

**CITY COUNCIL
COMMUNICATION:**

02-515

AGENDA:

SEPTEMBER 23,
2002

SUBJECT:

DOWNTOWN
PARKING SIGN
SYSTEM - DESIGN
STUDY CONTRACT

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JEB E. BREWER,
P.E.
CITY ENGINEER

ITEM _____

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

SYNOPSIS —

The Selection Subcommittee of the Downtown Parking Committee has reviewed proposals submitted from qualified firms to perform a comprehensive review and analysis of all signing related to the Downtown Parking System, and recommends the firm of Wilbur Smith Associates (George R. Scheuring, Vice President, 503 Martindale Street, Pittsburgh, PA 15212-5722) to complete this design study. Staff has negotiated a professional services agreement with Wilbur Smith Associates, using the City's standard form of contract, for this work.

FISCAL IMPACT —

The contract for both phases of this design study is for actual costs plus fixed fee, not to exceed \$200,000. Upon completion of the design phase and awarding a contract to the lowest responsible bidder for fabrication and installation of the sign system, a supplemental agreement will be necessary with Wilbur Smith Associates for construction phase services. Funds for this project are provided in the adopted Capital Improvement Program (CIP), Parking System Improvements, Parking Facility Exterior Signing.

RECOMMENDATION —

Approve the selection of Wilbur Smith Associates, and authorize the Mayor to sign the Design Study Contract for a Downtown Parking Sign System.

BACKGROUND —

In April of 2000, the firm of Carl Walker, Inc. completed the "Downtown Parking Study" for the City of Des Moines. This comprehensive study addressed the following items: parking supply and demand; transportation demand management; customer service initiatives; parking management strategies; and parking expansion options. Under the customer service initiatives, the recommended improvements included: consistent garage naming; improved garage identification signing; improved placement of garage "FULL" signs; consistent signage and graphics within individual garages; consistent signage and graphics among all garages; and directional assistance for pedestrians within the garages toward downtown destinations and returning to the garages.

During the parking study, considerable public input was received from the downtown business community and individual parkers, that improved signing

and graphics was needed for visitors and other unfamiliar parking customers. This need will be significantly more critical with the proposed construction of major new facilities in the downtown area, such as the Events Center, Science Center, Central Library, Principal Riverwalk, and others. The improved signing and graphics, including on-street signing with real-time parking availability information, will complete the major recommendations of the Downtown Parking Study.

On April 8, 2002, by Roll Call No. 02-800, the City Council authorized the City Manager to seek proposals from qualified firms to perform a comprehensive review and analysis of all signing related to the Downtown Parking System. The purpose of this project is to develop and design a complete sign system for major parking facilities in the Central Business District. This system will include signs to help pedestrians find pathways from major thoroughfares and downtown traffic arteries to participating parking facilities. The system will also provide real-time information on parking availability, an enhanced identification of facility entrances, consistent signage within the City's parking garages, improved pedestrian signing to skywalk entrances and downtown facilities to parking facilities.

The Selection Subcommittee of the Downtown Parking Committee has reviewed proposals submitted from qualified firms to perform this design study. Three proposals were received, and the subcommittee selected two firms for interviews. The subcommittee unanimously recommended the firm of Wilbur Smith Associates to complete this design study, based on Wilbur Smith Associates' extensive experience in designing and implementing similar signing systems. Wilbur Smith Associates will utilize the local engineering firm of Howard R. Green Company, 4685 Merle Hay Road, as a subconsultant on the study.

Staff has negotiated a professional services agreement with Wilbur Smith Associates, using the City's standard form of contract, for this work. The Downtown Parking Committee has reviewed the terms of the agreement and recommends that the City Council approve the selection of Wilbur Smith Associates, and the professional services agreement, for completing this design study.

SCOPE OF SERVICES

In order to accomplish the recommended signing improvements, the comprehensive parking sign system must be developed through a two-phase study. Phase One will involve a complete review and analysis of all signing related to the parking system, and will include the development of an overall conceptual signing and graphics system, including estimated costs, for approval by the Downtown Parking Committee, Streetscape Committee, and City Council. Based on the approved signing system conceptual design in Phase One, Wilbur Smith Associates will prepare preliminary and final plans, specifications, and cost estimates so the City can solicit competitive bids for the fabrication and installation of the sign system.

Wilbur Smith Associates will also develop a methodology for cost participation for private parking garages if they wish to participate in various elements of the signing system, especially the identification and real-time parking availability components.

SCHEDULE

The contract requires Phase One to be completed by March 31, 2003, and Phase Two to be completed by June 30, 2003, to allow for construction of the signing system in calendar year 2003.