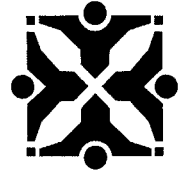


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 161-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2014

Re: Amendment No. 1 - Eighth Street/Avenue of the Columns Project

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Amendment No. 1

Supporting documentation includes: None

Executive Summary

Staff is requesting authorization for the City Manager to execute Amendment No. 1 with Trabue, Hansen & Hinshaw, Inc. for the design of the third phase of the Avenue of the Columns (AOC) project from Walnut Street to Cherry Street. Large underground vaults were discovered along the north and west sides of the Guitar building at Walnut and Eighth streets. This amendment is necessary to complete final design plans for safely closing off expansive vaults, removing the traffic signals at Walnut and Eighth streets and installation of a stop (R1-1) sign for northbound traffic, additional sidewalk improvements at the intersection, and signal wiring improvements at the intersection of Eighth and Cherry streets.

Discussion

The AOC project was developed through a 2005 downtown master plan created to establish a unique corridor on Eighth Street from Walnut to Elm. The intent was to link the historic columns at the courthouse square to the columns cast in the Francis Quadrangle foreground of Jesse Hall, serving to remind us of the important relationship between Columbia and the University of Missouri. The first phase of this project was built when the City Hall project was completed, and a second phase was completed in 2012. The original Phase III contract included design services for the reconstruction of sidewalks on Eighth Street, from the south side of Walnut Street to the north side of Cherry Street, except the portions previously constructed.

During the early stages of design, it was discovered that the Guitar building's underground vaults were substantially more complex than originally anticipated. The vaults extend out beyond the face of the building, and are nearly continuous under the existing sidewalk along the north and west sides of the building. The requirements to design a solution to this unanticipated condition are beyond the scope of the original contract.

In addition, the existing traffic signals at Walnut & Eighth streets will be removed, and a stop sign will be installed to control northbound traffic on Walnut Street at the intersection. Additional decorative "bump outs" will be designed for the north side of Walnut Street to reduce the pedestrian crossing distance and improve safety.



Fiscal Impact

Short-Term Impact: The additional changes included with Amendment No. 1 add \$30,870 to the original contract, bringing the total engineering contract cost to \$110,495.

Long-Term Impact: None, maintenance of the sidewalk is the responsibility of the adjacent landowner.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Character, Development, Downtown, Transportation

Strategic Plan Impact: Health, Safety and Wellbeing, Infrastructure

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

Suggested Council Action

Approve the resolution authorizing Amendment No. 1 to the agreement with Trabue, Hansen & Hinshaw for the Eighth Street/Avenue of the Columns project.

Legislative History

11/18/13 R236-13 - agreement with TH&H for Ave of the Columns streetscape project & reconstruction of portions of sidewalk & intersection improvements along 8th St between Walnut & Cherry

09/03/13 R174-13 - authorizing City Manager to apply for tax credits through the MO Development Finance Board relating to streetscape improvements as part of the Avenue of the Columns project

02/18/13 Ord 21616 - appropriating tax credit revenues for future improvements to the Avenue of the Columns streetscape project along Eighth Street

08/06/12 R129-12 -authorizing Amendment #3 to agreement with Jeffrey L. Bruce & Company for landscape architectural services relating to the Avenue of the Columns streetscape project

04/18/11 Ord 20937 - bid Call through Purchasing to construct Avenue of the Columns streetscape project along Broadway and Eighth Street

02/21/11 R18-11 - setting a Public Hearing for construction of Avenue of the Columns streetscape project along Eighth Street

12/20/10 R258-10 - adopting a list of high priority improvement projects; and requesting federal assist

04/20/09 R89-09 - authorizing City Manager to apply to MoDOT for Surface Transportation Enhancement funds under the American Recovery and Reinvestment Act (ARRA) of 2009

02/16/09 R45-09 - authorizing Amendment #2 to the agreement with Jeffrey L. Bruce & Company, LLC for professional landscape architectural services relating to the City Hall Plaza and Streetscape Project

