

PROJECT SUMMARY AND FACT SHEET:

Block 101 Alley Reconstruction - 2012



Project Engineer: Glen Yoerger 261-9177
Alder: Mike Veveer, Dist 4
Project Limits: Block 101 Alley from E. Washington Ave to E Mifflin St

Project Summary: The proposed project includes the full reconstruction of the Block 101 Alley between East Washington Avenue and East Mifflin Street. The proposed project will replace the pavement within the Alley and add curb and gutter on the northeast side of the alley. The existing pavement is currently in poor condition with exposed base course material and numerous potholes, patches and rutting problems. A storm sewer system will also be added to provide better storm water drainage and provide the opportunity to connect roof drains to the public storm sewer system.

Block 101 Alley	Existing	Proposed
Project Type		Reconstruction
Last Surfaced	Unknown	2012
Pavement Rating	4	
Surface Type	Asphalt	Asphalt
Sidewalk	Existing to remain	Replace Damaged Sections at E Mifflin Street

Storm Sewer	Existing	Proposed
Work Required	None	Add 8" to 12" storm sewer and connect roof drains into storm sewer

Parking	Existing	Proposed
Parking Conditions	No Parking Allowed	No Parking Allowed

Street Lighting	Existing	Proposed
Street Lighting	NA	NA

Cost		
Total Cost	\$150,500	
Street Assessments	\$17,160	
Storm Sewer Assessments	\$22,000	
City of Madison	\$111,340	

Assessment Policy

The cost of construction of public alleys is assessed 50% to adjacent property owners with remaining 50% paid by the City.
Costs for private storm sewer connections are assessed 100% to adjacent property owners.
Construction of Storm Sewer main is 100% City cost.
Assessments are payable in one lump sum or over a period of 8 years, with 3.0% interest on the unpaid balance

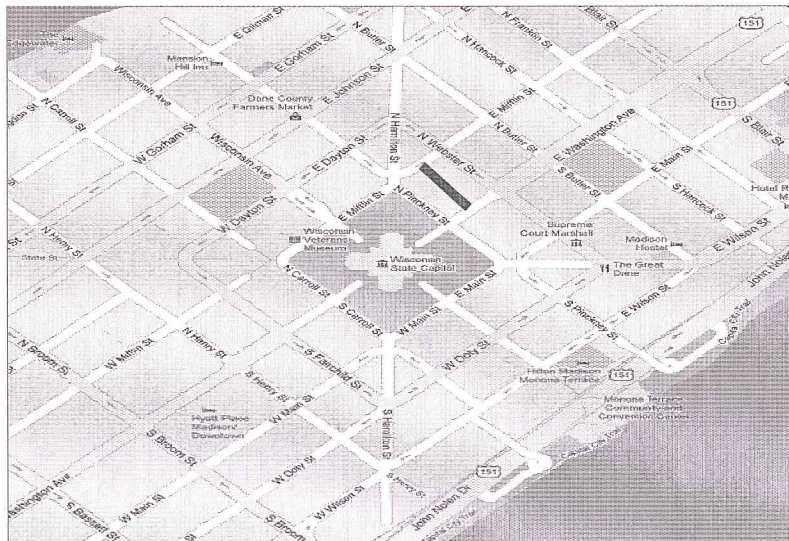
Schedule

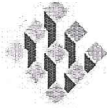
Start Date: July 30, 2012
Project Duration: 2 - 3 weeks

Tree Information: No Tree Impacts

Correspondence: Attached is letter dated 5/2/2012 from Urban Land Interests and City staff e-mail responses to questions raised in the letter.

Project Location:





Urban Land Interests

May 2, 2012

Board of Public Works
City-County Building, Room 115
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Re: 25435 Plans, Specifications, And Schedule Of Assessments For Block 101
Alley Reconstruction Assessment District - 2012.

Dear Board Members and Staff:

As the largest property owner in Block 101, Urban Land Interests (ULI) appreciates the work that has been done in developing a plan for the reconstruction of the alley in Block 101. While we are aware that the alley needs attention, we have learned some details of the proposed plans and have questions and concerns that we would like addressed prior to any action by the Board. Our comments are made from the perspective of wanting to be sure that the planned improvements will address the needs of property owners within Block 101.

We first learned the proposed scope of the improvements at a meeting on April 24, 2012. The details that were provided at that meeting raised the following questions.

- The proposed system includes ADS N-12 drain pipe with integral water inlet. We are familiar with this system and are concerned that the relatively small inlet slots are prone to ice blockage under freezing conditions. If the inlets clog with ice and do not drain properly we fear there will be little improvement during icing conditions during the winter months.
- We want to verify that the water shed volumes for the roof areas that will be discharging into the storm drain have been considered. It appears the proposed drain pipe size may be undersized for heavy rain falls.
- We understand that the plan calls for using a relatively shallow storm drain system with laterals connected to scuppers and downspouts at grade. We believe a system designed like this is prone to freezing and damage from refuse haulers and delivery trucks. Has a deeper system been considered allowing below grade connection to roof drainage through the basements of the buildings? What would the cost implications be?
- We question the storm piping placement on the east side of the alley if a shallow system is implemented. Considering this is designed as a shallow system a west side location would facilitate better roof drain connections to the majority of the buildings off the alley. A west

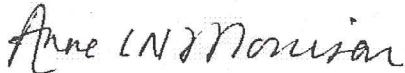
Urban Land Interests

storm location will also minimize damage to shallow laterals from truck traffic. What are the cost and complexity implications of moving the storm water piping to the west side of the alley?

