

Staff Report

**MAIN STREET SIDEWALK PAVER REPLACEMENT PROJECT**

July 28, 2020

**BACKGROUND:**

The sidewalks along Main Street consist of colored pavers arranged in a pattern. The existing pavers were installed in 1999 and are now failing. The Main Street Sidewalk Paver Replacement Project has been incorporated into the Capital Improvements Plan, and consists of four phases:

<u>PHASE</u>	<u>SEGMENT</u>	<u>FUNDS AVAILABLE</u>
Phase 1	Clark to Burnett	\$ 171,000
Phase 2	Burnett to Kellogg	171,000
Phase 3	Kellogg to Douglas	190,000
Phase 4	Douglas to Duff	88,000
<b>TOTAL</b>		<b>\$ 620,000</b>

Staff is preparing plans and specifications to release to prospective bidders for the first phase of the project (Clark to Burnett). **Before staff can do so, direction from the Council is required regarding three elements of the project:**

- 1) Whether to deaccession the wall at Tom Evans Plaza
- 2) The desired paver pattern
- 3) The desired paver color palette

The City Council directed staff to engage with Ames Main Street (AMS) regarding the wall at Tom Evans Plaza and the paver specifications and pattern. AMS and staff discussed the pavers on June 30 and AMS discussed the wall with the Public Art Commission (PAC) on July 1. A summary of those discussions was provided to the City Council on July 2 (Attachment 1).



**“THE VANISHING RAIL YARD” – TOM EVANS PLAZA WALL:**

AMS proposed the removal of the 62-foot wall at Burnett and Main, adjacent Tom Evans Plaza. The wall consists of two faces of ceramic tile murals, entitled “The Vanishing Rail Yard”. The tile wall was installed in 1999 by artist David Dahlquist and is in the City’s public art inventory.

The wall was known as early as 2007 to have some damaged tiles. In 2009, PAC obtained an estimate for repairs in the amount of \$10,000. Instead of completing all the repairs at that time, only a few deteriorating tiles were addressed. AMS has communicated that the artist’s preference is to decommission the wall. On July 23, AMS received a quote in the amount of \$16,500 for the artist to repair and restore the wall.

If removal is pursued, staff believes “The Vanishing Rail Yard” could be demolished by a Public Works crew in approximately 1-1.5 days. The footing for the wall would be cut off and covered by the replacement pavers. Additional pavers to cover the area occupied by the wall are estimated to cost approximately \$4,092. The demolition would result in an elevation difference along the west side of the wall. To mitigate this, a curb would need to be installed to transition the existing street down to the paver elevation.

The wall provides separation between vehicular traffic and pedestrians. Staff is concerned that a vehicle moving too quickly on southbound Burnett could slide into unprotected pedestrians if the wall was removed. Therefore, staff’s recommendation would be that if the wall was replaced, bollards or planters should be placed along the street frontage to provide pedestrian protection. Eleven bollards would be needed to span the width of the existing wall. Staff has obtained estimates for bollards at approximately \$1,000 each.

Electrical outlets are currently installed in the wall; Electric Services staff could abandon the electric wiring back to a nearby junction box for approximately \$500 of time and materials. However, this would eliminate any outlets for public events. To relocate the outlets to a new box for public use, staff estimates an additional \$3,000 in expenses.

**In total, staff estimates that the removal of the wall, electric relocation, additional pavers, paving, and streetscaping would cost approximately \$25,000, as detailed in the table below:**

ITEM	EST. COST
Demolish Wall	\$ 1,500
Additional Pavers	4,092
Concrete Curb	2,542
11 Bollards	11,000
Demolish Electrical	500
Reinstall Electrical	3,000
Contingency (8%)	1,811
<b>TOTAL</b>	<b>\$24,445</b>

Costs could be reduced by relocating some of the planters from elsewhere in the Main Street area to the former wall location in lieu of purchasing and installing new bollards, if desired by the City Council. **The City Council should note that these costs do not include any modifications extending into Tom Evans Plaza beyond the sidewalk.**

PAC has a formal deaccession policy (Attachment 2). Council approval is required to formalize any deaccession of public art. The Public Art Commission met on July 22 to further discuss the request to deaccession “The Vanishing Rail Yard.” **At that time, PAC voted to recommend deaccession of the art and demolition of the wall, and further recommended that the \$1,500 in estimated costs to demolish the wall come from the PAC Budget (Attachment 3).**

**Council’s direction is required regarding the following elements related to the wall:**

**1. Should “The Vanishing Rail Yard” be deaccessioned?**

If not deaccessioned, the art is in need of repair. The Council could direct the Public Art Commission to develop a plan to repair the wall using current and future budgeted Collection Management Funds.

