



**Council  
Communication**  
Office of the City Manager

**Date**

July 10, 2006

**Agenda Item No.** 8  
**Roll Call No.** 06-  
**Communication No.** 06-414  
**Submitted by:** **Jeb E. Brewer, P.E.**  
City Engineer

**AGENDA HEADING:**

Agreement for Professional Services between the City of Des Moines and Brooks Borg Skiles Architecture Engineering LLC for the City Hall – East Village Parking Analysis and Design.

**SYNOPSIS:**

Agreement for Professional Services between the City of Des Moines and Brooks Borg Skiles Architecture Engineering LLC (Rod R. Nelson, AIA, Partner, 317 6<sup>th</sup> Avenue, Des Moines, IA, 50309) for parking analysis, conceptual design of parking structure, and cost projections in conjunction with the City Hall – East Village Parking Analysis and Design.

**FISCAL IMPACT:**

Amount: Compensation to the consultant for work covered by the Agreement shall be at an hourly rate, not to exceed \$191,000.

Funding Source: 2006-2007 CIP, Page Buildings-9, East Side Parking Garage, BLD117.

**ADDITIONAL INFORMATION:**

On May 2, 2006, the Engineering Department mailed Request for Proposals (RFPs) to eleven (11) architectural and engineering firms. The Engineering Department received proposals from Herbert Lewis Kruse Blunck, Substance Architecture, RDG, and Brooks Borg Skiles. A consultant selection committee composed of City staff from Engineering, Parks and Recreation, and the Office of the City Manager reviewed the proposals and held formal interviews with three teams on June 15, 2006. Based on those interviews, the consultant selection committee recommends Brooks Borg Skiles, with subconsultants Walker Parking, Inc.; Dunbar Jones; Paladino & Co.; and Stecker-Hermsen, Inc., as the team most qualified to complete the parking analysis and design.

The proposal calls for the consultant's work to be completed in two phases. Phase 1 services include a comprehensive analysis of the parking supply and demand in a 30-block area between the Des Moines River and the State Capitol (East Side Business District) and the development of a parking plan for

public and private parking to meet current, short term, and long term demands. Phase 2 services include the determination of the scope of the project, initial and future expansion, possible other uses of the facility, schematic design for initial and possible future expansion, and cost projections.

After the plan is developed, the proposed concept will be presented to the City Council for consideration. The Scope of Services includes approximately \$45,000 to perform a comprehensive Leadership in Energy and Environmental Design (LEED) analysis and certification. The LEED component will be issued as a separate Notice to Proceed after City Council approves the basic concept. LEED will only be used if City Council approves a mixed-use structure concept. A parking structure without any mixed use has limited LEED opportunities.

Future services not included in this Scope of Services would be design development, construction documentation, and bidding services, as well as final cost projections, and construction administration services. These future design and construction administration services would be initiated only upon approval by the City Council of a supplemental agreement with the consultant, and the appropriate budget authority in the approved CIP.

**PREVIOUS COUNCIL ACTION(S): NONE**

Date:

Roll Call Number:

Action:

**BOARD/COMMISSION ACTION(S): NONE**

Date:

Roll Call Number:

Action:

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of Design Services, Approval of plans and specifications.