



Council Communication

Office of the City Manager

Date February 12, 2007

Agenda Item No. 13
Roll Call No. 07-
Communication No. 07-057
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Approving Professional Services Agreement with Larson Architecture, LLC for design and construction phase services for the M.L. King Jr. Park Shelter and Congregate Meal Site, not to exceed \$78,716.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with Larson Architecture, LLC, Rick Larson, Principal, 620 40th Street, Des Moines, Iowa, 50312, for a lump sum amount of \$78,716, to provide professional services for design and construction phase services for the M.L. King Jr. Park Shelter and Congregate Meal Site.

FISCAL IMPACT:

Amount: \$78,716

Funding Source: 2006-07 CIP, Page Parks-18, PKS100, Park Redevelopment, G.O. Bonds

ADDITIONAL INFORMATION:

The Master Plan for M.L. King Jr. Park (adopted December 1999) included an open-air shelter adjacent to the new wading pool and an attached enclosed all-season shelter with kitchen facilities. The wading pool has been constructed. The M.L. King Jr. Park Neighborhood Association was able to collect over \$40,000 in donations over a period of three years, which will be used toward furnishing the enclosed shelter. In February of 2006, Larson Architecture, LLC was retained to complete the design of the proposed all-season park shelter (approximately 2,800 SF) including HVAC, restrooms, and a kitchen.

On July 24, 2006 under Roll Call No. 06-1514, the City Council rejected all bids for the park shelter because the low bid was over the architect's estimate and project budget. The architect's estimate for the project was \$350,000, and the lowest bid submitted was \$486,700.

During the bid process, representatives from Polk County approached Parks & Recreation Department staff regarding using the proposed M.L. King Jr. Park Shelter as a Polk County meal site. City staff met with representatives of Polk County to determine what modifications to the current shelter design (kitchen size and configuration as well as the overall shelter size and design) may be necessary for it to be utilized as a Polk County meal site.

Parks & Recreation staff has completed discussions with Polk County and determined the physical requirements needed to utilize the shelter as a meal site. Staff has determined that the previous design is not suitable for a congregate meal site, cannot be expanded to meet Polk County's needs, and must be redesigned.

Polk County has verbally agreed to contribute \$500,000 toward the construction of this joint facility, which would include construction of an all season park shelter (approximately 6,000 SF), including concrete footings, slabs, masonry walls, wood framed roof, plumbing, electrical, HVAC, restrooms, community room, craft room, computer/library, kitchen, and congregate meal site and office at M.L. King Park.

The City is negotiating a 28E Agreement with Polk County for funding and use of this facility as a congregate meal site. The Engineering Department is managing the Leadership in Energy and Environmental Design (LEED) process to obtain a LEED Certified Rating from the U.S. Green Building Council. Using this third party rating system ensures that energy efficiency and low environmental impact is achieved.

Staff has negotiated a Professional Services Agreement with Larson Architecture, LLC, for a lump sum amount of \$78,716, to provide professional services for design and construction phase services. Larson Architecture, LLC completed the previous design and is familiar with M.L. King Jr. Park Master Plan and the desires of the neighborhood association.

PREVIOUS COUNCIL ACTION(S):

Date: July 24, 2006

Roll Call Number: 06-1514

Action: Resolution to Close Hearing and REJECT all bids on the M. L. King Jr. Park Shelter, (five bids received-over estimate). (Council Communication No. 06-473) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: June 19, 2006

Roll Call Number: 06-1175

Action: Ordering Construction of the following: M. L. King, Jr. Park Shelter – Receiving of bids, (7-11-06), and Setting date of hearing, (7-24-06). (Construction Estimate - \$350,000). (Council Communication No. 06-368) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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