


# COUNCIL COMMUNICATION

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| <br>CITY OF DES MOINES<br>OFFICE OF THE CITY MANAGER | Number: <b>24-517</b>                                     | Meeting: <b>December 23, 2024</b> |
|   | Agenda Item: <b>8</b>                                     | Roll Call: [ _____ ]              |
|   | Submitted by: <b>Steven L. Naber, P.E., City Engineer</b> |                                   |

## AGENDA HEADING:

Approving Supplemental Agreement No. 4 to the Professional Services Agreement (PSA) with I&S Group, Inc. for professional services for the Market District Street Reconstruction Project (E. 1st, E. 2nd, E. 3rd, and E. 7th Streets), not to exceed \$249,840.

## SYNOPSIS:

Recommend approval of Supplemental Agreement No. 4 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 \$249,840, based on hourly rates and reimbursable costs, to provide construction phase services associated with the E. 4th Street reconstruction, from E. Market Street to E. Court Avenue, and design phase services associated with the E. 1st Street reconstruction project.

## FISCAL IMPACT:

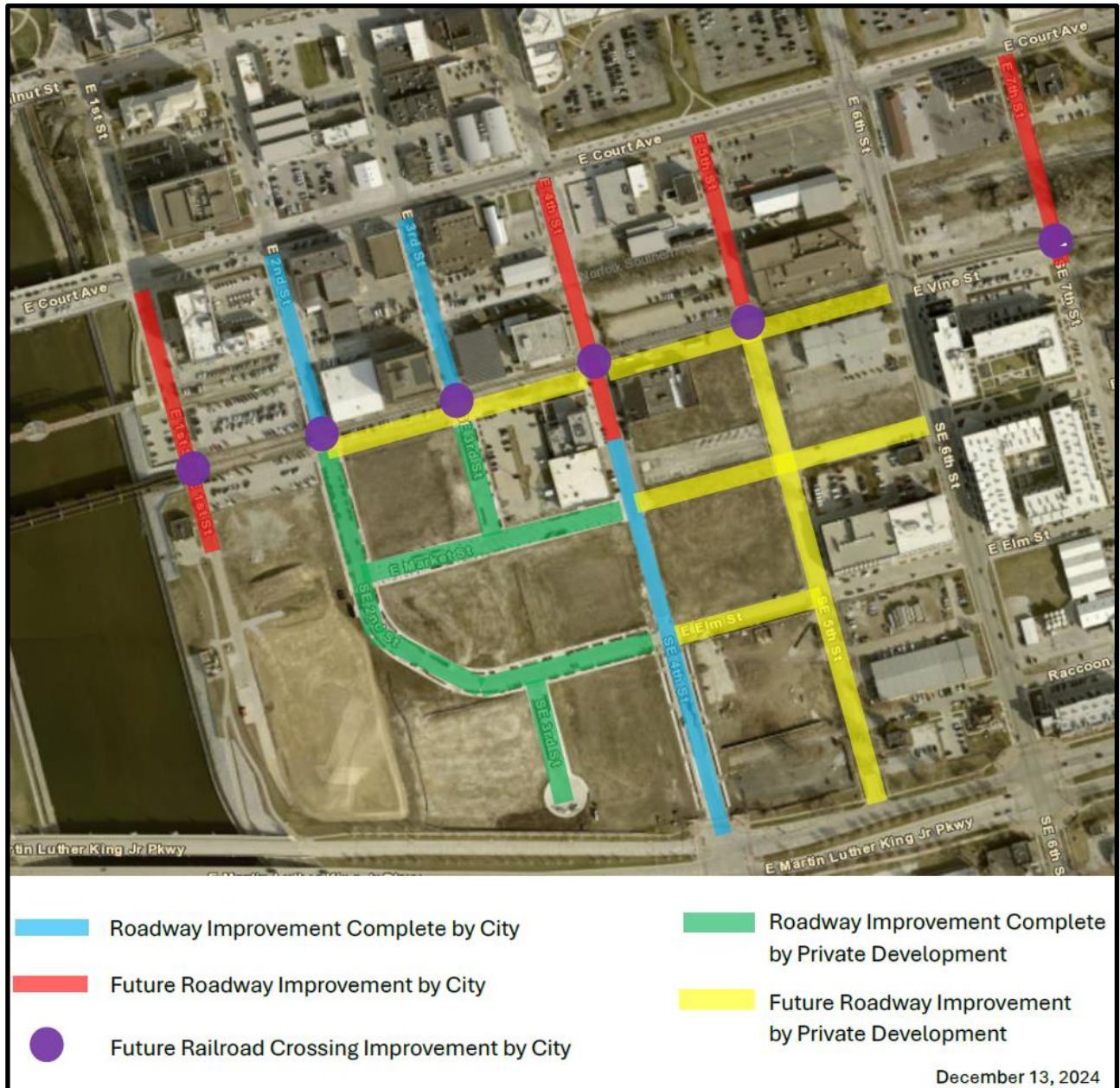
Amount: \$249,840

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 118, Market District Infrastructure Improvements, ST282, Tax Increment Funding Bonds