03/07/08 R58-08 - authorizing tax credit agreement with the MO Development Finance Board relating to streetscape improvements at intersection of 8th St and Broadway as part of the City Hall plaza project

03/03/08 R45-08 - authorizing Amendment #1 to the agreement with Jeffrey L. Bruce & Company, LLC for professional landscape architectural services relating to the City Hall Plaza and Streetscape Project

City of Columbia

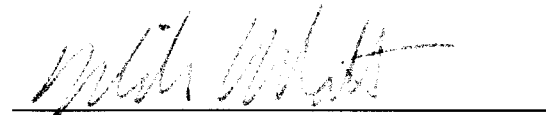
701 East Broadway, Columbia, Missouri 65201



01/22/08 R17-08 - authorizing City Manager to apply for tax credits to MO Development Finance Board for streetscape improvements at intersection of 8th St & Broadway as part of City Hall plaza project
09/06/05 Ord 18679 - authorizing agreement with Jeffrey L. Bruce & Company for consulting services for downtown redevelopment strategy and implementation plan
06/02/03 Ord 17707 - authorizing an agreement with Jeffrey L. Bruce and Company to create a master plan for the preservation and development of Eighth Street



Department Approved



City Manager Approved

Introduced by _____ Council Bill No. R 161-14

A RESOLUTION

authorizing Amendment No. 1 to the agreement for professional engineering services with Trabue, Hansen & Hinshaw, Inc. relating to the Avenue of the Columns streetscape project and the reconstruction of portions of the sidewalk and intersection improvements along Eighth Street between Walnut Street and Cherry Street.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to execute Amendment No. 1 to the agreement for professional engineering services with Trabue, Hansen & Hinshaw, Inc. relating to the Avenue of the Columns streetscape project and the reconstruction of portions of the sidewalk and intersection improvements along Eighth Street between Walnut Street and Cherry Street. The form and content of the agreement shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

AMENDMENT NO. 1
to
ENGINEERING SERVICES CONTRACT
Between
THE CITY OF COLUMBIA, MISSOURI
And
TRABUE, HANSEN & HINSHAW, INC.

On this _____ day of _____, 2014, the City of Columbia, Missouri, hereinafter called the CITY, and Trabue, Hansen & Hinshaw, Inc., hereinafter called the Consultant, amend their agreement of November 18, 2013, for the survey and design of the Avenue of the Columns Phase III. The purpose of this Amended Agreement is to complete final design for safely closing off expansive vaults, removing the traffic signals at Walnut and 8th Streets and installation of a Stop (R1-1) sign for northbound traffic, additional sidewalk improvements at the intersection, and signal wiring improvements at the intersection of 8th & Cherry Streets.

The amended services are outlined further in the Attachment A Scope of Services. These amended services shall be in an amount not to exceed \$30,870 without further authorization. Attachment B outlines the cost breakdown for this Amended Agreement.

IN WITNESS WHEREOF, the parties have caused this amendment to be executed by their duly authorized agents on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

By: _____
Mike Matthes, City Manager

ATTEST:

Sheela Amin, City Clerk

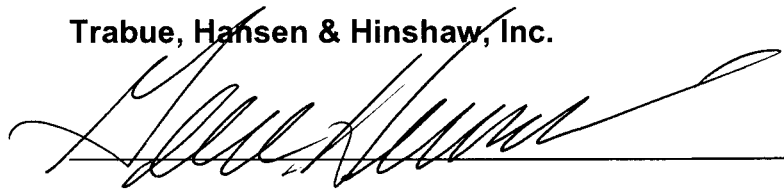
APPROVED AS TO FORM:

Nancy Thompson, City Counselor

I hereby certify that the above expenditure is within the purpose of the appropriation to which it is charged, Account No. 440-8800-528.40-23, C00126, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor.

John Blattel, Director of Finance

Trabue, Hansen & Hinshaw, Inc.



CONSULTING
ENGINEERS

TRABUE, HANSEN & HINSHAW, Inc.

