

AGENDA



**Municipal Facilities Committee Meeting
Thursday, October 27, 2011
6:00 pm – 7:30 pm
City Hall North Conference Room**

1. Call to order
2. Approval of minutes of the September 22, 2011, meeting.
3. Discussion – Municipal Capital Improvement Plan.
Patrice Thorell, Parks, Recreation and Senior Services Director
Grant Fredericks, Planning, Public Works and Community Development Director
4. Discussion – Marina Capital Improvement Plan
Joe Dusenbury, Harbormaster
5. Discussion – Aquatic Lands Lease with DNR
Joe Dusenbury, Harbormaster
6. Set date for next meeting.

MINUTES

Municipal Facilities Committee Meeting

Thursday, Sept. 22 2011

6:00 – 7:30 PM

City Hall North Conference Room

The meeting was called to order by Chair Person Mellissa Musser at 6:00 PM. In attendance were

Council Member and Chair Melissa Musser

Council Member Carmen Scott

Assistant City Manager Lorri Ericson

Parks, Recreation and Senior Services Director Patrice Thorell

Harbormaster Joe Dusenbury

Marion Yoshino, Economic Development Manager

The minutes of the meeting held on July 28, 2011 were reviewed and approved.

The first order of business was the continued discussion of the Des Moines Beach Park and Marina Integrated Business and Redevelopment Plan.

The committee members and the staff discussed the field trip to Olympia and Edmonds on August 25, 2011. Council Member Scott told the group that she felt the types of development the group saw at the Port of Olympia and the public process they used to determine appropriate projects was more relevant to the City than the examples the group saw at Edmonds.

The Committee and staff discussed the public process elements that the group saw at the Port of Olympia and the Port of Edmonds and talked about what would be relevant to development in the Marina. The Committee directed the staff to continue working with the Consultant's to develop a public process and to keep working on some of the pre-development tasks like researching utilities availability and capacity and to create a comprehensive list of the types of developments that might be appropriate for the Marina floor.

The staff committed to bringing a draft public process plan back to the Committee in November and to be prepared for a presentation to the full Council in December.

Respectfully submitted,

Patrice Thorell

Joe Dusenbury

PRESENTATION NOTES

MARINA CIP

Municipal Facilities Committee Meeting

Thursday, October 27, 2011

Security Cameras

Permitting & Preliminary Design for Future Projects

- Small Moorage Docks Reconfiguration

- Fishing Pier Renovations

- New Breakwater

- Removing Existing Breakwater – Dredging – New Bulkhead, Floats, Ramp

Redondo Boarding Floats

South Lot Restroom

MCI 2012 – 2017 CIP

- Projects completed in 2011
 - Des Moines Creek Trail
 - Grandstand Restoration
 - Field House Ball Field Expansion

MCI 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
DM Beach Park Rehab-Auditorium						
Expenditure	\$ 145,000					
Funding Sources:						
REET	\$ 73,250					
MCI	51,750					
Liquidating Damages from Contractor	20,000					
	\$ 145,000					
DM Beach Park Rehab-Dining Hall						
Expenditure	\$ 750					
Funding Sources:						
MCI	\$ 750					
DM Beach Park Rehab-Auditorium Roof Replacement						
Expenditure		93,375	93,375			
Funding Sources:						
REET		93,375	93,375			

MCI 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
Field House Park Ballfield #1 Backstop Netting						
Expenditure		\$ 106,650				
Funding Sources:						
REET		\$ 31,650				
KC Youth Sports Grant (conf)		75,000				
		\$ 106,650				
SJUM Park Ph C-2 (Landscaping)						
Expenditure		\$ 93,804	→ 93,804			
Funding Sources:						
REET		\$ 28,475	→ 28,475			
MCI		65,329	→ 65,329			
		\$ 93,804	→ 93,804			
DM Creek Urban Trail Imprv (Project Included in Transportation CIP)						
Expenditure	\$ 200,000	\$ -				
Funding Sources:						
King County Parks Levy	\$ 100,000	\$ 50,000				
MCI	50,000	\$ (50,000)				
	\$ 150,000	\$ -				

MCI 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
OTHER PROJECT EXPENDITURES NOT FULLY FUNDED						
Beach Park Dining Hall		1,285,750				
Beach Park Sun Home Lodge		1,282,500				
Beach Park Picnic Shelter		636,750				
Beach Park Restroom Building		562,300				
Beach Park Founders Lodge Repairs		997,000				
Playground at Beach Park		188,125				
Lifecycle Park Replacement Projects (Funded by: REET \$230,162; Park In Lieu Fee \$21,650; TBD \$418,057)				162,480	278,909	228,480
SJU Park Phase C-3/Parking Lot (Funded by: Park- in-Lieu \$168,350; TBD \$217,690)			77,790	308,250		
Playground Repair and Replacement-Parkside Park (Funded by: TBD/CDBG \$360,889)		360,889				
City Hall Parking Lot Rebuild			60,000			
City Hall/Engineering Emergency Generator			178,200			
Activity Center Emergency Generator			92,000			
Police Storage Bldg for Seized Property				300,000		
Sonju Outbuildings Demos & Landscape Restoration			43,300			

MCI 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
OTHER PROJECT EXPENDITURES NOT FULLY FUNDED (Continued)						
PBPW Facilities Master Plan			108,000			
Waterfront District Entryway Signage		126,610				
Midway Park Expansion			1,020,000			
SJU Park Final Phase/Soccer Field, Lighting, Parking (Funded by: RCO Grant \$500,000; Park-in-Lieu \$100,000; TBD \$818,000)						1,418,000
South Des Moines Park Acquisition (Funded by: RCO Grant \$1,000,000; Park Impact Fees \$50,000; TBD \$1,000,000)						2,050,000
Beach Park Carlson House Rehab		256,665				
Beach Park Turf Repair & Irrigation Projects		150,150				
Beach Park Roadside Cabin Rehabilitation		84,520				
Beach Park Roadway & Parking Overlays		227,125				
Beach Park Sports Cabin Rehabilitation		65,512				
Beach Park Undergrounding Utilities		151,500				
Beach Park Replace Wooden Bridge		50,300				
Beach Park Caretakers Cabin Rehabilitation		77,890				
TOTAL PROJECT EXPENDITURES NOT FULLY FUNDED	\$ -	\$ 6,503,586	\$ 1,579,290	\$ 770,730	\$ 278,909	\$ 3,696,480
UNIDENTIFIED FUNDING SOURCES	\$ -	\$ 6,503,586	\$ 1,501,500	\$ 620,258	\$ 204,109	\$ 1,929,380

MCI 2012 - 2017 CIP

	2012	2013	2014	2015	2016
Beginning Fund Balance	\$ 258,728	\$ 82,628	\$ 140,324	\$ 96,509	\$ 77,987
<u>LOCAL REVENUES</u>					
Interest Earnings	\$ 1,400	\$ 900	\$ 1,100	\$ 1,500	\$ 1,300
Real Estate Excise Tax	400,000	400,000	400,000	400,000	400,000
Park In Lieu Fees	20,000	50,000	50,000	50,000	50,000
Impact Fees					
TOTAL LOCAL REVENUES	\$ 421,400	\$ 450,900	\$ 451,100	\$ 451,500	\$ 451,300
TOTAL PROJECT REVENUES	75,000	130,000	-	-	-
UNIDENTIFIED FUNDING SOURCES	-	6,503,586	1,501,500	620,258	204,109
<u>TOTAL REVENUES & FUND BALANCE</u>	\$ 755,128	\$ 7,167,114	\$ 2,092,924	\$ 1,168,267	\$ 733,396
TOTAL PROJECT EXPENDITURES	\$ 345,750	\$ 6,704,040	\$ 1,672,665	\$ 770,730	\$ 278,909
TOTAL DEBT/OPERATING TRANSFERS	326,750	322,750	323,750	319,550	325,088
<u>TOTAL EXPENDITURES</u>	\$ 672,500	\$ 7,026,790	\$ 1,996,415	\$ 1,090,280	\$ 603,997
<u>ENDING FUND BALANCE</u>	\$ 82,628	\$ 140,324	\$ 96,509	\$ 77,987	\$ 129,399
<u>RESERVED FUND BALANCE</u>	50,824	105,824	78,034	15,824	65,824
<u>UNRESERVED FUND BALANCE</u>	\$ 31,804	\$ 34,500	\$ 18,475	\$ 62,163	\$ 63,575



2012 - 2017 CAPITAL IMPROVEMENT PLAN Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.050-00
PROJECT	Des Moines Beach Park (DMBP) Auditorium Rehabilitation - Concrete Slab Delamination Project	PROJECT STATUS:	Continued from 2009
LOCATION	22030 Cliff Avenue South	Preliminary Estimate	
DESCRIPTION:	Plans in Preparation		
	P.S.E. Complete		

This 2012 budget request is intended to pay for project over runs and delays caused by two different project contractors. 1) Cherry Street Builders, who walked off the job in 2010 leaving behind uncompleted and unacceptable work. The project was taken over by their surety CBIC, who then hired a second contractor Nordic Construction. 2) Nordic Construction repaired some of CSB's faulty construction and caused additional faulty workmanship resulting in concrete slab delamination. Nordic is not taking responsibility for their work resulting in additional costs such as: hiring a n expert construction consultant to represent the city, expert concrete testing and survey work. These processes may delay the project completion date up to one year. The project will likely end in litigation. It is unknown what the final costs will be for project closeout.

EXPENDITURE SCHEDULE												
COST ELEMENTS	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 33,433	\$ 25,345	\$ 1,910	\$ 6,178	\$ -	\$ -						
CIP PROJ MANAGEMENT	83,363	7,258	3,395	42,710			30,000					
DESIGN / ENGINEERING	233,709	124,719	39,353	59,637			10,000					
SURVEY/Testing	44,439	15,032	2,443	1,964			25,000					
BUILDINGS	1,228,595		34,540	672,681		427,006	80,000					
BERM IMPROVEMENTS	108,458	108,458										
PROJECT ADMIN. (CONST.)	95,641		14,774	55,867	25,000	25,000						
CONTINGENCY	17,000				17,000	17,000						
SALES TAX	112,541		3,281	64,069	45,191	59,559						
PERMITS & OTHERS	22,619	7,268	15,351									
EQUIPMENT	25,000				25,000							
TOTAL	\$ 2,004,798	\$ 288,080	\$ 115,047	\$ 903,106	\$ 553,565	\$ 528,565	\$ 145,000					

FUNDING SOURCES	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET/TBD	\$ 900,712	\$ 240,272	\$ -	\$ 72,000	\$ 463,440	\$ 463,440	\$ 125,000					
Add REET	6,346				6,346	6,346						
CTED 2003/2005 Approp	246,875	47,808	65,047	134,020								
CTED 2006/2007 Approp	295,500			295,500								
MCI	40,000			5,173								
King County (Rec'd \$50,000 Nov 08)	50,000		50,000			34,827						
Tsf-in from Facility Repair/Repl Fund	8,000											
SWM 2010 Const	90,000			90,000	8,000	8,000						
SWM 2009 Drainage Revision Design	29,138			29,138								
Coal Amd: Tsf from Dining Hall Project	99,321		-	99,321								
Liquidated Damages/ Ins. Recoveries	55,000				35,000	35,000	20,000					
CBIC Contractor Bid Payment	183,906			177,954	5,952	5,952						
TBD	-											
TOTAL	\$ 2,004,798	\$ 288,080	\$ 115,047	\$ 903,106	\$ 553,565	\$ 553,565	\$ 145,000					



2012 - 2017 CAPITAL IMPROVEMENT PLAN Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.050-01
PROJECT	Des Moines Beach Park (DMBP) Dining Hall Rehabilitation	PROJECT STATUS:	
LOCATION	22030 Cliff Avenue South	Preliminary Estimate	X
DESCRIPTION:	Rehabilitation of the Dining Hall includes lifting the building, constructing a new foundation spanning the creek (completed in 2008), ADA access and decking (completed in 2011). This project has funding support from Washington State and shares a portion of the cost to make creek modifications to reduce park flooding and improve environmental conditions. Building interior and exterior rehabilitation work, new utilities (electrical and gas, phone, cable, water, sewer, surface water), fire suppression, grease trap and roof to be completed when funds are available.	Plans in Preparation	
		P.S.E. Complete	

EXPENDITURE SCHEDULE												
COST ELEMENTS	TOTAL*	Prior Yrs	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 19,088	\$ 10,212	\$ 376			\$ -		\$ 8,500				FY 17
CIP PROJ MGT 1%	76,689	15,780	909		20,000	20,000		40,000				
DESIGN/ENGINEERING	117,365	104,718	12,647									
SURVEY (Archeology)	30,000	7,273	2,714		5,013	5,013		15,000				
Creek Hydrology Design/Permit	114,845	93,619	21,226									
BUILDINGS	2,042,896	942,896			250,000	250,000		850,000				
Construction Obs/Engineer	115,000				35,000	35,000		80,000				
CONTINGENCY/PERMITS	186,593				26,593	26,593		160,000				
SALES TAX	104,500				23,750	23,750		80,750				
	41,822	31,822			10,000	10,000						
EQUIPMENT	117,493	692		66,801				50,000				
OTHER-Fencing	3,671		671		750	750	750	1,500				
TOTAL	\$ 2,969,961	\$ 1,207,011	\$ 38,543	\$ 66,801	\$ 371,106	\$ 371,106	\$ 750	\$ 1,285,750	\$ -			

