


# COUNCIL COMMUNICATION

	Number:	<b>24-399</b>	Meeting:	<b>October 7, 2024</b>
	Agenda Item:	<b>6B</b>	Roll Call:	<b>24-1326</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Ordering construction of the following: Gray's Lake Dock Improvements - Receiving bids, (10-22-24), and Setting date of hearing, (11-18-24). (Construction Estimate - \$2,100,000).

## 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, 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:

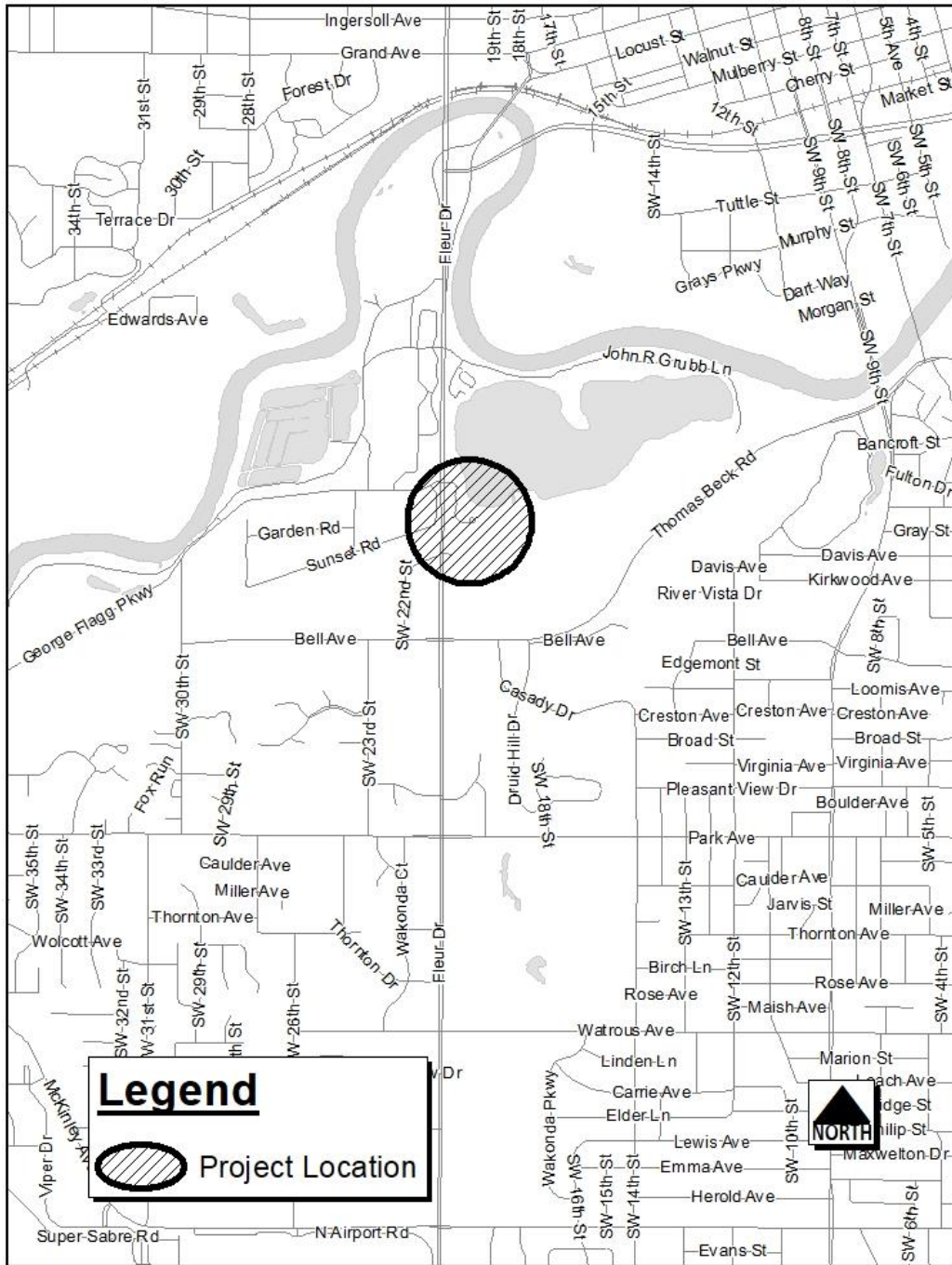
Amount: \$2,100,000 City Engineer's Estimate

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 66, 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, \$970,000 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 Dock Improvements, Activity ID 11-2022-007. The improvement includes Hot Mix Asphalt (HMA) Shared-Use Path, Portland Cement Concrete (PCC) Sidewalk, 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 related items, all in accordance with the contract documents including Plan File No. 661-241/299, located at the southwest side of Gray's Lake Park, 2101 Fleur Drive.

- The estimated construction cost is \$2,100,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The degraded condition and reduced availability of the existing paddling facilities at the Terrace due to ongoing repairs have impacted paddlecraft rental revenue:
  - 2021        9,195 rentals    \$85,926 in revenue
  - 2022        6,318 rentals    \$54,339 in revenue
  - 2023        8,098 rentals    \$67,867 in revenue
  - 2024        7,006 rentals    \$57,915 in revenue
- The proposed improvements incorporate modern design practices for water-adjacent development and are expected to greatly improve flood resiliency, working conditions for dock attendant staff, and the overall efficiency of the paddling facility operations.
- The project schedule is planned to limit paddling rental season impacts and the Kruidenier Trail loop can remain open via a detour for the duration of the project. Paddling rentals will be provided at the beach located at the north-central area of the park as a temporary offering while this project is under construction.
- This project was originally a component of the Gray's Lake Parking Lot, Trail, and Dock Improvements project receiving bids on March 5, 2024. City Council rejected those bids at their April 1, 2024, meeting due to them being significantly higher than the Engineer's estimate, and only having received two (2) bids. Staff refined the bidding approach, separating work of similar nature as multiple bid packages (separating horizontal/flat site work and vertical structure work) as a cost savings measure. The scope of work is consistent with the Site Plan which was approved by Development Services.
- This project is anticipated to be substantially completed by the end of 2025 and be fully completed in spring 2026.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 1, 2024

Roll Call Number: [24-0533](#)

Action: [Reject](#) all bids on Gray's Lake Parking Lot, Trail, and Dock Improvements and close hearing on the plans, specifications, form of contract documents, and engineer's estimate. ([Council Communication No. 24-146](#)) Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 7-0.

Date: December 18, 2023

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

Action: [Execution](#) of 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

Resolution Number: C

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

Resolution Number: 23-12

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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