

## COUNCIL COMMUNICATION

	Number:	<b>20-203</b>	Meeting:	<b>May 4, 2020</b>
	Agenda Item:	<b>9</b>	Roll Call:	<b>20-734</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer and Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Approving Supplemental Agreement No. 1 to the Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc., for additional design and construction phase services for Ingersoll Avenue Streetscape – 31st Street to Martin Luther King Jr. Parkway, not to exceed \$450,000.

### SYNOPSIS:

Recommend approval of Supplemental Agreement No. 1 to the PSA with Kirkham Michael & Associates, Inc., (Michael S. Olson, P.E., President, 12700 West Dodge Road, Omaha, Nebraska, 68154) for an additional amount not to exceed \$450,000, based on hourly rates, to provide:

- Construction Phase Services for Phase 1 of the Ingersoll Avenue Streetscape (north half of Ingersoll Avenue from 24th Street to Martin Luther King Jr. Parkway).
- Final Design Services for Phase 2 of the Ingersoll Avenue Streetscape (north half of Ingersoll Avenue from 28th Street to 24th Street).

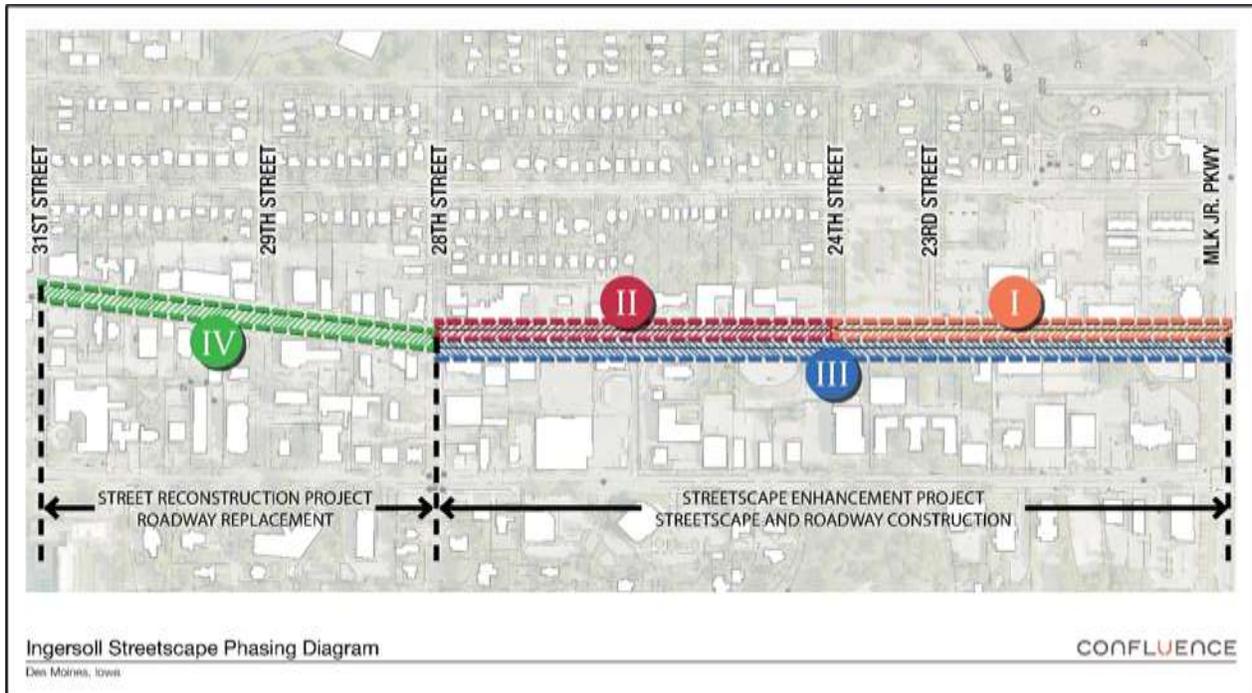
### FISCAL IMPACT:

