



Council Communication

Office of the City Manager

Date

August 11, 2008

Agenda Item No. **5E**
Roll Call No. **08-**
Communication No. **08-495**
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Ordering construction of the following: John & Mary Pappajohn Sculpture Park - receiving bids, (9-9-08), and setting date of hearing, (9-22-08). (Construction Estimate - \$2,641,500).

SYNOPSIS:

Recommend the City Council proceed with construction of the John & Mary Pappajohn Sculpture Park improvements and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The John & Mary Pappajohn Sculpture Park project includes the reconstruction of two square blocks of the Western Gateway Park into an outdoor art gallery in which seventeen significant pieces of sculpture, by sixteen internationally acclaimed modern and contemporary masters, will be permanently displayed.

FISCAL IMPACT:

Amount: \$2,641,500 City Engineer's Estimate for base bid, which does not include an estimated \$52,500 in add-alternates and an estimated \$190,000 in deduct-alternates.

Funding Source: 2008-2009 CIP, Page Parks-17, Pappajohn Sculpture Garden, PKS169.

- \$1,000,000 grant approved May 14, 2008 by the Vision Iowa Board (Vision Iowa No. 08-VI-002),
- \$100,000 contribution from Polk County,
- \$300,000 Prairie Meadows Legacy Grant,
- Remainder privately funded with collection and disbursement of private funds by the Greater Des Moines Community Foundation.

ADDITIONAL INFORMATION:

In February 2007, the City of Des Moines and the Des Moines Art Center announced that Des Moines philanthropists John and Mary Pappajohn would be donating seventeen significant pieces of sculpture, by sixteen internationally acclaimed modern and contemporary masters, to the Art Center. The donation offers the City an opportunity to showcase one of the most significant collections of art in the United States. This is believed to be the largest single public gift in Des Moines' history and the largest public gift of art in Iowa history. Sotheby's has appraised the sixteen works originally intended for donation at \$26,110,000; since the appraisal, an additional work valued at \$1.5 million has been purchased for the park, raising this value to \$27,500,000.

To best showcase the art, as well as to address security and maintenance, it is necessary to make infrastructure alterations to the current design of the park. The architectural design firm of Agrest and

Gandelsonas, with the support of several local sub-consultants including RDG, has created a design for development in Western Gateway. A portion of the park from 13th to 15th Streets will be renamed the John and Mary Pappajohn Sculpture Park. The grounds of the park will be sculpted to frame the pieces of artwork. However, open green space will remain, allowing people to move around and through the art. There will also be room for future additions of art.

The design of the sculpture park considers scale, flexibility, view corridors, and security. Scale is provided by creating virtual “rooms” through topographic “waves” that give the perception of a reduced space in which an observer has the possibility of looking at a smaller cluster of sculptures, rather than the larger, more overwhelming total collection. The “rooms” modulate the scale of an otherwise very large and flat site. The parabolic waves rise to a height of 8’, rapidly descending in a natural slope that allows open views while partially screening other sculpture areas. Generous spaces allow the number of sculptures to be increased. View corridors are important to people seeing the park as their vehicles enter and exit the downtown area along the major Grand and Locust arterial streets bordering the 14-acre Western Gateway Park. Landscape treatment of the park’s edges lends an aspect of security by creating “entrances” to control access and egress. Semi-enclosed “rooms” allow monitoring of sculptures and surface treatments can serve to notify passage into zones with minimum-allowed distances through the use of security equipment.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the John & Mary Pappajohn Sculpture Park, 11-2008-011. The John & Mary Pappajohn Sculpture Park project includes the reconstruction of two square blocks of the Western Gateway Park into an outdoor art gallery in which numerous pieces of art and sculptures will be permanently displayed. This project includes construction of four earth berms, three with reinforced PCC retaining walls with hand rails, various sculpture foundations, sculpture signs, park lighting and electrical, PCC paths, electrical transformer relocation, water meter, water fountain and backflow preventer relocation, subdrain system, irrigation system, bike racks and park benches installation, landscaping and sod installation; along with the necessary grading, earthwork, construction surveying, removals, salvage and relocations, NPDES permitting, mobilization, site security, and traffic control, and any of the add or deduct alternates selected by the City of Des Moines to be part of this contract. All work shall be in accordance with the contract documents, including Plan File Nos. 476-051/080, on the project site, which is bounded by Grand Avenue on the north, 13th Street on the east, Locust Street on the south, and 15th Street on the west, in Des Moines, Iowa.

The estimated construction cost is \$2,641,500. 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: March 24, 2008

Roll Call Number: 08-534

Action: Approving Professional Services Agreement with Agrest and Gandelsonas Architects, LLC, \$271,200. (Council Communication No. 08-172) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 10, 2008

Roll Call Number: 08-403

Action: Authorization to submit Grant Application to Vision Iowa Board for development of a sculpture garden in “Western Gateway” Park, \$1,950,000. (Council Communication No. 08-133) Moved by Hensley to approve. Motion Carried 7-0.

Date: November 5, 2007

Roll Call Number: 07-2154

Action: Professional Services Agreement with Agrest and Gandelsonas Architects, LLP for schematic design of the Pappajohn Sculpture Garden at Western Gateway Park, not to exceed \$132,750. (Council Communication No. 07-671) Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 7, 2007

Roll Call Number: 07-909

Action: Resolution to close the hearing on Intergovernmental 28E Operating Agreement with Edmundson Art Foundation, Inc., d/b/a Des Moines Art Center for “Western Gateway” Sculpture Park. Moved by Hensley to approve. Motion Carried 7-0.

Date: March 26, 2007

Roll Call Number: 07-588

Action: On Intergovernmental 28E Operating Agreement with Edmundson Art Foundation, Inc., d/b/a Des Moines Art Center for “Western Gateway” Sculpture Park. Moved by Kiernan to continue the public hearing to May 7, 2007 at 5:00 P.M. in the Council Chambers. Motion Carried 6-1. Absent: Coleman.

BOARD/COMMISSION ACTION(S):

Date: February 5, 2008

Roll Call Number: 08-017

Action: Park and Recreation Board approval of Schematic Design

Date: February 8, 2007

Roll Call Number: 07-016

Action: Park Board received and filed the Art Center agreement for Western Gateway Park Sculpture Garden.

Date: February 21, 2008

Roll Call Number: N/A

Action: Information presentation of the schematic design to the Plan & Zoning Commission.

Date: February 5, 2008 and March 11, 2008

Roll Call Number: N/A

Action: Presentation to and opportunity for comment by the Urban Design Review Board

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.

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