


COUNCIL COMMUNICATION

	Number:	22-073	Meeting:	March 7, 2022
	Agenda Item:	10	Roll Call:	22-0299
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for design services for Tuttle Street from S.W. 14th Street to S.W. 16th Street, not to exceed \$98,000.

SYNOPSIS:

Recommend approving exception to the City's RFP process for good cause and approving the PSA with Kirkham Michael & Associates, Inc. (Michael S. Olson, P.E, President, 12700 West Dodge Road, Omaha, Nebraska, 68154), for a total cost not to exceed \$98,000, based on hourly rates, to provide professional design engineering services for Tuttle Street from S.W. 14th Street to S.W. 16th Street.

FISCAL IMPACT:

Amount: \$98,000

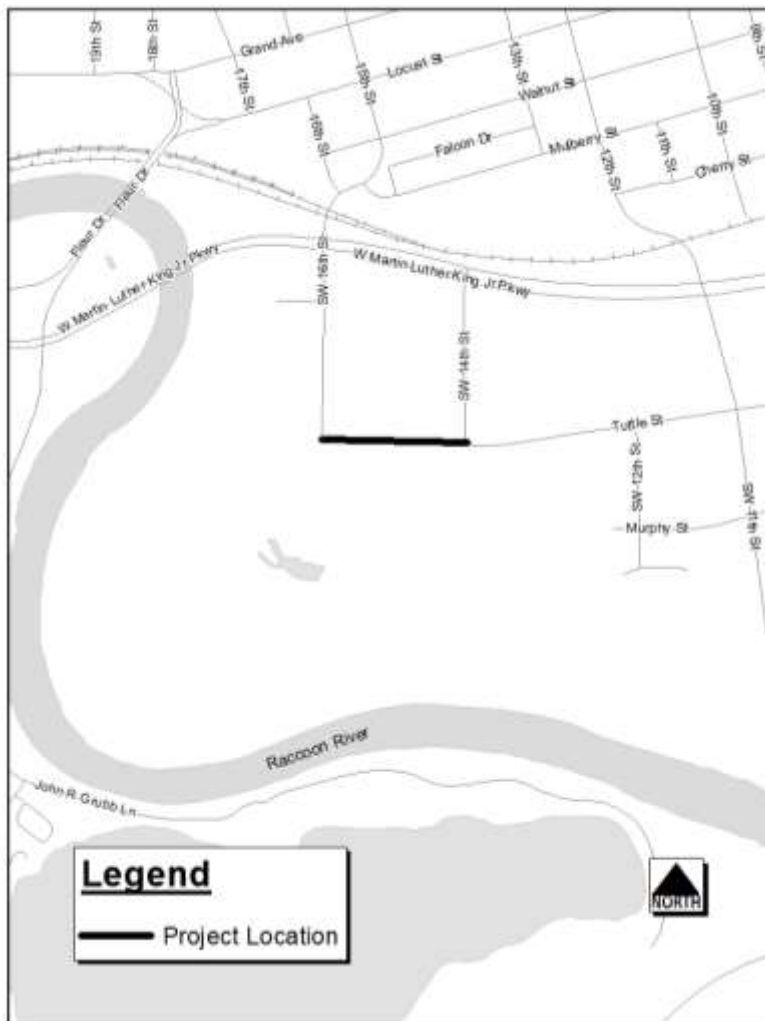
Funding Source: 2021-2022 CIP, Page 146, Tuttle Street Improvements, ST296, Tax Increment Funding Bonds.

ADDITIONAL INFORMATION:

- As part of the City's planning efforts with PlanDSM and MoveDSM and master planning for the Gray's Station development, Tuttle Street is to be improved from S.W. 11th Street to S.W. 16th Street to provide a 2-lane roadway with parking on both sides, a 2-way cycle track on the south side, sidewalks and tree planting along both sides of the roadway.
- The Gray's Station urban neighborhood, spanning 75-acres in downtown Des Moines' southwestern edge continues to develop. As part of the development, Tuttle Street has been improved from S.W. 11th Street to west of S.W. 12th Street.
- Tuttle Street from west of S.W. 12th Street to S.W. 14th Street is paved but does not have dedicated pedestrian or bicycle facilities.
- Tuttle Street between S.W. 14th Street and S.W. 16th Street does not exist and needs to be constructed in coordination with development of the Pro Iowa Soccer Stadium and plaza on the

former Dico site scheduled to start construction later this year, with a targeted stadium opening in 2024.

- As part of development agreements, the City will be constructing Tuttle Street between S.W. 14th Street to S.W. 16th Street, with anticipated construction starting in spring 2023.
- The City Engineer recommends that good cause exists to exempt the procurement of these professional services from the Engineering Department’s Request for Proposal (RFP) process, including advertisement, to efficiently complete the design of Tuttle Street from S.W. 14th Street to S.W. 16th Street in a coordinated effort with the soccer stadium and plaza development. Kirkham Michael & Associates, Inc. is qualified to perform the professional services and was selected to complete the design of Tuttle Street from S.W. 14th Street to S.W. 16th Street based upon their previous work and involvement in the soccer stadium and plaza development.
- City staff have negotiated a PSA with Kirkham Michael & Associates, Inc. for a total cost not to exceed \$98,000 based on hourly rates, to provide design services for Tuttle Street from S.W. 14th Street to S.W. 16th Street. Design services under the PSA include contract management, survey and data collection, utility coordination, design and preparation of construction plans and specifications, and bidding phase services.



PREVIOUS COUNCIL ACTION(S): NONE

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 will require a Supplemental Agreement, which may require Council action. Depending on project and City staff workload at the time this project is ready to commence construction, a future agreement may be necessary to contract with a consultant for construction phase services.

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