

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-532
DECEMBER 16, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
CAPITOL GATEWAY EAST URBAN DESIGN PLAN CONSULTANT CONTRACT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

On November 19, 1996, the Council approved the Contract for Professional Services with Chan Krieger & Associates, Inc. for a total payment of \$100,000. Subsequent to Council action on this item, it has become clear that we need to add a Transportation Consultant to confer with the Consultant Team, the Capitol Gateway East Steering Committee, City of Des Moines Transportation staff, and other local transportation officials in the development of strategic concepts for the area. The \$5,000 cost associated with this addition is within the total project budget approved by the Council and the project partners, the State of Iowa and Des Moines Development Corporation.

FISCAL IMPACT —

No impact. This expenditure will come from the contingency amount identified within the total project budget.

RECOMMENDATION —

Approve the addition of a Transportation Subconsultant to the contract with Chan Krieger & Associates Inc. Amend their Agreement For Professional Services to include an additional \$5,000 for the services of the transportation consultant and amend their Scope of Services accordingly. Authorize the City Manager to approve additional necessary payments to the contracted consultants beyond their currently contracted amounts as allowed under this contract as long as it is within the total project budget.

BACKGROUND —

This planning project is underway, and the Capitol Gateway East Steering Committee has had several meetings and begun identifying important issues and design possibilities. The project is intended to reurbanize the downtown east area by creating the character and density of activity necessary to support an urban pedestrian environment as well as a competitive development district. The planning work will be complete in August of 1997.

The State of Iowa, Des Moines Development Corporation, and the City of Des Moines have agreed to jointly provide the funding for this project at \$150,000.

A consultant team, which includes a Local Architecture Consultant, Brooks Borg Skiles Architecture and Engineering; an Urban Design Consultant, Chan Krieger & Associates, Inc.; and their Market Analyst and Financial Feasibility Subconsultants, Development Strategies, Inc., has been selected by the Capitol Gateway East Steering Committee. The Consultant Team has agreed to produce the following end products:

- an urban design plan
- an economic feasibility study
- specific implementation projects
- an overall implementation strategy