


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-067	Meeting:	February 19, 2024
	Agenda Item:	52	Roll Call:	24-0291
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Woodland Cemetery Retaining Wall Replacement: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Miner Hardscape, LLC, Matthew J. Miner, Owner, \$601,232.

SYNOPSIS:

This is a public hearing to allow for public input on the Woodland Cemetery Retaining Wall Replacement and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project will replace deteriorated retaining walls in Woodland Cemetery along Woodland Avenue and 24th Street.

FISCAL IMPACT:

Amount: \$601,232 Construction Contract (\$750,000 City Engineer's Estimate)

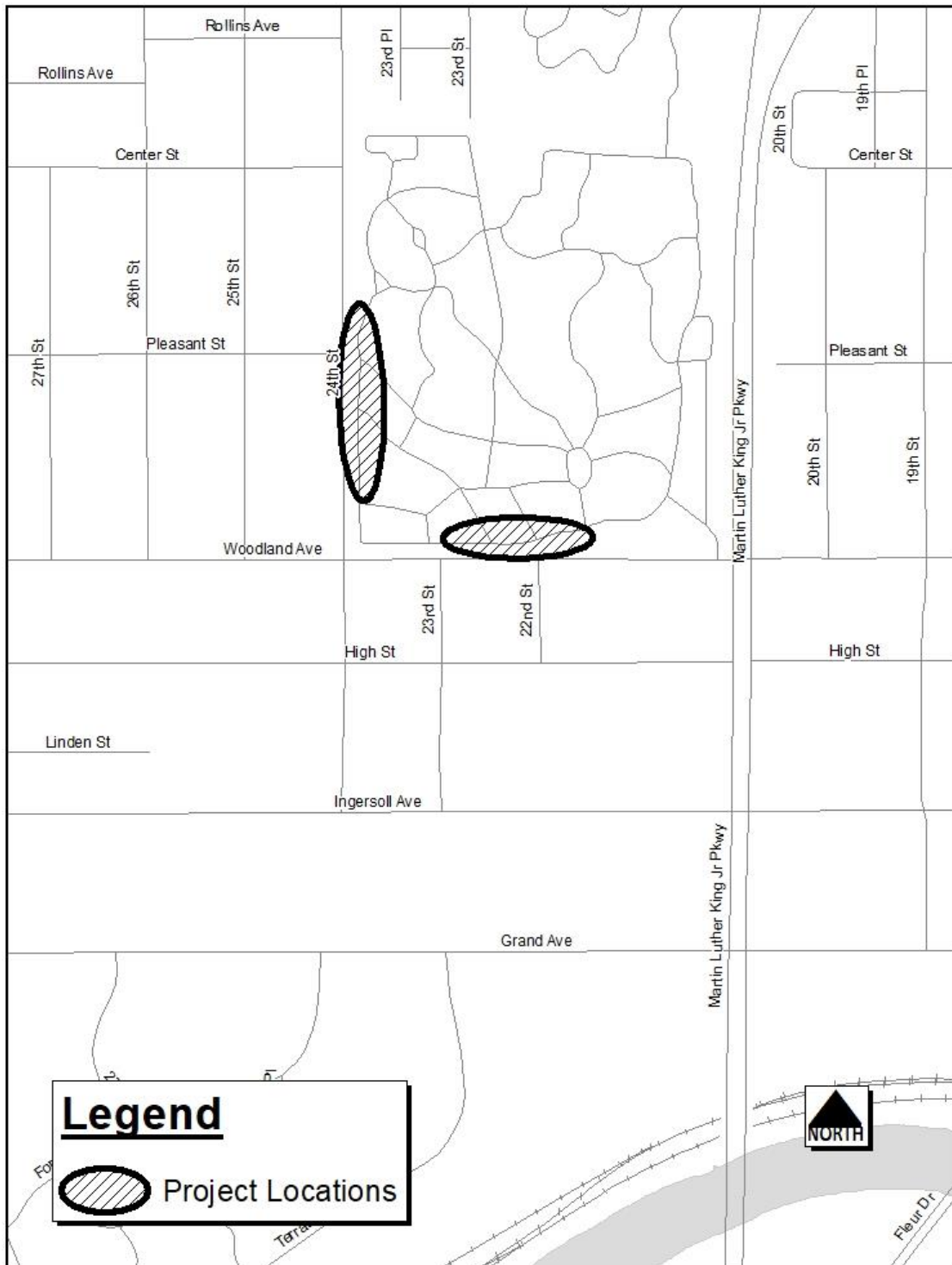
Funding Source: Fiscal Year (FY) 2023-2024 Capital Improvement Program (CIP), Page 75, Cemetery Infrastructure and Improvements, PK138, G.O. Bonds

