


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-492	Meeting:	November 6, 2023
	Agenda Item:	8	Roll Call:	23-1522
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving exception to Request for Proposal (RFP) process for good cause and approving a Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for the Ingersoll Avenue Streetscape (31st Street to 35th Street) Project, not to exceed \$396,730.

SYNOPSIS:

Recommend approving exception to the City's RFP process for good cause and approving the PSA with Kirkham Michael & Associates, Inc., Michael S. Olson, P.E., President, 12700 West Dodge Road, Omaha, Nebraska for a total cost not to exceed \$396,730, based on hourly labor rates and reimbursable costs, to provide Contract Management, Project Coordination, Survey and Data Collection, Conceptual Design, Plan Design Development and Letting Phase Services for the Ingersoll Avenue Streetscape (31st Street to 35th Street) Project.

FISCAL IMPACT:

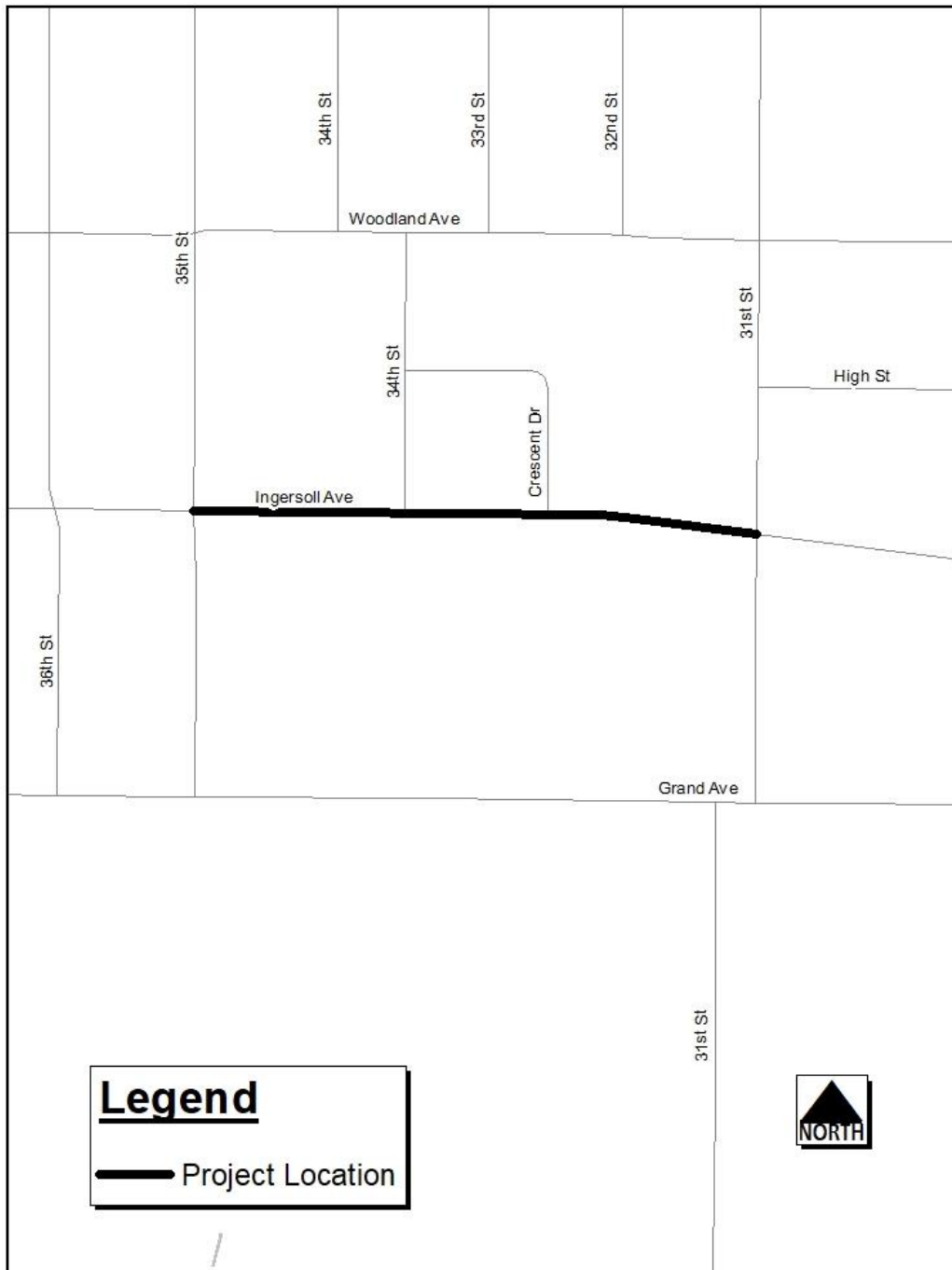
Amount: \$396,730

Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 129, Ingersoll Streetscape, ST276, Tax Increment Funding Bonds

ADDITIONAL INFORMATION:

- The Ingersoll Avenue Streetscape project from MLK Parkway to 31st Street is being constructed in the following four (4) phases over a period of five (5) years starting with Phase 1 construction that began in 2020.
 - Phase 1: North half of Ingersoll Avenue from Martin Luther King Jr. Parkway to 24th Street (Complete).
 - Phase 2: North half of Ingersoll Avenue from 24th Street to 28th Street (Complete).

- Phase 3: South half of Ingersoll Avenue from Martin Luther King Jr. Parkway to 28th Street (Complete).
- Phase 4 (street reconstruction only): Ingersoll Avenue from 28th Street to 31st Street (scheduled to start construction in 2024 and be completed in 2025).
- Phase 5 will include Ingersoll Avenue from 31st Street to 35th Street and the street cross section will be consistent with Phases 1 through 4.
- Kirkham Michael & Associates was previously selected via an RFP process to provide all of the design, coordination and construction administration services for Phases 1 through 4 and has garnered an understanding of the corridor intricacies including the development of working relationships with the utility companies, The Avenues of Ingersoll & Grand Self Supported Municipal Improvement District (SSMID) and business/property owners along the Ingersoll Avenue corridor over the previous phases.
