


## COUNCIL COMMUNICATION

	Number:	<b>25-208</b>	Meeting:	<b>May 19, 2025</b>
	Agenda Item:	<b>54</b>	Roll Call:	<b>25-0789</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hearing on Gray's Lake Park Sprayground: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Minturn, Inc., Clinton M. Rhoads, President, \$2,375,720.80.

### SYNOPSIS:

This is a public hearing to allow for public input on the Gray's Lake Park Sprayground and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project provides for the construction of a new sprayground, playground area and equipment, sidewalks, site furnishings, landscaping and plantings, and associated improvements in Gray's Lake Park to provide improved play opportunities and to better serve the area.

### FISCAL IMPACT:

Amount: \$2,375,720.80 Construction Contract (\$2,400,000 City Engineer's Estimate)

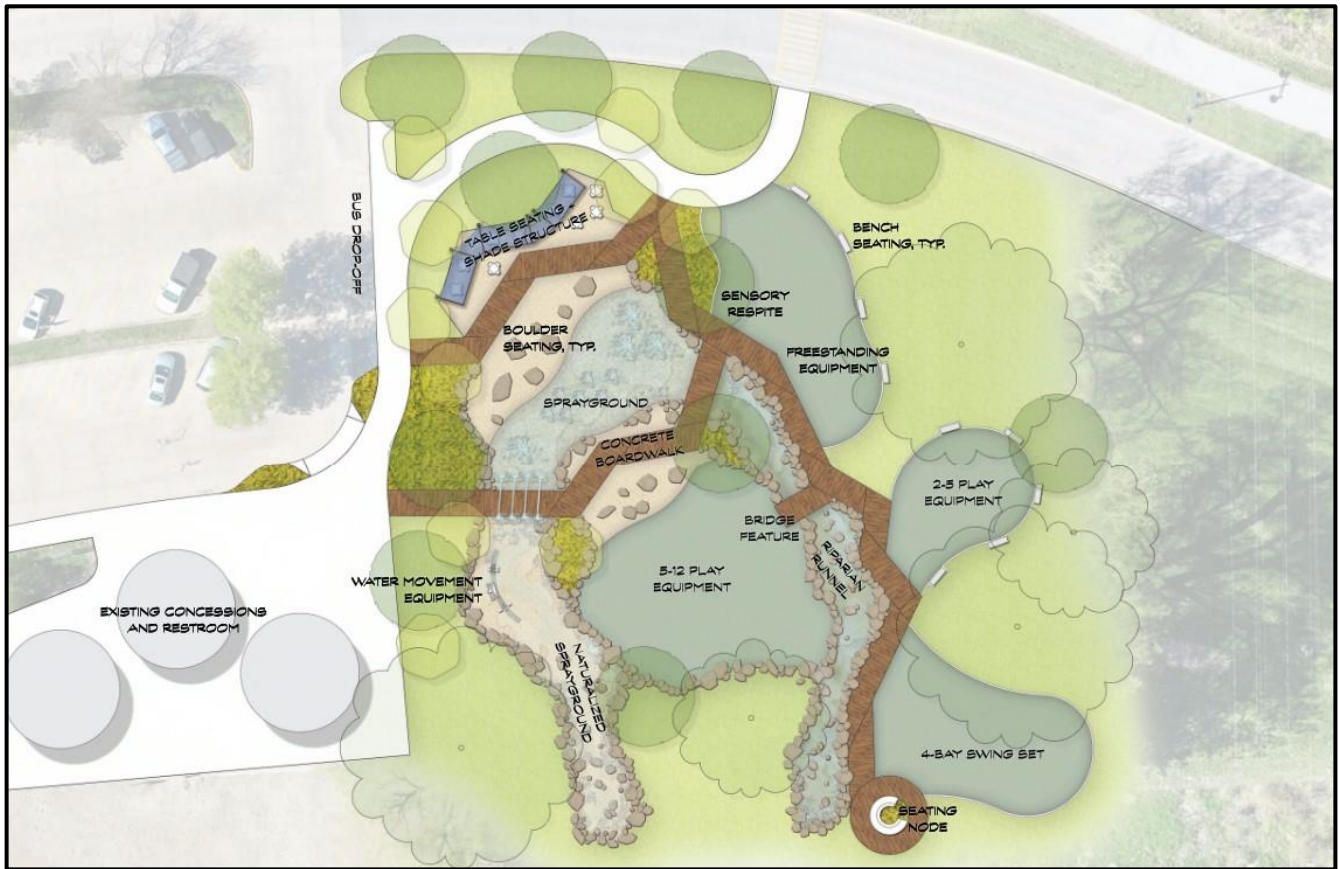
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 79, Gray's Lake Park Improvements, PK140, Being: 100% funded with Private Donations and Grants

