



**Council  
Communication**  
Office of the City Manager

<b>Date</b>	July 24, 2006
<b>Agenda Item No.</b>	<b>10</b>
<b>Roll Call No.</b>	<b><u>06-</u></b>
<b>Communication No.</b>	<b><u>06-455</u></b>
<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E. City Engineer</b>

**AGENDA HEADING:**

Approving Professional Services Agreement with RDG IA, Inc. Architects for design and construction phase services for the ADA Transition Plan Improvements – Phase 1, not to exceed \$67,640.

**SYNOPSIS:**

Approval of the Professional Services Agreement with RDG IA, Inc. Architects, William M. Dikis, Principal, 301 Grand Avenue, Des Moines, Iowa, 50309, for a lump sum amount of \$67,640, to provide professional services for design and construction phase services for the Americans with Disabilities Act (ADA) Transition Plan Improvements – Phase 1. This project includes improvements at eleven separate City facilities to address the items identified in the ADA Transition Plan.

**FISCAL IMPACT:**

Amount: \$67,640

Funding Source: 2006-07 CIP, Page Municipal Buildings-4, BLD042, ADA Modifications for Municipal Buildings, G.O. Bonds

**ADDITIONAL INFORMATION:**

The City of Des Moines completed a Transition Plan for its facilities in accordance with the American with Disabilities Act. A consultant was retained to survey and document City facilities, including buildings and parks. The results were organized by location, description, Americans with Disabilities Act Accessibility Guidelines (ADAAG) deficiency reference, problem statement, possible solution, and conceptual cost, with ranking for public access hierarchy, degree of access and frequency of use by the disabled. The Des Moines Access Advisory Board has established priorities for sites and non-compliant items for City facilities.

This project includes improvements at eleven separate facilities throughout the City to address the items identified in the Transition Plan. The work will include a variety of improvements that will require multiple professional disciplines. The following facilities are included in Phase 1:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| City Hall                         | 400 Robert D Ray Drive           |
| Argonne Armory                    | 602 Robert D Ray Drive           |
| Grays Lake Park                   | 1631 Fleur Drive                 |
| Grays Lake Beach Pavilion         | 1631 Fleur Drive                 |
| Grays Lake Restroom               | 1631 Fleur Drive                 |
| Pioneer-Columbus Community Center | 2100 S.E. 5 <sup>th</sup> Street |
| Stone Park                        | S.E. 5 <sup>th</sup> & Hartford  |
| Chesterfield Community Center     | 2501 Maury Street                |

Logan Community Center  
Four Mile Community Center  
Cownie Soccer Park

1700 Garfield Avenue  
3711 Easton Blvd.  
2600 Hartford Avenue

An RFP for professional services was advertised in the newspaper and posted on the City's web site. Several firms expressed interest in the project and attended the presubmittal conference. However, only one proposal was received from RDG IA, Inc. Architects. This firm has extensive experience in the assessment and resolution of ADA issues and a thorough understanding of how to address ADA conflicts in existing facilities. RDG was the consultant that produced the City's Transition Plan.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: July 26, 2004

Roll Call Number: 04-1584

Action: Phase II of the Americans with Disabilities Act (ADA) Transition Plan for City of Des Moines' public facilities. ([Council Communication No. 04-375](#)) Moved by Coleman to approve. Motion Carried 7-0.

Date: February 23, 2004

Roll Call Number: 04-393

Action: Phase I of the Americans with Disabilities (ADA) Transition Plan (on file in City Clerk's Office). ([Council Communication No. 04-079](#)) Moved by Hensley to approve. Motion Carried 7-0.

#### **BOARD/COMMISSION ACTION(S): NONE**

Date:

Roll Call Number:

Action:

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on consultant services for design and construction administration, and construction contracts.