


COUNCIL COMMUNICATION

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|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 25-008 | Meeting: | January 13, 2025 |
| | Agenda Item: | 40 | Roll Call: | 25-0059 |
| | Submitted by: | Jonathan A. Gano, P.E., Public Works Director, and Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Hearing on E. 4th Street Improvements from North of E. Market Street to E. Court Avenue: 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, \$1,523,837.50.

SYNOPSIS:

This is a public hearing to allow for public input on the E. 4th Street Improvements from North of E. Market Street to E. Court Avenue and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes the reconstruction and rehabilitation of E. 4th Street from north of E. Market Street to E. Court Avenue and providing a new street cross section that will include one (1) travel lane in each direction, parking on both sides of the street, raised separated bike lanes on both sides of the street, and sidewalks on both sides of the street. The new cross section will also include permeable pavers for the parking surfaces and bioswales having tree, shrub, and perennial plantings along both sides of the street.

FISCAL IMPACT:

Amount: \$1,523,837.50 Construction Contract (\$2,000,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 118, Market District Infrastructure Improvements, ST282, Tax Increment Funding (TIF) Bonds

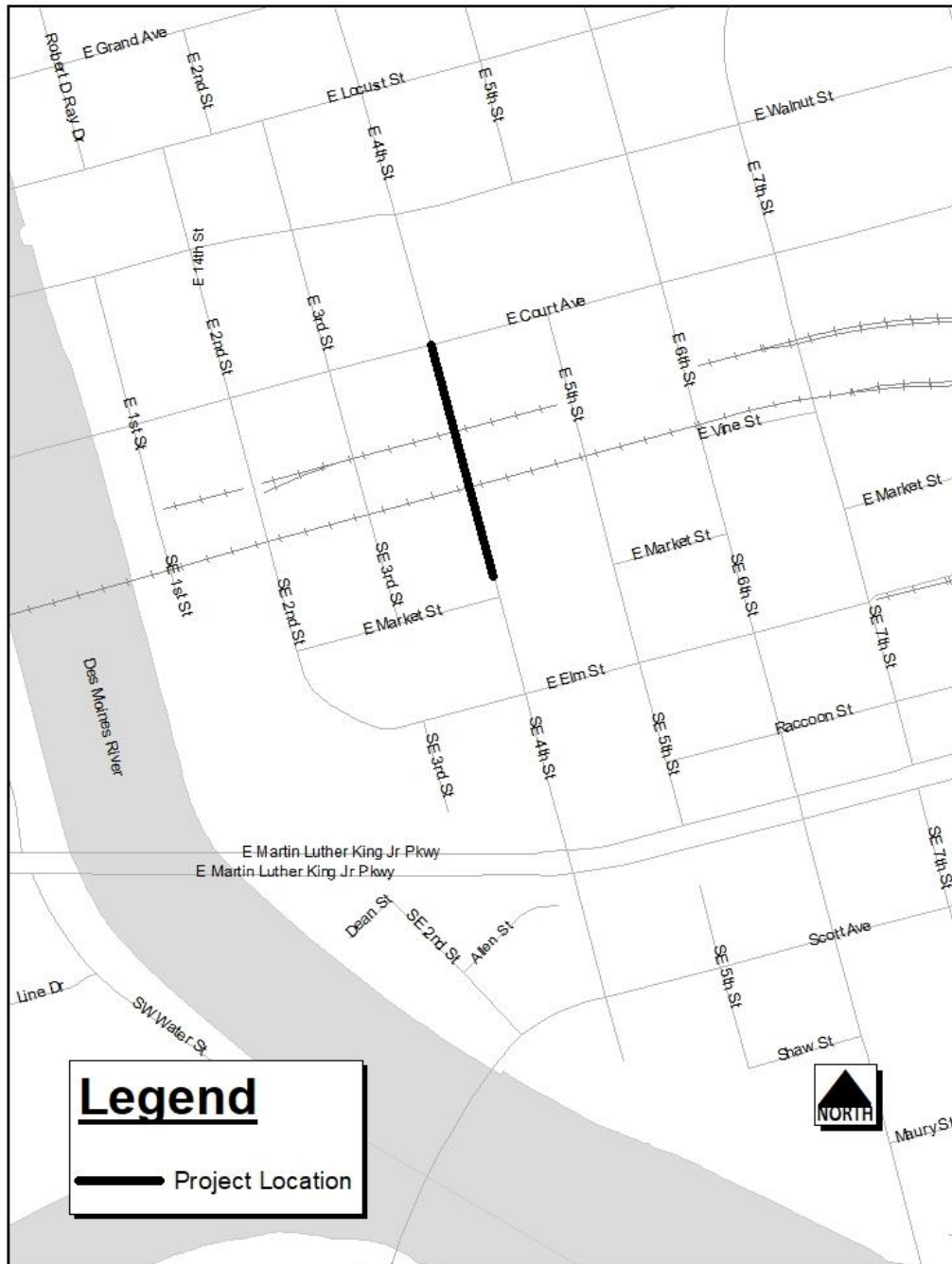
ADDITIONAL INFORMATION:

