the life of this deteriorating existing paving before a full reconstruction can take place. The bids for Alternate 2 (paving the R3C frontage sidewalk) substantially exceed the price that was offered by the R3C concrete contractor for the same sidewalk (which was removed from the R3C scope). Therefore, staff recommends declining to award Alternate 2, and staff will identify an alternative source of funding which will allow the R3C frontage sidewalk to be added back into the R3C concrete contractor's scope.

Regarding Alternate 3, staff believes Con-Struct's cost for these sidewalk sections is competitive and represents a good value for the work. Awarding this Alternate will allow the R3C frontage sidewalk to connect to sidewalk along the entirety of Freel Drive, rather than leaving an isolated stretch of sidewalk in the middle of the block in front of the R3C. Therefore, staff recommends awarding Alternate 3 to Con-Struct.

A summary of revenues and projected expenses is shown below:

Description	Revenue	Expenses
Freel Drive Paving (G.O. Bonds)	\$ 975,000	
Unobligated G.O. Bonds	225,000	
Water Utility Funds	40,000	
Construction Base Bid (this Council Action)		\$ 995,000
Alternate 3 (this Council Action)		17,310
Engineering/Administration		<u>90,000</u>
TOTAL	\$1,240,000	\$1,102,310

ALTERNATIVES:

1. The City Council can approve the following:
 - a. Accept the report of bids
 - b. Approve the final plans and specifications for this project and award the base bid and Alternate 3 for the Freel Drive project to Con-Struct, of Ames, Iowa, in the amount of \$1,012,310

2. Award any combination of base bid plus alternative bids.
3. Award the project to another bidder.
4. Direct staff to make changes to this project.

CITY MANAGER'S RECOMMENDED ACTION:

The paving of Freel Drive is necessary for the transition of solid waste handling to the R3C. Awarding this project will allow for construction activities to be complete prior to the opening of the R3C in 2027. Staff has determined that the combination of the Base Bid and Alternate 3, for the extension of sidewalk along Freel Drive (excluding in front of the R3C, which will be paved separately), represents the best value for the City. The available budget for this project will cover the expenses of the base bid and Alternate 3. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Freel Dr Report of Bids Map.pdf](#)