

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 4, 2017
	Agenda Item No.	9
	Roll Call No.	<u>17-2042</u>
	Communication No.	<u>17-831</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer and Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

Approving a Professional Services Agreement (PSA) with HDR Engineering, Inc. for professional services for the Market District Study, not to exceed \$452,747.

SYNOPSIS:

Recommend approval of the PSA with HDR Engineering, Inc., Matthew Tondl, Senior Vice President, 8404 Indian Hills Drive, Omaha, NE 68114 for a total cost not to exceed \$452,747, based on hourly rates, to provide master planning and an infrastructure analysis for the Market District Study.

FISCAL IMPACT:

Amount: \$452,747

Funding Source: 2017-2018 CIP, Page Miscellaneous – 9, Market District Study, MS016: \$30,000 - Parking System Revenues; \$30,000 - Sanitary Sewer Funds; \$30,000 – Storm Water Funds; \$120,000 - FY2019 Metro Center TIF Cash (S371); \$197,747 G.O. Bonds Issued; and the remaining \$45,000 – G.O. Bonds to be issued.

ADDITIONAL INFORMATION:

- The City’s 2008 downtown plan (What’s Next, Downtown?) identified the emerging potential of the “Lower East Village” area.
- In 2010, the City completed the Market District of East Village Urban Design Study, which built from the basic ideas that were proposed in the downtown plan and identified a set of planning ideas that captured the redevelopment potential for the area and depicted the desired long-term vision for the Market District.
- The City has received strong interest in the Market District from developers and several developments are underway.
- The City of Des Moines Strategic Plan, GuideDSM, identifies Market District Development as a High Priority in the 2017-2018 Action Agenda.

- The Market District Study consists of master planning and an infrastructure analysis for a redevelopment area in a portion of the downtown Historic East Village neighborhood, which includes the area referred to as the Market District. The Market District Study will build from the basic ideas that were proposed in the 2010 Market District of East Village Urban Design Study.
- A Request for Proposals (RFP) for professional services for the Market District Study was issued, posted on the City's website, and printed in the newspaper. A selection committee of City staff from the Engineering, Economic Development, Community Development, and Public Works Departments reviewed and rated the eleven proposals received in response to the RFP. Three (3) teams were selected for interviews. The selection committee recommends hiring HDR Engineering, Inc. based on the selection criteria in the RFP, their in-depth understanding and strong approach to the Market District Study, and their extensive experience in related work.
- City staff has negotiated a PSA with HDR Engineering, Inc. for a total cost not to exceed \$452,747, based on hourly rates, to provide master planning and an infrastructure analysis for the Market District Study.

Market District Master Plan area



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 PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action. The City Council should anticipate future Council actions related to proceeding with design and construction of infrastructure improvements developed from the Market District Study. City staff anticipates there could be approximately \$20 million in City Capital Improvement projects, including, but not limited to, roadway, water distribution, stormwater management, and sanitary sewer system infrastructure improvements that could be identified with the Market District Study as needed to serve new redevelopment in the Market District.

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