


COUNCIL COMMUNICATION

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|  | Number: | 24-489 | Meeting: | December 9, 2024 |
| | Agenda Item: | 49 | Roll Call: | 24-1674 |
| | Submitted by: | Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer | | |

AGENDA HEADING:

Hearing on Woodland Cemetery Road Reconstruction: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as TK Concrete, Inc., Tony J. Ver Meer, President, \$262,124.

SYNOPSIS:

This is a public hearing to allow for public input on the Woodland Cemetery Road Reconstruction and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project includes rehabilitation of roadways within Woodland Cemetery.

FISCAL IMPACT:

Amount: \$262,124 Construction Contract (\$310,000 City Engineer's Estimate)

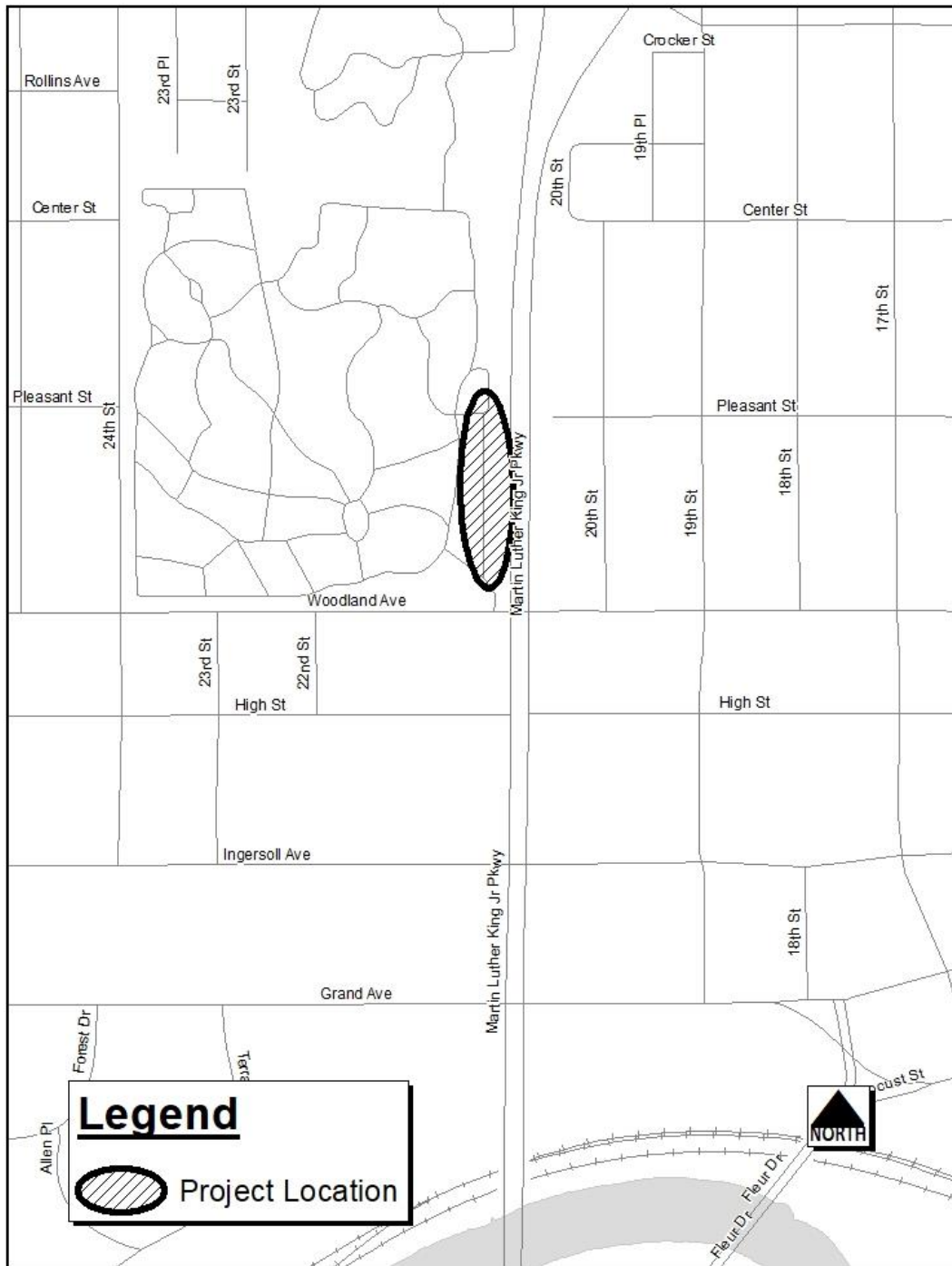
Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 71, Park Infrastructure, PK175, G.O. Bonds

ADDITIONAL INFORMATION:

- On October 21, 2024, under Roll Call No. 24-1424, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Woodland Cemetery Road Reconstruction. 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 Road Reconstruction, Activity ID 11-2023-015. The improvement includes pavement removal, storm sewer replacement, Hot Mix Asphalt (HMA) pavement, Portland Cement Concrete (PCC) pavement, traffic control, erosion control and surface restoration, all in accordance with the contract documents including Plan File No. 664-155/182, located at Woodland Cemetery, 2019 Woodland Avenue.
- Sealed bids for said improvement were submitted by the following bidders:
 - TK Concrete, Inc., Pella, IA - Low Bid
 - Absolute Concrete Construction, Inc. d/b/a Absolute Group, Granger, IA

- Reilly Construction Co., Inc., Ossian, IA
 - InRoads, LLC, Des Moines, IA
 - Grimes Asphalt and Paving Corporation, Des Moines, IA
 - MPS Engineers, P.C. dba Kingston Services, P.C., 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 5, 2024.
 - The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by TK Concrete, Inc. (Tony J. Ver Meer, President, 1608 Fifield Road, Pella, IA 50219) in the amount of \$262,124, 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.
 - Many of the cemetery roads are in poor condition and require repairs. Roads will be cored to determine original pavement material and will be reconstructed in accordance with the results of the coring and plans identified in the application. Curbing will be replaced as necessary.
 - 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:
 - Road 16 can be removed if coring samples do not identify any brick paver material. The remaining roads shall be retained and reconstructed as necessary based on coring samples as described in the application.
 - The applicant shall review the coring results noted in condition one (1) with the Planning and Urban Design Administrator before proceeding.
 - Replacement curbing shall match the design of the curb style associated with the historic pavement material. For example, brick roads traditionally had square edge curbs. If a limited amount of curbing is being replaced, then it should match the adjoining curbing style regardless of the historic roadway surface.
 - Review and approval of any conflicts identified with road rehabilitation, curb rehabilitation, and nearby features such as gravesites, trees, or other significant markers shall be conducted by the Planning and Urban Design Administrator as needed.

- This project has been closely coordinated with the Parks and Recreation Department, including cemetery personnel, for review and comment on the design and to adhere to the LRB report.
- The cemetery will remain open during construction. Contract documents specify 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 2025.



PREVIOUS COUNCIL ACTION(S):

Date: October 21, 2024

Roll Call Number: [24-1424](#)

Action: Ordering construction of the following:

- (E) [Woodland](#) Cemetery Road Reconstruction: Receiving of bids, (11-5-24) and Setting date of hearing, (12-9-24), Engineer's estimate, \$310,000. ([Council Communication No. 24-418](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

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.

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