



# Council Communication

Office of the City Manager

Date

August 11, 2008

Agenda Item No. 56

Roll Call No. 08-

Communication No. 08-487

Submitted by: Larry D. Hulse, Community  
Development Director

## AGENDA HEADING:

Approval to proceed with Request for Proposals (RFP) to initiate the Beaverdale Streetscape Design Study.

## SYNOPSIS:

Recommend approval to initiate and partially fund the Request for Proposals (RFP) for the Beaverdale Streetscape Design Study for Beaver Avenue from Douglas Avenue to Beaverbend with an emphasis on the business core, which includes Adams Avenue to Beavercrest Drive. The Beaverdale Main Street Initiative and the Beaverdale Neighborhood Association will also contribute to jointly fund this RFP and the design plan.

## FISCAL IMPACT:

Amount: \$150,000 (not to exceed)

Funding Source: FY2008-09/2013-14 Capital Improvements Program, Streetscape Improvements - 43, STR231, CP038, ENG990000.

## ADDITIONAL INFORMATION:

For the past few years the Beaverdale Neighborhood has been considering streetscape improvements for Beaver Avenue. The streetscape concept has been suggested in two privately funded neighborhood revitalization plans for Beaverdale, the first completed in 2003 by RDG Planning and Design and the second drafted in 2007 by the Beaverdale Main Street Initiative Design Committee.

The Beaverdale Main Street Initiative (BMSI) and the Beaverdale Neighborhood Association (BNA) are now requesting the initiation of a Beaverdale streetscape design study for improvements along Beaver Avenue. The study would include Beaver Avenue from Douglas Avenue to Beaverbend with an emphasis on the business core, which includes Adams Avenue to Beavercrest Drive.

In anticipation of this streetscape project the City of Des Moines has submitted applications to the Des Moines Metropolitan Planning Organization (DMMPO) the past few years for Transportation Enhancement (TE) funds for the Beaverdale streetscape project. These applications have resulted in funding awards of \$89,000 for FFY2009, \$150,000 for FFY2010, and \$200,000 for FFY2012. During this time the City Council has also approved funds in the Capital Improvements Program for the construction of streetscape improvements at locations identified in neighborhood plans, such as Beaverdale, Drake, and others.

The intent for the Beavertdale streetscape study is to develop a request for proposals (RFP) for a design contract with a consultant to prepare a conceptual design and cost estimates for the Beaver Avenue corridor from Douglas Avenue to Beaverbend and then construction documents for the business core, which includes Adams Avenue to Beavercrest Drive. Members from BMSI and the BNA along with City staff from the Office of Economic Development, Engineering and Community Development will form a committee to recommend selection of the consultant and oversee the planning efforts.

The design contract will be structured similarly to previous streetscape projects and based on the newly drafted general guidelines for City assisted streetscape projects. Because streetscape projects require a significant capital improvement expense for the initial construction, as well as on-going maintenance it is crucial that the design be financially attainable for construction and sustainable in the on-going maintenance that will be required. As with other projects, the City will require that both project planning and construction costs be shared between the City, BMSI, and BNA. Also, a Self-Supported Municipal Improvement District (SSMID) will be required for on-going maintenance, insurance, and other operating expenses generated by the streetscape project.

The design contract will likely include the following four phases; Phase 1 is the development of the conceptual design, which includes all of the necessary site survey work and the identification of existing utilities, as well as cost estimates. Phase 2 is the community fundraising period. During this phase the BMSI and BNA and the consultant will work together to raise matching funds for the construction of the improvements. Phase 3 consists of the development of construction documents and the coordination of the Iowa Department of Transportation review process. Phase 4 consists of the bidding process.

Each phase must be completed to the satisfaction of the City before the consultant can proceed to the next phase. Once Phase 1 (conceptual design and cost estimates) and Phase 2 (private fund raising) have been completed, the project will be brought back to the City Council for authorization to proceed with Phase 3, which is the development of the final design and construction documents. It is also at this time that the final budget for the project will be known. Following Council approval, the consultant will proceed with the development of the construction documents based on the approved conceptual design and the final budget. The construction documents, Engineer's estimate of construction cost and bid documents will be brought back to the City Council for the normal bid authorization process.

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

Date: October 22, 2007

Roll Call Number: 07-2032

Action: Authorizing submittal of STP and STP-TE Fund FY 2012 Applications to the Des Moines Metropolitan Planning Organization. (Council Communication No. 07-629) Moved by Coleman to adopt. Motion Carried 7-0.

Date: August 6, 2007

Roll Call Number: 07-1556

Action: Draft Beaverdale Master Plan developed by The Beaverdale Main Street Initiative and to refer to the City Manager and appropriate Boards and Commissions for review and recommendation. Moved by Coleman to receive, file and refer the Beaverdale Draft Master Plan to the City Manager and appropriate City boards and commissions for review and recommendation regarding its implementation. The City Manager will ask The Beaverdale Main Street Initiative to organize meetings with the Neighborhood Associations and other interested parties, to share the information about this plan. Motion Carried 7-0.

Date: October 9, 2006

Roll Call Number: 06-1960

Action: Authorizing submittal of STP and STP-TE Fund Applications to the Des Moines Metropolitan Planning Organization. (Council Communication No. 06-634) Moved by Hensley to adopt. Motion Carried 6-0.

Date: October 24, 2005

Roll Call Number: 05-2534

Action: Authorizing submittal of STP and STP-TE Fund Applications to the Des Moines Metropolitan Planning Organization. (Council Communication No. 05-593) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 28, 2005

Roll Call Number: 05-786

Action: Receipt of Beaverdale Neighborhood Revitalization Strategy regarding the City's involvement in implementation. (Council Communication No. 05-145) Moved by Vlassis to adopt. City Manager to report in 6-8 weeks regarding creating a TIF district in that area. Motion Carried 6-1. Absent: Brooks.

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

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

Following the RFP process a recommendation on the selection of a design firm will be brought back to City Council for consideration and approval.

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