File

AGENDA

Municipal Facilities Committee Meeting
Thursday, July 22, 2010
6:00 p.m. – 7:30 p.m.
City Hall North Conference Room

1. **Call to Order**

2. **Approval of minutes of the May 27, 2010, meeting.**

3. **Discussion of Des Moines Beach Park Auditorium Project request for additional Capital Improvement funds – Parks Director**
   (20 minutes)

4. **Establish meeting schedule for MFC discussion regarding 2011-2016 Municipal Capital Improvement Plan (Parks, Municipal Facilities and transfer to Transportation CIP fund) - Parks and P,B,PW Directors**
   (10 minutes)

5. **Discussion of new sidewalks on east side of Marina - Harbormaster**
   (20 minutes)

6. **Discussion of creating an Urban Orchard/Community Garden by volunteers at Sonju Park per the P, R, & SS Master Plan – Parks Director**
   (10 minutes)

7. **Discussion on 2011 Energy Saving Project Proposal - P,B,PW Director**
   (20 minutes)

8. **Next meeting- Thursday, August 26, 2010, 6:00 p.m.- 7:30 p.m.**

MINUTES – MUNICIPAL FACILITIES COMMITTEE MEETING

May 27 ~~April 22,~~ 2010

North Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Melissa Musser – Chair

Carmen Scott

Dan Sherman

City Staff

Tony Piasecki - City Manager

Joe Dusenbury – Harbormaster

Patrice Thorell - Park, Recreation and Senior Services Director

Lorri Ericson - Assistant City Manager

CALL TO ORDER

Councilmember Musser called the meeting to order at 6:04 p.m.

OLD BUSINESS

Minutes for the 4/22/2010 meeting were approved.

NEW BUSINESS

1. Representatives from Moffatt & Nichol, Mr. Mike Hemphill and Mr. Paul Reimann attended the meeting and gave the Committee a presentation on the Department of Homeland Security's' Port Security Grant Program, (PSGP). The Marina staff believes that the project that would replace the west bulkhead in the north parking lot along with the old timber breakwater and the old touch and go dock might be eligible for funding from the PSGP if we include some provisions for emergency response and law enforcement. Mr. Reimann had a power point presentation that explained how the program worked and how project eligibility was determined. The staff recommended that the City proceed with the application process and the Committee concurred.

2. Municipal Capital Improvement (MCI) Projects update – Patrice Thorell

   Staff presented an overview of the Beach Park Capital Projects for the Committee and explained that recent construction projects have uncovered utilities not meeting current codes serve the buildings. A phased approach to utility updates is not practical due to shared systems and site impacts.

   Staff recommended to the Committee and the Committee supported the re-direction of funds in the current CIP 2010-2015 funding plan earmarked for the Dining Hall to complete foundation rehabilitation of the Sun Home Lodge in 2010 to reduce impacts due to construction sequencing of utilities and hard surfaces at the Auditorium. This action would postpone Dining Hall construction to 2011-2012. The remaining Sun Home Lodge construction would take place as scheduled in 2012 and 2013, and Picnic Shelter in 2014. Play Equipment is identified in the 2014 CIP is still unfunded.

Update: Poor soils conditions found during Auditorium construction have caused increased projects costs for unanticipated utilities and building civil and structural engineering redesign work and construction change orders. Sun Home Lodge foundation rehabilitation work was put on hold because 2010 Capital Improvement Plan funds are not sufficient to move forward with this work as well as remediate the Auditorium structural construction challenges.

Committee Member Comments

None.

