

MEMORANDUM

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: John C. Phillips, City Manager

SUBJECT: Transient Boat Dock – Design, Permitting and Engineering Services Agreement

DATE: August 2, 2011

Stanley Consultants was awarded the contract in May 2011 for a mussel survey at the site of the proposed Schwiebert Riverfront Park's transient boat dock. This survey was completed in June. The results were no federally protected species were identified, but there were some species on the State's endangered species list found in areas where pilings and drilling would occur. This information is being sent to the U.S. Fish and Wildlife Service, Illinois Department of Natural Resources and other regulatory bodies for review and consultation as the design process moves forward.

In order to keep the design, permitting and engineering process moving forward, Stanley Consultants has prepared the attached agreement and scope of work. It includes reviewing and modifying the 2008 boat dock concept, preparing preliminary schematic designs and engineering, securing permits to build to dock, preparing construction documents, bidding the project and providing construction management as the facilities are built.

If approved by Council on August 8th, the schedule assumes a 10 – 12 month regulatory approval, with construction starting in September 2012 and the dock being completed in March 2013. This also depends on river levels and flooding.

These tasks will be completed at a not-to-exceed cost of \$239,000. Boaters Infrastructure Grant and Downtown Tax Increment Finance funds will be used for this \$2,065,000 project. The local TIF match is \$536,900 based on the BIG-P grant award.

The City Engineer has reviewed the proposed scope of work and found it to be complete and in line with generally accepted pricing policies.

Finally, Stanley is preparing graphics depicting the proposed dock and associated structures impact on views from the Park. They will be available at the August 8th Council meeting.

Recommendation: That City Council approve the supplemental agreement with Stanley Consultants for the design, regulatory permits and construction elements for the proposed Schwiebert Riverfront Park transient boat dock and authorize the City Manager to sign the contract documents.

Submitted by: Alan M. Carmen, Planning and Redevelopment Administrator
Gregory S. Champagne, Community and Economic Development Director

Approved: John C. Phillips, City Manager

Fund:	245	Schwiebert Park Boat Dock
Division:	312	Economic Development
Cost Center:	801	General Development
Object Code:	56501	Engineering Services
Project Code:	6048119	Schwiebert Riverfront Park

Vendor #: 04688
Requisition #:



SUPPLEMENTAL AGREEMENT NO. 1

This Supplemental Agreement, made and entered into by and between STANLEY CONSULTANTS, INC. (Consultant) and CITY OF ROCK ISLAND (Client) amends their agreement of 16 May 2011, for Consultant to provide services to the Client for the Schwiebert Park Transient Dock Project, as follows:

Scope of Services

Exhibit 1 – Scope of Services

Estimated Time of Beginning and Completion

Beginning: August 2011
Completion: March 2013 (*estimated completion of construction*)

Fees and Payments:

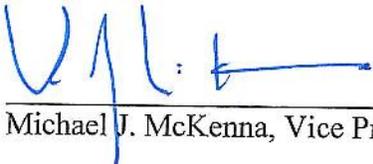
Exhibit 2 – Compensation

Except as specifically amended by this Supplemental Agreement, all the Terms and Conditions of the original Agreement dated 16 May 2011 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Supplemental Agreement to be executed on the date below indicated.

STANLEY CONSULTANTS, INC.

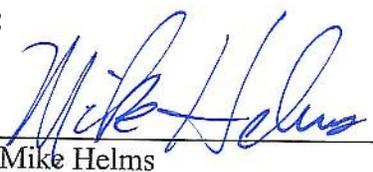
CITY OF ROCK ISLAND

By: 
Michael J. McKenna, Vice President

By: _____

Date: 7/21/2011

Date: _____

Attest:
By: 
Mike Helms

Attest:
By: _____

EXHIBIT 1

SCOPE OF SERVICES

1.0 Project Background

The Stanley Team completed schematic designs for planning and the grant application for a transient dock marina at Schwiebert Park in 2008. The grant application was submitted to U.S. Fish and Wildlife Service (USFWS). Notification was published in March 2011 of successful grant award. Project construction and design cost is estimated at \$2.065 million (\$1,500,000 million USFWS grant, \$565,000 City of Rock Island TIF Funds.)

A *Joint Permit Application* (form NCR 426) was submitted to Illinois Department of Natural Resource (IDNR), U.S. Army Corps of Engineers (USACE), and Illinois Environmental Protection Agency (IEPA) on May 30, 2008. The permit application covered the park improvements, flood control improvements, temporary flood control closure, and marina improvements.

