

**COUNCIL ACTION FORM**

**SUBJECT: EAST INDUSTRIAL AREA UTILITY EXTENSION PROJECT –  
PROFESSIONAL SERVICES AGREEMENT AMENDMENT**

**BACKGROUND:**

The East Industrial Area Utility Extension Project consists of the extension of water main and sanitary sewer main along the E. Lincoln Way corridor to serve development of industrial lands east of I-35. This project is currently in the easement and land acquisition phase and is anticipated to be bid this spring after all necessary easements and land has been acquired. Construction is expected to begin in spring/summer 2019 and will likely continue into the spring 2020.

On July 12, 2016, City Council approved a professional services agreement with Stanley Consultants in an amount not to exceed \$254,070 for the design of this project. As the design work progressed, the following additional services were required:

- Increased depth of soil borings for the geotechnical investigation
- Additional sewer capacity evaluation
- Coordination with other utilities for relocations and public utility easement needs
- One additional plan review submittal due to project design changes
- An increase in the number of appraisal and easement negotiation services
- Appraisal, appraisal review, and plat of survey for the lift station/water tower site
- Create design options to coordinate with Drainage District project

In addition to those services already incurred by Stanley Consultants, the following additional services will be required to complete the design phase of this project:

- Preparation of one additional plan review submittal for final bid documents
- 20 hours of additional engineering time for utility coordination and easement preparation

As a result, Stanley Consultants has requested that their professional services agreement be amended (Attachment A) for an additional amount not to exceed \$82,300 (total contract not to exceed \$336,370). The amount budgeted for engineering and project inspection totals \$800,000.

Please see Attachment B for a breakdown of the total cost of the items listed in the amendment. A total of \$5,300,000 from General Obligation bonds (Sewer and Water Utility revenue abated) has been budgeted for this project.

**ALTERNATIVES:**

1. Approve the amendment to the professional services agreement with Stanley Consultants Inc. for the East Industrial Area Utility Extension Project for an additional amount not to exceed \$82,300 (total contract not to exceed \$336,370).
2. Do not approve the amendment to the professional services agreement.
3. Direct staff to re-negotiate the amendment to the professional services agreement.

**MANAGER'S RECOMMENDED ACTION:**

The additional engineering services by Stanley Consultants Inc. were reviewed and negotiated by staff and are necessary for the completion of this project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.



**SUPPLEMENTAL AGREEMENT NO. 1**

This Supplemental Agreement, made and entered into by and between STANLEY CONSULTANTS, INC. (Consultant) and CITY OF AMES (Client) amends their agreement of July 12, 2016 for Consultant to provide services to the Client for the East Industrial Area Utility Extension Project, as follows:

Scope of Services

1. Increased depth of soil borings for Geotechnical investigation.
2. Additional evaluation of downstream sewer capacities after supplemental flow metering and model recalibration was completed by others when model was found to be incomplete.
3. Coordination with other utilities for rerouting to a Public Utility Easement (PUE) and associated drawing changes (spent to date).
4. Additional review submittal beyond conceptual, 50% and 100% as described in scope of services. Submittals to date include conceptual, preliminary, pre-final and final for review and include:
  - a. Increasing distance between manholes from 400 feet to 500 feet.
  - b. Relocating pump station from NW to SW corner of intersection.
5. Increase in number of appraisals and negotiation services (11 versus 2 in PSA).
6. Add an appraisal and appraisal review services for the lift station parcel.
7. Preparation of a plat of survey for lift station and future site for an elevated water storage tank (this included setting property corners and recording section corner certificate).
8. Preparation of one additional review submittal and final bid documents including the following changes that affect multiple P&P drawings.
  - a. Relocate force main to the north side of 566th Avenue.
  - b. Change gravity sewer starting point (at MH 20) on east end to station 241+00, just east of last parcel line. Adjust location of downstream manholes to maintain maximum 500-foot spacing.
9. Add 20 hours of additional coordination with other utilities and PUE preparation.

Time of Beginning and Completion

January 23, 2019 – June 30, 2019

Fees and Payments

Compensation for Professional Services described in this Supplemental Agreement No. 1 shall be a maximum not-to-exceed amount of Eighty-Two Thousand Three Hundred Dollars (\$82,300.00).

Except as specifically amended by this Supplemental Agreement, all the terms and conditions of the original Agreement dated July 12, 2016 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Supplemental Agreement to be executed on the date below indicated.

**STANLEY CONSULTANTS, INC.**

**CITY OF AMES, IOWA**

By: Daniel R. Fullerton  
Daniel R. Fullerton, PE.  
Client Service Manager

By: \_\_\_\_\_

Date: 1/29/2019

Date: \_\_\_\_\_

Attest:

Attest:

By: Debra K. Mathias

By: \_\_\_\_\_

**APPROVED AS TO FORM**  
BY Vikki Feilmeyer  
**Vikki Feilmeyer**  
**Assistant City Attorney**

# ATTACHMENT B

**East Industrial Area Utility Extension - Breakdown of additional services**  
**City of Ames, Iowa**  
**12/31/2018**

<b>Additional Tasks</b>	<b>Cost</b>
1 Increased depth of soil borings for Geotechnical investigation	\$850.00
2 Additional evaluation of downstream sewer capacities after supplemental flow metering and model recalibration was completed by others when model was found to be incomplete	\$2,390.00
3 Coordination with other utilities for rerouting to a Public Utility Easement (PUE) and associated drawing changes (spent to date)	\$3,800.00
4 One additional review submittal beyond conceptual, 50% and 100% as described in scope of services. Submittals to date include conceptual, preliminary, pre-final and final for review Includes increasing distance between manholes from 400 feet to 500 feet Includes relocating pump station from NW to SW corner of intersection	\$15,000.00
5 Increase in number of appraisals and negotiation services (11 versus 2 in PSA)	\$30,660.00
6 Appraisal and appraisal review for the lift station parcel	\$5,000.00
7 Plat of survey for pump station and future EWST site (including setting property corners and recording section corner certificate)	\$2,000.00
8 Preparation of 1 additional review submittal and final bid documents including the following changes that affect multiple P&P drawings: Relocate force main to the north side of 566th Avenue Change gravity sewer starting point (at MH 20) on east end to station 241+00, just east of last parcel line. Adjust location of downstream manholes to maintain maximum 500-foot spacing.	\$20,000.00
9 20 hours of additional coordination with other utilities and PUE preparation	\$2,600.00
<b>TOTAL ADDITIONAL SERVICES</b>	<b>\$82,300.00</b>