


# COUNCIL COMMUNICATION

	Number:	<b>24-011</b>	Meeting:	<b>January 8, 2024</b>
	Agenda Item:	<b>6C</b>	Roll Call:	<b>24-0021</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Ordering construction of the following: Woodland Cemetery Retaining Wall Replacement - Receiving bids, (1-23-24), and Setting date of hearing, (2-19-24). (Construction Estimate - \$750,000).

## 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. This project will replace deteriorated retaining walls in Woodland Cemetery along Woodland Avenue and 24th Street.

## FISCAL IMPACT:

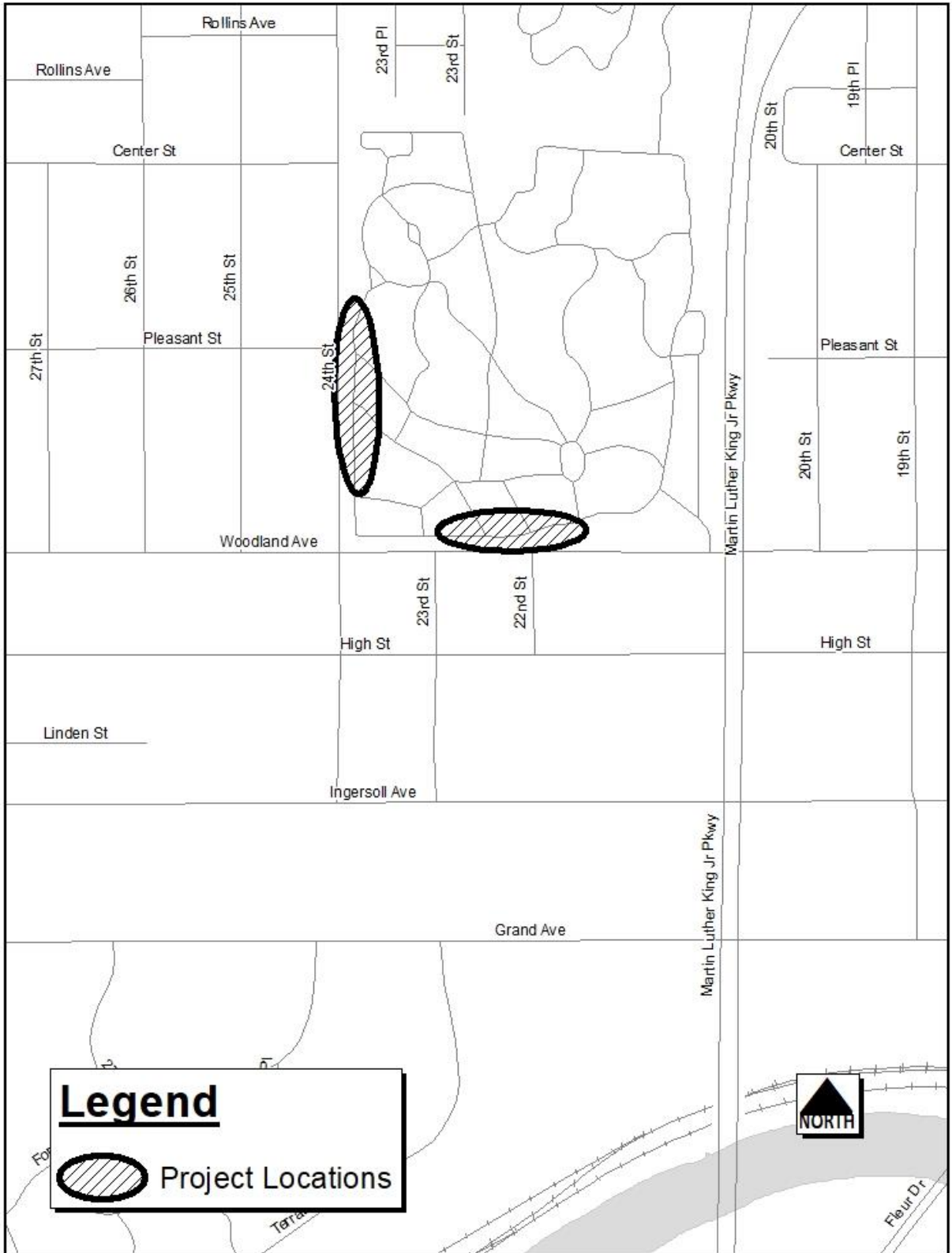
Amount: \$750,000 City Engineer's Estimate

Funding Source: 2023-24 CIP, Page 75, Cemetery Infrastructure and Improvements, PK138, G.O. Bonds

## ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Woodland Cemetery Retaining Wall Replacement, Activity ID 11-2023-012. The improvement includes clearing and grubbing, demolition of existing retaining walls, installation of large precast concrete block retaining wall systems, Portland Cement Concrete (PCC) sidewalk, chain-link fence replacement, traffic control, erosion control, and surface restoration, all in accordance with the contract documents, including Plan File No. 661-001/042 located at Woodland Cemetery, 2019 Woodland Avenue.
- The estimated construction cost is \$750,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- The cemetery is approximately 54-acres in size and consists of four (4) interconnected cemeteries – Woodland, St. Ambrose, Emanuel, and International Order of Odd Fellows Cemeteries. The cemetery was established in the 1850's around the early settlement of Des Moines. The cemetery, excluding the Emanuel section, was designated as a local landmark in 1986.

- Brick retaining walls along the south and west boundaries of the cemetery have deteriorated and need replacement.
- The proposed project has been designed to avoid disturbing any burials.
- All improvements to a local landmark site must be reviewed by the Landmark Review Board (LRB) and approved by the City Council pursuant to Chapter 58 of the Municipal Code.
- The LRB is made up of the members of the City's Historic Preservation Commission and Urban Design Review Board.
- On September 6, 2022, the LRB, by consensus of those present, recommended approval subject to the following conditions:
  - Replacement retaining walls shall match the general scale and size of the historic walls.
  - Replacement retaining walls should be constructed with materials that match the texture, size and color of the historic material to the extent possible. However, the characteristics of the selected material, such as the color, shall be representative of the selected material and not altered to appear brick-like if the product is not brick.
  - A cap element on the constructed retaining wall should be avoided to duplicate the simplicity of the historic walls.
  - The salvage of retaining wall bricks shall be explored to the satisfaction of the Planning and Urban Design Administrator.
  - Any replacement fencing necessitated by retaining wall work shall match the existing fencing to the extent possible.
- This project has been closely coordinated with the Parks and Recreation Department, including cemetery personnel for review and comment on the design and to support adherence to the LRB report.
- Public Works Forestry Division also provided document review and recommendations for tree protection and will coordinate any tree removals and replacements.
- The cemetery will remain open during construction. Contract documents direct the contractor to pause work during burial events to help reduce noise and provide consideration for those events.
- Construction of this project is anticipated to be completed by fall 2024.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 24, 2022

Roll Call Number: [22-1676](#)

Action: [On](#) request from the City of Des Moines for a Certificate of Appropriateness pertaining to multiple site improvements within Woodland Cemetery at 2019 Woodland Avenue. ([Council Communication No. 22-485](#)) Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 7-0.

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

Board: Landmark Review Board

Date: September 6, 2022

Resolution Number: CAHP-2022-000048

Action: Recommend approval of issuance of a Certificate of Appropriateness subject to conditions by consensus of those members present.

**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.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).