



**Council  
Communication**  
Office of the City Manager

<b>Date</b>	August 20, 2007
<b>Agenda Item No.</b>	7
<b>Roll Call No.</b>	07-
<b>Communication No.</b>	07-503
<b>Submitted by:</b>	Jeb E. Brewer, P.E. City Engineer

**AGENDA HEADING:**

Approving Professional Services Supplemental Agreement No. 1 with RDG IA, Inc. for design and construction phase services for ADA Transition Plan Improvements Phase I not to exceed \$9,475.

**SYNOPSIS:**

Approval of the Professional Services Supplemental Agreement No. 1 with RDG IA, Inc., (Phillip A. Hodgins, Principal), 300 Grand Avenue, Des Moines, Iowa, 50309, for modification of the design drawings for the ADA Transition Plan Improvements Phase 1 for compensation not to exceed \$9,475. The ADA Transition Plan Improvements are located in eleven existing facilities. These improvements need to be implemented to comply with the American with Disabilities Act.

**FISCAL IMPACT:**

Amount: \$9,475

Funding Source: 2007-08 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 (ADA). 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, 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  
Logan Community Center  
Four Mile Community Center  
Cownie Soccer Park

2501 Maury Street  
1700 Garfield Avenue  
3711 Easton Blvd.  
2600 Hartford Avenue

An RFP for the original professional services agreement was advertised in the newspaper and posted on the City's web site. RDG IA, Inc. was selected to perform these services because of their extensive experience in the assessment and resolution of ADA issues and a thorough understanding of how to address ADA conflicts in existing facilities.

No bids were received for the ADA Transition Plan Improvements – Phase 1 at the bid opening on July 10, 2007. City staff contacted the prospective bidders to ascertain why no bidders responded. The consensus was that contractors felt that the project was too complex with small amounts of work at multiple locations involving multiple subcontractors. The bid documents will be reorganized into five bid packages to be re-bid either through the City's Procurement Division or through the Engineering Department. Three of the bid packages are for a specific product or work specific to a specialty fabricator, which will be re-bid through the Procurement Division. The remaining two packages involve multiple trades and will be re-bid through the Engineering Department due to their size and complexity. Reorganizing the project into five bid packages should make the individual projects less complex and more attractive to bidders.

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

Date: July 23, 2007

Roll Call Number: [07-1463](#)

Action: Resolution to REJECT all bids and close the hearing on plans, specifications, form of contract documents and Engineer's estimate for ADA Transition Plan Improvements-Phase 1, (no bids were received). ([Council Communication No. 07-456](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 4, 2007

Roll Call Number: [07-1040](#)

Action: ADA Transition Plan Improvements- Phase 1 – Receiving of bids, (7-10-07), and Setting date of hearing, (7-23-07). (Construction Estimate - \$361,542). ([Council Communication No. 07-331](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

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.

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

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