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Date July 25, 2011

RESOLUTION APPROVING COMPONENTS OF THE EXECUTIVE SUMMARY OF THE DRAFT MUNICIPAL SERVICES CENTER MASTER PLAN, AND DIRECTING THE CITY MANAGER TO PROCEED WITH SPECIFIC ACTIONS TO ADVANCE THE MUNICIPAL SERVICES CENTER PROJECT

WHEREAS, the City currently operates its field services, primarily the Public Works and Park and Recreation Departments, and other services such as the Engineering Traffic and Transportation Division and Housing Services maintenance facilities, and other satellite maintenance facilities at remote locations, in older buildings and outdated facilities; and,

WHEREAS, the City's service yards at SE 20th Street and Scott Avenue that have historically housed Public Works, Park and Recreation, and Engineering functions, will be displaced by the planned extension of the Southeast Connector; and,

WHEREAS, the City has entered into an Urban Renewal Development Agreement for the sale to Kemin Industries, Inc., of the portion of the service yards at SE 20th Street and Scott Avenue lying south of the future SE Connector right-of-way, and has already relocated the affected Public Works services to temporary facilities at 903 SE 22nd Street; and,

WHEREAS, in order to better serve Des Moines' citizens and realize organizational efficiencies, appropriate City services need to be consolidated into sustainable facilities that are centrally-located on a single site; and,

WHEREAS, on February 28, 2011, by Roll Call No. 11-139, the City Council approved a contract with Neuman Monson, P.C. for consultant planning services for a new Municipal Services Center; and,

WHEREAS, Numan Monson has completed a draft report of the Municipal Services Center Master Plan that addresses the Municipal Services Center as a whole, and identifies the appropriate municipal services to be relocated into the first phase of the Municipal Services Center, and the facilities needed to accommodate those services; and,

WHEREAS, the City Manager recommends that the City Council take the actions set forth below to advance the Municipal Services Center project as more specifically described in the accompanying Council Communication and Master Plan Executive Summary.

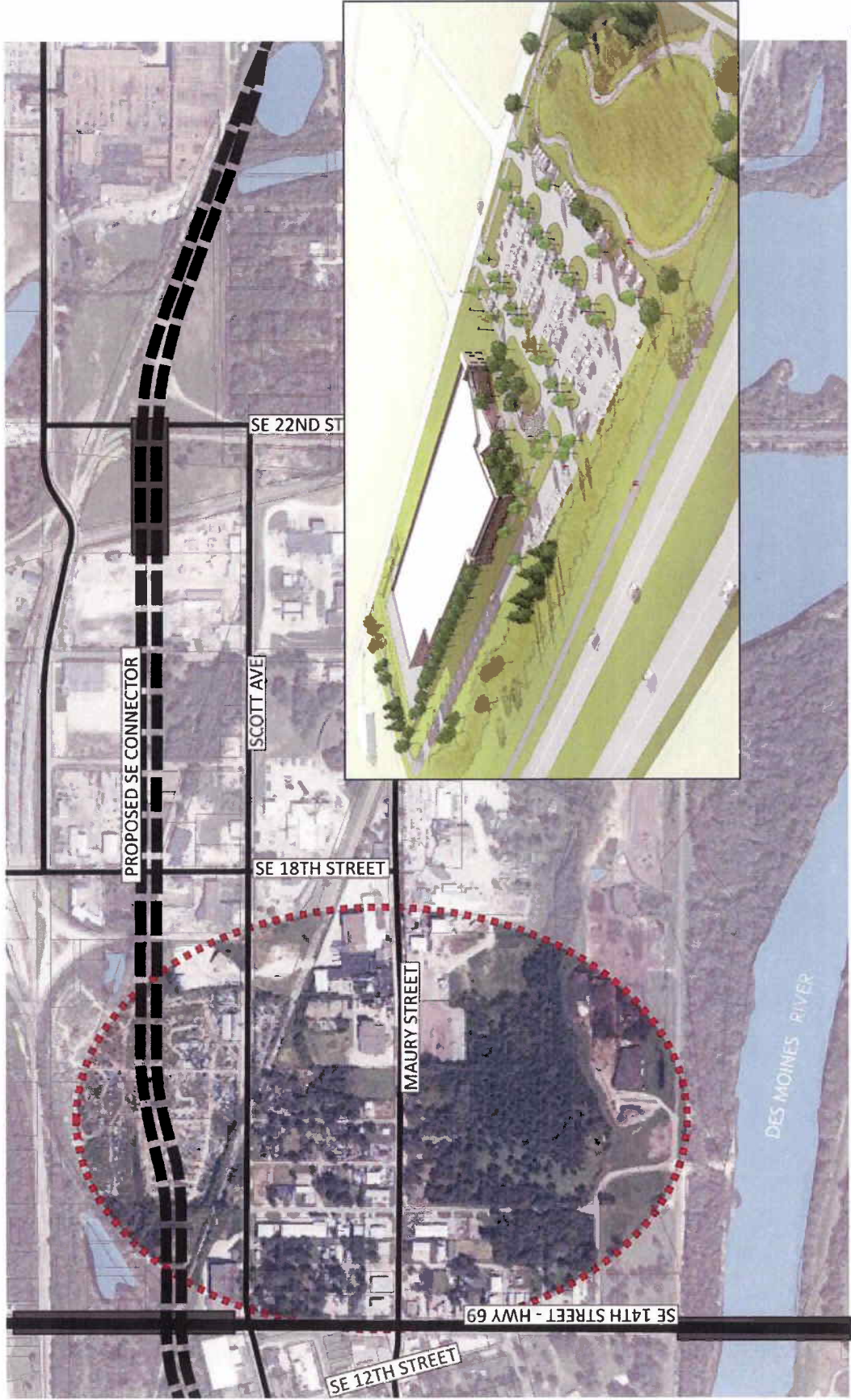
NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The following components of the Executive Summary of the Draft Municipal Services Center Master Plan are hereby approved, and shall be incorporated into the final Master Plan:



City of Des Moines Municipal Services Center

25 July 2011 Master Plan Executive Summary



NEUMANN MONSON
ARCHITECTS

KUENY ARCHITECTS, LLC

SNYDER & ASSOCIATES
Engineers and Planners

gēnus
[landscape architects]

