

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 11, 2012
	<b>Agenda Item No.</b> 8 <b>Roll Call No.</b> <u>12-0862</u> <b>Communication No.</b> <u>12-284</u> <b>Submitted by:</b> <b>Jeb E. Brewer, P.E., City Engineer and Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Authorization to proceed with conceptual design, including issuance of a Request for Proposals (RFP) for professional services for the Roosevelt Cultural District Streetscape.

**SYNOPSIS:**

Recommend approval of the authorization to proceed with conceptual design, including issuance of a Request for Proposals (RFP) for professional services for the Roosevelt Cultural District Streetscape. The scope of work will include preparation of a conceptual design and cost estimates for street modifications and streetscape improvements in the vicinity of 42nd Street from I-235 to Crocker Street.

**FISCAL IMPACT:**

Amount: \$80,000 (conceptual design and survey only)

Funding Source: 2012-2013 CIP, Page Street-41, Streetscape Improvements, STR231, Being: \$60,000 in G.O. Bonds from STR231 and \$20,000 in private contributions from the Roosevelt Cultural District.

**ADDITIONAL INFORMATION:**

The Roosevelt Cultural District (RCD) has been considering streetscape improvements in the vicinity of 42nd Street from I-235 to Crocker Street for several years. From 2006-2008, the RCD worked with business and property owners, surrounding neighborhood associations and residents, and consulted with City staff to create a Vision Plan for the area. On December 8, 2008 by Roll Call 08-2129, the City Council received and filed the Roosevelt Cultural District Vision Committee Report & Recommendations, which outlined three major objectives: 1) improve the appearance and perception of the RCD, 2) accommodate existing levels of vehicular traffic, and 3) increase safety for pedestrians. The streetscape improvements were also recommended in the Drake Neighborhood Plan, completed in 2011.

On December 18, 2010, the RCD submitted an application to the City for a streetscape project. Staff requested that prior to initiating a conceptual design study the RCD raise their portion of the

community match funds required by the streetscape guidelines, in this case \$20,000. The RCD has met this goal and is now requesting initiation of the conceptual design study phase.

The intent for the RCD 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 42nd Street corridor and vicinity from I-235 to Crocker Street. Members from the RCD along with City staff from the Engineering and Community Development Departments 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 adopted 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 and the RCD. Also, a Self-Supported Municipal Improvement District 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 RCD 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: December 8, 2008

Roll Call Number: [08-2129](#)

Action: [Receipt](#) of Roosevelt Cultural District Vision Committee Report & Recommendations as presented to the Roosevelt Cultural District Board. Moved by Hensley to receive and file the report. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on professional services agreements. 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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