



Council Communication

Office of the City Manager

Date	February 12, 2007
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Agenda Item No.	7C
Roll Call No.	07-
Communication No.	07-077
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Ordering construction of the following: Northwest Community Center Park Shelter – Receiving bids, (02-13-07), and Setting date of hearing, (02-26-07). (Construction Estimate - \$120,000).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement utilizing the method of financing referenced below. The shelter will be constructed on City of Des Moines open space adjacent to the Northwest Community Center and will serve visitors to the Center as well as the surrounding community. The City Council should set dates to receive bids and hold a public hearing as required by Iowa Code.

FISCAL IMPACT:

Amount: \$120,000 City Engineer's Estimate

Funding Source: 2006-2007 CIP, Page Park-11, Neighborhood Park Improvements, PKS137, Various Funding, Being: \$70,000 G. O. Bonds and \$50,000 from Polk County in accordance with the Franklin Field Lease Agreement between Polk County and the City of Des Moines.

ADDITIONAL INFORMATION:

On October 8, 2001, under Roll Call Number 01-3075, City Council approved the Polk County Senior Center (5200 Franklin Avenue) Franklin Field Lease Agreement, which included a provision that Polk County is to provide to the City \$50,000 for public recreation amenities at the Franklin Field site. The decision to construct such a shelter was arrived at through public meetings that included members of the Waveland Park Neighborhood Association and consultation with representatives from Polk County.

On July 10, 2006, under Roll Call No. 06-1299, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Northwest Community Center Park Shelter. On August 7, 2006, under Roll Call No. 06-1606, the City Council held and closed the public hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement; and also received and filed bids from Bergstrom Construction, Inc., Des Moines, IA and Venter Spooner, Inc., Johnston, IA for said improvement. The Parks and Recreation Department recommended to the City Council that further action to award contract for the Northwest Community Center Park Shelter project should be deferred to the next Council meeting in order to allow time to review funding options. Parks Department staff was unable to identify additional funding sources; and at the August 21, 2006 Council meeting, the City

Council rejected the bids for the Northwest Community Center Park Shelter received on August 1, 2006. The bids were well above the initial budget estimate of \$80,000 provided by Smith Metzger Architects.

Since August 2006, Parks Department staff has reviewed the funding and original design of the shelter and do not recommend any design changes. Staff decision was based on two reasons. First, the only meaningful ways to reduce cost are to eliminate the grasscrete and picnic tables or redesign the shelter, which incorporates some environmental features in the design. Staff does not recommend this because the grasscrete was chosen to lessen the amount of concrete in the park and to infiltrate ground water while reducing compaction around the shelter when visitors use the picnic tables. Second, redesign of the custom shelter, which incorporates a rain-collecting roof that sends runoff down a trough into a catch basin and eventually a rain garden, would incur more architectural costs and reduce the rain collection system.

As a result of increased steel prices and other features of the picnic shelter, a revised construction cost is now estimated at \$120,000. Funding in the Neighborhood Park Improvements (PKS 137) account is available to allow this project to proceed. The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Northwest Community Center Park Shelter, 11-2006-025. The improvement includes construction of a park shelter including concrete foundation, sidewalk, masonry pier, steel fabrication and erection, drainage tile and site restoration, all in accordance with the contract documents including Plan File Nos. 457-141/145 at Northwest Community Center, 5200 Franklin Avenue, Des Moines, Iowa. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: August 21, 2006

Roll Call Number: 06-1703

Action: [Resolution](#) to REJECT all bids and close the hearing on plans, specifications, form of contract documents and Engineer's estimate on Northwest Community Center Park Shelter. ([Council Communication No. 06-546](#)) Moved by Vlassis to adopt. Motion Carried 5-1.

Date: August 7, 2006

Roll Call Number: 06-1606

Action: Hearing [On](#) Northwest Community Center Park Shelter: Resolution approving plans, specifications, form of contract documents and engineer's estimate. ([Council Communication No. 06-510](#)) Moved by Vlassis to adopt. Motion Carried 6-1.

Date: July 10, 2006

Roll Call Number: 06-1299

Action: Ordering Construction of the following: [Northwest](#) Community Center Park Shelter – Receiving of bids, (8-1-06), and Setting date of hearing, (8-7-06). (Construction Estimate - \$80,000). ([Council Communication No. 06-436](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 8, 2001

Roll Call Number: 01-3075

Action: On conveyance of property in Franklin Field, (5200 Franklin), to Polk County, for a 65-year lease, to construct a Senior/Community Center, \$50,000. ([Council Communication No. 01-518](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Public hearing, receive and file bids, designate lowest bidder, approve contract and bond. Partial payments to the contractor and final acceptance of work.