



Council
Communication
Office of the City Manager

Date

June 4, 2007

Agenda Item No. 7A
Roll Call No. 07-
Communication No. 07-331
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Ordering construction of the following: ADA Transition Plan Improvements - Phase 1 - receiving bids, (7-10-07), and setting date of hearing, (7-23-07). (Construction Estimate - \$361,542)

SYNOPSIS:

Proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. A study of City of Des Moines facilities was conducted to identify non-compliant physical barriers that did not meet Title II requirements of the Americans with Disabilities Act (ADA). The results of the study were compiled into the ADA Transition Plan, which was approved by the Access Advisory Board and the City Council. This project includes building and site improvements to resolve ADA non-compliant items in the highest priority locations. The building and site improvements at the various locations include restroom modifications, addition of accessible reception areas, parking lot modifications, curb ramp and sidewalk access improvements, expanding clear widths at doorways and accessible door hardware, addition of stair handrails, additional signage and other related improvements.

FISCAL IMPACT:

Amount: \$361,542 City Engineer's Estimate

Funding Source: 2007-2008 CIP, Page Buildings-4, ADA Modifications for Municipal Buildings, BLD042, G.O. Bonds.

ADDITIONAL INFORMATION:

The Americans with Disabilities Act (ADA) of 1990 recognizes and protects the civil rights of people with disabilities. It covers a wide range of disability, from physical conditions affecting mobility, stamina, sight, hearing, and speech to conditions such as emotional illness and learning disorders. The ADA addresses access for three specific areas: 1) the workplace (Title I); 2) state and local government services (Title II); and 3) places of public accommodation and commercial facilities (Title III).

On December 16, 2002, by Roll Call 02-2977, the City Council awarded a contract to RDG Bussard-Dikis for the development of an ADA Transition Plan for the City of Des Moines. A thorough assessment of almost all City buildings and facilities was conducted by RDG culminating in a report that included: 1) The identification of each non-compliant accessible element listed in the Americans with Disabilities Act Accessibility Guidelines; 2) A brief description of each specific violation; 3) A proposed solution to bring non-compliant elements into compliance; and, 4) A conceptual cost estimate for

completing the work required to bring the non-compliant elements into compliance. In an effort to assist the City's Access Advisory Board with ranking the urgency of repair, the consultant provided additional needs analysis in the report.

Following receipt of the facilities' assessment and suggested implementation plan from RDG, a Transition Plan Committee of the City's Access Advisory Board was formed. Its purpose was to rank the most urgent non-compliant items found in the assessment, and recommend to the full Access Advisory Board the items that should be included in the First Phase of the overall project.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the ADA Transition Plan Improvements - Phase 1, 10-2006-007. The improvement includes building and site improvements to resolve ADA non-compliant items listed in the ADA Transition Plan as approved by the Access Advisory Board; all work shall be in accordance with the contract documents including Plan File Nos.478-001/135 at the following locations: Pioneer-Columbus Community Center, Stone Park, Argonne Armory Building, City Hall, Four Mile Community Center, Gray's Lake, Logan Community Center, Cownie Soccer Park, and SE/Chesterfield Community Center in Des Moines, Iowa.

The estimated construction cost is \$361,542. 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: July 24, 2006

Roll Call Number: [06-1429](#)

Action: 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. ([Council Communication No. 06-455](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 26, 2004

Roll Call Number: 04-1584

Action: Approving 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: Approving 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.

Date: December 16, 2002

Roll Call Number: 02-2977

Action: Contract for development of an Americans with Disabilities Act (ADA) Transition Plan for City of Des Moines' public facilities with RDG Bussard Dikis, (William Dikis, Partner), \$74,750. ([Council Communication No. 02-641](#)). Moved by Coleman to approve. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: April 18, 2007

Roll Call Number:

Action: Access Advisory Board approval of the plans and specifications for the ADA Transition Plan Improvements - Phase 1 project

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.