- It is our understanding that minimal soil removal is planned for the project because of the complexity of existing utility placement within the excavation area. As a financial contributor to this project what assurances do we have that substandard soils will be removed to ensure that the new pavement will perform satisfactorily.
- Are there simpler alternative solutions to the problems in the Block 101 Alley? Has a limited solution been considered? Would a general storm drain inlet near Mifflin Street with the alley pitched towards the center adequately serve the water shed requirements of the alley?

Again, we first learned the details of the proposed project just one week ago. We have extensive experience working with the City and we would appreciate the opportunity to meet with City Engineering and better understand the scope of the project prior to its approval by the Board of Public Works. Thank you for your consideration.

Kind Regards,



Anne Neujahr Morrison

Urban Land Interests

Cc: AlderMike Verveer

Yoerger, Glen

From: Yoerger, Glen
Sent: Wednesday, May 02, 2012 10:44 AM
To: 'amorrison@uli.com'
Cc: Coleman, Lisa
Subject: RE: Block 101 Alley Project

Anne,

See our responses below. We are certainly willing to meet with you to consider other alternatives and come up with a system that improves the existing conditions and meets the needs of the adjacent property owners.

If you like, I can present this correspondence to the BPW as part of the record.

Thanks,
Glen Yoerger, P.E.
City Engineering Division
210 Martin Luther King Jr. Blvd
Madison, WI 53703
(608) 261-9177
gyoerger@cityofmadison.com

From: Anne N. Morrison [<mailto:amorrison@uli.com>]
Sent: Tuesday, May 01, 2012 4:54 PM
To: Yoerger, Glen
Subject: Block 101 Alley Project

Hi Glen,

As we discussed just now on the phone, ULI is working to compile comments to present to the Board of Public Works so that we can get clarification on the Block 101 Alley improvement project prior to its approval. We understand that the alley is in need of improvement, but we want to make sure that the improvements proposed will address the needs of the property owners in the block.

We first learned the proposed scope of the improvements at a meeting on April 24, 2012. The details that were provided at that meeting raised the following questions.

- The proposed system includes ADS N-12 drain pipe with integral water inlet. We are familiar with this system and are concerned that the relatively small inlet slots are prone to ice blockage under freezing conditions. If the inlets clog with ice and do not drain properly we fear there will be little improvement during icing conditions during the winter months.

It's possible that the inlets will clog with ice and snow as they are narrow and near the curb. Because most of the drainage issue seems to be associated with downspouts, we hope that connecting as many of these as we can directly to the storm sewer will cause less runoff to need to get into the inlets. We are open to suggestions for other products as well.

- We want to verify that the water shed volumes for the roof areas that will be discharging into the storm drain have been considered. It appears the proposed drain pipe size may be undersized for heavy rain falls.

We did look at the runoff volumes. An 8" pipe is adequate for most storms, (and perhaps more importantly, is likely the largest pipe we can fit with all of the existing utility conflicts). There will, however always be storms that are of a greater magnitude than our system is designed to handle. In these cases, runoff would run overland down to Mifflin Street, similar to current conditions.

- We understand that the plan calls for using a relatively shallow storm drain system with laterals connected to scuppers and downspouts at grade. We believe a system designed like this is prone to freezing and damage from refuse haulers and delivery trucks. Has a deeper system been considered allowing below grade connection to roof drainage through the basements of the buildings? What would the cost implications be?

We propose ductile iron pipe for the pipes that come up out of the pavement, that downspouts will be connected to, to minimize damage from trucks. We propose "loose" connections of downspouts in lieu of "hard connections" (i.e., with a space between the outside of the downspout and the inside of the storm collection pipe riser) to allow overflow.

We believe the myriad of existing utilities in the alley, preclude a deeper system.

- We question the storm piping placement on the east side of the alley if a shallow system is implemented. Considering this is designed as a shallow system a west side location would facilitate better roof drain connections to the majority of the buildings off the alley. A west storm location will also minimize damage to shallow laterals from truck traffic. What are the cost and complexity implications of moving the storm water piping to the west side of the alley?

We considered the curb& storm drain on the west side of the ally, however then the curb would need to have a lower curb head (a typically "alley" curb) to be able to access parking and dumpster areas, and we don't think this is desirable from a drainage perspective. Additionally it would be difficult to make downspout connections through the top of a typical alley curb without impeding flow along the curb for the buildings whose backs are flush with the alley. Also, at least one basement protrudes into the alley on the west side, so we would like to avoid placing storm sewer and curb over this area. Lastly, we feel there are less utility conflicts along the east side of the alley as we think we will be able to run the storm sewer above an existing duct package that runs along this corridor.

- It is our understanding that minimal soil removal is planned for the project because of the complexity of existing utility placement within the excavation area. As a financial contributor to this project what assurances do we have that substandard soils will be removed to ensure that the new pavement will perform satisfactorily.

The Contract will comply with the City's Standard Specifications for Public Works which includes specifications for proof rolling and undercutting of substandard soils. The standard typical section for public alleys requires excavation of approximately 12" depth.

- Are there simpler alternative solutions to the problems in the Block 101 Alley? Has a limited solution been considered? Would a general storm drain inlet near Mifflin Street with the alley pitched towards the center adequately serve the water shed requirements of the alley?

This was the previous condition, so it could work by default- but over the years we have continued to get complaints about downspouts and icing in the alley, and one inlet at the Mifflin Street end would not solve these issues. Our goal is improve the current situation.

We would appreciate the opportunity to meet with City Engineering and better understand the scope of the project prior to its approval. Please let me know if you have any reaction to the questions raised above or if you have any

concerns with me forwarding these comments to the Board of Public Works. Feel free to call or email me later today or early tomorrow .

Thanks, Glenn.

-Anne

Urban Land Interests

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