- On November 18, 2024, under Roll Call No. 24-1548, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the E. 4th Street Improvements from North of E. Market Street to E. Court Avenue. 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 E. 4th Street Improvements from North of E. Market Street to E. Court Avenue, Activity ID 06-2024-015. The improvement includes construction of Portland Cement Concrete (PCC) pavement, Hot-Mix Asphalt (HMA) paving, permeable pavers, PCC sidewalks, modified subbase, subdrain, storm sewer, intakes, biocells, pavement markings, electrical conduit, water main relocations, site furnishings, plantings, and other associated work, all in accordance with the contract documents

including Plan File No. 667-001/087, located on E. 4th Street from north of E. Market Street to E. Court Avenue.

- 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
 - Synergy Contracting, LLC, Des Moines, IA
 - Pirc-Tobin Construction Inc., Alburnett, IA
 - Minturn, Inc., Brooklyn, IA
 - Jasper Construction Services, Inc., Newton, IA
 - Absolute Concrete Construction, Inc. d/b/a Absolute Group, Granger, IA
 - Reilly Construction Co., Inc., Ossian, 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 December 10, 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 \$1,523,837.50, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- On November 4, 2019, by Roll Call No. 19-1761, City Council approved an Amendment to PlanDSM Creating our Tomorrow Plan, to approve the Market District of the East Village Master Plan as an element of the comprehensive plan.
- The Market District of the East Village Master Plan identified key infrastructure improvements in the Market District, including roadway improvements and stormwater management improvements to mitigate flood risk in the Market District.
- The project design and schedule for the City's project to improve E. 4th Street from north of E. Market Street to E. Court Avenue has been coordinated with the private development improvement schedule and is in accordance with the terms set forth in the Urban Renewal Agreement between The District Developer, LLC and the City of Des Moines, Iowa, which was approved by the City Council at its January 25, 2021 meeting under Roll Call No. [21-0154](#).
- This project will include full reconstruction with permeable pavers and biocells for the half block (~180-ft) south of Vine Street. The portion of the roadway north of Vine Street will be a mill and overlay with planter boxes in lieu of biocells, similar to the recent improvements that were made to other adjacent roadway segments in the East Village between Vine Street and Court Avenue.
- City staff are working with Iowa Interstate Railroad to improve the at-grade railroad crossings with new railroad crossing signals and pedestrian crossings at E. 2nd Avenue, E. 3rd Street, and E. 4th Street as a future, separate construction contract as the next phase of public improvements in the Market District, following the E. 4th Street project.

- Construction of this project is anticipated to be completed by spring of 2026 and in accordance with various completion provisions, including the following:
 - Contractor shall fully complete construction of all work included in the project (except for plantings and final seeding) and have E. 4th Street opened to traffic by October 31, 2025.
 - Additionally, the City will have a separate reconstruction project on E. Court Avenue at E. 6th Street under construction in the spring of 2025. The contractor shall maintain two (2)-way traffic on E. 4th Street until the construction at E. Court Avenue and E. 6th Street is completed and the associated traffic control is removed. The E. Court Avenue work at E. 6th Street is anticipated to be completed by June 1, 2025. Work requiring a road closure on E. 4th Street shall not commence prior to June 1, 2025.



PREVIOUS COUNCIL ACTION(S):

Date: November 18, 2024

Roll Call Number: [24-1548](#)

Action: Ordering construction of the following:

- (B) [E.](#) 4th Street Improvements from north of E. Market Street to E. Court Avenue: Receiving of bids, (12-10-24) and Setting date of hearing, (1-13-25), Engineer's estimate, \$2,000,000. ([Council Communication No. 24-460](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

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.