



Council Communication

Office of the City Manager

Date

April 7, 2008

Agenda Item No. 56
Roll Call No. 08-
Communication No. 08-195
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Ingersoll Avenue Streetscape Improvements – 29th to 31st 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, \$1,243,097.

SYNOPSIS:

This is a public hearing to allow for public input on the Ingersoll Avenue Streetscape Improvements – 29th to 31st Streets and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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, and 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: \$1,243,097 Construction Contract (\$1,061,823 City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Street-24, Ingersoll Streetscape Improvements 28th – 31st, STR221, Being: \$43,752 in G. O. Bonds; \$674,345 in Storm Water Utility Funds which includes an additional \$150,000 transfer from City-wide Storm Water Utility Projects, Page Storm-5, STE057; \$275,000 in Vision Iowa CAT Grant; \$150,000 in Federal Surface Transportation Program funds under STP-E-1945(706)-8V-77; and a \$100,000 transfer of G. O. Bonds to be issued 2008-09 from Streetscape Improvement, Page Street-47 STR231

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. This project is the second phase, which includes curbs, sidewalks, drives, planters, and storm sewer between

29th Street and 31st Street, has \$150,000 of STP-E funds, and is scheduled for construction in 2008. The third phase of the project will be funded with local and private funds, and will include street furniture and other enhancements along the entire project from 28th Street to 31st Street. The third phase project is also on this April 7th agenda for City Council consideration to establish the bid date for April 22, 2008.

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.

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.

On March 10, 2008, under Roll Call No. 08-364, 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 – 29th to 31st 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 – 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 bids, in accordance with a previously approved Iowa DOT Agreement, were received and opened by the Iowa DOT on March 18, 2008. The attached tabulation of bids by the Iowa DOT for said improvement be and is hereby received, and filed. Only one sealed bid was received from Jasper Construction Services, Inc., Newton, IA, in the amount of \$1,243,097, which is \$181,274 over the engineer's estimate.

The Iowa DOT issued plans to 94 companies on the project, 11 of which were eligible to bid the project as a prime contractor. Several of these potential prime contractors were contacted to see why they did not bid. The following reasons were provided:

- There were many other projects in the Iowa DOT letting that day that the contractors were pursuing. Most of these projects were more straightforward and were easier to bid and build than the City's Ingersoll Streetscape project. West Des Moines also was opening bids for a project the following day that several of the bidders were interested in.
- Some contractors had several management intensive projects currently underway, and decided they did have the resources available to construct another intensive project like the Ingersoll Streetscape project.
- Some of these contractors were not able complete 30% of the work with their own forces, as required to be considered a prime contractor for the project.

This type of project requires a specialty contractor, and at times it can be difficult to find multiple bidders. In 2007, three bids were received on the first phase of the Ingersoll Streetscape Project, and Jasper Construction Service, Inc. was the low bid on that project and is currently constructing the phase one project. Rebidding this phase two project in an attempt to get more bidders may not reduce the amount of the low bid and would most likely push the project completion into the summer of 2009. This would also delay the phase three project, which is on this April 7th agenda for City Council consideration to establish the bid date. Staff recommends awarding the construction contract to Jasper Construction Services, Inc.

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 \$1,243,097, 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: March 10, 2008

Roll Call Number: [08-364](#)

Action: Ordering construction of the following: [Ingersoll](#) Avenue Streetscape Improvements - 29th to 31st Streets – Receiving of bids, (3-18-08), and Setting date of hearing, (4-7-08). (Construction Estimate - \$1,061,823). ([Council Communication No. 08-118](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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.

BOARD/COMMISSION ACTION(S):

Date: January 15, 2008

Roll Call Number: N/A

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: N/A

Action: Access Advisory Board review

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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