1901 Pennsylvania Drive
Columbia, MO 65202

February 27, 2014

Mr. Cliff Jarvis, P.E.
City of Columbia
701 East Broadway
Columbia, MO 65201

RE: 8th Street/Avenue of the Columns Beautification Project
Proposal for Contract Amendment/Contract Addendum #1
THHinc #7287

Dear Cliff,

Trabue, Hansen, and Hinshaw, Inc. (*THHinc*) is pleased to provide the City of Columbia our proposal to amend our contract for engineering design services for the Avenue of the Columns project. As always, we look forward to this opportunity to continue to serve the City.

PROJECT DESCRIPTION/SCOPE OF SERVICES: The proposed amendment will add the following to our current contract:

- Extend project limits north to include the north side of Walnut Street, immediately in front of the courthouse columns. A new decorative/landscaped “bump out” consistent with the rest of the project will be designed in this area including. Replacement or modification of the existing brick crosswalks across Walnut will also be included to blend with the new improvements. Street drainage concerns will also be addressed in the design of improvements on the north side of Walnut.
- Removal of existing traffic signals at the intersection of Eighth and Walnut. A stop sign will be added on Eighth Street, with the east-west traffic on Walnut being unimpeded. Remediation of signal interconnects. If any, will be addressed.
- Our documents will call for replacement of all traffic signal wiring at the intersection of Eighth and Cherry, including wiring to the south side of the intersection. No other improvements (sidewalks, crosswalks or signal relocations) are proposed for the south side of the intersection, only replacement

of wiring in existing conduit feeding the appurtenances on the south side.

SCHEDULE: At this time we do not anticipate the above noted scope changes dictating a change to our proposed schedule.

COMPENSATION: We will provide the Additional Services outlined herein for a lump sum fee of \$6,850.00.

SUMMARY OF CONTRACT STATUS:

Original Contract	\$79,625.00
Addendum 1 February 2014	<u>\$6,850.00</u>
Total Contract:	\$86,475.00

The terms of this proposal are valid for 60 days from the date of this proposal.

AGREEMENT: This proposal shall become the Agreement for Services when signed and dated by both parties. Please return a signed copy to us as our authorization to proceed.

Thank you again for this opportunity to continue to serve the City of Columbia. Should you have any questions, please contact us.

ACKNOWLEDGEMENT OF OFFER AND ACCEPTANCE:

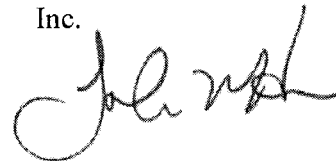
Proposal accepted and services
are authorized to proceed:

Offer By:

City of Columbia

Trabue, Hansen and Hinshaw,
Inc.

By: _____



Title: _____

John V. Huss, P.E.
Principal

Date Accepted: _____

1901 Pennsylvania Drive
Columbia, MO 65202

August 1, 2014

Mr. Cliff Jarvis, P.E.
City of Columbia
701 East Broadway
Columbia, MO 65201

RE: 8th Street/Avenue of the Columns Beautification Project
Proposal for Contract Amendment/Contract Addendum #2
THHinc #7287

Dear Cliff,

Trabue, Hansen, and Hinshaw, Inc. (**THHinc**) is pleased to provide the City of Columbia our proposal to amend our contract for engineering design services for the Avenue of the Columns project. As always, we look forward to this opportunity to continue to serve the City.

PROJECT DESCRIPTION/SCOPE OF SERVICES: The proposed amendment will add the following to our current contract, due to the discovery of the large vault along Eighth Street at the Guitar Building, and additional intermittent vaults along Walnut at the Guitar Building:

- **Structural Design Services:** The following items are included in the proposed Structural Engineering scope of services:
 1. Attend meetings during the pre-design phase. *(2 completed)*
 2. Perform onsite survey of the vaults along Walnut and 8th streets in order to establish dimensional information and to determine each of the various conditions.
 3. Prepare construction drawings and details for closing off and filling the vaults below the existing sidewalks – replacement sidewalk construction to be included in the Site/Civil drawings. *(2 unique options for vault closing and filling will be included)*
 4. Prepare Technical Specifications to be included in the General Notes section of the Structural drawings.
 5. Prepare an opinion of probable cost for building/vault work.

