

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 26, 2012
	Agenda Item No. 51A Roll Call No. [_____] Communication No. <u>12-134</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approving professional services agreement with Neumann Monson Architects for design and construction phase services for the Municipal Service Center – Phase 1, not to exceed \$1,098,000.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Neumann Monson Architects, Kevin Monson, AIA, President, 221 E. College Street, Suite 303, Iowa City, IA 52240, for professional services for the Municipal Service Center, for a lump sum amount of \$1,052,000 and reimbursable costs not to exceed \$46,000, to provide design and construction phase services.

FISCAL IMPACT:

Amount: \$1,098,000

Funding Source: 2012-13 CIP, Page Municipal Building Improvements - 10, Municipal Service Center, BLD124, Being: Surface Transportation Program funds for up to \$628,424 and the remaining \$469,576 TIF Bonds

ADDITIONAL INFORMATION:

The City currently operates its field services (such as Public Works, Park and Recreation, Engineering-Traffic and Transportation and Housing Services maintenance) at satellite facilities in older, outdated facilities. In order to better serve Des Moines’ citizens and realize organizational efficiencies, City services should be consolidated into sustainable facilities that are centrally located on a single site. One of the current facilities, the City’s service yards at SE 20th Street and Scott Avenue, which houses Public Works, Park and Recreation and Engineering functions, will be displaced by the planned extension of the Southeast Connector. Also, the City has entered into development agreements with Kemin Industries for portions of this site that will remain after the construction of the SE Connector. Kemin has a phased plan for occupying the site that began in 2011 and continues through 2014. Affected Public Works facilities have been accommodated by an interim relocation to 903 SE 22nd Street.

Design and construction of the new facility recommended for Phase 1 by the Municipal Service Center (MSC) Master Plan will accommodate the remainder of the needed replacement facilities. As recommended in the Master Plan, Phase 1 includes 84,000 square feet of office, office support, and shop and garage space. Phase 1 of the facility will be located on a portion of the current Carroll Auto Salvage, between Scott Avenue and the proposed Southeast Connector. The property is scheduled to be turned over to the City this summer. At that time, demolition and site cleanup will commence, allowing MSC building construction to begin in 2013. The Southeast Connector construction is

planned to begin in June 2013. In accordance with the development, agreement with Kemin Industries and to allow construction of the Southeast Connector, interim facilities for the current uses at the Park and Recreation Service Center at SE 20th and Scott Avenue will be required. Phase 1 of the MSC is planned to be available for City use in May 2014, in compliance with the Kemin development agreement.

The MSC facility will be designed and submitted for LEED certification. The scope of services includes the traditional design and construction phase services required, as well as LEED Certification, designing the facility to maximize flood recovery and minimize flood risk to enhance continued operations, landscape design, independent cost estimation services, Fixtures, Furnishings and Equipment (FFE) design, and stormwater improvements. In addition, the Consultant shall prepare a revised site plan and PUD Conceptual Plan to accommodate recent changes to the railroads planned use for its property.

A Request for Proposals (RFP) for design and construction phase services was sent to several consultants, posted on the City's website and published notice in the Des Moines Register. Nine proposals were received in response to the RFP. A selection committee composed of representatives from the Engineering Department, Public Works Department, Parks and Recreation Department and the City Manager's Office rated the proposals. Four of the consultant teams were interviewed. Neumann Monson Architects was selected by the committee based on their qualifications, technical approach to this project and past experience with similar projects. Neumann Monson is the same team that prepared the Master Plan.

Staff has negotiated a Professional Services Agreement with Neumann Monson Architects, for a lump sum amount of \$1,052,000 and reimbursable costs not to exceed \$46,000, to provide design and construction phase services for the Municipal Service Center – Phase 1.

PREVIOUS COUNCIL ACTION(S):

Date: December 19, 2011

Roll Call Number: 11-2153

Action: [Municipal](#) Services Center Master Plan and authorizing the City Manager to proceed with an RFP for design and construction services for Phase 1 of the project and directing staff to prepare the PUD Conceptual Plan and initiate the rezoning. ([Council Communication No. 11-770](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: August 8, 2011

Roll Call Number: 11-1390

Action: [On](#) intent to acquire property for Municipal Services and authorize acquisition of necessary property interests from affected property owners for the Municipal Service Center – Phase 1. ([Council Communication No. 11-527](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: 11-1323

Action: [Resolution](#) approving components of the Executive Summary of the Draft Municipal Services Center Master Plan, and directing the City Manager to proceed with specific actions to advance the Municipal Services Center Project. Moved by Moore to adopt. Motion Carried 7-0.

Date: June 13, 2011

Roll Call Number: 11-1048

Action: [Urban](#) Renewal Development Agreement with Kemin Industries, Inc. for expansion of World-wide Corporate Headquarters and Corporate Campus, 2100 Maury Street. ([Council Communication No. 11-391](#)) Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 1, 2011

Action: Public Hearing at the Plan and Zoning Commission regarding the City Council initiated request for review and recommendation regarding the Municipal Services Center Master Plan.

Board: Joint informational session with the Plan and Zoning Commission, Urban Design Review Board, Park and Recreation Board and Neighborhood Revitalization Board was held.

Date: July 21, 2011

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions associated with consultant agreements.

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