FUNDING SOURCES	TOTAL*	Prior Yrs	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET (2011)	\$ 712,631	\$ 762,955	\$ -	\$ (124,996)	\$ 74,672	\$ 74,672	\$ -	\$ -	\$ -			
REET (2010 Tsf to Auditorium Proj.)	(99,321)			(99,321)								
REET 2010 (carry over)	-											
Park In-lieu	-											
MCI TBD/ UOT	1,285,750							1,285,750				
REET/MCI Not Available	-											
4Culture	12,850	12,850										
WA State Heritage Funds (confirm)	980,000	431,176	10,850	291,118	246,856	246,856						
WA State Her. Funds (unconf.) /TBD	-											
Miscellaneous (Ins Recoveries)	77,301	30	27,693		49,578	49,578						
TOTAL	\$ 2,969,211	\$ 1,207,011	\$ 38,543	\$ 66,801	\$ 371,106	\$ 371,106	\$ -	\$ 1,285,750	\$ -			

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2012 - 2017 CAPITAL IMPROVEMENT PLAN Municipal Capital Improvement

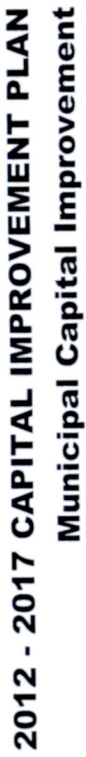
CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.050-00
PROJECT	Des Moines Beach Park (DMBP) Auditorium Roof Replacement	PROJECT STATUS:	Continued from 2009
LOCATION	22030 Cliff Avenue South	Preliminary Estimate	
		Plans in Preparation	
		P.S.E. Complete	

DESCRIPTION: This project replaces the Auditorium roof. The existing roof is approximately 10 years old, however it has had numerous leaks due to algae and moss growth. The moss has been removed by sweeping and the use of a vinegar substance approved by DOE. This may have resolved the leaking for the time being. However, the existing roof has no insulation which will be required by code when a new roof is installed. The R-30 foam insulation will be installed above the existing tongue and groove decking. Plywood and roofing material are applied above the foam insulation and a wider fascia installed along the edge of the roof.

EXPENDITURE SCHEDULE												
COST ELEMENTS	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ -							\$ -				
CIP PROJ MANAGEMENT	3,750							3,750				
DESIGN / ENGINEERING	-											
SURVEY/Testing	-											
BUILDINGS	75,000							75,000				
BERM IMPROVEMENTS	-											
PROJECT ADMIN. (CONST.)	-											
CONTINGENCY	7,500							7,500				
SALES TAX	7,125							7,125				
PERMITS & OTHERS	-											
EQUIPMENT	-											
TOTAL	\$ 93,375	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 93,375				

FUNDING SOURCES	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET	\$ 93,375							\$ 93,375				
Add REET	-											
CTED 2003/2005 Approp	-											
CTED 2006/2007 Approp	-											
MCI	-											
Park In-Lieu	-											
King County (Rec'd \$50,000 Nov 08)	-											
Tsf in from Facility Repair/Repl Fund	-											
SWM 2010 Const	-											
SWM 2009 Drainage Revision Design	-											
COUNCIL APPROVED AMENDMENT	-											
Cndl Amd: Tsf from Dining Hall Project	-											
Liquidated Damages/ Ins. Recoveries	-											
CBIC Contractor Bid Payment	-											
TBD	-											
TOTAL	\$ 93,375	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 93,375				



CAPITAL IMPROVEMENT PLAN REQUEST FORM

PROJECT NO.

PROJECT STATUS:

Preliminary Estimate

Plans in Preparation

P.S.E. Complete

General Government

Proposed Beach Park Historic District Buildings Utility Tax Projects

LOCATION

DESCRIPTION:

Capital projects proposed to be funded by Proposition 1 Utility Tax increase of 1% to be bonded over a 20 year period for the rehabilitation of the Des Moines Reach Park Historic District. Upon completion of the projects, the 1% portion of the utility tax increase would end.

EXPENDITURE SCHEDULE

EXPENDITURE SCHEDULE											
COST ELEMENTS	TOTAL*	Dining Hall	Picnic Shelter	Sun Home	Restroom	Carlson	Sports	Roadside	Founders	Caretaker	Auditorium
ADMINISTRATION	\$ 33,762	\$ 8,500	\$ 4,000	\$ 8,500	\$ 3,600	\$ 1,700	\$ 422	\$ 540	\$ 6,000	\$	500
CIP PROJ MANAGEMENT 5%	170,007	40,000	20,000	42,500	17,829	9,191	2,112	2,710	33,160	2,505	
DESIGN / ENGINEERING	221,497			30,000	53486	25,181	6,335	8,129	90,852	7,514	
SURVEY	15,000	15,000									
BUILDINGS	3,376,657	850,000	400,000	850,000	356,578	167,879	42,231	54,193	605,682	50,094	
IMPROVEMENTS	50,000		50,000								
PROJECT ADMIN. (CONST.)	308,042	80,000	40,000	85,000	25,616	36,766	2,000	3,000	33,160	2,500	
CONTINGENCY/PERMITS	637,088	160,000	80,000	160,000	71,316	15,948	8,400	10,800	120,606	10,018	
SALES TAX	309,584	80,750	42,750	80,750	33,875		4,012	5,148	57,540	4,759	
OTHER	2,250	1,500		750							
EQUIPMENT	125,000	50,000		25,000					50,000		
TOTAL	\$ 5,248,887	\$ 1,285,750	\$ 636,750	\$ 1,282,500	\$ 562,300	\$ 256,665	\$ 65,512	\$ 84,520	\$ 997,000	\$ 77,890	

[illegible]

*Excludes FY 11 Amd

[illegible]

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2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY

General Government

PROJECT NO.

PROJECT STATUS:

Preliminary Estimate

Plans in Preparation

P.S.E. Complete

PROJECT

Proposed Beach Park Historic District Park Improvements Utility Tax Projects

LOCATION

DESCRIPTION:

Capital projects proposed to be funded by Proposition 1 Utility Tax increase of 1% to be bonded over a 20 year period for the rehabilitation of the Des Moines Beach Park Historic District. Upon completion of the projects, the 1% portion of the utility tax increase would end.

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	Play Area	Wood Bridge	Turf/Irrigation	Road/Parking	Utilities		
ADMINISTRATION	\$ 6,100	\$ 1,250	\$ 300	\$ 1,300	\$ 1,750	\$ 1,500		
CIP PROJ MANAGEMENT 5%	28,500	6,250	1,500	6,500	8,750	5,500		
DESIGN / ENGINEERING	31,250	18,750	2,000		5000	5,500		
SURVEY	3,000		1,000			2,000		
BUILDINGS	-							
IMPROVEMENTS	570,000	125,000	30,000	130,000	175,000	110,000		
PROJECT ADMIN. (CONST.)	5,000				5,000			
CONTINGENCY/PERMITS	81,550	25,000	12,650	12,350	15,000	16,550		
SALES TAX	41,800	11,875	2,850		16,625	10,450		
OTHER	-							
EQUIPMENT	-							
TOTAL	\$ 767,200	\$ 188,125	\$ 50,300	\$ 150,150	\$ 227,125	\$ 151,500		

FUNDING SOURCES

	TOTAL*	Play Area	Wood Bridge	Turf	Road/Parking	Utilities		
Utility Tax 1%	\$ 767,200							
Other	-							
TOTAL	\$ 767,200	\$ -						

*Excludes FY 11 Amd

OPERATING COSTS

	TOTAL*	Play Area	Wood Bridge	Turf	Road/Parking	Utilities	Trails	Bulkhead	Uplands
Annual M & O	87,500	3000		48000	6500		6000	12000	12000
Repair and Replacement Fund	9,999	5000	1666	3333					
TOTAL	97,499	8000	1666	51333	6500	\$ -	6000	12000	12000

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2012 - 2017 CAPITAL IMPROVEMENT PLAN Municipal Capital

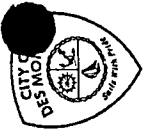
CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	
PROJECT	Field House Park Ballfield #1 Backstop Netting	PROJECT STATUS:	Preliminary Estimate
LOCATION	1000 South 220th Street		Plans in Preparation
DESCRIPTION:	Provide backstop netting to field #1 for baseball/multi-use.		P.S.E. Complete

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	Prior Yrs	FY 09 Act	FY 10 Act	FY 11 Est.	FY 11 Amd	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 3,868	\$ 251	\$ 2,465	\$ 652				\$ 500		
CIP PROJ MGT 1.5	5,973		973					5,000		
DESIGN / ENGINEERING	83,438	28,643	32,110	12,685				10,000		
IMPROVEMENTS	358,184		204,058	84,126				70,000		
INSPECTION / PROJ. MGT.	-									
CONTINGENCY	10,000							10,000		
SALES TAX	6,650							6,650		
OTHER/PERMITS	18,324	490	13,113	221				4,500		
TOTAL	\$ 486,437	\$ 29,384	\$ 252,719	\$ 97,684	\$ -	\$ -	\$ -	\$ 106,650		

FUNDING SOURCES	TOTAL*	Prior Yrs	FY 09 Act	FY 10 Act	FY 11 Est.	FY 11 Amd	FY 12	FY 13	FY 14	FY 15
REET	\$ 31,650	\$ -	\$ -					\$ 31,650		
MCI	69,807	3,512	22,678	43,617						
KCYS Grant (unconf)	150,000	-	75,000					75,000		
RCO (Youth Ath Fac-conf)	75,000	-	22,953	52,047			-			
Mariners Grant (confirmed)	100,000		100,000							
Park In Lieu	59,980	25,872	32,088	2,020						
TOTAL	\$ 486,437	\$ 29,384	\$ 252,719	\$ 97,684	\$ -	\$ -	\$ -	\$ 106,650		



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.047-0X
PROJECT	Park and Playground Repair & Replacement - Parkside Park	PROJECT STATUS:	
		Preliminary Estimate	X
		Plans in Preparation	
LOCATION	25th Ave. S. & S. 244th St.	Budget status:	unfunded

DESCRIPTION: Parkside Park Improvements include site grading to improve site access, sightlines, safety and security as identified in the 2010 Parks Master Plan. Play equipment and sports court would be relocated in more visible location. May be partially funded by DNR due to ASARCO issues.

EXPENDITURE SCHEDULE										
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est.	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 2,850					\$ 2,850				
CIP PROJ MGT 1.5	4,289					4,289				
DESIGN / ENGINEERING	40,000					40,000				
LAND	-									
BUILDINGS	-									
IMPROVEMENTS	250,000					250,000				
INSPECTION / PROJ. MGT.	15,000					15,000				
CONTINGENCY	25,000					25,000				
SALES TAX	23,750					23,750				
OTHER	-									
TOTAL	\$ 360,889					\$ 360,889				

FUNDING SOURCES	TOTAL*	FY 10 Act	FY 11 Est.	FY 11 Amd	FY 12	FY 13	FY 15	FY 16	FY 17
UNFUNDED:									
TBD/CDBG	\$ 360,889					\$ 360,889			
TBD/REET	-								
Park In Lieu	-								
TOTAL	\$ 360,889					\$ 360,889			



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.046-02
PROJECT	Steven J. Underwood Memorial Park Phase C-2	PROJECT STATUS:	Preliminary Estimate
LOCATION	21800 20th Avenue South		Plans in Preparation
DESCRIPTION:	Improvements needed to complete Steven J. Underwood Memorial Park: 2012-landscaping for hillside and plaza required by code.		P.S.E. Complete

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 911						\$ 911			
CIP PROJ MANAGEMENT	1,821						1,821			
DESIGN / ENGINEERING	7,000						7,000			
LAND	-									
BUILDINGS	-									
IMPROVEMENTS	69,000						69,000			
INSPECTION / PERMITS	2,000						2,000			
CONTINGENCY	7,000						7,000			
SALES TAX	6,072						6,072			
TOTAL	\$ 93,804						\$ 93,804			

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET	\$ 28,475						\$ 28,475			
TBD	-						-			
IAC	-									
MCI	65,329						65,329			
Contributions	-									
Legacy Foundation	-									
Park-in-Lieu	-									
TOTAL	\$ 93,804					\$ -	\$ 93,804			



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.046-07
PROJECT	Steven J. Underwood Memorial Park Master Plan Update	PROJECT STATUS:	
LOCATION	21800 20th Avenue South	Preliminary Estimate	X
DESCRIPTION:	Improvements needed to complete Steven J. Underwood Memorial Park: 2010-Park Master Plan Update (includes Activity Center site), parking lot design; 2014-2015 parking lot construction, drainage and signage.	Plans in Preparation	
		P.S.E. Complete	

EXPENDITURE SCHEDULE										
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 3,790						\$ 790	\$ 3,000		
CIP PROJ MANAGEMENT	3,000							3,000		
DESIGN / ENGINEERING	40,000						40,000			
MASTER PLAN	30,000						30,000			
BUILDINGS	-									
IMPROVEMENTS	250,000							250,000		
INSPECTION / PERMITS	20,000							20,000		
CONTINGENCY	17,000						7,000	10,000		
SALES TAX	22,250							22,250		
TOTAL	\$ 386,040						\$ 77,790	\$ 308,250		

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET1	\$ -						\$ -	-		
REET2	-									
RCO	-									
Park-in-Lieu	168,350						77,790	90,560	-	-
Donations	-									
Tsf from General Fund	-									
FUNDED:	\$ 168,350						\$ 77,790	\$ 90,560	\$ -	\$ -
UNFUNDED:	-									
TBD/REET	\$ 217,690						\$ -	\$ 217,690	\$ -	\$ -