City of Des Moines Municipal Services Center

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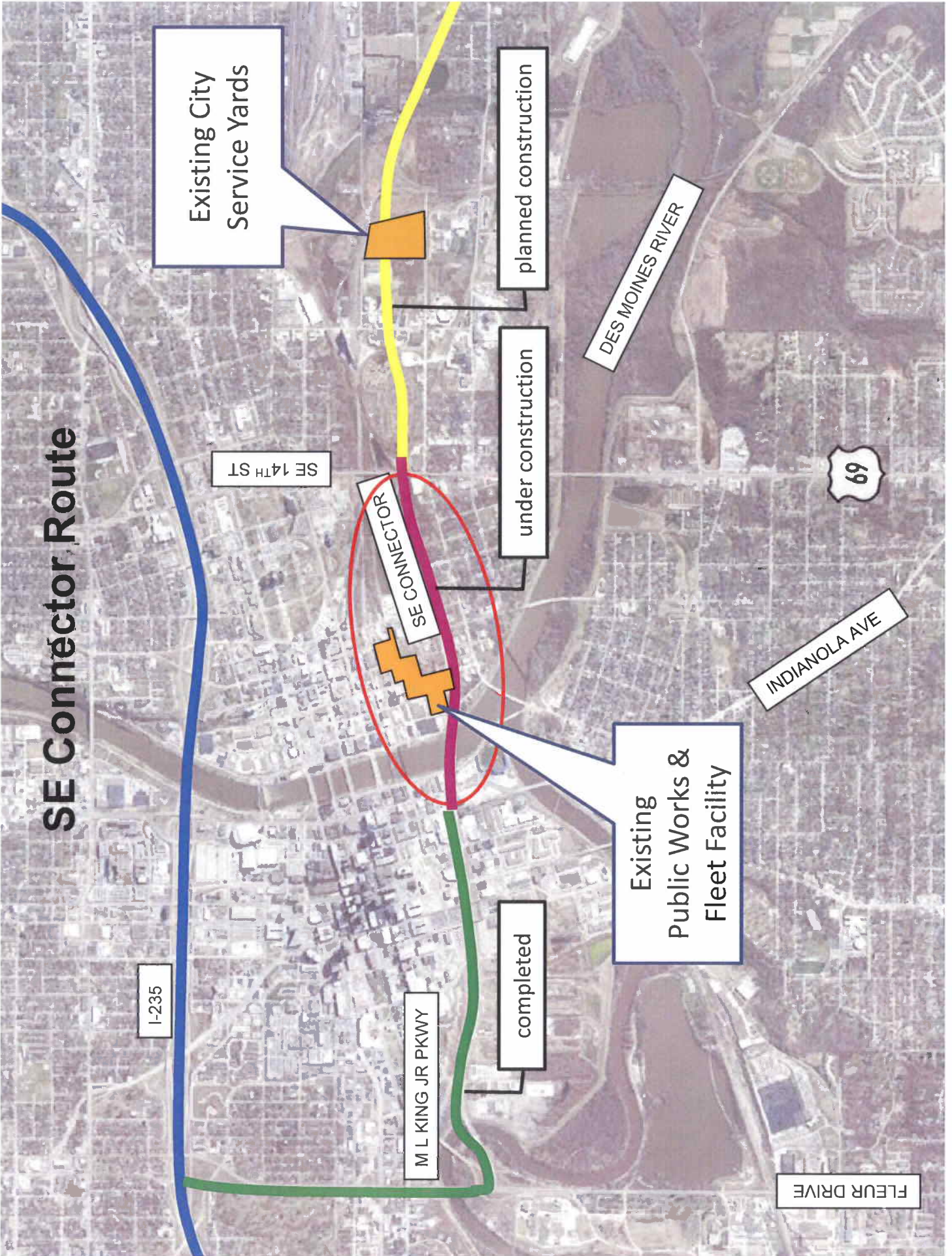


OBJECTIVES

- **Operational Improvements**
 - reduce costs
 - deliver services effectively & efficiently
 - collaborate w/ other entities
- **Create a cohesive vision and plan**
 - phased implementation
 - program for facilities and space needs
 - population growth in the City
- **Sustainability**
 - improve the area
 - lower operations and maintenance costs
- **Safety**
- **Revitalization + Economic Development**
 - Southeast Connector
 - SE 14th Street
 - Market District



