

COUNCIL ACTION FORM

**SUBJECT: IOWA STATE UNIVERSITY RESEARCH PARK PHASE III –
INFRASTRUCTURE DESIGN**

BACKGROUND:

In support of the ISU Research Park Phase III expansion, staff solicited proposals for engineering services to design and obtain all necessary permits related to extension of utilities and roadway improvements. The roadway improvements will primarily be funded by a Revitalizing Iowa's Sound Economy (RISE) Grant, as approved by City Council on October 14, 2014. A tax increment financing (TIF) district has been created to finance the remainder of the costs.

Estimated construction costs for the infrastructure improvements of Phase III are as follows:

Roadway/Storm Sewer	\$5,406,000
Water Main/Sanitary Sewer	\$1,530,000
Total	\$6,936,000

Proposals for this work were received from six engineering firms/teams and were evaluated on their qualifications 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. The evaluation team included both City and ISU Research Park staff. Listed below is the ranking information based on this evaluation:

ISU Research Park Phase III Written Evaluation Proposal Ratings				
Firm	Score/100	Rank	Estimated Fee	Estimated % of Construction Cost
Foth/CDA	86.0	1	\$672,600	8%
Bolton & Menk/HR Green	85.3	2	\$760,000	10%
Shive-Hattery	84.8	3	\$375,000	5%
FOX	79.0	4	\$380,000	5%
Snyder	79.6	4	\$358,000	5%
CGA	77.8	6	\$265,700	3%

It should be noted that the costs shown above are for design services for both roadway and utility infrastructure. Typical professional engineering design services are 7%-10% of the total estimated construction costs.

After weighing the capabilities and estimated fees for these six firms, staff has negotiated a contract with Shive-Hattery from West Des Moines, Iowa. Although Shive-Hattery scored slightly below the top two firms in the qualifications based evaluation, staff cannot justify the additional fees proposed by the first or second ranked firms, considering the closeness of the overall scoring. Shive-Hattery has extensive experience in designing similar projects that included multiple roundabouts and RISE-funded projects, and staff is confident that a quality project will be delivered.

ALTERNATIVES:

1. Approve the engineering services agreement for the ISU Research Park with Shive-Hattery of West Des Moines, Iowa, in an amount not to exceed \$375,000.
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 and the significant cost differential, Shive-Hattery will provide the best value to the City in designing this project.

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 ISU Research Park with Shive-Hattery of West Des Moines, Iowa, in an amount not to exceed \$375,000.