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY General Government PROJECT NO. 310.046-07

PROJECT Steven J. Underwood Memorial Park Master Plan Update PROJECT STATUS: Preliminary Estimate X

LOCATION 21800 20th Avenue South Plans in Preparation

DESCRIPTION: Improvements needed to complete Steven J. Underwood Memorial Park: 2010-Park Master Plan Update (includes Activity Center site), parking lot design; 2014-2015 parking lot construction, drainage and signage. P.S.E. Complete

EXPENDITURE SCHEDULE											
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	
ADMINISTRATION	\$ 3,790						\$ 790	\$ 3,000			
CIP PROJ MANAGEMENT	3,000							3,000			
DESIGN / ENGINEERING	40,000						40,000				
MASTER PLAN	30,000						30,000				
BUILDINGS	-										
IMPROVEMENTS	250,000							250,000			
INSPECTION / PERMITS	20,000							20,000			
CONTINGENCY	17,000						7,000	10,000			
SALES TAX	22,250							22,250			
TOTAL	\$ 386,040						\$ 77,790	\$ 308,250			

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	
REET1	\$ -				\$ -	\$ -	\$ -	\$ -			
REET2	-										
RCO	-										
Park-in-Lieu	168,350						77,790	90,560	-		
Donations	-										
Tsf from General Fund	-										
FUNDED:	\$ 168,350				\$ -		\$ 77,790	\$ 90,560	\$ -	\$ -	
UNFUNDED:	-										
TBD/REET	\$ 217,690						\$ -	\$ 217,690	\$ -	\$ -	



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310,700-XX
PROJECT	Activity Center Emergency Generator	PROJECT STATUS:	Preliminary Estimate Plans in Preparation P.S.E. Complete
LOCATION	2045 S 216th St		X

DESCRIPTION: Install a new 125 Kw emergency generator outside at the Activity Center to allow operations during power outages and emergency situations.

EXPENDITURE SCHEDULE											
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	
ADMINISTRATION	\$ 2,000						\$ 2,000				
CIP PROJ MANAGEMENT	2,900						2,900				
DESIGN / ENGINEERING	4,600						4,600				
LAND	-										
BUILDINGS	-										
IMPROVEMENTS	73,200						73,200				
INSPECTION / PERMITS	2,400						2,400				
CONTINGENCY	-										
SALES TAX	6,900						6,900				
OTHER	-										
TOTAL	\$ 92,000				\$ -		\$ 92,000				

FUNDING SOURCES	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
UNFUNDED:										
TBD	\$ 92,000						\$ 92,000			
	-									
TOTAL	\$ 92,000				\$ -		\$ 92,000			

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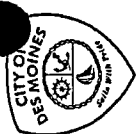
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DATE	DESCRIPTION	AMOUNT
1906	CASH ON HAND	100.00
1907	PAYROLL	50.00
1908	EQUIPMENT	200.00
1909	REPAIRS	75.00
1910	DEPRECIATION	125.00
1911	TOTAL	550.00



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.047-594
PROJECT	Park Lifecycle Repair & Replacement Projects	PROJECT STATUS:	
LOCATION	City of Des Moines	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

DESCRIPTION: This project makes necessary repairs and other improvements to existing parks and playgrounds by providing an ongoing lifecycle fund for equipment and amenity replacement based on priorities from the 2010 Parks, Recreation and Senior Services Master Plan. Improvements are proposed at Wootton Park, Memorial Park, and Field House Park.

PROPOSED IMPROVEMENTS: Replacement of park system play equipment, picnic tables, drinking fountains, lighting fixtures, shelters, benches, pathways, signage and other park amenities as needed due to age, safety regulations, deterioration and/or vandalism.

EXPENDITURE SCHEDULE											
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	
ADMINISTRATION	\$ 6,490							\$ 1,500	\$ 2,750	\$ 2,240	
Proj. Mgt.	8,699							2,300	4,159	2,240	
DESIGN/ENG	99,000							24,000	40,000	35,000	
IMPROVEMENTS	497,000							120,000	207,000	170,000	
CONTINGENCY	41,000							4,000	20,000	17,000	
SALES TAX	10,680							10,680			
PERMITS	7,000								5,000	2,000	
TOTAL	\$ 669,869							\$ 162,480	\$ 278,909	\$ 228,480	

FUNDING SOURCE	TOTAL	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
REET	\$ 73,300						\$ -	\$ -	\$ 36,650	\$ 36,650
Park In Lieu	21,650							21,650		
TBD	574,919							140,830	242,259	191,830
TOTAL	\$ 669,869							\$ 162,480	\$ 278,909	\$ 228,480



Department of Health and Human Services

Office of the Assistant Secretary for Health

Washington, D.C. 20492

Office of the Assistant Secretary for Health

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2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.XXX-XX
PROJECT	Midway Park Expansion: Land Acquisition & Development	PROJECT STATUS:	Preliminary Estimate ☒ X
LOCATION	2900 S. 221st Street	Plans in Preparation	☐
DESCRIPTION:	Park Land Acquisition: Acquisition of two of four lots on west side of park and development of park expansion to West. (See Pacific Ridge Prototype Park.)	P.S.E. Complete	☐

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 10,000							\$ 10,000		
PROJECT MANAGER	10,000							10,000		
DESIGN/ENG	-									
LAND	1,000,000							1,000,000		
BUILDINGS	-									
IMPROVEMENTS	-									
INSPECTION	-									
CONTINGENCY	-									
SALES TAX	-									
OTHER	-									
TOTAL	\$ 1,020,000	\$ -	\$ -					\$ 1,020,000		

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
UNFUNDED:										
TBD	\$ 970,000							\$ 970,000		
Park Fee In Lieu	50,000							50,000		
TOTAL	\$ 1,020,000							\$ 1,020,000		



2012 - 2017 CAPITAL IMPROVEMENT PLAN Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.046-XX
PROJECT	Steven J. Underwood Memorial Park	PROJECT STATUS:	
		Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

LOCATION 21800 20th Avenue South

DESCRIPTION: Improvements needed to complete Steven J. Underwood Memorial Park: 2017 & beyond- soccer field and field lighting and parking area.

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 12,500									\$ 12,500
CIP PROJ MANAGEMENT	12,500									12,500
DESIGN / ENGINEERING	150,000									150,000
LAND	-									
BUILDINGS	-									
IMPROVEMENTS	1,000,000									1,000,000
INSPECTION / PERMITS	50,000									50,000
CONTINGENCY	98,000									98,000
SALES TAX	95,000									95,000
TOTAL	\$ 1,418,000									\$ 1,418,000

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
RCO (FORMERLY IAC)	\$ 500,000									\$ 500,000
MCI	-									
Contributions	-									
Legacy Foundation	-									
TBD/REET	818,000									818,000
Park-in-Lieu	100,000									100,000
TOTAL	\$ 1,418,000									\$ 1,418,000

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The figure consists of 12 small, vertically aligned line drawings of a chick embryo at different stages of development. The first drawing at the top shows a single cell with a nucleus. Subsequent drawings show the formation of a blastoderm, the appearance of a yolk sac, and the development of the embryo's body. The final drawing at the bottom shows a fully formed chick with its head and beak visible, and the eggshell broken open.

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2012 - 2017 CAPITAL IMPROVEMENT PLAN

Municipal Capital Improvement

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	General Government	PROJECT NO.	310.XXX
PROJECT	South Des Moines Park Acquisition	Project Type:	
LOCATION		Council Goals met:	
		Council Objectives met:	
		Project Status	

DESCRIPTION: Acquisition of park land to serve the south Des Moines recreational needs identified as a Priority 1 project in the 2010 Parks and Recreation Master Plan.

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMIN (CITY STAFF)	\$ 20,000									\$ 20,000
CIP PROJ MANAGEMENT	20,000									20,000
DESIGN / ENGINEERING	-									
LAND	2,000,000									2,000,000
BUILDINGS	-									
IMPROVEMENTS	-									
INSPECTION	10,000									10,000
CONTINGENCY	-									
SALES TAX	-									
OTHER	-									
TOTAL	\$ 2,050,000									\$ 2,050,000

FUNDING SOURCES	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
TBD	\$ 1,000,000									\$ 1,000,000
RCO	1,000,000									1,000,000
Impact Fees	50,000									50,000
TOTAL	\$ 2,050,000									\$ 2,050,000

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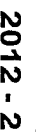
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2012 - 2017 APPROV

	Project No.	2009 Act	2010 Act	2011 Est	2011 Amd	2012	2013	2014	2015
UNIDENTIFIED FUNDING SOURCES									
To Be Determined	Playground Repair & Repl - Beach Park	\$ -		\$ -	\$ -	\$ -	\$ 168,125	\$ -	\$ -
To Be Determined	Park Lifecycle Repair & Repl				-	-	-	-	-
To Be Determined	Playground Repair & Repl - Parkside Park				-	-	360,889	-	-
To Be Determined	City Hall Parking Lot Rebuild				-	-	-	60,000	-
To Be Determined	Midway Park Expansion				-	-	-	1,020,000	-
To Be Determined	City Hall/Engineering Emerg Generator				-	-	-	178,200	-
To Be Determined	Activity Center Emergency Generator				-	-	-	92,000	-
To Be Determined	PD Storage Bldg for Seized Property				-	-	-	-	-
To Be Determined	Demo Sonju Property Outbuildings				-	-	-	43,300	-
To Be Determined	PBPW Facilities Master Plan				-	-	-	108,000	-
To Be Determined	Entryway Signage/Waterfront District				-	-	-	126,610	-
To Be Determined	Steven J Underwood Meml Park C-3 Parking Lot				-	-	-	-	-
To Be Determined	SJUM Park C-4 Soccer Field				-	-	-	-	-
To Be Determined	South DM Park Acquisition				-	-	-	-	-
To Be Determined	DMBP-Rehab/Dining Hall				-	-	1,285,750	-	-
To Be Determined	DMBP-Rehab/Sun Home Lodge				-	-	1,282,500	-	-
To Be Determined	DMBP-Rehab/Picnic Shelter-Restroom Bldg				-	-	636,750	-	-
To Be Determined	Beach Park Founders Lodge Repairs				-	-	997,000	-	-
Other Beach Park Projects:									
To Be Determined	Carlson House Rehabilitation						256,665	-	-
To Be Determined	Turf Repair and Irrigation Projects						150,150	-	-
To Be Determined	Restroom Building Rehabilitation						562,300	-	-
To Be Determined	Roadside Cabin Rehabilitation						84,520	-	-
To Be Determined	Roadway & Parking Overlays						227,125	-	-
To Be Determined	Sports Cabin Rehabilitation						65,512	-	-
To Be Determined	Undergrounding Utilities						151,500	-	-
To Be Determined	Replace Wooden Bridge over DM Creek						50,300	-	-
To Be Determined	Caretakers Cabin Rehabilitation						77,890	-	-
TOTAL UNIDENTIFIED REVENUES		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503,586	\$ 1,501,500	\$ -
TOTAL REVENUES & FUND BALANCE		\$ 2,588,245	\$ 3,298,006	\$ 2,913,720	\$ 2,925,067	\$ 755,128	\$ 7,167,114	\$ 2,092,924	\$ 1,111,111

2012 - 2017 CAPITAL IMPROVEMENT PLAN	Municipal Capital Improvement
--------------------------------------	-------------------------------

Project No.	2009 Act	2010 Act	2011 Est	2011 Amd	2012 - 2017 APPROVED CIP						2012-2017 6 - YEAR TOTAL
					2012	2013	2014	2015	2016	2017	
310.050.100	\$ 115,047	\$ 903,106	\$ 553,565	\$ 553,565	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,000
310.050.200	38,543	66,801	371,106	371,106	750	1,285,750	93,375	-	-	-	93,375
310.050.202	-	8,178	-	-	-	1,282,500	-	-	-	-	1,286,500
310.050.201	-	2,755	-	-	-	636,750	-	-	-	-	1,282,500
						562,300					636,750
						997,000					562,300
											997,000
310.052.000	558,131	663,280	105,932	105,932	-	-	-	-	-	-	
	63,829	340,200	50,484	50,484	-	-	-	-	-	-	
	252,719	97,684	-	-	-	106,650	-	-	-	-	106,650
	38,521	902	-	-	-	-	-	-	-	-	
	5	-	100,000	100,000	200,000	-	-	-	-	-	200,000
	-	-	-	-	-	188,125	-	-	-	-	188,125
	40,634	-	-	-	-	-	-	162,480	278,909	228,480	669,869
	-	-	-	-	-	-	-	-	-	-	
	6,641	-	-	-	-	-	-	-	-	-	
	1,448	-	-	-	-	-	-	-	-	-	
	4,452	8,881	109,383	109,383	-	-	-	-	-	-	
	-	-	-	-	-	93,804	-	-	-	-	93,804
	-	-	-	-	-	-	77,790	308,250	-	-	386,040
	-	-	-	-	-	360,889	-	-	-	-	360,889
	-	-	-	-	-	-	60,000	-	-	-	60,000
	-	-	-	-	-	-	178,200	-	-	-	178,200
	-	-	-	-	-	-	92,000	-	-	-	92,000
	-	-	-	-	-	-	-	300,000	-	-	300,000
	-	-	-	-	-	-	43,300	-	-	-	43,300
	-	-	-	-	-	-	108,000	-	-	-	108,000
	-	-	-	-	-	126,610	-	-	-	-	126,610
	-	-	-	-	-	-	1,020,000	-	-	-	1,020,000
	-	-	-	-	-	-	-	-	-	-	1,418,000
	-	-	-	-	-	-	-	-	-	-	2,050,000
	25,378	5,422	543,578	543,578	-	-	-	-	-	-	
	-	-	440,000	440,000	-	-	-	-	-	-	
						256,665	-	-	-	-	256,665
						150,150	-	-	-	-	150,150
						84,520	-	-	-	-	84,520
						227,125	-	-	-	-	227,125
						65,512	-	-	-	-	65,512
						151,500	-	-	-	-	151,500
						50,300	-	-	-	-	50,300

