

COUNCIL COMMUNICATION

	Number:	25-391	Meeting:	October 20, 2025
	Agenda Item:	7	Roll Call:	25-1383
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving exception to Request for Proposals (RFP) process for good cause and approving Professional Services Agreement (PSA) with Kirkham Michael & Associates, Inc. for professional services for Ingersoll Avenue Streetscape from 35th Street to 42nd Street, for an amount not to exceed \$489,500.

SYNOPSIS:

Recommend approval of exception to the Engineering Department's RFP process for good cause and approval of the PSA with Kirkham Michael & Associates, Inc. (Michael S. Olson, P.E., President; 12700 West Dodge Road, Omaha, Nebraska 68154) for a total cost not to exceed \$489,500, based on hourly rates and reimbursable costs, to provide professional services for Ingersoll Avenue Streetscape from 35th Street to 42nd Street.

FISCAL IMPACT:

Amount: \$489,500

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 127, Ingersoll Streetscape, ST276, Tax Increment Financing (TIF) Bonds

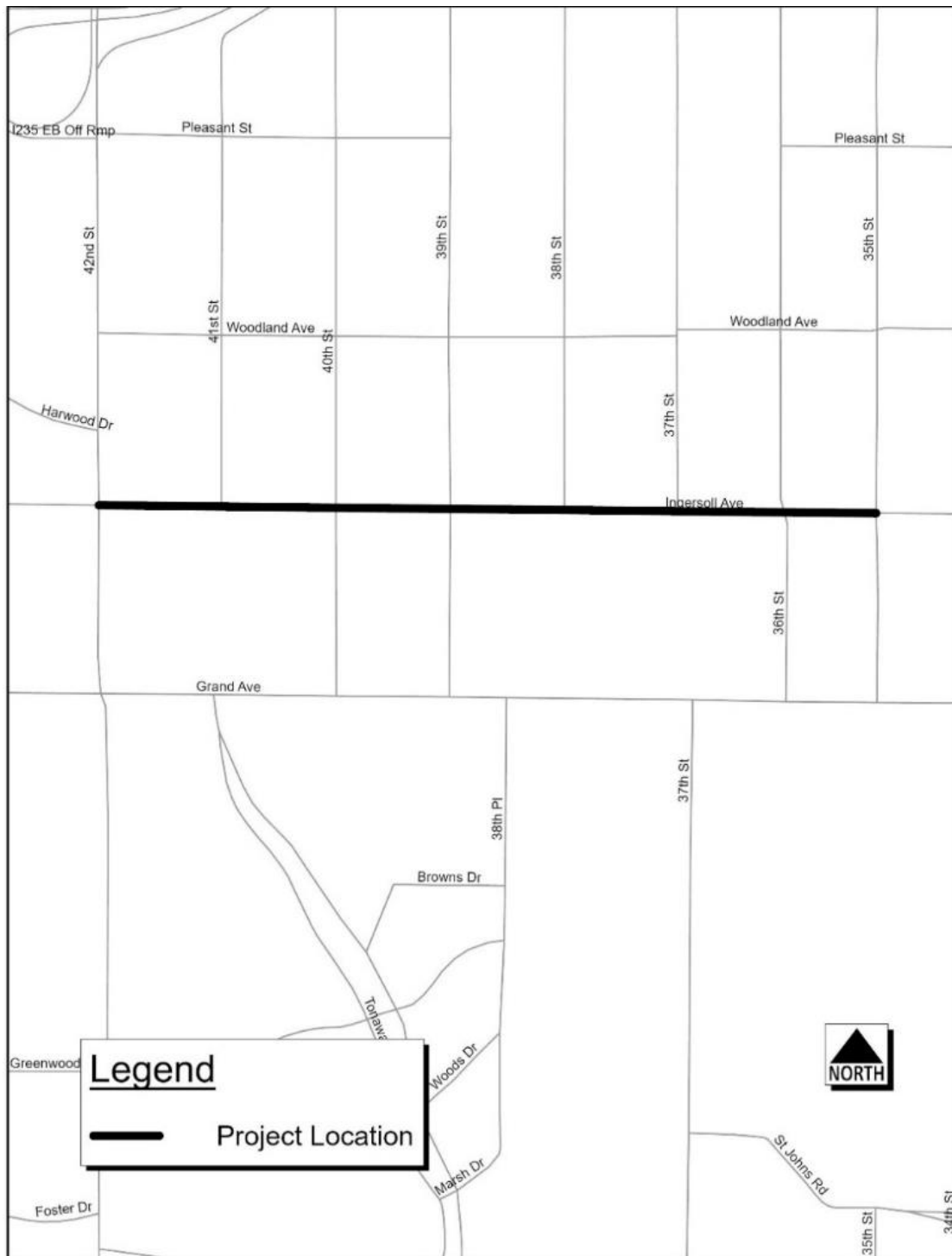
ADDITIONAL INFORMATION:

- 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 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 Ingersoll Grand 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 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 Ingersoll Grand SSMID Board hired a consulting team comprised of Confluence and Bishop Engineering for professional services including Global Positioning System (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 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.
- A Public Open House was held at Palmer's Deli & Market on November 30, 2023, to allow area residents, business owners and employees, neighborhood association representatives, and developers the opportunity to view future phases of the Ingersoll Streetscape, ask questions and share comments.
- The Ingersoll Avenue Streetscape project from Martin Luther King, Jr. Parkway to 31st Street was constructed in four (4) phases that started in 2020:
 - Phase 1: North half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 24th Street (Complete 2021)
 - Phase 2: North half of Ingersoll Avenue from 24th Street to 28th Street (Complete 2022)

- Phase 3: South half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 28th Street (Complete 2023)
- Phase 4: Ingersoll Avenue from 28th Street to 31st Street (substantially completed in 2024, with punch list to complete spring 2025)
- The concrete paving work has been completed for the Ingersoll Avenue Streetscape project on the north side of Ingersoll Avenue from 35th Street to 41st Street (part of Phase 6) as part of the Western Ingersoll Sewer Separation project.
- 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.
- Construction of Phase 5 of the Ingersoll Avenue Streetscape Project is anticipated to begin in spring of 2026 and be completed in the summer 2027.
- Phase 6 includes Ingersoll Avenue from 35th Street to 42nd Street and the street cross section will be consistent with Phases 1 through 5.
- Phase 6 is anticipated to start construction in 2027.
- 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 5 and has garnered a thorough understanding of the corridor intricacies including the development of working relationships with the utility companies, *The Avenues of Ingersoll & Grand* SSMID and the business/property owners along the Ingersoll Avenue corridor over the previous phases.
- For these reasons, staff is recommending award of professional services for this project due to “good cause” and have negotiated a PSA with Kirkham Michael & Associates for a total cost not to exceed \$489,500, based on hourly rates and reimbursable costs, to provide professional services for the Ingersoll Avenue Streetscape from 35th Street to 42nd Street project.
- Services provided as part of this PSA include the following:
 - Contract Management
 - Project Coordination
 - Survey and Data Collection
 - Conceptual Design
 - Plan Design Development
 - Bidding Phase Services



PREVIOUS COUNCIL ACTION(S):

Date: January 8, 2024

Roll Call Number: [24-0024](#)

Action: [Approving](#) exception to RFP process for good cause and approving a PSA with Kirkham Michael & Associates, Inc. for the Ingersoll Avenue Streetscape (31st Street to 35th Street) Project, not to exceed \$396,730. ([Council Communication No. 24-003](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

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 would require a Supplemental Agreement, which may require Council action.

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