

COUNCIL ACTION FORM

SUBJECT: AMES WELL FIELD GENERATOR MITIGATION PROJECT

BACKGROUND:

During the 2020 derecho high wind event, all of the wells that supply raw water to the Water Treatment Plant experienced an extended electrical outage. Subsequently, staff initiated an application to the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP). **The proposed project will provide emergency standby power to the five wells located in Hunziker Youth Sports Complex (HYSC).**

On February 15, 2024 staff was notified that the City was awarded a grant for Phase I of the project in the amount of \$188,900. The Phase I grant allows the City to hire an engineer for the design, and to hire an archaeologist to confirm that the proposed work will comply with various environmental and historic preservation obligations outlined in the grant agreement. At the conclusion of the Phase I work, with FEMA's concurrence and approval, a Phase II award would be made to fund the construction of the standby generator and required electrical connections.

On March 12, 2024, Council approved the Phase I Subaward Agreement with the Iowa Department of Homeland Security and Emergency Management. This agreement states that for Phase I the federal share shall not exceed 76% of actual allowable subaward costs, and the state share shall not exceed 10% of the actual allowable subaward costs. **The City shall provide at least 14% through local non-federal (cash and/or in-kind) sources for actual allowable subaward costs.** The same cost share allowances would be available for Phase II, if awarded.

While the HMGP provides significant federal and state funding, it also comes with several requirements, including clearance from the State Historical Preservation Office (SHPO). For the project, it was determined by SHPO during the environmental review process that a portion of the project would be in potentially sensitive archaeological areas and an archaeological assessment is required. Staff worked with the federal agencies to divide the project into the two phases so that funding for the design and archaeological assessment could be made available quicker.

On April 15, 2024, staff issued a Request for Proposals (RFP) for Phase I Engineering Services including: Engineering Design; Surveying/Staking; Permit Assistance; and Geotechnical Engineering/Soil Boring. Four proposals were received, and each proposal was reviewed and scored by Water & Pollution Control Department staff. All scoring was completed and compiled prior to opening the fee proposals. The composite scoring and fees are shown in the table below.

Firm	Composite Score	Fee Proposal
<i>Farris Engineering</i>	<i>90.5</i>	<i>\$107,120</i>
HDR, Inc.	89.8	\$167,703
Morrissey Engineering, Inc.	89.0	\$67,332
Ultieg Operations, LLC	80.8	\$29,300

Staff has determined that, based on their experience and expertise, the proposal submitted by Farris Engineering is in the overall best interests of the City for this project. Note that construction phase services are included in the scope of work on an hourly basis as needed, contingent upon FEMA awarding a Phase 2 award. Due to FEMA dividing the project into phases, the fees shown above do not include construction administration services.

Separately, an RFP for Phase I Archeological Services was issued on April 15, 2024. Three proposals were received and reviewed by staff. Staff determined the Terracon Consultants' proposal to be in the overall best interests of the City for the archeological assessment. A contract with Terracon in the amount of \$12,700 is in process and will be approved administratively by staff.

With these proposals completed, the updated project budget is as follows. Note that only Phase I funding has been awarded at this time.

Project Element	Approved CIP Budget	Estimated Funding	Expense
City of Ames (Water Fund)	289,000	159,1204	
Federal (FEMA)	885,600	885,600	
State of Iowa	98,400	116,080	
Phase 1 (Construction)			
<i>Engineering (this action)</i>			107,200
Archaeological Assessment			12,700
Permits & fees			3,500
Phase 2 (Construction)			
Engineering			59,700
Construction			977,704
TOTAL	1,273,000	1,160,804	1,160,804

ALTERNATIVES:

1. Award a contract for Phase I Engineering Services to Farris Engineering of Omaha, NE in an amount not to exceed \$107,200.
2. Award a contract for Phase I Engineering Services to one of the other firms that submitted a proposal.
3. Do not award a contract at this time and provide direction to staff on the future of the project. Delaying the award could potentially jeopardize the grant due to the tight timelines required.

CITY MANAGER'S RECOMMENDED ACTION:

Installation of a generator at the Hunziker Youth Sports Complex well field will provide emergency power for five wells in the event of a power outage. Adding this capability will allow the Water Treatment Plant to treat and distribute potable water during times of extreme need. Additionally, as much as 86% of the funding for this project is being provided by the Federal

Emergency Management Agency and the Iowa Department of Homeland Security and Emergency Management. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Farris Contract.pdf](#)