



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-159

SYNOPSIS -

AGENDA:

APRIL 17, 2000

Approval of Supplemental Agreement No. 4 between the City of Des Moines and RDG Crose Gardner Shukert, Inc. (Jon F. Crose, Partner, 414 - 61st Street, Des Moines, Iowa, 50312) to provide construction documents and construction observation of an approximately 1,400-ft. long pedestrian bridge and Stage 1 development at the southwest corner of Grays Lake Park.

SUBJECT:

SUPPLEMENTAL
AGREEMENT NO. 4
FOR GRAYS LAKE
PARK MASTER PLAN

FISCAL IMPACT -

TYPE:

Funding for Supplemental Agreement No. 4 is not to exceed \$388,444 and will come from Grays Lake Park Improvements in the Capital Improvement Program (CIP).

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

FLOYD BENTZ, P.E.
CITY ENGINEER

BACKGROUND -

On July 21, 1997, by Roll Call No. 97-2581, Council awarded a contract to RDG Crose Gardner Shukert, Inc. (RDG) for master plan and market feasibility services for Grays Lake. On December 22, 1997, by Roll Call No. 97-4060, the City Council received and filed a communication on the Master Plan and a series of actions related to this project. On September 14, 1998, by Roll Call No. 98-2900, City Council approved a Master Plan and Implementation Plan for Grays Lake.

On December 21, 1998, by Roll Call No. 98-3951, Council accepted a donation of Grays Lake property from the Neighborhood Development Corporation, which was

previously owned by the Capital Resources Group. The adopted Grays Lake Park Master Plan recognized the private ownership of the former Holiday Inn site by the Weitz Corporation, and redevelopment of the site as a hotel/conference center was essential to the Grays Lake Implementation Plan for financing the Master Plan project. Now that the private development alternatives have been altered, the Grays Lake Master Plan and Implementation Plan must also be changed to recognize the existing conditions and development potential.

On August 16, 1999, by Roll Call No. 99-2575, the Council approved the revised Grays Lake Park Master Plan and approved Supplemental Agreement No. 2 with RDG Crose Gardner Shukert, Inc. for Phase 1 design and construction document development services, which had anticipated a recreational trail to be built around Grays Lake entirely on grade. Further analysis has shown that property restrictions on the south edge of the lake require a bridge be built that will be approximately 1,400 feet long.

On February 7, 2000, by Roll Call No. 00-377, the Council approved Supplemental Agreement No. 3 which provided for schematic design of the pedestrian bridge. The schematic design of this bridge has proposed a 16-ft. wide, approximately 1,400-ft. long, concrete bridge at the south edge of the lake.

This Supplemental Agreement No. 4 will provide for preparation of final plans and construction documents as well as for construction phase services for both this pedestrian bridge and Stage 1 improvements at the southwest corner of Grays Lake Park. Stage 1 improvements include boat rental storage, restrooms/concession building, new boat dock, parking lots, walks, and plaza.