



Council Communication

Office of the City Manager

Date

March 12, 2007

Agenda Item No. 47
Roll Call No. 07-
Communication No. 07-138
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Northwest Community Center Park Shelter: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Legacy Construction Associates, Inc., Randall D. Trabing, President, 903 S. Buxton, Indianola, IA, 50125, \$98,575.

SYNOPSIS:

This is a public hearing to allow for public input on the Northwest Community Center Park Shelter and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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.

FISCAL IMPACT:

Amount: \$98,575 Construction Contract (\$120,000 City Engineer's Estimate)

Funding Source: 2006-2007 CIP, Page Park-11, Neighborhood Park Improvements, PKS137, Various Funding, Being: \$50,000 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, the Des Moines 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 in the amount of \$114,730, and Venter Spooner, Inc., Johnston, IA in the amount of \$123,900 for said improvement. The Parks and Recreation Department recommended to the City Council that the 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. Park and Recreation 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 of 2006, Parks staff has reviewed the funding and original design of the shelter and does not recommend any design changes. The staff decision was based on two reasons: 1) The only meaningful ways to reduce costs would be 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; 2) 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.

On February 12, 2007, under Roll Call No. 07-198, 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. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and 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.

Sealed bids for said improvement were submitted by the following bidders:

- Legacy Construction Associates, Inc., Indianola, IA
- Bergstrom Construction, Inc., Des Moines, IA
- Venter Spooner, Inc., Johnston, IA
- Brocon Services LLC, Johnston, IA
- Johnson Concrete & Petroleum Const. Inc., Des Moines, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on February 27, 2007.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Legacy Construction Associates, Inc. in the amount of \$98,575, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: February 12, 2007

Roll Call Number: 07-198

Action: Ordering construction of the Northwest Community Center Park Shelter - Receiving of bids, (2-27-07), and Setting date of hearing, (3-12-07). (Construction Estimate - \$120,000). (Council Communication No. 07-077). Moved by Vlassis to adopt. Motion Carried 7-0.

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 Vlassis to adopt. Motion Carried 6-1.

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:

Partial payments to the contractor and final acceptance of work.