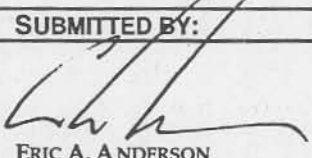


OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-035
JANUARY 22, 1996 AGENDA

| SUBJECT: | TYPE: | PREPARED BY: | SUBMITTED BY: |
|--|---|---|---|
| PROFESSIONAL SERVICES AGREEMENT— PARKING STUDIES | ◆ RESOLUTION ORDINANCE RECEIVE/FILE | JAMES A. THOMPSON TRAFFIC & TRANSPORTATION DIRECTOR |  ERIC A. ANDERSON CITY MANAGER |

SYNOPSIS —

The City of Des Moines has conducted a consultant selection process to procure the services of a parking consultant to assist the City in two parking studies. The first of these is to analyze the operation of the 7th and Mulberry Parking Garage and the potential for removal or rehabilitation and expansion of the facility. The second study is to analyze the financial operation of the Municipal Parking System in accordance with the requirements of the City's Parking Revenue Bond Resolution. A Professional Services Agreement between the City of Des Moines and RAMP Associates has been negotiated to conduct these two parking studies.

Proposals were received from five national parking firms, and formal interviews were conducted with the three firms who submitted the best proposals. Final selection was based upon cost, professional experience on similar projects, references, and knowledge of the project. The firm of RAMP Associates was selected because of their previous quality work and knowledge of the Des Moines Parking System, and because they teamed with a local structural consultant with direct knowledge of both the 7th and Mulberry and 8th and Mulberry parking garages.

FISCAL IMPACT —

Compensation for services provided by this agreement shall not exceed \$45,300. Funds for this agreement are provided for in the 1995-96 CIP, page 145, Account Number 351663.

RECOMMENDATION —

Approval of the agreement with RAMP Associates.

BACKGROUND —

7th and Mulberry Parking Garage

The 7th and Mulberry Parking Garage, located on the southeast corner of the intersection of 7th and Mulberry, was constructed in 1951. It is a sloping floor, single-helix rectangular ramp, with a basement level and four supported levels for parking 260 cars. It is operated in conjunction with the 8th and Mulberry Parking Garage located just west across 7th Street. A recent Structural Evaluation of the facility by Shuck-Britson Consulting Engineers revealed approximately \$1,592,000 of structural repairs and approximately \$300,000 of nonstructural repairs necessary to bring the facility into a satisfactory condition for continued operation.

Additionally, proposed street changes, including the removal of the 7th Street Viaduct, as part of the ML King, Jr. Parkway Project, will require substantial changes in the exiting ramp from the 8th and Mulberry Garage. This ramp change will affect both facilities.

Because of the investments required to continue operation of the 7th and Mulberry Garage, the age and condition of the facility, and the proposed changes in the exiting, it is prudent to investigate alternatives to rehabilitation. In 1986, a Parking Study Update conducted in the Central Business District identified the service area for the combined 7th and 8th and Mulberry Garages to be within a 1,000-foot radius of the facilities. Many changes have and are proposed to take place within this service area, including the Employers Mutual building, a change in use of several existing major buildings, and the proposed construction of the ML King, Jr. Parkway. These changes would likely increase the parking demand and reduce the parking availability within the area.

RAMP Associates will analyze the present operation of the 7th and 8th and Mulberry Parking Garages; analyze the present and future parking demand and availability within the area bounded by Locust Street on the north, 5th Avenue on the east, Elm Street on the south and 10th Street on the west; analyze the effect of the new ML King, Jr. Parkway on parking supply and demand; analyze the potential to rehabilitate the existing 7th and Mulberry facility, to rehabilitate and expand the existing facility, or to remove the existing facility and construct an expanded facility in conjunction with the 8th and Mulberry Parking Garage; develop conceptual designs and costs for each of the viable alternatives; and determine the financial feasibility of each of the viable alternatives.

Municipal Parking System Operation

In 1990, the City of Des Moines sold \$27,325,000 of Public Parking System Revenue and Refunding Bonds, 1990 Series A, 1990 Series B. The Bond Resolution adopted by the Des Moines City Council requires that "The City will regularly retain at least every four years the service of an engineer of specialized reputation in the management of motor vehicle parking facilities and furnish the consultant's report promptly to the original purchaser of the Bonds."

The Municipal Parking System as defined in the Bond Resolution includes the system of off-street parking facilities and the on-street meters located on and along City streets. The off-street parking facilities are: the 7th and Grand Garage, containing 600 spaces; the 5th and Keo Garage, containing 620 spaces; the 5th and Walnut Garage, containing 620 spaces; the 4th and Grand Garage, containing 1,080 spaces; the 7th and 8th and Mulberry Parking Facilities, containing 770 spaces; the 9th and Locust Garage, containing 1,130 spaces; and the 3rd and Court Garage, containing 750 spaces. There are 3,142 meters on the streets and in two metered lots.

RAMP Associates will analyze the operation and the financial condition of the Municipal Parking System as required by the Bond Resolution to determine the operation of the system is appropriate and provide a report on the findings.