



# Council Communication

Office of the City Manager

**Date**

August 7, 2006

**Agenda Item No.** 8  
**Roll Call No.** 06-  
**Communication No.** 06-502  
**Submitted by:** **Jeb E. Brewer, P.E., City Engineer and Larry Hulse, Community Development Director**

## **AGENDA HEADING:**

Authorizing Douglas Hoerr Landscape Architecture, Inc. to proceed with Phase 3 (Design Development) and Phase 4 (Bidding Phase) of the Professional Services Agreement Scope of Services for the Ingersoll Avenue Streetscape project.

## **SYNOPSIS:**

Recommend approval of the authorization for Douglas Hoerr Landscape Architecture, Inc. to proceed with Phase 3 (Design Development) and Phase 4 (Bidding Phase) of the Professional Services Agreement Scope of Services for the Ingersoll Avenue Streetscape project. This will authorize the consultant to proceed with the development of final plans and construction documents for the pilot project between 28<sup>th</sup> Street and 31<sup>st</sup> Street. Construction is anticipated to take place in the summer and fall of 2007.

## **FISCAL IMPACT:**

Amount: \$123,655

Funding Source: 2006-07 CIP, Page Street-24, STR221, Ingersoll Streetscape Improvements 28<sup>th</sup>-31<sup>st</sup>, G.O. Bonds. This amount is included in the \$238,655 previously approved by Council on October 24, 2005

## **ADDITIONAL INFORMATION:**

On October 24, 2005, the City Council approved the Professional Services Agreement with Douglas Hoerr Landscape Architecture, Inc. for the design of the Ingersoll Streetscape Project for compensation not to exceed \$238,655. Their Scope of Services contained all four phases of work, including phases 3 and 4. Phase 1 (Schematic Design) has been completed and two schematic design concepts, a base concept and an enhanced concept, were presented to the public at Des Moines University on February 28, 2006. Following the completion of the conceptual design, the Ingersoll Area Association (IAA) began Phase 2 (Community Fundraising) to raise private donations to match the City's contribution towards construction of the streetscape. During this phase, the Consultant researched other possible funding sources, provided graphics and technical assistance to the IAA as needed. Phase 2 is nearing completion and a preliminary construction budget has been established based on the funds received at this time. The current project budget is as follows:

## **Estimated Project Budget**

\$650,000	City (FY 2005 & FY 2006 CIP)
\$150,000	FY 2006 STP-TE Grant (DM MPO/ IDOT)
<u>\$364,875</u>	<u>Private Donations</u> (includes both received and pledged amounts)
<b>\$1,164,875</b>	<b>Total Budget</b>

(\$238,655)	Consultant Design Contract
(\$150,000)	Estimated Consultant Construction Administration
<u>(\$70,000)</u>	<u>Estimated City Expenses</u>
<b>\$706,220</b>	<b>Remaining Budget for Construction</b>

Based on this \$706,000 budget, the proposed pilot project will be greater than the base conceptual design (\$280,000 estimated cost), but less than the enhanced conceptual design (\$1,840,000). It is anticipated that the pilot project will include new street curbs, new sidewalks and drive approaches, some trees and landscape plantings, some street furnishing, and upgraded street lighting from MidAmerican Energy.

City staff and IAA representatives met and decided that it is preferable to proceed with construction of the pilot project in 2007, based on the available funds, rather than delay the project for a year to try to obtain additional funds. The improvements will be designed with the ability to add elements to the project as the IAA raises additional private funds. The plans for the pilot project will need to be submitted to the Iowa DOT in October of 2006. The final construction budget will include those donations received or pledged by September 30, 2006.

Phase 3 of the Scope of Services consists of the development of final plans and construction documents and the coordination of the Iowa Department of Transportation during the plan review process. Phase 4 of the Scope of Services is the bidding phase. It is anticipated the project will be bid in March or April of 2007. Completion of construction is anticipated by fall of 2007. The \$123,655 cost for Phase 3 and 4 is included in the total consultant design fee of \$238,655 previously approved by Council.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: October 24, 2005

Roll Call Number: 05-2597

Action: Professional Services Agreement with Douglas Hoerr Landscape Architecture Inc. (Douglas Hoerr, Principal, Chicago, IL) for the Ingersoll Avenue Streetscape Project, not to exceed \$238,655. ([Council Communication No. 05-594](#))

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

Date:

Roll Call Number:

Action:

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council action for administration of construction contracts.