



DATE August 8, 2022

ORDERING CONSTRUCTION OF  
PRINCIPAL PARK PHASE 1 IMPROVEMENTS  
AND FIXING A DATE FOR RECEIVING OF BIDS ON SEPTEMBER 13, 2022  
AND PUBLIC HEARING ON OCTOBER 3, 2022  
ENGINEER'S ESTIMATE IS \$5,800,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached communication recommending construction of the following improvement and the method of financing; and also including the recommendation of the Des Moines City Engineer, as the Engineer, submitting plans, specifications, form of contract documents, and Engineer's estimate of cost for the construction of the following improvement:

Principal Park Phase 1 Improvements, 112022010

The improvement includes the renovation of the existing clubhouse facility plus a new 2,100 square foot infill building addition, limited site and electrical utility work, batter's eye field-of-view background screen, outfield wall enclosure, player's secured parking lot, flood protection improvements, selective demolition and reconstruction of an existing exterior roof terrace topping slab, selective demolition of existing interior concrete unit masonry partitions, plumbing work below concrete floor slab, mechanical and electrical services and equipment, new concrete unit masonry and metal studs with gypsum wallboard partitions, interior flooring, wall and ceiling finishes, hollow metal doors and frames, glazed aluminum curtainwall system, exterior unit masonry, exterior insulation and finish system, membrane roofing system, roof terrace pavers system, decorative metal rails systems, energy efficient mechanical systems, and electrical and lighting systems; all in accordance with the contract documents, including Plan File No. 646-021/139 located at 1 Line Drive, Des Moines, Iowa

be and the same are hereby approved and accepted. The estimated construction cost for said improvement is \$5,800,000.00. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

BE IT FURTHER RESOLVED: That this Council hereby determines that it is necessary and advisable to construct said improvement in the manner set forth in the plans, specifications, and form of contract documents submitted by the Engineer; and that payment for the cost of said improvement shall be paid from the funding source identified below.

BE IT FURTHER RESOLVED: That a public hearing on said plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said improvement be held in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on October 3, 2022, at which time this Council will consider any objections offered thereto or to the making of said improvement.

BE IT FURTHER RESOLVED: That proposals will be received by the City of Des Moines, at the office of the Des Moines City Clerk until 11:00 a.m. on September 13, 2022, for the construction of said improvement, and the taking of bids in the manner required by law. Proposals received will be opened at a public meeting presided over by the Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 11:00 a.m. on September 13, 2022, after which the bids together with a bid tabulation and recommendation of the Engineer will be presented to the City Council at its next meeting for action thereon.



**Roll Call Number**

**Agenda Item Number**

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DATE August 8, 2022

BE IT FURTHER RESOLVED: That an appropriate Notice to Bidders for said improvement be posted, and Notice of Public Hearing for said improvement be published in the Des Moines Register, all as provided and directed by Chapter 26 and/or 314, Code of Iowa.

(City Council Communication Number 22-374 attached.)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED:

FUNDS AVAILABLE

s/Kathleen Vanderpool

s/Nickolas J. Schaul

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

SLN  
pw

Funding Source: 2022-23 CIP, Page 70, Principal Park, PK132, Tax Increment Funding Bonds

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED				APPROVED

I, Laura Baumgartner, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

# CONSTRUCTION ESTIMATE

DEPARTMENT OF ENGINEERING  
CITY OF DES MOINES, IOWA

Activity ID 11-2022-010

Date: 7/18/2022

## PROJECT: PRINCIPAL PARK PHASE 1 IMPROVEMENTS

NO.	DESCRIPTION	AMOUNT
		TOTAL
1	Principal Park Phase 1 Improvements, Complete as specified as described in Contract Documents.	\$5,800,000.00
<b>TOTAL BASE BID</b>		<b>\$5,800,000.00</b>
ADD ALTERNATE #1	OUTFIELD WALL - Demolish and construct new outfield wall, Complete as specified and described in Contract Documents, Project Manual Volume 1, Division 01, Section 012300 Alternates.	\$275,000.00
ADD ALTERNATE #2	SECURE PARKING - Add secure parking area, Complete as specified and described in Contract Documents, Project Manual Volume 1, Division 01, Section 012300 Alternates.	\$460,000.00
<b>TOTAL ADD ALTERNATES #1 and #2</b>		<b>\$735,000.00</b>
<b>TOTAL CONSTRUCTION COST (BASE BID PLUS ALL ADD ALTERNATES)</b>		<b>\$6,535,000.00</b>

Prepared By: Substance Architecture

Checked By: J. Knudtson