


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-299	Meeting:	June 27, 2022
	Agenda Item:	60	Roll Call:	22-299
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Cohen Park Shelter and Sport Court Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Lansink Construction, Inc., Correy Lansink, President, \$640,437.50.

SYNOPSIS:

This is a public hearing to allow for public input on the Cohen Park Shelter and Sport Court Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes construction of a half basketball court, manufactured climbing boulders, Portland Cement Concrete (PCC) sidewalks, and a Sutu wall (an electronic, interactive soccer feature) to provide play opportunities and to better serve the neighborhood with these additional park amenities.

FISCAL IMPACT:

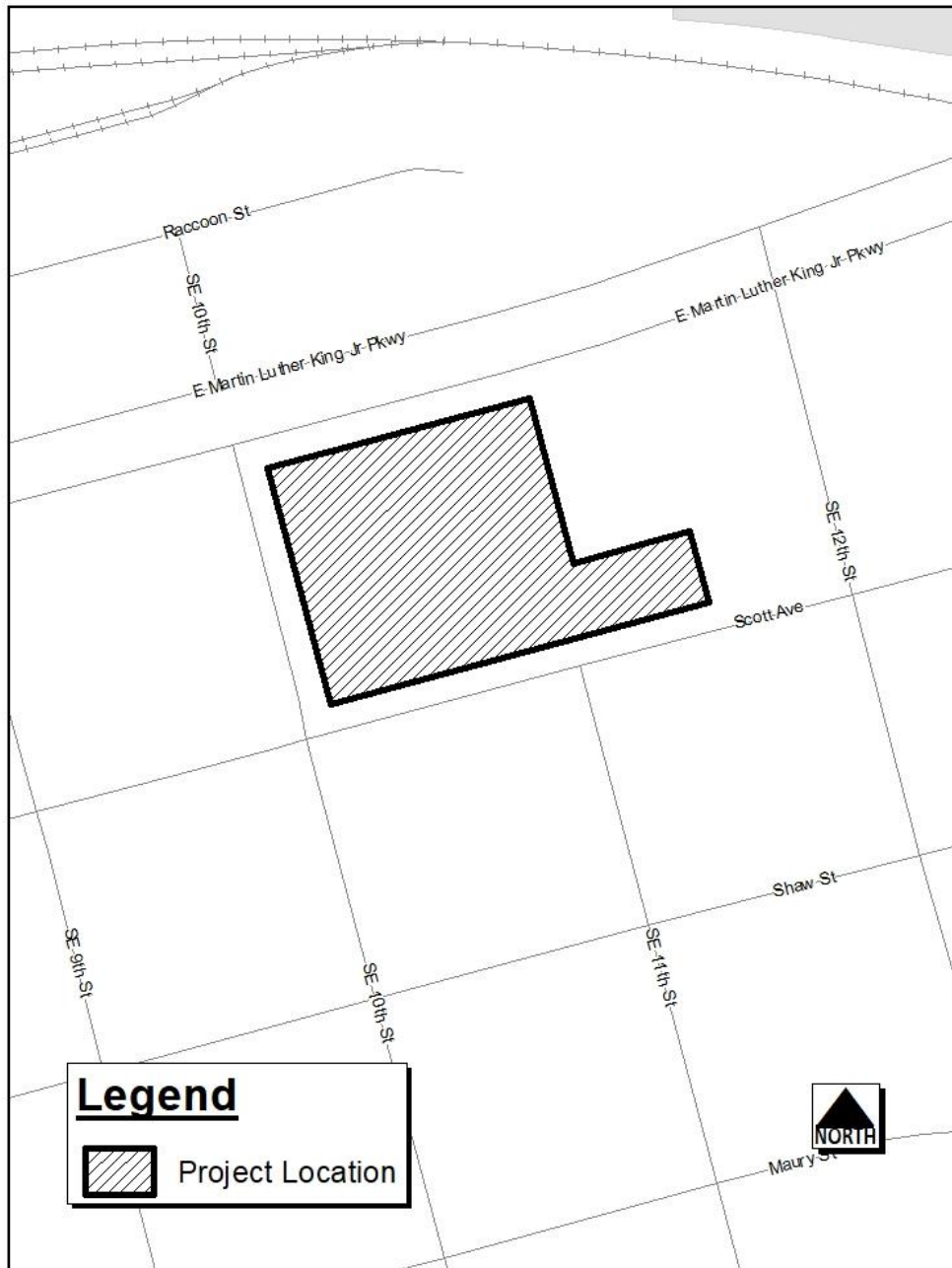
Amount: \$640,437.50 Construction Contract - Base Bid Plus Add Alternate No's 1 and 2 (\$575,000 City Engineer's Estimate - Base Bid Plus Add Alternate No.'s 1 and 2).

