



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-165

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

AGENDA:

APRIL 8, 2002

SUBJECT:

WESTERN
GATEWAY
SCHEMATIC
PLANNING
CONSULTING
CONTRACT

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

SYNOPSIS -

The purpose of this roll call is to approve an Agreement for Professional Services between the City of Des Moines and WA Architecture, LLC (William L. Anderson, principal, 505 - 5th Avenue, Suite 850, Des Moines, Iowa 50309) for schematic design work for the Western Gateway. Mr. Anderson is a former partner of Brooks Borg Skiles Architecture Engineering, LLP (BBS). BBS was the lead firm for the consultant team that completed the Western Gateway Framework Plan. WA Architecture recently completed Phases 1 and 2 of the Western Gateway Implementation Plan.

WA Architecture, LLC, in association with Zimmer Gunsul Frasca Partnership (Portland, Oregon) and Dunbar/Jones Partnership (104 SW 4th Street, Des Moines), will complete the Western Gateway Schematic Plan through this contract. It is anticipated they will also complete design development, contract documents, bidding, and construction administration. Professional fees for these phases are not included in this contract and would be based on the scope and complexity of the park and streetscape development and on the number of projects and their phasing. These will be better defined at the end of the schematic design phase.

FISCAL IMPACT -

The contract amount is \$224,575, including reimbursables. Funding for this consulting contract was provided by Council as part of the recently adopted budget. The source of funds is Tax Increment Financing (TIF) dollars allocated in the "Development Opportunities" section of the Capital Improvement Program (CIP).

RECOMMENDATION -

Approval.

BACKGROUND -

BBS, in association with Zimmer Gunsul Frasca Partnership and Dunbar/Jones Partnership, completed the Western Gateway Framework Plan in October, 2000. The Plan was approved by Council on October 26, 2000, by Roll Call No. 00-4166. Mr. Anderson was the lead for the design team on the project. In July 2001, the Council approved an agreement for professional services to complete use and programming activities.

The contract before Council is for the next component of the Western Gateway Project-the Schematic Plan. The schematic design services include the following:

- Participation at planning meetings, representing work done to date and assisting the City staff in making presentations and coordinating the design with the various design teams and stakeholders, including the Library architect, David Chipperfield.
- Assistance in identifying the existing conditions and relevant documents.
- Preparation of schematic base maps and cross-sections showing the existing conditions.
- Presentation of design precedents for urban parks associated with public attractor buildings.
- Assistance in further development and refinement of the park program of uses and priorities in conjunction with the needs of the new Library, Masonic Temple, Higher Education Center, and the Arlington/Hallett Apartment development.
- Completion of a schematic design for the streetscape, including immediate attention to design of the streetscape along the south and east sides of the Masonic Temple Building. The schematic design will include schematic drawings illustrating the design concept and phasing.
- Completion of a schematic design for the park, including schematic drawings illustrating the design concept and phasing.
- Estimates for probable construction costs for the streetscape and for the park.
- Recommendations for an interim development plan for the

streetscape and for the park.

- An abbreviated, but complete, schematic design report.

The contract states that the schematic plan and cost estimates are to be completed by August, 2002, and then submitted to the Gateway Steering Committee, City Boards and Commissions, and Council.

It is anticipated that they will also complete design development, contract documents, bidding, and construction administration. Professional fees for these phases are not included in this contract and would be based on the scope and complexity of the park and streetscape development and on the number of projects and their phasing. These will be better defined at the end of the schematic design phase.

The Gateway Steering Committee recommended that the Council approve the Agreement for Professional Services at their March 27, 2002 meeting. As part of their action, the Gateway Steering Committee also recommended that the City retain additional services from Douglas Hoerr-the Chicago Landscape Architect working with the Mayor's Landscape Task Force-to review the landscape portion of the Gateway schematic design as well as other City landscape designs not addressed under the current contract with Mr. Hoerr. Staff intends to negotiate such a contract and present it to Council for your approval.
