

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-054**

**SYNOPSIS -**

**AGENDA:**

Update on status of Gray's Lake Park.

FEBRUARY 7, 2000

**FISCAL IMPACT -**

**SUBJECT:**

Construction cost for Phase I is \$6.2 million.

GRAY'S LAKE PARK

**RECOMMENDATION -**

**TYPE:**

• **Receive and File construction schedule, Phase I budget, and bridge plank donor campaign.**

**RESOLUTION  
ORDINANCE  
RECEIVE/FILE**

• **Approval to create donor agreements for SW corner and bridge.**

**SUBMITTED BY:**

• **Approval to create an agreement with the Greater Des Moines Foundation to assist the project as receiver of private gifts.**

DONALD M. TRIPP  
PARK AND  
RECREATION  
DIRECTOR

**BACKGROUND -**

On August 16, 1999, by resolution number 99-2575, Council approved the revised master plan for Gray's Lake Park, the design contract with RDG Crose Gardner Shukert, and established two committees (Design/Development and Fundraising) to assist the Park and Recreation Department in proceeding with implementation of the adopted master plan.

The Design/Development Committee, (chaired by Sue Ryan) and the Fund Development Committee, (chaired by Council Member Christine Hensley) have been working towards the design detail and fundraising for Gray's Lake. The Design Committee has been meeting regularly with the consultant to coordinate the details of the master plan design and create a

phasing of the project. Members of the Design Committee include: Marion Gelb, (Neighbor and Des Moines Founders Garden Club) Suzette Jensen, (Park and Recreation Board) Vernon Johnson, (PACE Program) Tom Rosborough, (Des Moines Rowing Club) and Marilyn Staples (Planning and Zoning Commission). Two additional representatives are to be appointed pending a recommendation from the Des Moines Neighbors. Additionally, David Kruidenier has been attending all Design meetings.

Through this process, the City has been meeting with representatives from the Union Pacific Railroad to acquire an easement along the southern shore of the lake to complete the two-mile recreational trail loop. With no clear direction from the railroad, the Design Committee investigated three alternatives for the recreational trail. Option I would take the trail along the top of the ridge within 15 feet of the rail yard. Option II would be to develop a shelf along the shoreline for the trail connection. Option III would be to build a 1,200 foot pedestrian bridge. The three options were shared with both committees and Option III is recommended as the best option for the development of the trail. Option I would require an easement from the railroad. The Fund Development Committee is currently seeking large private gifts and preparing a donor campaign to sell individual bridge planks to fund this portion of the project.

A second design change from the approved master plan is the addition of a Boundless Playground on the southeast corner of the park. A Boundless Playground is an accessible playground for all individuals. The goal of the Park and Recreation Board is to assure maximum accessibility of the park including this Boundless Playground. A sub-committee of the Fund Development Committee is working on raising the anticipated \$500,000 needed to develop this portion of the project. Currently, the installation of the Boundless Playground is scheduled for Phase II construction.

The Fund Development Committee has been working diligently to generate support for this project. The following individuals have been contacted and have expressed support: Pioneer Hi-Bred International, John Clarke, James S. Cownie, John R. Grubb, John C. Kline, David Kruidenier, Dwayne McAninch, Louise Noun, Marvin Pomerantz, and Randy Walters. The Fund Development Committee anticipates completion of the \$3.1 million campaign by mid-summer.

Due to the generous private support towards the implementation of the Gray's Lake Park master plan, staff is pleased to announce that the project is 30 days ahead of schedule and anticipates completion of Phase I by August 30, 2000.

Attached to the Roll Call is a copy of the work plan.

The project schedule includes work currently being completed by Park and Recreation and Public Works Department crews in clearing the trail alignment. Public Works will begin paving the trail this spring. In addition, the Fund Development Committee has received a commitment from a consortium of private donors to build the Marine Rental facility on the southwest corner of the lake. Additionally, in-kind gifts are anticipated for bridge construction, shoreline improvements, and storm water intakes.

The budget for Phase I is as follows:

Sources Uses

99'00 CIP	\$1,000,000	Clearing	\$ 31,250
00'01 CIP	\$1,000,000	Demolition	\$ 31,250
D. Kruidenier	\$1,400,000	Grading	\$ 12,500
Fund Development	\$3,100,000	Trail Paving	\$1,037,500
Total	\$6,500,000	Roadway	\$ 343,750
		Shoreline	\$ 375,000
		Electrical	\$ 375,000
		Storm sewer	\$ 250,000
		Furniture	\$ 43,750
		Clean-up	\$ 187,500
		Bridge	\$2,125,000
		SW Corner	\$1,375,000
		Total	\$6,187,500

Phase II improvements are estimated to include a pavilion and plaza along the peninsula, boardwalk, water playground, fishing piers, adventure recreation, fountains, and the Boundless Playground. Estimated budget for Phase II is \$6.76 million. The revenue sources include \$4 million in General Obligation (GO) Bonds between years 2002 and 2005, savings from Phase I, private gifts, and public grants.

To keep this project on schedule, the following actions will be required:

- Receive and File the status report on Gray's Lake Park

including the Phase I budget, construction schedule (attached to roll call) and bridge plank donor campaign.

- Authorize staff to develop Donor Agreements for the construction of the SW Corner and bridge.
- Authorize staff to develop agreement with the Greater Des Moines Foundation to assist the project as receiver of private gifts.
- Approval to add the bridge design to RDG Crose Gardner Shukert's design contract. (Under separate Council Action.)
- Approval to enter into a Professional Service Agreement with Capitol Resources to coordinate and manage the Fundraising Committee. (Under separate Council Action)