Amount: \$450,000

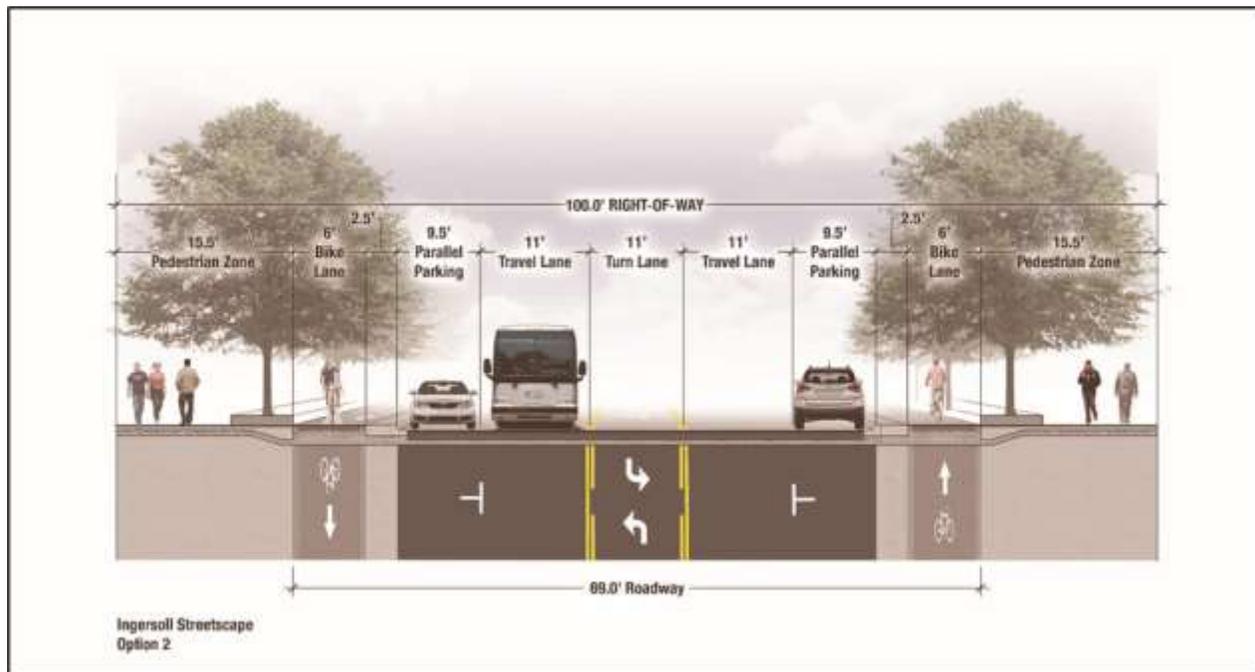
Funding Source: 2019-2020 CIP, Ingersoll Streetscape, Page Street-15, ST276, TIF

### 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 Martin Luther King 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.
- The image below is from preliminary conceptual design by Ingersoll & Grand SSMID consultant team:



- The street cross-section shown below in Option 2 was the preferred cross-section of the Ingersoll & Grand SSMID and was previously accepted by the City Council.



- 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 Martin Luther King 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 Martin Luther King Jr. Parkway to 28th Street.
  - Phase 4 (reconstruction only): Ingersoll Avenue from 28th Street to 31st Street.
- On January 14, 2019, by Roll Call No. 19-0016, City Council approved the 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 Martin Luther King 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 Martin Luther King Jr. Parkway.
- Staff has negotiated Supplemental Agreement No. 1 to the Agreement for Professional Services with Kirkham Michael & Associates, Inc., for an additional amount not to exceed \$450,000, based on hourly rates, to provide:
  - Construction Phase Services for Phase 1 of the Ingersoll Avenue Streetscape (north half of Ingersoll Avenue from 24th Street to Martin Luther King Jr. Parkway).
  - Final Design Services for Phase 2 of the Ingersoll Avenue Streetscape (north half of Ingersoll Avenue from 28th Street to 24th Street).

**PREVIOUS COUNCIL ACTION(S):**

Date: January 14, 2019

Roll Call Number: [19-0016](#)

Action: [Approving](#) Professional Services Agreement with Kirkham Michael & Associates, Inc. for Ingersoll Avenue Streetscape – Phase 1 (Martin Luther King Parkway to 31st Street), not to exceed \$525,000. ([Council Communication No. 19-015](#)) Moved by Mandelbaum 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 3 and 4 and construction services for Phases 2, 3 and 4.

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](mailto:cityclerk@dmgov.org).