



Legislation Text

File #: 21-1332, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Change Order #2 to Contract 19-112, Downtown Streetscape Phase II Design Engineering, to Civiltech Engineering for an amount not to exceed \$81,436.43 and a total award of \$220,236.42

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director of TED/City Engineer

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In June 2019, the City Council approved an amendment to its Master Services Agreement with Civiltech Engineering to add Downtown Streetscape Phase II design engineering services in the amount of \$128,831.35.

Civiltech was awarded the contract following the issuance of RFP 19-112. This award produced the construction plan set for the 2020 Downtown Streetscape Improvement project. The project scope was to improve both sides of Main Street between Jackson and Jefferson, the south side of Jefferson between Webster and Main, portions of the north side of Jackson immediately contiguous to the project, and a portion of the east side of Webster immediately contiguous to the project. To support this design phase, Change Order #1 in the amount of \$9,968.64 was authorized on June 1, 2020 due to an additional round of review comments from the City.

The resultant construction documents were placed out for bid by the City and were originally slated for construction to begin in April 2020. However, due to the COVID-19 pandemic and early stages of lockdowns taking effect around this time, support for the project withdrew. The construction project was ultimately not awarded and did not move forward at that time.

Since then, the City has been party to ongoing conversations with downtown business owners, Downtown Naperville Alliance (DNA), and Naperville Area Chamber of Commerce (NACC) to evaluate the appropriate time to perform the work identified through this program.

DISCUSSION:

In October 2021, City staff attended a DNA meeting and presented a proposal to construct the streetscape improvements from March 1, 2022 through August 1, 2022.

The DNA board voted to support the plan. However, there was a second vote to evaluate inclusion of

the north side of Jefferson Avenue between Webster and Main. It was recognized by the board this would add at least an additional month of construction to the schedule and an additional SSA would need to be created for those on the north side to share in the property owner costs. The DNA board voted to support the inclusion of the north half side of Jefferson.

This change order is requested to retain the services of Civiltech Engineers to design the streetscape improvements for the north half side of Jefferson Ave between Webster and Main as well as provide overall updates to the existing construction plan set to support these changes.

Additionally, the plans need to be updated to reflect requested changes to the phasing of the construction staging to reduce the timeline of the overall project. Through discussions with business owners, DNA, and NACC, it is clear the timeframe of the project is a major concern for all parties. The revised plan aims to reduce the construction timeline from 28 weeks to 24 weeks despite the additional scope of work.

Finally, utility improvements have been constructed across various businesses since the 2019 plans. Overall work items, quantities, and specifications need to be updated to reflect current conditions.

The City's Master Services Agreement with Civiltech allows for the City to request additional services not included in the original scope of work. Additional services may include changes in scope of the project or its design, including, but not limited to, changes in size, complexity or character of construction.

Change Order #2 as proposed will modify the original design limits to include the north half of Jefferson Ave and provide contract wide updates to accommodate this work. The proposed cost for this work is \$81,436.43.

The estimated completion date of the work is January 31, 2022.

FISCAL IMPACT:

CIP #: CS014

The downtown streetscape phase II design engineering is expensed to the Architect and Engineering Services in the account listed below. The original budgeted amount for this work in 2019 CIP was \$250,000. To date, \$138,799.99 has been expensed.

There is no budget for this project in 2021. This change order will be accommodated by savings available through the 2021 MIP projects in MP009.

Account Number	Fund Description	Total Budget Amount
30282300-531301	Bond Fund	\$942,000