



## Memorandum

**To:** Honorable Mayor and Members of the City Council  
Administration and Public Works Committee

**From:** David Stoneback, Public Works Agency Director  
Lara Biggs, Bureau Chief – Capital Planning / City Engineer  
Stefanie Levine, Senior Project Manager

**Subject:** Fountain Square Renovations (RFP No. 15-68)  
Consulting Contract Amendment #1, Phase 2 Engineering Services

**Date:** July 11, 2016

Action:

Staff recommends City Council authorize the City Manager to execute Amendment No. 1 to the existing engineering services contract for the Fountain Square Renovation Project (RFP No. 15-68) with Christopher B. Burke Engineering, Ltd (9575 W. Higgins Road, Suite 600, Rosemont, IL 60018). The amendment will provide the Phase 2 design engineering services, modify the existing agreement from \$183,321.50 to \$401,897.88 and extend the existing contract deadline from December 31, 2016 to June 30, 2017.

Funding Source:

Funding will be provided from the Washington National TIF and expenses will be tracked in the Capital Improvements Fund, Account 415.40.4126.62145 – 589105). This project was budgeted for design and initial construction at \$2,000,000 in FY 2016. Additional funding of approximately \$3 million will need to be budgeted in FY 2017 and may be budgeted in other funds (Capital Projects, Water, Sewer, Parking and Economic Development) depending on the total future allocation of Washington National TIF expenses.

Background Information:

Over the past several months, consultants Christopher B. Burke Engineering (CBBEL) have worked with staff to prepare and refine design alternatives to address a variety of deficiencies at Fountain Square and immediately surrounding areas. The preferred plan contains the following improvements:

1. Fountain Square Plaza: Construct a new fountain square plaza including enhanced roadway pavements east, west and south of the plaza. Improvements include a zero depth water feature, etched glass Veteran's Memorial wall, paving, permanent and moveable seating, lighting, a new flagpole and landscaping.

2. Sherman/Orrington between Grove and Davis: Enhance and enlarge the triangular landscape island within this block including adjacent roadway pavements to create a flexible expanded pedestrian environment and shared street. Remove one through lane of traffic on Sherman Avenue and one through lane of traffic on Orrington Avenue to achieve the island widening. Relocate the westbound left turn lane for Orrington Avenue to the west side of the triangular landscaped island. Improvements within the landscaped island will include paving, moveable seating, lighting, an event kiosk, permanent holiday trees and landscaping.
3. Sherman Avenue between Davis and Church: Replace the 100 year old 6" water main with a new 12" water main and resurface the roadway between Church Street and Davis Street. Widen sidewalks on the east side of the street while also providing streetscape enhancements. Remove one through lane of traffic within this block to achieve the sidewalk widening.
4. Orrington Avenue between Davis and Church: Widen sidewalks on a portion of the west side of the street while also providing streetscape enhancements within this block.

Analysis:

Due to anticipated budget limitations, CBBEL's engineering services in the recommended Phase 2 contract amendment are limited to preparation of construction documents for items 1, 2 and 3 and bidding services associated with items 1 and 2 above. The construction of item 3 and further development of item 4 above will be addressed in future projects if funding becomes available. Costs for construction engineering services associated with items 1 and 2 above will be brought back to the City Council upon successful completion of Phase 2 and selection of a construction contractor.

A copy of the consultant's design fee, broken out by task and subtask as well as an amended scope is attached for reference. It is currently anticipated that Phase 2 design work will be completed by the end of 2016 with bidding occurring in early 2017.

A breakdown of funding for this project is as follows:

| <b>Account Summary</b>  |                |
|---|----------------|
| Project Funding (FY 2016 only)  | \$2,000,000.00 |
| Phase 1 engineering contract<br>(approved by City Council on 2/22/16) | -\$183,321.50  |
| Phase 2 engineering contract amendment<br>(under consideration)       | -\$218,576.38  |
| Balance Remaining   | \$1,598,102.12 |

Legislative History:

On October 19, 2015, City Council authorized proceeding with RFP  
 On February 22, 2016, City Council approved the Phase 1 contract

Attachments:

Consultant fee table

RFP 15-68 Fountain Square Renovations  
Project Scope Modifications  
(Amendment 1)

A meeting was held on June 28, 2016 at 8:00 a.m. to discuss modifications to the Phase 2 Scope due to the preferred plan for Fountain Square. In attendance were Dave Stonebeck, Lara Biggs, Stephanie Levine, and Mike Kerr. A summary of the modifications are as follows:

- The full project area as was presented in the RFP will be designed. This will include Sherman Avenue from Church Street to Grove Street and Orrington Avenue from north of Davis Street to Grove Street, the Fountain Square Plaza, and the triangular area south of Davis Street. Only a portion will be bid and there may be alternate bids.
- CBBEL will include additional fee for the new fountain vault and appurtenances. The vault will consist of a 12' x 12' x 10' vault with all necessary MEP equipment.
- CBBEL will include additional fee for a new traffic signal at Grove Street and Sherman Avenue.

