



Memorandum

To: Honorable Mayor and Members of the City Council
CC: Members of Administration and Public Works Committee
From: Sat Nagar, Senior Project Manager
CC: David Stoneback, Public Works Agency Director; Lara Biggs, City Engineer
Subject: Approval of Contract Award with A. Epstein & Sons International, Inc. for the Chicago Avenue Corridor Improvement Project Phase I Engineering Services
Date: September 14, 2020

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute an agreement with A. Epstein & Sons International Inc. (600 West Fulton Street, Chicago, IL 60661) in the amount of \$467,146.44 to provide Phase I Engineering Services for the Chicago Avenue Corridor Improvement Project Engineering Services.

Funding Source:

This project will be funded from the Capital Improvement Fund 2020 General Obligation Bonds (Account No. 415.40.4120.62145 - 420003) which has FY 2020 budget of \$400,000 for this project, all of which is remaining. Additional funding in the amount of \$68,000 will come from savings in other projects.

Council Action:

For Action

Summary:

Chicago Avenue is a major north-south arterial connecting the City of Chicago and the Howard Street Business District through the Main-Dempster Mile Business District and the Downtown Business District to Northwestern University and the Village of Wilmette (via Sheridan Road). This corridor is a multi-modal corridor with significant bike and pedestrian traffic and well as mass transit and vehicular traffic. The land use adjacent to the Chicago Avenue Corridor consists of both commercial and residential uses. The CTA and the Metra Union Pacific North Line have major train stations at South Boulevard, Main Street and Dempster Street adjacent to the Chicago Avenue Corridor.

The goals of the Chicago Avenue Corridor Improvement Project are to address multi-modal and vehicular traffic issues while preserving and strengthening connections to the residences and businesses. This project will include streetlight modernization, streetscape improvements, water main replacement, traffic signal upgrade/coordination and street resurfacing.

The detailed scope of the project consists of:

- Topographic survey including underground utilities and data collection
- Multi-modal analysis including pedestrian and vehicle usage
- Bike lane alternative development and analysis along the corridor
- ADA access, sidewalk and streetscape improvement options
- Street light analysis and condition review
- Environmental review and preparation of project development report
- Coordination with IDOT, FHWA, CTA, Union Pacific & other agencies
- Preparation of applications for State/Federal grant funding programs
- Coordination with stakeholders, including property owners and business owners abutting the project
- Coordination of public engagement
- Preparation of construction cost estimates

The Phase I Preliminary Engineering Design Report is expected to be complete by Summer 2022.

The Northshore Council of Mayors, along with the Chicago Metropolitan Agency for Planning and the State of Illinois, have changed project grant award guidelines such that Phase I Engineering is no longer federally funded and preference is given to applicants that are already in the process of completing the Phase I Design Report. The Chicago Avenue Project is considered by staff to be a good candidate for an application for the Regional Surface Transportation Program, Illinois Transportation Enhancement Program and Congestion Mitigation Air Quality Funding. The City received federal funding for the Green Bay Road Improvements from McCormick Blvd. to Isabella Street this year in the amount \$3,500,000 by funding the Phase I Engineering in 2019.

Analysis:

The City of Evanston issued a Request for Qualifications (RFQ) to provide Phase I Engineering, Phase II Design Services and Phase III Construction Engineering for the Chicago Avenue Corridor Improvement Project. As part of federal guidelines, the consultant selection process is a Qualification Based Selection (QBS). Once the most qualified consultant is determined through the selection process, the cost of engineering services is negotiated. This process has been used on other federally funded projects, including Green Bay Road, Howard Street, Central Street Bridge and Sheridan Road/ Chicago Avenue Improvements. While this project has not yet received grant funding, this process needs to be followed in order for the project to be eligible for future grant applications. The RFQ reviewed qualifications for all three phases of engineering work, but only Phase I is being awarded at this time.

