 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: September 24, 2018
	Agenda Item No. 51 Roll Call No. [_____] Communication No. <u>18-483</u> Submitted by: Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer

AGENDA HEADING:

Hearing on Columbus Park Shelter Renovation: Resolution approving plans, specifications, form of contract documents, engineer’s estimate, receive and file bids, and designating lowest responsible bidder as Edge Commercial, LLC, Jason Ceretti, Partner, \$607,499.

SYNOPSIS:

This is a public hearing to allow for public input on the Columbus Park Shelter Renovation and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The existing Columbus Park Shelter, originally known as the Walker Playground Shelter, was designed by Des Moines architect Amos Emery and dedicated on June 28, 1931, during an annual picnic of the Italo-American Columbus Club. The shelter was comprised of two (2) brick masonry volumes containing changing rooms and restrooms with an open breeze-way. The current design preserves the original brick masonry, restores the original wood beadboard soffits, adds historically correct windows, provides three (3) accessible restrooms (two {2} are accessed from the interior for those renting the facility and one {1} that is accessed from the exterior to serve park patrons), encloses the original central breeze-way and adds an adjoining open air patio for year round use.

FISCAL IMPACT:

Amount: \$607,499 Construction Contract Base Bid plus Alternate 1 (\$488,000 Base Bid plus Alternate 1 City Engineer's Estimate)

Funding Source: 2018- 2019 CIP, Page Parks - 9, Park Building Improvements, PK143, Being: G. O. Bonds with a transfer of \$200,000 from Watershed Park Amenities, PK180

ADDITIONAL INFORMATION:

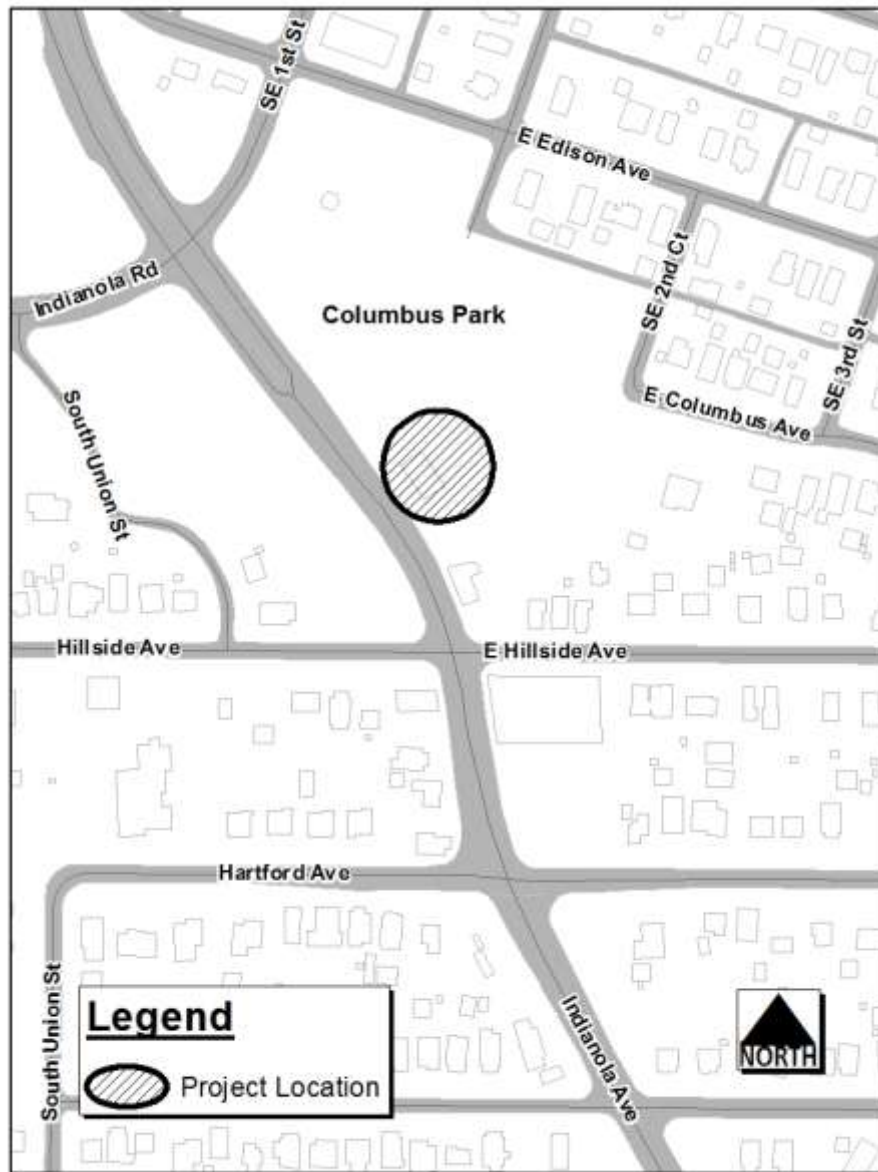
- On August 6, 2018, under Roll Call No. 18-1312, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Columbus Park Shelter Renovation. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Columbus Park Shelter Renovation, 11-2018-004. The improvement includes the renovation of an existing 1,400 square foot load bearing, brick-masonry-walled bath house into a new, enclosed, year-round public use park shelter with an exterior patio including foundation excavation, new concrete