Exhibit K will be modified to reflect the above. Our DBE/EBE % will be 29.25% after Amendment 1.

Following is the revised schedule:

|            |   |
|------------|---|
| 9/22/2016  | CBBEL delivers 60% CDs for review         |
| 9/29/2016  | CBBEL and City meet to review 60% CDs     |
| 11/03/2016 | CBBEL delivers 90% CDs for review         |
| 11/10/2016 | CBBEL and City meet to review 90% CDs     |
| 12/08/2016 | CBBEL delivers final CDs for review       |
| 12/15/2016 | CBBEL and City meet to review final CDs   |
| 01/04/2017 | Final documents due for bidding           |
| 01/12/2017 | Bid is advertised                         |
| 01/19/2017 | Pre-bid meeting                           |
| 02/07/2017 | Bid opening                               |
| 02/27/2017 | Contract award                            |
| 03/20/2017 | Construction Start                        |
| 12/01/2017 | Construction End (substantial completion) |

**Exhibit K**  
**PROPOSAL COST TABLE**  
**Fountain Square Amendment 1**

|                     | Task  | Consultant/Subconsultant | Cost          |  |  |
|---------------------|---|--------------------------|---------------|--|--|
| <b>Phase I</b>      | <b>Task 1 - Data Collection and Studies</b>       |                          |               |  |  |
|                     | Topographic Survey                                | CBBEL                    | \$ 14,709.06  |  |  |
|                     | Photometric Study                                 | CBBEL                    | \$ 14,951.81  |  |  |
|                     | Traffic Counts and Data Collection                | CBBEL/Fish               | \$ 14,014.05  |  |  |
|                     | Traffic Operations Analysis                       | CBBEL                    | \$ 13,195.77  |  |  |
|                     | Parking Assessment                                | CBBEL                    | \$ 3,880.08   |  |  |
|                     | Meetings and Final Report                         | CBBEL/Teska              | \$ 13,066.49  |  |  |
|                     | Historical and Cultural Summary                   | Teska                    | \$ 4,607.16   |  |  |
|                     | Safety Assessment                                 | CBBEL                    | \$ 5,664.61   |  |  |
|                     | Subtotal  |                          | \$ 84,089.04  |  |  |
|                     | <b>Task 2 - Concept Design</b>                    |                          |               |  |  |
|                     | Concept Design                                    | Teska/Waterwerx/CBBEL    | \$ 57,100.70  |  |  |
|                     | Public Outreach                                   | Teska/CBBEL              | \$ 39,531.75  |  |  |
|                     | Public Arts RFP Preparation                       | Teska/CBBEL              |               |  |  |
|                     | Subtotal  |                          | \$ 96,632.46  |  |  |
| <b>Phase 2</b>      | <b>Task 3 - Construction Document Development</b> |                          |               |  |  |
|                     | Construction Documents                            | CBBEL/Teska/Waterwerx    | \$ 191,326.82 |  |  |
|                     | Fountain Vault Design                             | CBBEL                    | \$10,000.00   |  |  |
|                     | Grove Street Signal Design                        | CBBEL                    | \$10,000.00   |  |  |
|                     | Subtotal  |                          | \$ 211,326.82 |  |  |
|                     | <b>Task 4 - Bidding and Negotiations</b>          |                          |               |  |  |
|                     | Bidding and Negotiations                          | CBBEL/Teska              | \$ 7,249.56   |  |  |
|                     | Subtotal  |                          | \$ 7,249.56   |  |  |
| <b>Phase 3</b>      | <b>Task 5 - Construction Engineering</b>          |                          |               |  |  |
|                     | Construction Engineering                          | CBBEL/Teska/Waterwerx    | \$ 179,446.63 |  |  |
|                     | Subtotal  |                          | \$ 179,446.63 |  |  |
|                     | Subtotal All Tasks                                |                          | \$ 578,744.50 |  |  |
| <b>Direct Costs</b> | Reimbursable Expenses                             |                          | \$ 2,600.00   |  |  |
|                     | <b>Grand Total</b>                                |                          | \$ 581,344.50 |  |  |

June 29, 2016