


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-457	Meeting:	November 18, 2024
	Agenda Item:	41	Roll Call:	24-1595
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Gray's Lake Dock Improvements: Resolution approving plans, specifications, form of contract documents, Engineer's estimate, receive and file bids, and designating lowest responsible bidder as Cushman Excavation, LLC, Chad Cushman, Manager, \$2,427,498.

SYNOPSIS:

This is a public hearing to allow for public input on the Gray's Lake Dock Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$2,427,498 Construction Contract (\$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: \$900,000 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; \$30,000 Private Donation; and the remaining \$1,197,498 in G.O. Bonds

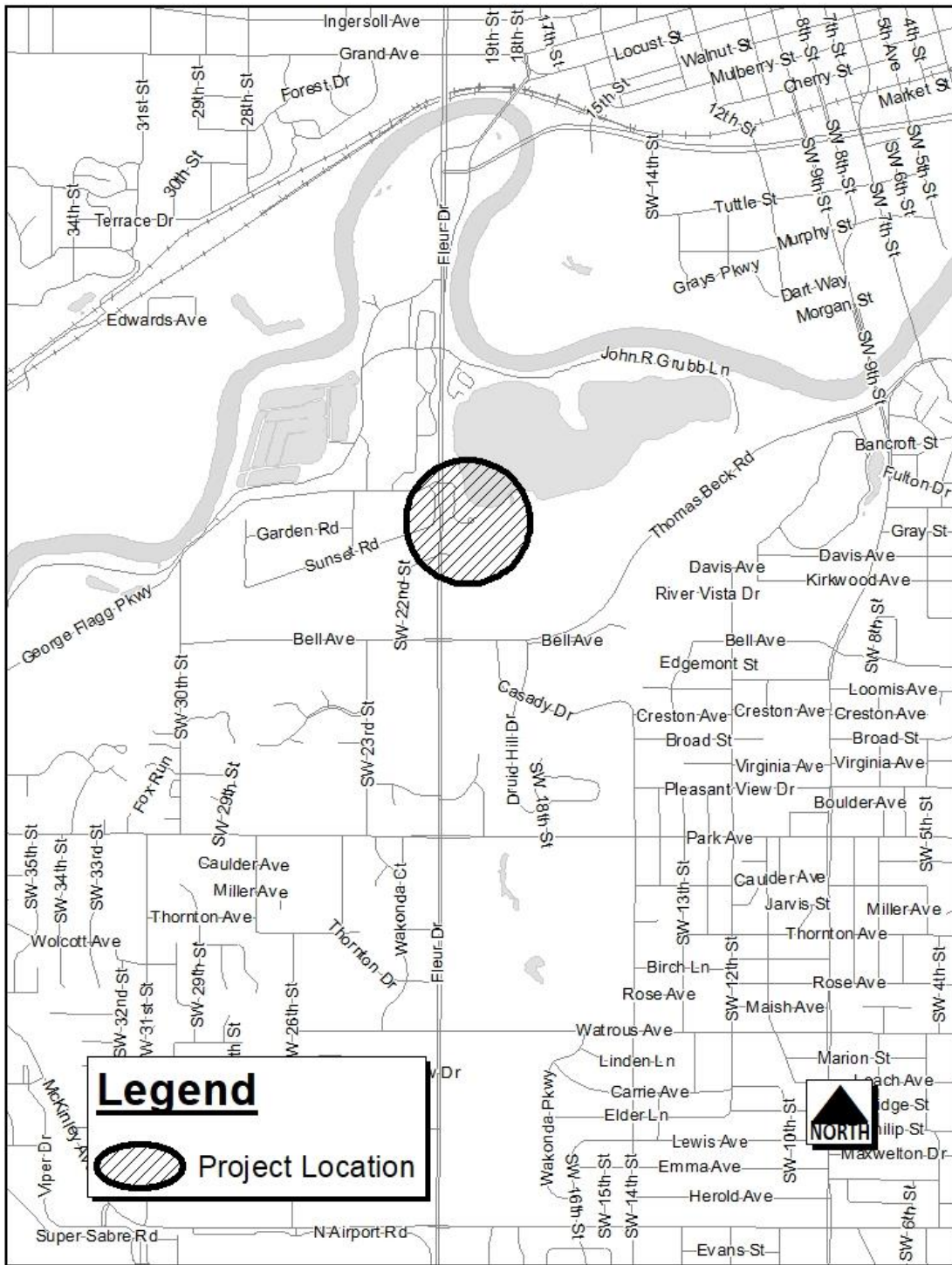
ADDITIONAL INFORMATION:

