



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street | Ketchum, ID 83340

April 15, 2024

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

RECOMMENDATION TO REVIEW OPTIONS FOR MAIN STREET PEDESTRIAN IMPROVMENTS AND PROVIDE DIRECTION ON KURA FUNDING AND DIRECT STAFF TO PREPARE A REIMBURSEMENT AGREEMENT WITH THE CITY OF KETCHUM

Introduction/History

The KURA has participated in several joint meetings with the Ketchum City Council to review and discuss the design and KURA participation in the Main Street Project.

The project went out to bid and no bids were received. State law allows the city to negotiate directly with a contractor in the event no bids are submitted. The city has been in negotiations with Idaho Materials and Construction (IMC) to establish a project cost.

Attachment A provides details on the negotiations to date including the project costs and scope and cost options. Additional details will be provided at the meeting.

KURA Review and Action

The KURA is being asked to review the project scope and options and determine the extent of funding KURA will contribute towards the project. In this fiscal year (FY23-24), the maximum contribution staff recommends is \$1.25 million. Additional funding could be available next fiscal year (FY24-25) should the KURA wish to provide additional funding.

Financial Requirement/Impact

The KURA has budgeted \$3 million this fiscal year for capital projects. The following identifies funding commitments and projections for this year:

Undergrounding Main St Power Lines:	\$400,000
Master Plan for Town Square	\$60,000
Reimburse Bluebird for Infrastructure	\$820,000
Relocate Idaho Power Equipment @ 1 st /WA	\$250,000 (estimate)
Main Street Project	\$1,250,000
 Total	 \$2,780,000

Because the cost of relocating the Idaho Power equipment is unknown at this time and could exceed the estimate, staff recommends \$1,250,000 as the maximum KURA contribution for Main Street. Additional funds could be available next fiscal year.

Recommendation and Motion

Staff recommends the following motion:

“I move to authorize (identify dollar amount) for the Main Street Project and direct staff to prepare a reimbursement agreement to return for Board approval.”

Attachment A: City of Ketchum Staff Report



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion/Action:

Reasons for Recommendation:

- The city recently completed the public solicitation of construction bids and did not receive any proposals. Under Idaho law, cities are allowed to engage a qualified public works contractor to negotiate a contract. Idaho Material and Construction (IMC) has completed previous roadway projects for the city as well as other jurisdictions in valley. IMC was the most active of two construction firms who participated in the bidding activities but chose not to submit due to non-responsive bids from subcontractors and concerns regarding project scope/timeline.
- The city's Project Manager (Jacobs Engineering) and staff held several negotiation sessions with IMC to inform the proposed scope options for consideration.
- The full contract will not be completed by Monday's meeting. The Council can either delegate signing authority to the Mayor without council approval or schedule a special Council Meeting to approve the contract.

Policy Analysis and Background:

For simplicity purposes, the roadway costs have been isolated as they are being funded via Idaho Department of Transportation (ITD). ITD is currently evaluating two options based on the updated costs:

1. Full scope (River to Knob Hill Inn) which will require an additional \$1m (approx.)
2. Reduce scope (River through 6th Street intersection) and stay within budget

Regarding the pedestrian improvements, staff is recommending the following actions to decrease budget to acceptable range:

Scope Deferrals –

- 2nd Street Culinary ramp/sidewalk (2025)
- 5th Street sidewalk infill (2025)
- New ten foot attached multi-use path from 6th to Cemetery (2027 with ITD North of Town road rebuild)
- Bus stops amenities (electrical conduit etc. included in option below)
- Arts and History (2025)

Scope Modifications (value engineering)

- ADA ramps changed from pavers to concrete
- Reduced silva cell volume limits (25%)
- Reduce pavers (along 1st St at Argyros, at several banks)
- Street furnishing not included (future phase)
- Assumes Hot Dog Hill sidewalk improvements will be completed by developer
- Assumes city will construct sidewalk improvements at Serva's and seek reimbursement
- Incorporated cost/time savings approaches (specific tree vendor, prepurchase and direct purchase options)

Options

Staff is recommending **Option Two** based on the following funding sources:

City of Ketchum = \$1,250,000 | URA = \$1,250,000

Option 1 – Ketchum Full Scope (River through 6th Street)

- Expenses
 - Design, construction management, and materials testing
 - Construction Project Scope: River through 6th Street
 - Cost = \$3,207,000

Option 2 – Ketchum Reduced Scope

(River to 2nd and 4th through 6th Street (full build between 2nd – 4th))

- Expenses
 - Design, construction management, and materials testing
 - Construction Project Scope:
 - Master plan build between 2nd – 4th
 - Village Market drainage and planting strip/ornamental poles
 - Misc. locations for ornamental poles, trees
 - Cost = \$2,499,000

Public Process

- Public open houses were held on February 15 and 16 to review the 90% design scope of work, potential construction management approach and associated next steps. A joint meeting between the Urban Renewal Agency and City Council occurred on February 20th to review public feedback and the 90% design. The attached scope of work was authorized to include in the public solicitation of construction bids.
- Public open houses were held on January 10 and 11 to review the details of the sidewalk enhancement elements (street furnishing, ped/bike safety improvements, Arts & History Plan). A joint meeting of the City Council and Urban Renewal Agency was held on January 16 to review the design details, draft budget and community feedback.
- Public open houses were held on November 8 and 9 to review the 30% concept designs. A joint meeting of the City Council and Urban Renewal Agency was held on November 13th to review the design and community feedback. During the community meetings, the city committed to holding public engagement sessions in January on potential sidewalk amenities and bike infrastructure to improve safety.

