


COUNCIL COMMUNICATION

	Number:	24-053	Meeting:	February 5, 2024
	Agenda Item:	6B	Roll Call:	24-0163
	Submitted by:	Benjamin R. Page, Park and Recreation Director; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Gray's Lake Parking Lot, Trail, and Dock Improvements - Receiving bids, (3-5-24), and Setting date of hearing, (4-1-24). (Construction Estimate - \$1,900,000).

SYNOPSIS:

Recommend the City Council order 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. This project includes the removal of the existing damaged and degraded paddling facility and the construction of multiple new features including an upland bypass trail, elevation adjustments to the Kruidenier Trail, entry drive and parking lot pavement repairs, an upland viewing deck and floodable storage for additional paddlecraft, Americans with Disabilities Act (ADA)-compliant ingress and egress pathways, paddlecraft dockage and the associated gangway and mooring system, and shoreline improvements to include reshaping, field stone armoring, and native vegetation.

FISCAL IMPACT:

Amount: \$1,900,000 City Engineer's Estimate

Funding Source: Fiscal Year (FY) 2023-2024 Capital Improvement Program (CIP), Page 76, Gray's Lake Park Improvements, PK140, Being: \$800,000 General Fund made possible by American Rescue Plan Act (ARPA) funding, \$300,000 Iowa Department of Natural Resources (IDNR) Resource Enhancement and Protection (REAP) Grant, Agreement 24-R4-LL, \$770,000 in G.O. Bonds, and the remaining \$30,000 from a Private Donation

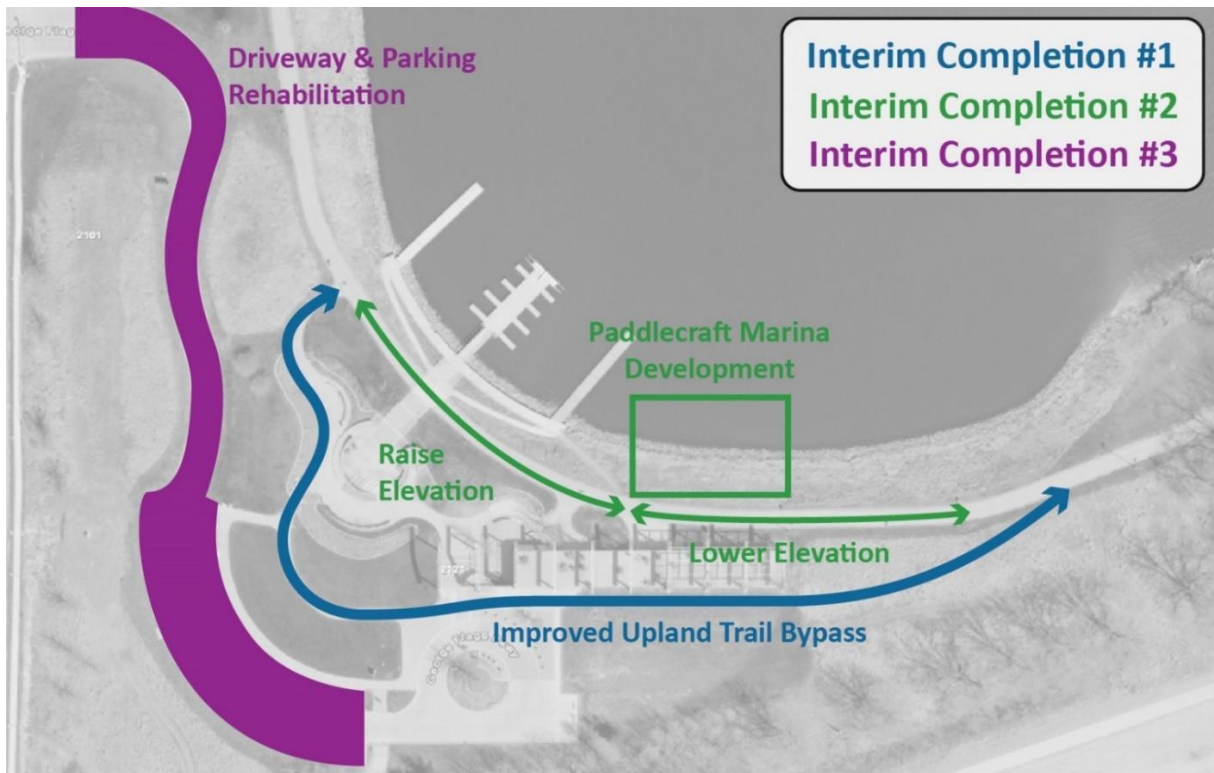
ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Gray's Lake Parking Lot, Trail, and Dock Improvements (Activity ID 11-2022-007). The improvement includes Hot Mix Asphalt (HMA) Shared-Use Path, Portland Cement Concrete (PCC) Sidewalk, PCC Driveway, PCC curb and gutter, PCC sidewalks, reinforced concrete structure, reinforced concrete walls, garage door, light pole relocation, building electrical, dock, earthwork, pavement markings, landscaping, erosion control, and other incidental items, all in accordance with the contract documents including Plan File No. 661-241/308, located at the southwest side of Gray's Lake Park (2101 Fleur Drive, Des Moines, Iowa).

- The estimated construction cost is \$1,900,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The existing paddling facilities located at the southwest corner of Gray's Lake Park did not withstand a mid-winter 2022 severe temperature increase that dislodged large masses of ice which stressed and severely damaged the dockage, gangways, and upper deck. Multiple gangways were crumpled, fixed hinges were torqued, and foundations were deeply undermined. Two (2) gangways and their associated dockage had to be completely removed as they were unreparable. The central gangway and dockage have received multiple short-term repairs to keep them in operation until the facility is developed, but their ongoing serviceability is declining.
- The degraded condition and reduced availability of the existing paddling facilities due to ongoing repairs resulted in significantly reduced paddlecraft rental revenue. In 2021, 9,195 rentals resulted in \$85,926 in revenue. In 2022, 6,318 rentals resulted in \$54,339, a year-to-year reduction of 2,877 rentals and \$31,587 in revenue.
- The proposed improvements will leverage modern design practices for water-adjacent development and as a result are expected to greatly improve flood resiliency, working conditions for dock attendant staff, and the efficiency of the paddling facility operations overall.
- The project sequence has been planned so that there are limited paddling rental season impacts and the Kruidenier Trail loop can remain open for the duration of the project via the upland bypass trail detour. The full project is anticipated to be completed by fall 2025.
- A Site Plan and Application for a Commercial Building Permit were submitted on January 17, 2024, and are still under review.



Series of Photos Showing Damage from 2021-2022 Winter Season



Sequencing Diagram



Rendering of Proposed Paddlecraft Marina Development

PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2023

Roll Call Number: [23-1775](#)

Action: [Execution](#) of the IDNR REAP grant agreement for the Gray's Lake Parking Lot, Trail, and Dock Improvements project. ([Council Communication No. 23-560](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: January 16, 2024

Action: Consensus of the Members Present of the Final Design, relative to the visibility and softening of the ramp and railings as has been discussed.

Board: Access Advisory Board

Date: November 15, 2023

Action: Motion to Approve, with Comments in Consideration, by Jones. Seconded by Gibson. Motion Carried 8-0.

Noted comments included reviewing ramp slopes for constructability tolerances and affirming that handrail extensions do not extend into the navigable pedestrian space.

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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