foundations, Portland Cement Concrete (PCC) sidewalk and flatwork, masonry restoration work, new window and door assemblies, millwork, painting, and related mechanical, plumbing and electrical systems; all in accordance with the contract documents including Plan File Nos. 584-009/040, located at 1921 Southeast 1st Street, Des Moines, Iowa.

- Sealed bids for said improvement were submitted by the following bidders:
 - Edge Commercial, LLC, Grimes, IA
 - Lang Construction Group, Inc., West Des Moines, IA
- Only two (2) bids were received, and contract documents were distributed to seven (7) Plan Rooms located in six (6) states, including Iowa. Contractors can obtain contract documents from Plan Rooms, electronically from the City website, or can stop in at the Engineering office. Since contractors can obtain documents from other places besides the City of Des Moines, it is not known the extent of contractors that actually have plan sets. In addition to the two (2) contractors submitting bids, there were nine (9) other plan holders who obtained contract documents from the Engineering office that indicated they would be a prime bidder, but did not submit a bid.
- Engineering staff and the Architectural/Engineering consultant contacted multiple plan holders to ascertain why only two (2) bidders submitted bids and why the bids received exceeded the estimate. Generally, plan holders stated, even though September is a competitive time to bid projects, some had not completed their summer work and did not have the capacity/bonding capacity to take on new work.
- The last cost estimate for the shelter renovation was performed in March, on a set of documents representing 95% development of the shelter's design. After this estimate the project was on-hold pending completion of the landmark designation process. There was an industry-wide price spike in the 2nd quarter of this year, which would not have been reflected in the March cost estimate. This spike was driven by an extremely busy summer construction season that depleted material stocks nationwide which increased material lead times and schedule durations, that all resulted in across-the-board incremental price increases. Based on these discussions it is expected that price increases and busy market activity would indicate a bidding environment that would be less competitive. There also are not significant scope or quality revisions that can be incorporated due to the nature of the project.
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on September 11, 2018.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Edge Commercial, LLC, Jason Ceretti, Partner, 3155 SE Miehe Drive, Suite 2, Grimes, IA, 50111 in the amount of \$607,499, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The Columbus Park Shelter would be the fourth renovated historic enclosed shelter in the Park and Recreation system. Its 60-person capacity would be the second highest, after the Ding Darling Shelter at Birdland Park, which to-date in 2018 has been rented 137 times and has

generated just over \$32,000 in revenue. The lower capacity Jay Spence Shelter at Greenwood Park and Walker Shelter at MacRae Park average over 100 rentals each and \$10,000 in revenue each for 2018 to-date.

- In addition to bid climate information outlined above, these factors may influence the cost of the project: a greater amount of necessary utility replacement than previous shelter remodel projects due to condition of existing connections; a greater amount of necessary site improvement than previous shelter remodel projects to connect to the existing parking lot; and the inclusion of the third restroom stall that is accessed from the exterior to serve park patrons to eliminate the need to construct a separate stand-alone restroom building at Columbus Park.





Shelter Elevation – east building façade

PREVIOUS COUNCIL ACTION(S):

Date: August 6, 2018

Roll Call Number: [18-1312](#)

Action: [Ordering](#) construction of Columbus Park Shelter Renovation: Receiving of bids, (9-11-18), Setting date of hearing, (9-24-18), Engineer's estimate, \$480,000. ([Council Communication No. 18-403](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Landmark Review Board

Date: May 8, 2018

Resolution Number: N/A

Action: Part A) Motion to approve designation of the Walker Playground Shelter at Columbus Park as a local landmark by Green. Seconded by MacRae. Motion carried 12-0.

Part B) Motion to approve the requested certificate of appropriateness subject to the following conditions by Hielkema:

1. A 6-over-6 divided light window pattern shall be used as illustrated in the original drawings of the building.
 2. Windows and doors shall utilize clear, non-reflective glass.
 3. The existing soffit material shall be evaluated to determine if it consists of a beadboard design or "V" groove design. Any new material shall match what is determined to be the original design.
- Seconded by Weisenbach. Motion carried 11-1. Trower opposed.

Board: Urban Design Review Board

Date: May 17, 2018

Resolution Number: N/A

Action: City initiated request to designate the “Walker Playground Shelter” at Columbus Park, 1921 Indianola Avenue as a local Landmark. (20-2018-4.01). Approved as part of the consent agenda.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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