


## COUNCIL COMMUNICATION

	Number:	<b>21-181</b>	Meeting:	<b>April 19, 2021</b>
	Agenda Item:	<b>42</b>	Roll Call:	<b>21-0654</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hearing on MacRae Park Improvements Phase 3: 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, \$2,932,177.50.

### SYNOPSIS:

Recommend the City Council order 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 project includes improvements to MacRae Park, including reconstruction of a portion of the southern roadway, installation of approximately ¼-mile of trail which includes a steel truss pedestrian bridge and concrete boardwalk over the pond, fishing improvements, and installation of a natural playscape, and a new open-air shelter. The reconstruction of the roadway will include new pavement and new curbs and gutters, storm water improvements including sediment control structures, and two (2) new parking areas. The trail will be located along the south side of the roadway for a portion of the project and then separate away from the roadway and meander through the trees and traverse across the pond on a bridge and boardwalk. The nature playground will be located next to the existing restroom facility and the project will replace the existing shelter with a new open-air shelter.

### FISCAL IMPACT:

Amount: \$2,932,177.50 Construction contract (\$3,200,000 City Engineer's Estimate).

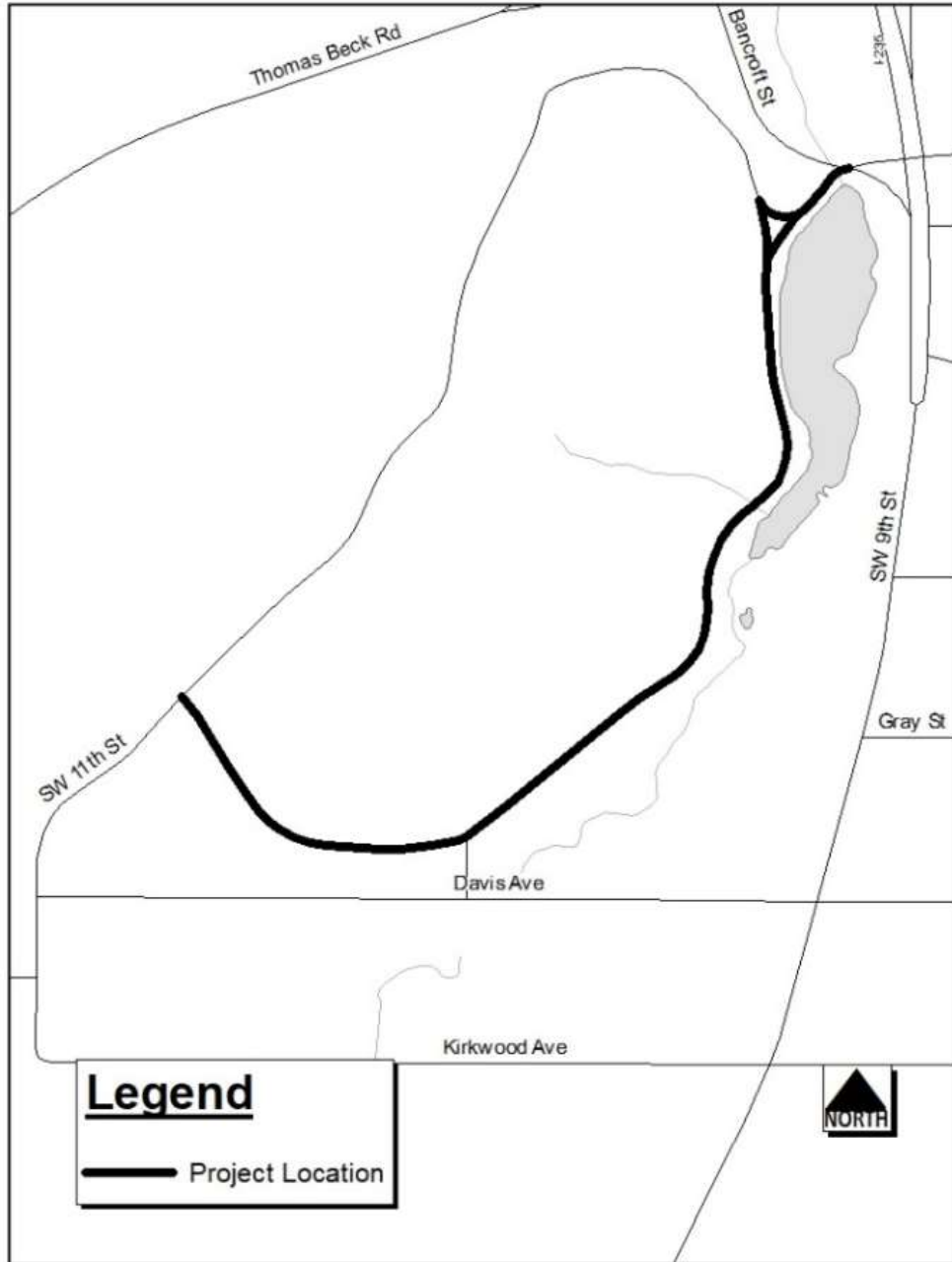
Funding Source: 2021-2022 CIP, Page 75, MacRae Park Improvements, PK179, Being: \$750,000 Private, \$96,643 Iowa DNR REAP funds, \$652,908.50 G.O. Bonds Issued, \$350,000 G.O. Bonds to be Issued; transfer of \$100,000 G.O. Bonds Issued and \$982,626 GO Bonds to be Issued from Page Parks – 73, Park Infrastructure, PK175.

