

CITY COUNCIL
COMMUNICATION:

02-483

AGENDA:

SEPTEMBER 9, 2002

SUBJECT:

AWARD OF MARTIN
LUTHER KING, JR.
PARKWAY
ENHANCEMENT
PROJECT

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JEB E. BREWER, P.E.
CITY ENGINEER

ITEM _____

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

SYNOPSIS —

The current approved Martin Luther King, Jr. Parkway budget includes identified funding for certain enhancements to the roadway including a new Woodland Cemetery fence, relocation of Woodland Cemetery gate, two neighborhood signs and piers, and construction of a visual barrier wall. The low bid exceeds the allocated budget amount. Staff's recommendation is to award the contract, but to implement a value engineering process to change order out enough cost by constructing a different Woodland Cemetery fence and deferral of the neighborhood signs to a later contract.

FISCAL IMPACT —

Funds are available in the Capital Improvement Program (CIP) Budget, 80 percent Iowa Department of Transportation (IDOT) T-21 Funds (661,240) and 20 percent City (165,310), CIP Index Code 483842, Martin Luther King, Jr. Parkway (North/South Segment) – Account 543070 – Fund CP038 – Organization ENG990000 – Project STR138 – Activity ID 04-2003-006.

RECOMMENDATION —

To award the Martin Luther King, Jr. Parkway, Ingersoll Avenue to Center Street, miscellaneous contract and to direct value engineering of the awarded contract to reduce the construction cost to approximately \$700,000.

BACKGROUND —

The City Council on May 6, 2002, by Roll Call No. 02-1104, approved a redesign of the Martin Luther King, Jr. Parkway in order to reduce the expected cost to \$130 million. As part of the revised budget, \$700,000 was allocated for roadway enhancements for the section of the road between Ingersoll Avenue and Center Street. The enhancements included a new Woodland Cemetery fence, relocation of Woodland Cemetery gate, two neighborhood signs, and construction of a visual barrier wall. The descriptions of the improvements are as follows:

Woodland Cemetery Fence - A new fence along the east side of Woodland Cemetery and on either side of the new gate location. This fence will extend north to just past Center Street. This fence is to be constructed of brick piers and painted ornamental steel fencing between the piers. The fence was designed to be five feet in height and the brick piers are spaced to match the

landscaping on Martin Luther King, Jr. Parkway.

Relocation of Woodland Cemetery Gate - Relocation of the granite columns and the iron gates at the entrance to the Woodland Cemetery. This entrance is being relocated to provide a new safer driveway that will be just west of the intersection of Woodland Avenue and Martin Luther King, Jr. Parkway. The granite columns and iron gates are to be cleaned and reset at a location approximately 37 feet from the existing column locations.

Two Neighborhood Signs - Construction of two neighborhood identification signs and associated piers at Woodland Avenue and Martin Luther King, Jr. Parkway. The sign located at the northeast corner of the intersection identifies Sherman Hill and the other sign located at the northwest corner identifies Woodland Heights.

Visual Barrier Wall - Construction of a visual barrier wall that is to be located on the east side of Martin Luther King, Jr. Parkway, adjacent to the Sherman Hill Historic District from north of Woodland Avenue to just north of Center Street. This wall is approximately six feet high of brick construction to match the walls and facilities in the Historic District; and satisfies the requirements of the Environmental Impact Statement.

The plans for these enhancements to Martin Luther King, Jr. Parkway have been presented to the Sherman Hill Neighborhood Association, Woodland Heights Neighborhood Association, Cemetery Board, Park and Recreation Department, and the Historic District Commission. The neighborhood signs were requested by the respective neighborhood associations. The Cemetery Board, Park and Recreation Department, and the Historic District Commission have all endorsed the relocation of the Cemetery Gates and the installation of the Cemetery fence. The Historic District Commission had concerns about the Woodland Heights neighborhood sign presenting the impression that the cemetery was the Woodland Heights Cemetery instead of the Woodland Cemetery, and therefore requested the sign be changed or eliminated.

The Engineer's construction estimate for all these enhancements was \$770,500, which included \$70,500 estimated budget savings from the paving of Martin Luther King, Jr. Parkway from Ingersoll to Center Street. Unsuitable soils were discovered which will eliminate the estimated paving contract savings. Therefore, in order to maintain budget discipline, the enhancement contract should be reduced to approximately the \$700,000 original budget allocation. The low bid of \$826,550 will require a reduction of approximately \$126,550 from the contract by eliminating some bid items. The proposed Value Engineering reductions will be negotiated with the contractor and will be presented to the Citizen's Committee. The proposed change order would reduce the length or style of the Woodland Cemetery fence up to the Iowa Department of Transportation contractual allowable limits, and would delete the two neighborhood signs and piers. In late October, the Raccoon River to Ingersoll Phase improvements will be bid; and if these bids are below budget allocation, then the neighborhood signs could be included in the Spring 2003

	<p>enhancement contract. This delay also allows time to resolve the Historical Commission's concern about the nature and character of the Woodland Heights neighborhood sign.</p>
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