

COUNCIL ACTION FORM

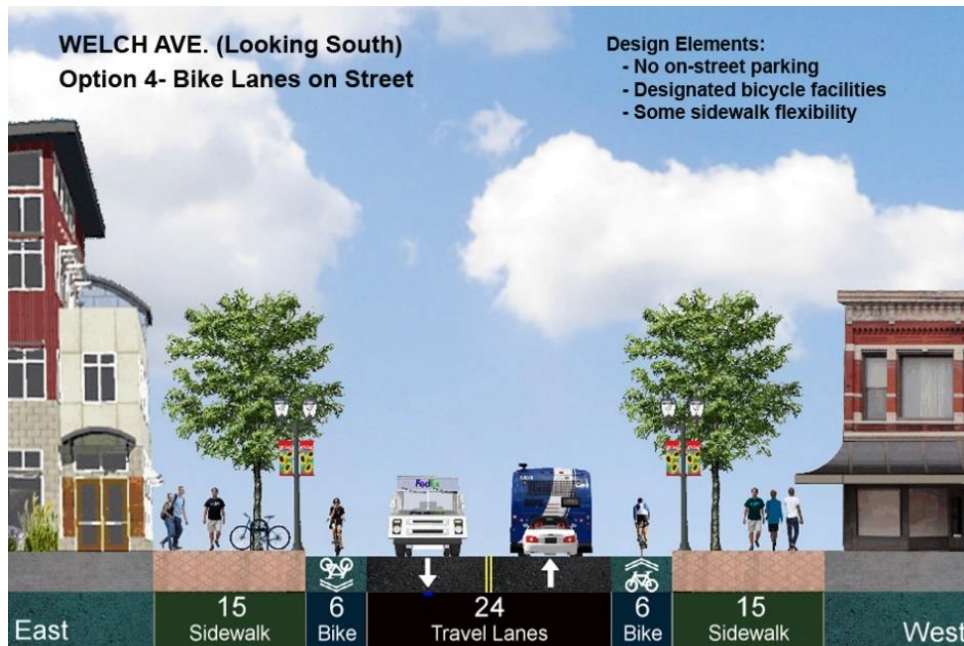
SUBJECT: CAMPUSTOWN PUBLIC IMPROVEMENTS (WELCH AVENUE) – PROFESSIONAL SERVICES AGREEMENT

BACKGROUND:

Reconstruction of the 100 block of Welch Avenue between Lincoln Way and Chamberlain Avenue is included in the FY 2019/20 Capital Improvement Plan. Scheduled improvements to Welch Avenue provide the opportunity to enhance traffic flow, upgrade amenities, and explore ways to match the current use of the area to a new streetscape.

Welch Avenue is a community feature in the Campustown area. The street pavement was most recently rebuilt in the late 1980s/early 1990s and century-old underground utility infrastructure is in need of replacement. The project will include water main, storm sewer, and sanitary sewer updates on Lincoln Way (Hayward Avenue to Welch Avenue) and on Welch Avenue (Lincoln Way to Knapp Street).

In August, the City Council asked staff to provide stakeholders with multiple opportunities for feedback regarding how to improve the street design. In particular, the City Council requested input from Campustown businesses, Iowa State University (ISU) students, and the ISU administration. During the October 9, 2018 City Council meeting, City Council selected the cross section for design shown below.



A Request for Proposals was subsequently issued for design services. Proposals for this work were received from nine engineering firms and were evaluated according to the criteria listed below:

Criteria	Points
Project Understanding	15
Design Team	10
Key Personnel	10
Previous Experience	15
Project Approach	15
Responsiveness	10
Ability to Perform Work	10
Proposed Design/Letting Schedule	5
Estimated Contract Cost	10
TOTAL POSSIBLE POINTS	100

Services to be performed by the consultant include, but are not limited to:

- Conducting base topographic survey,
- Meeting with property owners to investigate building sub structures,
- Meeting with the City of Ames utilities, Fire Department, and CyRide services to address their concerns during construction,
- Evaluating of storm sewer capacities, designing in-ground green infrastructure such as tree trenches to improve water quality,
- Designing sanitary sewer/water main repairs/rehab/replacement,
- Incorporating multimodal accommodations for pedestrians and bicyclists into the streetscape including adding bike lanes to the 100-block of Welch Avenue,
- Evaluating construction techniques,
- Preparing plans and specifications,
- Preparing and holding 2 public information meetings,
- Notifying/coordinating with area property owners/businesses/stakeholders/right-of-way users,
- Attending the pre-construction meeting.

Four City staff members individually ranked each firm on the above listed criteria, followed by a group discussion to verify how well each firm fulfilled the necessary criteria and demonstrated the needed experience to complete this project:

Evaluation Proposal Rating Based on Qualification and Cost							
Firm	Average Score	QA-PTS	QA-Rank	Estimated Cost	Cost-PTS	QA+\$ PTS	Value Rank QA+\$ PTS
WHKS	82.0	328	1	\$139,000	4	332	1
CDA/TOOLE	76.8	307	2	\$122,500	7	314	2
V&K	76.8	307	2	\$120,500	7	314	2
MSA	76.0	304	5	\$102,330	9	313	4
JEO	76.5	306	4	\$144,248	3	309	5
S E H	74.8	299	6	\$95,850	10	309	6
Wenck	73.5	294	7	\$92,500	10	304	7
HRGreen	71.3	285	8	\$190,000	0	285	8
Bolton & Menk	69.8	279	9	\$149,800	3	282	9

After weighing the capabilities and estimated fees for these nine firms, staff has negotiated a contract with WHKS & Co. of Ames, Iowa. WHKS scored overwhelmingly high compared to the next firm based on the proposal. Although WHKS did not have the lowest fee, it still **ranked first in best value, when considering qualifications and cost.**

WHKS has successfully completed multiple roadway improvements near the Welch Avenue area, including Hayward Avenue Pavement Improvements from Hunt Street to Lincoln Way and Stanton Avenue and Chamberlain Street intersection drainage improvements. The second ranked firms had a lower fee, but also had a lower qualifications based ranking. From previous experience working with WHKS, staff is confident that quality services will be delivered at the best value.

Revenue for this project totals \$1,750,000 from the following sources: \$100,000 Road Use Tax, \$1,000,000 GO Bonds, \$425,000 Water Utility Funds, \$125,000 Sewer Utility Funds, and \$100,000 in Electric Utility Funds. **The budget reflects \$260,000 for engineering/construction administration and \$1,490,000 for construction.**

ALTERNATIVES:

1. Approve the engineering services agreement for the Campustown Public Improvements (Welch Avenue) - Design with WHKS & Co. from Ames, Iowa, in an amount not to exceed \$139,000.
2. Direct staff to negotiate an engineering services contract with one of the other firms that submitted a proposal.

MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, WHKS & Co. will provide the best value to the City in completing this project. Based on previous experience, staff believes that WHKS & Co. will also provide the City with exceptional services and deliverables with the design, evaluating construction techniques, evaluating the City's utility systems, incorporating multi modal transitions, designing in-ground green infrastructure, and providing coordination/notification with area property owners, businesses, stakeholders, and right-of-way users.

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