


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-561	Meeting:	December 18, 2023
	Agenda Item:	57	Roll Call:	23-1797
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Birdland Sports Complex Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Caliber Concrete, LLC, Jason Martin, Owner, \$1,593,240.

SYNOPSIS:

This is a public hearing to allow for public input on the Birdland Sports Complex Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project.

The Birdland Sports Complex includes several amenities that serve neighborhood and citywide recreation needs, including the Birdland Pool, tennis courts, pickleball courts, a Mini Pitch futsal court, restrooms, picnic tables, benches, and multi-use natural turf open space. Des Moines is lower than the national average for basketball court level of service and adding new basketball courts will provide additional programming and facilities.

The Birdland Sports Complex Improvements include:

- Removal of five (5) existing tennis courts, posts, lights, footings, fencing, drainage channels and surrounding concrete walkways.
- Seven (7) new tennis courts with high performance coating/surface, nets and striping.
- Two (2) basketball courts with hoops, backboards and striping.
- New perimeter fencing.
- Light-emitting diode (LED) sports lighting for all tennis courts and basketball courts.
- Associated Americans with Disabilities Act (ADA)-compliant sidewalks to access the facilities.
- Site grading and stormwater drainage system.
- Landscape restoration.

FISCAL IMPACT:

Amount: \$1,593,240 Construction Contract – Base Bid Plus Add Alternate No. 1 (\$1,810,000 City Engineer's Estimate – Base Bid Plus Add Alternate No. 1)

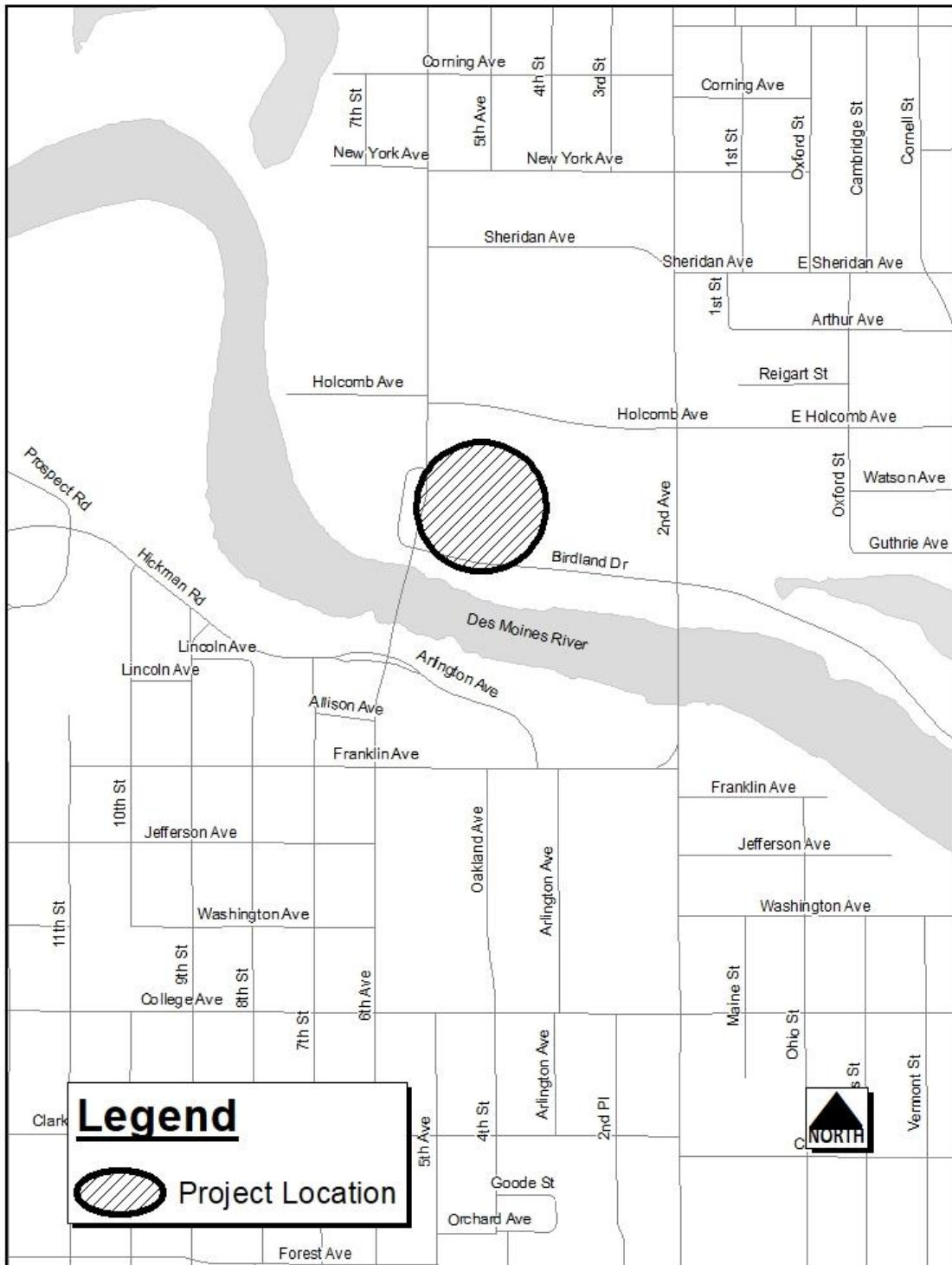
Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 95, Birdland Sports Complex Improvements, PK196, Being: \$500,000 Community Development Block Grant (CDBG) administered by the U.S. Department of Housing and Urban Development (HUD) and \$1,093,240 in G.O. Bonds

