



## Legislation Text

---

File #: 22-1397, Version: 1

---

### **CITY COUNCIL AGENDA ITEM**

#### **ACTION REQUESTED:**

Approve the award of RFP 22-274, Riverwalk Design Consultant, to Engineering Resource Associates, Inc. for an amount not to exceed \$912,500 and for a three-year term

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** William J Novack, Director/City Engineer

#### **BOARD/COMMISSION REVIEW:**

N/A

#### **BACKGROUND:**

The Naperville Riverwalk Commission uses the services of an individual and/or professional firm capable of providing professional planning, architectural, engineering and construction management services. Engineering Resource Associates, Inc. has provided these services since October 2006. The current contract expires December 31, 2022.

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:
  - o Riverwalk Commission,
  - o Planning, Design & Construction Committee, and
  - o 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 ten years 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
- Preparation of the Riverwalk 2031 Master Plan
- Design engineering and permitting for Moser Bridge shoreline repairs
- Design engineering and permitting for the Eagle Street Gateway project

**DISCUSSION:**

In August 2022, the Naperville Riverwalk Commission issued RFP 22-274 soliciting proposals for a Riverwalk Design Consultant to assist with professional planning, architectural, engineering and construction management services for the Naperville Riverwalk.

Advertisement Date:	09/15/2022	Notices Sent:	656
Opening Date:	10/05/2022	Planholders:	54
		Bids Received:	2

Proposals were received from the following vendors:

Engineering Resource Associates  
Epstein

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

- Capability, Capacity and Qualifications (50%)
- Suitability and Quality of the Methodology (30%)
- Milestones and Deliverables (10%)
- Outcomes to be Achieved (10%)

Both firm’s written submittals were evaluated and scored and both Engineering Resource Associates, Inc. and Epstein 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 for a hypothetical project 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
------	--------------	---------------------	----------------------

<b>Engineering Resource Associates, Inc.</b>	<b>\$21,750.00</b>	<b>85.20</b>	<b>\$25,523.17</b>
Epstein	\$42,720.00	70.30	\$60,768.14

The cost proposals were developed based upon a representative example project involving many different members of their teams that was 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 three years.

The term of the contract is 3 years from the date of award through December 31, 2025 with two, one-year extension options.

**FISCAL IMPACT:**

CIP #: Various

Riverwalk design consultation services are expensed to Architect and Engineering Services accounts listed below. The services are associated with various capital improvement projects included in the 2023-2027 Capital Improvement Program, including:

1. PA022: Annual Riverwalk Rehabilitation Program
2. PA024: NCC Park at 430 S Washington Street
3. PA034: West Parking Lot BMP Program
4. PA049: Riverwalk South Extension from Hillside to Martin Avenue
5. PA053: Eagle Street Gateway and Accessibility Improvements
6. PA055: Riverwalk Ecological Bank Restoration
7. PA056: Riverwalk Hillside Road Gateway
8. PA058: Riverwalk Grand Pavilion Plaza
9. PA059: Riverwalk Prairie Nature Garden
10. PA060: Fredenhagen Park Fountain Repair

A total of \$35,000 is budgeted for general consultation for 2023. An additional \$395,000 is budgeted for project specific design and engineering consultation in 2023. The remainder of the award will be budgeted in future years as projects progress.

<b>Account Number</b>	<b>Fund Description</b>	<b>Total Budget Amount</b>
30291100-531301	General Fund	\$35,000
30292200-531301	Capital Projects Fund	\$395,000