



File #: 19-532, **Version:** 2

Meeting Date: 6/4/2019

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of RFP 19-112, Downtown Streetscape Phase II Design Engineering, to Civiltech Engineering for an amount not to exceed \$128,831.35

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In 2018 the Rubin Partnership, the property owner of over half of Block 429 in downtown Naperville, hired Hitchcock Design Group and Roake and Associates to provide professional services to improve the streetscape in portions of Block 429. It was initially believed that the work would be financed and paid back through a limited property owner special service area. As initial design constraints were discovered, such as a less than desired sidewalk width on the west side of Main Street due to the angled parking on the east side of the street, the boundaries of the improvements and the scope expanded.

The project expanded to include the east side of Main Street, which then necessitated rebuilding Main Street, which then lead to replacing and updating the City's electric, water and wastewater utilities along Main Street and Jefferson Avenue. The expanded project now had more City improvements (street and utilities) than the original owner-led streetscape improvements. As a result, City staff decided it would be best for the City to take the lead on the project.

To that end, City staff presented two recommendations to City Council at the April 16, 2019 City Council meeting. First, staff recommended the City reimburse the Rubin Partnership for the cost of the preliminary engineering work completed by its consultants. Second, staff recommended the use of a modified procurement process to solicit proposals from the City's prequalified shortlisted consultants for utility and roadway improvements as well as the consultants who worked on the preliminary engineering for the Rubin Partnership. The City Council approved both recommendations. Therefore, as part of the 2019 MIP, \$250,000 was allocated for phase II engineering work.

The proposed project aims to rebuild sections of Webster, Jefferson, Main, and Jackson to the 2018 Downtown Streetscape Standards endorsed by the Downtown Advisory Commission. The project will

be coordinated with City and private utility companies to replace or repair services and reliability of the utilities serving the downtown businesses. Roadway improvements will be required in order to implement desired streetscape elements. These improvements will be phased to minimize disruption to the downtown business district and nearby residents. Construction is tentatively scheduled for March 2020 and a bid will be advertised by the City following completion of the Phase II design.

DISCUSSION:

Following the approval of the City Council to use the modified procurement process, the TED Business Group issued RFP 19-112 to the shortlisted vendors from RFQ 17-122, RFQ 18-064 and the consultants who completed the preliminary engineering for the streetscape project. These vendors included

- Alfred Benesch (17-122)
- Civiltech Engineering (17-122)
- Crawford, Murphy & Tilly (17-122, 18-064)
- Walter E. Deuchler Associates (18-064)
- Donohue & Associates (18-064)
- EXP US Services (17-122)
- Lockwood, Andrews & Newnam, Inc. (18-064)
- Strand Associates (18-064)
- Thomas Engineering Group (17-122)
- TranSystems Corporation (17-122)
- Hitchcock Design Group
- Roake and Associates/Civil Environmental Consultants

Cost proposals were received from the following consultants:

Company Name	Proposed Fee
Civiltech Engineering	\$128,831.35
Transystems Corporation	\$148,046.19
Roake & Associates/Civil Environmental Consultants	\$232,644.86
Thomas Engineering Group	\$238,510.78
<i>Engineer's Estimate</i>	<i>\$250,000.00</i>

The engineer's estimate was developed using a percentage of the construction cost as presented from the previous consultants' work. The low bid for this contract is 48% below the engineer's estimate of cost.

Per the RFP document, final award is being recommended to the vendor with the lowest fee proposal.

FISCAL IMPACT:

CIP#: MP009 - Maintenance Improvement Program

The downtown streetscape phase II design engineering is expensed to the architect and engineering services account listed below. The award of \$128,831.35 is within the \$250,000 allocated in the Maintenance Improvement Program for this project.

Account Number	Fund Description	Total Budget Amount
30282200-531301	Capital Projects Fund	\$951,724