



WEST DES MOINES WATER WORKS BOARD OF TRUSTEES MEETING COMMUNICATION

DATE: July 21, 2021

ITEM:

- 6. Recommendations from Staff
 - a. Motion – Approving and Authorizing Execution of Amendment No. 4 to the February 15, 2017, Professional Services Agreement with HR Green for Ashworth Road Water Main Replacement – Valley West Drive to 8th Street

FINANCIAL IMPACT:

Amendment No. 4 increases the Consultant’s compensation by \$114,000. The original contract was authorized in February 2017, in the amount of \$359,000. This is the fourth amendment to the design contract. This increase is primarily for sub-consultant services related to additional utility survey and easement preparation/acquisition for the Phase 2 of the project. 11 Permanent and 21 temporary easements are anticipated from 29 landowners for the second phase of this project. \$450,000 was originally budgeted in 2017 for engineering services associated with this project.

The purchase cost of these easements is not included in the Contract Amendment. A separate amendment is anticipated for Phase 3 easements as this last phase of the project moves into final design.

Summary of Design Fees

Item	Date	Survey, Design & Bidding	Construction Administration	Construction Observation (Authorized)	Construction Observation (Separate Authorization Required)	Total
Contract	5/15/2017	\$239,000	\$120,000	\$0	\$124,000	\$483,000
Amend #1	7/15/2019	\$166,700	\$2,800	\$0	\$0	\$169,500
Amend #2	11/12/2020	\$3,800	\$4,700	\$0	\$0	\$8,500
Amend #3	5/19/2021	\$0	\$0	\$40,000	-\$40,000	\$0
Amend #4	Pending	\$101,700	\$12,300	\$0	\$0	\$114,000
Total		\$511,200	\$139,800	\$40,000	\$84,000	\$775,000

Lower than anticipated bidding costs on the Ashworth Road/I-80 project will provide funding for the 2021 portion of this amendment (approx. \$100,000). The remaining funds will be budgeted in 2022.

SUMMARY:

This project is for multi-year engineering design and construction services for the design and replacement of approximately 10,700 linear feet (2 miles) of 10” diameter water main running along Ashworth Road from Valley West Drive to 8th Street.

Staff has been working with HR Green to design the entire replacement area. Upon completion of the preliminary design, the plans were evaluated for potential easement acquisition needs. These needs resulted in high anticipated easement costs. Staff reevaluated the placement of the proposed water main and requested redesign along portions of the project length to minimize the number of easements which will be required. Several easements will still be needed.

Easement services were purposefully excluded from the original contract until the number and size of easements had been determined based on the preliminary design.

Phase 1 of this project, from 11th Street to 20th Street, is currently under construction. Phase 2, from 8th Street to 11th Street and 31st Street to Valley West Drive, is scheduled for 2022 construction. The final phase, from 20th Street to 31st Street, is scheduled for 2023 construction.

BACKGROUND:

West Des Moines Water Works has systematically replaced water mains which have required numerous and expensive repairs or which data have shown produced discolored water due to tuberculation. This is the latest in this type of project.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

To concur with the recommendation of staff and approve and authorize execution of Amendment No. 4 to an existing professional services agreement with HR Green for Ashworth Road Water Main Replacement Services – Valley West Drive to 8th Street.

Prepared by: William J. Maluce

Approved for Content by: Clt Murphy



HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 4

THIS AMENDMENT, made this ____ day of _____, 2021 by and between, West Des Moines Water Works the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

Ashworth Road Water Main Replacement: Valley West Drive to 8th Street

hereby amends the original Professional Services Agreement dated February 15, 2017 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

Add the following scope items to **Section 2.2 – Surveying and Utility Services**:

1. Topographic/Utility Survey

d. Phase 2

- i. Provide additional topographic survey along Ashworth Road between Valley West Drive (35th Street) and 31st Street and between 11th Street and 8th Street. Include survey of the Right-of-Way corridor and up to 35 feet behind back of curb to include the anticipated easement areas. Provide additional survey south of Ashworth along Vine Street, 32nd Street, 11th Street, and 9th Street for water main connections.
- ii. Work with CLIENT to identify depths and locations of critical crossings to include the elevation of the Buckeye 6" petroleum line which runs parallel to the west side of Valley West Drive (35th Street) and the MidAmerican 16" HP Gas which runs parallel to the north side of Ashworth Road. A representative from Buckeye and MidAmerican must be present during these investigations. It is anticipated CLIENT will perform potholing where appropriate.
- iii. Identify the contents of the manhole located north of the CenturyLink equipment located east of the east access drive off Ashworth Road to LDS Church at 3301 Ashworth Road.

