

COUNCIL ACTION FORM

SUBJECT: TECHNICAL SERVICES FOR SPECIAL INSPECTIONS RELATED TO
WATER TREATMENT PLANT (CONTRACT 2)

BACKGROUND:

Construction of the new water plant will be performed under two separate construction contracts. Contract 1 includes the interconnecting piping between the old and new treatment plant locations, and Contract 2 includes construction of the actual treatment facilities. Contract 1 will be bid later in 2014.

On October 14, 2014 Council awarded a construction contract for Contract 2 to Knutson Construction Services, Inc. of Minneapolis, MN in the amount of \$52,497,000. While the City was advertising for bids on the new Water Treatment Plant, a separate Request for Proposals (RFP) was issued to solicit firms to provide the necessary special inspections required by Chapter 17 of the 2009 International Building Code (IBC). The selected firm will provide independent testing and inspection for the buildings that will house the new Water Treatment Plant and administrative offices. Examples of the types of materials inspected include: soils, mortar, grout, masonry, steel, aluminum, cast-in-place concrete, pre-cast concrete, welds, and fire resistive coating.

Responses to the RFP were received from the following five firms:

Firm	Proposed Price
Construction Materials Testing	\$50,362.00
Team Services, Inc.	\$89,394.90
Allender Butzke Engineers, Inc	\$173,528.52
Terracon Consultants, Inc.	\$199,782.00
<i>Engineer's Estimate (0.5% of Contract 2)</i>	<i>\$262,500.00</i>
Olsson & Associates	\$389,900.00

After a thorough review of each firm's qualifications and proposed scope of services by both City staff and the City's consulting engineers, it was determined that Terracon Consultants, Inc., of Ames, Iowa, was the most qualified firm. This determination was made based on Terracon being qualified to perform the desired work and having submitted the most appropriate scope of work in response to the RFP. The three lower priced firms were not selected because they failed to document all of the necessary qualifications to complete the inspections required, and because of staff's concern that their proposals did not reflect the quantity of inspections required for this project. It thus seems appropriate for this contract to be awarded to Terracon Consultants, on a time and materials basis, in an amount not to exceed \$199,782 without prior approval by the City.

The new Water Treatment Plant is shown in the Capital Improvements Plan as a multi-year project. A \$700,000 allowance for special inspections was included in cost estimate shown in the 2014-2019 CIP, spread over three years.

ALTERNATIVES:

1. Award a contract for Technical Services for Special Inspections to Terracon Consultants, Inc., of Ames, Iowa, on a time and materials basis not to exceed \$199,782 without prior approval.
2. Award a contract to another proposing firm.
3. Do not award a contract at this time and do not move forward with the Technical Services for Special Inspections contract for the new Water Treatment Plant. This would leave the City without a firm under contract to perform certain special inspections required by the 2009 International Building Code.

MANAGER'S RECOMMENDED ACTION:

The City of Ames has adopted the 2009 International Building Code (IBC), and construction of the new Water Treatment Plant will be subject to this Code. Staff has undertaken a competitive, qualifications-based Request for Proposals to select a firm to perform the special inspections required by Chapter 17 of the IBC, and has identified Terracon Consultants, Inc., of Ames, Iowa, as being qualified to perform the work, and as the firm who submitted the most appropriate scope of work for this project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a contract for Technical Services for Special Inspections with Terracon Consultants, Inc., of Ames, Iowa, on a time and materials basis not to exceed \$199,782 without prior approval.

Council should understand that the analysis of the proposed costs for each firm was based on a fixed price per inspection with an estimated number of inspections. Therefore, the final cost could be greater or less than the estimated \$199,782 once the final number of needed inspections is completed.