


COUNCIL COMMUNICATION

| | | | | |
|---|---------------|---|------------|----------------------|
|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 23-285 | Meeting: | June 12, 2023 |
| | Agenda Item: | 10 | Roll Call: | 23-0800 |
| | Submitted by: | Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Approving Supplemental Agreement No. 3 to the Professional Services Agreement (PSA) with I&S Group, Inc. for Market District Street Reconstruction Project (E. 1st, E. 2nd, E. 3rd, and E. 7th Streets), not to exceed \$295,015.

SYNOPSIS:

Recommend approval of Supplemental Agreement No. 3 to the PSA with I&S Group, Inc. (Lynn Bruns, CEO, 115 E. Hickory Street, Suite 300, Mankato, Minnesota, 56001) for an additional amount not to exceed \$295,015, based on hourly rates and reimbursable costs, to provide construction phase services associated with E. 4th Street Reconstruction from E. Martin Luther King Jr. Pkwy. to E. Market Street.

FISCAL IMPACT:

Amount: \$295,015

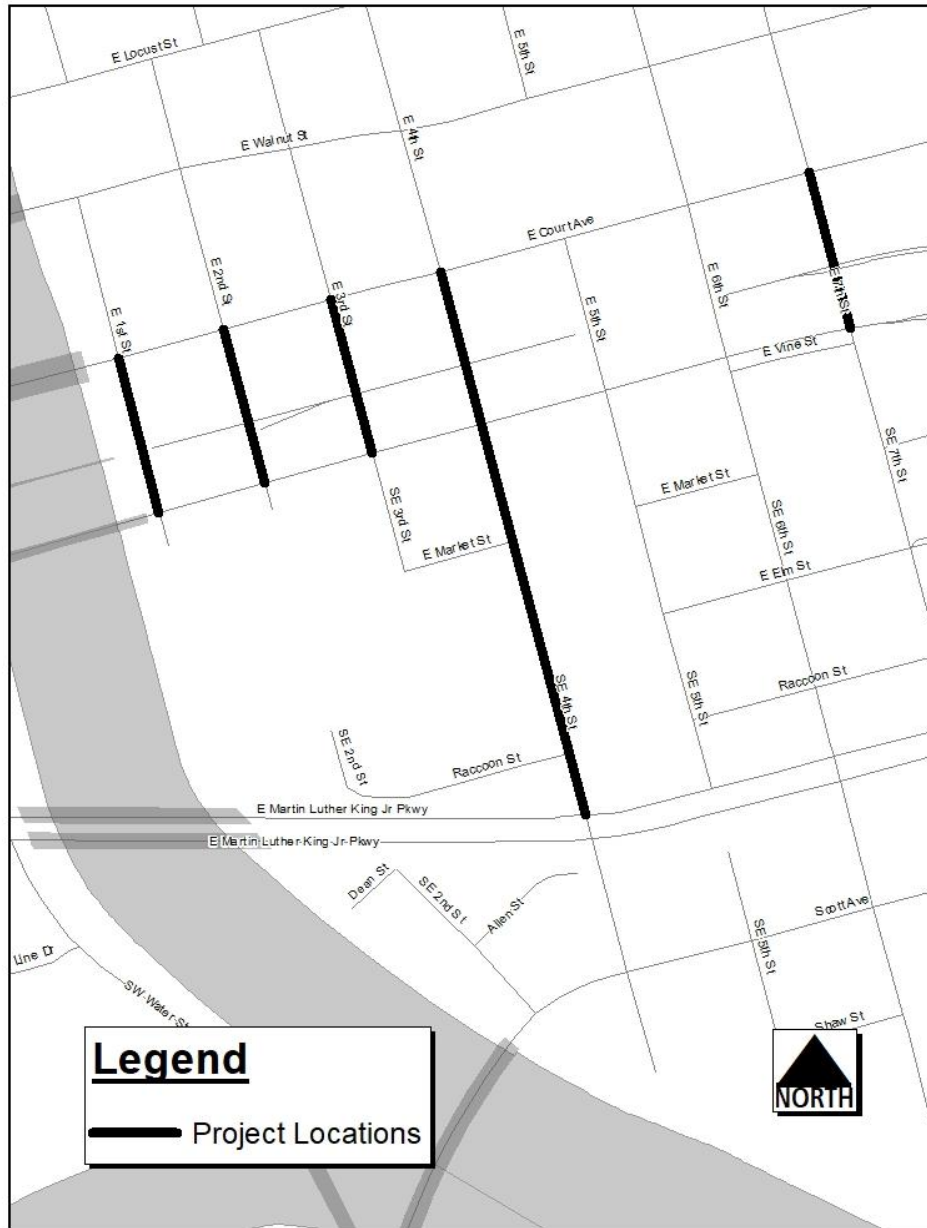
Funding Source: 2023-2024 CIP, Page 133, Market District Infrastructure Improvements, TIF Bonds, ST282

