



Council Communication

Office of the City Manager

Date

March 10, 2008

Agenda Item No. 8A
Roll Call No. 08-
Communication No. 08-118
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Ordering construction of the following: Ingersoll Avenue Streetscape Improvements – 29th to 31st Streets - receiving bids, (3-18-08), and setting date of hearing, (4-7-08). (Construction Estimate - \$1,061,823).

SYNOPSIS:

Proceed with construction of the Ingersoll Avenue Streetscape Improvements and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project is the second phase of the Ingersoll Avenue Streetscape Improvements, which is an outcome of the Ingersoll Avenue Improvement Plan that was developed through a planning effort with the Ingersoll Area Association and surrounding neighborhood associations. The overall project includes new curbs, sidewalks, driveways, curbed planters with plantings, pedestrian lighting, and improvements to the overhead utility facilities. Also included are storm sewer improvements, which will be funded from the Storm Water Utility.

FISCAL IMPACT:

Amount: \$1,061,823 City Engineer's Estimate

Funding Source: 2007-2008 CIP, Page Street-24, Ingersoll Streetscape Improvements 28th - 31st, STR221, Being: \$52,507 in G. O. Bonds, \$584,316 in Storm Water Utility Funds, \$275,000 in Vision Iowa CAT Grant, and \$150,000 in Federal Surface Transportation Program funds under STP-E-1945(706)-8V-77

ADDITIONAL INFORMATION:

Ingersoll Avenue Streetscape from 29th Street to 31st Street is the second phase of the Ingersoll Streetscape project between 28th Street and 31st Street. On October 25, 2004, City Council authorized the City Manager to submit an application to Des Moines Metropolitan Planning Organization (MPO) for Transportation Enhancement (STP-E) funds for the Ingersoll Streetscape project. The MPO awarded \$150,000 of STP-E funds for use on the project. To expedite construction of the project, construction was split into three phases. The first phase between 28th Street and 29th Street is funded with local and private funds, and is currently under construction. Completion is anticipated in the spring of 2008. The second phase, between 29th Street and 31st Street, includes \$150,000 of STP-E funds and is scheduled for construction in 2008. Curbs, sidewalks, drives, planters, and storm sewer are included in the second phase project. The third phase of the project will be funded with local and private funds and will include trees and plants between 29th Street and 31st Street and street furniture along the entire project.

On December 18, 2006, by Roll Call 06-2515, the City Council authorized the submittal of a Community Attraction and Tourism (CAT) grant application. A grant application of \$525,000 was submitted and scored by the Community Attraction and Tourism Committee of the Vision Iowa Board. On May 9, 2007, the Vision Iowa Board approved a grant of \$275,000 for the Ingersoll Avenue Streetscape Project contingent on additional funds being raised locally to cover the cost of constructing the project as proposed.

This streetscape project is the outcome of an on-going planning effort with the Ingersoll Area Association (IAA) and the surrounding neighborhoods. The development and implementation of a plan for Ingersoll Avenue was specifically mentioned in the Woodland Heights Neighborhood Plan (1990), the North of Grand Neighborhood Plan (1998), the Sherman Hill Neighborhood Plan (1999), and the Greenwood Historic Neighborhood Plan (2002). In 2001 the Ingersoll Area Association raised \$25,000 to put resources towards the development of a comprehensive plan for the entire corridor. This planning effort ultimately resulted in City Council approval of a streetscape project along Ingersoll Ave from 28th Street to 31st Street.

This project is being funded by a combination of private donations, various community grants, storm water revenue and general obligation funds. The project scope and extent has been adjusted during the design process to account for the funds expected from the various sources. The CAT grant was estimated to provide \$525,000; however, the actual award made by the Vision Iowa Board was \$275,000. This entire budget has been revised to account for the lower CAT award, additional private contributions to date and recent bid prices on the first phase.

On February 12, 2007, the City Council approved the establishment of the Ingersoll Avenue Self-Supported Municipal Improvement District (SSMID). This district matches the streetscape project area boundaries and will be used to assist with funding the maintenance of the improvements. The SSMID petition was signed by the owners of 59% of the taxable properties in the district (20 of 34). These signatures also represent property ownership with an assessed value of 72.7% of the total assessed value for taxable property in the District (\$8.793 million of \$12.095 million). These figures greatly exceed the require minimum of 25% of the owners representing 25% of the assessed value of the district as required by the State Code.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Avenue Streetscape Improvements – 29th to 31st Streets, 04-2005-011. 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. 487-001/072 on Ingersoll Avenue from 29th to 31st Streets, Des Moines, Iowa.

The estimated construction cost is \$1,061,823. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: December 3, 2007

Roll Call Number: [07-2283](#)

Action: Approving and authorizing execution of Iowa Department of Transportation Agreements for the following:

- (B) [Ingersoll](#) Avenue Streetscape from 29th Street to 31st Street. ([Council Communication No. 07-713](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 18, 2007

Roll Call Number: [07-1173](#)

Action: Approving Community Attraction and Tourism (CAT) Grant Agreement and Funding Commitment for Ingersoll Avenue Streetscape Project – 28th to 31st Street. ([Council Communication No. 07-378](#)) Moved by Coleman to adopt. Motion Carried 6-1.

Date: June 4, 2007

Roll Call Number: [07-1117](#)

Action: [On](#) Ingersoll Avenue Streetscape Improvements-28th to 29th Streets: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Jasper Construction Services, Inc., (Steven J. Rhoads, President), \$578,089.25. ([Council Communication No. 07-335](#)) Moved by Hensley to adopt. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: June 4, 2007

Roll Call Number: [07-1118](#)

Action: (A) [Approving](#) contract and bond and permission to sublet. Moved by Hensley to adopt. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: June 4, 2007

Roll Call Number: [07-1046](#)

Action: Professional Services Agreement with Howard R. Green Company for construction administration services for the Ingersoll Avenue Streetscape Project – 28th Street to 31st Street, \$316,000. ([Council Communication No. 07-324](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: June 4, 2007

Roll Call Number: [07-1045](#)

Action: Approving Agreement with MidAmerican Energy Company to replace wood distribution poles with fiberglass poles, install new decorative street and pedestrian lights and reduce the amount of overhead wiring for the Ingersoll Avenue Streetscape – 28th Street to 31st Street, \$250,265. ([Council Communication No. 07-325](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: January 15, 2008

Roll Call Number:

Action: Urban Design Review Board approval of proposed Phase 2 Ingersoll Avenue Streetscape project between 29th and 31st Streets

Date: January 16, 2008

Roll Call Number:

Action: Access Advisory Board review

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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