

**SUBJECT:           AWARD CONTRACT BETWEEN THE CITY OF LOUISVILLE  
AND RVi PLANNING + LANDSCAPE ARCHITECTURE FOR  
PHASE I OF THE DOWNTOWN PUBLIC URBAN LANDSCAPING  
AND STREETScape ENHANCEMENTS (PULSE) PROJECT**

**DATE:               JANUARY 21, 2025**

**PRESENTED BY:   KURT KOWAR, PUBLIC WORKS DEPARTMENT**

**SUMMARY:**

Staff is recommending City Council approve staff to finalize negotiations and award a final contract for professional design services for the Downtown Public Urban Landscaping and Streetscape Enhancements (PULSE) Project to RVi Planning + Landscape Architecture (RVi) for their proposal cost of \$992,773, authorize staff to approve contract addendums up to \$200,000 for unforeseen task items and project contingency, and authorize the Mayor, City Manager, and City Clerk to sign and execute contract documents on behalf of the City.

**PROJECT DETAILS:**

Initiated in 2023 by the Louisville Revitalization Committee (LRC) and officially adopted by City Council on November 19, 2024, the Downtown Vision Plan serves as the guiding framework for the Downtown PULSE Project. Phase 1 of the project focuses on refining the short-term improvement concepts outlined in the Vision Plan to align with the City's budget, followed by the design and construction of these initial improvements. Future phases of the Downtown PULSE Project will address the design and construction of mid-term and long-term improvements specified in the Downtown Vision Plan.

Staff issued an RFP on December 11, 2024, to solicit consultant proposals for professional design services including landscaping, streetscape, lighting, traffic-calming, wayfinding signage, architecture, and engineering services as required to modify conceptual designs as outlined in the Downtown Vision Plan and advance them to final design. Staff received three proposals on January 8, 2025 from MIG, RVi, and Civitas.

The selection committee, consisting of five City staff members, evaluated the proposals and conducted interviews with all three consultants to determine the recommended consultant.

The consultant teams were also asked to provide a sealed fee proposal at the interview phase. While the fee was not a primary consideration for the selection, fees were opened and reviewed after selection to ensure that the selected consultant's fee proposal was in a reasonable range to serve as the basis for fee negotiations.

Upon completion of interviews, the selection committee met to discuss final rankings. The selection committee agreed that RVi was the most prepared and most engaged firm with a quality team of sub-consultants.

The final contract is not yet complete for signature due to expedited selection timeframes and condensed timelines for follow-up activities.

**FISCAL IMPACT:**

The costs of the Downtown PULSE Project are identified below:

**Projected Funding**

| <b>Description</b>                         | <b>Account</b>                  | <b>2025<br/>Budget<br/>Amount</b> |
|--------------------------------------------|---------------------------------|-----------------------------------|
| DOWNTOWN VISION CIP (2025 Approved Budget) | 301313-660310                   | \$1,000,000                       |
|                                            | <b>Total approved funding:</b>  | <b>\$1,000,000</b>                |
| LRC Funding (Future Funding)               |                                 | \$8,000,000                       |
|                                            | <b>Total future funding:</b>    | <b>\$8,000,000</b>                |
|                                            | <b>Total available funding:</b> | <b>\$9,000,000</b>                |

**Projected Expenses (DOWNTON VISION CIP) 301313-660310**

| Description                   | Amount        |
|-------------------------------|---------------|
| Phase 1 Design Contract - RVi | (\$992,773)   |
| Contingency                   | (\$200,000)   |
|                               |               |
| Total Expenses:               | (\$1,192,773) |
| Budget Amendment:             | (\$192,773)*  |

**BUDGET AMENDMENT\***

The total project budget is \$9,000,000 over the next four years from LRC bond funding. The approved 2025 budget will require an amendment of \$192,773 for current costs. The entirety of the funding is within the Capital Improvement Program.

**PROGRAM/SUB-PROGRAM:**

The recommended contract supports the City's and LRC's goal of enhancing public spaces, promoting pedestrian activity, and integrating sustainable, long-term improvements to provide a vibrant and accessible downtown.

**STAFF RECOMMENDATION:**

Staff recommends approval of staff to finalize negotiations and award the Downtown PULSE Project design contract with RVi Planning + Landscape Architecture for \$992,773 plus a 20% contingency in the amount of \$200,000 for a total authorized amount of \$1,192,773 and authorize the Mayor, City Manager, Public Works Director, and City Clerk to sign and execute contract documents on behalf of the City.

**STRATEGIC PLAN IMPACT:**

|                                     |                                                                                                                                       |                                     |                                                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/>            |  <b>Reliable Core Services</b>           |
| <input checked="" type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input checked="" type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input checked="" type="checkbox"/> |  <b>Engaged Community</b>                            | <input type="checkbox"/>            |  <b>Healthy Workforce</b>                |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                        | <input type="checkbox"/>            |  <b>Collaborative Regional Partner</b>   |