SE Connector Route



Existing City Service Yards

planned construction

under construction

completed

Existing Public Works & Fleet Facility

SE 14TH ST

SE CONNECTOR

M L KING JR PKWY

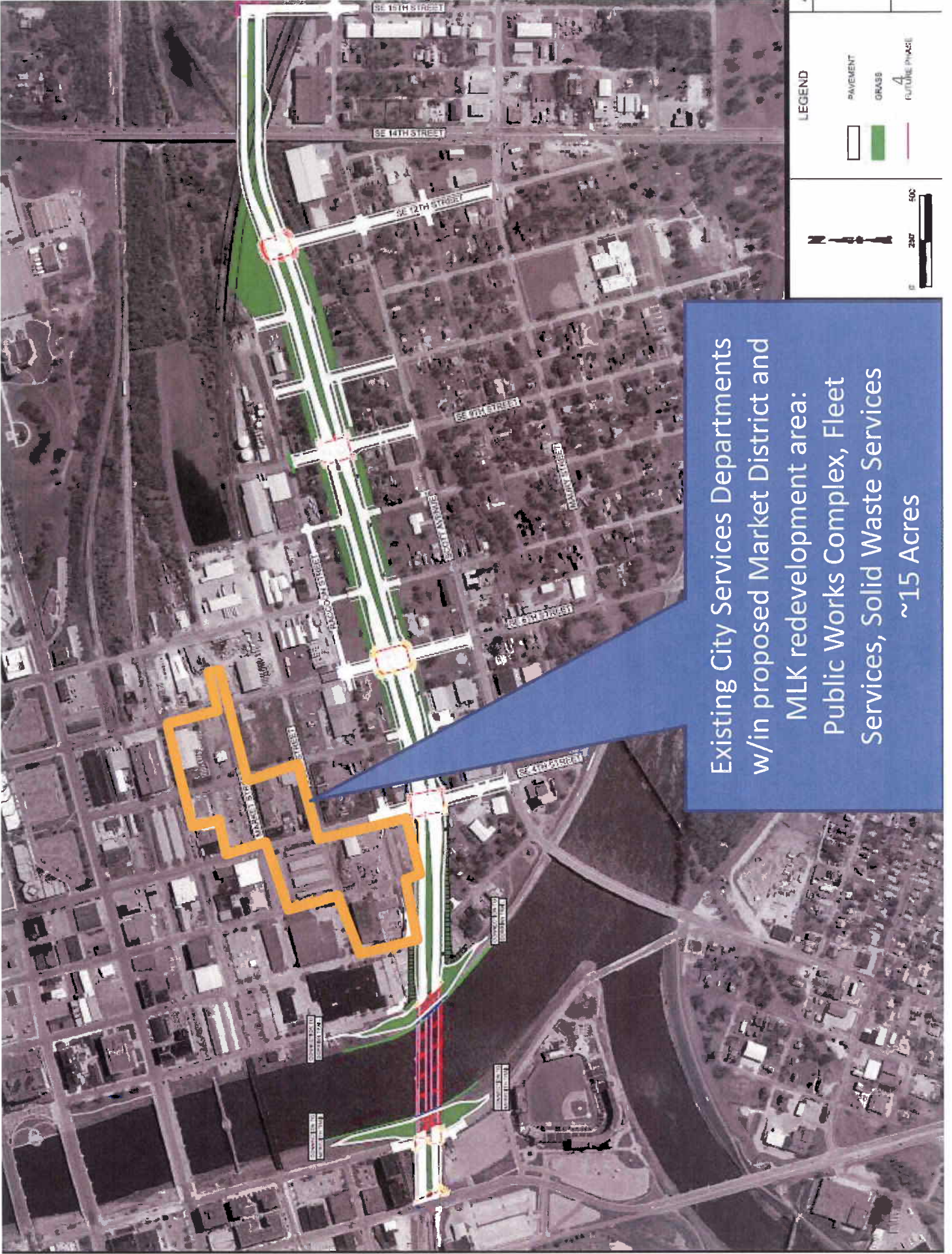
INDIANOLA AVE

FLEUR DRIVE

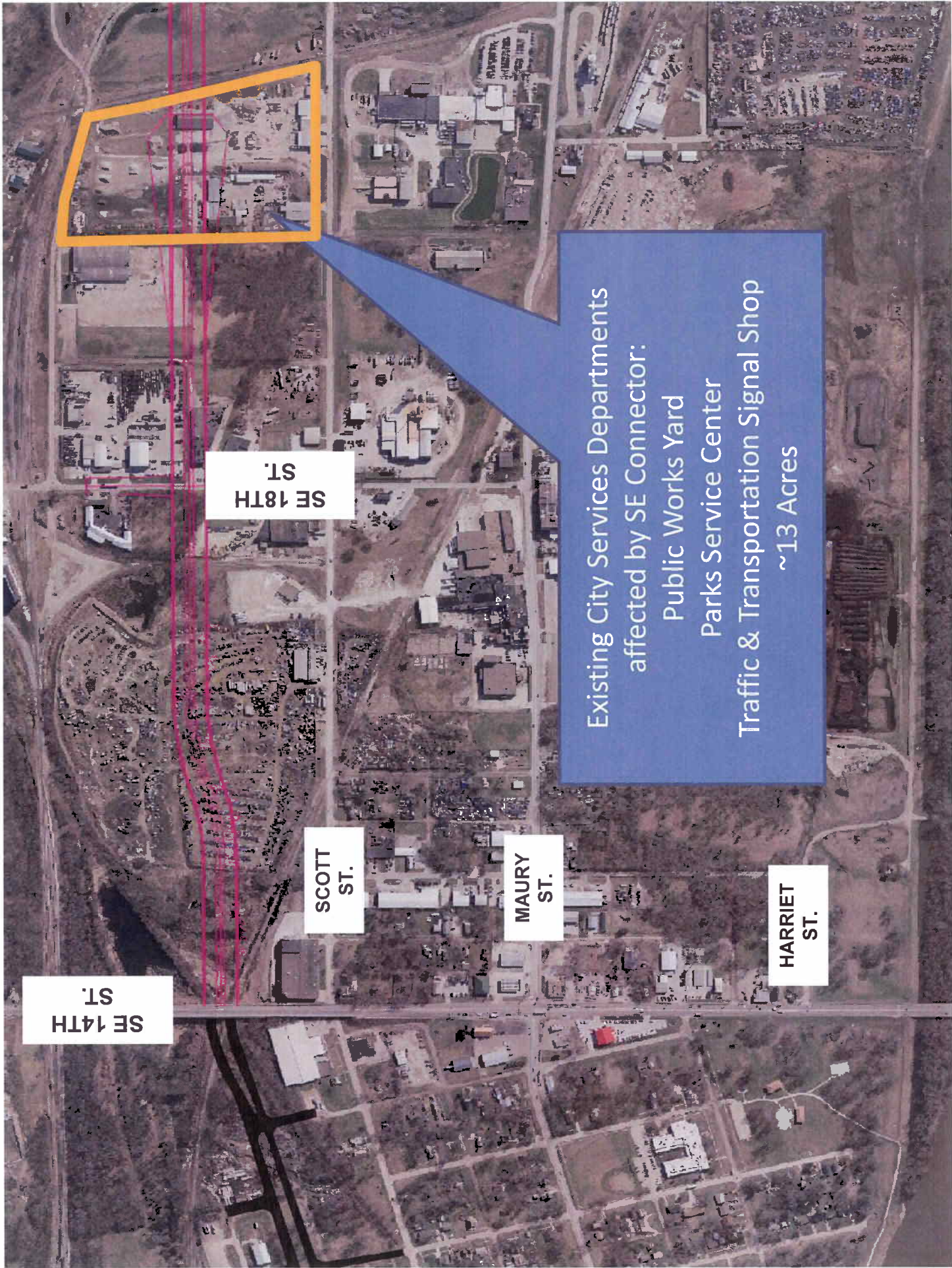
DES MOINES RIVER

I-235

69



Existing City Services Departments w/in proposed Market District and MLK redevelopment area:
 Public Works Complex, Fleet Services, Solid Waste Services
 ~15 Acres



SE 14TH ST.

SE 18TH ST.

SCOTT ST.