- On October 7, 2024, under Roll Call No. 24-1326, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Gray's Lake Dock 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 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - Cushman Excavation, LLC, Knoxville, IA - Low Bid
 - WRH, Inc., South Amana, IA
 - TK Concrete, Inc., Pella, 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 October 22, 2024.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Cushman Excavation, LLC (Chad Cushman, Manager, 1249 108th Place, Knoxville, IA 50138) in the amount of \$2,427,498, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The degraded condition and reduced availability of the existing paddling facilities at the Terrace due to ongoing repairs have impacted paddle craft 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. Additionally, the Kruidenier Trail loop will be able to 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, with the low bid being in the amount of \$2,763,495, which was 45% or \$863,495 over the original engineer's estimate of \$1,900,000.

- At the April 1, 2024, City Council Meeting, under Roll Call No. 24-0533, City Council rejected all bids on Gray's Lake Parking Lot, Trail, and Dock Improvements and closed the hearing on the plans, specifications, form of contract documents, and Engineer's estimate.
- Following the April 1, 2024 meeting, City 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 approved by the Development Services Department.
- On May 20, 2024, under Roll Call No. 24-0721, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate, and ordered construction for the Gray's Lake Marina Parking Lot Repairs, which includes the removal and replacement of portions of the existing entry drive and parking lot pavement at the southwest side of Gray's Lake Park.
- On June 17, 2024, under Roll Call No. 24-0908, the City Council held a hearing on Gray's Lake Marina Parking Lot Repairs: Resolution approving plans, specifications, form of contract documents, Engineer's estimate, receive and file bids, and designated the lowest responsible bidder as Absolute Concrete Construction, Inc. d/b/a Absolute Group, Kraig Kriegel, CEO, \$214,300.35.
- The total cost of the two (2) projects (based on awarded construction contract amounts), Gray's Lake Dock Improvements and the Gray's Lake Marina Parking Lot Repairs, is \$2,641,798.35. By refining the bidding approach, the two (2) projects are \$121,696.65 less than the low bid received on March 5, 2024, and rejected on April 1, 2024.
- The Gray's Lake Dock Improvements project is anticipated to be substantially complete by the end of 2025 and be fully completed in spring 2026.



PREVIOUS COUNCIL ACTION(S):

Date: October 7, 2024

Roll Call Number: [24-1326](#)

Action: Ordering construction of the following:

- (B) [Gray's Lake Dock Improvements](#): Receiving of bids, (10-22-24) and Setting date of hearing, (11-18-24), Engineer's estimate, \$2,100,000. ([Council Communication No. 24-399](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

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: June 17, 2024

Roll Call Number: [24-0908](#)

Action: [On](#) Gray's Lake Marina Parking Lot Repairs: Resolution approving plans, specifications, form of contract documents, Engineer's estimate, receive and file bids, and designating the lowest responsive, responsible bidder as Absolute Concrete Construction, Inc. dba Absolute Group (Kraig Kriegel, CEO), \$214,300.35. ([Council Communication No. 24-262](#)) Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 7-0.

Date: May 20, 2024

Roll Call Number: [24-0721](#)

Action: Ordering construction of the following:

- (C) [Gray's Lake Marina Parking Lot Repairs](#): Receiving of bids, (6-4-24) and Setting date of hearing, (6-17-24), Engineer's estimate, \$350,000. ([Council Communication No. 24-210](#)) Moved by Gatto to adopt. Second by Voss. 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:

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.