


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-049	Meeting:	February 5, 2024
	Agenda Item:	39	Roll Call:	24-0205
	Submitted by:	Jonathan A. Gano, P.E., Public Works Director; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Ingersoll Avenue Improvements from 28th Street to 31st Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Corell Contractor, Inc., Grant S. Corell, President, \$3,327,667.15.

SYNOPSIS:

This is a public hearing to allow for public input on the Ingersoll Avenue Improvements from 28th Street to 31st Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project provides for the reconstruction of roadway pavement on Ingersoll Avenue from 28th Street to 31st street and provides a street cross section consistent with the previous phases of the Ingersoll Avenue Streetscape between Martin Luther King Jr. Parkway and 28th Street, including adding raised, one (1)-way bicycle lanes on each side of the street and parking insets with permeable pavers to improve stormwater management.

FISCAL IMPACT:

Amount: \$3,327,667.15 Construction Contract (\$4,260,000 City Engineer's Estimate)

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

ADDITIONAL INFORMATION:

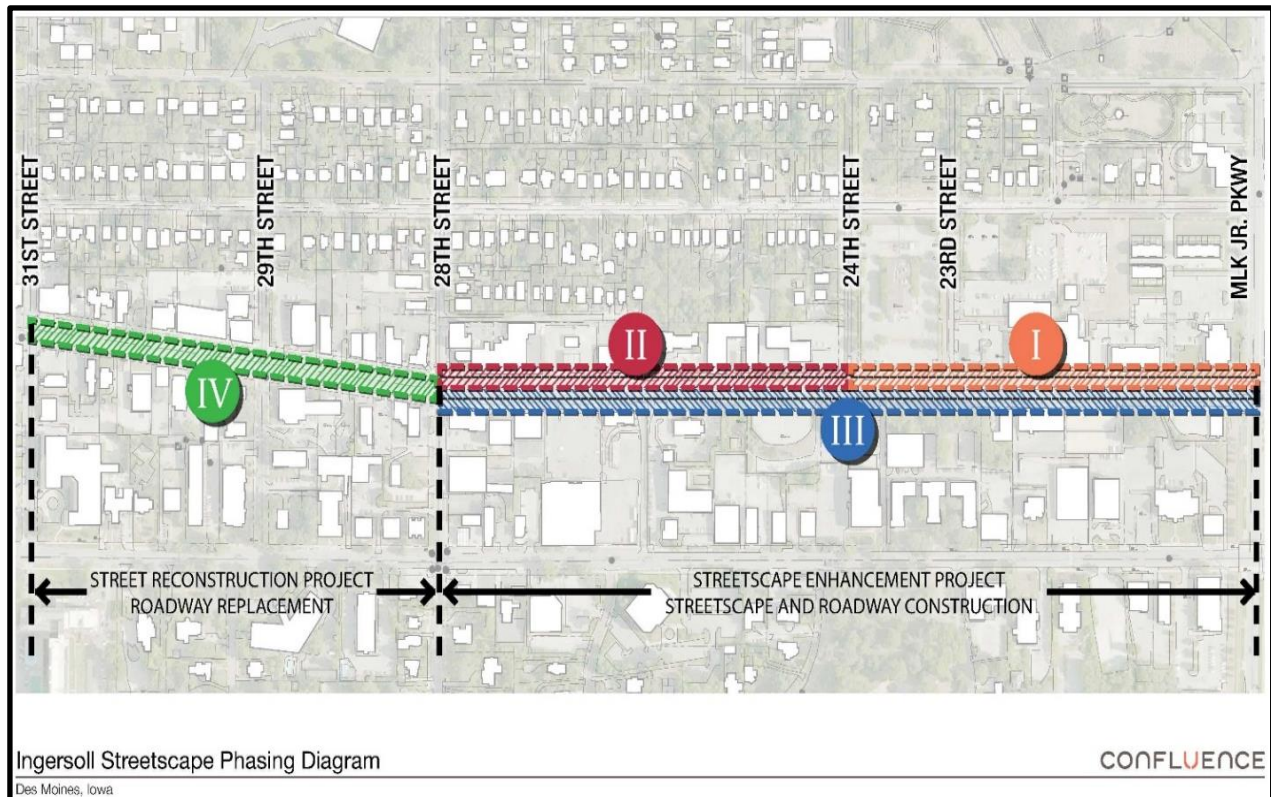
- On January 8, 2024, under Roll Call No. 24-0020, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Ingersoll Avenue Improvements from 28th Street to 31st Street. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - Corell Contractor, Inc., West Des Moines, IA - Low Bid
 - TK Concrete, Inc., Pella, IA
 - Jasper Construction Services, Inc., Newton, IA
 - Shekar Engineering, P.L.C., Des Moines, IA
 - J & K Contracting, LLC, Urbandale, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, IA at 11:00 a.m. on January 23, 2024.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Corell Contractor, Inc. (Grant S. Corell, President, 1300 Lincoln Street, West Des Moines, IA 50265) in the amount of \$3,327,667.15, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- 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 four (4)-lanes to three (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 Martin Luther King 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 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 Martin Luther King 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 scheduled to be completed by summer 2025.

PROJECT MAP (Phase IV in green)**PREVIOUS COUNCIL ACTION(S):**

Date: January 8, 2024

Roll Call Number: [24-0020](#)

Action: Ordering construction of the following:

- (B) [Ingersoll](#) Avenue Improvements from 28th Street to 31st Street: Receiving of bids, (1-23-24) and Setting date of hearing, (2-5-24), Engineer's estimate, \$4,260,000. ([Council Communication No. 24-005](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

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:

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.