

COUNCIL ACTION FORM

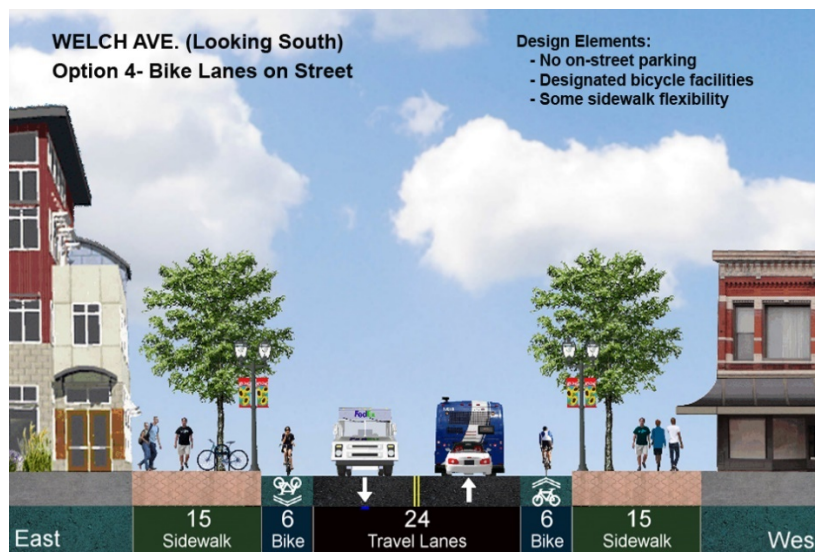
SUBJECT: CAMPUSTOWN PUBLIC IMPROVEMENTS (WELCH AVENUE)

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 explore ways to match the current use of the area to a new streetscape. It should be noted that the project as bid includes replacing the water main in the 200 and 300 blocks of Welch.

The Welch Avenue street pavement was most recently built in the late 1980's/early 1990's and feature century-old underground utility infrastructure in need of upgrading. The reconstruction of the 100 block of Welch Avenue will also include the underground utility updates that are located on Welch Avenue (Lincoln Way to Knapp Street). These utility updates include water main, storm sewer, and sanitary sewer.

City Council selected the following cross section for design.



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. WHKS and City staff also had 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.

Revenues and expenses associated with the plans that were bid on February 12, 2020, 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	
Water System Improvements (Water Utility Funds)	\$ 190,000	
Storm Water Improvements (Storm Sewer Funds)	\$ 70,000	
Campustown Public Improvements (Welch Avenue)		\$ 1,800,000.00
2019 Lincoln Way Water Service Transfer (completed)		\$ 169,969.96
Engineering/Administration (Est.)		\$ 250,000.00
	\$ 2,266,000	\$ 2,219,969.96

On February 12, 2020, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$1,800,000.00
Con-Struct Inc.	\$2,790,857.00
Absolute Concrete	\$3,445,714.90

The consultant and City staff have been evaluating the bids received. Several aspects of the project have been identified as leading to the high bids. These include water system improvements in the 200 and 300 blocks of Welch Avenue (Chamberlain St. to Knapp St.), streetscape features, and water quality improvements. Completion date of the overall project was also a consideration. **Ultimately, the design team thought that it best to modify quickly and re-bid the project so that construction can be completed in 2020.**

The design team members have reached out to water quality specialists and precast concrete suppliers, which has resulted in design plan changes of the water quality system components and improved clarity in the plans, while keeping the water quality improvement intention. Several components of the project have been changed to alternates so that with a re-bid there is a base project plus add alternates for consideration. Unfortunately, under this new plan, the completion date for the overall project has been extended into fall 2020. City staff spoke with Campustown Action Association (CAA) who said that area businesses have voiced concern about construction extending into ISU home football game season. Staff will expand public outreach and have also included language in the plans for consistent progress to be made upon commencing each construction phase.

The design team has re-designed the project with a base bid and then alternatives with additional items to potentially be added into the project. Alternate 1 is adding the watermain improvement 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.

A total estimated cost is shown below:

Contractor	Base Bid	Alternate 1	Alternate 2	Alternate 3
Engineer's Estimate	\$1,800,000	\$400,000	\$50,000	\$65,000

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. Reject the Campustown Public Improvements (Welch Avenue) project bids and direct staff to re-bid the project.
- d. Approve the plans and specifications for the Campustown Public Improvements project and establish March 18, 2020, as the date of letting and March 24, 2020, as the date for report of bids.
2. Award the contract to Con-Struct of Ames, IA in the amount of \$2,790,857.00.
3. Do not proceed with this project during the 2020 construction season, instead delay construction to 2021.

MANAGER’S RECOMMENDED ACTION:

By rejecting the bids then approving revised preliminary plans and specifications, this project re-bid 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.

However, while the design team will make changes to get the project cost within the budget, it is unknown how the bids are going to come in due to contractors projected workload and other factors.