



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-161

SYNOPSIS -

AGENDA:

APRIL 17, 2000

SUBJECT:

PROFESSIONAL
SERVICES
AGREEMENT FOR
PHASE 2
ENVIRONMENTAL
ASSESSMENT FOR
11TH STREET AND
MARKET STREET
SHUTTLE PARKING
LOT

On the April 17, 2000, Council agenda is a resolution to authorize the City Manager or his designee to negotiate and the Mayor to execute a Professional Services Agreement with Geotechnical Services, Inc., (Mike Siedschlag, President, 2853 99th Street, Des Moines, IA, 50322-3858), subject to City Legal Department approval, for a Phase 2 Environmental Assessment of properties for the proposed 11th Street and Market Street shuttle parking lot. This area is generally described as north of Market Street between S.W. 11th Street and S.W. 16th Street. Environmental investigation is required to determine if any environmental contamination is present on the property.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT -

The Professional Services Agreement shall be entered into a cost not to exceed \$20,686.50. Funding is available from Account EN054, ENG99000, PKG028. Six environmental consultants were sent a RFP and five consultants returned a proposal for Environmental Phase 2 Assessment. The proposals were evaluated on technical qualifications, speed of response, and cost. Geotechnical Services, Inc. has demonstrated the best overall qualification to perform the Environmental Phase 2 Assessment.

SUBMITTED BY:

FLOYD BENTZ, P.E.
CITY ENGINEER

RECOMMENDATION -

Approval.

BACKGROUND -

The 1999-2000/2004-2005 Capitol Improvements Program (CIP) includes a Parking System Improvements project entitled

"Surface Parking Program Expansion," page 192, Account No. 352864. This project provides for expansion of the surface parking lot portion of the Municipal Parking System, including land acquisition and paving of new surface parking spaces, with the operation of the new parking lot expected to include shuttle bus service contracted with the Metropolitan Transit Authority (MTA).

An agreement is being negotiated that allows the City to perform an inspection of the property prior to purchase to determine the environmental characteristics of the property. If the inspection reveals that the environmental characteristics of the property are such that development of the property by the City would be economically unfeasible, the purchase agreement will be terminated or modified.