

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	August 13, 2012
	Agenda Item No.	7
	Roll Call No.	<u>12-1231</u>
	Communication No.	<u>12-417</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with Brian Clark and Associates, Inc. DBA Confluence for professional services for the Walnut Street Streetscape Renovation not to exceed \$199,790.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Brian Clark and Associates, Inc. DBA Confluence, Brian Clark, President, 1300 Walnut Street, Suite 200, Des Moines, Iowa 50309 for professional services for the Walnut Street Streetscape Renovation, for a total cost not to exceed \$199,790, based on hourly rates. The scope of work will include a site survey, analysis of the pavement conditions, preparation of a schematic design, a base retail market study, and cost estimates for street modifications and streetscape improvements along Walnut Street from 2nd Avenue to 10th Street.

FISCAL IMPACT:

Amount: \$199,790

Funding Source: 2012-2013 CIP, Page Street-51, Walnut Street Mall Renovation, STR252, TIF Bonds.

ADDITIONAL INFORMATION:

The Downtown Community Alliance (DCA) initiated a study of Walnut Street from 2nd Avenue to 10th Street in mid-2011. This study was prompted by several factors including the rise in vacancies along Walnut Street and the future elimination of the transit mall function on Walnut Street that has been in operation since the mid-1980's. This study resulted in a functional programming report. This report, which included input from the City of Des Moines, key downtown property owners, businesses, and other stakeholders, identified the preferred arrangement of programmatic elements for Walnut Street. Among a number of programmatic recommendations for elements typical to streetscape (auto/pedestrian configuration, parking, sidewalk, street lighting, traffic signalization, and landscape features), the functional program also calls for a blending of public and private spaces aimed to enrich and enliven urban activity along Walnut Street. In late 2011, a planning and design workshop for Walnut Street was conducted by DCA with Agrest + Gandelson Architects. The workshop resulted in a vision for Walnut Street that coincides with the program recommendations and will guide the design of the streetscape.

On February 27, 2012, by Roll Call No. 12-0359, City Council authorized the City Manager to proceed with Request for Proposals (RFP). A selection committee composed of representatives from Engineering, Community Development, Economic Development, the City Manager's Office, and the DCA rated the proposals. Brian Clark and Associates, Inc. DBA Confluence+Genus Landscape Architects, P.C. was selected by the committee based on their qualifications, defined approach to this project, and previous performance with the City. Staff has negotiated a Professional Services Agreement with Brian Clark and Associates, Inc. DBA Confluence, for a total cost not to exceed \$199,790 based on hourly rates to provide a conceptual streetscape design, a base retail market study, and cost estimates for Walnut Street from 2nd Avenue to 10th Street, and for limited assistance with the fund raising initiative. After completion of the fundraising initiative, the budget for the initial streetscape construction project will be determined, and it is anticipated that a supplemental agreement will be negotiated with the consultant for final design and construction administration services.

PREVIOUS COUNCIL ACTION(S):

Date: February 27, 2012

Roll Call Number: [12-0359](#)

Action: [Authorization](#) to proceed with design, including issuance of a Request for Proposals (RFP) for professional services for the Walnut Street Streetscape Renovation. ([Council Communication No. 12-103](#)). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on professional services agreements.

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