



TO: President Gardiner and Members of Town Council

FROM: Dustin Anderson, Town Manager

SUBJECT: Recommendation of Contract Award – Main Street Redesign and Reconstruction

DATE: March 7, 2022

Background

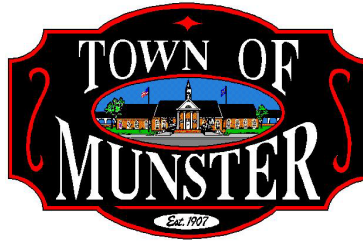
At the September 20th meeting of Council in 2021, DLZ was identified as the preferred consultant for the Main Street Redesign and Reconstruction. Scores were distributed as follows:

	Steve Guntz	Jill DiTommaso	Tom VanderWoude	Dustin Anderson	Schererville	Dyer	Highland	TOTAL
DLZ	122.6	52.6	82.6	102.6	122.6	72.6	107.6	663.2
Etica	90.0	105.0	140.0	85.0	70.0	85.0	70.0	645.0
HWC	91.5	101.5	125.1	121.5	56.5	51.5	51.5	599.1
Structurepoint	91.9	-18.1	121.9	81.9	86.9	71.9	101.9	538.3
Kimley Horn	85.0	15.0	120.0	85.0	70.0	85.0	70.0	530.0
BLN	107.5	32.7	72.5	52.5	87.5	72.5	92.5	517.7
Troyer	87.0	122.0	107.0	67.0	22.0	52.0	52.0	509.0
Primera	121.2	1.2	66.2	51.2	71.2	51.2	71.2	433.4
HLR	35.0	-65.0	50.0	50.0	50.0	35.0	35.0	190.0

Methodology

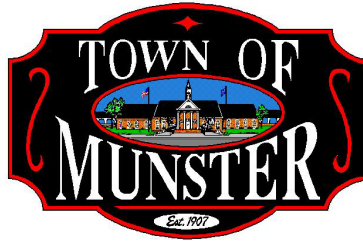
After DLZ was identified as the preferred consultant, staff negotiated the scope of the agreement. This is a standard INDOT Contract. Indeed, before this contract could be presented to Council for your consideration, INDOT had to review and approve of its scope.

A summary of the tasks can be reviewed as follows:



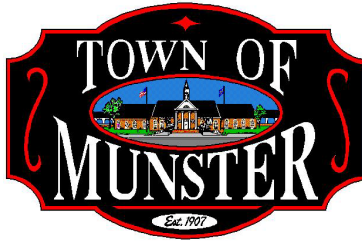
Summary of Tasks and Activities			
Task	Description	Task	Description
1	Roadway Configuration Study	13	Custom Signing
2	Aesthetic Design Report	14	Pavement Design
3	Project Management	15	IDEM Rule 5 Permit
4	Topographic Survey Data Collection	16	USACE Section 404 Permit
5	Location Control Route Survey Plat	17	IDEM Section 401 Permit
6	Environmental Document Preparation (NEPA)	18	IDNR Construction in a Floodway Permit, As Required
7	Water of the US Determination Report	19	Lake County Drainage Board Application, As Required
8	Routine Wetland Delineation, As Required	20	Utility Coordination Services
9	Geotechnical Services	21	Public Hearing, As Required
10	Road Design and Plan Development	22	Right of Way Services <ul style="list-style-type: none"> • Title Research • R/W Engineering • R/W Staking • Early Assessment/Right of Way Cost Estimate Appraisal Problem Analysis
11	Planting Design	23	Bid and Construction Phase Services
12	Pedestrian Lighting Design		

The following is a summary of costs for each of these project elements:



TASK	Design Phase Items	Estimated Amounts
a.	Roadway Configuration Study	\$11,300.00
b.	Aesthetic Design Report	\$22,870.00
c.	Project Management	\$32,500.00
d.	Topographic Survey Data Collection	\$43,900.00
e.	Location Control Route Survey Plat	\$7,500.00
f.	Environmental Document Preparation (NEPA)	\$30,100.00
g.	Waters of the US Determination Report	\$6,700.00
h.	Routine Wetland Delineation, As Required	\$4,900.00
i.	Geotechnical Services	\$20,100.00
j.	Roadway Design and Plan Development and includes Traffic Signal Design and Plan Development (\$29,100.00)	\$267,800.00
k.	Planting Design	\$17,300.00
l.	Pedestrian Lighting Design	\$22,600.00
m.	Custom Signing	\$8,500.00
n.	Pavement Design	\$9,500.00
o.	IDEM Rule 5 Permit	\$5,500.00
p.	USACE Section 404 Permit	\$12,200.00
q.	IDEM Section 401 Permit	\$12,500.00
r.	IDNR Construction in a Floodway Permit, As Required	\$4,000.00
s.	Lake County Drainage Board Application, As Required	\$2,500.00
t.	Utility Coordination Services	\$21,700.00
u.	Public Hearing, Hourly Rate, As Required*	\$17,200.00
	Sub Total	\$581,170.00

	Right of Way Phase Items	Estimated Amount
v.	Right of Way Services	\$135,670.00
1.	Title Research (27 parcels @ est. \$450.00/parcel=\$12,150.00)*, As Required	
2.	Title Research Update (27 parcels @ est. \$233.00/parcel=\$6,291.00)*, As Required	
3.	R/W Engineering (27 parcels @ \$3,050.00/parcel=\$82,350.00), As Required	
4.	R/W Staking (27 parcels @ \$450.00/parcel=\$12,150.00), As Required	
5.	Early Assessment Right of Way Cost Estimate (Est. 27 parcels @ \$130.00/parcel=\$3,510.00), As Required	
6.	Appraisal Problem Analysis (Est. 27 parcels @ \$255.00/parcel=\$6,885.00)*, As Required	
7.	As Required, including cost-to-cure estimates, rate schedule changes, changes to appraisal type, etc.= \$12,334.00 (Approximately 10%)	
	Sub Total	\$135,670.00



	Bid and Construction Phase Items	Estimated Amount
w.	Bid Phase Services, Pre-Construction Conference, Construction Phase Office Services and Utility Coordination during project construction, Hourly Rate *	\$35,000.00
	Sub Total	\$35,000.00

	Total	\$751,840.00
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The Town has secured an 80% match of \$601,472 from NIRPC to help pay for these costs. The local portion of this project fee is \$150,368. It is anticipated that our neighboring jurisdictions that also make use of Main Street will contribute the to the local portion of this project cost.

Munster's portion of the fee is budgeted to be paid from fund 209-651-0700-63105.

Recommendation

By motion and roll call vote approve the contract between DLZ Indiana, LLC and the Town of Munster Indiana for the Phase I design of Main Street Complete Street Redesign and Reconstruction Project for a cost not to exceed \$751,840.