2012 - 2017 APPROV

2012 - 2017 CAPITAL IMPROVEMENT PLAN												
Municipal Capital Improvement												
Project No.	2009 Act	2010 Act	2011 Est	2011 Amd	2012	2013	2014	2015	2016	2017	2012-2017 6 - YEAR TOTAL	
											APPROVED CIP	
	\$ 97,185	\$ 134,732	\$ 130,732	\$ 131,050	\$ 126,750	\$ 122,750	\$ 123,750	\$ 119,550	\$ 125,088	\$ 125,200	\$ 743,088	
Bonds	128,635	-	212	-	-	-	-	-	-	-	-	
	300,000	200,000	250,000	250,000	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000	
	525,820	334,732	380,944	381,050	326,750	322,750	323,750	319,550	325,088	325,200	1,943,088	
OPERATING TRANSFERS	1,671,168	2,431,941	2,654,992	2,655,098	672,500	7,026,790	1,996,415	1,090,280	603,997	4,021,680	15,411,662	
TOTAL EXPENDITURES	\$ 917,077	\$ 866,065	\$ 258,728	\$ 269,969	\$ 82,628	\$ 140,324	\$ 96,509	\$ 77,987	\$ 129,399	\$ 39,199	\$ 39,199	
ENDING FUND BALANCE	\$ 11,347	\$ -	\$ 20,000	\$ 50,000	\$ 40,000	\$ 90,000	\$ 62,210	\$ -	\$ 50,000	\$ -	\$ -	
	2,000	-	-	-	-	-	-	-	-	-	-	
auditorium	35,000	-	-	-	-	-	-	-	-	-	-	
auditorium	5,952	-	-	-	-	-	-	-	-	-	-	
auditorium	134,020	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	
ining Hall	49,578	49,578	-	-	-	-	-	-	-	-	-	
n Trail Improvements	100,917	151,855	104,055	151,855	9,055	14,055	14,055	14,055	14,055	14,055	14,055	
	299,631	244,154	125,824	203,624	50,824	105,824	78,034	15,824	65,824	15,824	15,824	
RESERVED FUND BALANCE	\$ 617,446	\$ 621,911	\$ 132,904	\$ 66,345	\$ 31,804	\$ 34,500	\$ 18,475	\$ 62,163	\$ 63,575	\$ 23,375	\$ 23,375	
RESERVED FUND BALANCE												



2012 - 2

2012 - 2017 APPROV

		Project No.	2009 Act	2010 Act	2011 Est	2011 Amd	2012	2013	2014	2015
PORTION OF PROJECTS FUNDED BY PARK IN LIEU										
Fieldhouse Park Ballfield Expansion			\$ 32,088	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fieldhouse Park Playground Equipment Installation			-	18,445	-	-	-	-	-	-
Steven J Underwood Memorial Park C-3 Parking Lot			-	-	-	-	-	-	77,790	-
Steven J Underwood Memorial Park C-4 Soccer Field			-	-	-	-	-	-	-	-
Lifecycle Park Replacement Projects			-	-	-	-	-	-	-	-
TOTAL FUNDED BY PARK IN LIEU			\$ 32,088	\$ 20,465	\$ -	\$ -	\$ -	\$ -	\$ 77,790	\$ -
PORTION OF PROJECTS FUNDED BY IMPACT FEES										
South DM Park Acquisition			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDED BY IMPACT FEES			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PORTION OF PROJECTS FUNDED BY REET										
Des Moines Beach Park Rehab-Auditorium			\$ -	171,321	\$ 469,786	\$ 469,786	\$ 73,250	\$ -	\$ -	\$ -
Des Moines Beach Park Rehab-Auditorium Roof Replacement			-	(224,317)	-	74,672	-	-	93,375	-
Des Moines Beach Park Rehab-Dining Hall			-	2,765	62,141	-	-	-	-	-
Des Moines Beach Park Rehab-Picnic Shelter/Restroom Bldg			-	8,178	-	-	-	-	-	-
Des Moines Beach Park Rehab-Sun Home Lodge			-	50,475	11,441	11,441	-	-	-	-
Grandstand Restoration			-	-	-	-	-	-	-	-
Field House Park Ballfield Expansion			-	-	-	-	-	-	-	-
Playground Repair and Replacement - Field House Park			28,521	(17,543)	-	-	-	-	31,650	-
Field House Renovation			-	-	21,337	21,337	-	-	-	-
Steven J Underwood Memorial Park C-2 Landscaping			-	-	-	-	-	-	28,475	-
Lifecycle Park Replacement Projects			-	-	-	-	-	-	-	-
Debt-1997 GO Bond-City Hall Expansion / 2008 Refunding Bonds			-	134,732	130,732	131,050	126,750	122,750	123,750	-
Transfer to Transportation CIP Fund			244,338	200,000	250,000	250,000	200,000	200,000	200,000	-
TOTAL AMOUNT FUNDED BY REET			\$ 329,688	\$ 325,601	\$ 945,437	\$ 958,286	\$ 400,000	\$ 382,875	\$ 417,125	\$ -



2012 - 20

2012 - 2017 APPROV

Project No.

2009 Act

2010 Act

2011 Est

2011 Amd

2012

2013

2014

20

PORTION OF PROJECTS FUNDED BY FUND BALANCE

Des Moines Beach Park Rehab-Auditorium	\$ -	\$ 5,173	\$ 34,827	\$ 34,827	\$ 51,750	\$ -	\$ -
Des Moines Beach Park Rehab-Dining Hall	-	-	-	-	-	-	-
Grandstand Restoration	7,000	58,400	(58,400)	(58,400)	750	-	-
DM Creek Trail W/L-Downtown Connections	56,218	(14,161)	(42,743)	(42,743)	-	-	-
DM Urban Trail Improvements	-	-	-	-	50,000	(50,000)	-
Storefront Studio	1,448	-	-	-	-	-	-
Field House Renovation	4,452	8,881	53,046	53,046	-	-	-
Field House Park Ballfield Expansion	22,678	43,617	-	-	-	-	-
Parks & Recreation Master Plan	40,634	-	-	-	-	-	-
Steven J Underwood Meme Park C-2 Landscaping	(1,323)	-	-	-	-	65,329	-
Remodel Main PD Station	97,185	-	-	-	-	-	-
Debt-1998 GO Bond-Myers land (Less portion for 4.14 acres)	128,635	-	212	-	-	-	-
Debt-1997 GO Bond-City Hall Expansion / 2008 Refunding Bonds	55,662	-	63,203	63,203	-	-	-
Interfund Loan Interest	25,378	5,422	-	-	-	-	-
Transfer to Transportation CIP Fund	437,967	107,332	50,145	49,933	102,500	15,329	-
Beach Park Jan 09 Mudslide							
TOTAL AMOUNT FUNDED BY FUND BALANCE							

Interest Rate

0.25%

0.50%

1.00%

Verify Sources = Expenditures Less Revenue Sources

Fund Balance Breakdown:

Park Levy	\$100,917	\$151,855	\$104,055	\$151,855	\$9,055	\$14,055	\$14,055
Park In-Lieu	\$11,347	\$0	\$20,000	\$50,000	\$40,000	\$90,000	\$62,210
REET	\$496,586	\$601,968	\$12,531	-\$56,318	\$12,531	\$29,656	\$12,531
MCI	\$120,859	\$19,943	\$120,373	\$122,663	\$19,273	\$4,844	\$5,944
Open Space	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769
CTED 2003/2005 Auditorium	\$134,020	\$0	\$0	\$0	\$0	\$0	\$0
2007 Donation Trail	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0
Contractor Liquidated Damages	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0
CBIC Contractor Bid Payment	\$0	\$5,952	\$0	\$0	\$0	\$0	\$0
K City DMBP Rehab (Auditorium)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance Recoveries	\$49,578	\$49,578	\$0	\$0	\$0	\$0	\$0
FEMADining Room Foundation	\$0	\$0	\$12,531	\$0	\$0	\$0	\$0
	\$917,076	\$866,065	\$271,259	\$269,969	\$82,628	\$140,324	\$96,509

Fund Balance per CIP Schedule

\$917,077

\$866,065

\$258,728

\$269,969

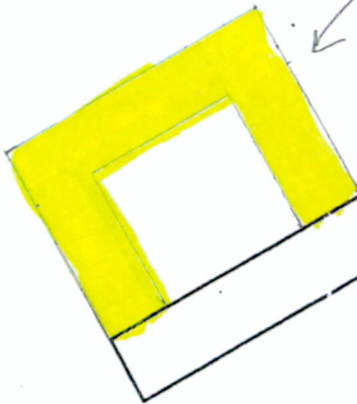
\$82,628

\$140,324

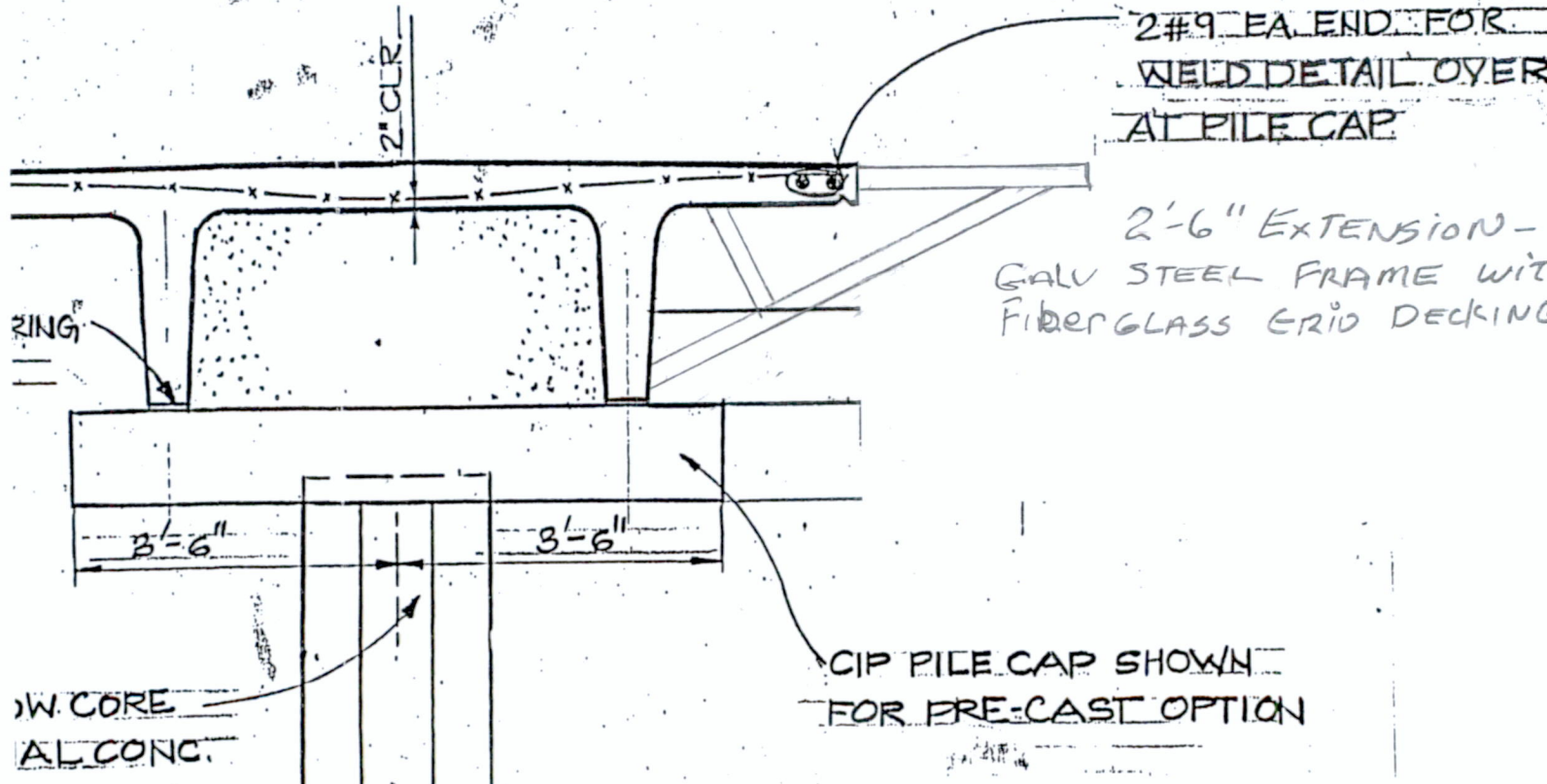
\$96,509

200 Sq ft Added To
EST END of Pier

FISHING PIER WIDENED
FROM 10 TO 14'-15'