### ADDITIONAL INFORMATION:

- On March 8, 2021, under Roll Call No. 21-0353, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the MacRae Park Improvements Phase 3. 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 MacRae Park Improvements Phase 3, 11-2019-002.

- The improvement includes clearing & grubbing, pavement removal, grading, earthwork, storm sewer, storm intakes, Hot-Mix-Asphalt (HMA) pavement, Portland Cement Concrete (PCC) sidewalk, PCC pavement for parking areas, PCC curb & gutter, PCC median, segmental retaining wall, playground equipment, pre-engineered steel truss trail bridge and abutments, precast concrete boardwalk installation, prefabricated shelter installation, miscellaneous amenities, pavement markings, seeding and restoration, and other incidental items; all in accordance with the contract documents, including Plan File Nos. 626-188/284, at MacRae Park.
- Sealed bids for said improvement were submitted by the following bidders:
  - Minturn, Inc., Brooklyn, IA, Low Bid
  - Caliber Concrete, LLC, Adair, IA
  - Henkel Construction Company, Mason City, IA
  - C.J. Moyna & Sons, LLC & Progressive Structures, LLC, A Joint Venture
  - Joiner Construction Company Inc., Plano, 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, Iowa at 11:00 a.m. on April 6, 2021.
- 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, Brooklyn, IA, 52211), in the amount of \$2,932,177.50, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- MacRae Park, acquired in 1897 and formerly known as South Park, is one (1) of Des Moines' four (4) original parks. This 62.7-acre site is located just south of downtown Des Moines.
- This landmark park has been in a state of renovation since 2017 with multiple phases already complete. Past phases include enclosing the Works Progress Administration (WPA) era Walker Shelter, construction of Phases 1 and 2 of the park road with additional parking and park loop trail, the EMC Overlook, the Julia Brenton Shelter and dredging plus related improvements to MacRae Pond. Investments to date total roughly \$2.7 million in construction, which was funded in part by many generous donors.
- The roadway improvements will be similar to the previous phases, until the pedestrian lane separates from the roadway near the future natural playscape. This allows trail users to experience the open woodland/prairie area to the west, which will include a prefabricated steel truss pedestrian bridge. Trail users will also cross the pond via a prefabricated concrete plank boardwalk that features several new fishing access points and a dedicated fishing pier specifically designed for inclusiveness.
- The natural playscape will become a major destination that includes water play elements, extensive use of limestone and innovative play features that anchor the playground into the natural topography of the park.

- All of the Phase 3 improvements are focused on increasing the passive and active recreation opportunities for the Gray's Lake and Indianola Hills neighborhoods and the near south side of Des Moines as well as providing a greater access to fishing the MacRae Park Pond, which the Iowa Department of Natural Resources has committed to partnering with the Parks and Recreation Department in an effort to making it the premier urban fishery in Des Moines.



**PREVIOUS COUNCIL ACTION(S):**

Date: March 8, 2021

Roll Call Number: [21-0353](#)

Action: Ordering construction of the following:

- (E) MacRae Park Improvements Phase 3: Receiving of bids, (4-6-21) and Setting date of hearing, (4-19-21). Engineer's estimate, \$2,700,000. (Council Communication No. 21-112) Moved by Voss to adopt. Motion Carried 6-1. Absent: Gatto.

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

Board: Access Advisory Board

Date: March 17, 2021

Resolution Number: 21-14

Action: Motion by Thompson to Approve Seconded by Bowman Motion Carried 9-0.

\*The Access Advisory Board will review and approve the minutes with the above action at their next meeting.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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