Future meetings

Next meeting will be July 22, 2010

Meeting adjourned

Respectfully submitted by:
Lorri Ericson, Assistant City Manager

2009-2010
Des Moines Auditorium Rehabilitation Project Cost Analysis
As of 07-20-10

Cost Elements	Total Budget	2008 Expended	2009 Balance
	$1,331,099	**-$287,440.00**	1,043,659.00
Add'l CIP Funds 2009			72,000.00
			$1,115,659.00
Administration Fee			10,000.00
Survey & Permits			
Plan Review	B2007-0365 - $6,897.93		
Plan Final Review			4,776.45
Building	B2007-0365-$10,607.70	Pd by contractor	
Plumbing	B2009-0010 - $2,751.71	" "	
Mechanical	M2009-0024 - $1332.79	"	
Electrical	E2009-0339	"	
Sewer - Midway	$129.00	"	
Architect			
BOLA Contracts			
Design Revisions			33,486.00
Bidding/Construction			50,528.00
Add'l Const. Admin. Svs.			33,477.00
Contingency 10%	$3,348.00		
Add'l Const. Admin. Svs.			51,481.00
		10% contingency	5,148.00
Contractor			
Cherry Street Builders			
Schedule A,B1,B2,C	includes tax		841,277.00
Construction Contingency	$92,262.68		
Additional Construction Contingency			25,000
Force Accounts			47,705.00
Alternates A1,A2,A3	includes tax		38,644.74
Change Orders:	**Approved**		50,500.18
	Pending		48,368.23
Project Manager	$12,500	Bldg A *B	12,500.00
Jason Sullivan	$7,500	pd by Loren	
Jason Sullivan	Addendum to Agreement		17,526.29
	Mobile Communications		550.00
Equipment			24,088.00
Misc.			
Paragon Cultural Monitoring			4,406.51
Builders Exchange			219.75
Daily Journal of Commerce			554.40
Water District #54	Water Avail. Permit		375.00
Scott Romano PM Charged			3,500.00
Printing - Plans/Bid Books			868.61
*Funding off-set - swm			
Schedule C - Wall Berm	$161,896.56		-90,000.00
		Total	$1,214,980.16
Balance			**-$99,321.16**

Note: Schedule C - SWM offsetting $90,000 and additional CIP funds offsetting $72,000
Addendums to Agreements pending approval
Scotts time estimated.

CUMULATIVE TOTALS		$134,501		$50,500

PROPOSAL REQUEST

DESCRIPTION	DATE SUBMITTED	TOTAL SUBMITTED	STATUS	AMOUNT APPROVED
Revise vertical control points for wall evelvation and allow a separate pour for the footing and the wall	12/08/09	$0.00	APPROVED	$0.00
~~Construction a temporay ecology blockwall~~	~~01/07/10~~	~~$12,496.97~~	~~DECLINED~~	~~$0.00~~
Add a generator backup switch to stormwater pump	02/02/10	$2,292.25	APPROVED	$1,731.20
Changes to the lighting fixture	01/27/10	$0.00	APPROVED	$0.00
Add a side sewer extension to serve the Auditorium	02/02/10	$13,764.00	APPROVED	$5,821.62
Add a Wabo seal between flood wall and bridge	01/27/10	$922.54	APPROVED	$921.99
Repair Headers in western wall	03/19/10	$2,368.01	APPROVED	$2,368.01
Removing Special Provision SP-5 and extending contract duration to August 16th 2010	03/18/10	$0.00	APPROVED	$0.00
Additional Remote Annuciator for Fire Alarm	06/03/10	$2,771.63	WAITING ON CSB	
~~Add Conduit and Pull Boxes for Fiber and Telecommunications~~			~~VOID~~	
~~Replacement of the Waterline~~			~~VOID~~	
Structural Reframing of the Western Wall and Replacement of Dryrotted Sill Plate	04/27/10	$3,625.80	APPROVED	$3,625.80
Creation of Site Foreman Positiion	04/13/10	$0.00	APPROVED	$0.00
~~Addition of Internal and External Piles and Under Slab Soil Remediation~~			~~VOID~~	
Addition of 23 Internal Piles	06/02/10	$16,029.14	APPROVED	$14,962.04
Addition of 5 Exterior Piles	06/02/10	$5,548.97	APPROVED	$6,245.05
~~Modify Insulation of Fire Suppersion Line and Felxiable Joint~~	~~06/03/10~~	~~$6,509.22~~	~~VOID~~	
Modify Insulation of Fire Suppersion Line and Felxiable Joint	07/06/10	$4,364.48	APPROVED	$4,364.48
~~Replace portion of T-11 Siding in Southwest Corner due to bird holes~~			~~VOID~~	
Add Catch Basin on by northwestern stairs of the Sunhome Lodge	06/28/10	$2,867.18	UNDER REVIEW	$2,867.18
Change the veneers on identified internal doors		$1,000.00	WAITING ON CSB	
Replace window sticking and replace fixed window in gable with MDO		$0.00	WAITING ON CSB	
Change heating units in entry way		$197.13	WAITING ON CSB	