- The city approached ITD to advance the Main Street project to 2024 to address both the unsafe current condition as well as avoid the conflict with the south of town project (Elkhorn Road to River Street in 2025/26). ITD felt more comfortable with the city serving as the project manager to meet the desired scheduled. On August 21, the City Council approved a Memorandum of Understanding (MOU) with ITD that outlined coordination and cost share responsibilities.

Sustainability Impact:

The draft design envisions pedestrian improvements and increased tree canopy.

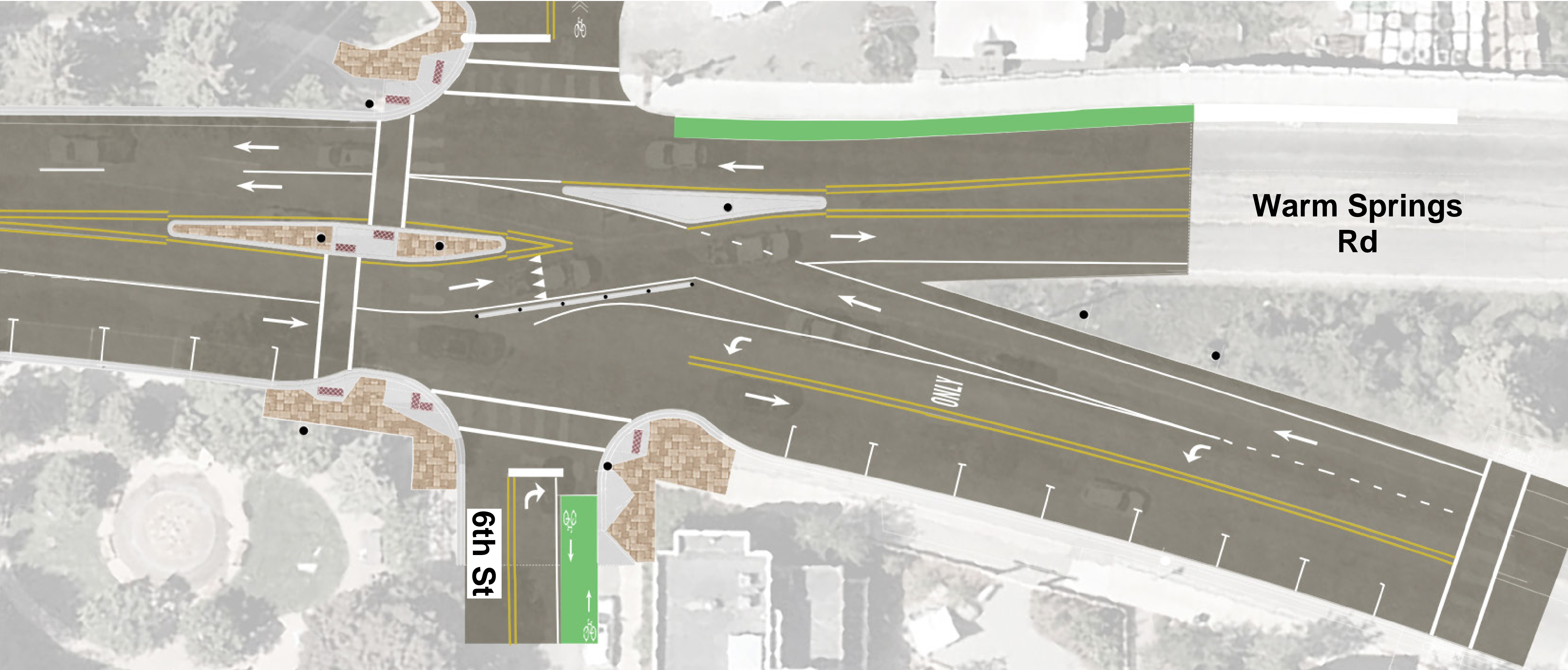
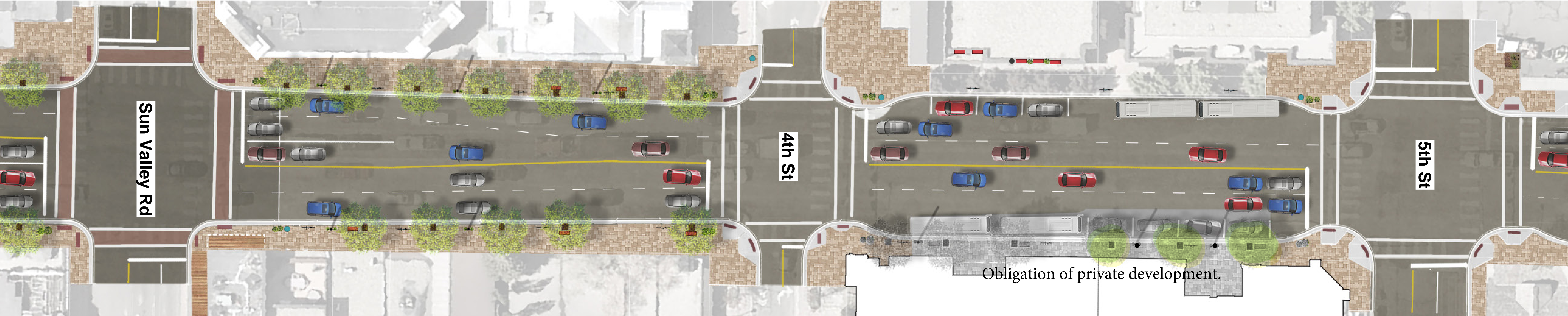
Financial Impact:

None OR Adequate funds exist in account:	The city has allocated \$1,071,341 in current fiscal year. ITD has contributed \$500,000 towards design and \$6.5m for construction. Staff is recommending city funding increase by an additional \$250,000 should URA be able to match with \$1,250,000 in funding.
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Attachments:

1. Scope of work exhibit

OPTION 1 - FULL SCOPE



OPTION 2 - REDUCED SCOPE