6. Prepare Statement of Special Inspections. Special Inspections during construction will be a contractor responsibility and are not included in this scope of work.
 7. Provide contractor assistance with regard to clarification of plans/details.
 8. Perform shop drawing and product submittal review.
- **Plumbing Engineering Services:** We will retain Timberlake Engineering as a subconsultant for the following scope of services:
 1. Plumbing design for relocation of existing building water service entrance to newly proposed basement exterior wall, and reconnection of existing building services to new building service as needed.
 2. Coordination and consultation with Columbia Water & Light to identify if existing water meter will need relocation, and if a new backflow preventer will be needed on water service entrance.
 - **Civil Engineering Services and Coordination:** The following will be included in the civil design scope of services for proposed work outside the building, along with coordination and consultation efforts related to the vaults:
 1. Project will be expanded to include sidewalk replacement on the south side of Walnut Street along the Guitar Building frontage, from Eighth Street east to the alley at the east side of the Guitar Building. Our understanding is that this area will only have sidewalk removed and replaced to accommodate addressing the vaults. No decorative elements will be proposed in this area and it is assumed any existing street lights and landscaping will be left in place.
 2. Additional topographic survey will be performed to include the area described in “1” above.
 3. General consultation, coordination and meetings related to addressing the vaults. A majority of these efforts have already occurred over the past several weeks since initial discovery of the Guitar Building vaults.
 4. We will plan to conduct a “vault pre-bid meeting” at the site to

allow potential bidders access to the building. This will be contingent upon the building owner's permission to do so.

SCHEDULE: The discovery of the Guitar Building vaults has impacted the original schedule proposed at the start of the project. We propose to complete our services under this revised contract within 120 calendar days of receipt of written or verbal Notice to Proceed. Said schedule is exclusive of Owner review timeframes associated with progress submittals, amendment requests, etc.

COMPENSATION: We will provide the Additional Services outlined herein for a lump sum fee of \$24,020.00, broken down as follows:

Structural Engineering:	\$12,620.00
Plumbing Engineering:	\$ 1,650.00
Civil Engineering:	\$9,750.00

SUMMARY OF CONTRACT STATUS:

Original Contract	\$79,625.00
Addendum 1 February 2014	\$6,850.00
Addendum 2 August 2014	<u>\$24,020.00</u>
Total Contract:	\$110,495.00

The terms of this proposal are valid for 60 days from the date of this proposal.

ADDITIONAL SERVICES: If requested by the Owner *THHinc* may provide additional services on a time and expense or negotiated fee basis. Potential additional services may include the following:

1. Perform onsite Structural Construction Observations with Observation Reports, for building/vault work.
2. Value Engineering
3. Assist with preparation of easements and/or property owner agreements. It is assumed at this time that the City will prepare all easements and agreements and handle all related coordination with the property owner.
4. Special Inspections
5. Additional Site Inspections or Meetings

6. Any work related to the building support framing including the perimeter beams and columns and/or interior slab, beams and columns
7. Additional mechanical/electrical/plumbing engineering services related to building utilities or utility services (none anticipated – please note the following):
 - After a recent site investigation, the water service included in the plumbing scope is the only service feed anticipated to be impacted by the project.
 - Per our discussion, termination and demolition of the existing electrical feeds from the basement quarters into the vault areas (lights, electrical outlets, etc.) will be the responsibility of the building owner to address prior to the start of construction.

AGREEMENT: This proposal shall become the Agreement for Services when signed and dated by both parties. Please return a signed copy to us as our authorization to proceed.

Thank you again for this opportunity to continue to serve the City of Columbia. Should you have any questions, please contact us.

ACKNOWLEDGEMENT OF OFFER AND ACCEPTANCE:

Proposal accepted and services
are authorized to proceed:

City of Columbia

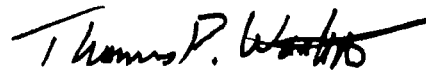
Offer By:

Trabue, Hansen and Hinshaw,
Inc.