Funding Source: 2022-23 CIP, Page 71, Park Improvements, PK137, Being: \$500,000 CDBG Funds, \$129,097.50 G.O. Bonds to be Issued, and \$11,340 Private Funds.

ADDITIONAL INFORMATION:

- On May 9, 2022, under Roll Call No. 22-0667, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Cohen Park Shelter and Sport Court Improvements. 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 Cohen Park Shelter and Sport Court Improvements, Activity ID 11-2022-005. The improvements include clearing and grubbing, class 10 excavation, Sutu Wall, manufactured climbing boulders, Portland Cement Concrete (PCC) sidewalk, PCC half basketball court, relocation of the existing historic water fountain and miscellaneous associated work including cleanup and restoration; all in accordance with the contract documents, including Plan File No. 643-024/047, located at Cohen Park, 1000 Scott Avenue.

- Sealed bids for said improvement were submitted by the following bidders:
 - Lansink Construction, Inc., Johnston, IA, Low Bid
 - Minturn, Inc., Brooklyn, IA, Bid read under advisement
- 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 May 31, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Lansink Construction, Inc. (Correy Lansink, President, 5967 Merle Hay Road, Johnston, IA, 50131), in the amount of \$640,437.50, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Wellmark Blue Cross Blue Shield 3-Point-Play provided \$11,340 in funding to support the project.
- Anticipated, but unsecured private funds in the amount of \$50,000 have been applied and requested to support the project. In July a grant request will be announced for a \$50,000 United Way grant. If the grant is not awarded, the bid alternate for a boulder will be deducted from the contract via change order.
- Construction of this project is anticipated to begin in summer 2022 and be completed in fall 2023.
- Cohen Park existing site amenities include a historic water fountain, a stormwater detention basin and a walking path. Park improvements will provide equitable access and include a half basketball court and unique recreation features such as bouldering and an electronic, interactive soccer feature called a Sutu wall. Bid alternate No. 1 included a third climbing boulder and bid alternate No. 2 includes restoration work on the existing historic water fountain and a slight relocation to the west of its current location. A future phase of park improvements is anticipated to include a pergola near the historic water fountain.
- Public input was received through community meetings with the Historic East Village Neighborhood, the Latino Center of Iowa, and through online questionnaires. These efforts helped to communicate options and resulted in consensus regarding the final choices for park improvements. A project page on the City of Des Moines Parks and Recreation website continues to provide project updates.
- Because Cohen Park is located within the low to moderate income area of the City, community development block grant (CDBG) funds can be used for this purchase. Authorized under the Housing and Community Development Act, the main goal of the CDBG program is to “develop viable communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate incomes.” This project meets the National Objectives as defined by HUD.



PREVIOUS COUNCIL ACTION(S):

Date: May 9, 2022

Roll Call Number: [22-0667](#)

Action: Ordering construction of the following:

- (C) [Cohen](#) Park Shelter and Sport Court Improvements: Receiving of bids, (5-31-22) and Setting date of hearing, (6-27-22), Engineer's estimate, \$460,000. ([Council Communication No. 22-210](#)) Moved by Boesen to adopt. Second by Gatto. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: March 16, 2022

Resolution Number: 22-011

Action: Motion by Strong to approve with note to include directions to internet information on signage, second by Armstrong, motion carried 9-0.

Board: Plan and Zoning Commission

Date: April 21, 2022

Resolution Number: Consent Agenda Item 6; ZONG-2022-000024 and ZONG-2022-000022.

Action: Motion by Garner to approve the consent agenda. Motion Carried 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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