

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 8, 2013
	Agenda Item No. 31 Roll Call No. <u>13-0567</u> Communication No. <u>13-158</u> Submitted by: Benjamin R. Page, Director of Park and Recreation

AGENDA HEADING:

Approving an exception to the Procurement Ordinance competitive bidding requirements for good cause and approving procurement of furniture for the Birdland Park shelter house from Loll Designs, Inc.

SYNOPSIS:

Approve exception from the competitive bidding requirements for good cause shown, pursuant to Section 2-710(a) of the Municipal Code of the City of Des Moines for the procurement of furniture for the Birdland Park shelter house from Loll Designs Inc. (1325 N 59th Avenue W, Duluth, MN 55807, Greg Benson, CEO).

FISCAL IMPACT:

Amount: \$60,112.96

Funding Source: FY2013-2014 Capital Improvement Budget, Park Improvements, Page 12, Park Building Improvements, PKS143.

ADDITIONAL INFORMATION:

The Army Corps of Engineers’ rebuilding of the Birdland Levee necessitated the relocation of utilities and the parking lot of the Birdland Park shelter house. The shelter needed to be closed during this process, which provided an opportunity to renovate and update the 1930s-era facility with heating and air conditioning as well as a new roof, plumbing, and electrical services. The renovation is now underway and during the process, many of the shelter’s historical features, including the exposed wood beams, windows, doors, and other architectural elements are being restored or replicated in keeping with their design on the original 1937 building plans.

The shelter house has capacity for indoor seating of up to 120 persons, with outdoor seating space also available. Two alcoves allow for additional casual interaction. New furniture is needed to replace the facility’s former folding tables and chairs. Park and Recreation staff has researched many different furniture options under the following criteria:

- design that complements the historic architecture of the facility;
- durability that will hold up to heavy public rental use;
- movability and flexibility to meet the varying needs of renters; and

- sustainable material construction that meets the City’s overall goals for Green Sustainable Community and Pride in Community Assets.

After an extensive search of commercial indoor and outdoor furniture manufacturers, staff determined that all of these criteria were met by only one furniture manufacturer—Loll Designs, Inc. No other manufacturers had the variety of quality products that could create a look compatible with the shelter’s architecture; and, if Loll Designs was not chosen as the sole manufacturer, products from multiple manufactures would result in a mixed and unpleasant appearance in the shelter’s furnishings. As a result of this research, staff is recommending Loll’s products for the following reasons:

- The furniture style is compatible and complementary to the historic architecture of the building; staff worked with the City Architect to ensure compatibility.
- The manufacturer has a variety of products (dining chairs, dining tables, dining benches, casual tables, lounge chairs, and lounge benches) with the same general styling options to choose from.
- The furniture is composed of 100% recycled high-density polyethylene (HDPE)—the Birdland furnishings would contain material recycled from over 41,600 milk jugs. All fasteners are made with stainless steel.
- HDPE is nonporous and graffiti paint will not penetrate the exposed surfaces. Citrus-based cleaners are recommended to remove any paint from vandalism.
- All color and UV inhibitors are embedded into the plastic and materials will not harbor mold, decay, rust, peel, or splinter.
- The furniture requires only minimal maintenance through occasional washing with soap and a soft brush.
- Damaged portions of the furniture can be replaced without requiring purchase of an entire new unit, and the broken piece(s) can be recycled.

Loll Design components and final assembled products are 100% American made. Their products have a three-year warranty, whereas many other manufacturers typically offer a one-year warranty.

The selected furniture includes 27 rectangular dining tables, 24 backless dining benches, 70 dining chairs, five (5) round dining tables, six (6) round casual tables, 16 lounge chairs and four (4) lounge-style benches. The total cost of \$60,112.96 includes shipping.

Prior to its closing, this shelter house was the most highly-rented in the City’s park system. Once renovation is completed and the facility reopens in June, its popularity is expected to increase all the more. Citywide, there are seven (7) enclosed shelters and 24 open air shelters available for reservation as well as 14 “first come, first served” shelters. In 2012, shelter rentals totaled 1,385, with 89% of weekend time slots reserved and over 49,000 people served.

Staff recommends exception from the competitive bidding requirements for good cause shown, pursuant to Section 2-710(a) of the Municipal Code of the City of Des Moines for the procurement of furniture for the Birdland Park shelter house from Loll Designs Inc.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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