

CITY COUNCIL

AGENDA ITEM COVER SHEET

Meeting Date: Tuesday, June 10, 2014

Agenda Item: Resolution approving Procurement No. 2014-25, Professional Engineering Design Services for the North Barstow Parking Structure.

SUMMARY / BACKGROUND

The redevelopment of the North Barstow Medical Business Improvement District has historically referenced a parking structure to be built as part of the redevelopment. In June of 2013, the TID #8 Plan was amended to include the design of a parking structure in 2014 and the construction of a parking structure in 2015.

Parking consultants were invited to respond to an RFP posted by the City to provide design services for a parking structure. The services provided by this contract will be schematic design, stakeholder involvement, structural design, architectural design, permitting, and compilation of all bidding documents necessary for advertising and bidding of the construction contract. The firm with the highest number of points was BWBR, Inc. BWBR has offices in St. Paul, MN and Madison, WI.

(The City Council postponed action on this item at its May 13 meeting.)

ACTION / ATTACHMENTS

Action: Resolution

Attachments: Resolution
Purchase Recommendation
Additional Information

RESOLUTION

**RESOLUTION AWARDING A CONTRACT FOR PROCUREMENT NO. 2014-25,
PROFESSIONAL ENGINEERING DESIGN SERVICES FOR NORTH BARSTOW
STREET PARKING STRUCTURE.**

BE IT RESOLVED by the City Council of the City of Eau Claire:

That based upon the recommendation of the Purchasing Manager, a copy of which is on file in the office of the City Clerk, award of a contract to BWBR, of St. Paul, Minnesota, the work to be performed in accordance with Procurement No. 2014-25, Professional Engineering Design Services for North Barstow Parking Structure, is hereby authorized. The estimated consideration for the work to be performed under this contract is \$404,200. Upon satisfactory completion and acceptance of the work performed under such contract the Comptroller is authorized to draw upon City funds in payment.

Adopted,
June 10, 2014

(SEAL) _____
President Kerry J.S. Kincaid

(SEAL) _____
City Manager Russell Van Gompel

(ATTESTED) _____
City Clerk Donna A. Austad

**CITY OF EAU CLAIRE, WISCONSIN
PURCHASING DIVISION
PURCHASE RECOMMENDATION**

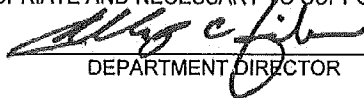
DATE : APRIL 29, 2014
 USING DEPARTMENT : PUBLIC WORKS
 PROCUREMENT NUMBER : 2014-25
 DESCRIPTION : PROFESSIONAL ENGINEERING DESIGN SERVICES FOR NORTH BARSTOW STREET PARKING STRUCTURE

AWARD AUTHORIZATION RECOMMENDED FOR THE FOLLOWING RESPONSIVE, RESPONSIBLE BID (S):

<u>VENDOR</u>	<u>BID PRICE</u>
BWBR ST. PAUL, MINNESOTA	\$404,200.00

CERTIFICATIONS:

THIS PROPOSED CONTRACT IS APPROPRIATE AND NECESSARY TO SUPPORT PROGRAMS AUTHORIZED BY CITY COUNCIL.


 DEPARTMENT DIRECTOR

THE PROCUREMENT PROCESS LEADING TO THIS RECOMMENDATION WAS, TO THE BEST OF MY KNOWLEDGE, COMPLETED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL PROCUREMENT LAW.


 PURCHASING MANAGER

PROVISIONS HAVE BEEN MADE TO PAY THE AMOUNTS THAT WILL ACCRUE UNDER THE PROPOSED CONTRACT (S):

ACCOUNT NO (S): 4644700-6810-61425


 FINANCE DIRECTOR

SUPPLEMENTARY INFORMATION

THE PROPOSED CONTRACT IS FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE NORTH BARSTOW STREET PARKING STRUCTURE. SERVICES PROVIDED WILL INCLUDE SCHEMATIC DESIGN, DESIGN PLAN DEVELOPMENT, CONSTRUCTION DOCUMENTS, CONSTRUCTION ADMINISTRATION, AND PUBLIC AND STAKEHOLDER ENGAGEMENT EFFORTS.

