


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	25-153	Meeting:	April 21, 2025
	Agenda Item:	55	Roll Call:	25-0619
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on E. 9th Street Basin Park Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Alpha Landscapes LLC (Riley Marvin, Owner), \$356,755.

SYNOPSIS:

This is a public hearing to allow for public input on the E. 9th Street Basin Park Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes new playground equipment, a basketball court, and an open-air shelter.

FISCAL IMPACT:

Amount: \$356,755 Construction Contract (\$475,000 City Engineer's Estimate)

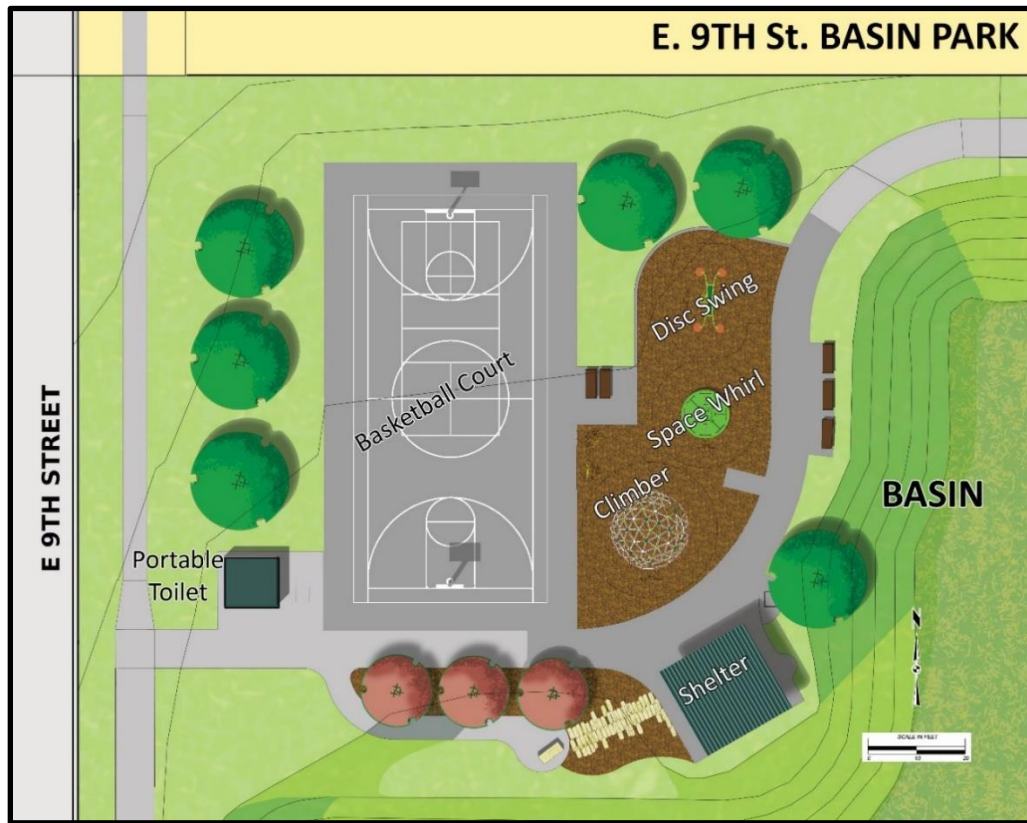
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 76, Park Improvements, PK137, Being: Local Option Sales and Service Tax and G.O. Bonds

ADDITIONAL INFORMATION:

- On March 10, 2025, under Roll Call No. 25-0330, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the E. 9th Street Basin Park 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 E. 9th Street Basin Park Improvements, Activity ID 11-2024-018. The improvement includes earthwork, subdrain and drainage improvements, Portland Cement Concrete (PCC) pavement and curb, electrical conduit, playground and park equipment, landscaping, erosion control and surface restoration, and other incidental items, all in accordance with the contract documents including Plan File No. 673-269/290, located near the intersection of E. 9th Street and E. Douglas Avenue.
- Sealed bids for said improvement were submitted by the following bidders:
 - Alpha Landscapes LLC, Johnston, IA - Low Bid
 - MB Lawn Care, LLC, Urbandale, IA
 - Core Construction Services, LLC, Des Moines, IA

- Brothers Cleaning Corporation d/b/a Brothers Concrete, Des Moines, IA
- TK Concrete, Inc., Pella, IA
- Caliber Concrete, LLC, Adair, IA - Bid not read (Missing Page 9 of the Proposal)
- 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 March 25, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Alpha Landscapes LLC (Riley Marvin, Owner; 5145 NW Beaver Drive, Johnston, IA 50131) in the amount of \$356,755, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Public input was sought in multiple formats and valuable insight was gained during these opportunities:
 - Online questionnaire: Open from December 15, 2023, to January 16, 2024, yielding 58 responses to seven (7) questions.
 - Public open house on Thursday, January 10, 2024, from 5:30 - 6:30 p.m. at the Highland Park Community Church in a bi-lingual format to review preliminary design.
 - Public open house on Wednesday, April 24, 2024, from 5 – 7 p.m. at Ding Darling Shelter in Birdland Park to review refinements and confirm support for the proposed park improvements.
- Located within the Highland Park neighborhood, the 3.2-acre park serves over 2,900 residents within a 10-minute walk based on the current Trust for Public Land (TPL) ParkServe report. This includes over 1,200 residents who were not within a 10-minute walk prior to this project, significantly contributing to reaching the LiveDSM goal of every resident being within a 10-minute walk of the park or green space.
- This project is anticipated to commence construction this spring/summer and be completed in fall 2025.





PREVIOUS COUNCIL ACTION(S):

Date: March 10, 2025

Roll Call Number: [25-0330](#)

Action: Ordering construction of the following:

- (G) [E. 9th Street Basin Park Improvements](#): Receiving bids, (3-25-25) and Setting date of hearing, (4-21-25), Engineer's estimate, \$475,000. ([Council Communication No. 25-102](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Zoning Board of Adjustment

Date: March 26, 2025

Resolution Number: ZBOA-2025-0000

Action: Voted 6-0 to grant a Conditional Use for a "Public Recreation Area" use in an "F" Flood District to allow construction of a new City Park to include a new playground, full basketball court, walking trail, park shelter, and other site improvements.

Board: Access Advisory Board

Date: January 15, 2025

Resolution Number: 25-03

Action: Motion to approve by Armstrong. Stieler seconded. Motion carries 6-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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