FISHING PIER



WAVE VANES - FOUR 60'
SECTIONS

WAVE EXPENDER

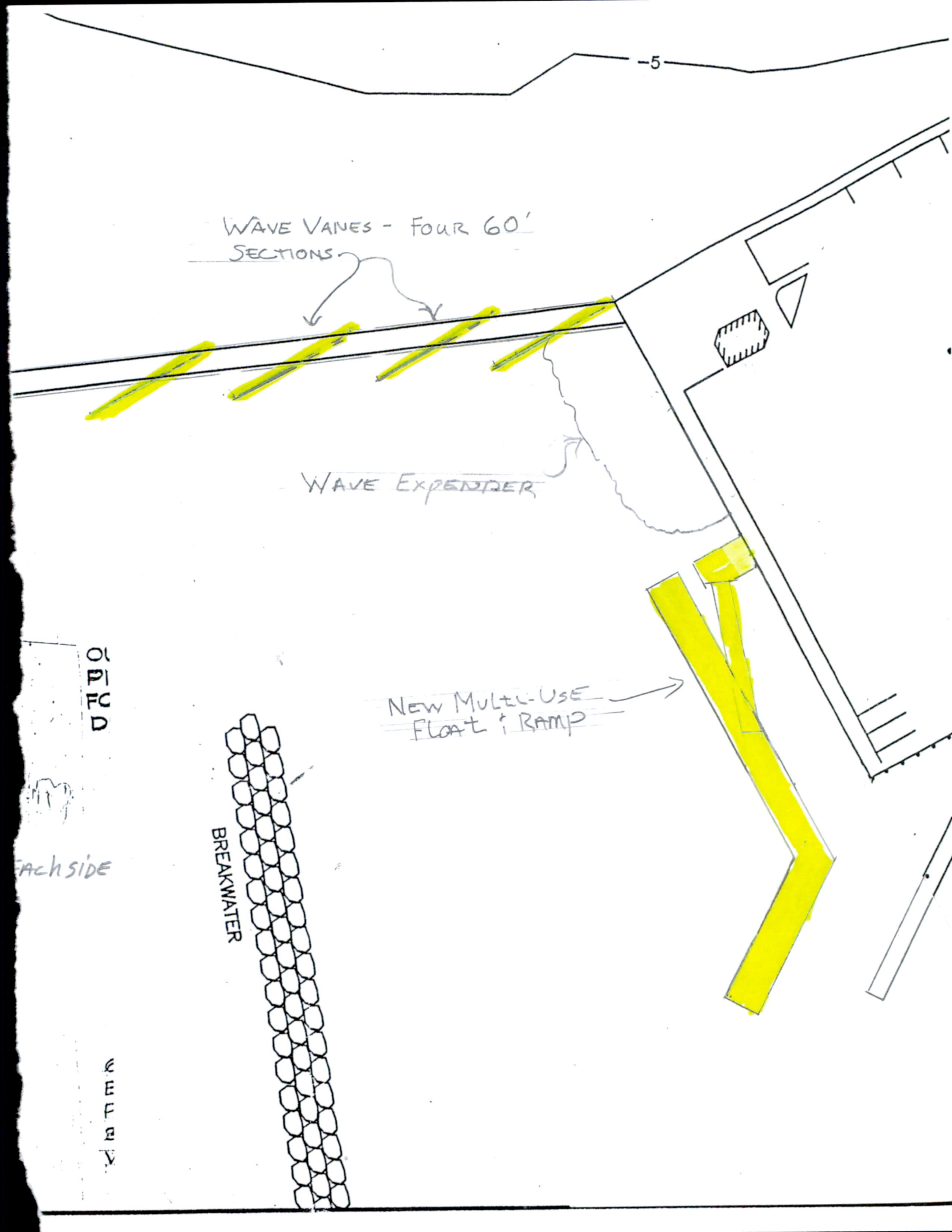
NEW MULTI-USE
FLOAT & RAMP

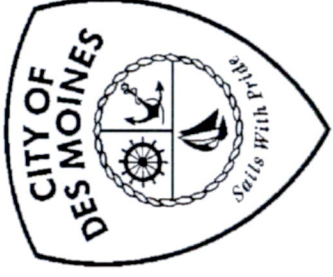
BREAKWATER

each side

OLD
POND

SEE
PAGE





City of Des Moines

2012 – 2017 CIP Marina & Municipal Capital Improvement

Marina 2012 - 2017 CIP

- Projects completed in 2011
 - North Marina Renovation Projects
 - Bulkhead Replacement – A
 - Storm Water Outfall Relocation
 - Relocation 12.5 KV Power Lines
 - Replacement of Boat Lift Pier
 - Boat Yard Configuration
 - Bulkhead Replacement – B
 - Utility Relocations

Marina 2012 - 2017 CIP

- Small Improvement projects completed in 2011
 - Fuel System Upgrades
- Misc projects completed in 2011
 - Custom Canopy for New Activity Float

Marina 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
Small Improvements:						
Security Camera Project						
Expenditure	\$ 29,218					
Funding Sources:						
Marina Contributions	29,218					
Miscellaneous:						
Permitting & Preliminary Design for Future Projects						
Expenditure	\$ 165,000					
Funding Sources:						
Marina Contributions	165,000					
Small Moorage Docks Reconfiguration						
Expenditure	\$ 120,000					
Funding Sources:						
Marina Contributions	120,000					

Marina 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
Miscellaneous:						
South Lot Restroom Project						
Expenditure	\$ 30,000					
Funding Sources:						
Marina Contributions	\$ 30,000					
Redondo Ramp Boarding Floats						
Expenditure	\$ 21,635	\$ 21,635	\$ 21,900			
Funding Sources:						
Marina Contributions	\$ 21,635	\$ 21,635	\$ 21,900			

Marina 2012 - 2017 CIP

	2012	2013	2014	2015	2016	2017
BEGINNING BALANCE	\$242,262	\$ 43,410	\$ 223,175	\$ 402,975	\$ 607,675	\$ 816,475
LOCAL REVENUES						
Interest Earnings	\$ 2,000	\$ 1,400	\$ 1,700	\$ 4,700	\$ 8,800	\$ 14,200
Other One-Time Marina Capital Contributions	165,000	200,000	200,000	200,000	200,000	200,000
Tsf From Marina Revenue Fund (Debt Pmts)	769,951	814,546	841,731	842,111	840,419	842,866
TOTAL LOCAL REVENUES	\$ 936,951	\$ 1,015,946	\$ 1,043,431	\$ 1,046,811	\$ 1,049,219	\$ 1,057,066
PROJECT REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES & FUND BALANCE	\$1,179,213	\$ 1,059,356	\$ 1,266,606	\$ 1,449,786	\$ 1,656,894	\$ 1,873,541
TOTAL PROJECT EXPENDITURES	\$ 365,853	\$ 21,635	\$ 21,900	\$ -	\$ -	\$ -
TOTAL DEBT EXPENSES	769,951	814,546	841,731	842,111	840,419	842,866
TOTAL EXPENDITURES	\$ 1,135,804	\$ 836,181	\$ 863,631	\$ 842,111	\$ 840,419	\$ 842,866
UNRESERVED FUND BALANCE	\$43,410	\$ 223,175	\$ 402,975	\$ 607,675	\$ 816,475	\$ 1,030,675

2012 - 2017 CAPITAL IMPROVEMENT PLAN											
MARINA											
2012 - 2017 PROPOSED CIP											
Proj No.	2010 Actual	2011 Year-End Estimate	2011 Budget Amended	2012	2013	2014	2015	2016	2017	2012-2017 6-YEAR TOTAL	
BEGINNING FUND BALANCE	\$ 5,235,982	\$ 546,521	\$ 546,522	\$ 242,262	\$ 43,410	\$ 223,175	\$ 402,975	\$ 607,675	\$ 816,475	\$ 242,262	
LOCAL REVENUES											
Interest Earnings	\$ 26,274	\$ 3,968	\$ 7,300	\$ 2,000	\$ 1,400	\$ 1,700	\$ 4,700	\$ 8,800	\$ 14,200	\$ 32,800	
Miscellaneous	5,196	-	-	-	-	-	-	-	-	-	
Transfer From Marina Revenue Fund (Debt Service and Capital Contributions)	678,513	722,946	722,946	934,951	1,014,546	1,041,731	1,042,111	1,040,419	1,042,866	6,116,624	
TOTAL LOCAL REVENUES	\$ 709,983	\$ 726,914	\$ 730,246	\$ 936,951	\$ 1,015,946	\$ 1,043,431	\$ 1,046,811	\$ 1,049,219	\$ 1,057,066	\$ 6,149,424	
PROJECT REVENUES											
Port Security Grant	\$ -	\$ -	\$ 767,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boating Facilities Program Grant/Bulkhead Replacement-A	\$ -	\$ -	\$ 767,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL PROJECT REVENUES	\$ -	\$ -	\$ 767,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES & FUND BALANCE	\$ 5,945,965	\$ 1,273,435	\$ 2,044,011	\$ 1,179,213	\$ 1,059,356	\$ 1,286,606	\$ 1,449,786	\$ 1,656,894	\$ 1,873,541	\$ 6,391,686	
PROJECT EXPENDITURES											
North Marina Renovation Projects											
Bulkhead Replacement-A	\$ 2,182,345	\$ 74,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Storm Water Outfall Relocation	156,575	679	-	-	-	-	-	-	-	-	
Relocate 12.5 KV Power Lines	1,090,966	23,237	-	-	-	-	-	-	-	-	
Replace Boat Lift Pier	162,136	31,824	-	-	-	-	-	-	-	-	
Reconfigure Boat Yard	90,805	27,631	-	-	-	-	-	-	-	-	
Bulkhead Replacement-B	773,792	6,938	-	-	-	-	-	-	-	-	
Utility Relocations	185,295	26,110	-	-	-	-	-	-	-	-	
Small Improvements											
Security Camera Project	-	-	-	29,218	-	-	-	-	-	29,218	
Fuel System Upgrades	-	42,083	65,000	-	-	-	-	-	-	-	
Travel Lift Modifications - Lift Kit	7,137	-	-	-	-	-	-	-	-	-	
Miscellaneous Marina											
Permitting & Preliminary Design for Future Projects	-	-	-	165,000	-	-	-	-	-	165,000	
Small Moorage Docks Reconfiguration	-	13,000	150,000	120,000	-	-	-	-	-	120,000	
South Lot Restroom Project	-	-	30,000	30,000	-	-	-	-	-	30,000	
Redondo Ramp Boarding Floats	-	-	21,635	21,635	21,900	-	-	-	-	65,170	
Water Main Relocation	62,859	4,196	-	-	-	-	-	-	-	-	
Port Security Grant Program Project	-	25,442	1,022,991	-	-	-	-	-	-	-	
Custom Canopy for New Activity Float	-	32,850	32,850	-	-	-	-	-	-	-	
TOTAL PROJECT EXPENDITURES	\$ 4,720,931	\$ 308,263	\$ 1,300,841	\$ 365,853	\$ 21,635	\$ 21,900	\$ -	\$ -	\$ -	\$ 409,388	



2012 - 2017 CAPITAL IMPROVEMENT PLAN

MARINA

2012 - 2017 PROPOSED CIP										
Proj No.	2010 Actual	2011 Year-End Estimate	2011 Budget Amended	2012	2013	2014	2015	2016	2017	2012-2017 6 - YEAR TOTAL
DEBT SERVICE EXPENSES										
Debt Service #1: 2002 Bond Issue	\$ 330,494	\$ 327,892	\$ 327,910	\$ 329,915	\$ 331,510	\$ 327,695	\$ 328,675	\$ 328,670	\$ 328,230	\$ 1,974,895
Debt Service #2: 2008 Bond Issue	348,020	395,018	395,036	440,036	483,036	514,036	513,436	511,749	514,636	2,976,929
TOTAL DEBT EXPENSES	\$ 678,513	\$ 722,910	\$ 722,946	\$ 769,951	\$ 814,546	\$ 841,731	\$ 842,111	\$ 840,419	\$ 842,866	\$ 4,951,824
TOTAL EXPENDITURES	\$ 5,399,444	\$ 1,031,173	\$ 2,023,787	\$ 1,135,804	\$ 836,181	\$ 863,631	\$ 842,111	\$ 840,419	\$ 842,866	\$ 5,361,012
ENDING FUND BALANCE	\$ 546,521	\$ 242,262	\$ 20,224	\$ 43,410	\$ 223,175	\$ 402,975	\$ 607,675	\$ 816,475	\$ 1,030,675	\$ 1,030,675
Reserved for Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNRESERVED FUND BALANCE										
	\$ 546,521	\$ 242,262	\$ 20,224	\$ 43,410	\$ 223,175	\$ 402,975	\$ 607,675	\$ 816,475	\$ 1,030,675	\$ 1,030,675
PORTION OF PROJECTS FUNDED BY FUND BALANCE										
North Marina Combined Projects										
Bulkhead Replacement A	\$ 191,486	\$ 74,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Water Outfall Relocation	26,251	679	-	-	-	-	-	-	-	-
Relocate 12.5 KV Power Lines	71,758	23,237	-	-	-	-	-	-	-	-
Replace Boat Lift Pier	42,691	31,824	-	-	-	-	-	-	-	-
Reconfigure Boat Yard	-	27,631	-	-	-	-	-	-	-	-
Bulkhead Replacement B	128,814	6,938	-	-	-	-	-	-	-	-
Utility Relocations	-	26,110	-	-	-	-	-	-	-	-
Small Improvements										
Security Camera Project	-	-	-	29,218	-	-	-	-	-	29,218
Fuel System Upgrades	-	42,083	65,000	-	-	-	-	-	-	-
Miscellaneous Marina										
Permitting & Preliminary Design for Future Projects				165,000	-	-	-	-	-	165,000
Small Moorage Docks Reconfiguration		13,000	150,000	120,000	-	-	-	-	-	270,000
South Lot Restroom Project	-	-	30,000	30,000	-	-	-	-	-	60,000
Redondo Ramp Boarding Floats				21,635	21,635	21,900	-	-	-	65,170
Dock Electric Upgrades (Open Moorage)				-	-	-	-	-	-	-
Port Security Grant Program Project	5,638	25,442	255,748	-	-	-	-	-	-	255,748
Canopy Structure for Activity Float		32,850	32,850	-	-	-	-	-	-	32,850
Debt Service Payments										
Debt Service #1: 2002 Bond Issue	330,494	327,892	327,910	329,915	331,510	327,695	328,675	328,670	328,230	1,974,375
Debt Service #2: 2008 Bond Issue	348,020	395,018	395,036	440,036	483,036	514,036	513,436	511,749	514,636	2,857,329
TOTAL USE OF FUND BALANCE	\$ 1,145,152	\$ 1,031,173	\$ 1,256,544	\$ 1,135,804	\$ 836,181	\$ 863,631	\$ 842,111	\$ 840,419	\$ 842,866	\$ 5,709,690