ADDITIONAL INFORMATION:

- On January 8, 2024, under Roll Call No. 24-0021, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Woodland Cemetery Retaining Wall Replacement. 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 Woodland Cemetery Retaining Wall Replacement, Activity ID 11-2023-012. The improvement includes clearing and grubbing, demolition of existing retaining walls, installation of large precast concrete block retaining wall systems, Portland Cement Concrete (PCC) sidewalk, chain-link fence replacement, traffic control, erosion control, and surface restoration, all in accordance with the contract documents, including Plan File No. 661-001/042 located at Woodland Cemetery, 2019 Woodland Avenue.
- Sealed bids for said improvement were submitted by the following bidders:
 - Miner Hardscape, LLC, Granger, IA - Low Bid
 - Omega Solutions, LLC, Johnston, IA
 - RW Excavating Solutions, LC, Prairie City, IA

- TK Concrete, Inc., Pella, IA
 - Cushman Excavation, LLC, Knoxville, IA
 - MPS Engineers, P.C. dba Kingston Services, P.C., Des Moines, IA
 - Alpha Landscapes LLC, Slater, 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 January 23, 2024.
 - The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Miner Hardscape, LLC (Matthew J. Miner, Owner, 17981 Hwy 141, PO Box 457, Granger, IA 50109) in the amount of \$601,232, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
 - The cemetery is approximately 54-acres in size and consists of four (4) interconnected cemeteries – Woodland, St. Ambrose, Emanuel, and International Order of Odd Fellows Cemeteries. The cemetery was established in the 1850’s around the early settlement of Des Moines. The cemetery, excluding the Emanuel section, was designated as a local landmark in 1986.
 - Brick retaining walls along the south and west boundaries of the cemetery have deteriorated and need replacement.
 - The proposed project has been designed to avoid disturbing any burials.
 - All improvements to a local landmark site must be reviewed by the Landmark Review Board (LRB) and approved by the City Council pursuant to Chapter 58 of the Municipal Code. The LRB is made up of the members of the City’s Historic Preservation Commission and Urban Design Review Board.
 - On September 6, 2022, the LRB, by consensus of those present, recommended approval subject to the following conditions:
 - Replacement retaining walls shall match the general scale and size of the historic walls.
 - Replacement retaining walls should be constructed with materials that match the texture, size and color of the historic material to the extent possible. However, the characteristics of the selected material, such as the color, shall be representative of the selected material and not altered to appear brick-like if the product is not brick.
 - A cap element on the constructed retaining wall should be avoided to duplicate the simplicity of the historic walls.
 - The salvage of retaining wall bricks shall be explored to the satisfaction of the Planning and Urban Design Administrator.
 - Any replacement fencing necessitated by retaining wall work shall match the existing fencing to the extent possible.
 - This project has been closely coordinated with the Parks and Recreation Department, including cemetery personnel, for review and comment on the design and to support adherence to the LRB report.

- Public Works Forestry Division also provided document review and recommendations for tree protection and will coordinate any tree removals and replacements.
- The cemetery will remain open during construction. Contract documents direct the contractor to pause work during burial events to help reduce noise and provide consideration for those events.
- Construction of this project is anticipated to be completed by fall 2024.



PREVIOUS COUNCIL ACTION(S):

Date: January 8, 2024

Roll Call Number: [24-0021](#)

Action: Ordering construction of the following:

- (C) [Woodland](#) Cemetery Retaining Wall Replacement: Receiving of bids, (1-23-24) and Setting date of hearing, (2-19-24), Engineer's estimate, \$750,000. ([Council Communication No. 24-011](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Board: Landmark Review Board

Date: September 6, 2022

Resolution Number: CAHP-2022-000048

Action: Recommend approval of issuance of a Certificate of Appropriateness subject to conditions by consensus of those members present.

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.