FIELD AUTHORIZATIONS

DESCRIPTION	DATE SUBMITTED	TOTAL SUBMITTED	STATUS	AMOUNT APPROVED
Field Authorization for the 1st 20 feet of the side sewer extension under the flood wall	02/02/10	$10,297.02	WAITING OF DOCS	
Field Authorization for soil remediation for failed compaction test		$37,690.90	WAITING OF DOCS	$4,899.13
Field Authorization to connect additional uncover stormlines	06/29/10	$2,507.81	WAITING OF DOCS	
Relocation of Type 1 Wet Well per Verbal Direction by City	07/09/10	$5,652.06	WAITING OF DOCS	
Tree Removal Per Verbal Direction by City	07/09/10	$453.99	APROVED	$453.99
Removal of conrete around existing stormline	07/09/10	$2,239.69	APROVED	$2,239.69
Removal of conrete around existing stormline and relocate stormline	07/09/10	$901.93	WAITING OF DOCS	

Joe Dusenbury

From: Jason Sullivan
Sent: Tuesday, June 29, 2010 6:04 PM
To: Joe Dusenbury; Tony Piasecki
Cc: Doreen Torseth
Subject: RE: Sidewalks in the Marina

Joe,

I don't think that I fully understood your inquiry early today. After reading the information below I wanted to provide a little bit more clarification.

DMMC 18.41.320(a) does require that a minimum of 5% of a parking lot be landscaped; however, I don't believe that this was the standard that was utilized during the review of the North Marina Projects. If I recall correctly, at the beginning of the project there was a lot of discussions regarding the City's requirement that the landscaping islands included trees. If my memory is correct, we did not require the trees because the project did not trigger the landscaping requirements established by City's Landscaping Code (Chapter 18.41 DMMC). The requirement to install landscaping compliant with the City's Landscaping Code is triggered by specific actions. In the case of the North Marina project, there is no new buildings being constructed and the project did not included the creation or expansion of the parking lot or other paved surface as such the City's Landscaping Code would not be applicable pursuant to DMMC 18.41.020(1). Therefore, the project would not be required to comply with the 5% requirement established by DMMC 18.41.320(a); which is the same reason that the trees were not required in the landscaping islands.

However, since the landscaping is nonconforming, the project cannot make the landscaping more non-conforming by reducing the amount of landscaping when compared to the total square footage of the landscaping within the islands that existed prior to the project. I believe that the only requirement was that the Marina had been to maintain the total square footage of landscaping within the parking lot.

If the widen sidewalks reduce the total square footage of the landscaping islands below what had existed prior to the project some type of modification would be required. I don't believe that I mention a "variance", but did indicate that there may be mechanisms to modify the landscaping requirements. The challenge with further reducing the landscaping requirements is that the code does not require the 10 foot wide sidewalks. As I discussed earlier today, if the City Council's master plan calls for 10 foot wide sidewalks, I believe that we could find away to accommodate all the requirements.

Given the project does not trigger compliance with the landscaping code; it is my belief that the simplest solution is to maintain the total square footage of the landscaping islands.

