

CITY COMMISSION AGENDA MEMO
July 14, 2015

FROM: Jason Hilgers, Deputy City Manager

MEETING: July 21, 2015

SUBJECT: North Campus Corridor – Agreements for 30% Design

PRESENTER: Jason Hilgers, Deputy City Manager

BACKGROUND

On November 19, 2013, President of Kansas State University, Kirk Schulz, presented an update to the City Commission relative to the opportunities, vision, and future of Kansas State University. A focus on the North Campus was highlighted, with discussion centering on the potential growth along the corridors of North Manhattan Avenue, Kimball Avenue, Denison Avenue, and College Avenue as a result of the National Bio-Agro Defense Facility (NBAF). President Schulz also highlighted the potential of NBAF and the Global Food Systems initiative, which will require strategic planning and thoughtful investment.

On April 29, 2014, the City Commission received a second presentation from President Schulz on the North Campus Corridor and a request to participate in a formal study of the area. The proposal included a \$75,000 commitment from the City, and a \$150,000 commitment from the University, for a total study of approximately \$225,000. A number of studies contributed to this initiative. The University has completed recent plans and studies including the K-State 2025 Master Plan. The City updated the Comprehensive Master Plan for the Manhattan Urban Area as well as transportation planning. In addition, the City has a contract to preliminary design improvements at Denison Avenue and Kimball Avenue, as well as along the Kimball Avenue and North Manhattan Avenue corridors.

On June 17, 2014, the City entered into an agreement with K-State to proceed with the North Campus Corridor Study. The City dedicated \$75,000 from the Economic Development Fund for this Study.

City Administration, the Chamber of Commerce, and K-State Representatives from the University, Foundation, and Athletics have worked with a design team headed by Perkins-Will throughout the fall and winter of 2014, and the spring of 2015 to develop a North Campus Corridor conceptual master plan. The plan highlights the future

development anticipated along Kimball Avenue, Denison Avenue, North Manhattan Avenue, and other sites internal to K-State campus, along with the anticipated infrastructure/street improvements.

On May 26, 2015, President Schulz provided an overview of the conceptual plan and a vision towards the future for the North Campus Corridor. President Schulz committed 50% from K-State towards a joint effort to fund 30% design the North Campus Corridor in order to further define the anticipated improvements and budget.

DISCUSSION

The Public Works Department has approached both BG Consultants and Schwab-Eaton about extending current design project associated with the North Campus Corridor. BG Consultants has completed preliminary design for Kimball Avenue and extensive work at the Denison Avenue intersection. Schwab-Eaton is currently active with North Manhattan Avenue design and construction.

The City Manager's Office has coordinated a landscape architect selection process with Kansas State University, the Foundation, and Athletics. On July 1, 2015, a selection committee comprised of members of the City and University interviewed three landscape architecture firms. The group selected Confluence, of Kansas City, Missouri, and has since negotiated a scope and fee. Confluence will be a sub-consultant with both BG and Schwab-Eaton on their respective corridor designs.

Schwab-Eaton has submitted a letter (attached) for 30% design and landscape architecture services (Confluence) for the North Manhattan Avenue corridor in the amount of \$169,612.

BG Consultants has submitted a letter (attached) for 30% design and landscape architecture services (Confluence) for the College Avenue, Kimball Avenue, and Denison Avenue corridors in the amount of \$341,900.

President Schulz has also submitted a letter of commitment (attached) towards funding half of this design phase.

FINANCING

A total of \$75,000 from the Economic Development Fund was dedicated by the City to assist with the preliminary design of the North Campus Corridor Plan with Kansas State University.

The total amount submitted between BG Consultants and Schwab-Eaton is \$511,512. The City's responsibility of half or \$255,756 is targeted towards the Economic Development Fund. In the event the project moves to a construction project, these design fees can be incorporated in a larger financing plan and potentially incorporated in a long-term debt schedule. A variety of sources may be available to assist with the construction, including State grants, University participation, City-University funds, sales taxes and property taxes.

ALTERNATIVES

It appears the Commission has the following alternatives concerning the issue at hand. The Commission may:

1. Authorize City Administration to finalize and the Mayor and City Clerk to execute contracts with BG Consultants and Schwab-Eaton for 30% design of the North Campus Corridor.
2. Do not approve the measure.
3. Modify or develop alternatives if other concerns or factors arise.
4. Table the request.

RECOMMENDATION

City Administration recommends the City Commission authorize City Administration to finalize and the Mayor and City Clerk to execute contracts with BG Consultants and Schwab-Eaton for 30% design of the North Campus Corridor.

POSSIBLE MOTION

Authorize City Administration to finalize and the Mayor and City Clerk to execute professional services contracts with BG Consultants, of Manhattan, Kansas, in an amount not to exceed \$341,900 for the Kimball Avenue Corridor (North Manhattan Avenue to College Avenue) (ST1511) and with Schwab-Eaton, P.A., of Manhattan, Kansas, in an amount not to exceed \$169,612 for the North Manhattan Avenue Corridor Improvements, Phase 3 (ST1510) for 30% design of the North Campus Corridor.