**2. If deaccessioned, does the Council desire to replace the electrical outlets?**

Removing the outlets entirely is the least costly option (\$500). Relocating the existing electric outlets to a new box outside the wall area will cost approximately \$3,000.

**3. If deaccessioned, how should these modifications be financed?**

Normally, the deaccession of art is financed by the Public Art Commission budget. However, this project is more complicated than a typical deaccession. The deaccession in this case is being prompted by the paver project. PAC has offered that \$1,500 of the costs be incurred by PAC’s Collections Management Budget, leaving \$22,945 in estimated costs to be financed from another source. Therefore, staff recommends that the Main Street Sidewalk Paver Replacement Project be the funding source for the remaining expenses.

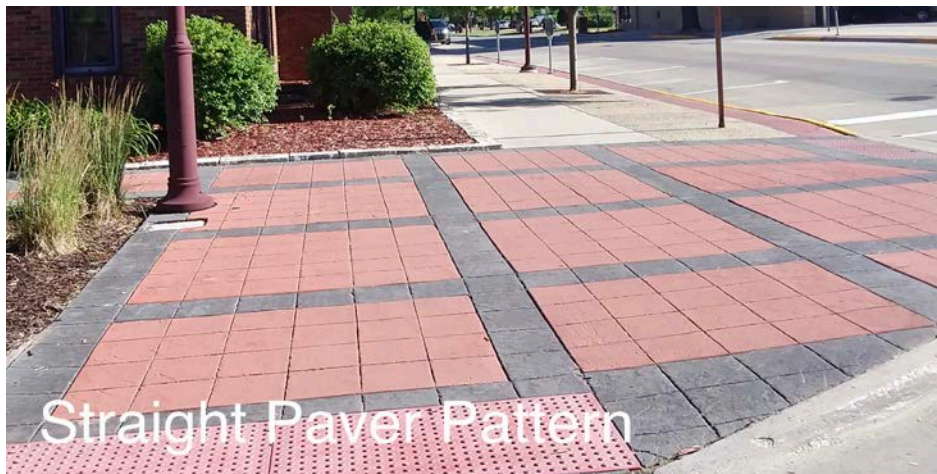
The Main Street Sidewalk Paver Replacement Project was not budgeted with the expectation of these additional expenses. Therefore, funds may need to be added in future years to complete the project if favorable bids are not obtained.

**PAVER PATTERN:**

AMS has requested that the paver pattern specified include the curving lines and third accent color that replicate the existing pattern. Staff has evaluated the pattern and does

not believe that the curving line pattern presents any increased maintenance costs. **However, staff expects costs to install a curving pattern to be higher than the costs to install a straight-line pattern.** This is due to the additional labor and materials required to cut and fit pavers in curving patterns.

**Staff has prepared plans and specifications with two bid alternates: a straight paver pattern and a curving line paver pattern with the third accent color (replicating the existing pattern).** Once bids are received and the costs are known, the City Council can then decide which pattern to pursue. **Absent any further direction from the Council, staff will proceed with offering both patterns in the plans and specifications.**