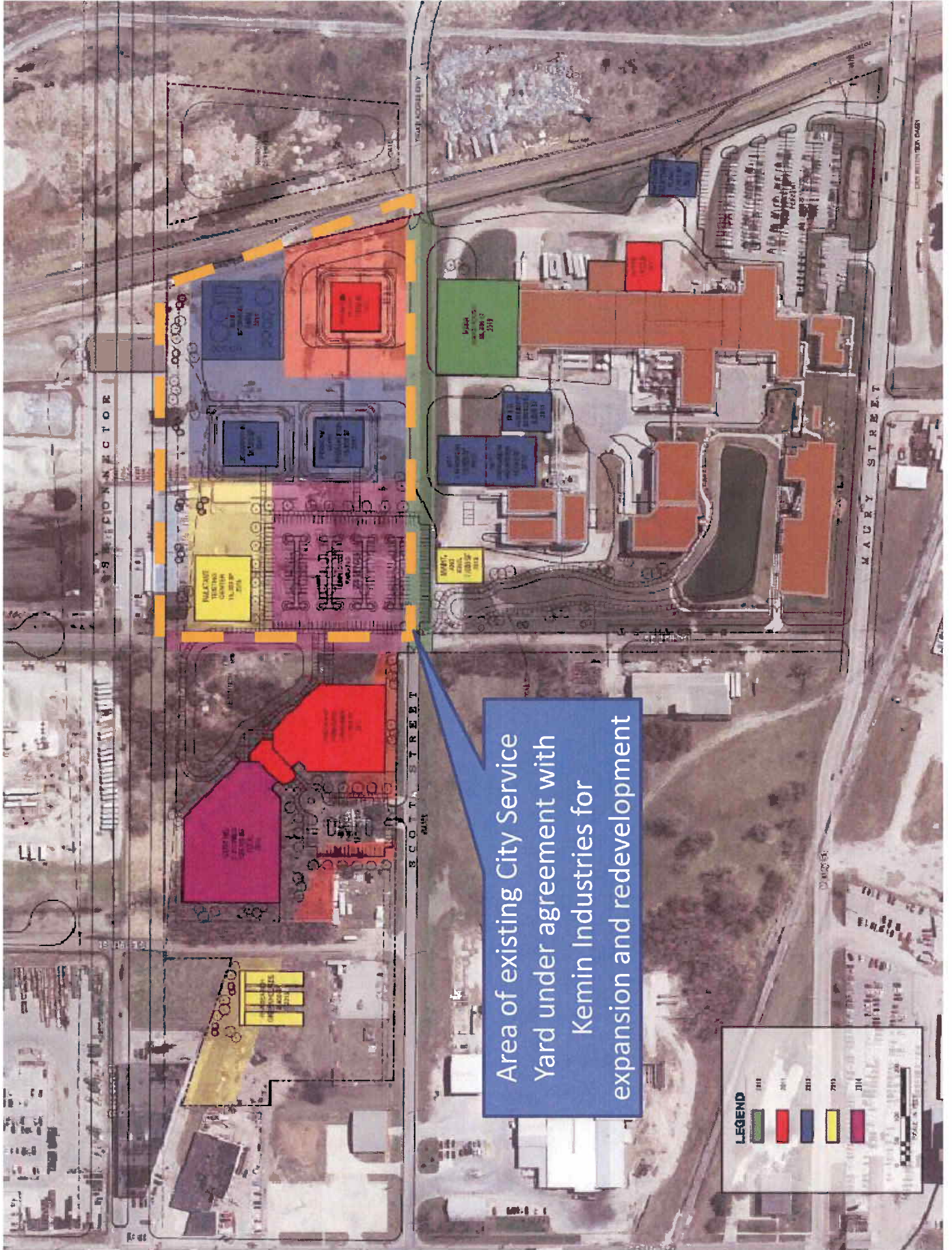
MAURY ST.

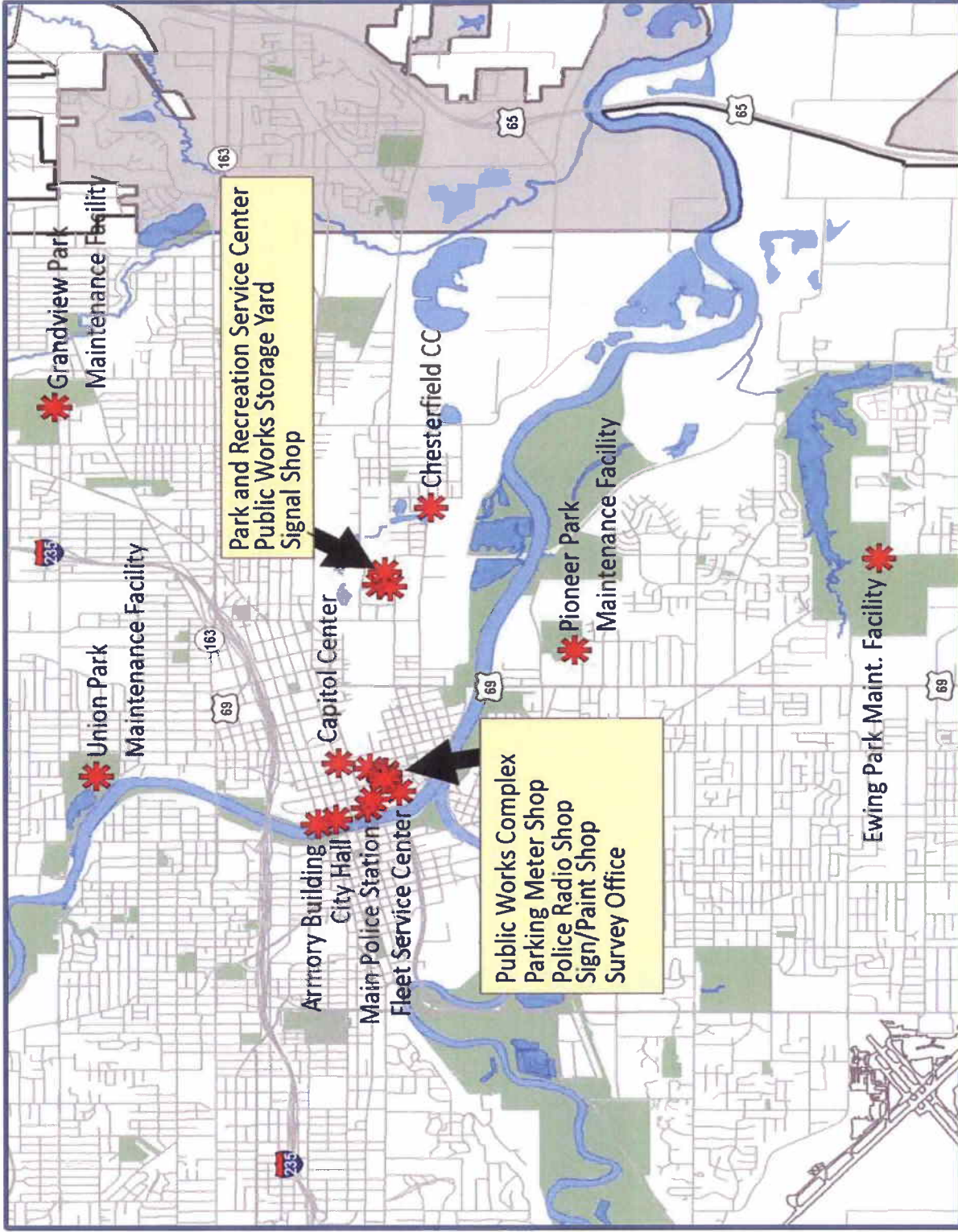
HARRIET ST.

