

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the Award of RFP 17-084, Riverwalk Consultant, to Engineering Resource Associates, Inc. for an amount not to exceed \$274,292 and for a 43-month term.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William Novack, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Naperville Riverwalk Commission uses the services of an individual and/or professional firm capable of providing the Commission with professional planning, architectural, engineering and construction management services. Engineering Resource Associates, Inc. has provided these services since October 2006. The current contract expired April 30, 2017.

The Riverwalk consultant will be responsible for performing the following duties as part of the base fee during the contract term:

- Attend and answer questions at the following regularly scheduled meetings:
 - Riverwalk Commission,
 - Planning, Design & Construction Committee, and
 - City Council meetings, as required.
- Work with members of the Riverwalk Commission, City of Naperville, Naperville Park District, private property owners and other affected individuals in planning and prioritizing future projects along the Riverwalk.
- Prepare technical plans, specifications and estimates of probable construction cost of capital improvements related to the Riverwalk for public bid by the City of Naperville.
- Assist City staff in review and analysis of bids and proposals for work, including but not limited to, preparation of recommendations for award.
- Serve as the Riverwalk Commission's Construction Manager/Resident Engineer by working with contractors to monitor quality and progress of work.
- Review and certify all contract pay requests as submitted.

Some of the projects Engineering Resource Associates has worked on during the term of the last five-year contract include:

- Engineering design and permitting for the proposed park at 430 S. Washington St.
- Comprehensive structural inspection and report for the Moser Tower
- Feasibility study and schematic design of the future southern extension of the Riverwalk
- Structural assessment and report of the Riverwalk retaining walls west of Eagle St.

- Survey and monitoring of the retaining walls between Aurora Ave. and the paddleboat quarry
- Structural assessment and design for repairs to the Metal Bridge west of the Carillon
- Oversight of the roof repairs to the Moser Bridge and Carillon Visitor Center
- Design engineering and permitting for Moser Bridge shoreline repairs
- Design and construction documents for the Cliff Preston memorial

DISCUSSION:

In April 2017, the Naperville Riverwalk Commission issued RFP 17-084 soliciting proposals for a Riverwalk Consultant to assist with professional planning, architectural, engineering and construction management services for the Naperville Riverwalk.

Advertisement Date:	03/27/2017	Notices Sent:	475
Opening Date:	04/18/2017	Planholders:	56
		Bids Received:	4

Proposals were received from the following vendors:

Engineering Resource Associates
 ESI Consultants, Ltd.
 HBK Engineering LLC
 Site Design Group Ltd.

A five-member selection committee consisting of staff from the Transportation, Engineering and Development Business Group, Finance Department, Naperville Park District and Naperville Riverwalk Commission reviewed the proposals. Proposals were scored based on the following criteria set forth in the RFP:

- Qualifications and Experience of the Firm and Project Team (65%)
- Philosophy and Methodology (35%)

The top two firms, based on qualification scores, Engineering Resource Associates, Inc. and Site Design Group, Ltd., were invited to interview with the selection committee. Following the interviews, the selection committee re-scored the firms and a final qualification score was determined for each firm.

Fee proposals were then opened for the two vendors and the proposed costs were divided by the respective vendor’s qualifications score (expressed as a decimal) to yield an “adjusted cost.” The vendor with the lowest adjusted cost, Engineering Resource Associates, Inc. is recommended for award.

Firm	Proposed Fee	Qualification Score	Quality Adjusted Fee
Engineering Resource Associates, Inc.	\$19,625	91.50	\$21,448.09
Site Design Group, Ltd.	\$25,500	84.65	\$30,124.04

The cost proposals were developed based upon a representative example project provided to the vendors as part of the RFP. The exact quantities that will be used over the course of the contract will depend on the scope and magnitude of the various projects included in the CIP over the next four years.

The term of the contract is 43 months from the date of award through December 31, 2020 with two, one-year extension options.

FISCAL IMPACT:

CIP #: PA022, PA024, PA043, PA034

PA022 – Annual Riverwalk Rehabilitation Program

Funds are annually budgeted to rehabilitate or replace various assets of the linear park along the Riverwalk. The program was developed through a reserve study, which is annually updated as the Riverwalk Asset Management Plan.

PA024 – NCC Park – 430 South Washington Street

The project includes construction of a lower walkway from an existing staircase at Washington Street toward the Moser Bridge. Work will include an ADA compliant connection from the lower walkway under the Washington Street Bridge to Washington Street and the Moser Bridge.

PA043 – Elevator Rehabilitation in Moser Tower

The Moser Tower elevator was manufactured for an interior environment, but is exposed to outdoor elements. An assessment on the elevator determined a complete replacement was not necessary, but repairs were eminent.

PA034 – West Parking Lot BMP Improvement

PA034 improves conveyance of stormwater from the VFW parking lot to the river, while using best management practices. The parking lot continues to deteriorate despite patchwork and the addition of new curbs and gutters. This project will aide those efforts.

Consultation services for the Riverwalk are expensed to Architectural Services and Capital Improvement Program accounts listed below. A total of \$35,000 is budgeted for general consultation in CY2017. An additional \$1,450,700 is budgeted for construction and consultation of capital projects PA022, PA024 and PA043 in CY2017. The consultation fees for these projects are itemized in the table below. PA034 will include engineering services in the CY2019 budget.

Account Number	Fund Description	Total Budget Amount
010-3203-452.35-04	General Fund	\$35,000
301-3203-452.70-89	G.O. Bond Fund	\$1,450,700

A full breakdown of how the consultant contract will be expensed through 2020 is provided below.

Funds from Operations Budget					
	June-Dec 2017	2018	2019	2020	Total
Basic Consulting Service Fee	\$20,417	\$35,000	\$35,000	\$35,000	\$125,417
Operations Total	\$20,417	\$35,000	\$35,000	\$35,000	\$125,417

Funds from CIP Budget					
PA022	\$4,375	\$7,500	\$7,500	\$7,500	\$26,875
PA024	\$75,000	-	-	-	\$75,000
PA043	\$5,000	-	-	-	\$5,000
PA034	-	-	\$42,000	-	\$42,000
CIP Total	\$84,375	\$7,500	\$49,500	\$7,500	\$148,875

Total (Both Funds)	\$104,792	\$42,500	\$84,500	\$42,500	\$274,292
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*Two projects (PA048 Moser Tower Rehabilitation and PA037 Rehabilitation from Eagle Street to Oliver Hoffman Pavilion) are not shown due to an indeterminate project scope and project timing. The potential financial magnitude could require future City Council award.