

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 4, 2017
	Agenda Item No. 48 Roll Call No. <u>17-2097</u> Communication No. <u>17-833</u> Submitted by: Dana Wingert, Chief of Police, Anna W. Whipple, CIO, Information Technology Director, and Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Receive and file Police/Information Technology (IT) Facility Planning Study and refer to City Manager to cooperate with environmental cleanup efforts, and analyze possible acquisition of the DICO property as the future location for the new Police Department building facility, subject to funding.

SYNOPSIS:

City staff teamed with local and national experts for over 18 months to perform a thorough analysis of its current police facilities and projected needs for the future. Expansion and consolidation of existing facilities was strongly recommended. The team identified quantitative and qualitative criteria to evaluate and compare the existing police headquarters to roughly 15 different sites. By a wide margin, the DICO superfund site was identified as the preferred location and seen as a positive civic/public re-use of the site that would complement significant private sector investments on adjacent land in the Gray’s Landing and Gray’s Station developments.

The project team seeks City Council authorization to continue working with critical and longstanding stakeholders – US Environmental Protection Agency (EPA), the DICO/Titan ownership entity, Iowa Department of Natural Resources (IDNR) and the Des Moines Public School District on further data collection and targeted soil analysis over the next four (4) months, estimating a report of findings back to Council in April 2018.

FISCAL IMPACT:

Acquisition costs to be determined based on discussions with EPA and DICO ownership.

ADDITIONAL INFORMATION:

- On May 23, 2016, by Roll Call No. 16-0830, City Council approved a Professional Services Agreement (PSA) with RDG Planning & Design (Consultant) to assess the existing IT and Police Department’s facilities. The Consultant determined that neither department’s current facilities could satisfy future programming needs. The Consultant reviewed three (3) site options: Expand-in-Place option located at the current Police Station headquarters, plus two (2) remote sites located within an identified downtown core district.

- In an interim report presented during a City Council Work Session on December 12, 2016, the Consultant showed that in order to accommodate the IT and Police Department's current and future growth needs in an "Expand-in-Place" option, the City would need to acquire the property currently owned by the Salvation Army to the east of the downtown Police Station and close segments of local streets. Alternative sites beyond the "Expand-in-Place" option were not economically feasible for a combined IT/Police facility due to the nature of the existing IT fiber network infrastructure.
- The consultant reviewed 10 potential sites within the identified downtown core district and narrowed the potential candidate sites to two (2) locations along the Martin Luther King Jr. Parkway corridor:
 - "MSC North" site, north of the Municipal Service Center.
 - "DICO North" site, the northern portion of the DICO property near the intersection of Fleur Drive and Martin Luther King Jr. Parkway.
- The Consultant determined through an evaluation process that the DICO North site satisfied the long-term growth needs of the Police Department, and will allow the remaining DICO site to accommodate a proposed Des Moines Public School combined use athletic stadium facility.
- The study evaluation identified DICO North as the preferred site over the Expand-in-Place option. The EPA and IDNR are collaborating on required analysis and actions to allow re-use of the DICO site. Planned actions include building removal, soil evaluation, settlement with current owner, and study of groundwater treatment system including compatibility with proposed development.

PREVIOUS COUNCIL ACTION(S):

Date: May 23, 2016

Roll Call Number: [16-0830](#)

Action: [Approving](#) Professional Services Agreement with RDG IA, Inc. d/b/a RDG Planning and Design for planning services for the Police Department and Information Technology (IT) Department Facility Planning Study, not to exceed \$298,500. ([Council Communication No. 16-284](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Actions related to property acquisition and managing soil remediation issues for future site development, subject to funding availability.

1. Managing soil remediation issues for site re-use/development, specifically, the scope of work to be performed by US EPA Region 7 and Skeo Environmental Consultants as follows:
 - a. Develop reuse suitability analysis based on the proposed police facility/central stadium concept, including key remedy components, anticipated institutional controls and any use restrictions: December 2017-January 2018.

- b. Evaluation of re-use proposal including cost considerations and other variables: December 2017-January 2018.
 - c. Re-use stakeholder work session with EPA/Skeo: January 2018-February 2018.
 - d. Final re-use assessment summary report February 2018-April 2018.
2. Actions related to due diligence, and if environmental matters are adequately addressed, determination of next owner entity and property acquisition steps.

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