



Council
Communication
Office of the City Manager

Date	October 22, 2007
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Agenda Item No.	7
Roll Call No.	<u>07-</u>
Communication No.	<u>07-637</u>
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with Snyder & Associates for design and construction phase services for the High Street Realignment, not to exceed \$444,500.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Snyder & Associates (David Moeller, President, 2727 SW Snyder Blvd., Ankeny, IA, 50023), for an hourly agreement not to exceed \$444,500, to provide design and construction phase services for the realignment of High Street from 10th Street to 14th Street, the realignment of 12th Street from Grand Avenue to Woodland Avenue, and the construction of a trunk storm sewer extension from 12th Street north of Grand Avenue to 15th Street and Woodland Avenue.

FISCAL IMPACT:

Amount: \$444,500

Funding Source: 2007-08 CIP, Page Streets-20, STR204, High Street Realignment, Various Funding, Being: Transfer of: \$35,000 from Page Sanitary-16, SAE127, Twelfth Street Sewer Separation; \$35,000 from Page Storm-5, STE057, City-Wide Storm Water Utility Projects; and \$374,500 from Page Street-25, STR138, Martin Luther King Jr. Parkway.

Wellmark has tentatively agreed to loan the funds necessary to complete this project. The City will repay principal and interest in 4 years at an estimated 6% annual interest rate. Details of this agreement are to be finalized as part of the final contract documents.

The City has applied for an Iowa Department of Transportation RISE grant to fund up to \$2.9 million of the realignment cost. Any third-party assistance received to fund this project will be applied directly to the principal balance of the proposed loan.

Any assistance from Polk County will be applied directly to the balance of the proposed loan or cash payments will be used to reduce the initial principal.

ADDITIONAL INFORMATION:

On September 24, 2007 by Roll Call 07-1890, City Council authorized negotiation with Wellmark on the construction of a new corporate headquarters. As one of the terms, the City is required to construct a major realignment of High Street to allow for a more efficient parking garage design. The projected rerouting results in an estimated project cost of \$5.8 million. A previous identified minor realignment of High Street is currently part of the City's CIP budget for plan years 2008-09 and 2009-10 with a project

cost of \$1.14 million. However, realigning High Street and shifting it north for the Wellmark project will require a much greater project scope than anticipated in the CIP. The realignment project will necessitate right-of-way acquisition and extending the street project area from 10th Street to 14th Street. There is also a trunk storm sewer that will need to be extended as part of this project from 12th Street north of Grand Avenue to 15th Street and Woodland Avenue.

Wellmark is planning to begin demolition in early 2008. There are extensive utilities that will be affected by this project. It is critical that design of the roadway realignment and the storm sewer begin immediately to facilitate decisions on utility locations. To accommodate the aggressive schedule and facilitate project coordination, Snyder & Associates was selected to provide design and construction phase services to the City on the High Street Realignment. Snyder & Associates was selected based on their knowledge of the project area gained from the Downtown traffic study and preliminary design of the High Street Realignment and their current contracts with both Wellmark and Iowa Health Systems for site work related to the corporate expansion. The previous knowledge and ability to share information with the current projects, provides a level of profound knowledge.

Staff has negotiated a Professional Services Agreement with Snyder & Associates for an hourly agreement not to exceed \$444,500 to provide design and construction phase services for the High Street Realignment.

PREVIOUS COUNCIL ACTION(S):

Date: September 24, 2007

Roll Call Number: 07-1890

Action: Regarding preliminary terms of agreement with Wellmark for redevelopment of the two blocks adjoining north side of Grand Avenue between 12th and 14th Streets for its new home office facility. (Council Communication No. 07-593) Moved by Hensley to receive and file, and to authorize and direct the City Manager to negotiate a final development agreement with Wellmark as described in the Council Communication. Motion Carried 7-0.

Date: September 24, 2007

Roll Call Number: 07-1891

Action: Approving RISE application to reconstruct High Street from 10th to 14th Streets and to realign the 12th Street intersection. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services for design and construction administration, and construction contracts.