



Council Communication

Office of the City Manager

Date

April 9, 2007

Agenda Item No. 57A
Roll Call No. 07-
Communication No. 07-196
Submitted by: Donald M. Tripp,
Parks and Recreation Director

AGENDA HEADING:

Approval of Issuance of a Request for Proposals for Master Planning Consulting Services for Proposed Park/School/Library Site in Southeast Des Moines.

SYNOPSIS:

Approve the issuance of a Request for Proposals for master planning services for a proposed 72-acre "shared campus" that will include a school, park, and library site located near the southeast corner of the intersection of Army Post and Indianola Roads (see drawing attached to roll call).

FISCAL IMPACT:

Amount: \$12,500 City's share (estimated)

Total estimated project cost is \$30,000.

Funding Source: 2007-08 Capital Improvement Program (CIP) Budget, CPO40PKS990000PKS100, page 19.

Project cost (\$30,000) will be shared by the following entities accordingly:

- Des Moines Independent Community School District (hereinafter the "School District") - \$12,500
- Des Moines Public Library (hereinafter the "Library") - \$5,000
- City of Des Moines (hereinafter the "City") - \$12,500

The funding formula was based upon the relative membership of the Master Plan Steering Committee - five members appointed by the School District, two members appointed by the Library Board, and five members appointed by the City; total committee membership is twelve.

ADDITIONAL INFORMATION:

On April 11, 2005, by Roll Call No. 05-880, a 28E Agreement was approved by the Des Moines City Council between the School District and the City in which the School District and City agreed to purchase thirty acres of land each, contiguous to one another, near the southeast corner of the intersection of Army Post and Indianola Roads. A further condition of the Agreement was that the School District would trade ten acres of its thirty-acre purchase to the City in exchange for receiving a similarly valued ten acre parcel from the south end of the City's Ewing Park for use as a future school site. The combined property of sixty acres borders an existing twelve acres owned by the City that has been previously set aside for future parkland. Thus, the combined property of the shared campus totals seventy-two acres.

The original 28E Agreement also established an eleven member Steering Committee composed of five members appointed from the School District, five appointed from the Park & Recreation Board, and one appointed from the Library Board. An amendment to the 28E Agreement has been submitted to the City Council for action at its April 9, 2007 meeting requesting that the Library Board's representation be increased from one to two members, thus making the Steering Committee's total membership twelve. The purpose of the Steering Committee was to establish a master plan for the "shared campus" that was to include a middle school (and possible future elementary school), a library, and park. The 28E Agreement reflects the Easter Lake New Town Plan segment of the City's 2020 Community Character Plan as a "town center" that includes a school, library, and a park.

The scope of services for the development of the master plan includes: 1) an inventory of existing conditions and the preparation of base maps with findings in graphic and written form; 2) input and review sessions with the Steering Committee; 3) input and review sessions with the public; 4) input and review sessions with various agency staffs; 5) development of preliminary Master Plan alternatives; 6) preparation of a conceptual cost opinion; 7) development of final Master Plan; 8) receipt of bound Master Plan documents with display graphics and CD copies.

The planning process is anticipated to be completed by March 2008. The plan will be presented to the Park and Recreation Board, Plan and Zoning Commission, and City Council.

On March 13, 2007, and March 20, 2007, the School District and Library, respectively, approved the form of the RFP and recommended to the City Council approval of issuance.

PREVIOUS COUNCIL ACTION(S):

Date: April 11, 2005

Roll Call Action: #05-880

Action: 28E Agreement with Des Moines Independent Community School District for Southeast Parkland Acquisition to develop a community school park campus. ([Council Communication No. 05-180](#)) Moved by Hensley to approve. Motion Carried 6-1.

Date: July 14, 2003

Roll Call Action: #03-1615

Action: Negotiation of a 28E Agreement with Des Moines Independent Community School District to purchase land in southeast Des Moines to be used for a future school, library and park site. ([Council Communication No. 03-320](#)). Moved by Coleman to approve. City Manager to review feasibility of trading Rice School site. Motion Carried 6-0. Council Member McPherson declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: December 14, 2004

Roll Call Action: 04-084

Action: Park and Recreation Board recommended approval of the proposed 28E Agreement

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Following development and approval of a Master Plan, all parties wish to develop a schedule for funding, construction, maintenance, and shared use of the improvements on the shared campus.