


COUNCIL COMMUNICATION

	Number:	24-005	Meeting:	January 8, 2024
	Agenda Item:	6B	Roll Call:	24-0020
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Ingersoll Avenue Improvements from 28th Street to 31st Street - Receiving bids, (1-23-24), and Setting date of hearing, (2-5-24). (Construction Estimate -\$4,260,000).

SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project provides for the reconstruction of roadway pavement on Ingersoll Avenue from 28th Street to 31st street and providing a street cross section consistent with the previous completed phases of the Ingersoll Avenue Streetscape between Martin Luther King Jr. Parkway and 28th Street, including adding raised, one-way bicycle lanes on each side of the street and parking insets with permeable pavers to improve stormwater management.

FISCAL IMPACT:

Amount: \$4,260,000 City Engineer's Estimate

Funding Source: 2023-24 CIP, Page 129, Ingersoll Streetscape, ST276, Tax Increment Funding Bonds

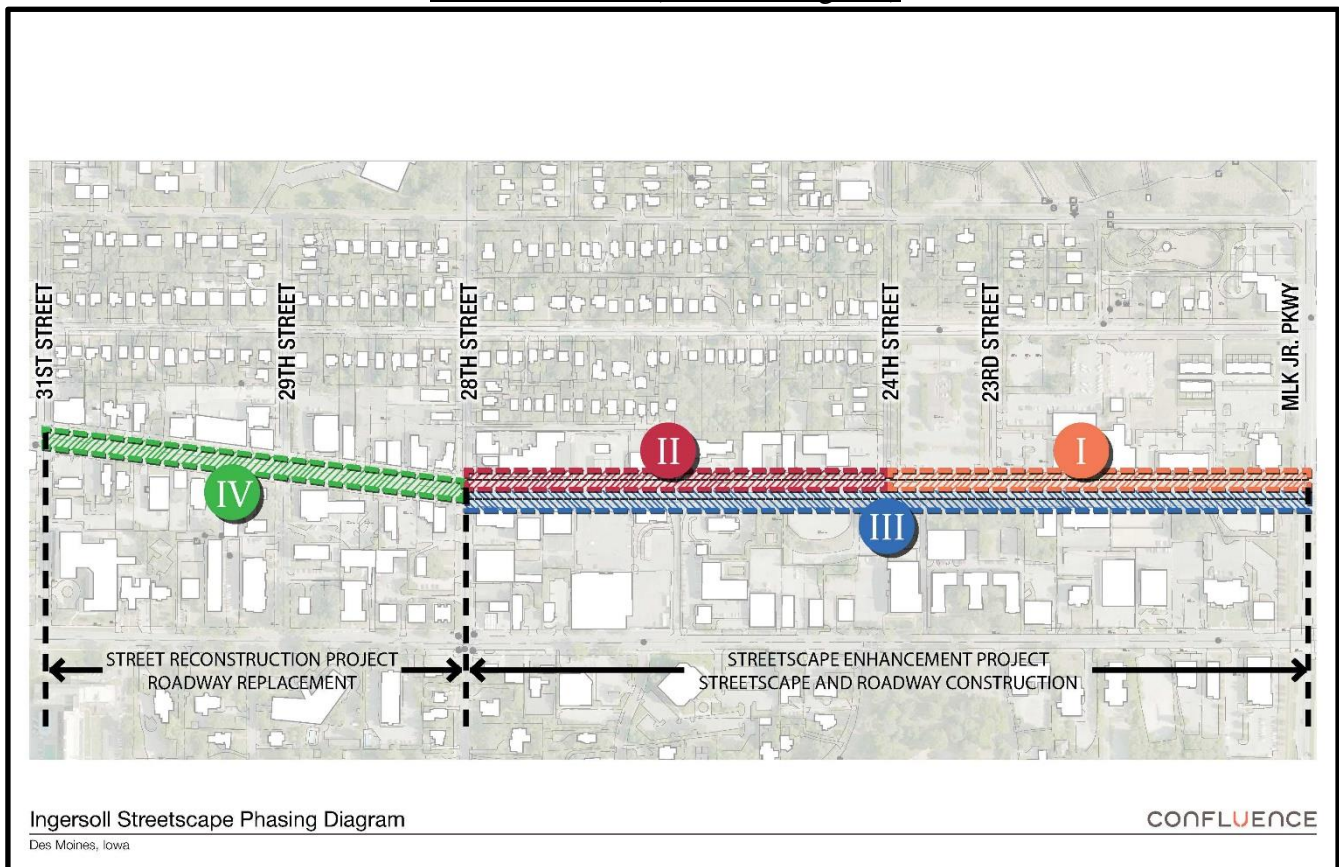
ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Avenue Improvements from 28th Street to 31st Street, Activity ID 04-2023-005. The improvement includes construction of Portland Cement Concrete (PCC) sidewalks, driveways, pavement, colored concrete, and Hot Mix Asphalt (HMA) paving, together with the necessary removals, earthwork, erosion control, subdrains, storm sewers, water services, traffic control, traffic signals, conduit, site furnishings, plantings, permeable pavers, and surface restoration, all in accordance with the contract documents, including Plan File No. 658-246/376 located on Ingersoll Avenue from 28th Street to 31st Street.
- The estimated construction cost is \$4,260,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

- 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 Avenues of Ingersoll & Grand (the Avenues) Self-Supported Municipal Improvement District (SSMID), to adopt an Ingersoll and Grand Avenue Urban Renewal Plan, and to redevelop key parcels along the Ingersoll and Grand Avenue Corridor to generate additional 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 Avenues 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 Avenues 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 Avenues Tax Increment Financing (TIF) funds.
- Representatives from the Avenues, a non-profit entity that provides economic development, marketing, maintenance and beautification of this commercial district, 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 between Martin Luther King Jr. Parkway and 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 (*sidewalk and planter areas previously completed in 2007 and 2008*).
- The sidewalks and planter areas for Phase 4 had previously been completed in 2007 and 2008, so this project primarily includes the roadway reconstruction with raised bicycle lanes and parking insets with permeable pavers. This project also includes storm sewer improvements and replacement of lead water service pipes found during construction.
 - A public open house was held on November 30, 2023, at Palmer’s Deli & Market to review proposed design drawings for the upcoming phases of the Ingersoll Streetscape.
 - Construction of Phase 4 is anticipated to start in the spring 2024 and be completed in early summer 2025.

PROJECT MAP (Phase IV in green)



PREVIOUS COUNCIL ACTION(S):

Date: February 7, 2022

Roll Call Number: [22-0207](#) and [22-0208](#)

Action: [On](#) Ingersoll Avenue Streetscape from 28th Street to M.L. King Jr. Parkway (South Side): Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Jasper Construction Services, Inc. (Cliff Rhoads, President), \$5,258,518.95. ([Council Communication No. 22-045](#)) Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 7-0.

(A) [Approval](#) of contract and bond and permission to sublet. Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: October 16, 2019

Resolution Number: 19-20

Action: Motion by Thompson to approve
Seconded by Jones
Motion Carried 9-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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.