ALL FOUR OF THESE FIRMS SUBMITTED VERY GOOD PROPOSALS. BWBR HAS EXTENSIVE EXPERIENCE WITH DESIGNING AND ENGINEERING PARKING STRUCTURES. BWBR HAD THE BEST PLAN TO ENGAGE THE COMMUNITY DURING THE DESIGN PROCESS. THE BWBR TEAM INCLUDES MEP ASSOCIATES OF EAU CLAIRE FOR THE MECHANICAL AND ELECTRICAL WORK, ERICKSON ROED & ASSOCIATES OF EAU CLAIRE FOR THE STRUCTURAL DESIGN AND SAA DESIGN GROUP OF MADISON FOR THE LANDSCAPE DESIGN.

	<u>EVALUATION POINTS</u>	<u>TOTAL COST</u>	<u>POINTS FOR COST</u>	<u>TOTAL POINTS</u>
BWBR ST. PAUL, MN	126.2	\$404,200.00	59	185.2
PALANISAMI & ASSOC, INC. MINNEAPOLIS, MN	121.6	\$394,481.00	60	181.6
SEH, INC. CHIPPEWA FALLS, WI	122.4	\$496,600.00	48	170.4
SRF CONSULTING GROUP, INC. MINNEAPOLIS, MN	118.8	\$572,670.00	41	159.8

MEMORANDUM

Department of Public Works



TO: Russell Van Gompel, City Manager
FROM: David Solberg, City Engineer
DATE: June 6, 2014
SUBJECT: TIF #8 Financing

When the City Council approved Resolution No. 2013–329, which approved amendment #2 to the Project Plan for Tax Increment Finance District #8, it created an appropriation of \$7,801,000 for the construction of a parking facility, the related design and engineering, the demolition of the Post Office, and a related contingency. An appropriation is a legal authority to spend, and the legal authority to spend for the above items is the total \$7,801,000. This legal authority to spend is not tied to any one year and is authorized during the expenditure period of the Project Plan.

The Interim Finance Director ran a report of the available cash for TIF #8. TIF #8 will have \$451,387.62 in cash on hand to pay for the proposed design fees. Below is a chart of the cash on hand, which includes the August Tax Increment allocation and the October interest payment.

TIF #8 Available Cash

<u>DATE</u>	<u>AMOUNT</u>	
01/01/14	\$327,364.89	January 1, 2014 Balance
01/03/14	(20,240.35)	A/P 2013-Hobart St. Fill
01/03/14	<u>(11,682.27)</u>	A/P 2013-Temp Parking
	295,442.27	Balance in Annual TIF Report
02/28/14	577,329.61	February Tax Increment
02/07/14	(54,994.00)	Pmt to Dev-Phoenix Parkside
04/25/14	(9,900.00)	Short Elliott-Prelim Eng Contract
04/01/14	(465,000.00)	April 1 Principal Pmt
04/01/14	(95,371.11)	April 1 Interest Pmt
05/09/14	(150.00)	TIF Certification Fee
	(5,250.00)	Ayres-Galloway Promenade Design
08/31/14	285,358.98	August Tax Increment
10/01/14	<u>(76,078.13)</u>	Oct. 1 Interest Pmt
	<u>\$451,387.62</u>	

**2014-25 Professional Engineering Design Services
for
North Barstow Street Parking Structure**

Additional Information:

1. Pre-Design: \$ 10,476
2. Schematic Design: \$ 48,888
3. Design Development: \$ 87,300
4. Construction Documents: \$ 132,696
5. Bidding: \$ 13,968
6. Contract Administration: \$ 55,872
7. Closed-in Garage Structure: \$40,000 (Part of #2, #3, and #4)
8. CM is not utilized: \$15,000 (part of # 3 and #4)

Total Cost: \$404,200.00