

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

01-558

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

SYNOPSIS -

AGENDA:

NOVEMBER 5, 2001

SUBJECT:

AMENDMENT TO
CONTRACT FOR
PROFESSIONAL
SERVICES WITH
FORESITE RDG

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

On April 5, 1999, by Roll Call No. 99-1021, the City Council approved a consulting contract for project manager services for the Gateway Project with Foresite RDG. This contract was amended on March 6, 2000, by Roll Call No. 00-695, to include additional services to be provided by Foresite RDG. The Second Amendment, approved on September 11, 2000, by Roll Call No. 00-3694, eliminated extra services from the project management contract. The Third Amendment, Roll Call No. 01-1962 approved June 18, 2001, extended the contract to May 31, 2002 and expanded the scope of services to include Western Gateway Implementation Plan facilitation and development planning in addition to project management.

Foresite RDG has developed a work program for development planning north of Grand in the western portion of downtown. The fee for the work program exceeds the amount included in the approved budget. The purpose of the current amendment to the contract is to increase the contract amount by \$13,456 in order to complete the work program as developed. This proposed amendment was reviewed and approved by the Gateway Steering Committee on October 31, 2001.

FISCAL IMPACT -

The cost of the professional services contract approved by Council was \$122,500 for the time period from June 1, 2001 to May 31, 2001. An additional \$13,456 will be added to the contract amount so that the work program as proposed by Foresite RDG can be completed.

RECOMMENDATION -

Approval.

BACKGROUND -

In the original contract between the City of Des Moines and Foresite RDG, a designated consultant was responsible for general site development, the development of plans for the Gateway Project, and project management duties. With Amendment One to the contract, these activities were assumed by Foresite RDG.

Amendment Two to the Contract for Professional Services deleted the "special projects" component of the contract. A new planning services contract was created that contained these duties. The project and database management remained a component of the original professional services contract.

The Third Amendment to the Contract for Professional Services extended the term of the Agreement to May 31, 2002. It also added two components to the Scope of Services: Western Gateway Implementation Plan facilitation and development planning. Foresite RDG continues to provide project management services.

The compensation under the Third Amendment to the Agreement for Professional Services was \$122,500. The fee was divided as follows:

Project Management: \$72,500 to be paid in equal monthly installments.

Western Gateway Implementation Plan: \$25,000 to be billed as hourly not to exceed.

Development Planning: \$25,000 to be billed hourly not to exceed.

Foresite RDG has completed a work plan for development planning north of Grand Avenue in western downtown. The major components of the work plan include: boundary identification, information gathering, review of parking and traffic studies, establishment of planning goals, and concept plan development. The fee for the completion of the development plan is \$38,456.

It has been determined that the fee included for development planning in the Third Amendment to the contract is not adequate to complete the work program. Staff has reviewed the work program carefully and believes that the scope and scale of the work program cannot be reduced without compromising the final development plan. The current amendment increases the fee to allow the completion of the North of Grand development plan.
