


## COUNCIL COMMUNICATION

	Number:	<b>18-670</b>	Meeting:	<b>December 17, 2018</b>
	Agenda Item:	<b>6</b>	Roll Call:	<b>18-2042</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Ordering construction of the following: Riverview Park Improvements - Receiving bids, (1-15-19), and Setting date of hearing, (2-11-19). Construction Estimate - \$755,000.

### SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The project provides for the construction of a new performance stage at the historical Riverview Park site.

### FISCAL IMPACT:

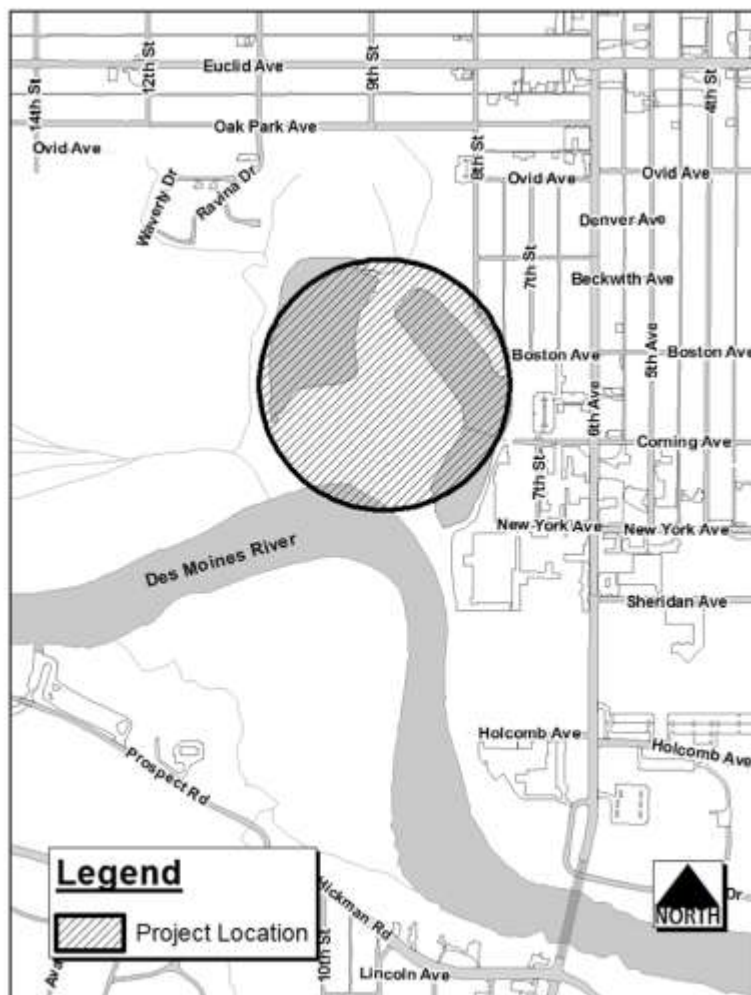
Amount: \$755,000 City Engineer's Estimate

Funding Source: 2018-2019 CIP, Page Park – 12, Riverview Park - Earthwork and Stage, PK181, Being: \$155,000 in G.O. Bonds, \$350,000 in private contributions received, and \$250,000 in private contributions to be received upon substantial completion.

### ADDITIONAL INFORMATION:

- City Council previously rejected the single bid received on November 6, 2018 since it was more than 17% above the estimate. This action will result in re-bidding the Riverview Park Improvements project. The following changes were made to the bid documents to improve bidding and reduce costs where possible:
  - The design of the slope adjacent to the stage was changed that will allow for the elimination of a temporary railing that had previously been included in the plans.
  - References to Phase 2 and 3 have been removed from the revised bid documents. The previous bid documents had included a significant amount of information regarding future Phases 2 and 3 and, apparently, that information caused confusion among the bidders, which staff believes may have contributed to poor bid pricing.
  - Additional detail has been incorporated into the electrical plan sheets and the electrical add alternate.
  - The specifications were altered to address concerns expressed about site access, particularly along Corning Avenue.
  - Project phasing information has been added to the specifications.

- Due to the varied work types on this project, the amount of work required by the prime contractor has been reduced to allow additional subcontractor opportunities and increase possible prime contractors.
  - Based upon communication with bidders, staff concurred to allow stone columns as an additional “approved equal” to the rammed aggregate piers that had been originally specified. The allowance of this alternate option is anticipated to make the bids more competitive.
- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Riverview Park Improvements, Activity ID 11-2018-006. The improvement includes new Portland Cement Concrete (PCC) foundations, stairs, walkways and stage, aggregate piers, custom-fabricated handrails, flagpole, signage, new electrical service, lighting, water service, fire hydrant, landscaping, surface restoration and other incidental items; all in accordance with the contract documents, including Plan File Nos. 598-065/104, located at 710 Corning Street, Des Moines, Iowa.
  - The estimated construction cost is \$755,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer’s Office.



**PREVIOUS COUNCIL ACTION(S):**

Date: November 19, 2018

Roll Call Number: [18-1949](#)

Action: [On](#) Riverview Park Improvements: Reject all bids and to close the hearing on the plans, specifications, form of contract documents and Engineer's estimate. ([Council Communication No. 18-619](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

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

**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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