

COUNCIL ACTION FORM

SUBJECT: DOWNTOWN PARKING RAMP STUDY PROFESSIONAL SERVICES AGREEMENT (CENTRAL BUSINESS DISTRICT LOTS X & Y)

BACKGROUND:

The City Council previously directed staff pursue the hiring of a consultant to study the feasibility of placing a publically owned parking ramp in either Municipal Lot X or Lot Y in the Central Business District (CBD) parking areas. These lots are bounded by Clark Avenue on the west, Kellogg Avenue on the east, and the Union Pacific Railroad main line to the south. While no funds were appropriated for this project, it was agreed that the cost for this work (estimated to be \$14,000) would come from the available balance in the Parking Fund.

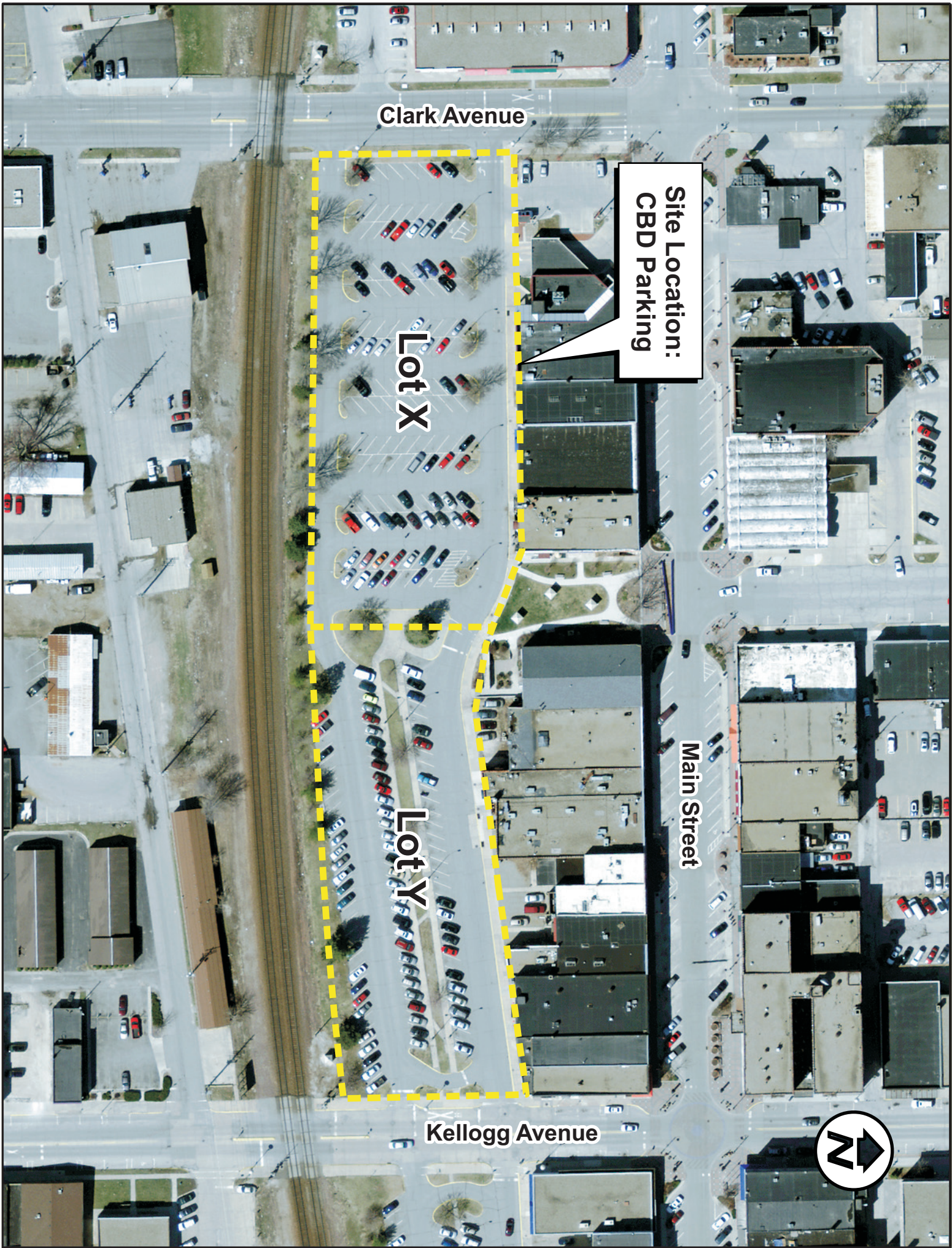
Staff put together a Request for Proposals (RFP) that was sent out to six firms known to have done similar projects in downtown business areas. The list includes:

