

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 97-449
SEPTEMBER 8, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
WAVELAND LODGE RESTROOM RENOVATION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	DONALD TRIPP PARK AND RECREATION DIRECTOR

SYNOPSIS —

City Council is requested to authorize a contract with Shiffler Associates in the amount of \$7,500 to design the renovation of the restroom facilities on the main level of the Waveland Lodge to provide accessible facilities for both men and women.

FISCAL IMPACT —

The estimated cost of the proposed restroom improvements to the Waveland Lodge is \$60,000. Funds are available in the 1997-98 Capital Improvement Program to hire an architectural consultant and construct the recommended improvements.

RECOMMENDATION —

Approval.

BACKGROUND —

On June 16, 1997, by Roll Call No. 97-2032, City Council authorized staff to proceed with improvements to the Waveland Lodge. One of the primary improvements identified by the Waveland Golf Committee included renovation to the restroom facilities on the main level of the Lodge.

The current condition of the Lodge provides a women's locker room and restroom on the main level, and the men's locker room and restroom is located in the basement. Therefore, the restroom facilities are not accessible to disabled persons which cause difficulty to those using the facility, especially for those who rent the facility for banquets, receptions, and social gatherings.

The primary goal of hiring an architect is to take the existing condition of the Lodge and modify a floor plan in a small portion of the facility to accommodate restroom facilities for both women and men, as well as preserving a small locker room area for women. Therefore, staff invited consultants to submit proposals for the work.

Three architectural firms submitted proposals ranging from \$7,500 to \$11,500. Staff is recommending hiring the lowest bid submitted by Shiffler Associates to perform this work because of their response to the Request for Proposals and their extensive experience in golf course club house architecture.