**PAVER COLORS:**

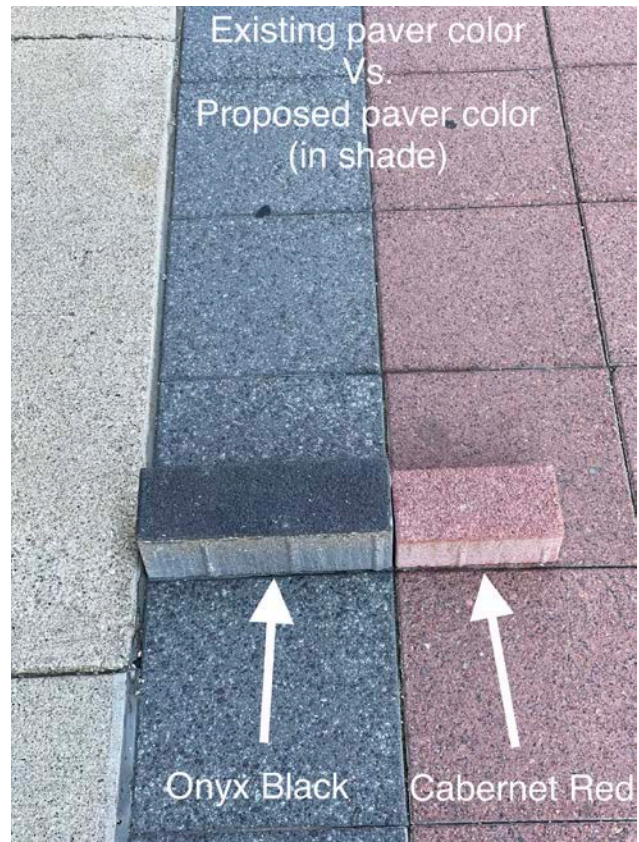
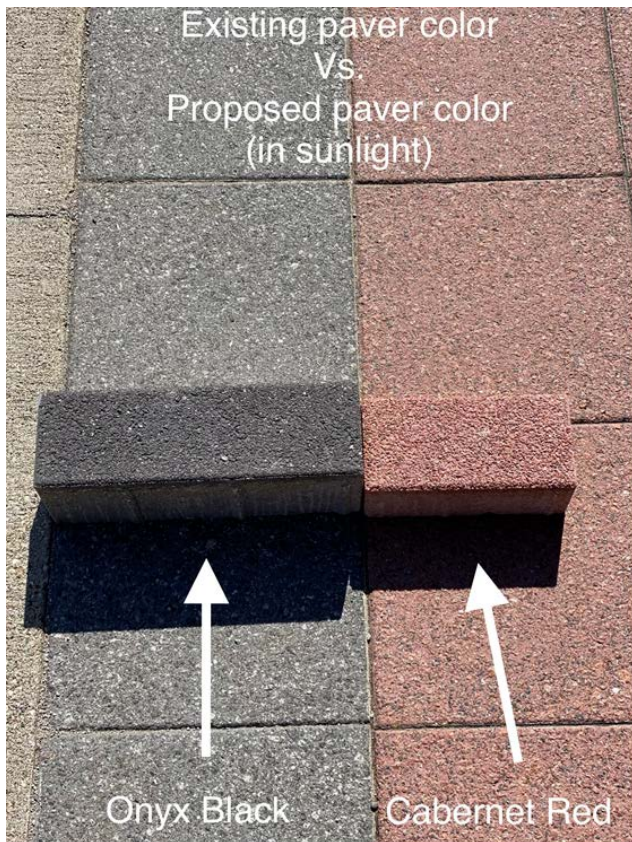
Staff has proposed specifying the use of Unilock Series Enduracolor pavers in **Cabernet Red, Onyx Black, and Mineral Ice.** These colors are stock colors from the paver