Existing City Services Departments
affected by SE Connector:
Public Works Yard
Parks Service Center
Traffic & Transportation Signal Shop
~13 Acres



First Priority / Immediate Need





City Facilities
 * City Facilities



Future Opportunity

City of Des Moines Municipal Services Center

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SITE SELECTION CONSIDERATIONS

1. Site Size
2. Centrally located
3. Access to primary transit corridors
4. Flood Protected
5. City land ownership
6. Access to utilities
7. Adjacent land use
8. Catalyst for redevelopment

NEUMANN MONSON
ARCHITECTS

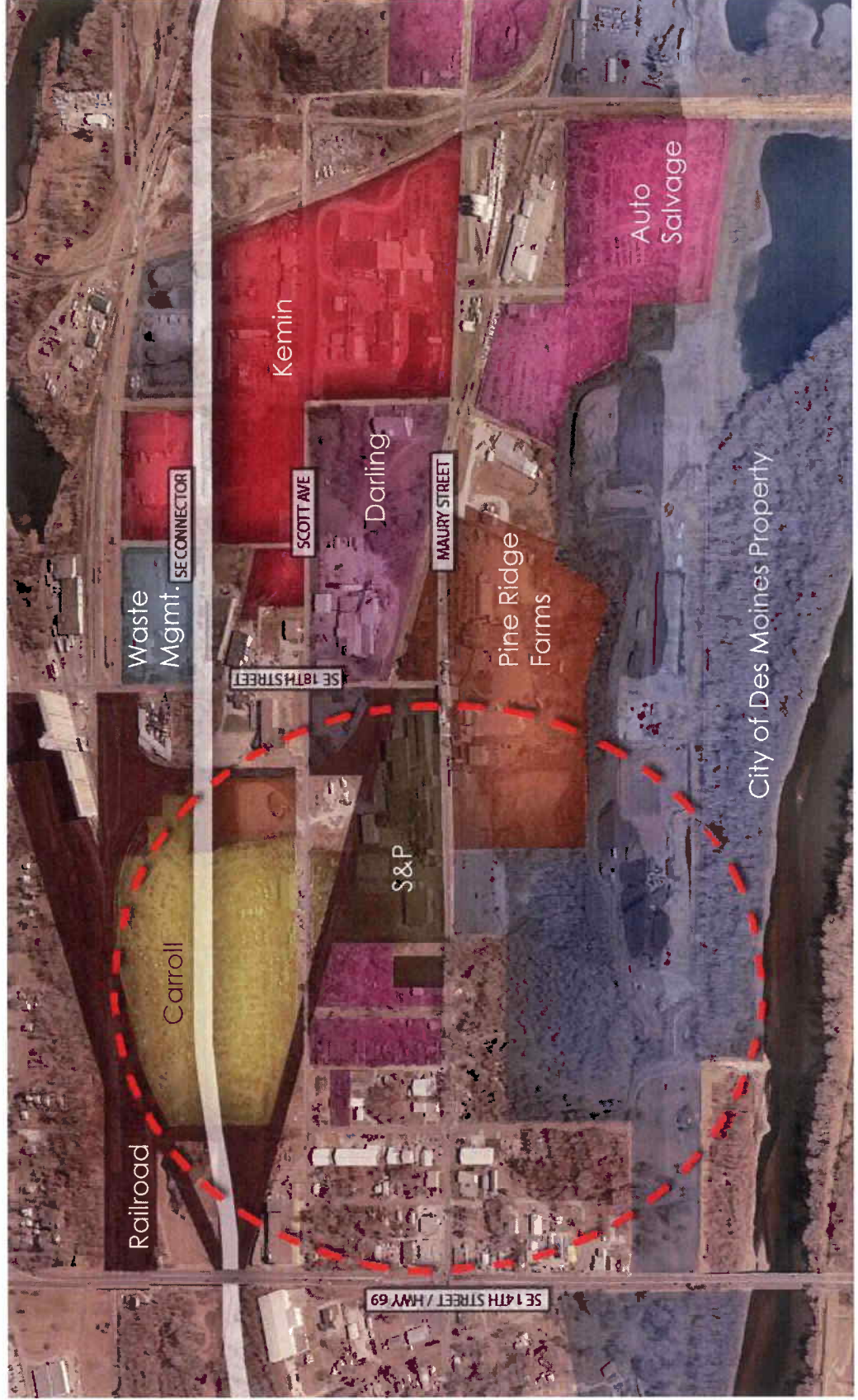
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City of Des Moines Municipal Services Center

