


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-033	Meeting:	January 22, 2024
	Agenda Item:	49	Roll Call:	24-0143
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Stone Park Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Caliber Concrete, LLC, Jason Martin, Owner, \$2,132,414.66.

SYNOPSIS:

This is a public hearing to allow for public input on the Stone Park Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project provides for the construction of a new sprayground, four (4) dedicated pickleball courts, court surface for a donated Kick It Forward mini-pitch futsal system, sidewalks, basketball court rehabilitation, segmental block wall, playground equipment, site furnishings and associated improvements in Stone Park to provide replacement play opportunities and to better serve the neighborhood.

FISCAL IMPACT:

Amount: \$2,132,414.66 Construction Contract – Base Bid Plus Add Alternate No. 1 (\$2,425,000 City Engineer's Estimate – Base Bid Plus Add Alternate No. 1)

Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 71, Sprayground Improvements, PK034, Being: \$1,075,000 General Fund via American Rescue Plan Act (ARPA) transfer; \$138,857.28 Local Option Sales and Services Tax (LOSST) and CIP, Page 74, Park Improvements, PK137, Being: \$172,557.90 GO Bonds, \$164,999.48 Land and Water Conservation Fund (LWCF) funding from the National Park Service (NPS), and \$581,000 Private Contributions

ADDITIONAL INFORMATION:

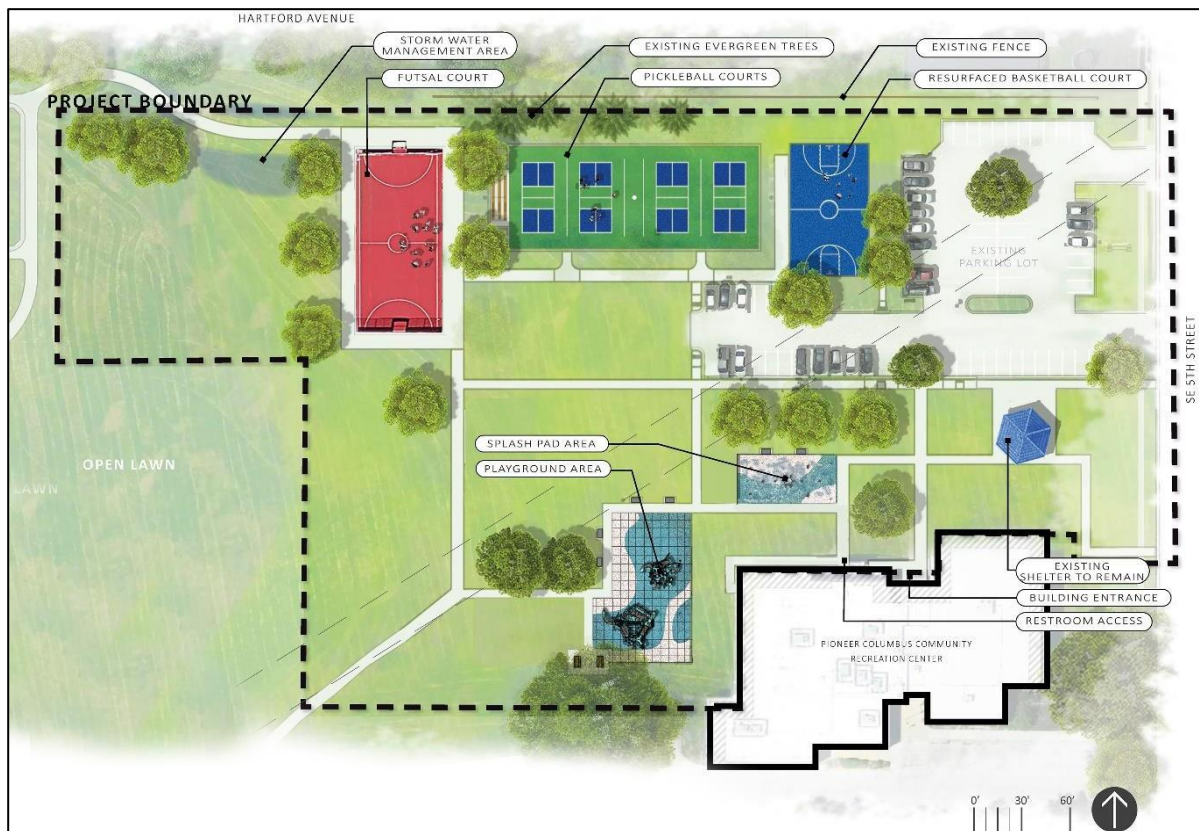
- On December 4, 2023, under Roll Call No. 23-1681, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Stone Park Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Stone Park Improvements, Activity ID 112023004. The improvement includes the construction of new Portland Cement Concrete (PCC) pickleball and futsal courts, sprayground, sidewalks, basketball court rehabilitation, acrylic finishing, playground equipment, tiled surfacing, segmental retaining wall, open-air shelter, site furnishings and associated improvements including the installation of a water service line, water spray features,

concrete paving, beam curb, drainage piping, earthwork, and restoration, all in accordance with the contract documents including Plan File No. 658-001/064, located in Stone Park, 2100 SE 5th Street.