2012 - 2017 CAPITAL IMPROVEMENT PLAN											
MARINA											
2012 - 2017 PROPOSED CIP											
	Proj No.	2010 Actual	2011 Year- End Estimate	2011 Budget Amended	2012	2013	2014	2015	2016	2017	2012-2017 6 - YEAR TOTAL
PORTION OF PROJECTS FUNDED BY BOND PROCEEDS											
North Marina Combined Projects											
Bulkhead Replacement-A		1,990,858	-	-	-	-	-	-	-	-	-
Storm Water Outfall Relocation		130,324	-	-	-	-	-	-	-	-	-
Relocate 12.5 KV Power Lines		1,019,208	-	-	-	-	-	-	-	-	-
Replace Boat Lift Pier		119,445	-	-	-	-	-	-	-	-	-
Reconfigure Boat Yard		90,805	-	-	-	-	-	-	-	-	-
Bulkhead Replacement-B		644,978	-	-	-	-	-	-	-	-	-
Utility Relocations		185,295	-	-	-	-	-	-	-	-	-
Small Improvements											
Travel Lift Modifications - Lift Kit		7,137	-	-	-	-	-	-	-	-	-
Miscellaneous Marina											
Water Main Relocation		62,859	-	-	-	-	-	-	-	-	-
Dock Electric Upgrades (Open Moorage)		3,382	-	-	-	-	-	-	-	-	-
TOTAL USE OF BOND PROCEEDS		\$ 4,254,292	\$	\$	\$	\$	\$	\$	\$	\$	\$



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	440.63.01
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	Security Camera Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

LOCATION Docks & Parking Lots

DESCRIPTION: This project would provide for the installation of four more security cameras in the Marina.

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 13,661	\$ 13,261	\$ 400				\$ -					
CIP PROJ MANAGEMENT	-											
DESIGN / ENGINEERING	18,145	18,145										
LAND	-											
BUILDINGS	-											
IMPROVEMENTS	163,718	103,002	34,216				26,500					
INSPECTION	-											
CONTINGENCY	-											
SALES TAX	5,618		3,100				2,518					
PERMIT	1,909	1,069	640				200					
OTHER	3,443	799	2,644									
TOTAL	\$ 206,493	\$ 136,276	\$ 41,000				\$ 29,218					

FUNDING SOURCES	TOTAL*	Prior Years	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Bond Proceeds	\$ -	\$ -	\$ -				\$ -					
Marina Contributions	206,493	136,276	41,000				29,218					
TOTAL	\$ 206,493	\$ 136,276	\$ 41,000				\$ 29,218					

*Excludes FY 11 Amd



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY PROGRAM PROJECT	Marina Small Improvements Security Camera Project	PROJECT NO. PROJECT STATUS: Preliminary Estimate Plans in Preparation P.S.E. Complete	440.63.01 X
LOCATION	Docks & Parking Lots		

JUSTIFICATION:

In 2006 and 2007 the Marina installed a CCTV security camera system in the Marina. Presently there is a camera installed near the gate to each of the floating docks, one on the fuel dock and one on the west end of the Marina Office Building. This project would add four additional cameras. Two wireless camera units would be installed in the north parking lot to monitor activity in that area, and two regular cameras would be installed on the ends of A and J Docks to monitor traffic in the main waterway.



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441A (430)
PROGRAM		PROJECT STATUS:	
PROJECT	Permitting & Preliminary Design for Future Projects	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	D, E & F Docks, Marina Entrance Channel and Public Fishing Pier		
DESCRIPTION:	This project would secure the Federal, State and local permits for several projects including reconfiguring the small docks, (D,E,& F), Renovating the Public Fishing Pier, a new breakwater for the Marina entrance, the removal of the old timber breakwater and the rubble mound around it, and the replacement of more of the bulkhead surrounding the North Parking lot.		

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL*	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ -			\$ -					
DESIGN/ENG	40,000			40,000					
BUILDINGS	-								
IMPROVEMENTS	-								
CONST MGMT	-								
CONTINGENCY	-								
SALES TAX	-								
OTHER	-								
PERMITS	125,000			125,000					
TOTAL	\$ 165,000			\$ 165,000					

FUNDING SOURCE	TOTAL*	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Bond Proceeds	\$ -			\$ -					
Marina Contributions	165,000			165,000					
	-								
	-								
TOTAL	\$ 165,000			\$ 165,000					

*Excludes FY 11 Amd



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM	
CATEGORY PROGRAM PROJECT	Marina Permitting & Preliminary Design for Future Projects
LOCATION	D, E & F Docks, Marina Entrance Channel and Public Fishing Pier
DESCRIPTION:	This project would secure the Federal, State and local permits for several projects including reconfiguring the
JUSTIFICATION:	Because the Marina will be giving up some covered moorage when D,E & F Docks are reconfigured it would be to the City's advantage to secure the permits for future projects that would create "open water coverage". The goal would be to use the coverage given up to mitigate for coverage created. This project would secure the Federal, State and Local permits for three separate projects: (1) The Reconfiguration of D,E & F Docks, (2) The Renovation of the Public Fishing Pier, including a New Breakwater, (3) The Removal of the Existing Timber Breakwater, including Dredging and New Floats. The actual construction of the projects will involve at least two separate contracts.

PROJECT NO.	441A (430)
PROJECT STATUS:	
Preliminary Estimate	X
Plans in Preparation	
P.S.E. Complete	



2012 - 2017 CAPITAL IMPROVEMENT PLAN **Marina**

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	440.XX
PROGRAM		PROJECT STATUS:	
PROJECT	Small Moorage Docks Reconfiguration Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	D, E, F, G & H Docks		
DESCRIPTION:			

EXPENDITURE SCHEDULE										
COST ELEMENTS	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amend	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ -				\$ -					
DESIGN/ENG	33,000		13,000	150,000	20,000					
BUILDINGS	-									
IMPROVEMENTS	180,000				100,000	80,000				
CONST MGMT	-									
CONTINGENCY	-									
SALES TAX	-									
OTHER	-									
PERMITS	-									
TOTAL	\$ 213,000		\$ 13,000	\$ 150,000	\$ 120,000					

FUNDING SOURCE	TOTAL*	FY 10 Act	FY 11 Est	FY 11 Amend	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Bond Proceeds	\$ -		\$ -		\$ -					
Marina Contributions	133,000		13,000	150,000	120,000					
	-									
TOTAL	\$ 133,000		\$ 13,000	\$ 150,000	\$ 120,000					

*Excludes FY 11 Amd



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN	
REQUEST FORM	
CATEGORY	Marina
PROGRAM	
PROJECT	Small Moorage Docks Reconfiguration Project
LOCATION	D, E, F, G & H Docks
DESCRIPTION:	
JUSTIFICATION:	
PROJECT NO.	440.XX
PROJECT STATUS:	
Preliminary Estimate	X
Plans in Preparation	
P.S.E. Complete	

This project would eliminate E Dock and reconfigure D, F, G & H Docks with the goal of reducing the amount of 20 and 24 foot slips and creating more 32 and 36 foot slips. This project will be accomplished in two phases. The first phase will take place in 2011/2012 as part of a multi-project design and permitting effort and will consist of a feasibility study, design and permitting of the project. The actual reconfiguration would be a second phase, which would take place in 2012.



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	424.62.00
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	South Lot Restroom Project	Preliminary Estimate	X
LOCATION	Marina - South Lot	Plans in Preparation	
DESCRIPTION:	Replace aging tenant restroom and shower facility and also provide public toilet facility.		

EXPENDITURE SCHEDULE												
COST ELEMENTS	TOTAL	FY 07 Act	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amend	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
ADMINISTRATION	\$ 68	\$ 68					\$ -					
CIP PROJ MANAGEMENT	-											
DESIGN / ENGINEERING	-											
LAND	-											
BUILDINGS	-											
IMPROVEMENTS	30,000					30,000	30,000					
INSPECTION	-											
CONTINGENCY	-											
OTHER	-											
TOTAL	\$ 30,068	\$ 68				\$ 30,000	\$ 30,000					

FUNDING SOURCES	TOTAL	FY 07 Act	FY 09 Act	FY 10 Act	FY 11 Est	FY 11 Amend	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Bond Proceeds	\$ 68	\$ 68										
Marina Contributions	30,000	-				30,000	30,000					
City Contrib. for Public Amenities	-											
TOTAL	\$ 30,068	\$ 68				\$ 30,000	\$ 30,000					

*Excludes FY 11 Amd



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	424.62.00
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	South Lot Restroom Project	Preliminary Estimate	X
LOCATION	Marina - South Lot	Plans in Preparation	
		P.S.E. Complete	

JUSTIFICATION:

The tenant restroom and shower facility that is located in the south parking lot is 40 years old and is at the end of its design life expectancy. Replacing this facility was identified as a high-priority project by the City Council during the Marina Master Plan update process. The new facility also will have public toilet facilities.



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441A (430)
PROGRAM		PROJECT STATUS:	
PROJECT	Redondo Ramp Boarding Floats	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	Redondo Boat Ramp		
DESCRIPTION:	Replace two of the original boarding floats at the Redondo Boat Ramp		

EXPENDITURE SCHEDULE										
COST ELEMENTS	TOTAL*	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	
ADMINISTRATION	\$ -									
DESIGN/ENG	-									
BUILDINGS	-									
IMPROVEMENTS	59,516			19,758	19,758	20,000				
CONST MGMT	-									
CONTINGENCY	-									
SALES TAX	5,654			1,877	1,877	1,900				
OTHER	-									
PERMITS	-									
TOTAL	\$ 65,170		\$ 21,635	\$ 21,635	\$ 21,635	\$ 21,900				

FUNDING SOURCE	TOTAL*	FY 11 Est	FY 11 Amd	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17
Bond Proceeds	\$ -			\$ -	\$ -	\$ -			
Marina Contributions	65,170			21,635	21,635	21,900			
TOTAL	\$ 65,170		\$ 21,635	\$ 21,635	\$ 21,635	\$ 21,900			

*Excludes FY 11 Amd



2012 - 2017 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM	
CATEGORY PROGRAM PROJECT	Marina Redondo Ramp Boarding Floats
LOCATION	Redondo Boat Ramp
DESCRIPTION:	Replace two of the original boarding floats at the Redondo Boat Ramp
JUSTIFICATION:	There are five of the original boarding floats left at the Redondo Boat Ramp. These floats were installed when the ramp was built over 30 years ago and are in need of replacement. The Marina staff plans to replace two of the floats in 2012, two more in 2013 and the last float in 2014 along with recasting the concrete anchor brow.
	PROJECT NO. 441A (430)
	PROJECT STATUS: Preliminary Estimate X Plans in Preparation P.S.E. Complete

PRESENTATION NOTES

Municipal Facilities Committee Meeting
October 27, 2011

DNR LEASE

- Background – Evolution of Existing lease.
- Proposed Lease Areas
- Aquatic Land Lease Rent Formula
- Upland Parcel & the 6-S Parcel for the Public Fishing Pier Project
- Lease Area B – Current 6-S Status and Options
- Proposed lease – 30 year term – Re-evaluate every 4 years

CITY OF DES MOINES MARINA
Parcel Evaluation for Account #20-A09080

Evaluation for Parcel Number 2006600760

Owner: City of Des Moines

Property Use: Public Park

On the ground characteristics of the park

Does parcel meet physical criteria?

- | | |
|------------------------------------|-----|
| 1) Used in conjunction with lease? | Yes |
| 2) Waterfront? | Yes |
| 3) Consistently Assessed? | Yes |

Zoned public park = higher than adjacent parking lot - 2007 value \$20.00/sq ft

Adjacent parcel 2006601340 zoned commercial 2007 value \$8.79/sq ft.

