



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 03/08/04

Communication

No.: 04-116

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Richard Clark, Deputy City Manager

### SUBJECT—

Resolution to Approve Agreement for Professional Services with WA Architecture LLC for Western Gateway Improvements

### SYNOPSIS—

The purpose of this roll call is to approve an Agreement for Professional Services between the City of Des Moines and WA. Architecture LLC (William L. Anderson, principal, 505 5<sup>th</sup> Street, Suite 850, Des Moines, Iowa 50309.) WA. Architecture LLC, in association with Zimmer Gunsul Frasca Partnership (Portland, Oregon) and Dunbar/Jones partnership (Des Moines), will complete design development, contract documents, bidding and construction administration for the Western Gateway Park.

### FISCAL IMPACT—

The contract amount is \$670,710, which includes compensation for all direct costs, indirect costs and reimbursable costs. Reimbursable costs are projected to be \$30,350.

### RECOMMENDATION—

Approval

## **BACKGROUND—**

Brooks Borg Skiles Architecture Engineering, LLP (BBS), in association with Zimmer Gunsul Frasca Partnership and Dunbar/Jones Partnership completed the Western Gateway Framework Plan in October, 2000. The Plan was approved by Council on October 26, 2000 by Roll Call 00-4166. Mr. Anderson was the lead for the design team on the project.

On May 19, 2003 by Roll Call 03-1217, Council approved the Western Gateway Schematic Plan. The Schematic Plan was completed by the design team of WA Architecture, Zimmer Gunsul Frasca Partnership and Dunbar/Jones Partnership.

This Agreement for Professional Services represents the final component of the design work and the related implementation for the Western Gateway Park Improvements. More specifically, the scope of services include the following:

1. Schematic Design (remaining 20%)
2. Design Development--
3. Construction Documentation
4. Bidding
5. Construction Inspection

The Gateway Steering Committee recommended that the Council approve the Agreement for Professional Services at their December 18, 2003 meeting.

Downtown Community Alliance has agreed to provide a backstop against \$200,000 in design fees for the project. It is estimated that the total amount to be spent by the design team by June 30, 2004 will be \$400,000 or less. By this date the funding agreement with the DCA for the project will be finalized.

If, for whatever reason, the Western Gateway Park project does not proceed in a timely manner and design fees are unnecessarily incurred, Downtown Community Alliance will pay \$200,000 of those fees. The intent of this backstop is to protect the City in the event that the City and the business community are unable to negotiate an acceptable financing plan for the completion of the Western Gateway Park.