



Council
Communication
Office of the City Manager

Date	June 4, 2007
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Agenda Item No.	61
Roll Call No.	07-
Communication No.	07-335
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hearing on Ingersoll Avenue Streetscape Improvements - 28th to 29th Streets: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Jasper Construction Services, Inc., Steven J. Rhoads, President, \$578,089.25.

SYNOPSIS:

This is a public hearing to allow for public input on the Ingersoll Avenue Streetscape Improvements - 28th to 29th Streets and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This streetscape project is an outcome of the Ingersoll Avenue Improvement Plan, which was developed through a planning effort with the Ingersoll Area Association and surrounding neighborhood associations. The contract work includes new curbs, sidewalks, driveways, curbed planters with plantings, and storm sewer improvements, which will be funded from the Storm Water Utility.

The contract work is only a portion of the total streetscape project. An agreement with Mid-American Energy for the overhead utility facility improvements and pedestrian lighting from 28th Street to 31st Street (Phase 1 and 2) with an estimated cost of \$250,265 is also being presented for City Council consideration on the June 4th agenda. Phase 2 of the streetscape from 29th to 31st Streets will be constructed in 2008 by future contracts estimated at an additional \$1,400,000. The identified funding sources for Phase 2 include City of Des Moines, Community Attraction and Tourism (CAT) Grants, Iowa Department of Transportation, and private funds.

The apparent low bid for the Ingersoll Avenue Streetscape Improvements - 28th to 29th Streets is approximately 16% above the City Engineer's Estimate. Recent material and fuel price increases have impacted the construction market. Additionally, the CAT grant for the project was smaller than expected. If the total project budget is adjusted to account for this smaller CAT grant, as well as the increased construction cost, total project costs will exceed the current budget by \$275,000. Half of this shortfall will be covered by additional private fund raising efforts, and the other half will be covered by additional City funds. The additional funds will not be needed for this first contract, but will be needed for the future contracts. It is recommended to award this first contract.

FISCAL IMPACT: Phase 1 only

Amount: \$578,089.25 Construction Contract (\$499,402.80 City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Street-24, Ingersoll Streetscape Improvements 28th - 31st, STR221, being:

Public funding sources include:

- G. O. Bonds - \$155,952.65
- Storm Water Utility Funds - \$222,136.60

Project funding also includes \$200,000 in private contributions for streetscape improvements from Restoration Ingersoll.

ADDITIONAL INFORMATION:

On May 7, 2007, under Roll Call No. 07-838, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Avenue Streetscape Improvements - 28th to 29th Streets. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Ingersoll Avenue Streetscape Improvements - 28th to 29th Streets, 04-2007-009. The improvement includes constructing curb, sidewalks, driveways, storm sewer, planters, landscaping, and other incidental items; in accordance with the contract documents, including Plans File Nos. 473-001/031 on Ingersoll Avenue from 28th Street to 29th Street, Des Moines, Iowa.

Sealed bids for said improvement were submitted by the following bidders:

- Jasper Construction Services, Inc., Newton, IA
- Elder Corporation, Des Moines, IA
- Concrete Technologies, Inc., Urbandale, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on May 22, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Jasper Construction Services, Inc., Steven J. Rhoads, President, 928 N 19th Avenue East, Newton, IA, 50208 in the amount of \$578,089.25, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: May 7, 2007

Roll Call Number: 07-838

Action: Ordering construction of the following: [Ingersoll](#) Avenue Streetscape Improvements-28th to 29th Streets – Receiving of bids, (5-22-07), and Setting date of hearing, (6-4-07). (Construction Estimate - \$499,402.80). ([Council Communication No. 07-274](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 12, 2007

Roll Call Number: 07-447

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the Ingersoll Avenue Streetscape Project. ([Council Communication No. 07-131](#)) Moved by Mahaffey to adopt. Motion Carried 6-1.

Date: February 12, 2007

Roll Call Number: 07-204

Action: [Approving](#) Professional Services Supplemental Agreement No. 1 with Douglas Hoerr Landscape Architect, Inc. for additional engineering services for the Ingersoll Avenue Streetscape Project, not to exceed \$99,000. ([Council Communication No. 07-051](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 12, 2007

Roll Call Number: [07-270](#)

Action: [Establishing](#) the Ingersoll Avenue Self-Supported Municipal Improvement District (SSMID), and providing for the establishment of a capital improvement and operation fund, and levy of an annual tax. ([Council Communication No. 07-067](#)) Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: February 12, 2007

Roll Call Number: [07-271](#)

Action: (A) [Final](#) consideration of ordinance above, (waiver requested by City Manager), requires 6 votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#14,628](#). Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: April 3, 2007

Roll Call Number:

Action: Urban Design Review Board approval of proposed Phase 1 Ingersoll Avenue Streetscape project between 28th and 29th Streets

Date: March 21, 2007

Roll Call Number: N/A

Action: Access Advisory Board review

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.