ADDITIONAL INFORMATION:

- On November 6, 2023, under Roll Call No. 23-1519, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Birdland Sports Complex 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 Birdland Sports Complex Improvements, Activity ID 11-2023-001. The improvements include the reconstruction and expansion of the existing tennis courts, installation of two (2) new basketball courts, 15-inch storm sewer pipe, storm sewer manholes, storm sewer intakes, Portland Cement Concrete (PCC) sidewalks, PCC driveways, Post-Tensioned PCC tennis courts, Reinforced PCC Basketball Courts, earthwork, acrylic court surfacing, erosion control, and other incidental items, all in accordance with the contract documents, including Plan File No. 659-001/032, located at Birdland Sports Complex, 6th Avenue and Birdland Drive.
- Sealed bids for said improvement were submitted by the following bidders:
 - Caliber Concrete, LLC, Adair, IA - Low Bid
 - Brothers Cleaning Corporation d/b/a Brothers Concrete, Des Moines, IA
- 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, IA at 11:00 a.m. on November 28, 2023.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Caliber Concrete, LLC (Jason Martin, Owner, 309 Audubon Street, Adair, IA, 50002) in the amount of \$1,593,240, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed by end of spring 2025.
- Birdland Sports Park currently includes several amenities that serve neighborhood and citywide recreation needs such as the Birdland Pool, a Mini Pitch futsal court, multi-use natural turf open space and five (5) tennis courts.
- The heavily used tennis courts are currently in disrepair. These courts are utilized by North High School tennis teams, local and regional tennis tournaments, are actively programmed for multi-generational tennis and related opportunities and host regular walk-up/first-come-first-served use. Increasing the total number of tennis courts to seven (7) will better serve these and other future uses.
- The two (2) new basketball courts will be a welcomed amenity. Per Des Moines's 2022 Trust for Public Land Park Score Index report, Des Moines' 3.32 basketball hoops per 10,000 residents

provides a lower aggregate level of service than the national per capita average. In comparison, Omaha has 5.3, St. Paul has 7.9 and Plano has 5.2 basketball hoops per 10,000 residents. Birdland Sports Park has space for, and is an ideal centralized, sports-oriented location, for much needed basketball hoops on quality courts.

- Add Alternate No. 1 for Basketball Court Lighting will provide additional security and extended programming hours, and the added amenities are anticipated to generate revenue through special events and tournaments. Birdland Park is an ideal location that has supporting facilities, a central location, hosts existing programming and has capacity for much more.



PREVIOUS COUNCIL ACTION(S):

Date: November 6, 2023

Roll Call Number: [23-1519](#)

Action: Ordering construction of the following:

- (C) [Birdland](#) Sports Complex Improvements: Receiving of bids, (11-28-23) and Setting date of hearing, (12-18-23), Engineer's estimate, \$1,730,000. ([Council Communication No. 23-500](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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