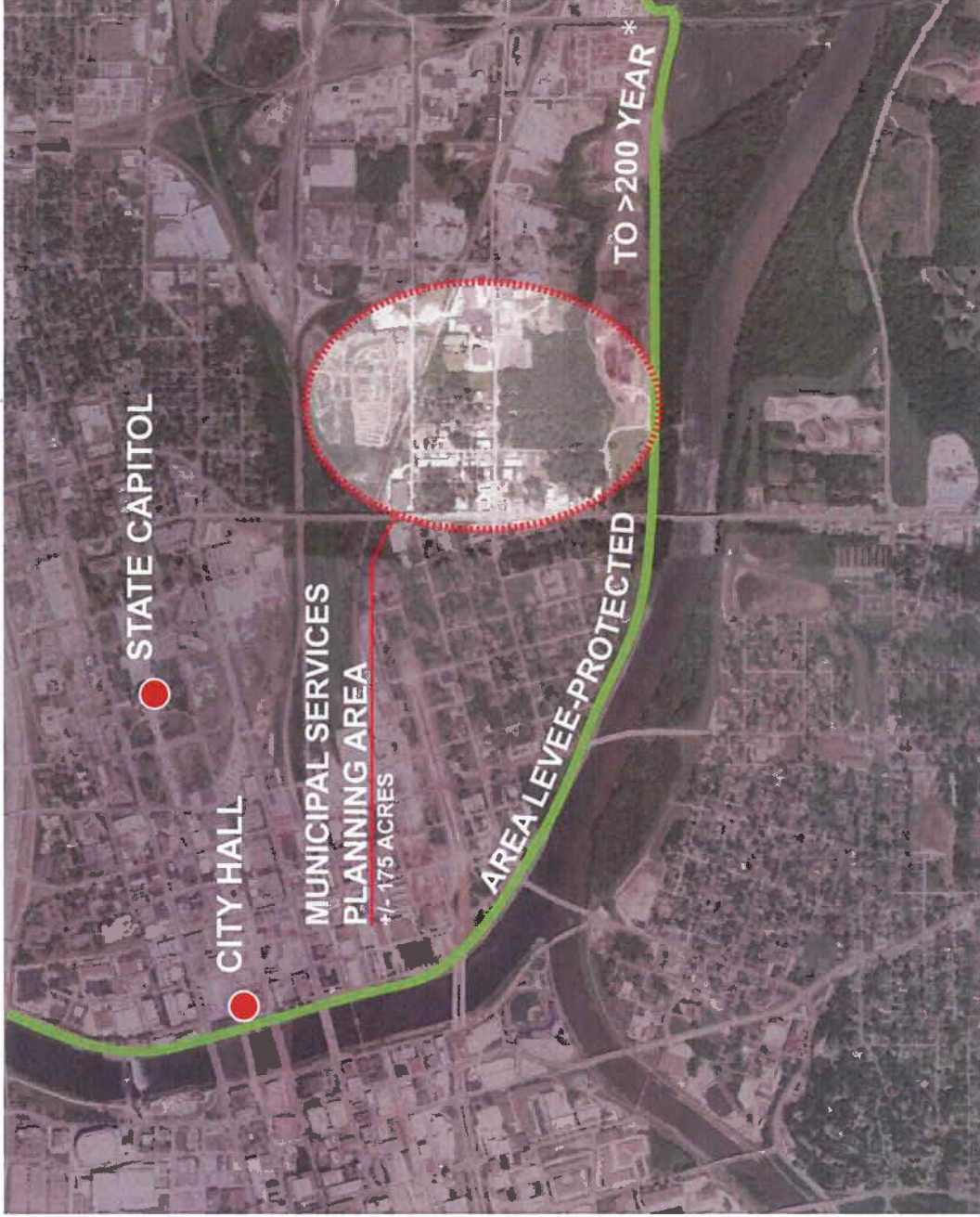
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Large Parcel Ownership + Salvage Yards

City of Des Moines Municipal Services Center

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Interim flood risk to site similar to existing downtown areas

City is currently engaged in a study to identify improvements for DT to achieve FEMA levee certification of 100-year protection.

In the long-term, MSP area will be part of the levee certification solution for DT.

Building design will allow fast recovery in the rare case of flooding

Continuity of operation plan to be updated for new site

Infrastructure improvements to address routine storm events

EXISTING FLOOD PROTECTION

*overtopping flood event w/o freeboard

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PROGRAM – Phase 1 (immediate need)

84,000 sq/ft

- Parks
 - Administration – University Avenue
 - Chesterfield Maintenance Shop - 2501 SE Maury
 - Union Park Maintenance Shop - 1810 Pennsylvania
 - Grandview Park Maintenance Shop - E 32nd & Easton
 - Pioneer Park Maintenance Shop - 1602 Pioneer Rd.
 - Ewing Park Maintenance Shop - 5959 Indianola Rd.
 - Service Center Offices - 405 SE 20th St.
 - Carpentry Shop - 405 SE 20th St.
 - Mechanic Shop Equipment Storage - 405 SE 20th St.
 - Paint Shop - 110 SE 6th St.
- Engineering
 - T & T Administration – City Hall
 - Sign /Parking Meter Shop - 216 SE 5th Street
 - T & T Signal Shop - 2000 Scott Street
 - Street Marking Shop - 2000 Scott Street
 - Survey - 216 SE 5th Street
 - Test Lab - 216 SE 5th Street

2 functions (Parks and Engineering) housed at SE 20th and Scott site that need to move for SEC extension and Kemins redevelopment commitments

Additional related functions that will create operational efficiencies



Davenport, IA Municipal Service Center

PROGRAM – Phase 2 (second priority)

244,000 sq/ft

- Public Works - 216 SE 5th Street
 - Administration
 - Streets
 - Solid Waste
 - Sewers
 - Forestry
 - Shops
- Public Works - 903 SE 22nd
 (temporary location)
 - Supply Yard
- Police - 216 SE 5th St.
 - Radio Shop
- CMO – Fleet - 212 SE Raccoon St.

Market District functions near recent MLK extension that could be redeveloped



Davenport, IA Municipal Service Center

PROGRAM – Future Need

40,000 sq/ft

- Engineering - City Hall
- Community Development/Eng - Armory

Functions that would allow the Armory to be redeveloped

RECOMMENDATIONS

- Facility Consolidation
- Facility Efficiency
- Operational Changes
- Efficient allocation of scarce staffing resources
- Eliminating duplicative or redundant functions
- Collaboration and coordination with other entities



New



Existing





PROGRAM EFFICIENCY – Phase 1 (immediate need) facility savings

- One Time Cost Savings * \$ 420,000
- Annual Savings/ Service Improvement \$ 165,000

PROGRAM EFFICIENCY – Phase 2 (second priority) facility savings

- One Time Cost Savings * \$2,000,000
- Annual Savings/ Service Improvement \$ 700,000

* Does NOT include disposal of real estate

TYPES OF SAVINGS

Vehicle Extend Life

Under Utilized Vehicles - Resale

Improve Employee Productivity / Service Improvements

Fuel Time Savings – Improve Service Time

Utility Savings

Operational Efficiency Recommendations



City of Des Moines Municipal Services Center

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11.5 acre first phase east of SE 15th St. between Scott Ave. and SE Connector

