


COUNCIL COMMUNICATION

	Number:	19-015	Meeting:	January 14, 2019
	Agenda Item:	8	Roll Call:	19-0016
	Submitted by:	Chris Johansen, Community Development Director and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for professional services for Ingersoll Avenue Streetscape – Phase 1, not to exceed \$525,000.

SYNOPSIS:

Approving the PSA with Kirkham Michael & Associates, Inc., Scott Almeida, Vice President, 11021 Aurora Avenue, Des Moines, Iowa, 50322, for a total cost not to exceed \$525,000 based on hourly rates to provide preliminary design for the Ingersoll Avenue Streetscape from Martin Luther King (MLK) Jr. Parkway to 31st Street, and final design of Phase 1, which consists of the north half of the Ingersoll Avenue corridor from 24th Street to MLK Jr. Parkway.

FISCAL IMPACT:

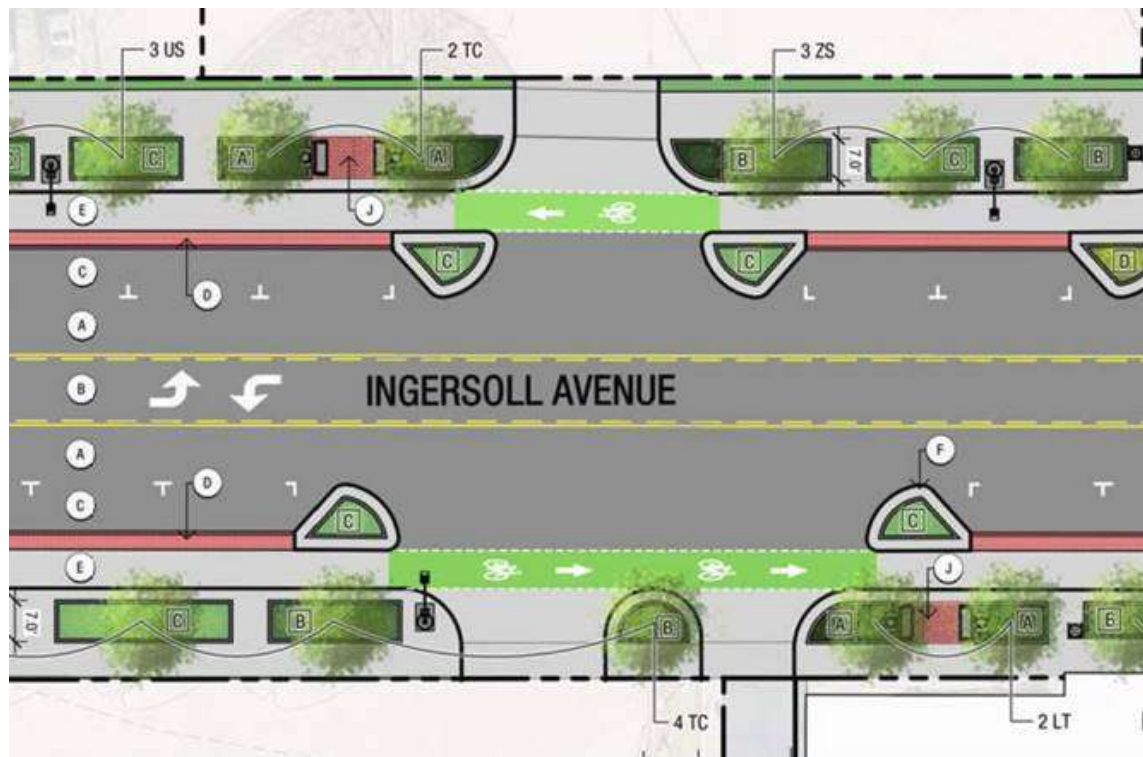
Amount: \$525,000

Funding Source: 2018-2019 Capital Improvement Program, Ingersoll Streetscape, ST276, TIF

ADDITIONAL INFORMATION:

- The Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) hired a consultant team to prepare preliminary conceptual design, construction phasing, and cost estimates for the construction of the Ingersoll Avenue Streetscape from MLK Jr. Parkway to 28th Street. The preliminary conceptual design proposes 3-lane roadway cross section with parking on both sides, protected bike lanes, and sidewalks with streetscape amenities. This project includes roadway reconstruction, storm sewer installation, sidewalk construction, landscaping planter beds with tree planting, and incorporation of green infrastructure including permeable pavement and biocells.