2. Property Boundary Identification

h. Phase 2

- i. Attend and administer a Public Information Meeting with affected landowners/residents for the Phase 2 project to discuss and provide background information and address questions about the project. The Public Information Meeting will be attended by representatives from HR Green and the easement acquisition subconsultant. Notification of the public information meeting to the affected residents is anticipated to be provided by CLIENT.
- ii. For all parcels that are expected to be encumbered by an easement for the Phase 2 project, research property ownership and liens certificates and place an order with a local abstractor for a title search.
- iii. Provide acquisition services and good-faith negotiations for up to 12 permanent easements and up to 11 temporary easements with approximately 14 landowners within the extents of the Phase 2 project. Easements associated with Phase 1 were provided in Amendment 2 and Phase 3 will be included in separate future Amendment(s). Easements for Phase 2 are anticipated as follows:
 1. Provide easement description only for 10 of the 12 total permanent easements that are anticipated to be based on a simple determination (e.g., south 10 feet of the property).

2. Provide easement description and exhibit for 2 of the 12 total permanent easements that are anticipated to be more complex. A surveyor's seal will be provided on these exhibits.
3. No survey exhibits are anticipated for temporary easements. Exhibits with background aerial imagery and temporary easement extents will be prepared and used as a basis for the temporary easement negotiations.
- iv. Provide compensation valuation for determining the fair market value, including the following:
 1. No appraisals are anticipated to be required based on current Iowa DOT appraisal standards which recommend appraisals for compensation over \$25,000 or deemed to be complex due to significant landscaping impacts.
 2. Compensation estimates and research for the parcels affected by easements.
- v. File permanent easement documents with the County Recorder.
- vi. Provide coordination and management of the easement acquisition process.

Add the following scope items to **Section 2.5 – Final Design**:

1. Incorporate City Corridor Study

a. Phase 2

- i. The City of West Des Moines completed a corridor study of Ashworth Road to determine potential future widening and reconstruction improvements. Incorporate the results of the City's corridor study into the overall water main design.
- ii. Evaluate impacts of the corridor study results to the design of the water main, including identifying anticipated conflicts with the future roadway, shared use path, and lighting facilities.
- iii. Attend a virtual meeting with WDMWW staff to review the results of the corridor study, impacts to final design, and restart of the project.
- iv. Update and modify the final water main design to minimize impacts to future roadway improvements.

2. Pedestrian Ramp Design

b. Phase 2

- i. No pedestrian ramp design or disturbance is anticipated to be required for Phase 2.

Modify the original scope for **Section 2.5 – Final Design; 2.6 – Bidding; 2.7 – Construction Administration Services; and 2.8 – Construction Observation Services** based on the following changes to the project delivery and schedule:

- i. The extents of Phases 2 and 3 of the project have been changed to the following:
 - a. Phase 2: 35th/Valley West Drive to 31st Street (N), and 11th to 8th Street
 - b. Phase 3: 31st Street (N) to 20th Street
- ii. Amendment No. 2 stated the following delivery dates, with no changes anticipated at this time:
 - a. Year 2020: Final design of Phase 1.
 - b. Year 2021: Bidding and construction of Phase 1. Final design and bidding of Phase 2.
 - c. Year 2022: Construction of Phase 2. Final design and bidding of Phase 3.
 - d. Year 2023: Construction of Phase 3.

- iii. The current project schedule results in a 3-year delay in the bidding and construction schedule based on the original agreement.
- iv. This Amendment includes changes related to the final design, bidding, and construction of the Phase 2 project. Changes related to Phase 1 were provided in Amendments 1, 2, and 3 and Phase 3 will be included in separate future Amendment(s).

COMPANY Project Number: 160004

The CLIENT and COMPANY agree to amend other provisions of the original Professional Services Agreement and previous amendments as follows:

N/A

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

- Survey, Design, Bidding, and Construction Administration to be increased per current rate schedule with a maximum fee to be increased by One Hundred Fourteen Thousand Dollars (\$114,000.00).

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is per current Rate Schedule with a maximum fee as follows:

- Survey, Design, Bidding: \$511,200
- Construction Administration: \$139,800
- Construction Observation – Phase 1 \$40,000
- Construction Observation: \$84,000 – Subject to separate written authorization

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

THIS AMENDMENT executed the day and year written above.

WEST DES MOINES WATER WORKS

HR GREEN

By: Christina Murphy, General Manager

By: Heath Picken, Vice President

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