



Council Communication

Office of the City Manager

Date

May 5, 2008

Agenda Item No. 47
Roll Call No. 08-
Communication No. 08-266
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Ingersoll Avenue Streetscape Enhancements - 28th to 31st Street: 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, \$289,945.

SYNOPSIS:

This is a public hearing to allow for public input on the Ingersoll Avenue Streetscape Enhancements - 28th to 31st Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for the installation of decorative metal railings on the planter beds, trash receptacles, benches, bicycle racks, and planter urns with landscape material. This project is the final phase of the Ingersoll Avenue Streetscape Improvements from 28th Street to 31st Street, 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, and includes the enhancement items to be installed after the hardscape improvements are completed.

FISCAL IMPACT:

Amount: \$289,945 Construction Contract (\$292,772 City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Street-24, Ingersoll Streetscape Improvements - 29th to 31st, STR221, (\$261,500 in private contributions for streetscape improvements from Restoration Ingersoll and \$28,445 in G. O. Bonds)

ADDITIONAL INFORMATION:

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.

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 with completion anticipated in the spring of 2008.
- The second phase, between 29th Street and 31st Street, includes curbs, sidewalks, drives, planters, and storm sewer for which bids were received by the Iowa Department of Transportation on March 18, 2008. These bids and the staff recommendation to award the contract to Jasper Construction Services, Inc. were on the April 7, 2008 agenda for City Council consideration, and construction is scheduled in 2008.
- The Ingersoll Avenue Streetscape Enhancements – 28th to 31st Street project, the third and the final phase of the project, will be funded with local and private funds and will include trees and plants between 29th Street and 31st Street, as well as street furniture along the entire project.

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 April 7, 2008, under Roll Call No. 08-545, 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 Enhancements - 28th to 31st Street. 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 Enhancements - 28th to 31st Street, 04-2008-006. The improvement includes installing decorative metal railing, trash receptacles, benches, planter urns, bicycle racks, and other incidental items; in accordance with the contract documents, including Plans File Nos. 489-058/067 on Ingersoll Avenue from 28th Street to 31st Street, Des Moines, Iowa.

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

Jasper Construction Services, Inc., Newton, IA
Concrete Technologies, Inc., Urbandale, IA
Rochon Corporation of Iowa, Inc., Urbandale, IA, Bid read under advisement

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 April 22, 2008.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of the improvement was submitted by Jasper Construction Services, Inc., Steven J. Rhoads, President, 928 N 19th Avenue East, Newton, IA, 50208 in the amount of \$289,945.00, and the bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: April 7, 2008

Roll Call Number: [08-545](#)

Action: Ordering construction of the following: [Ingersoll](#) Avenue Streetscape Enhancements – 28th to 31st Street – Receiving of bids, (4-22-08), and Setting date of hearing, (5-5-08). (Construction Estimate - \$292,772). ([Council Communication No. 08-193](#)) Moved by Vlassis to adopt. Motion Carried 6-1.

Date: April 7, 2008

Roll Call Number: [08-611](#)

Action: [On](#) Ingersoll Avenue Streetscape Improvements-29th to 31st Streets: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Jasper Construction Services, Inc., (Steve J. Rhoads, President), \$1,243,097. ([Council Communication No. 08-195](#)) Moved by Kiernan to adopt. Motion Carried 6-1.

Date: April 7, 2008

Roll Call Number: [08-612](#)

Action:

- (A) [Approving](#) contract and bond, and permission to sublet. Moved by Kiernan to adopt. Motion Carried 6-1.

Date: March 10, 2008

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

Action: Ordering construction of the following:

- (A) [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: 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: 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): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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