## ADDITIONAL INFORMATION:

- JSC Properties, LLC (JSC) and the City of Des Moines have made significant progress in making public improvements in the Market District.
- In the past few years, JSC has constructed roadway improvements to:
  - E. 2nd Street from E. Vine Street to E. Elm Street
  - E. Elm Street from E. 2nd Street to E. 4th Street
  - E. Market Street from E. 2nd Street to E. 4th Street (Private Street with Public Easement)
  - E. 3rd Street from E. Vine Street to E. Market Street
  - E. 3rd Street from E. Elm Street to cul-de-sac (Private Street with Public Easement)

- In the past few years, the City of Des Moines has constructed roadway improvements to:
  - E. 2nd Street from E. Court Avenue to Iowa Interstate Railroad (constructed 2021-2022)
  - E. 3rd Street from E. Court Avenue to Iowa Interstate Railroad (constructed 2022)
  - E. 4th Street from E. Martin Luther King Jr. Parkway to north of E. Market Street (constructed 2023-2024)



- Additionally, MidAmerican Energy is re-purposing property it owns in this vicinity between the Des Moines River and SE 2nd Street by constructing a new nine (9)-acre park that will be known as Two Rivers Park, which construction has already begun and is anticipated to be complete in 2025. Enhanced public access to this park will require the City to make further improvements to SE 1st Street from E. Vine Street southward to the Two Rivers Park entrance.

- 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 an exception to Request for Proposals (RFP) process for good cause and 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), for an amount not to exceed \$463,117.
- 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 E. 2nd Street from E. Court Avenue to Iowa Interstate Railroad project, for an additional amount not to exceed \$61,176.
- In August 2021, JSC requested that the City revise the street improvement plan and prioritize roadway improvements on E. 4th Street, starting with the southern block between E. Martin Luther King Jr. Parkway and E. Elm Street to better align with JSC's development.
- 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, from E. Court Avenue to E. Martin Luther King Jr. Parkway, for an additional amount not to exceed \$549,901.
- On June 12, 2023, by Roll Call No. 23-0800, City Council approved Supplemental Agreement No. 3 with I&S Group, Inc. for construction administration and construction observation services for E. 4th Street Reconstruction from E. Martin Luther King Jr. Parkway to E. Market Street, for a total additional amount not to exceed \$295,015.
- The E. 4th Street Reconstruction from E. Martin Luther King Jr. Parkway to E. Market Street project was substantially completed and opened to traffic in December 2024, with plantings to be done in the spring of 2025.
- Bids for the next phase of construction for E. 4th Street Reconstruction from north of E. Market Street to E. Court Avenue were received on December 10, 2024, and will be presented at the January 13, 2025, Council meeting for consideration. If approved, construction will take place in 2025.
- Staff negotiated Supplemental Agreement No. 4 to the Agreement for Professional Services with I&S Group, Inc. for a total additional amount not to exceed \$249,840, based on hourly rates and reimbursable costs, to provide:
  - Construction phase services associated with the E. 4th Street Improvements from north of E. Market Street to E. Court Avenue; and
  - Design phase services associated with the E. 1st Street Reconstruction from Two Rivers Park to E. Court Avenue.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 12, 2023

Roll Call Number: [23-0800](#)

Action: [Approving](#) Supplemental Agreement No. 3 to the PSA with I&S Group, Inc. for Market District Street Reconstruction Project (E. 1st, 2nd, 3rd, and 7th Streets), not to exceed \$295,015. ([Council Communication No. 23-285](#)) Moved by Gatto to adopt. Second by Mandelbaum. Motion Carried 6-1. Absent: Sheumaker.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City staff anticipate an additional Supplemental Agreement for construction phase services for construction of the E. 1st Street improvements may require future 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](mailto:cityclerk@dmgov.org).