The RFQ was issued on 5/21/2020. It was advertised on Demandstar, in the Chicago Tribune and on the City website. On 7/9/2020, the City received qualifications statements from 9 consultants as follows:

Firm	Address
Bowman Consulting Group	311 S. Wacker Drive, Suite 1950, Chicago, IL 60606
CKL Engineers LLC	700 N. Green Street Suite #204 Chicago, IL 60642
EJM Engineers Inc.	411 South Wells Street, Suite 1000, Chicago IL 60607
Epstein & Sons International Inc.	600 West Fulton Street, Chicago, IL 60661
ESI Consultants	1979 N. Mill Street, Suite 100, Naperville, IL 60563
Infrastructure Engineering	One South Wacker Drive, Suite 2650, Chicago, IL 60606
Knight Engineers	221 N. LaSalle Street, Suite 300, Chicago, IL 60601
Millhouse Engineering	333 South Wabash Avenue, Suite 2901, Chicago, IL 60604
Patrick Engineering	55 East Monroe Street, Suite 3450, Chicago, IL 60603
Primera Engineering	100 South Wacker Drive, Suite 700, Chicago, IL 60606
Robinson Engineering	127 North Walnut Road, Suite 200, Itasca, IL 60143
Thomas Engineering Group	238 S. Kenilworth Avenue, Suite 100, Oak Park, IL 60302

The proposals were reviewed by:

- David Stoneback – Public Works Agency Director
- Sat Nagar, P.E. – Senior Project Manager
- Rajeev Dahal – Senior Project Manager
- Chris Venatta, P.E. – Senior Project Manager
- Linda Thomas – Purchasing Specialist
- Scott Magnum – Planning and Zoning Manager
- Jessica Hyink – Transportation and Mobility Coordinator

The submittals for Chicago Avenue Corridor Improvement Project were reviewed based on the following categories: Prime/ Sub Consultants Expertise & Qualifications, Project Staff Experience & Capabilities, Project Technical Approach, Completeness of Proposal and M/W/EBE utilization. The proposals were rated and interviews were conducted with the top three firms. Including information from the interviews, the final scoring of the proposals is as follows:

Firm	Prime/ Sub-Consultants Experience & Qualifications (30%)	Project Staff Experience & Capabilities (30%)	Project Technical Approach & Completeness of Proposal (30%)	M/W/EB E (10%)	Total Score
Epstein & Sons	28	28	29	10	95
Infrastructure Engineering	25	24	26	10	85
Patrick Engineering	25	25	25	10	85
Robinson Engineering	21	25	22	10	78
Primera Engineers	22	22	22	10	76
EJM Engineering	23	22	21	10	76
Bowman Consulting	20	20	25	10	75
ESI Consultants	21	22	18	10	71
Knight Engineers	24	20	17	10	71
CKL Engineers	21	22	20	8	71
Millhouse Engineering	20	20	18	10	68
Thomas Engineering	23	23	6	10	62

Epstein & Sons was selected as the best candidate to provide the engineering services. The Epstein team has extensive experience with similar corridor projects with other municipalities. They also have previous experience working with IDOT, other municipalities and the City of Evanston. Their work has been satisfactory on previous projects.

Staff is recommending award of Phase I Engineering services only at this time. After the Phase I Preliminary Design Approval is obtained through IDOT, the Phase II Design Engineering services contract will be negotiated and awarded.

Epsten & Sons is proposing 43% M/W/EBE participation and significantly exceeds the City's MWEBE program goals. A memo reviewing their compliance is attached.

Attachments:

- [Scope - Cost 2020-0825-Epstein-Chicago Phase 1 Eng](#)
- [MWEBE Memo RFQ 20-35 Chicago Ave. Corridor](#)



August 25, 2020

Mr. Sat Nagar, PE
Senior Project Manager
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

**Architecture
Interiors
Engineering
Construction**

Dear Mr. Nagar,

Enclosed please find agreement materials for the A. Epstein and Sons International, Inc. (Epstein) team to provide Phase I Engineering services to the City of Evanston for the improvement of Chicago Avenue from Howard Street to Davis Street. This includes materials for the following:

Epstein	\$	237,558.21
Christopher B. Burke Engineering	\$	140,397.23
Teska Associates	\$	67,220.00
GSG Consultants	\$	5,971.00
Art Encounter	\$	16,000.00
Project Total	\$	467,146.44

If you have any questions or require additional information, please do not hesitate to contact me at 312-429-8054 or tgustafson@epsteinglobal.com.

600 W. Fulton Street
Chicago, Illinois
60661-1199

+1 312 454 9100

epsteinglobal.com

Sincerely,

Tim Gustafson, AICP
Senior Planner, Project Manager
Epstein