

COUNCIL ACTION FORM

SUBJECT: SOUTH GRAND AVENUE EXTENSION PROJECT (PROFESSIONAL SERVICES AGREEMENT AMENDMENT # 4)

BACKGROUND:

This project is the extension of South Grand Avenue from Squaw Creek Drive to South 16th Street. Included is an extension of South 5th Street (South Grand Avenue to South Duff Avenue) as well as intersection improvements to the South Duff Avenue (US Hwy. 69)/South 16th Street and South Grand Avenue/S 16th Street.

The project was originally broken into three phases to allow for potential flexibility in timing of construction and funding. The phases are:

- 1) S. 5th St extension and the portion of S. Grand Ave from Squaw Creek Drive (the existing dead end) to S. 5th St. **This contract has been awarded to Peterson Contractors, Inc. (PCI) of Reinbeck, Iowa, in the amount of \$3,159,304.15.**
- 2) S Grand Ave South of S. 5th Street (this portion includes two bridges to accommodate Squaw Creek under the roadway). **This project is scheduled for February 19th, 2020 Iowa DOT bid letting.**
- 3) Reconstruction and widening additional turn lanes at S. Duff Ave and S. 16th St. **This project is still in the design phase.**

On January 10, 2017, City Council approved the engineering services agreement with Shive-Hattery, Inc. from West Des Moines, Iowa, in an amount not to exceed \$1,045,000. As design has continued, a few design services have been identified that were not covered under the original contract. Three amendments were approved. On October 25, 2017, City Council approved amendment No. 1 in the amount of \$102,891; on June 28, 2018, staff approved amendment No. 2 in the amount of \$48,250; and on June 25, 2019, City Council approved amendment No. 3 in the amount of \$21,300.

This request (Amendment No. 4) is for \$147,900 of additional design work required for Phases 2 and 3. Details for the additional scope of work are shown, as follows:

1. **Worle Creek Slope Stability Design (\$4,200)** – The analysis of the S. Grand Avenue slope along Worle Creek showed a factor of safety less than recommended.

- Determine the necessary soil parameters required for an acceptable factor of safety and incorporate the requirement for the contractor to import and place appropriate soil into the plans.
- 2. **S. Grand Avenue underpass (\$35,000)** – Through the right-of-way acquisition process a concern over the planned 12' wide underpass arose. It has been determined that a redesign to 16' feet wide is warranted.
 - Design of the 16-foot-wide underpass utilizing a custom design in lieu of the Iowa DOT standard culvert/underpass standard details. **The underpass was widened as part of the settlement with the property owner.**
- 3. **S. Grand Avenue maintenance access to Coldwater Golf Links (\$10,000)** – Through the right-of-way acquisition process it was determined that a maintenance access from S. Grand Ave to the west half of the golf course would need to be added to the plans in order to accommodate larger golf course maintenance equipment.
 - **This maintenance access to Coldwater Golf Links was added as part of the land settlement.**
- 4. **South 16th Street and South Duff Avenue Improvements (\$65,000)** – A median is to be added to S 16th Street as well as an additional eastbound lane, east of S Duff Avenue. The additional improvements are the result of discussions with the Iowa DOT regarding the traffic safety funding for the project. Multiple exhibits and options have been provided to the Iowa DOT. The project is to include the following:
 - Redesign of S 16th St., both east and west of S Duff Ave to accommodate the median and additional eastbound lane on S 16th Street. **(The original contract agreement only planned for pavement markings, not a median like is now needed due to increased traffic volumes.)**
 - Additional widening on the north side of S 16th St. for approximately 425 feet east of S Duff Avenue to accommodate and additional eastbound lane on S 16th Street, **(originally widening was only planned along the south side of S 16th St).**
 - Replacement of the entire traffic signal system at South Duff Avenue and South 16th Street. **(The original contract agreement included relocation of two of the four signal poles.)**
 - Additional property acquisition services for three (3) parcels; Availa Bank, Story County Operating Company LLC, and GDH Properties CO LC. It is assumed that these parcels will not require an appraisal to be completed. **(This additional property acquisition was due to widening the road.)**

- Additional field survey necessary shall be by City of Ames staff and provided to Shive-Hattery
5. **Eminent Domain Process Support (\$6,200)** – The design team continues to provide support to the City during the condemnation process. Condemnation support includes preparation of graphics for condemnation hearings and coordination with City of Ames legal staff prior to condemnation as well as attendance at the condemnation hearing. The condemnation process involves the following properties:
 - Property owned by Scott Randall and associated with Coldwater Golf Links (this acquisition has been completed)
 - Tomco LLC- the southwest corner of S Duff Ave and S 16th Street (this acquisition is still in progress)
 6. **Additional Project Management/Project Reactivation/Inflation (\$32,000)** – The schedule of the project has been revised and lengthened from the original professional services agreement. Due to the extended schedule, the need has arisen for additional project management. The schedule has also required additional coordination with property owners, staff, and stakeholders over a longer period of time than originally included. Lastly, portions of the work were delayed with the extension of schedule and therefore the cost to complete this work has risen with inflation. **(The original contract agreement stated that inflationary adjustments for work beyond calendar year 2017 will be applied.)**
 7. **Deduction of Tree Clearing Bid package (-\$4,500)** – The original Professional Services agreement included the preparation of plans for a tree clearing bid package. To date a tree clearing bid package has not been required and is not anticipated. In lieu of the separate tree clearing bid package the tree clearing limits have been provided to City of Ames staff in order that the trees be marked for removal.

The South Grand Avenue Extension has been included in the Capital Improvements Plan with **\$20,153,000 in total funding** provided from the following sources: \$11,580,000 in G.O. Bonds, \$4,300,000 in MPO/STP Funds, and \$4,273,000 in Federal/State Grant Funds. Of this total amount, \$3,703,000 is estimated to be allocated for engineering, \$700,000 for land acquisition, and \$15,750,000 for construction.

ALTERNATIVES:

1. Approve the amendment to the engineering services agreement for the South Grand Avenue Extension Project with Shive-Hattery, Inc., of West Des Moines, Iowa, in the amount not to exceed \$147,900 bringing their contract total to \$1,365,341.

2. Direct staff to renegotiate an engineering agreement amendment.

MANAGER'S RECOMMENDED ACTION:

City staff has worked closely with the consultant throughout the design of these project phases and is confident these amendments are necessary and warranted.

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