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 redevelopment 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 (2)-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, over the next several years.

- I&S Group, Inc. 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, I&S Group, Inc. is assisting the City with coordination efforts with Iowa Interstate Railroad in developing concepts for railroad crossing improvements at E. Vine Street for the crossings between E. 1st and E. 7th Streets.
- On September 14, 2020, by Roll Call No. 20-1411, City Council approved the PSA with I&S Group, Inc. to provide design services for the Market District Street Reconstruction Project (E. 1st, E. 2nd, E. 3rd, and E. 7th Streets from E. Court Avenue to E. Vine Street).
- The four (4) streets will be constructed via separate construction projects for each roadway segment to coordinate with the adjacent street improvements being implemented by JSC.
- The first roadway to be constructed as part of the City's roadway work in the Market District was E. 2nd Street from E. Court Avenue to the Iowa Interstate Railroad right-of-way limits lying within E. Vine Street.
- On June 14, 2021, by Roll Call No. 21-0908, City Council approved plans, specifications, form of contract documents, engineer's estimate, received and filed bids and designated the lowest responsible bidder as Jasper Construction Services, Inc. for \$1,267,719.55 for the E. 2nd Street Reconstruction from E. Court Avenue to Iowa Interstate Railroad. This project was completed in 2021.
- On August 23, 2021, by Roll Call No. 21-1312, City Council approved Supplemental Agreement No. 1 with I&S Group, Inc. for construction phase services for the Market District Street Reconstruction Project (E. 1st, E. 2nd, E. 3rd, and E. 7th Streets).
- The second roadway to be constructed as part of the City's roadway work in the Market District was E. 3rd Street from E. Court Avenue to the Iowa Interstate Railroad right-of-way limits lying within E. Vine Street.
- On May 23, 2023, by Roll Call No. 22-0839, City Council approved plans, specifications, form of contract documents, engineer's estimate, received and filed bids and designated the lowest responsible bidder as Minturn, Inc. for \$372,060 for the E. 3rd Street Reconstruction from E. Court Avenue to Iowa Interstate Railroad. This project was completed in 2022.
- JSC subsequently requested that the City revise the street improvement plan and prioritize the improvement of E. 4th Street between E. Market Street and E. Martin Luther King Jr. Parkway to better align with JSC's Market District phasing plan. The improvement of E. 4th Street between E. Market Street and E. Court Avenue will then follow this first phase in the next several years.
- On April 4, 2022, by Roll Call No. 22-0518, City Council approved Supplemental Agreement No. 2 with I&S Group, Inc. for design phase services associated with the Market District E. 4th Street Reconstruction project.
- Staff negotiated Supplemental Agreement No. 3 to the Agreement for Professional Services with I&S Group, Inc. for a total additional amount not to exceed \$295,015, based on hourly rates and reimbursable costs, for additional professional services for the Market District Street Reconstruction Project (E. 1st, E. 2nd, E. 3rd, and E. 7th Streets) to provide construction

administration and construction observation services associated with the Market District E. 4th Street Reconstruction project for the segment between E. Market Street and E. Martin Luther King Jr. Parkway .



PREVIOUS COUNCIL ACTION(S):

Date: April 4, 2022

Roll Call No.: [22-0518](#)

Action: [Approving](#) Supplemental Agreement No. 2 to the PSA with I&S Group, Inc. for Market District Street Reconstruction Project (E. 1st, 2nd, 3rd, and 7th Streets), not to exceed \$549,901. ([Council Communication No. 22-152](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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 would require an additional Supplemental Agreement, which may require Council action.

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.