

**COUNCIL ACTION FORM**

**SUBJECT: GRANT AVENUE (HYDE AVENUE) PAVEMENT IMPROVEMENTS –  
CONSTRUCTION OBSERVATION**

**BACKGROUND:**

Since 2009, the City has been working with developers, land owners, and current residents within the northern growth area to plan for the installation of public infrastructure to serve this area. The northern growth area, generally located north of Bloomington Heights Subdivision to 190<sup>th</sup> Street between George Washington Carver Avenue and Ada Hayden Heritage Park, has been identified by the Council for residential development.

To facilitate this growth, Council directed that the water main and sanitary sewer main extensions to serve the area along Grant Avenue be included in the 2012/13 Capital Improvements Plan (CIP), and the 2014/15 CIP included paving of Grant Avenue.

The City fronted the costs to design and install each of these improvements. Utility connection districts were established to recover the utility costs as developments are platted and as existing homesteads connect to these mains. The major work items for the water main and sanitary sewer were substantially completed during the fall/winter of 2014.

Street construction costs, including engineering and administration, will be shared and recovered through a special assessment district. The annexation agreements previously signed between the City and the three developers (Rose Prairie, Quarry Estates, and Hunziker) confirmed these financing arrangements. Auxiliary turning lanes in adjacent to specific developments will be the responsibility of the developer and have not been included in assessment project.

On May 6, 2015, bids for the street project were received and on May 26 Council awarded the contract to Manatts, Inc. of Brooklyn, Iowa in the amount of \$2,867,082.90.

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.**

Proposals for this work were received from six 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:

Firm	Qualifications Based Score	Qualifications Based Rank	Fee	Final Rank
Bolton & Menk	84	1	\$ 128,830	2
<b>WHKS</b>	<b>81</b>	<b>2</b>	<b>\$ 60,390</b>	<b>1</b>
CGA	77	3	\$ 201,500	3
Snyder	73	5	\$ 226,329	4
K&M	76	4	\$ 59,650	5
Stanley	66	6	\$ 104,000	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 six firms, staff has negotiated a contract with WHKS & Company, of Ames, Iowa. WHKS ranked second in the qualifications ranking and moved to first with once costs were considered. Staff is confident that WHKS & Company will provide the best value for construction observation services for the project.**

**ALTERNATIVES:**

1. Approve the construction observation services agreement for the Grant Avenue (Hyde Avenue) Paving with WHKS & Company of Ames, Iowa, in an amount not to exceed \$60,390.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

**MANAGER’S RECOMMENDED ACTION:**

By awarding the project, it will be able to be completed during the 2015 construction season and will allow for the developers to continue to move forward with their proposed developments in the area. In addition, another access will be provided to Ada Hayden Heritage Park.

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