+/- 84,000 S.F. building

140 Parking

On site storm water detention (~1A) combined w/ public access

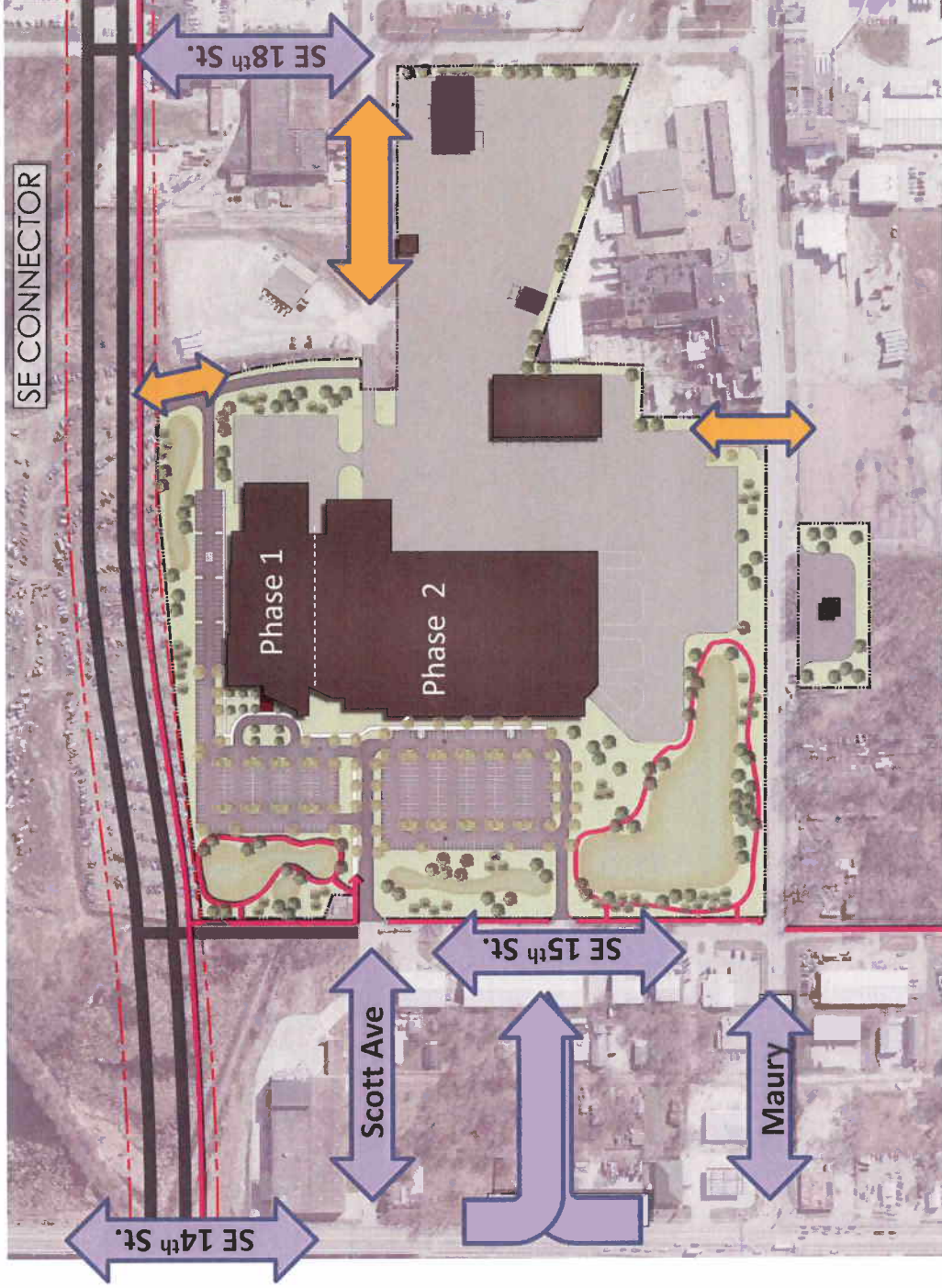
Public image towards SE Connector

Scott Avenue remains open to SE 20th St.

Municipal Services Plan . Phase 1 (immediate need)

City of Des Moines Municipal Services Center

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- 42 acre campus
- 283,480 +/- S.F. Bldg. Addition
- Fuel Island (2), Salt Facility, Cold Storage
- Parking (+360)
- Three access points to the service yard
- Expansion option to the SE and/or NE.
- Direct connection to SE Connector (right in/out, left turn in)
- Future expansion depends on extension of SEC to SE 18th St.

Municipal Services Plan . Phase 2 (second priority)

City of Des Moines Municipal Service Center

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Good access from all directions

MSC takes the lead for development along SE Connector

Regional stormwater improvements

Fosters SE Connector and SE 14th St redevelopment opps.

Compliments future SE 14th/15th St roadway reconstruction

Closes Scott Avenue – as part of Phase 2

KEY

█	REDEVELOPMENT OPPORTUNITY
█	WELLNESS TRAIL
█	REGIONAL DETENTION
█	LIMITED REDEVELOPMENT

Development Possibilities

City of Des Moines Municipal Services Center

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EXAMPLES

- Consolidation
- Meets the Needs
- Flexibility
- Ownership
- Natural Light
- Durable
- Quality
- Efficient
- Functional
- A Tool
- Sustainability



Grafton, WI



Dubuque, IA



Davenport, IA



Davenport, IA



Moline, IL

City of Des Moines Municipal Services Center

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SUSTAINABILITY

SITE

- Redevelopment of underutilized urban land / brownfield
- Low Impact Development
 - Water Quality
 - Regional Detention
 - Storm water management from paved surfaces
- Alternative transportation
 - Trail Connections
 - Mass transit
- Native Plant Material
- Geothermal
- On-site power generation
- Campus Environment / Wellness



Sustainable Considerations

City of Des Moines Municipal Services Center

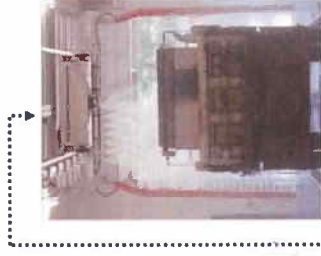
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SUSTAINABILITY

ARCHITECTURE

- Energy savings beyond code –
 - minimum 50% better
 - Energy rebate \$0.80 sq/ft
- Solar sun screens
- Bicycle lockers and storage
- Photovoltaic arrays
- Electric vehicle charging stations
- Site Sensitivity
- Durable Materials
- High SRI Materials
- Water harvesting
- Ice storage
- Waste oil burning



Facility . Sustainable Considerations

City of Des Moines Municipal Services Center

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Sustainable Sites

Strategies

- Redevelop an old existing building
- Build in a dense urban area
- Build next to mass transit stops
- Incorporate bioswales, natural vegetation, and porous paving

Water Efficiency

Strategies

- Install low flow or waterless fixtures
- Collect rainwater from the roof
- Plant natural vegetation, no irrigation
- Install a "living machine" to treat waste

Energy & Atmosphere

Strategies

- Building orientation with long north-south exposure
- Natural ventilation
- Geothermal system
- Select correct size of HVAC equipment
- Provide natural daylight to reduce artificial lighting
- Install on-site renewable energy