On October 29, 2008, the *Joint Permit* application was modified to remove the marina improvements, and a “*no permit required*” letter was received from USACE on December 16, 2008. The marina was removed from the pending grant application for Schwiebert Park.

2.0 BASIC SERVICES:

2.1 Design, Permit and Construction Tasks.

2.1.1 Schematic Design and Permit Phase:

- 2.1.1.1 Review grant proposal, 2008 design
- 2.1.1.2 Meet with City, regulatory agencies
- 2.1.1.3 Review and revise 2008 design concepts
- 2.1.1.4 Update drawings, project description, cost est.
- 2.1.1.5 Create visual imagery for council and public
- 2.1.1.6 Submit revised joint application permit

2.1.2 Design Development Phase:

- 2.1.2.1 Review meeting with City regarding schematic design
- 2.1.2.2 Engineering – piles, dock, breakwater, debris boom
- 2.1.2.3 Aesthetic design – roof, bridge, railing, landing
- 2.1.2.4 Develop design drawings, specs, and cost estimate
- 2.1.2.5 Update visual imagery
- 2.1.2.6 Submit design and cost estimate for City review

2.1.3 Construction Document Phase:

- 2.1.3.1 City review comments – design development phase
- 2.1.3.2 Design documents to construction level detail
- 2.1.3.3 Obtain permit agency approval for project letting
- 2.1.3.4 Submit design and cost estimate

2.1.4 Bidding and Letting Phase:

- 2.1.4.1 Assemble bid documents
- 2.1.4.2 Answer questions and clarify intent to bidders
- 2.1.4.3 Attend pre-bid conference
- 2.1.4.4 Assist City with evaluation of bids

2.1.5 Construction Phase:

- 2.1.5.1 Attend Pre-Construction meeting
- 2.1.5.2 Conduct monthly site visits
- 2.1.5.3 Review shop drawings
- 2.1.5.4 Review progress payment applications
- 2.1.5.5 Maintain as-built drawings
- 2.1.5.6 Make recommendations regarding close-out

2.1.6 Project Features: This project will include the following elements:

- 2.1.6.1 Promenade landing area
- 2.1.6.2 Walkway to observation pier
- 2.1.6.3 Observation pier with lighting and sunshade features
- 2.1.6.4 Truss bridge type articulated gangway
- 2.1.6.5 Floating barge type platform connecting dock and gangway
- 2.1.6.6 Transient boat dock
- 2.1.6.7 Floating breakwater (will be part of the dock system)
- 2.1.6.8 Floating ice and debris boom
- 2.1.6.9 Steel pile navigation dolphin

2.1.7 Project Deliverables:

- 2.1.7.1 Includes drawings, specifications, and cost estimate.
- 2.1.7.2 Drawing size 11x17 inches
- 2.1.7.3 Electronic deliverable – Adobe pdf
- 2.1.7.4 Schematic Design – 5 drawing sets
- 2.1.7.5 Design Development – 5 drawing sets
- 2.1.7.6 Construction Document – 10 drawing sets
- 2.1.7.7 Bidding and Letting – 20 drawing sets
- 2.1.7.8 Construction – 5 drawing sets

2.1.8 Project Construction Drawing List – *Draft* – (42 drawings)

2.1.8.1 General – (3 drawings)

- 2.1.8.1.1 Cover Sheet
- 2.1.8.1.2 General Notes
- 2.1.8.1.3 Mussel Relocation Plan

2.1.8.2 Civil/Landscape Architecture – (8 drawings)

- 2.1.8.2.1 Civil Notes and General Details
- 2.1.8.2.2 Existing Plan
- 2.1.8.2.3 Site Plan
- 2.1.8.2.4 Marina Arrangement Plan
- 2.1.8.2.5 Landing Vicinity Plan
- 2.1.8.2.6 Railing Details
- 2.1.8.2.7 Civil Details
- 2.1.8.2.8 Docking details

2.1.8.3 Architecture – (8 drawings)

- 2.1.8.3.1 Architecture Notes and General Details
- 2.1.8.3.2 Marina Plan
- 2.1.8.3.3 Pier Plan
- 2.1.8.3.4 Pier Elevations/Sections
- 2.1.8.3.5 Pier Details
- 2.1.8.3.6 Gangway details
- 2.1.8.3.7 Floating Platform Plan
- 2.1.8.3.8 Floating Platform Details

