

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> November 8, 2010
	<b>Agenda Item No.</b> 8 <b>Roll Call No.</b> <u>10-1820</u> <b>Communication No.</b> <u>10-666</u> <b>Submitted by:</b> Donald M. Tripp Park and Recreation Director and Jeb E. Brewer, P.E. City Engineer

**AGENDA HEADING:**

Approving Professional Services Agreement with Nilles Associates, Inc. for professional services for the Gray’s Lake Shoreline Restoration not to exceed \$116,800.

**SYNOPSIS:**

Recommend approval of the Professional Services Agreement between the City of Des Moines and Nilles Associates, Inc., John P. Nilles, President, 2525 North Ankeny Boulevard, Suite 121, Ankeny, IA 50023 for an hourly agreement not to exceed \$116,800 for conceptual master plans and design services for the Gray’s Lake Shoreline Restoration.

**FISCAL IMPACT:**

Amount: \$116,800

Funding Source: FY2010-11 CIP, Page Park-11, Gray’s Lake Park Improvements, PKS140, G.O. Bonds. Additionally, there is a \$250,000 REAP Grant for construction of designed improvements upon completion of the conceptual master plan and phase one construction plans.

**ADDITIONAL INFORMATION:**

On December 7, 2009 by Roll Call No. 09-2198, City Council approved acceptance of a \$250,000 Iowa Department of Natural Resources REAP grant for the Gray’s Lake Shoreline Restoration. This grant is to fund a project that will allow for the restoration and stabilization of nearly 2,000 lineal feet of shoreline along the eastern bank of Gray’s Lake. A Request for Proposals (RFP) was issued for the Gray’s Lake Shoreline Restoration Study that would include completion of a conceptual master plan for restoration of the entire shoreline at Gray’s Lake and construction drawings for Phase 1 of the shoreline restoration estimated to be approximately 2,000 linear feet along the east end of the lake. Particular importance was given to firms that had experience with lake or creek shoreline restoration projects while focusing on ecologically sustainable practices. A native plant specialist with experience working with native plants in Iowa was an important requirement of the requested proposals.

Six proposals were received in response to the RFP. A selection committee composed of representatives from the Engineering Department, Parks and Recreation Department, and a member of the Polk County

Conservation Board staff rated the proposals. Nilles Associates, Inc. was selected by the committee based on their qualifications, defined approach to this project, previous performance on similar projects, and their focus on using sustainable and ecologically friendly techniques. Nilles is employing the services of Prairie Landscapes of Iowa, LLC to meet the requirements for a native plant specialist on the project. The City has several small existing contracts with Prairie Landscapes to provide the Park and Recreation Department with ecological and native plant expertise.

Staff has negotiated a Professional Services Agreement with Nilles Associates, Inc., for an hourly agreement not to exceed \$116,800 to provide a conceptual master plan with cost estimates for the entire shoreline of Gray's Lake, and to provide design documents, construction drawings, and cost estimates for Phase 1 of the shoreline restoration, which includes 2,000 feet of shoreline starting near the east edge of the beach and continuing east around the east end of the lake. The Phase 1 shoreline restoration will be funded with the \$250,000 IDNR REAP grant.

This scope of services includes the conceptual master plan for the entire shoreline at Gray's Lake and final design of the restoration and stabilization of 2,000 lineal feet of shoreline along the eastern bank of Gray's Lake. Creating a master plan for restoration of the entire shoreline is an important part of this project as the overall goal for this project is to create a more functional and natural shoreline through re-grading, stabilizing, and native plantings. Stabilizing and restoring the shoreline of the lake into a gradual, functioning, naturally-vegetated shoreline results in the following positive impacts:

- Provides native habitat for fish and birds in the area and attract insects such as the Monarch butterfly, the mosquito-eating dragonfly, native songbirds, and large-bodied waterfowl;
  - ✓ Provides birders and other naturalists increased opportunities for enjoyment due to improved natural habitat, along both the riverbank and restored shoreline.
- Reduces erosion through the extensive root systems of native plantings and large organic debris which disperses waves;
  - ✓ Reduces erosion and associated damage from major flood events which will enable the park to reopen more quickly, while reducing labor hours and costs associated with flood recovery efforts;
  - ✓ Reduces and may eventually eliminate the need to purchase replacement plants following a flood event since resilient native plants can survive annual and larger event flooding as well as temperature extremes and therefore will rarely need replacement; and
  - ✓ Lowers maintenance costs after establishment of the plant material.
- Improves water quality by filtering water that flows into the eastern shoreline from the river;
- Creates new educational opportunities for programmed classes as well as less formal visitor learning brought about through interpretive signage with information on wetlands, prairies, floodplain woodlands, native plants and animals inhabiting the area;
- Improves park patron safety by directing them toward new, safe viewing or fishing locations and access points with low slopes, which reduce risk of slippage. Native plantings in some areas will purposefully deter pedestrians from accessing too close to the shoreline, while large organic debris that will be placed along the edge of the shore will act as an emergency safety net for those who may slip into the water; and
- Entices more people to visit the Park or plan special events there due to the improved aesthetic and enhanced educational and recreational opportunities.

This project is consistent with the Gray's Lake Master Plan as well as the Gray's Lake Natural Area Enhancement proposal. Following inundation of the Park by the Flood of 2008, the Parks and Recreation Department contracted with an environmental ecology firm, Pizzo & Associates, Ltd., to

address landscape and shoreline restoration and establishment of a sustainable park landscape. The shoreline stabilization and restoration portion of Pizzo's proposal is the most urgent and proposed first step in implementation.

**PREVIOUS COUNCIL ACTION(S):**

Date: December 7, 2009

Roll Call Number: [09-2198](#)

Action: [Iowa](#) Department of Natural Resources REAP Grant of \$250,000 for Gray's Lake Shoreline Stabilization and Restoration. ([Council Communication No. 09-844](#)) Moved by Vlassis to approve. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

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

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