SUSTAINABILITY

LEED Certification OPPORTUNITIES

Materials & Resources

Strategies

- Use agrifiber board, certified wood, recycled/reclaimed materials
- Use rapidly renewable materials
- Reuse/recycle construction waste

Indoor Environmental Quality

Strategies

- Provide natural daylighting & views
- Provide personal HVAC control
- Use low/no VOC content materials
- Separate pollutants from open areas

Innovation in Design

Strategies

- Use a LEED Accredited Professional
- Use green cleaning products
- Incorporate educational signage about green strategies

Facility . Sustainable Considerations

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Construction Cost

Building Construction (\$132 /S.F x 84,000 S.F.)	\$ 11,050,000
Specialty Equipment	\$ 150,000
FF&E	\$ 750,000
Stormwater Improvements	\$ 200,000
Commissioning	\$ 150,000
Consultant and City Staff Fees	\$ 1,200,000
Moving and Misc.	\$ 750,000

\$14,250,000

Environmental

\$ 850,000

Land / R.O.W Acquisition

\$ 2,000,000

Contingency

\$ 1,400,000

Total for First Priority Facility:

\$ 18,500,000*

*Excludes interim facility costs

Project Costs. First Priority / Immediate Need

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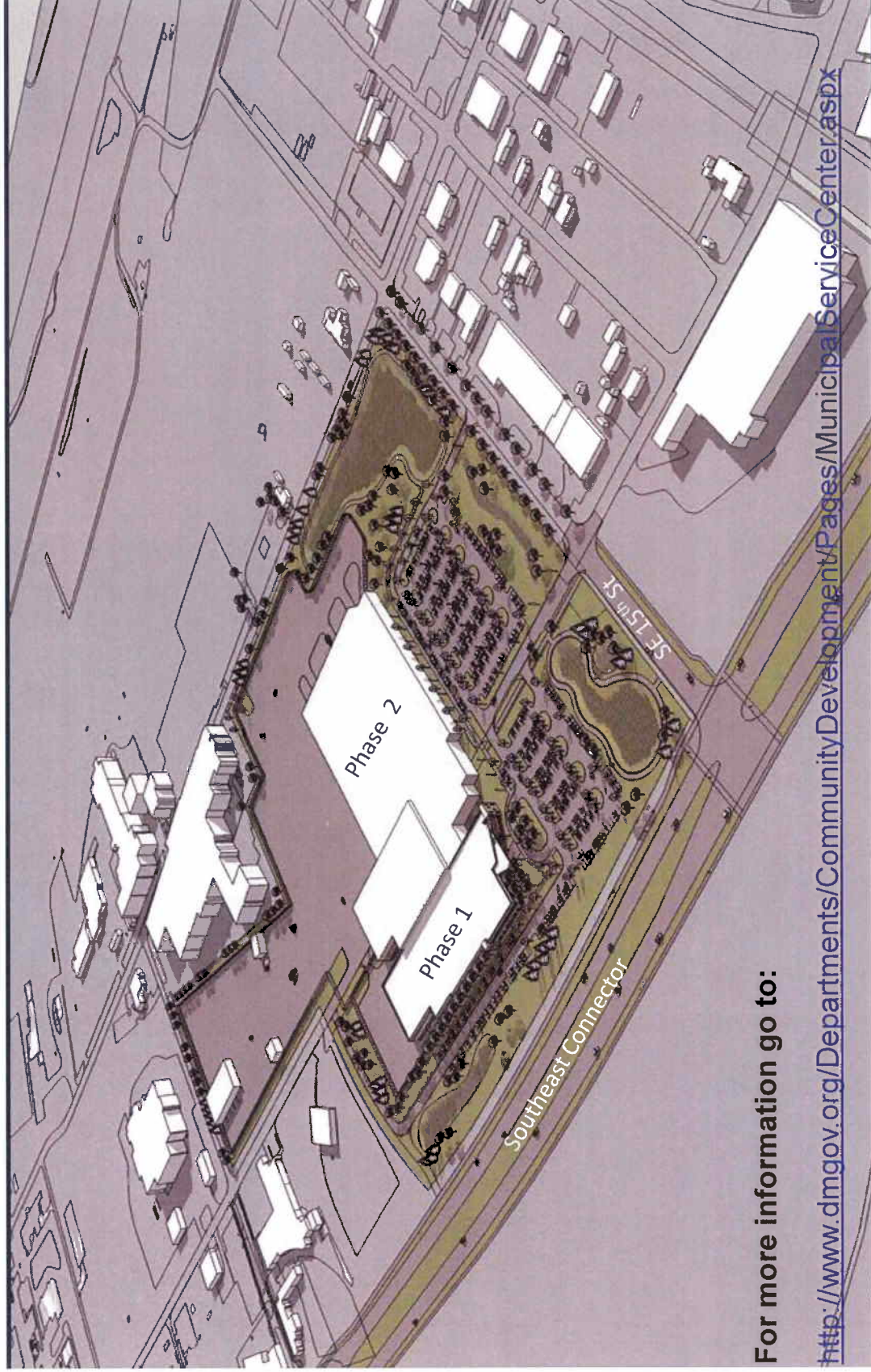


	Council Workshop
July 11, 2011	
July 20, 2011 (3 and 6pm)	Public Workshop (Chesterfield Comm. Ctr. – confirm times/location)
July 21, 2011 (5:30pm)	City Boards Informational Presentation (P&Z, UDRB, Parks, NRB)
July 25 and August 8, 2011	Council Action - land acquisition, complete master plan, outreach to potential collaborators, facility design RFP
August 2011 – March 2012	Due diligence for potential sites and site acquisition
December 5, 2011	Council Action – Final MSP Master Plan and Re-zoning
February – December 2012	Design First Priority Facility for Immediate Needs
May 2012	Complete Site Acquisition for First Priority Facility
June 2012 – January 2013	Site Relocation and Preparation - relocate existing uses from MSP site (as needed) and prepare site for construction
January 2013 – May 2014	Construct MSP First Priority facility for immediate needs
May 31, 2013	SE 20th & Scott site (partial) under contract for redevelopment
May 2014	MSP facility to meet immediate needs complete - City services relocate; remaining SE 20 th & Scott site under contract for redevelopment.

Next Steps

City of Des Moines Municipal Service Center

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For more information go to:

<http://www.dmgov.org/Departments/CommunityDevelopment/Pages/MunicipalServiceCenter.aspx>