

COUNCIL ACTION FORM

SUBJECT: CYRIDE FACILITY ARCHITECTURAL-ENGINEERING CONTRACT

BACKGROUND:

In September, CyRide distributed a Request for Proposals (RFP) for architectural and engineering services to design improvements to its transit facility. The following four priorities were identified for the construction:

- Flood protection
- Building expansion
- Ceiling height raised
- Building structural repairs

Five firms bid on the project and, through staff's technical evaluation, the viable firms were narrowed to three – URS, Neumann Monson and Shive-Hattery. Interviews were held with these three firms and, based on information gained through these interviews; the following technical ranking was developed.

1. **URS/W.A. Wallace Consulting/Snyder and Assoc.**
2. **Neumann Monson/Kueny Architects/Snyder and Assoc./Stecker Harmsen/KJWW/Confluence**
3. **Shive-Hattery/Ayers Associates/Stecker Harmsen**

During the month of November, CyRide staff began negotiating a fee with the top firm, URS, based on the scope of services in the RFP as required by Federal Transit Administration regulations. After several discussions between URS and CyRide to clarify the work and further between URS and its sub-consultants, the total fee for services was determined to be \$462,509. The attached "URS Corporation Fee Estimate" is their final proposal received on November 30, 2011.

In staff's review of the fee, two criteria were established to determine the appropriate fee level for the scope of work to be completed. First, historically the architectural/engineering fees for CyRide projects have ranged between 8.5 – 13.5% as reflected below.

<u>Project</u>	<u>Fee Percentage</u>
Bus Storage Expansion (2005)	8.8%
Administrative Office Expansion (2008)	8.7%
Intermodal Facility (2010)	13.4%

It is CyRide's staff's belief that approximately 10% would be reasonable for the project based on a total construction cost of approximately \$4.5 million for the four priorities. Therefore, a 10% fee would be \$450,000. URS's final fee proposal is slightly higher at \$462,509, or 10.3%.

Second, since the construction will address four individual projects, staff requested and analyzed the fee breakout for each project. This analysis is detailed below.

Project	Est. Construction Cost	A/E Fee	% of Cost
Flood Protection	\$1,000,000	\$141,892	14.1%
Building Expansion	\$1,600,000	\$161,187	10.0%
Ceiling Height Raised	\$ 750,000	\$ 63,594	8.0%
Building Structural Repairs	<u>\$1,150,000</u>	<u>\$ 47,177</u>	<u>4.1%</u>
TOTAL	\$4,500,000	\$462,509	10.3%

The only project that is outside of staff's target percentage and recent project fees is the flood protection project. In discussions with the URS team, the following explanation for the higher fee on this project was provided.

"... flood protection design ... requires us to meet the insurance requirements outlined in the 2010 assessment (FM Global insurance carrier). We will be implementing a multi-front approach that will involve a broader range of design professionals than other parts the project. For example, we will evaluate the site, building perimeter and interior armoring of critical zones and provide design solutions. While some staff can and will be involved in all of the phases, specialists in this specific area provide strictly consulting services and not the production of design documents."

Based on this information, staff is comfortable with the fee structure and total.

CyRide has total federal/state/local funding of \$4,985,206 for construction of these improvements as identified below. The architectural/engineering fee will be deducted from this total construction funding as an allowable expense.

Grant	Federal/State Dollars	Local Dollars	Total dollars
#IA-04-0111 (federal)	\$2,588,165	\$647,041	\$3,235,206
PTIG (State)	\$800,000	\$200,000	\$1,000,000
PTIG (State)	<u>\$600,000</u>	<u>\$150,000</u>	<u>\$750,000</u>
TOTAL	\$3,988,165	\$997,041	\$4,985,206

The Transit Board of Trustees approved the award to URS Corporation at its December 6, 2011 meeting. Prior to award of this contract, the Ames City Council is also required – under Chapter 26A.12(3) of the City Code – to approve all contracts for public improvements, building, demolition or construction work.

ALTERNATIVES:

1. Award a contract to URS Corporation at a not-to-exceed cost of \$462,509 for architectural/engineering services for the CyRide Facility Construction project as detailed in the Request for Proposal.
2. Direct staff to renegotiate the fee for architectural/engineering services for the CyRide Facility Construction project with URS Corporation.
3. Direct staff to reject the URS Corporation fee proposal and begin negotiations with the second firm, Neumann Monson.
4. Do not award a contract for the architectural/engineering services for the CyRide Facility Construction project.

MANAGER'S RECOMMENDED ACTION:

After reviewing URS' not-to-exceed fee proposal, staff believes that the requested fee is reasonable for the scope of work to be completed. It is within the range of fees paid for past projects, and will allow critical reconstruction and expansion of CyRide's facility to meet its current and near-term needs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding a not-to-exceed design contract to URS Corporation in the amount of \$462,509.

URS CORPORATION

Fee Estimate

CyRide Bus Storage Expansion

Ames, IA

URS Project Number: TBD

6-Dec-11

CyRide Bus Storage Expansion

BREAKDOWN BY DISCIPLINE		Labor	Expenses
1	URS Architecture	\$ 58,846	\$ 3,000
2	URS Landscape Architecture	\$ 12,376	\$ 300
3	URS Structural	\$ 20,328	\$ 1,500
4	URS Mechanical	\$ 90,423	\$ 6,000
5	URS Fire Protection	\$ 1,325	\$ -
6	URS Electrical	\$ 62,551	\$ 3,000
7	URS Flood Mitigation	\$ 33,062	\$ 4,000
8	URS Cost Estimation	\$ 14,508	\$ -
9	ASK Studio	\$ 58,640	\$ 1,000
10	MFRA Civil	\$ 39,190	\$ 690
11	MFRA Survey	\$ 8,925	\$ 843
12	Snyder Associates	\$ 13,677	\$ 333
	SUB-TOTAL	\$ 413,850	\$ 20,666
13	Project Managerment	\$ 20,693	\$ 3,300
14	Communications/Repro/Mail	\$ 4,000	
12	TOTAL	\$ 462,509	

Assumptions

- 1 Fees based on a total construction budget of \$4.5m. accordingly.
- 2 LOMAR change would be additional service
- 3 Geotechnical work is not included.
- 4 Existing drawings as readily available will be provide in auto cadd.
- 5 Adequate utility capacity for MEP systems is available at the ISU cooling tower system to serve the new project requirements for power, systems, cooling, and fire protection.
- 6 Extensive investigation of the existing central utilities system will not be required to identify access points for new systems. Iowa State University will determine the location and arrangement of connection to their cooling tower water system.

BREAKDOWN BY PHASE		
Phase		Fees
1	Flood Protection	\$ 141,892
2	Facility Expansion	\$ 161,187
3	Bus Storage Ceiling Height	\$ 63,594
4	Facility Reconstruction	\$ 47,177
	Project Management	\$ 20,693
	Expenses	\$ 27,966
	TOTAL	\$ 462,509