


COUNCIL COMMUNICATION

	Number:	20-402	Meeting:	September 14, 2020
	Agenda Item:	9	Roll Call:	20-1411
	Submitted by:	Steven L. Naber, P.E., City Engineer Jonathan Gano, P.E., Public Works Director		

AGENDA HEADING:

Approving exception to Request for Proposals (RFP) process for good cause and approving Professional Services Agreement (PSA) with I & S Group, Inc., for the Market District Street Reconstruction Project (E 1st, 2nd, 3rd, and 7th Streets), not to exceed \$463,117.

SYNOPSIS:

Recommend approval of the PSA for just cause with I & S Group, Inc. (Lynn Bruns, CEO, 115 E. Hickory Street, Suite 300, Mankato, MN 56001), for a total cost not to exceed \$463,117, to provide design services for the Market District Street Reconstruction Project (E 1st, E 2nd, E 3rd, and E 7th Streets from Court Avenue to Vine Street).

FISCAL IMPACT:

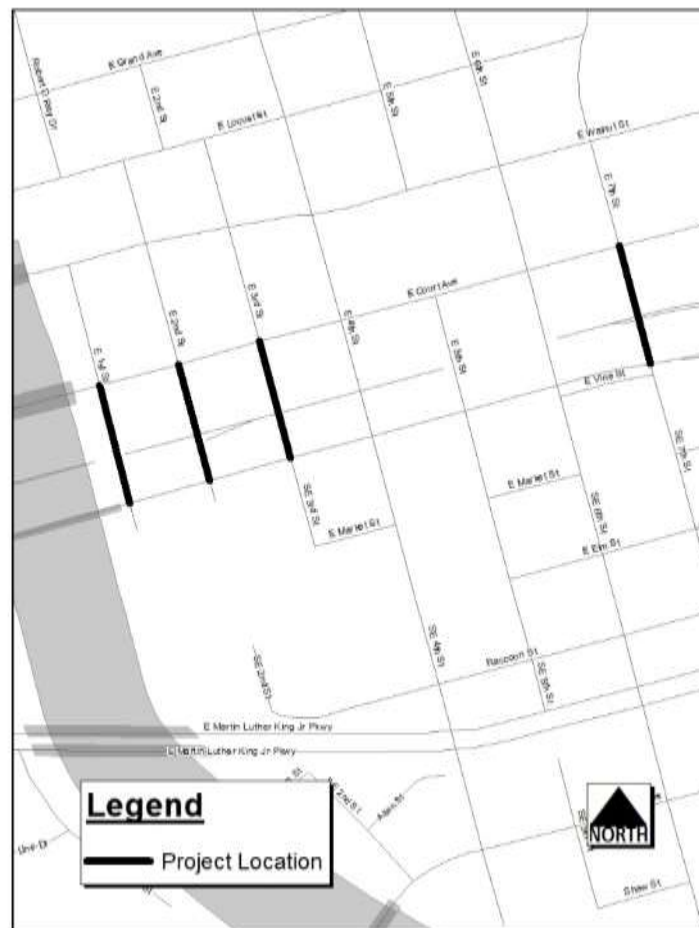
Amount: \$463,117

Funding Source: 2020-21 CIP, Street Improvements Page 25, Market District Infrastructure Improvements, ST282, TIF Bonds

ADDITIONAL INFORMATION:

- JSC Properties, LLC (JSC) is moving forward with the redevelopment of several properties within Market District from E. 2nd Street to E. 6th Street and from E. Vine Street to E. Martin Luther King, Jr. Parkway. This includes moving forward with the necessary public infrastructure improvements that serve these properties, including roadways, storm sewer, green infrastructure, streetscaping, and street lighting.
- The roadways (E. 1st Street through E. 7th Street) between E. Court Avenue and E. Vine Street that connect the Market District to the East Village are situated outside of the area being redeveloped by JSC. To provide sufficient connectivity between the Market District and the East Village, the two-block sections of roadways from E. Court Avenue to E. Vine Street need improvements from their current condition. The City will be improving these sections of streets, including railroad crossing improvements as required.

- I & S Group, Inc. (ISG) is leading the street and public infrastructure design efforts for JSC's master redevelopment design team, including the coordination of the green infrastructure components associated with the proposed Market District streets. Additionally, as part of a Modified PSA, ISG is currently under contract with the City to assist in coordination efforts with Iowa Interstate Railroad in developing concepts for railroad crossing improvements at Vine Street for the crossings between E. 1st and E. 7th Streets.
- In an effort to keep the street/green infrastructure designs provided by JSC and the City consistent and complementary with one another, and to try and have each entities' construction projects on the same schedule, City staff recommends ISG be hired for just cause to provide design of the two-block sections of E. 1st, E. 2nd, E. 3rd, and E. 7th Streets as part of an initial phase of improvements to be completed by the City.
- For this first phase of improvements, E. 1st Street will be improved and enhanced, whereas the other three (3) roadways will be reconstructed. Improvements to E. 1st, E. 2nd and E. 3rd Streets will coincide with the initial phase of JSC's planned improvements. Improvements to E. 7th Street are needed to provide improved connectivity for motorists and pedestrians with the recently completed Rowat Lofts and District @ 6th projects.
- Improvements to E. 4th, E. 5th, and E. 6th Streets will need to be programmed in the City's Capital Improvement Program for design and construction in future plan years.



PREVIOUS COUNCIL ACTION(S):

Date: December 16, 2019

Roll Call Number: [19-2061](#)

Action: [Receive](#) and file proposal from JSC Properties, LLC to redevelop City-owned properties located within the Market District, and directing staff to negotiate details of a redevelopment proposal. ([Council Communication No. 19-554](#)) Moved by Gatto to adopt. Motion carried 6-0. Mayor Cownie abstains from voting based on an appearance of conflict of interest.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff does not anticipate any future Council actions regarding this PSA at this time; however, unanticipated changes to this PSA would require a Supplemental Agreement, which may require Council action. Anticipation actions do include ordering construction, conducting a public hearing, receive and file bids, designate a low bidder, approval of a contract and bond, approval of partial payments to the contractor, and final acceptance of the construction project.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.