



Smart Choice

TO: Mayor and City Council
FROM: Keith Abraham, Director of Parks and Recreation
DATE: November 8, 2019
SUBJECT: Brookside Park Restroom Renovation Project Update

On November 12, 2019, the City Council will be asked to approve the contract and bond for the Brookside Park Restroom Project. This memo is intended to provide updated information to the City Council regarding this project.

As you will recall, City staff contracted with ISG, Des Moines, Iowa for the engineering and design of the Brookside Park Restroom Renovation Project. After completion of the initial design, the plans were reviewed by the Development Review Committee (DRC). Comments received from DRC included the direction to flood proof the building in order to meet the Iowa DNR requirements because the building is located in the Floodway. **Therefore, the initial design was revised to flood proof the doors and add a valve on the sanitary sewer line to prevent floodwaters from entering during a flood event.**

These design specifications were sent to the Iowa DNR for review after the bid was awarded to Henkel Construction on October 22. The Iowa DNR replied and questioned if the walls of the structure were flood proof certified by an Engineer. Staff responded that this was not the case. **The Iowa DNR then provided two options to have the project approved. The first option would require the walls of the structure to be flood proof certified by an Engineer, or the second option is to remove the flood proof doors from the design and allow the structure to flood during flood events. Due to the age of the structure, the City staff decided not to pursue flood proofing certification of the structure and instead will opt to remove the flood proof doors and installing standard doors.**

A new application was sent to the Iowa DNR which included the removal of the flood proof doors from the design. The Iowa DNR has since approved a variance for this project. Therefore, once the contract and bond is approved by the City Council, Staff will initiate a change order with Henkel Construction to install standard doors rather than flood proof doors, resulting in a cost savings of approximately \$40,000 to the project. This change order will result in less money needed from the Park Development Fund than originally planned to accomplish this project.