


COUNCIL COMMUNICATION

	Number:	24-003	Meeting:	January 8, 2024
	Agenda Item:	8	Roll Call:	24-0024
	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 CIP, Page 129, Ingersoll Streetscape, ST276, Tax Increment Funding Bonds

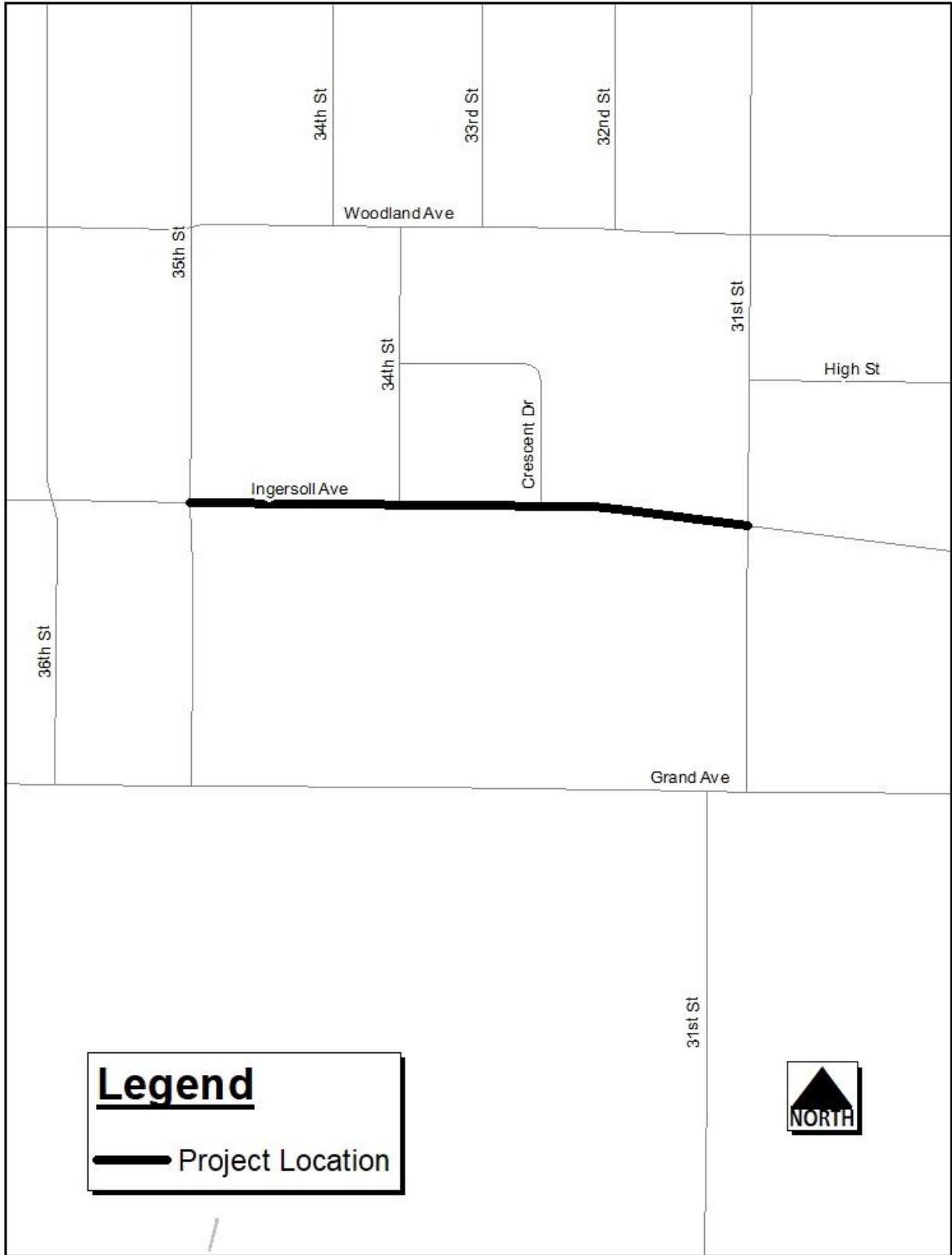
ADDITIONAL INFORMATION:

- In 2007 and 2008, the sidewalks and planter areas were installed along Ingersoll Avenue between 28th Street and 31st Street as part of a City streetscape project.
- In 2010, Ingersoll Avenue between Martin Luther King Jr. Parkway and Polk Boulevard was converted from 4-lanes to 3-lanes with pavement markings only (no changes to the curbs).
- On August 13, 2012, the Ingersoll and Grand Avenue Revitalization Strategy was approved as a reference document for the City's Comprehensive Plan. The strategy document provides contextual basis for reviewing plans and improvements in the planning area. The plan identified a strategy to expand the Ingersoll Grand SSMID District, to adopt an Ingersoll and Grand Avenue Urban Renewal Plan, and to redevelop key parcels along the Ingersoll and Grand Avenue Corridor to generate tax increment that would be used to complete construction of the

remaining portions of the Ingersoll Avenue Streetscape from MLK Jr. Parkway to approximately 42nd Street.

- In 2017, to move the streetscape forward, the Ingersoll Grand SSMID Board hired a consulting team comprised of Confluence and Bishop Engineering for professional services including a GPS survey, preliminary/conceptual design, construction phasing and cost estimates related to construction of Ingersoll Streetscape from Martin Luther King Jr. Parkway to 28th Street and reconstruction of Ingersoll Avenue from Martin Luther King Jr. Parkway to 31st Street. The Ingersoll Grand SSMID Board agreed to pay 10% of the project costs (not to exceed \$21,918.75) with SSMID funds as a local contribution. City staff proposed the remaining 90% (not to exceed \$197,268.75) be paid for by the Economic Development Enterprise Account, which would be reimbursed in FY2019 by the Ingersoll Grand TIF.
- Representatives from the Avenues, along with their consultant Confluence attended some of the design meetings held in 2019. At a design meeting on February 12, 2019, the group discussed modifying the developed concept to separate the bike lane with a curb in response to the feedback received on the East Grand Avenue Pilot Project. On April 15, 2019, the Ingersoll Grand SSMID President sent a letter in support of the concept and modified cross section with the separated bike lane.
- A Public Open House Meeting was held on March 26, 2020, at Noah's Ark Banquet Room to give updates on the upcoming construction project, first phase of the streetscape.
- A Public Meeting was held using Zoom on February 23, 2022, to provide:
 - an update on Phase 3 construction (South Half of Ingersoll Avenue from MLK Jr. Parkway to 28th Street) of the Ingersoll Streetscape; and
 - an update on construction of the Western Ingersoll Sewer Separation Project, which included installing the streetscape on the north half of Ingersoll Avenue between 35th Street and 41st Street; and
 - show design concepts for Phase 4 (Ingersoll Avenue from 28th Street to 31st Street) of the Ingersoll Avenue Streetscape.
- The Ingersoll Avenue Streetscape project from Martin Luther King Jr. Parkway to 31st Street is being constructed in the following four (4) phases that started 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: Ingersoll Avenue from 28th Street to 31st Street (*scheduled to start construction in 2024 and be completed in 2025*). Sidewalk and planter areas for this section of Ingersoll Avenue were previously completed in 2007 and 2008.

- 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 a Request for Proposal (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 Request for Proposal (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 (4) 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 and be completed in 2027.



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 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. There will be a supplemental agreement needed with the ordering of construction if the City decides to use this consultant to provide construction phase services for this project phase.

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