By: _____

Title: _____

Date Accepted: _____



Thomas P. Wooten, P.E.
Project Engineer/Associate



Trabue, Hansen & Hinshaw, Inc.
Project Work Plan - Estimating Sheet

CLIENT : City of Columbia
Project Description : Avenue of the Columns Sidewalks

Date : 02-19-14 Prepared by : Wooten
THHinc Project # : 7287 Reviewed by : JVH

<p>Contract Amendment 1 Additional Services Feb 2014 Add North Side of Walnut to Project</p>

														TOTALS	
Task Description	Principal	Eng. 5	Eng. 4	Eng. 3	Eng. 2	Eng. 1	PLS 2	Tech 5	Tech 4	Tech 3	Tech 2	Tech 1	Admin	Hours	Task Cost
Project Management	2												4	6	520
														0	0
Additional Field Survey				1			4				4			9	685
Additional Survey - Office/Base Prep								4						4	340
														0	0
Additional Design														0	0
Coordination w/County, review of County Design vs City Etc	2			4		2								8	890
Drainage Design - north side Walnut				2		2				2				6	480
Layout/Grading/Detailing Bump out and Crosswalks						4				4				8	540
Demo, traffic control						2				2				4	270
Landscape/Electrical See Expenses Below														0	0
Landscape/Electrical Coordination				4		2								6	570
Internal Q/A & Revisions	2			2		2				4			2	12	1,020
														0	0
														0	0
														0	0
														0	0
														0	0
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														0	0
														0	0
														0	0
														0	0
														0	0
														0	0
														0	0
														0	0
Total Hours >>	6	0	0	13	0	14	4	4	0	12	4	0	6	63	
Hourly Rate >>	\$160	\$140	\$120	\$105	\$90	\$75	\$95	\$85	\$70	\$60	\$50	\$40	\$50		
Cost >>	\$960	\$0	\$0	\$1,365	\$0	\$1,050	\$380	\$340	\$0	\$720	\$200	\$0	\$300		\$5,315

REIMBURSABLE EXPENSES :

Mileage :	40	miles @	\$0.585	\$23.40
Traffic and Lighting				\$0
Landscape Architecture				\$880
Plans/Prints/Copies :				\$10
Telephone :				\$0
Miscellaneous				
Total Expenses :				\$913.40

Total Labor :	\$5,315
Total Expenses :	\$913

SUBTOTAL: \$6,228

Contingencies (%): 10%	\$623
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TOTAL SERVICES: \$6,851



1901 Pennsylvania
Columbia, MO 65202
573-814-1568
Fax: 573-814-1128

Trabue, Hansen & Hinshaw, Inc.
Project Work Plan - Estimating Sheet

Contract Amendment 2
Additional Services May 2014
Guitar Building Vaults & Associated - Structural

CLIENT : City of Columbia
Project Description : Guitar Building Vault#2

Date : 5/21/2014 Prepared by : KLB
THHinc Project # : 7287 Reviewed by : Wooten

Task Description	Principal	Eng. 5	Eng. 4	Eng. 3	Eng. 2	Eng. 1	PLS 2	PLS 1	Tech 5	Tech 4	Tech 3	Tech 2	Tech 1	Admin	TOTALS	
															Hours	Task Cost
Predesign Onsite Meetings (2)		5													0	0
Full Onsite Survey to Identify All Conditions		1		3					8						12	1,135
Structural Design & Details (2 Options)		3		24					34						61	5,830
Revisions from City & Owner Comments		2		4					8						14	1,380
CA - Contractor's Questions		2		2											4	490
CA - Submittal Review		1		4											5	560
Project Admin at +/- 10%		7													7	980
															0	0
															0	0
															0	0
															0	0
Onsite CA if Needed - 3 Trips Assumed		4.5		9											13.5	1,575
															0	0
															0	0
															0	0
															0	0
															0	0
															0	0
Total Hours >>	0	25.5	0	46	0	0	0	0	50	0	0	0	0	0	121.5	
Hourly Rate >>	\$160	\$140	\$120	\$105	\$90	\$75	\$95	\$80	\$85	\$70	\$60	\$50	\$40	\$50		
Cost >>	\$0	\$3,570	\$0	\$4,830	\$0	\$0	\$0	\$0	\$4,250	\$0	\$0	\$0	\$0	\$0		\$12,650