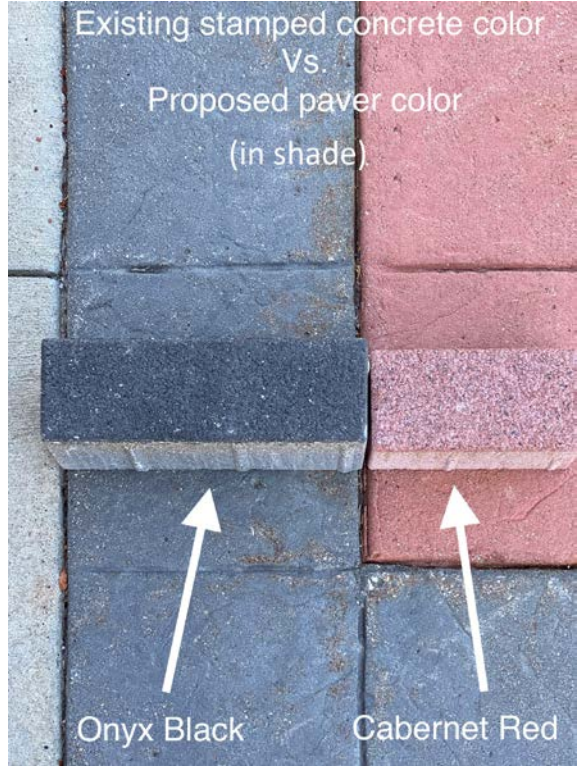
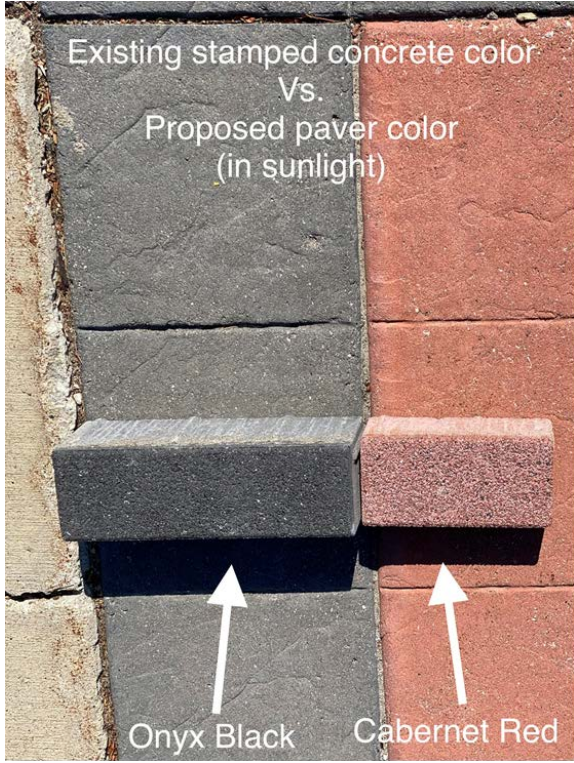
manufacturer. Staff believes these proposed colors are the closest match to the pavers being replaced, and they effectively blend with the stained concrete found elsewhere Downtown. However, a custom match could be obtained if desired by the City Council. Staff believes the use of these stock paver colors will result in a lower purchase cost for the project. Additionally, these pavers should be easier to source in the future, which would make small repairs and replacements easier to match. Samples of these colors were photographed by staff for comparison. Staff did not receive a sample of the Mineral Ice color. However, it is used in a very small accent quantity and staff will ensure color samples match closely prior to installation.

**Ames Main Street indicated via email on July 17 that the colors selected by staff are the preferred colors.**

**Staff requests confirmation from the City Council regarding whether these color selections are suitable for the Main Street Sidewalk Paver Replacement Project.**









**To:** Mayor and Council Members  
**From:** Brian Phillips, Assistant City Manager  
**Date:** July 2, 2020  
**Subject:** Ames Main Street Design Committee Discussions

At the June 16 City Council meeting, the City Council directed staff to engage with the Ames Main Street Design Committee (AMS) regarding the paver project along Main Street and the wall at Tom Evans Plaza, and report back to Council.

**Main Street Pavers:**

City staff met virtually with AMS representatives on June 30 to discuss the paver project. Staff provided an update regarding the timeline for the first phase of the project (Clark to Burnett). Plans and specifications for the paver replacement are being developed and are anticipated to be presented to the City Council at the first Council meeting in August to set the bid due date, with an anticipated fall construction.

The plans and specifications being prepared will include bid alternates, with one alternate including a pattern that intersects at right angles, and one alternate that incorporates curves as with the existing pavers. Staff expects costs to be higher with the curved pattern. AMS also inquired about custom colors for the pavers. Staff has identified a standard color that it believes to be more readily available and therefore less costly and simpler to match in future phases or repairs. The bid alternate approach, as well as the color discussion, will be brought to Council by staff at the July 28 meeting.

Staff discussed the benches and large round planters with AMS. AMS expressed concerns regarding the condition of the decorative steel around the planters and the legs of the benches. The benches and planters will be temporarily moved to storage during the project and returned to their existing locations at the project's conclusion. Staff will explore having the steel sandblasted and repainted as part of the right-of-way maintenance budget.

AMS also expressed concerns about discoloration of the bollards on Main Street. Staff agreed to investigate whether the fading was an issue that is covered by warranty from when they were originally installed. However, the bollards are not intended to be replaced as part of the paver project. The bollards do not appear to be failing structurally; if the Council wishes to replace the bollards due to discoloration, it can direct staff to explore the costs and identify a funding source.

