

**COUNCIL ACTION FORM**

**SUBJECT:** DOWNTOWN PLAZA PLANS AND SPECIFICATIONS

**BACKGROUND:**

This project is to construct a Downtown Plaza in the parking lot directly east of City Hall. Plaza components include a water runnel and a spray pad for summer fun, as well as an ice-skating ribbon for winter activities. The plan also includes hardscape and green landscaped areas, benches, small stage for performances, year-round universal public restrooms, space for food trucks, and public art. Parking improvements along Clark Avenue are also included. All these aforementioned items are included in the base bid.

Due to an unforeseen cost increase in the ice-skating ribbon and increased space needed for some equipment, several changes have been made to the plaza design. Staff worked with Confluence to keep the design within the allocated funding while still accomplishing the overall vision for this project set forth by City Council. These changes are explained below and shown on the diagram found in Attachment A.

- A. Shift of ice-skating ribbon and building to the west to accommodate larger condenser unit which is needed for making ice
- B. Increased the size of the utility yard to accommodate the condenser and added a small retaining wall and 6' tall wooden fence for security
- C. A 4' wide dry deck was added on east side of water runnel and splash pad area
- D. Curb on east side of water runnel raised to seat wall height
- E. Provided additional turf area for flexible use/seating
- F. Removed walk on the west side of the feature sculpture
- G. Relocated food truck parking
- H. Added ADA walkway to stage
- I. Removed 5<sup>th</sup> Street Right-of-Way work

Additionally, several components were removed from the design so four add-alternates are included and will be added to the project if bid proposals are favorable. One deduct alternate is included which will convert the ice-skating ribbon to a more traditional shaped ice rink. This deduct will save on costs but was not included in the base bid as the island with artificial turf (part of ice-skating ribbon design) provides additional activity opportunities in the summer. These alternates are included in the bid documents and are explained below:

**Add-Alternate #1 – Swinging Benches**

Provide all labor, equipment, materials, insurance, and other components necessary to add two (2) Swinging Benches, including footings.

### **Add-Alternate #2 – Color PCC Band at Outside Ice Perimeter**

Provide all labor, equipment, materials, insurance, and other components necessary to add a colored concrete PCC band around the perimeter of the ice pavement. The dimensions are 2 ft wide, 9 in deep, and 365 ft in length.

### **Add-Alternate #3 – Light Columns**

Provide all labor, equipment, materials, insurance, and other components necessary to add seven light columns, including footings and electrical connections.

### **Add-Alternate #4 – Seating Nook**

Provide all labor, equipment, materials, insurance, and other components necessary to add a second seating nook.

### **Deduct-Alternate #5 – Ice Rink**

Provide all labor, equipment, materials, insurance, and other components necessary to convert the ice-skating ribbon into an ice rink by removing the interior “island”. This includes the reduction of dasher and railings around the interior island, removal of festoon lighting, removal of synthetic turf, and removal of the PCC band (Type 4 Pavement). This also includes the addition of ice rink decking to infill of the interior island.

Confluence was hired to develop plans and specifications, prepare a cost estimate, and provide construction management. The engineer’s cost estimate is below:

<b>Engineer’s Estimate:</b>	<b>Amount</b>
Base Bid	\$3,938,591
Survey and Geotechnical Reporting	\$ 11,500
Permits and Submittals	\$ 10,850
<b>Bid Project Estimate</b>	<b>\$3,960,941</b>
<b>Total Project Estimate:</b>	<b>Amount</b>
Downtown Plaza Project Bid	\$3,960,941
Conceptual Design (For Reinvestment District Application)	\$ 20,000
Engineering & Design	\$ 377,250
Contingency	\$ 196,930
<b>Total Project Estimate</b>	<b>\$4,555,121</b>

Total available funding for the entire project is **\$4,555,121**. The project activities and associated funding sources for each Fiscal Year are shown below:

<b>Fiscal Year</b>	<b>Project Activity</b>	<b>Cost</b>	<b>Funding Sources</b>
2020/21	Conceptual Design	20,000	Hotel Motel Tax (\$20,000)
2021/22	Design/ Construction	2,184,624	G.O. Bonds (\$700,000); General Fund (\$1,484,624)
2022/23	Construction	2,350,497	G.O. Bonds (\$700,000); Local Option Sales Tax (\$200,000); Council Priorities Fund (\$1,000,000); American Rescue Plan (\$450,497)
	<b>Total</b>	<b>\$4,555,121</b>	

**TENTATIVE TIMELINE:**

The initial goal was to open the plaza during the winter of 2022-23, however, this may not be possible due to several factors. These include: 1) bid documents being distributed later than originally planned, 2) a minimum of an eight month lead time for the ice making equipment, 3) the uncertainty of when the building will be finished which is needed for skate rentals and restrooms, and 4) the possibility of driving up the bid prices by requiring the project to be done too quickly. Staff will converse with the successful bidder about a reasonable timeline but until that happens, the following timeline is proposed for the project.

1. February 23, 2022     Distribute bid documents
2. March 23, 2022     Bids due
3. April 12, 2022     Award construction contract
4. Summer 2022     Begin Construction
5. Winter 2022-23     Test ice skating ribbon equipment
6. Spring 2023     Finish construction
7. June 2023     Ribbon cutting and open plaza

**ALTERNATIVES:**

1. Approve Plans and Specifications for the Downtown Plaza and set the bid due date for March 23, 2022 and April 12, 2022, as the date of hearing and award of contract.
2. Do not approve the Plans and Specifications at this time, delaying the Downtown Plaza Project.
2. Refer back to staff to further refine the project specifications.

**CITY MANAGER’S RECOMMENDED ACTION:**

Developing a Downtown Plaza has been a City Council goal and once constructed it will enhance the opportunities in the downtown area for residents and visitors. The plans presented achieve Council’s vision for this project by including year-round activities and providing a gathering space in the downtown area.

Therefore, it is the recommendation of the City Manager that City Council approve Alternative #1 as stated above.



ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	09/10/21	SD
2	10/11/21	Minor Site Development Plan
3	10/14/21	DD
4	11/24/21	90% CD
5	12/24/21	95% CD
6	02/15/22	100% CD

ISSUED FOR  
 100% CD  
 NOT FOR  
 CONSTRUCTION

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SITE PLAN

CONFLUENCE PROJECT # 20491-01

- LAYOUT NOTES:**
1. ALL CURBS RAMP TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
  2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY BISHOP ENGINEERING, 3501 104TH STREET, DES MOINES, IOWA, 50322.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
  5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
  6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
  7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.
  8. LANDSCAPE ARCHITECT WILL PROVIDE CAD DRAWINGS TO THE CONTRACTOR FOR CONSTRUCTION STAKING PURPOSES.

LAYOUT PLAN REVISIONS:

- (A) SHIFT OF ICE LOOP AND BUILDING TO THE WEST TO ACCOMMODATE LARGER CONDENSER UNIT
- (B) UTILITY YARD WITH SMALL RETAINING WALL AND 6' TALL WOODEN FENCE FOR SECURITY
- (C) 4' WIDE DRY DECK ADDED ON EAST SIDE OF RUNNEL AND SPLASH PAD AREA
- (D) CURB ON EAST SIDE OF RUNNEL RAISED TO SEAT WALL HEIGHT
- (E) PROVIDED ADDITIONAL TURF AREA FOR FLEXIBLE USE/SEATING
- (F) REMOVED WALK ON THE WEST SIDE OF THE FEATURE SCULPTURE
- (G) RELOCATED FOOD TRUCK PARKING
- (H) PROVIDE ADA WALKWAY TO STAGE
- (I) REMOVED 5TH STREET ROW WORK

