

# REQUEST FOR PURCHASE IN EXCESS OF \$20,000/CHANGE ORDER



**To:** MAYOR AND CITY COUNCIL

**Agenda Item #:** IV. F.

**From:** Wayne D. Houle, PE, Director of Engineering

**The Recommended Bid is**

Within Budget

Not Within Budget

**Date:** March 5, 2013

**Subject:** Contract ENG 13-3 Braemar Hills B Neighborhood Roadway Reconstruction

**Date Bid Opened or Quote Received:**

February 25, 2012

**Bid or Expiration Date:**

April 27, 2013

**Company:**

**Amount of Quote or Bid:**

Northwest Asphalt, Inc.	\$ 944,807.33
Valley Paving, Inc.	\$1,017,809.80
Midwest Asphalt Corporation	\$1,021,929.60
GMH Asphalt Corporation	\$1,097,679.00
Palda & Sons, Inc.	\$1,121,689.20
Hardrives, Inc.	\$1,266,902.08

**Recommended Quote or Bid:**

Northwest Asphalt, Inc. \$944,807.33

**General Information:**

This project includes the roadways of Scotia Dr, Tupa Cir, Tupa Dr, St. Patricks Ln, and Gleason Cir. The project involves localized rehabilitation of the sanitary sewer, upgrades to the storm sewer system, upgrades to fire hydrants, curb and gutter spot repair, and reconstruction of bituminous pavement. The project was ordered by the Edina City Council at the December 11, 2012 Public Hearing.

This project will be funded by special assessments, respective utility funds, and the PACS Fund (for lighting replacement). At this point in the process we are anticipating the special assessments to be reduced by approximately 3% from what was discussed at the project hearing. These values can change based on construction related items such as soil corrections and turf restoration. The final special assessments will be determined prior to the final assessment hearing.

Turf restoration for all of the 2013 projects will be hydro-seeded versus sodded. See attached memo discussing the selection of hydro-seeding as the turf restoration technique.

Staff recommends awarding the project to Northwest Asphalt, Inc. utilizing hydro-seed for turf establishment.

**Attachments:**

Turf Establishment in Reconstruction Projects

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**Date:** March 5, 2013  
**To:** Mayor and City Council  
**From:** Wayne D. Houle, PE, Director of Engineering  
**Re:** Turf Establishment in Reconstruction Projects

**Summary:**

Staff is recommending the use of hydro-seed for the 2013 projects with a revised contractor maintenance period of 90-days. Staff feels hydro-seed will better meet the long term needs of the property owners for turf establishment and at the same time reduce special assessment amounts.

**Background Information:**

Lawns disturbed by roadway construction have typically been restored with the use of sod. The contractor was responsible for the establishment of sod for a period of 6 weeks (42 days) from the date of installation. After the 6 week maintenance period the property owner is then responsible for the sod.

During 2012, residents and staff noticed portions of the sod installed during the 2011 construction season were not healthy. 2012 saw drought conditions for most of the year. Most of the new sod areas were brown and dormant and/or dead. This reflects badly on the construction project even though continued maintenance of the sod is the responsibility of the homeowner.

Staff hosted a “Construction Contractor Think Tank” meeting. The goal of this meeting was to determine the advantages and disadvantage of sod and hydro-seeding. We wanted a turf product that property owners could perform the proper maintenance on to establish long lasting turf. Staff invited industry experts for this meeting held on January 7, 2013 at the Public Works and Park Maintenance Facility. Attendees included turf experts, contractors, and consultants familiar with City of Edina practices and clients. Topics discussed included watering, maintenance periods, proper long term care, turf color, installation techniques, drought, fertilizer, chemical treatments, equipment, installation dates and foot traffic.

The 2013 bid documents require the Contractor to place 6-inches of topsoil in a level and smooth manner free of stones or other debris that are over 1.5-inches in diameter. Seed, fertilizer, and soil stabilizer is placed in a uniform manner. The Contractor is responsible for mowing the new turf during the maintenance period. The quality of the turf establishment is reviewed after the maintenance period. If the maintenance period does not end by Nov. 1, the remaining balance of the maintenance will carry over and begin on April 15 of the following year. Any turf areas’ deemed unacceptable at the end of the maintenance period will be re-hydro-seeded at no cost to the City.

Staff realizes that resident education and communications is a key component in the establishment of turf using either method; sod or hydro-seed. Construction update letters and City Extra e-mails will



be used to educate the residents on proper maintenance procedures. Turf maintenance is the responsibility of the property owner after the 90-day turf maintenance period.

Table 1. Comparison of Sod and Hydro-Seed

Item	Sod	Hydro-Seed
Cost	\$5.00 - \$6.00 / SY	25-50% less than sod
Water	Equal	Equal
Drought Resistance	Less than seed	Tolerant of dry conditions
Maintenance Identified by Property Owner	Appears complete, less realization of maintenance needs	Maintenance needs are apparent
Color	Some issues, defined line between new and existing turf	Tends to blend with existing turf
Appearance	Appears instant	Established over time
Installation	Labor intensive	Simple
Installation Dates	Not recommended during July / early August but can be accomplished	Not recommended from June 1 until July 20 but can be accomplished
Installation Maintenance Period	90 days recommended	90 days recommended
Foot Traffic	Not an issue	As little as possible until germination
Repairs – Cost	\$5.00 - \$6.00 / SY	25-50% less than sod
Repairs – Installation	Labor intensive	Simple
Repairs – Disturbance	Some	Minimal
Environmental Footprint	Sod is planted off-site, harvested, transported, and replanted.	Hydro-seed is planted on-site and remains on-site.

Based on a research with other communities that use hydro-seed and experience on the West 44<sup>th</sup> Street project and on information learned from the “Think Tank” session, staff is recommending the use of hydro-seed on the 2013 projects with a revised maintenance period of 90-days. Staff feels hydro-seed will better meet the long term turf needs of the property owners.