- Sealed bids for said improvement were submitted by the following bidders:
 - Caliber Concrete, LLC, Adair, IA – Low Bid
 - Berkey Homebuilders, Inc. dba Concrete Professionals, Altoona, IA
 - Lansink Construction, Inc., Johnston, IA
 - Burkett Construction, LLC, De Soto, IA
 - WRH, Inc., South Amana, IA
 - Edge Commercial, LLC, Grimes, IA
 - Cushman Excavation, LLC, Knoxville, IA – Bid not read due to Bidder Status Form not being completed.
 - Accurate Commercial, West Des Moines, IA – Bid not read due to Proposal not being signed by bidder.
- 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, IA at 11:00 a.m. on January 9, 2024.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Caliber Concrete, LLC, Jason Martin, Owner, 309 Audubon Street, Adair, IA 50002 in the amount of \$2,132,414.66, and said bid should be accepted, which includes the add alternate for construction of a prefabricated open-air shelter. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed in spring 2025.
- Stone Park is located within the Indianola Hills neighborhood. This 15.5-acre park was acquired in 1925 and was named Stone Park in 1954. It features mature trees, open lawn, a basketball court, playground, open-air shelter, picnic tables, off-street parking, a newly constructed community garden and Pioneer Columbus Community Recreation Center.
- Stone Park and Pioneer Columbus Community Recreation Center serve an estimated 2,996 Des Moines residents who live within a 10-minute walking distance. Many other residents and visitors utilize the park and Community Recreation Center for neighborhood and regional events and programming.
- The Parks and Recreation Planning Division led an extensive public input process to gain valuable insight into what improvements will serve residents best at Stone Park. The engagement included multiple public input and neighborhood association meetings, online questionnaire, social media posts, and signage:
 - January 12, 2023: Public meeting to discuss the various planned improvements, the preferred design, and reviewed findings from the public input questionnaire.
 - November 10, 2022: Public input meeting aimed to inform, excite, and solicit feedback on the improvements planned at Stone Park.
 - January 11, 2022: Quarterly Indianola Hills Neighborhood meeting to discuss the

final developed plan for the relocated community garden and discuss the final location for the futsal court.

- November 8, 2021: Public input meeting to solicit feedback on the development of a preferred Stone Park site plan which considers the forthcoming community gardens, futsal court, and additional site improvements. Online and printed questionnaires were provided for additional streams of input and feedback for folks who were unable to attend in person.
- October 12, 2021: Quarterly Indianola Hills Neighborhood meeting to discuss the detailed analysis work performed for Stone Park. The planners solicited any comments and questions regarding any aspects of existing or future Stone Park Improvements.
- Funding for the proposed four (4)-court pickleball facility is being made possible through a generous donation from the Mary K. and Daniel M. Kelly Family Foundation and family. The pickleball facility will be constructed with reinforced concrete and include post and nets, 10-foot perimeter fencing, four (4)-foot divider fencing, accessible entrance gates, bleacher pad, two (2) coats of acrylic resurfacing, two (2) coats of acrylic court color, painting of court lines, electrical access, and LED sport court lighting.
- The Stone Park futsal mini-pitch system will be installed as a stand-alone, private donation project at no cost to the City per the donation and naming agreement with Kick It Forward, a non-profit organization aimed at developing athletic and life skills in youth soccer players by providing them with powerful resources to live healthy lives and promote social change. The donated system includes goals, seating, and a LED light. This installation will be the final of four (4) systems, including those installed at Tower Park, Chesterfield Park, and Evergreen Park.



PREVIOUS COUNCIL ACTION(S):

Date: December 4, 2023

Roll Call Number: [23-1681](#)

Action: Ordering construction of the following:

- (E) [Stone](#) Park Improvements: Receiving of bids, (1-9-24) and Setting date of hearing, (1-22-24), Engineer's estimate, \$2,425,000. ([Council Communication No. 23-531](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: October 23, 2023

Roll Call Number: [23-1444](#)

Action: [Donation](#) agreement with Mary K. and Daniel M. Kelly Family Foundation for funding of Stone Park pickleball courts. ([Council Communication No. 23-477](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

Date: August 21, 2023

Roll Call Number: [23-1179](#)

Action: [Approving](#) and authorizing the execution of agreement with Iowa Department of Natural Resources (IDNR) for the Federal Land and Water Conservation Fund (LWCF) program for Stone Park Pickleball and Basketball Courts Project. ([Council Communication No. 23-395](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

Date: March 7, 2022

Roll Call Number: [22-0343](#)

Action: [Donation](#), Construction and Naming Agreement with Kick It Forward regarding Mini-Pitch Futsal Court Systems at Chesterfield Park, Evergreen Park, Stone Park, Tower Park, and naming such Futsal Courts "Kick It Forward Mini-Pitch System". ([Council Communication No. 22-096](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: September 20, 2023

Action: VII. BOARD ACTION – BY ROLL CALL VOTE EACH

- a. STONE PARK PLAYGROUND REBUILD

Due to lack of quorum, a consensus of the members present recommended this project as presented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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