### **Tom Evans Plaza/Burnett Avenue Wall:**

AMS discussed the wall at Tom Evans Plaza with the Public Art Commission (PAC) on July 1. PAC indicated that the wall was acquired in approximately 1999 at a cost of \$12,000. In 2009, an evaluation was conducted to determine costs for the wall's rehabilitation. The estimate at that time was that it would cost approximately \$5,000 to \$7,000 to rehabilitate the wall; PAC discussed the possibility of removing the wall, but no action was taken to formally deaccession the wall.

AMS has agreed to contact the wall's artist (David Dahlquist), to obtain an estimate regarding repairing the wall. PAC agreed to explore the decommissioning process for the wall, but has not yet committed to recommend decommissioning. PAC will hold a special meeting in mid-July to decide whether to make a recommendation to Council regarding decommissioning.

AMS also inquired with PAC regarding several light column and brick sculptures downtown that are in the public art inventory and need repair. AMS will contact the artist (Dahlquist) to get estimates regarding rehabilitation.

### **Next Steps:**

Following PAC's special meeting in mid-July, staff intends to present several decision points to the City Council at the July 28 City Council meeting. These include:

- 4) Details regarding the bid alternates to be prepared for the paver pattern.
- 5) Final selection of the color of the pavers to be specified in the bid documents
- 6) If recommended by PAC, a discussion about whether to deaccession the Tom Evans wall, including funding source for the demolition.

Once Council direction is provided regarding these three items, staff will finalize the plans and specifications and return to Council on August 11 to set a bid due date.



## ATTACHMENT 2

**City of Ames Public Arts Commission Deaccession Policy**

**Guidelines.** A work of art that is no longer relevant or useful to the purposes of the City of Ames and its activities, as stated in the City of Ames Purchasing Policies and Procedures regarding disposal of surplus property, should be deaccessioned.

An object should be deaccessioned if the City of Ames is unable to provide proper care and maintenance, or if the object has deteriorated beyond usefulness in terms of the exhibition or study collections.

An object may be deaccessioned if it is no longer useful for exhibition in the foreseeable future, if the object had been identified incorrectly in regards to date, artist, manufacturer, or other information, which makes it in conflict with the City of Ames' stated purpose as stated in Chapter – of the Municipal Code.

If there are more than two identical or similar objects which are represented in the exhibition collection, the least artistically or historically significant object may be deaccessioned.

City staff supporting the Commission shall ensure that there are no legal or other obstacles to the disposal of objects in the City's possession and of informing the committee on these matters.

Objects that are no longer desirable in the City of Ames' collections may be disposed of in the following order:

1. Exchanged for another object meeting the criterion of the City of Ames Purchasing Policies and Procedures. Exchanges shall be with other reputable organization (city, museum or private businesses, with preference given to scholarly or cultural organizations rather than commercial entities).
2. Sold at public auction or to a reputable buyer in a public sale. If disposal is by sale, preference may be given to a public auction. It is the Commission's intent that, subject to City Council budgetary approval, that if the object is sold, the monies should be used to acquire future objects that meet the purposes and goals of the Commission or for conservation of the City of Ames' collections.
3. If an object has seriously deteriorated or been irreparably damaged, it may be deaccessioned from the collections and destroyed beyond recognition.

If feasible, donors or their immediate family or descendants shall be notified as a courtesy by the Commission Chairman, when donated objects are deaccessioned.

**Procedure.** The Commission will review the collections periodically and determine if any objects should be deaccessioned. Reasons for deaccessioning include: damaged objects that are not repairable; objects with incorrectly identified attributes which alter their value to the City; duplicate or reproduction objects; objects determined to be forged; objects that do not fulfill the Commission's mission; objects the City of Ames can no longer care for due to lack of space or funding, and objects that should be repatriated under federal law.

The Commission will recommend any objects to be deaccessioned to the Mayor and City Council for approval. The objects will be reviewed by the City Council and the rationale for deaccession will be agreed upon.

If the City cannot reliably determine an object's provenance, historical, aesthetic or financial value, then the Commission may contract with a scholar or authority for a written evaluation prior to deaccessioning the object.

### **Deaccession of Objects through Sale**

Deaccessions of objects through sale must follow the City of Ames Purchasing Policies and Procedures.

Objects no longer considered appropriate to the City of Ames collections because of duplication, damage, or forgery may be deaccessioned through City operations. The type of deaccession will be determined by the objects estimated value.