REIMBURSABLE EXPENSES :

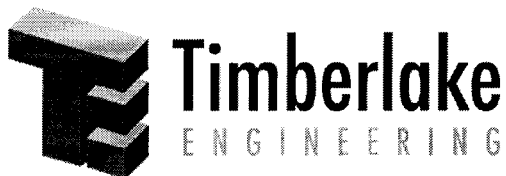
Mileage :		miles @	\$0.550	\$0
Travel/Per Diem :				\$0
Plans/Prints/Copies :				\$0
Telephone :				\$0
Miscellaneous				\$0
Total Expenses :				\$0

Total Labor : \$12,650
Total Expenses : \$0

SUBTOTAL : \$12,650

Contingencies (%) : 0% \$0

TOTAL SERVICES : \$12,650



Mr. Tom Wooten
Columbia, MO 65201

Re: Guitar Building Vault , Columbia, MO

As you requested, we submit the following proposal to provide plumbing design services, to include construction documents and specification sections to pertinent local codes and regulations on the referenced project.

Project description:

- Relocating existing water service entrance to new basement exterior wall. Connect new service entrance with existing water lines. Will also verify if the water meter needs to be relocated and if a new backflow preventer is needed with City of Columbia Water & Light.

Documents to be complete and ready for submittal to local reviewing authority two weeks after receiving notice to proceed.

MEP Engineering services fee: \$1500

Sincerely,

Jeremy Patrick,

Proposal accepted based on the above terms:

Signed: _____

Company: _____ Date: _____



Trabue, Hansen & Hinshaw, Inc.

1901 Pennsylvania Work Plan - Estimating Sheet

Columbia, MO 65202

573-814-1568

Fax: 573-814-1128

Contract Amendment 2

Additional Services May 2014

Guitar Building Vaults & Associated - Civil/Survey

CLIENT : City of Columbia

Project Description : Avenue of the Columns Sidewalks

Date : 05-20-14

THHinc Project # : 7287

Prepared by : Wooten

Reviewed by : JVH

Guitar Building Vaults & Associated - Civil/Survey														TOTALS	
Task Description	Principal	Eng. 5	Eng. 4	Eng. 3	Eng. 2	Eng. 1	PLS 2	Tech 5	Tech 4	Tech 3	Tech 2	Tech 1	Admin	Hours	Task Cost
Project Management	1			2									2	5	470
TIME ALREADY SPENT (ACTUAL)	4	2		28										34	3,860
Additional Field Survey				2			5				5			12	935
Additional Survey - Office/Base Prep/Utility Coordination								8		2				10	800
														0	0
Additional Design														0	0
Civil														0	0
Design Addl sidewalk/site/etc				8		4				6				18	1,500
Details etc				2		4				4				10	750
Misc Coordination	1			4										5	580
Cost Estimating Etc				2										2	210
Corrdination with bidders to visit site/see vaults				6										6	630
														0	0
														0	0
														0	0
														0	0
														0	0
														0	0
														0	0
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														0	0
Total Hours >>	6	2	0	54	0	8	5	8	0	12	5	0	2	102	
Hourly Rate >>	\$160	\$140	\$120	\$105	\$90	\$75	\$95	\$85	\$70	\$60	\$50	\$40	\$50		
Cost >>	\$960	\$280	\$0	\$5,670	\$0	\$600	\$475	\$680	\$0	\$720	\$250	\$0	\$100		\$9,735

REIMBURSABLE EXPENSES :

Mileage :	40	miles @	\$0.585	\$23
Traffic and Lighting				\$0
Landscape Architecture				
Plans/Prints/Copies :				
Telephone :				\$0
Miscellaneous				
		Total Expenses :		\$23

Total Labor : \$9,735

Total Expenses : \$23

SUBTOTAL: \$9,758

Contingencies (%) : 0% \$0

TOTAL SERVICES :	\$9,758
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