2.1.8.4 Structural and Marine – (18 drawings)

- 2.1.8.4.1 Structural Notes and General Details
- 2.1.8.4.2 Marina Plan
- 2.1.8.4.3 Walkway and Landing Plan
- 2.1.8.4.4 Pier Plan
- 2.1.8.4.5 Pier Elevation
- 2.1.8.4.6 Pier Sections and Details
- 2.1.8.4.7 Gangway Plan and Elevation
- 2.1.8.4.8 Gangway Details
- 2.1.8.4.9 Floating Platform Plan
- 2.1.8.4.10 Floating Platform Elevation and Sections
- 2.1.8.4.11 Floating Platform Details
- 2.1.8.4.12 Mooring Plan
- 2.1.8.4.13 Mooring Details
- 2.1.8.4.14 Dock Details
- 2.1.8.4.15 Floating Breakwater Details
- 2.1.8.4.16 Navigation Dolphin
- 2.1.8.4.17 Navigation Dolphin Details
- 2.1.8.4.18 Debris Boom

2.1.8.5 Electrical and Lighting – (5 drawings)

- 2.1.8.5.1 Electrical Note and Details
- 2.1.8.5.2 Electrical Plan – Landing
- 2.1.8.5.3 Electrical Plan – Pier
- 2.1.8.5.4 Electrical Plan and Details – Floating Platform
- 2.1.8.5.5 Electrical Plan and Details – Dock

2.2 Project Schedule:

- 2.2.1 Notice- to-Proceed (NTP) – August 15, 2011 (estimated)
- 2.2.3 Schematic Design Submittal and Permit Application – 60 calendar days after NTP – Oct. 15, 2011
- 2.2.4 Design Development Submittal – 90 calendar days after NTP – Nov. 15, 2011
- 2.2.5 Construction Document Submittal – 150 calendar days after NTP – Jan. 15, 2012
- 2.2.6 Bidding and Letting – 195 calendar days after NTP – Mar. 1, 2012
- 2.2.7 Project Award – 225 calendar days after NTP – Apr. 1, 2012
- 2.2.8 Construction – start after permit approval – Sep. 1, 2012 (estimated) – completed 200 calendar days after award – Mar. 2013
- 2.2.9 Project schedule (assumes 10-12 month regulatory approval process).

2.3 Project Assumptions:

- 2.3.1 Project will be completed using the latest version of AutoCAD that is compatible with all members of design team.
- 2.3.2 Project will include a maximum of four (4) river borings in the vicinity of marina.
- 2.3.3 Coordination with regulatory agencies will include: Illinois Department of Natural Resources, Illinois Environmental Protection Agency, United States Army Corps of Engineers, United States Coast Guard, United States Fish and Wildlife Service.
- 2.3.4 The marina layout will attempt to stay within the boundaries of previously permitted casino boats to minimize potential regulatory issues.

2.4 Project Team (Roles and Responsibilities);

- 2.4.1 Project Letting and Contract Administration – City of Rock Island
- 2.4.2 Regulatory Agencies – US Fish and Wildlife Service, Illinois DNR, USACE, US Coast Guard, Illinois EPA.
- 2.4.3 Prime Consultant, Structural, Marine, Electrical Engineering, Permitting, Construction Phase Services – Stanley Consultants, Inc.
- 2.4.4 Urban Design, Landscape Architecture, Civil Engineering – Schreiber Anderson Associates
- 2.4.5 Architecture – Gere-Dismer Architects
- 2.4.6 Geotechnical Engineering – Terracon
- 2.4.7 Civil Site Survey (if required) – Missman, Inc.
- 2.4.8 Mussel Survey – Helms and Associates, Bellevue, IA

3.0 ADDITIONAL SERVICES:

Services requested by the CLIENT that are NOT included in BASIC SERVICES, as described herein; shall constitute ADDITIONAL SERVICES. ADDITIONAL SERVICES shall be authorized by CLIENT prior to commencement of the ADDITIONAL work.

EXHIBIT 2

COMPENSATION

1.0 Compensation for BASIC SERVICES:

The CONSULTANT will be compensated a HOURLY basis for DIRECT LABOR, PLUS REIMBURSEABLE EXPENSES for a NOT-TO-EXCEED amount of Two Hundred Thirty-Nine Thousand Dollars (\$239,000.00) for Basic Services described in Exhibit 1 – Scope of Services, in accordance with the prevailing "*Hourly Fees and Charges Fiscal year 2011-2012*" (Form C 11-12), copy attached.

2.0 Compensation for ADDITIONAL SERVICES:

Compensation for ADDITIONAL SERVICES will be compensated on a HOURLY basis for DIRECT LABOR, PLUS REIMBURSABLE EXPENSES in accordance with the current "*Hourly Fees and Charges Fiscal year 2011-2012*" (Form C 11-12).