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Enclosures:

1. Schwab Eaton Letter
2. BG Consultants Letter
3. President Schulz Letter of Commitment



July 14, 2015

Mayor and City Commission
City of Manhattan
City Hall
1101 Poyntz Avenue
Manhattan, KS 66502

Re: North Manhattan Avenue, Phase 3
Street Improvements Project
(30% Plan Production)

Dear Honorable Mayor and Commissioners:

Following discussions with City Staff, Schwab Eaton has been asked to provide design services for the North Manhattan Avenue, Phase 3 project to produce a 30% plan set adequate for estimating final construction costs within a 20% contingency. The services would include Preliminary Design of the North Manhattan corridor from Claflin to Research Park Road, Public Engagement, and Right-of-way and Easement Acquisition as necessary. Services would also include incorporating the North Campus Corridor design features developed by Confluence as part of the North Campus Corridor Master Plan.

Schwab Eaton will provide the services above for a total fee of \$169,612, which would include \$135,012 for the SE design services, and \$33,600 for the Confluence design services and a maximum of \$1,000 for reimbursable expenses for Confluence.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Ian Reekie'.

Ian Reekie, Project Manager
Schwab-Eaton, P.A.

Civil Engineers

Land Surveyors

Landscape Architects



July 14, 2015

Mr. Brian Johnson, P.E.
City Engineer
Public Works Department
City of Manhattan
1101 Poyntz Avenue
Manhattan, KS 66502

Re: Kimball Avenue Expansion Project

Dear Mr. Johnson:

Thank you for the opportunity to negotiate a contract for the preparation of 30% concept design and a construction estimate for the Kimball Avenue Expansion project. The overall project is generally described as follows:

The expansion of Kimball Avenue to a 5-lane section from College Avenue to Meadowlark Road. This project will also include the expansion of Denison Avenue from the KSU Equine Education Center entrance to the KSU Chester E. Peters Recreation Complex entrance. This project will ultimately include the design of traffic signals at the intersection of Kimball Avenue with College Avenue, the KSU Grain Science entrance, and Denison Avenue. The project will also ultimately include the design of a traffic signal at the Denison Avenue/NBAF entrance intersection. The project design will be generally based on the Traffic Study for the Kimball Avenue Improvements from College Avenue to Meadowlark Road prepared by BG Consultants, Inc. and dated April 21, 2014.

I am excited to develop a scope and fee for the project that will provide the City with the 30% concept design and construction estimate. BG Consultants will also be working with Confluence, the Landscape Architect, as they develop a scope and fee for the 30% concept design and construction estimate for the proposed streetscape improvements. It is my understanding that the budget for the BG Consultants, Inc. scope of services will be \$233,000 and the budget for the Confluence scope of services will be \$108,900 for a total amount of \$341,900. I will work with City staff to develop the pertinent scope of services necessary to provide the City with the best product for the identified improvements within this prescribed budget. Please feel free to contact me with any questions.

Best Regards,

Matthew A. Kohls, P.E.
Project Manager

July 16, 2015

The Honorable Mayor Karen McCulloh and City Commissioners
City of Manhattan
1101 Poyntz Avenue
Manhattan, KS 66502

Dear Mayor and City Commission:

Thank you for the opportunity to present the outcomes of the North Campus Corridor Master Plan on May 26, 2015, and for your continued partnership. We are pleased to partner with the City of Manhattan on this opportunity to build on University strengths related to global food systems and to leverage the NBAF presence in our community to create economic growth and advance this vision of creating a global magnet for corporate partners.

As outlined in my May presentation, to advance the development of the North Campus Corridor, the next step is to move from the conceptual phase to the design phase, including defining the infrastructure and landscape/streetscape opportunities. I understand this will require engaging design consultants to determine construction costs and tangible outcomes. To support this continued partnership with the City of Manhattan, Kansas State University agrees to match 50% of the City's investment for the design costs associated with this project, assuming an approximate cost of \$500,000. It would be our intention that, if the project moves to the construction phase, these design costs would be financed as a part of the larger construction costs. If the project does not advance to the construction phase, the University would reimburse the City 50% of the associated costs. Should this design phase of the project move forward, I anticipate returning to the City Commission to provide a mid-project review in the Fall of 2015 and a final review of the project specifics with a financing proposal in January of 2016.

We have a unique opportunity to create a global magnet for corporate partners, and Kansas State University is proud to partner with the City of Manhattan to realize that potential. I look forward to our continued cooperation to create a world-class environment for private sector research collaboration that can simultaneously provide prosperity for the Manhattan community.

Sincerely,



Kirk H. Schulz
President

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cc: Mr. Ron Fehr, City Manager