- The City Engineer recommends that good cause exists to exempt the procurement of these professional services from the Engineering Department's RFP process, including advertisement, to efficiently complete the design of Ingersoll Avenue Streetscape – 31st Street to 35th Street. Kirkham Michael & Associates, Inc. is qualified to perform the professional services and was selected to complete the design of Ingersoll Avenue Streetscape – 31st Street to 35th Street based upon:
 - Kirkham Michael & Associates' previous work in surveying, planning, designing, and construction administration for the previous phases of the Ingersoll Streetscape Project.
 - Thorough knowledge of the corridor intricacies and challenges, as well as the design components to be utilized on this phase of the Ingersoll Streetscape Project since they will be similar to the previous phases.
 - The strong working relationships that have been developed throughout the execution of the previous phases between Kirkham Michael and Associates and the affected utility companies, The Avenues SSMID, and business/property owners along the corridor.
 - Excellent performance in executing the previous four phases of the Ingersoll Streetscape Improvement Project.
- The Scope of Services to be performed under this PSA shall encompass and include contract management, project coordination, survey and data collection, conceptual design, plan design development, and letting phase services.
- City staff have negotiated a PSA with Kirkham Michael & Associates, Inc. for a total cost not to exceed \$396,730 based on hourly rates and reimbursable costs, to provide professional services for Ingersoll Avenue Streetscape – 31st Street to 35th Street.
- Construction of Phase 5 of the Ingersoll Avenue Streetscape Project is anticipated to begin in 2026.



PREVIOUS COUNCIL ACTION(S):

Date: April 3, 2017

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

Action: [Addendum](#) to Agreement with the Ingersoll Grand SSMID and amending the budget for the Ingersoll Grand SSMID. ([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 does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action.

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.