- | | |
|---|-----------|
| 4) More than 1 upland tax parcel meets physical criteria? | Yes |
| a. Both structurally connected to lease? | Yes |
| b. Parcel that abuts the lease? | Both meet |
| c. Parcel closest distance to the lease? | Both meet |

***Both can be used for a % portion of lease OR when in mutual agreement with lessee, a single parcel can be used.

AQUATIC LANDS LEASE RENT FORMULA- WATER DEPENDANT

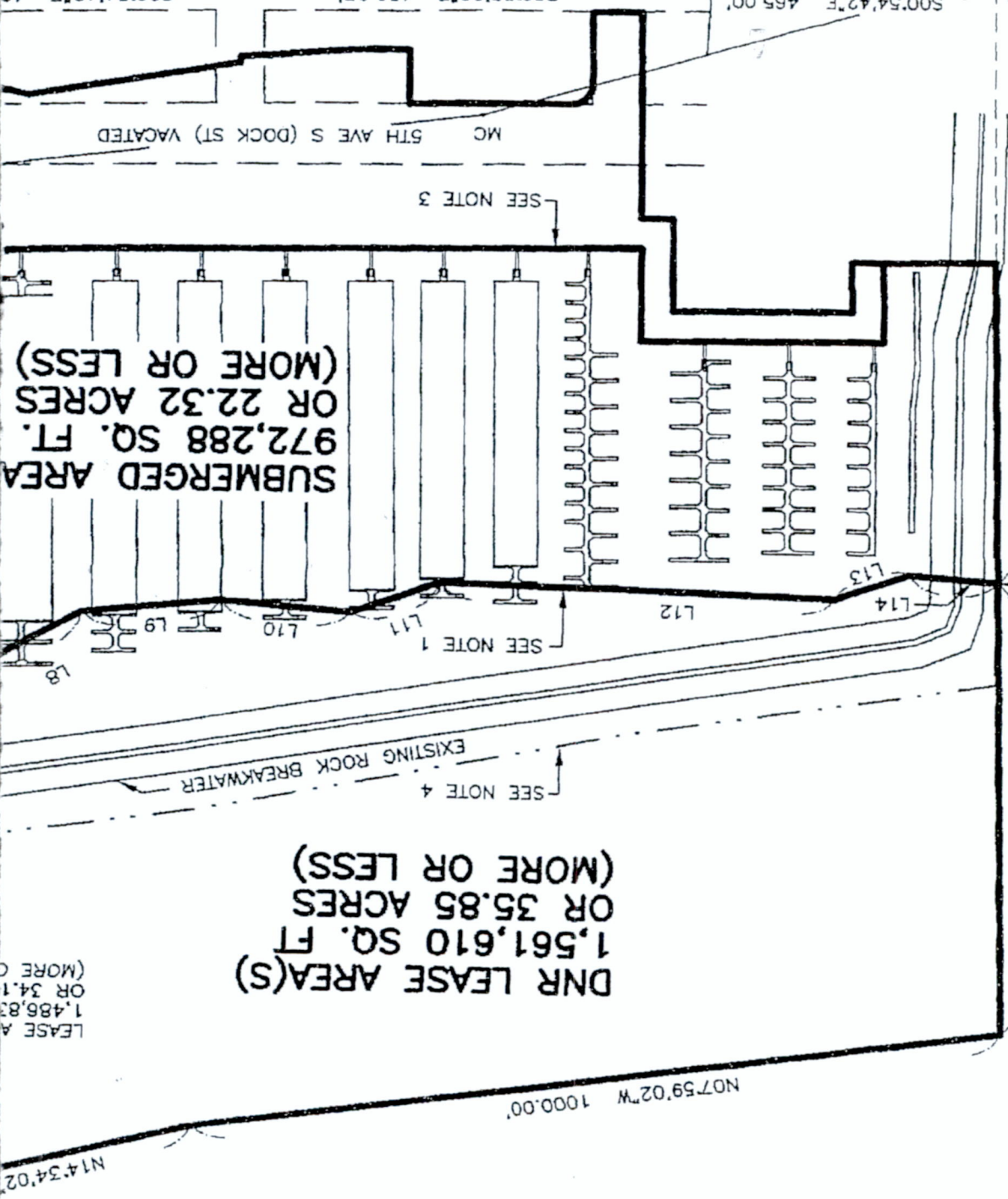
- 30% of THE ASSESSED VALUE OF THE UPLAND PARCEL (\$25/A)
Multiplied By:
- THE "REAL RATE OF RETURN" SET by THE LEGISLATURE
(CAP RATE)
Multiplied By:
- The TOTAL AREA OF THE LEASE.

Jun 25 03 02:41P
MVA

Reid Middleton

L3	S05°1'01"E	135.48'
L4	S34°35"E	132.81'
L5	S38°29'30"E	126.79'
L6	S40°57'07"E	368.96'
L7	S24°20'01"E	300.11'
L8	S30°36'39"E	128.61'
L9	S05°54'54"E	170.32'
L10	S04°41'19"W	158.50'
L11	S20°33'01"E	115.44'
L12	S01°32'00"W	484.49'
L13	S19°55'02"E	98.08'
L14	S04°16'40"W	110.98'
L15	N61°36'18"E	527.99'
L16	S63°08'43"E	160.65'
L17	S61°36'18"W	604.94'

425 259 6200
INFORMATION ST. N TO BE USED
FOR CALCULAT. OF LEASE AREA
ONLY AND SHOULD NOT BE VIEWED
AS A BOUNDARY LINE.
2. APPROXIMATE HISTORIC LINE OF
MEAN LOW TIDE FROM REID
MIDDLETON DRAWING CIRCA 1960.
INFORMATION SHOWN TO BE USED
FOR CALCULATION OF LEASE AREA
ONLY AND SHOULD NOT BE VIEWED
AS A BOUNDARY LINE.
3. CURRENT LINE OF EXTREME LOW
TIDE IS AT BULKHEAD.
4. UPLAND BOUNDARY PER LEGAL
DESCRIPTION



5TH AVE S (DOCK ST) VACATED
MC
SEE NOTE 3
S00°54'42"E 485.00'

[Faint, mostly illegible text in the upper half of the page, possibly a header or introductory paragraph.]

[Faint text in the bottom left column]	[Faint text in the bottom middle column]	[Faint text in the bottom right column]
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NOTES:

1. APPROXIMATE HISTORIC LINE OF EXTREME LOW TIDE FROM REID MIDDLETON DRAWING CIRCA 1960. INFORMATION SHOWN TO BE USED FOR CALCULATION OF LEASE AREA ONLY AND SHOULD NOT BE VIEWED AS A BOUNDARY LINE.
2. APPROXIMATE HISTORIC LINE OF MEAN LOW TIDE FROM REID MIDDLETON DRAWING CIRCA 1960. INFORMATION SHOWN TO BE USED FOR CALCULATION OF LEASE AREA ONLY AND SHOULD NOT BE VIEWED AS A BOUNDARY LINE.
3. CURRENT LINE OF EXTREME LOW TIDE IS AT BULKHEAD.
4. UPLAND BOUNDARY PER THE FOLLOWING DOCUMENTS:
 AF#6499270, AF#6478990,
 AF#6460926, AF#7605240330,
 SC#664476, AF#6457961,
 SC#664479, AF#6453859,
 AF#6494427, AF#6453860,
 AF#6455074.

APPROX. NORTHERLY LINE
 OF DNR APP. NO. 27510
 PUGET SOUND POWER
 & LIGHT CO. SUBMARINE
 CABLE EASEMENT

LEGAL DESCRIPTION
 POINT OF BEGINNING

S88°30'58"W
 131.50'

S88°30'58"W
 780.00'

APPROX. EASTERLY LINE
 OF DNR APP. NO. 27510
 PUGET SOUND POWER
 & LIGHT CO. SUBMARINE
 CABLE EASEMENT

S 01°32'00" W
 484.49'

N 09°08'02" W
 482.50'

DNR APP. NO. 25261
 50' DES MOINES SEWER
 DISTRICT PIPE OUTFALL
 EASEMENT

EXTENDED SOUTH LINE
 OF SOUTH 227TH ST.

N 11°36'02" W
 511.00'

LEASE AREA

SEE NOTE 3

SEE NOTE 1

L5

L6

MC 5TH AVE S (DOCK ST)

200

0

SCALE IN FEET

LEGEND

ENCASED CONCRETE (CONC.) MONUMENT (MCN)

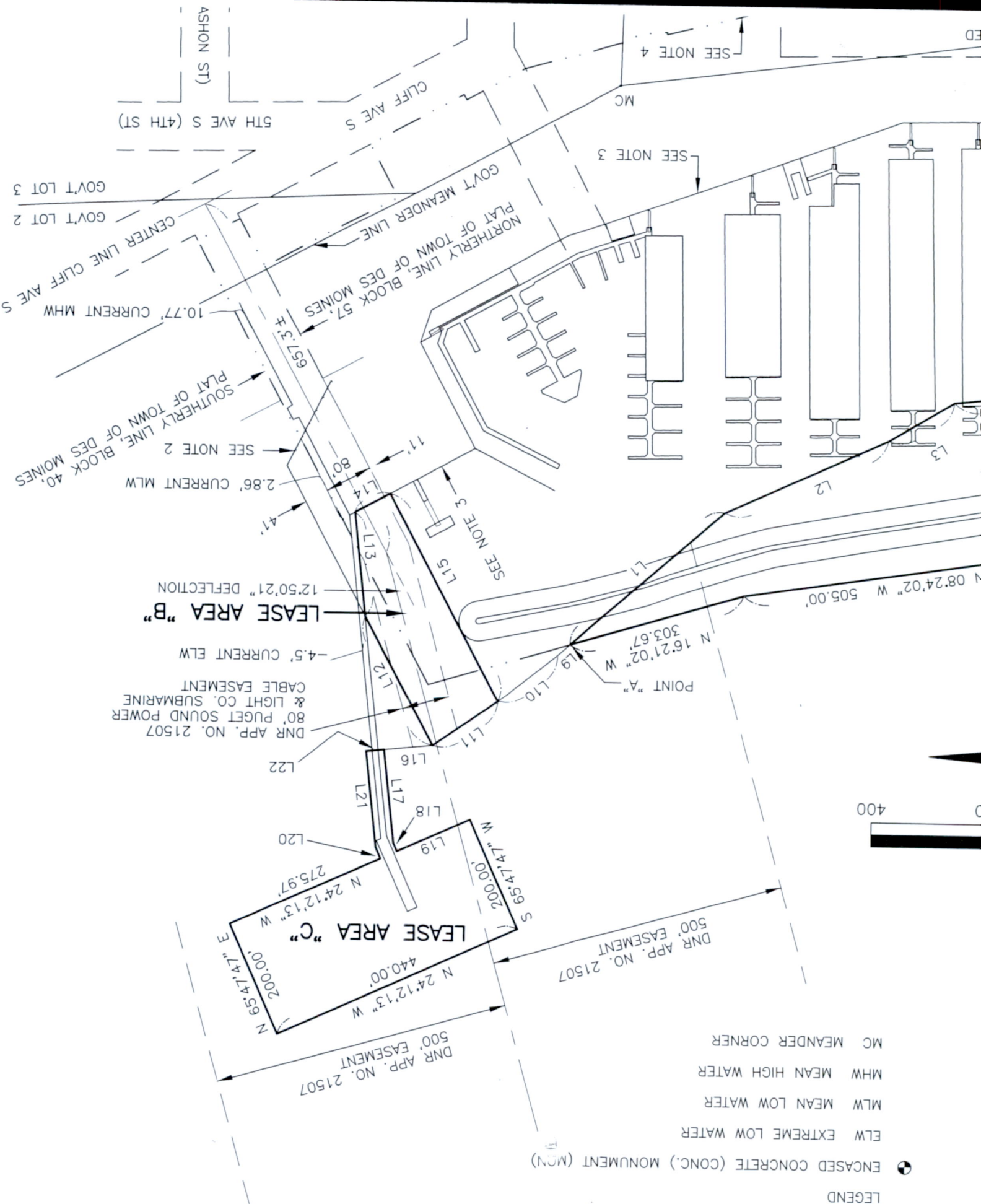
ELW EXTREME LOW WATER

MLW MEAN LOW WATER

MHW MEAN HIGH WATER

MC MEANDER CORNER

400



Des Moines Marina Rent Analysis 20-A09080 - September 15, 2011

Parcel Number: 2006600760 (Park Parcel)

Area	Current Rent	Proposed WD Rent	Proposed NWD Rent	Total WD and NWD Rent	Upland Value/Square Foot
"A"	\$0.00	\$73,705.28	\$0.00	\$73,705.28	\$25.00
"B"	\$14,902.90	\$9,981.68	\$17,615.38	\$27,597.06	"
"C"	\$0.00	\$0.00	\$0.00	\$0.00	"
Totals	\$14,902.90	\$83,686.96	\$17,615.38	\$101,302.34	

Parcel Number: 2006601340 (Marina Parcel)

Area	Current Rent	Proposed WD Rent	Proposed NWD Rent	Total WD and NWD Rent	Upland Value/Square Foot
"A"	\$0.00	\$200,477.55	\$0.00	\$200,477.55	\$68.00
"B"	Currently use park parcel	\$27,150.05	\$47,913.63	\$75,063.68	"
"C"	\$0.00	\$0.00	\$0.00	\$0.00	"
Totals	\$0.00	\$227,627.60	\$47,913.63	\$275,541.23	

Parcel Number: 2009004515 (Restroom/Parking Lot Parcel)