### ADDITIONAL INFORMATION:

- On March 24, 2025, under Roll Call No. 25-0414, 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 Park Sprayground. 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 Park Sprayground, Activity ID 11-2024-019. The improvement includes the construction of new Portland Cement Concrete (PCC) sprayground with an applied rubber coating, PCC sidewalks, playground equipment, site furnishings, landscaping, soil improvements, water service line, water spray features, electrical work, drainage piping, storm sewer, subdrain, earthwork, and surface restoration, all in accordance with the contract documents including Plan File No. 671-001/031, located in Gray's Lake Park, 2101 Fleur Drive.
- Sealed bids for said improvement were submitted by the following:

- Minturn, Inc., Brooklyn, IA – Low Bid
- Edge Commercial, LLC, Grimes, IA
- Caliber Concrete, LLC, Adair, IA
- TK Concrete, Inc., Pella, IA
- Synergy Contracting, LLC, 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 April 22, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Minturn, Inc. (Clinton M. Rhoads, President; 144 W. Front Street, PO Box 369, Brooklyn, IA 52211) in the amount of \$2,375,720.80, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The improvements are designed to be resilient to impacts of site and use conditions. Materials are durable and their design will support ease of maintenance and clean-up related to both day-to-day use and high-water events.
- The project provides accessible and inclusive opportunities for all ages such as adaptive play equipment, mobility-friendly surfaces, sensory-friendly elements, accessible seating areas and pathways, plus a balance of water play and playground elements that support both active engagement and respite offering an enjoyable space for all.
- Multiple community engagement opportunities were conducted to support the new playground and sprayground reflecting local needs and priorities. Public involvement included on-site input meetings, interactive workshops, questionnaires, and design charrettes that allowed residents of all ages to help shape the project's features. This process resulted in a space that is inclusive, functional, and aligned with this important feedback.
- This project is anticipated to be completed before summer 2026.

### Gray's Lake Playground and Sprayground Concept Plan – Layout



### Gray's Lake Playground and Sprayground Concept Plan – Perspective



**PREVIOUS COUNCIL ACTION(S):**

Date: March 24, 2025

Roll Call Number: [25-0414](#)

Action: Ordering construction of the following:

- (B) [Gray's](#) Lake Park Sprayground: Receiving of bids, (4-22-25) and Setting date of hearing, (5-19-25), Engineer's estimate, \$2,400,000. ([Council Communication No. 25-111](#))  
Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Access Advisory Board

Date: February 19, 2025

Board Action: 25-07

Action: Receive and File

Motion by Garland Armstrong to approve the Gray's Lake Spray & Play Presentation. Second by Dylan Jones. Motion carried 8-0.

Board: Zoning Board of Adjustment

Date: January 22, 2025

Docket Number: ZBOA-2024-000077

Action: Grant Conditional Use for a "Public Recreation Area" use in an "F" Flood District, to allow construction of public recreational playgrounds, accessory landscape features, and sprayground along with associated grading related to floodplain development is granted subject to four conditions. The foregoing Decision and Order was adopted by a vote of 7-0 with all Board Members voting in favor thereof.

Board: Parks and Recreation Board

Date: June 25, 2024

Resolution Number: [24-047](#)

Action: Receive and File

Motion by Ogle to receive and file the Gray's Lake Spray & Play Presentation. Second by Bollard. Motion carried.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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