

**COUNCIL ACTION FORM**

**SUBJECT: CAMPUSTOWN PUBLIC IMPROVEMENTS (WELCH AVENUE)**

**BACKGROUND:**

The 100 block of Welch Avenue, between Lincoln Way and Chamberlain Avenue, is one of the oldest utility corridors in Ames. Reconstruction of this block is included in the FY 2019/20 Capital Improvement Plan. Scheduled improvements to Welch Avenue provide the opportunity to enhance traffic flow, upgrade utilities, add amenities, and provide a new streetscape. The project includes replacing the water main in the 200 and 300 blocks of Welch Ave.

A professional services agreement contract with WHKS of Ames, Iowa was approved in an amount not to exceed \$139,000. WHKS and City staff held multiple project informational meetings with area property owners and businesses. There were also multiple one-on-one discussions with businesses directly being impacted by the project to gain input on the project timing, staging and design. Comments received were considered with the project design.

Plans for the original project design were bid on February 12, 2020, with the low bid coming in significantly over the estimate. City Council rejected that bid and approved revised plans and specifications for the project to be rebid. The revised plans included a base bid and with alternatives for additional items to potentially be added into the project. Alternate 1 is adding the watermain improvements of the 200 – 300 block of Welch Ave, Alternate 2 is swapping three of the tree trenches for planter boxes, and Alternate 3 involves miscellaneous items.

On March 18, 2020, bids for the project were received as follows:

<b>Contractor</b>	<b>Base Bid</b>	<b>Alternate 1</b>	<b>Alternate 2</b>	<b>Alternate 3</b>
Engineer's Estimate	\$1,800,000	\$400,000	\$50,000	\$65,000
Con-Struct Inc.	\$2,081,067	\$362,933	\$69,000	\$87,000

Staff is recommending only awarding the Base Bid as well as Alternate 2 to maximize the water quality improvements necessary for the Iowa Department of Agriculture and Land Stewardship Grant the City of Ames has received. Staff is recommending not moving forward with Alternate 1 at this point due to not having sufficient funds in the Water Utility fund and because those improvements can be programmed separately at a future time. Certain items from Alternate 3 may be added later through separate procurement, as funds are available.

Revenues and expenses are estimated as follows:

	Available Revenue	Estimated Expenses
GO Bonds	\$ 1,000,000	
Water Utility Funds	\$ 425,000	
Sewer Utility Funds	\$ 125,000	
Electric Utility Funds	\$ 100,000	
Road Use Tax	\$ 100,000	
IDALS (Grant)	\$ 100,000	
Sanitary Sewer Rehabilitation (Sewer Utility Funds)	\$ 156,000	
Storm Water Improvements (Storm Sewer Funds)	\$ 70,000	
2019/20 Concrete Pavement Improvements (GO Bonds)	\$ 600,000	
<b>Campustown Public Improvements (Base Bid)</b>		<b>\$ 2,081,067.00</b>
<b>Campustown Public Improvements (Alternate 2)</b>		<b>\$ 69,000.00</b>
2019 Lincoln Way Water Service Transfer (completed)		\$ 169,969.96
Engineering/Administration (Est.)		\$ 250,000.00
	\$ 2,676,000	\$ 2,570,036.96

**In order to move ahead with this project, staff is recommending that \$600,000 of the overall \$2,800,000 appropriated for the 2019/20 Concrete Pavement Improvements Program be used to fund this project.** Staff are only in the preliminary design phase of the Concrete Program and have not started the public outreach. Staff can prioritize which streets most need improvements in the program based on the existing pavement and underground utilities condition and then reprioritize the projects with the remaining funding.

**ALTERNATIVES:**

1. a. Accept the report of bids for the Campustown Public Improvements (Welch Avenue) project.
- b. Approve the final plans and specifications for this project.
- c. Award the Campustown Public Improvements (Welch Avenue) project to Con-Struct Inc. of Ames, Iowa, in the amount of \$2,081,067 as the Base bid and \$69,000 as the Alternate 2.
- d. Authorize transferring \$600,000 from the FY 2019/20 Concrete Pavement Improvement Program to the Campustown Public Improvements.
2. Do not proceed with this project.

**MANAGER’S RECOMMENDED ACTION:**

By approving final plans and specifications and awarding the contract, this project will result in lower street maintenance costs, improve area drainage, update the underground utilities and provide a better Campustown aesthetic. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.