

**COUNCIL ACTION FORM**

**SUBJECT: IOWA STATE UNIVERSITY RESEARCH PARK PHASE III –  
CONSTRUCTION OBSERVATION SERVICES**

**BACKGROUND:**

In support of the ISU Research Park Phase III expansion, the City of Ames is developing projects for the utility installation and roadway paving. The utility project was bid in April 2015 and the contract was awarded to J&K Contracting in the amount of \$798,589. The roadway project was bid in May 2015 and the contract was awarded to Manatts, Inc in the amount of \$4,607,745.60.

Typically, city construction inspection staff is responsible for field observation for compliance with the plans and specifications of Capital Improvement and development projects with an approximate total value of \$15M to \$16M. This season, the staff will be responsible for well over \$26M due to projects such as the Iowa State Research Park, Grant Avenue Paving, and Dotson Drive Paving. **With the additional workload, Public Works solicited proposals for construction observation services to assist staff in the field observation to ensure compliance with the plans and specifications and to assist in the required documentation and project close out associated with the RISE funding.**

Proposals for this work were received from five engineering firms/teams and were evaluated on their qualifications according to the following criteria: Project Understanding, Approach to Customer Service, Key Personnel, Relevant Experience, Ability to Perform Work, and References. Listed below is the ranking information based on this evaluation:

<b>Firm</b>	<b>Qualifications Based Score</b>	<b>Qualifications Based Rank</b>	<b>Fee</b>	<b>Final Rank</b>
Shive Hattery	87	1	\$ 128,830	1
Bolton & Menk	82	2	\$ 201,500	3
WHKS	81	3	\$ 59,650	2
K&M	75	4	\$ 226,329	5
Snyder	74	5	\$ 104,000	4
Stanley	66	6	\$ 60,390	6

The above table weights the fee based on the standard deviation from the average of the fees submitted and adds or deducts points to the qualifications based score to help determine the best value.

After weighing the capabilities and estimated fees for these five firms, staff has negotiated a contract with Shive-Hattery from West Des Moines, Iowa. Shive-Hattery scored the highest and although not the lowest fee still ranks first in best value. Although WHKS was the lowest fee proposed, they noted that they did not have experience in field observation of roundabouts. Through performing the design services, Shive-Hattery also has the most extensive project knowledge and insight. The firm has also performed observation on multiple roundabouts as well as RISE-funded projects. Staff is confident that a quality project will be delivered at the best value.

The project funding and estimated construction expenses shown, below, reflect the roadway and the utility projects:

	<b>Funding</b>	<b>Estimated Expenses</b>
RISE Grant (Roadway)	\$ 4,010,728	
TIF Abated GO Bonds	\$ 2,938,990	
Roadway (Bid)		\$ 4,607,745.60
Water Main (Bid)		\$ 597,980.00
Sanitary Sewer (Bid)		\$ 391,875.00
Electric Relocation (Est. by City of Ames Electric)		\$ 275,000.00
Engineering/Administration (Roadway)		\$ 277,970.00
Engineering/Administration (Utilities)		\$ 158,200.00
<b>Roadway Construction Observ. (This Contract)</b>		<b>\$ 128,830.00</b>
<b>Totals</b>	<b>\$ 6,949,718</b>	<b>\$ 6,437,600.60</b>

**ALTERNATIVES:**

1. Approve the construction observation services agreement for the ISU Research Park Paving with Shive-Hattery of West Des Moines, Iowa, in an amount not to exceed \$128,830.
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, Shive-Hattery will provide the best value to the City for construction observation, documentation, and closeout of this project. This firm designed the project and has experience with both roundabouts and RISE funded projects.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.