Roseland, Mackey, Harris Architects
SRF Consulting Group
OPN
Carl Walker Parking Consultants
Walker Parking Consultants
Neumann Monson Architects

The criteria for selection were based upon previous experience, project approach, and their level of interest or enthusiasm to work on this project for the City of Ames. OPN Architects of Des Moines, IA, is being recommended by staff to perform the requested services.

OPN Architects is most notably known in Ames for their design work on the east campus parking structure for Iowa State University near the Gerdin Business Building on central campus. This firm's proposal stood out due to their approach to public involvement and gaining consensus on the design and placement of a parking structure. It was indicated that these items could greatly affect the final cost to construct the parking ramp facility.

The proposed cost to conduct the study is a lump sum of \$13,700 and will be funded from the available balance in the Parking Fund. OPN Architects estimated that the study will take four to six weeks to complete. At that point they will submit a report that summarizes their findings and provides recommended alternatives with associated construction costs.



Clark Avenue

Site Location:
CBD Parking

Lot X

Lot Y

Main Street

Kellogg Avenue



The scope of services for the parking study includes the following:

1. *Site Evaluation:*

Review of 2 sites, municipal lots X and Y, for consideration as the site of a new parking structure to serve the Central Business District.

- *Review is to include suitability, existing and proposed utilities, site limitations and City Code requirements.*
- *Abbreviated civil engineering services will be provided by Snyder & Associates to assist with preparation of preliminary site concepts.*
- *Preliminary site plan concept options will be prepared for consideration by the City of Ames.*

2. *Preliminary Design Evaluation:*

Prepare preliminary parking structure concept plans for a single level parking structure based on site concepts. Size of structure is anticipated to be 150-200 vehicles. The study will include consideration of parking structure expansion not to exceed three stories.

- *Concepts are to test maximum parking spaces and size of support core components.*
- *Structural concepts will be evaluated with the assistance of Shuck-Britson Consulting Engineers.*
- *A recommendation for preferred design and site location will be provided at the conclusion of the study.*

3. *Preliminary Probable Construction Costs:*

- *Concept plans are to include a preliminary estimate of probable construction costs.*
- *Stecker-Harmsen Cost Consultants will be retained to assist with preparation of construction costs.*
- *Consideration of probable maintenance costs will be offered in final study.*

4. *Deliverables included in Parking Study:*

- *Executive Summary.*
- *Preliminary site concept plan for 2 options.*
- *2 Preliminary parking structure plans.*
- *Summary of probable code considerations.*
- *Probable construction cost of each option.*

ALTERNATIVES:

1. Approve the Professional Service Agreement with OPN Architects of Des Moines, IA, for a lump sum amount of \$13,700.
2. Reject the agreement and direct staff to pursue other alternatives.
3. Direct staff to negotiate with another firm to perform the suggested services.

MANAGER'S RECOMMENDED ACTION:

By approving the professional service agreement with OPN Architects, the community can obtain the needed information to consider possible next steps for improving the parking situation in the downtown area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Professional Service Agreement with OPN Architects of Des Moines, IA, for a lump sum amount of \$13,700 with funding coming from the available balance in the Parking Fund.