Image Below from preliminary conceptual design by Ingersoll Grand SSMID consultant team:



LEGEND	PLANTING LEGEND	KEYNOTE LEGEND																					
<ul style="list-style-type: none"> HMA (ASPHALT) PCC (CONCRETE) STANDARD PAVERS (ON PCC BASE)* PERMEABLE PAVERS* PAINTED BIKE CONFLICT ZONES BIKE RACKS (SETS OF TWO)* BENCH WITH CONCRETE PEDESTAL / PLANTER* LITTER RECEPTACLE* D.A.R.T. BUS STOP POTENTIAL ART LOCATION L.E.D. STREETLIGHT* *SEE SUMMARY REPORT FOR SPECIFICATIONS 	<ul style="list-style-type: none"> TYPE A PLANTER* TYPE B PLANTER* TYPE C PLANTER* TYPE D PLANTER (ANNUALS)* EXISTING PLANTER TO REMAIN PROPOSED STREET TREE *SEE SUMMARY REPORT FOR PLANT LIST + LAYOUT <table border="1"> <thead> <tr> <th colspan="3">STREET TREE SCHEDULE</th> </tr> <tr> <th>KEY</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> </tr> </thead> <tbody> <tr> <td>CL</td> <td>Cladrastis kentukea</td> <td>YELLOWWOOD</td> </tr> <tr> <td>LT</td> <td>Liriodendron tulipifera</td> <td>TULIP TREE</td> </tr> <tr> <td>TC</td> <td>Tilia cordata</td> <td>LITTLELEAF LINDEN</td> </tr> <tr> <td>US</td> <td>Ulmus spp.</td> <td>HYBRID ELM</td> </tr> <tr> <td>ZS</td> <td>Zelkova serrata</td> <td>JAPANESE ZELKOVA TREE</td> </tr> </tbody> </table>	STREET TREE SCHEDULE			KEY	BOTANICAL NAME	COMMON NAME	CL	Cladrastis kentukea	YELLOWWOOD	LT	Liriodendron tulipifera	TULIP TREE	TC	Tilia cordata	LITTLELEAF LINDEN	US	Ulmus spp.	HYBRID ELM	ZS	Zelkova serrata	JAPANESE ZELKOVA TREE	<ul style="list-style-type: none"> 10' VEHICULAR TRAVEL LANE 11' VEHICULAR TURN LANE 8' PARKING LANE WITH PAINTED 'T' MARKINGS 3' PERMEABLE PAVER BUFFER PCC BIKE LANE (6.5' TYP., 5' MIN.) RAISED CONCRETE ISLAND PEDESTRIAN CROSSWALK (STANDARD PAVERS) BACK-IN ANGLED PARKING (PERMEABLE PAVERS) DART SHELTER PROPOSED SEATING GROUP (SEE SUMMARY REPORT) B-CYCLE STATION LOCATION EXISTING STREETScape TO REMAIN
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- The Ingersoll Avenue Streetscape project will also include pavement reconstruction (no streetscape amenities) of Ingersoll Avenue from 28th Street to 31st Street.
- The total cost of the Ingersoll Avenue Streetscape project is estimated to cost approximately \$16,000,000. The Ingersoll-Grand Commercial Urban Renewal Area has seen substantial increase in property valuation resulting in better than anticipated tax increment revenues. Therefore, the City proposes to fund the Ingersoll Avenue Streetscape with tax increment financing (TIF).

- The Ingersoll Avenue Streetscape project is anticipated to be constructed in the following phases over a period of five (5) years starting with Phase 1 construction beginning in 2020:
 - Phase 1: North Half of Ingersoll Avenue from MLK Jr. Parkway to 24th Street.
 - Phase 2: North Half of Ingersoll Avenue from 24th Street to 28th Street.
 - Phase 3: South Half of Ingersoll Avenue from MLK Jr. Parkway to 28th Street.
 - Phase 4 (reconstruction only): Ingersoll Avenue from 28th Street to 31st Street.
- A Request for Proposals (RFP) for professional services for Ingersoll Avenue Streetscape – MLK Jr. Parkway to 31st Street was issued, posted on the City’s website, and printed in the newspaper. A selection committee of Engineering Department and Community Development staff reviewed and rated the five (5) proposals received in response to the RFP. Kirkham Michael & Associates, Inc. was selected based upon the selection criteria in the RFP and their thorough project approach, understanding and related project experience.
- City staff have negotiated a PSA with Kirkham Michael & Associates, Inc. for a total cost not to exceed \$525,000, based on hourly rates, to provide:
 - Preliminary Design for the Ingersoll Avenue Streetscape from MLK Jr. Parkway to 31st Street.
 - Final Design of Phase 1 of the Ingersoll Avenue Streetscape, which includes the north half of Ingersoll Avenue from MLK Jr. Parkway to 24th Street.

PREVIOUS COUNCIL ACTION(S):

Date: April 3, 2017

Roll Call Number: [17-0589](#)

Action: [Addendum](#) to Agreement with the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) and amending the budget for the Ingersoll Grand Self-Supported Municipal Improvement District. ([Council Communication No. 17-341](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City staff anticipate there will be future Council Actions on this PSA for the Consultant to provide final design services for Phases 2, 3, and 4 of the Ingersoll Avenue Streetscape Project and construction phase services for all four (4) project phases, anticipated to be an amount ranging between \$1,000,000 and \$1,750,000.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.