

**COUNCIL ACTION FORM**

**SUBJECT: 2014/15 DOWNTOWN STREET PAVEMENT IMPROVEMENTS (5<sup>TH</sup> STREET)**

**BACKGROUND:**

This annual program is for the rehabilitation/reconstruction of streets within the downtown area (Lincoln Way to 7<sup>th</sup> Street and Grand Avenue to Duff Avenue). In the past, these projects have involved pavement reconstruction, rehabilitation of storm and sanitary sewers, and streetscapes.

**The location for FY 2014/15 is 5<sup>th</sup> Street from Burnett Avenue to Grand Avenue.** This design project will include at least two public informational meetings, design of pavement improvements, drainage analysis and design of appropriate storm sewer improvements, as well as evaluation of the existing sanitary and storm sewer pipe structure. Services to be performed by the consultant include base survey, evaluation of construction techniques, preparation of plans and specifications, notification and coordination with right-of-way users and adjacent land owners, and attendance at the pre-construction meeting.

On February 25, 2014, the City Council authorized applications for two water quality grants for improvements along 5<sup>th</sup> Street and around the City Hall complex. The City has now successfully received a State Revolving Fund (SRF) Sponsored Project grant. This grant is through the SRF as a Water Resource Restoration Sponsored Project, which is a program created by the 2009 Iowa General Assembly in order to fund water quality protection projects.

This grant program is implemented through the Clean Water State Revolving Fund (CWSRF), a loan program for construction of water quality facilities and practices. On a typical CWSRF loan, a utility borrows the principal for a project from the state and repays both the principal and applicable interest and fees. In contrast, on a CWSRF loan with a sponsored project, the utility borrows for both the wastewater improvement project and the sponsored project. However, through an overall interest rate reduction, the utility's ratepayers do not pay any more than they would have for just the wastewater improvements. By using this tool, the Fifth Street water quality improvements for this project will be constructed as funding allows based on the costs of the sponsoring project, the Water Pollution and Control Biosolids project. **Available funding under this program is \$188,540.**

These water quality improvements may include soil quality restoration, converting all cool season turf grass along street right-of-way and at City Hall complex to native turf (e.g. Buffalo Grass), planting of native forbs and grasses, installation of permeable pavers in parking stalls, and installation of bioretention cells. **These improvements, while improving water quality in our community, will significantly change the**

**appearance of the City Hall complex.** The native turf will not be regularly mown nor fertilized, which is standard procedure with standard lawn care. Each of these water quality practices installed will help mitigate the water quality volume and reduce peak stormwater flows. This project will serve as a showcase in retrofitting ultra-urban systems and highlight unique management practices including soil quality restoration and the incorporation of native turf as indicated in the City’s Post Construction Ordinance.

**The project design scope includes water quality design services in coordination with the 5<sup>th</sup> Street project. Design services include master planning for the City Hall complex and surrounding parking lots, and will include at least two public information meetings and coordination with stakeholders to be made up of other City Hall departments.**

Proposals for this work were received from nine engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Key Personnel, Previous Experience, Project Approach, Responsiveness, Ability to Perform Work, Proposed Project Design/Letting Schedule, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation.

<b>2014/15 Downtown and City Hall SRF</b>				
<b>Firm</b>	<b>Score/100</b>	<b>Rank</b>	<b>Proposed Fee</b>	<b>% of Const. Est.</b>
Bolton & Menk	84.3	1	\$ 91,520	8%
CDA	83.3	2	\$ 75,500	7%
Snyder	83.0	3	\$ 99,800	9%
CGA	78.3	4	\$ 105,890	10%
HR Green	77.8	5	\$ 120,000	11%
V&K	77.5	6	\$ 114,300	11%
McClure	68.3	7	\$ 128,265	12%

**Staff has negotiated a contract with the highest ranked firm, Bolton & Menk of Ames, Iowa. This consultant has a strong history of providing excellent water quality projects throughout Iowa and Minnesota, as well as integrating water quality features into street projects. Bolton & Menk has a strong record of successfully designing City projects, coordinating with property owners, and being innovative in approaching project designs, as shown with the current 2014/15 CyRide Route Pavement Improvements Project. They have also strong ties to the Iowa DNR staff that help to ensure seamless processing of all required**

**SRF documentation. Although the cost of the second highest ranked firm is significantly lower, these characteristics of Bolton & Menk give staff confidence that they will provide the best value for the engineering design services on this particular project.**

**ALTERNATIVES:**

1. Approve the Engineering Services Agreement for the 2014/15 Downtown Street Pavement Improvements (5<sup>th</sup> Street) with Bolton & Menk of Ames, Iowa, in an amount not to exceed \$91,520.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

**MANAGER'S RECOMMENDED ACTION:**

Based on staff's evaluation using the above criteria, Bolton & Menk will provide the best value to the City in designing the pavement improvements and water quality improvements along 5th Street and on the City Hall complex.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the engineering services agreement for the 2014/15 Downtown Street Pavement Improvements (5<sup>th</sup> Street) with Bolton & Menk of Ames, Iowa, in an amount not to exceed \$91,520.