



Council Communication

Office of the City Manager

Date

August 20, 2007

Agenda Item No. 6
Roll Call No. 07-
Communication No. 07-521
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Ordering construction of the following: M. L. King Jr. Park Shelter & Congregate Meal Site - Receiving bids, (9-25-07), and setting date of hearing, (10-8-07). (Construction Estimate - \$962,819).

SYNOPSIS:

Recommend the City Council 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. The improvement includes construction of an approximately 4,200 square foot, wood-framed building for use by the Parks and Recreation Department as an enclosed shelter for community use and as a Congregate Meal Site administered by Polk County. A 28E Agreement with Polk County states that 50% of the project costs with a maximum of \$550,000 shall be paid by Polk County, with the remaining costs by the City of Des Moines. Polk County is making an additional in-kind project donation of furniture, fixtures and equipment with a value of approximately \$25,000. The City is making an additional in-kind donation by constructing the two on-site rain gardens with in-house staff. The rain gardens have an estimated value of \$25,000.

FISCAL IMPACT:

Amount: \$962,819 City Engineer's Estimate for base bid only (\$1,065,066 for base bid plus five alternates)

Funding Source: 2007-2008 CIP, Page Park-19, Park Redevelopment, PKS100, Being: 50% of the project costs with a maximum of \$550,000 from Polk County per 28E Agreement approved July 23, 2007, under Roll Call Number 07-1467, with the remaining costs in Des Moines G. O. Bonds from PKS100. Said 28E Agreement continues in effect through June 30, 2057, and also states that Polk County shall pay 50% of the annual operating expenses including utilities, custodial care, general repairs, and major structural repair and improvements.

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. The wading pool has been constructed. The M. L. King Jr. Park Neighborhood Association was able to collect over \$45,000 in donations over a period of three years, which will be used toward kitchen equipment for the enclosed shelter. On July 24, 2006, the City Council rejected bids for a proposed improvement that included the enclosed shelter with kitchen facilities and the attached open-air features. 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 proposed shelter design (kitchen size and configuration as well as the overall shelter size and design) would be necessary for it to be utilized as a Polk County meal site. On July 23, 2007 under Roll Call 07-1467, the City Council approved a 28E Agreement with Polk County for the construction, management, and maintenance of the ML King Shelter.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the M. L. King Jr. Park Shelter & Congregate Meal Site, 11-2006-028. The improvement includes construction of an approximately 4,200 square foot, wood-framed building for use by the Parks and Recreation Department as an enclosed shelter for community use and as a Congregate Meal Site administered by Polk County. Work includes concrete footings, slabs, wood-framed construction, plumbing, electrical, HVAC, restrooms, and kitchen, all in accordance with the contract documents including Plan File Nos. 474-034/056, at the M. L. King Jr. Park, East 17th Street and Garfield Avenue, Des Moines, Iowa. This project is seeking a certified rating level from the Leadership in Energy and Environmental Design Rating System for New Construction.

The estimated construction cost is \$962,819. The proposal includes five add-alternates totaling \$102,247, which may be added to maximize the contract work given the available funding if bids are favorable. 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 23, 2007

Roll Call Number: [07-1467](#)

Action: Intergovernmental 28E Agreement with Polk County for construction, management and maintenance of Martin Luther King, Jr. Park Shelter. ([Council Communication No. 07-451](#)) Moved by Mahaffey to approve. Motion Carried 7-0.

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: 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:

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.