


COUNCIL COMMUNICATION

	Number:	20-425	Meeting:	October 5, 2020
	Agenda Item:	5C	Roll Call:	20-1549
	Submitted by:	Benjamin R. Page, Park and Recreation Director and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Drake Park Shelter Renovation - Receiving bids, (10-20-20), and Setting date of hearing, (11-23-20). Construction Estimate - \$795,000

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The existing Drake Park Shelter was designed by Des Moines architect Amos B. Emery. Construction of the shelter was completed in 1934. The combination of natural limestone and heavy timber structural elements give the building its classic, rustic, “park architecture” character, typical of the many park shelter projects constructed by the Civilian Works Administration during the 1930s. The building was converted to an open-air shelter with enclosed restrooms in 1984. The current design provides accessible parking on 23rd Street with an accessible walkway to the shelter and other park amenities, encloses the open-air portion of the shelter while preserving the original limestone masonry and heavy timber structural elements, adds historically accurate windows, provides accessible restrooms and adds an adjoining patio for year-round use and events.

FISCAL IMPACT:

Amount: \$795,000 City Engineer's Estimate

Funding Source: 2020-2021 CIP, Page Parks – 14, Park Building Improvements, PK143, G. O. Bonds, Being: \$650,000 G.O. Bonds issued; \$90,000 in G.O. Bonds transferred from BL042 - ADA Modifications; and the remaining \$55,000 in G.O. Bonds transferred from PK137 - Park Improvements.

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Drake Park Shelter Renovation, 11-2020-006. The improvement includes the renovation of an existing 1,100-square-foot open-air shelter into a new 1,400-square-foot enclosed year-round shelter with an exterior concrete patio, including foundation excavation, new concrete foundations, Portland Concrete Cement (PCC) on-street accessible parking, sidewalk and flatwork, limestone masonry restoration

work, new windows and door assemblies, millwork, painting, mechanical, plumbing, and electrical systems; all in accordance with the contract documents including Plan File Nos. 603-137/157, located at 2300 Drake Park Avenue.

- The estimated construction cost is \$795,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Construction of this improvement is anticipated to start in early 2021 and be complete in fall 2021.
- The Drake Park Shelter, in the Drake Neighborhood, is within one (1) of the City's four (4) pilot Special Investment Districts. This designation reflects the City's renewed commitment to neighborhood revitalization in collaboration with Polk County and Invest DSM and supports this investment at Drake Park.



PREVIOUS COUNCIL ACTION(S):

Date: August 17, 2020

Roll Call Number: [20-1393](#)

Action: [On](#) City-initiated request for designation of the Drake Park Playground Shelter, 2300 Drake Park Avenue as a local landmark (Continued from June 22 Council meeting). ([Council Communication No. 20-352](#)) Moved by Mandelbaum to grant the application for the designation of the Drake Park Playground Shelter as a local landmark and grant a Certificate of Appropriateness. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Landmark Review Board

Date: May 5, 2020

Resolution Number: 20-2020-4.02

Action: Recommend approval of designating the Drake Park Playground Shelter a local landmark.

Board: Plan and Zoning Commission

Date: May 21, 2020

Resolution Number: 20-2020-4.02

Action: John “Jack” Hilmes made a motion for approval of the requested vacations subject to the following conditions: 1. Reservation of any necessary easements for any existing utilities until such time that they are abandoned or relocated at the applicant’s expense. Plan and Zoning Commission Minutes of Meeting Des Moines, Iowa April 16, 2020 Page 6 2. Any construction on the proposed vacation shall be in accordance with all administrative comments as part of a Site Plan review. John “Jack” Hilmes made a motion for approval of a recommendation to designate the subject property as Park/Open Space on the PlanDSM Future Land Use Map and to designate the property as “P1” Public/Private Park district on the zoning map. THE VOTE: 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also, partial payments to the contractor and final acceptance of work.

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