Area	Current Rent	Proposed WD Rent	Proposed NWD Rent	Total WD and NWD Rent	Upland Value/Square Foot
"A"	\$0.00	\$73,705.28	\$0.00	\$73,705.28	\$25.00
"B"	Currently use park parcel	\$9,981.68	\$17,615.38	\$27,597.06	"
"C"	\$0.00	\$0.00	\$0.00	\$0.00	"
Totals	\$0.00	\$83,686.96	\$17,615.38	\$101,302.34	

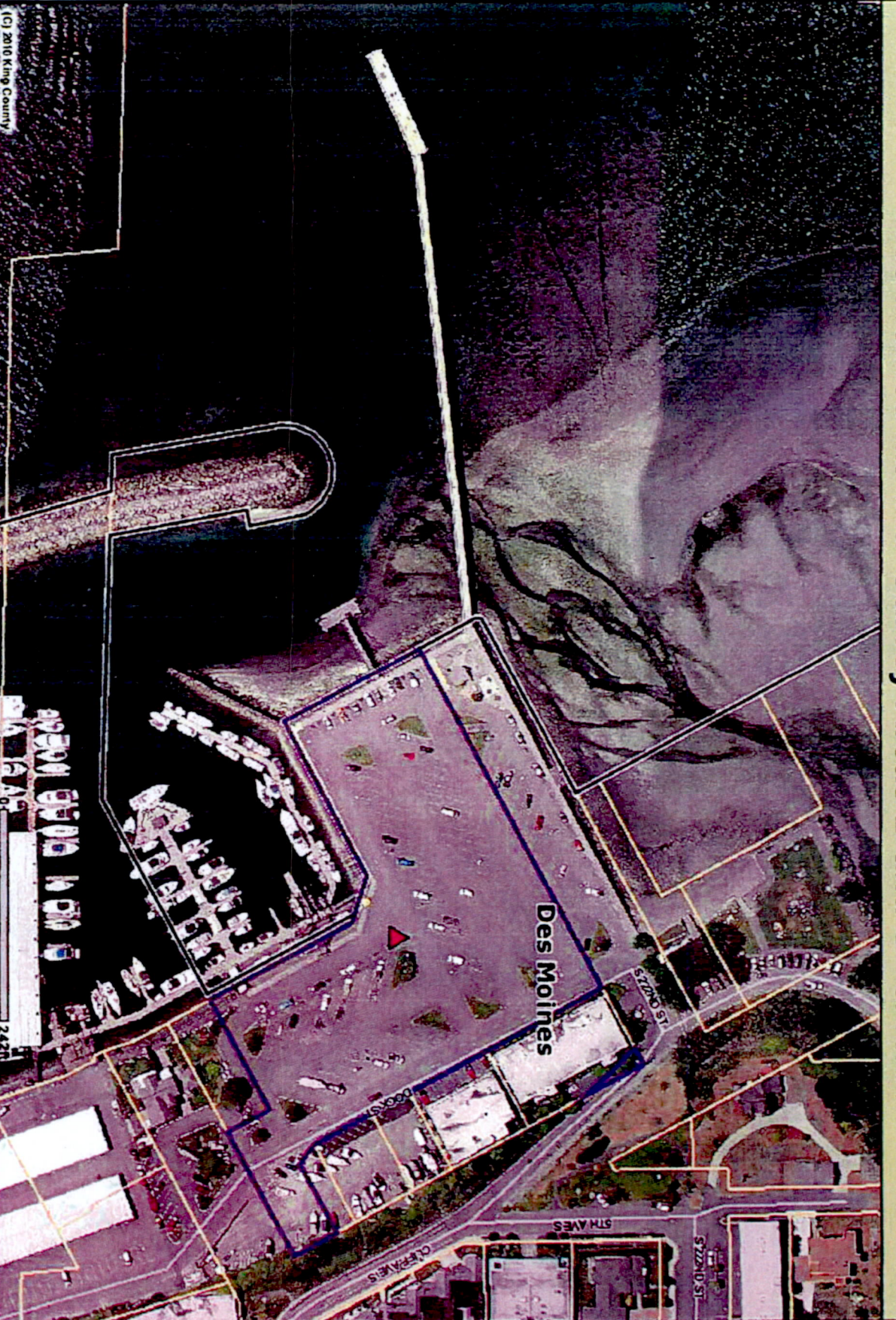
NOTE: Total Square Footage for Parcel B = 74,773

Total NWD Portion = 7,417

Total WD Portion = 44,363

Total Public Access = 22,993

Des Moines Marina Survey Areas B and C - 9/15/11

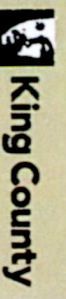


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Date: 9/15/2011

Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



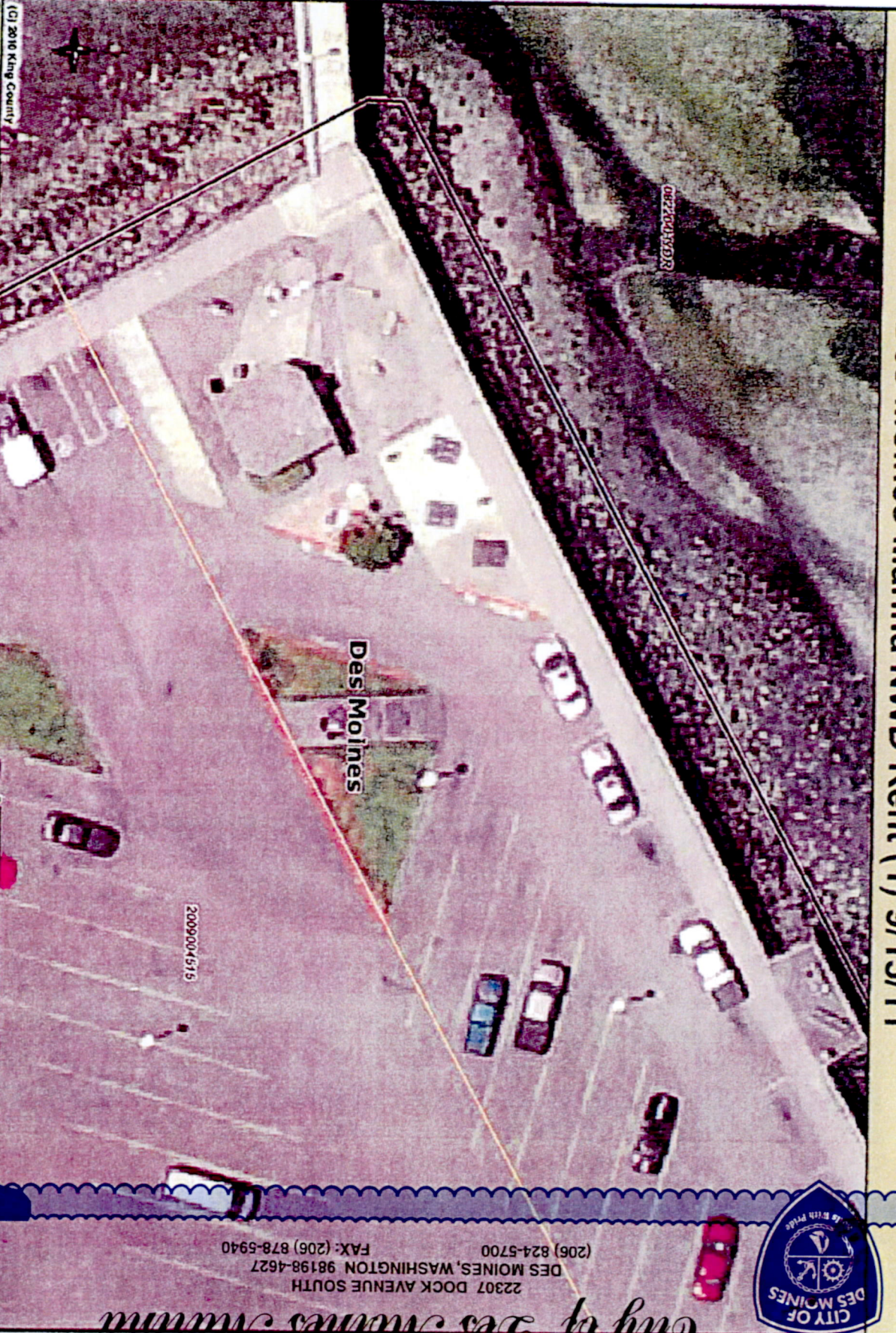
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Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



King County

Des Moines Marina NWD Rent (1) 9/15/11



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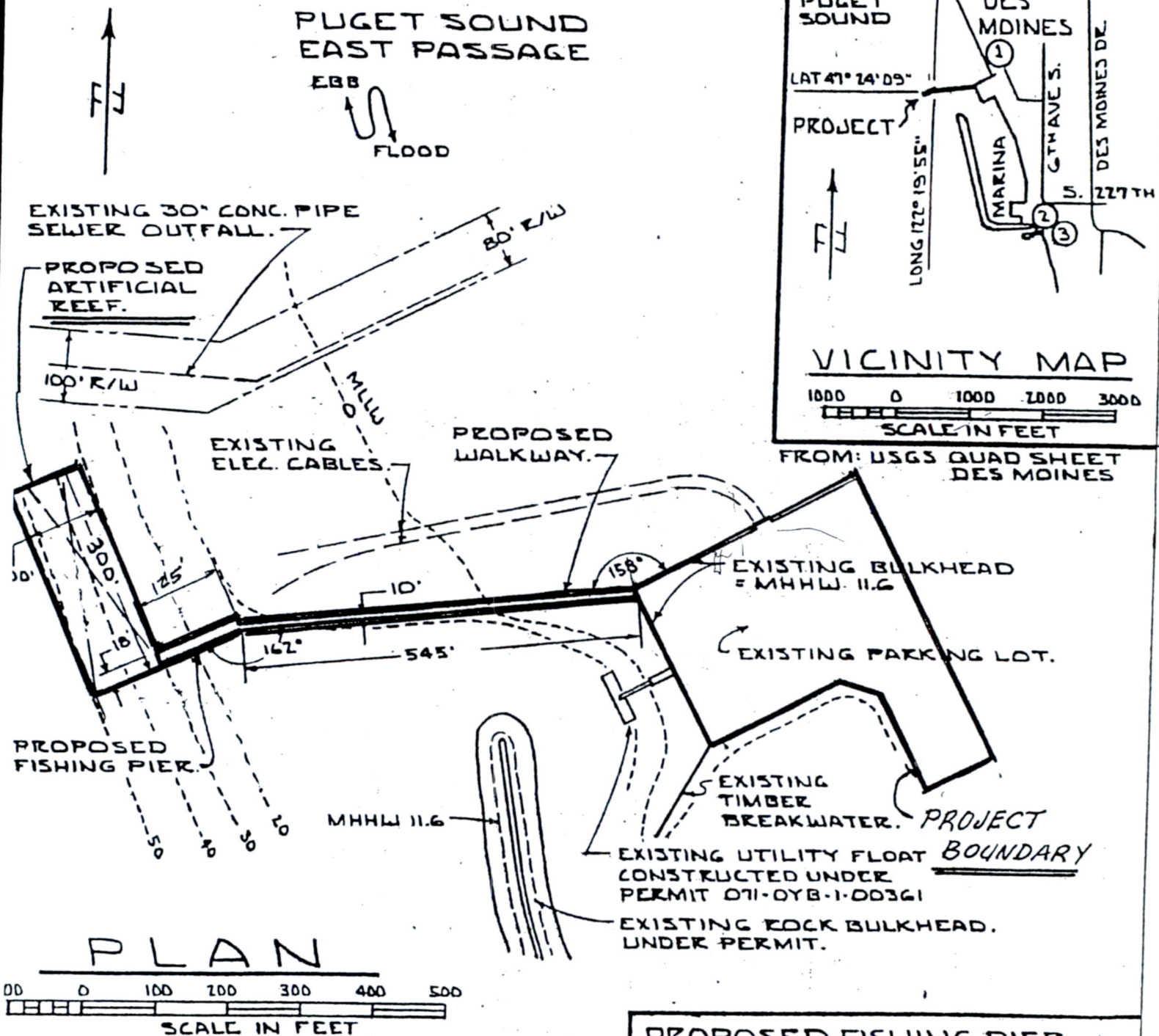
22307 DOCK AVENUE SOUTH
 DES MOINES, WASHINGTON 98198-4627
 (206) 824-5700 FAX: (206) 878-5940



City of Des Moines Marina

PROJECT BOUNDARY M. P

12-78



PURPOSE: PROVIDE PUBLIC FISHING FACILITIES
 DATUM: MEAN LOWER LOW WATER (MLLW) = 0.0 NDS.
 SOUNDINGS ARE IN FEET.
 ARE FEDERAL HARBOR LINES ESTABLISHED? NO.
 ADJACENT PROPERTY OWNERS

- ① DONALD F. WASSON, 22047 CLIFF AVE.
DES MOINES, WA. 98188
- ② F.K. HASLUND JR., 1730 TAYLOR AVE. #107
SEATTLE, WA. 98109
- ③ DES MOINES YACHT CLUB, P.O. BOX 98362
DES MOINES, WA. 98188

**PROPOSED FISHING PIER
 AND ARTIFICIAL REEF
 IN PUGET SOUND (EAST PASSAGE)
 AT DES MOINES
 COUNTY OF KING STATE OF WASH.
 APPLICATION BY: CITY OF DES MOINES
 PREPARED BY REID, MIDDLETON
 324 MAIN ST.
 EDMONDS, WASH 98020
 SHEET 1 OF 3 DATE: 15 MAR 1977**

Blue - New D Pond
Yellow = Public Areas

