

COUNCIL ACTION FORM

SUBJECT: FLOOD MITIGATION – RIVER FLOODING PROFESSIONAL SERVICES AGREEMENT (LAND ACQUISITION)

BACKGROUND:

Following the 2010 floods, the City Council established a goal to mitigate the impact of future flooding in Ames. A comprehensive Flood Mitigation Study was completed in 2013 that considered many possible mitigation alternatives.

On December 10, 2013, the City Council approved a series of flood mitigation measures. These included elements targeted at: A) Undertaking a stream bank restoration of Squaw Creek; B) Working with IDOT to improve the conveyance capacity of the US Highway 30 bridge; C) Working through the Squaw Creek Watershed Management Authority to pursue flood mitigation alternatives in the upper reaches of the watershed; and D) Conducting a workshop to review and discuss the range of possible floodplain regulatory approaches.

The stream bank restoration project involves flood mitigation in the Squaw Creek channel, including conveyance improvements within the channel approximately 2,000 feet either side of the South Duff Avenue bridge. In working with Iowa Department of Homeland Security & Emergency Management, the City received FEMA grant funding in the spring of 2020 for this project. The cost share amounts for this grant are as follows:

Funding Source	Funding Amount	% of Cost
Federal (FEMA):	\$ 3,747,450.00	75%
Local:	\$ 1,249,150.00	25%
Total:	\$ 4,996,600.00	100%

In October 2020, staff initiated a Request for Proposals process in accordance with the City's purchasing policies and Federal requirements for the Flood Mitigation – River Flooding Land Acquisition Services. **The professional services will provide land acquisition services as required by Federal requirements, due to the project having FEMA grant funding.**

Proposals for this work were received from five firms. The proposals were evaluated on their qualifications according to the following criteria: Project Understanding, Project Team, Previous Experience, Project Approach, Ability to perform work, and Proposed project schedule.

The evaluation scores of that qualification-based selection process are as follows:

Firm	Qualifications Based Score	Qualifications Based Rank	Fee
CGA	76.8	1	\$74,800
A&R Land Services	73.0	2	\$97,900
JCG	73.0	2	\$69,140
Ulteig	66.0	4	\$60,885
Snyder	62.3	5	\$67,947

After weighing the qualifications and estimated fees for these five firms, staff has negotiated a contract with CGA of Ames, Iowa. CGA scored highest based on its proposal including more project specific detail than the rest of the proposals received and being more responsive to the requirements and timelines for this project. CGA included information showing previous experience with federally funded land acquisitions and eminent domain, should the City need it. **Staff is confident that a contract with CGA will provide the best value at this time for professional land acquisition services considering the firms qualifications.**

ALTERNATIVES:

1. Approve the professional services agreement for the Flood Mitigation – River Flooding Land Acquisition services with CGA of Ames, Iowa, in the amount not to exceed \$74,800.
2. Direct staff to re-negotiate land acquisition services contract with a different company.

CITY MANAGER’S RECOMMENDED ACTION:

Based on staff’s evaluation using the noted criteria and having received concurrence from Iowa Homeland Security, CGA is recommended for professional land acquisition services following federal requirements for the Flood Mitigation – River Flooding project.

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