

**Minutes of the
Clive Corridor Redevelopment Oversight and Vision Committee
Monday, January 14, 2008**

Members Present

Elected Officials: Mayor Aasheim, John Edwards, Paul Leighton

Staff: Dennis Henderson, Lisa Schmidt, Kelly Canfield, Doug Ollendike, Bart Weller, Jim Hagelie, Tony Clemenson

Guests Present: Jim Emery, Clive Historical Society

Agenda Items

This meeting served as a post-review of the 2007 construction season for the NW 86th Street Corridor transportation improvements. Conversation was organized into the four categories that follow.

Planning/Design/Engineering:

One major issue faced during the 2007 construction season centered on burying the overhead utility and distribution lines, and given the information staff received from Snyder & Associates was not as complete, accurate, or detailed as needed in terms of proper locates of the existing buried lines, this slowed the project down substantially.

Our in-house engineering team will be performing all the planning and design engineering work for the remaining phases of the road improvements. Given this scenario, management believes our staff will have an increased commitment, more pride in the project, and devote more time and energy to the intricate details than has been demonstrated with the consultants. This scenario also allows engineering staff to spend more time working with Public Works/GIS staff regarding utility locates and issues. Further, once construction crews are able to begin work in the field, since staff will have spent considerable amount of time planning and designing upfront, there won't be as much of a need to learn on-site, removing many of the unknowns experienced in 2007.

Question: Are we giving ourselves enough time to plan Phases 2-4 on the Blvd.?

Even with the project at Hickman and NW 86th, there was plenty of time to complete the planning efforts, but as detailed above, many unanticipated things were discovered once in the field that pushed the timeline back.

The base work is now completed for Phase 1 & 2. (Phase 1 is the project at NW 86th Street and University Boulevard scheduled for summer 2008; Phase 2 is the project scheduled for 2009 on University Boulevard between ~NW 84th Street and ~NW 78th Street). Phase 1 will be let in mid-April, and once that is complete, staff will begin the design work on Phase 2. This is the same timeframe that was implemented in 2007. This year however, staff already has detailed plans from MidAmerican Energy for the Phase I utility burial project.

Contracting/Work Planning/Utility Relocation:

In terms of improving the timing and staging of tasks during the 2008 construction season, staff is looking at letting a utility contract before the prime construction contract in order to allow utility work to get started a couple of months prior to the genesis of the road improvements. This will allow for the utility portion of the project to be ready well in advance, thereby allowing staff the opportunity to scope out any potential issues that could create potential setbacks to the overall timeline. This strategy addresses some of the issues faced in 2007.

Staff members are very happy with the leadership and management MidAmerican Energy staff provided throughout the 2007 project. Given as such, they have formally requested the same composite of leaders to collaborate with during the coming year's project.

The prime contractor for the 2007 project was Cedar Valley Corporation (CVC). While staff was satisfied with them, there were more issues of concern with subcontractors. There was some discussion regarding the role the City can or cannot take in terms of approving which subcontractors CVC selects. Dennis Henderson reminded staff that ultimately the City has the right to approve the list of subcontractors that CVC intends to hire.

The project last year was structured as a working day contract with a penalty assessed for work not completed within that contractual working day number. Given the weather elements resulted in an unseasonal amount of rain-out and subsequent dry-out days, that working day threshold was never achieved. Staff is researching all available options regarding a liquated damages or incentive/disincentive type of contract and will soon have a recommendation.

Traffic Control/Maintenance:

During the 2008 construction, there will be the need for some lane closures/narrowing along NW 86th Street as well as a complete closure at the eastbound intersection of NW 86th and University Boulevard in order to improve the railroad crossing. Staff members have been pleased with the flow of communication with the railroad officials to date.

Given the construction at the Boulevard intersection will not affect large numbers of residential property owners, staff is considering working through the evening and/or overnight hours. This would require staff to request noise permits and ask for Council's approval as well as outreach to those potentially affected by any noise.

Tony Clemenson has been averaging 55 hours/week on site. Last year his time was split between the corridor project and 128th Street. In 2008, he will be able to dedicate as much time as necessary to project management on the corridor.

Communication:

The following suggestions came from the meeting attendees in order to improve communication efforts.

- Provide a “Q&A” section on the website and find creative means to recap those with both citizens and businesses through mailings, newsletters, utility billing statements, etc.
- The communication efforts that need to be directed to the business and residential neighborhoods are different than the efforts directed toward commuter traffic. Staff will need to explore strategies for both. Could use a message board that reads, “Road closing in 5 days...road closing in 4 days...etc.” for the commuter traffic.
- Any information that is placed on the website needs to be front and center so that those seeking to find information don’t have to drill down through several links.
- Any publicity around the projects should also be sent to the federal elected officials. Dennis will take the lead on this strategy.

2008 Transportation Improvement Work Planned at NW 86th Street and Hickman

“A Project”

- Construct eastbound right-turn approach
- Construct new northbound lane from Franklin north and right-turn approach
- Construct permanent medians at all quadrants

Approximately 8 weeks of work. *Weather-permitting*, we will experience approximately 5-6 weeks of some lane closures/narrowing.

“B Project” (will be a change order as not part of the original project)

- Traffic signal installation at Dahl’s intersection
- Construct frontage/access drive at the location formerly occupied by Pizza Hut
- Potential to install sidewalks on the east side of NW 86th (dependent upon scope of streetscape work still to be determined)