

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 8, 2017
	Agenda Item No.	9
	Roll Call No.	<u>17-739</u>
	Communication No.	<u>17-407</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Approving exception to Request for Proposals (RFP) process for good cause and approving Professional Services Agreement with IMEG Corp. for design and construction services for the 2017 Parking Garage Repair Program, not to exceed \$79,499.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with IMEG Corp., Andrew D. Thielen, Principal, 2882 106th Street, Des Moines, Iowa, 50322, for a total cost not to exceed \$79,499, based on hourly rates, to provide design and construction services of the mechanical, electrical, and plumbing items for the 2017 Parking Garage Repair Program.

FISCAL IMPACT:

Amount: \$79,499

Funding Source: 2017-2018 CIP, Page Parking Facilities-4, Parking Facility Rehab/Repair Program, PG016, Parking Funds

ADDITIONAL INFORMATION:

- In December 2016, the Engineering Department conducted a review of all mechanical, electrical, and plumbing (MEP) of all seven (7) City of Des Moines parking garages.
- Five (5) of the garages (3rd & Court, 4th & Grand, 5th & Keo, 7th & Center, and 9th & Locust) have MEP issues that require further design and construction engineering. The items noted in the 2016 Parking Facility Condition Study are high priority repairs.
- IMEG Corp. was selected for direct negotiation of a proposed agreement because they were the subconsultant for the Parking Garage Evaluation Study. IMEG Corp. has extensive and direct knowledge of all the MEP issues associated with the parking garage system.
- City staff has negotiated a Professional Services Agreement with IMEG Corp. for design and construction phase services for the five (5) garages for a total cost not to exceed \$79,499, based on hourly rates. Design services include performing MEP evaluations, recommending repairs, cost estimating, and providing plans and specifications for repairs to fire protection, drainage, HVAC, and electrical systems.

- The City Engineer recommends that good cause exists to exempt the procurement of these services from the RFP procurement process, including advertisement, due to the inherent knowledge possessed by the recommended consultant.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff does not anticipate any future Council actions on this Professional Services Agreement at this time; however, unanticipated changes to this Professional Services Agreement would require a Supplemental Agreement, which may require Council action.

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