


## COUNCIL COMMUNICATION

	Number:	<b>20-518</b>	Meeting:	<b>November 23, 2020</b>
	Agenda Item:	<b>68</b>	Roll Call:	<b>20-1983</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hearing on Drake Park Shelter Renovation: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as GTG Construction, LLC, Tracy D. Grasso, Owner/Managing Partner, \$733,000.

### SYNOPSIS:

This is a public hearing to allow for public input on the Drake 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 Drake Park Shelter was designed by Des Moines architect Amos B. Emery. Construction was completed in 1934. The combination of natural limestone and heavy timber structural elements give the building its classic, rustic, "park architecture" character, typical of the many park shelter projects constructed by the Civilian Works Administration during the 1930s. The building was converted to an open-air shelter with enclosed restrooms in 1984. The current design provides accessible parking on 23<sup>rd</sup> Street with an accessible walkway to the shelter and other park amenities, encloses the open-air portion of the shelter, while preserving the original limestone masonry and heavy timber structural elements, adds historically accurate windows, provides accessible restrooms and adds an adjoining patio for year-round use and events.

### FISCAL IMPACT:

Amount: \$733,000 Construction Contract (\$795,000 City Engineer's Estimate)

Funding Source: 2020-2021 CIP, Page Parks – 14, Park Building Improvements, PK143 Being: \$500,000 Community Development Block Grant (CDBG) administered by the U.S. Department of Housing and Urban Development (HUD), \$143,000 G.O. Bonds issued, and the remaining \$90,000 in G.O. Bonds transferred from BL042 - ADA Modifications.

### ADDITIONAL INFORMATION:

- On October 5, 2020, under Roll Call Number 20-1549, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Drake 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 Drake Park Shelter Renovation, 11-2020-006. The improvement includes the renovation of an existing 1,100-square-foot open-air shelter into a new 1,400-square-foot enclosed year-round shelter with an

exterior concrete patio, including foundation excavation, new concrete foundations, Portland Concrete Cement (PCC) on-street accessible parking, sidewalk and flatwork, limestone masonry restoration work, new windows and door assemblies, millwork, painting, mechanical, plumbing, and electrical systems; all in accordance with the contract documents including Plan File Nos. 603-137/157, located at 2300 Drake Park Avenue.

- Sealed bids for said improvement were submitted by the following bidders:
  - GTG Construction, LLC, Johnston, IA, Low Bid
  - Eick & Day Construction, LLC,
  - Woodruff Construction, LLC, Fort Dodge, IA
  - OLP Construction, LLC, Urbandale, IA
  - Koester Construction Company, Inc., Grimes, IA
  - Azcon Inc., Grimes, IA
  - Lansink Construction, Inc., Johnston, IA
  - Seneca Companies, Des Moines, IA, - bid not read – bidder did not submit proposal with Addendum No. 2 items
  
- 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 November 10, 2020.
  
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by GTG Construction, LLC (Tracy D. Grasso, Owner/Managing Partner, 6505 Merle Hay Road, Suite A, Johnston, IA, 50131), in the amount of \$733,000, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
  
- The Drake Park Shelter, in the Drake Neighborhood, is within one (1) of the City's four (4) pilot Special Investment Districts. This designation reflects the City's renewed commitment to neighborhood revitalization in collaboration with Polk County and Invest DSM and supports this investment at Drake Park.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 5, 2020

Roll Call Number: [20-1549](#)

Action: Ordering construction of the following:

- (C) [Drake](#) Park Shelter Renovation: Receiving of bids, (10-20-20), Setting date of hearing, (11-23-20). Engineer's estimate, \$795,000. ([Council Communication No. 20-425](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Landmark Review Board

Date: May 5, 2020

Resolution Number: 20-2020-4.02

Action: Recommend approval of designating the Drake Park Playground Shelter a local landmark.

Board: Plan and Zoning Commission

Date: May 21, 2020

Resolution Number: 20-2020-4.02

Action: Recommend approval of designating the Drake Park Playground Shelter a local landmark.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).