

COUNCIL COMMUNICATION

	Number:	20-408	Meeting:	September 14, 2020
	Agenda Item:	8	Roll Call:	20-1410
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Supplemental Agreement No. 1 to the Professional Services Agreement (PSA) with Felsburg Holt & Ullevig, Inc. for master planning services for the Southwest Infrastructure and Planning Study, for an amount not to exceed \$99,760.

SYNOPSIS:

Recommend Approval of Supplemental Agreement No. 1 to the PSA with Felsburg Holt & Ullevig, Inc., for an additional amount not to exceed \$99,760, based on hourly billing rates to provide master planning services to the area located directly south of Gray's Lake.

FISCAL IMPACT:

Amount: \$99,760

Funding Source: 2020-21 CIP, Street Improvements Page 46, SW Infrastructure and Planning, ST280, G.O. Bonds to be issued

ADDITIONAL INFORMATION:

- On May 18, 2020, by Roll Call No. 20-0811, City Council approved the PSA with Felsburg Holt & Ullevig, Inc. for a total cost not to exceed \$322,811 to review existing infrastructure and propose future infrastructure needs, land uses and projected traffic patterns for a study area generally bound by Iowa Highway 28 on the west, Park Avenue/George Flagg Parkway on the north, the Des Moines International Airport on the east, and Willow Creek Avenue on the south.
- The study includes the following components:
 - Provide recommendations on removing the Southwest Connector from Park Avenue to SW 7th Street from the long-range transportation plan.
 - Review existing infrastructure and propose future transportation infrastructure needs for the study area.
 - Review currently proposed land uses and projected traffic patterns to identify and prioritize future Capital Improvement Plan (CIP) infrastructure for multimodal transportation improvements.
 - Drainage analysis for Gray's Lake Wetland Area.

- Due to developer interest in the area south of Gray's Lake, a detailed master plan to manage future development was deemed necessary by City staff. The master planning study area is generally located adjacent to Fleur Drive on the west, Bell Avenue/Thomas Beck Road on the south, and Indianola Road at intersection with Indianola Road/SE 1st Street on the east.



- Additional services proposed under Supplemental Agreement No. 1 include:
 - Review existing infrastructure and develop framework diagrams for the area south of Gray's Lake.
 - Review currently proposed land uses and projected traffic patterns to identify future CIP infrastructure, including multimodal transportation improvements.
 - Public information services to convene a Planning Advisory Committee and engage stakeholders and existing property owners
 - Prepare a detailed Master Plan and land use review indicating types of uses and level of density that will help identify additional infrastructure improvements in the area south of Gray's Lake and adjacent to the original study area.
- Staff has negotiated Supplemental Agreement No. 1 to the Agreement for Professional Services with Felsburg Holt & Ullevig, Inc. for an additional not to exceed \$99,760, based on hourly rates, to provide master planning services to the area located directly south of Gray's Lake.
- Confluence will be assisting Felsburg Holt & Ullevig, Inc. in the additional master planning services as a subconsultant.

PREVIOUS COUNCIL ACTION(S):

Date: May 18, 2018

Roll Call Number: [20-0811](#)

Action: [Approving](#) Professional Services Agreement with Felsburg Holt & Ullevig, Inc. for Southwest Infrastructure and Planning Study, not to exceed \$322,811. (Continued from the May 4, 2020 Council meeting) ([Council Communication No. 20-225](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Funding of future study of improvements needed for the roadway network without the Southwest Connector, including capital investment required to upgrade rural roadways to an urban cross section in the new growth areas and in the area south of Gray's Lake along Thomas Beck Road/Indianola Road to SE 1st Street.

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