- 1) \$25,000 or more.  
These objects have an estimated value of \$25,000 or more and are considered to be unique. These objects will be best sold through a nationally recognized broker/agency. Competitive bids will be solicited from a minimum of three or more brokers and the selected firm may be retained for three years. Because of the diverse nature of the collection, more than one broker may be retained at one time.
- 2) Less than \$25,000.  
An intermediate range will include items with a value of \$100 - \$25,000. Deaccession of these objects may be handled in a variety of ways. One option is to retain a recognized broker/agency to handle sales for the City of Ames. A second option includes selling items through the City of Ames Disposal of Surplus Property process. If the latter option is used, the Commission may reject any bid deemed too low.

It is the Commission's intent that, subject to City Council budgetary approval, all monies received from the sale of deaccessioned objects shall be used only to 1) acquire objects which support the City of Ames' mission and/or 2) obtain conservation treatment of permanent collections objects. The City Finance Department maintains financial records for all financial transactions. It is the Commission's intent that, subject to City Council budgetary approval, any monies acquired by the sale of objects or equipment will be placed in an account for the City of Ames Public Arts Commission. Withdrawal of funds from the account must be approved by the City Council and the Public Arts Commission.

**Procedure for Recording Deaccession.** All records pertaining to the object shall be marked "deaccessioned" and date and method of deaccession should be recorded in the object's file. The City of Ames' accession number should be removed before the object leaves city property. The Commission will arrange for proper photo documentation for all destroyed objects.

When objects are deaccessioned from the collections, the Chairman of the Commission will notify the original donor, if possible, of the intended exchange or sale of the donated objects. Replacement objects would then be credited to the original donor or designated party.

**Destruction and Disposal.** Objects considered unsellable, severely damaged, or unusable may be destroyed beyond recognition and disposed. Prior to disposal, all City of Ames or donor identification shall be removed. The destruction of the object must be thoroughly photographed and all records dealing with destruction kept in the object's file.

**Staff Responsibilities**

In all considerations of deaccessioning of art by sale or exchange, the Commission must first record in writing for the City of Ames, the conditions under which the work had been acquired and whether there were at the time, any legal, moral or ethical restrictions that would affect the deaccession.

The City Manager's office shall assist the Commission in maintaining all records pertaining to the deaccessioned object, including method of deaccession, sales or exchange receipt, correspondence of deaccessioned objects and other relevant records.



**Ames Public Art Commission  
Request for Deaccession to the Ames City Council**

**Item Identification Number: 59-9900**



**Name:** Vanishing Rail Yard (ceramic tile walls)  
**Artist:** David Dahlquist  
**Location:** Main St at Burnett Ave (Tom Evans Park)  
**Year acquired:** 1999-2000  
**Material:** Ceramic glazed tile murals (2), on concrete planter walls

**1. JUSTIFICATION FOR DEACCESSIONING VANISHING RAIL YARD**

The two ceramic tile murals have many ceramic tile pieces that are broken and the murals are in overall disrepair. In 2009, a few of the tiles in most need of repair, were repaired by the artist. At the time, the artist considered that repair to be a “quick patch.” In 2009, the artist estimated \$10,000 for a complete repair of the two wall murals. In a recent conversation, the artist said that if he were to do a complete repair, that the cost would be far more than \$10,000 and he would utilize a much different process and materials. The Public Art Commission (PAC) notes that these two ceramic tile mural walls were brought to its attention as a component of the current street and light project for Main Street. In light of potential consideration for new design and artwork for Tom Evans Park (with strong interest by Ames Main Street), PAC recommends deaccessioning/ demolition of the Vanishing Rail Yard ceramic tile wall sculpture and formally to fund the demolition of the walls, for no more than the current estimate of \$1,500.

**2. RECOMMENDATION TO THE AMES CITY COUNCIL**

PAC recommends the removal and destruction of the Vanishing Rail Yard, a 1999/20 ceramic tile wall sculpture, to the Ames City Council. PAC will fund no more than \$1,500 for demolition costs.

**3. APPROVED FOR DEACCESSION**

July 22, 2020 by the Ames Public Art Commission

**REQUEST SUBMITTED ON JULY 23, 2020 BY**

Sara Sherman, PAC Chair, and Karen George, PAC Treasurer