Sincerely,

Jason Sullivan
Development Services
Land Use Planner II

From: Joe Dusenbury
Sent: Tuesday, June 29, 2010 4:54 PM
To: Tony Piasecki
Cc: Doreen Torseth; Jason Sullivan
Subject: Sidewalks in the Marina

[illegible]

Tony,

I don't think that [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Sincerely,

Jenna Sullivan
Development Services
(for Tony Pinnell)

From: [illegible]
Sent: [illegible]
To: [illegible]
Cc: [illegible]
Subject: [illegible]

Tony,
I"ve been trying to re-create the evolution of the sidewalk in its present location. I talked to Emy at M & N and to Jason Sullivan. Here's what happened;

- I think everyone agrees that we wanted lots of sidewalks and we wanted them to be as wide as possible.
- Early designs of this project showed 10 ft wide sidewalks on the east side, at grade in front of the storage yard and the Marina condo and elevated in front of the
  Clliffs Condo, although the sidewalk in front of the Cliffs was more like 8 feet wide.
- The area in front of the Cliffs became a problem. There was a transformer in the way, and it would have meant removing most of the landscaping buffer.
- We started looking at moving the sidewalk across the street. We even took it to the full Council for discussion. Councils direction was to move it across the street.
- At that point it became a matter of numbers. Our codes require 5% of the project area be landscaping. Since we were pushing the limit, we went with the minimum width of sidewalk on the east side. This would have been an issue if we had just went ahead with the plan to put it on the other side of the road.
- Here's the alternatives at this point if we want a 10ft wide sidewalk on the east side;
  - we can reduce the width of the sidewalk on the bulkhead and increase the width of the landscaping,
  - we can give back the landscaping islands we took out on the west end of the parking lot. (We took them out to create more unobstructed area for events.)
  - We can apply for a variance. Jason tells me that it is a process, but we would be successful.

I can get the delta on the wider sidewalks, but as you can see, there will be a wider issue to discuss as well. When you are rebuilding an already functioning facility, just about every design issue has some degree of compromise to it.

Jason, please comment if I have mis-stated the issue.

joe

Joe Dusenbury, Harbormaster
City of Des Moines Marina
Des Moines, WA
206-824-5700

Joe Dusenbury

From: Derrick Sas [DSas@imcoconstruction.com]
Sent: Thursday, July 22, 2010 2:43 PM
To: Joe Dusenbury
Cc: Doreen Torseth; Mark Rocha; Mike Rutgers; Brett Himes
Subject: Des Moines Marina 10' Sidewalk Estimate

Joe,

Per our discussion here is a quick breakdown for pricing the 10' sidewalk change. This pricing does NOT include any demolition of utilities or any work that would be required by VECA.

Concrete Demo by IMCO:

- $3,251 * 1.15 (markup) = $3,739

Prep Subgrade by IMCO:

- $3,602 * 1.15 (markup) = $4,142

Pour Curb, Sidewalk and Handicap Ramp by WCCI (Includes Mob):

- $26,350 * 1.10 (markup) = $29,985

Total: $3,739 + $4,142 + $29,985 = **$37,866 (So 40k or so)**

Thanks,

Derrick Sas
Project Engineer
Mobile: 360.410.8928
Office: 360.671.3936
E Mail : dsas@imcoconstruction.com

IMCO
GENERAL CONSTRUCTION
www.imcoconstruction.com

Project: Community Orchard/Community Gardens at Sonju Park

Project Justification: The 2010 Parks, Recreation and Senior Services Master Plan identified Sonju Park development to include an orchard, parking lot, picnic shelter, meadow, boardwalk p-patch tool shed and water source (priority #2 see conceptual site plan) at a cost of $305,000. Funds are not available in the CIP for the foreseeable future.

Discussion: The City has been approached by the Des Moines Rotary Club regarding partnering for the creation of a Community Orchard/Community Garden at the Sonju Park site. The Rotary Club would be the lead organization with possible assistance by military personnel to clear and develop the site. The Rotary Club would mobilize volunteers for the stewardship and ongoing sustainability of the orchard and garden. City maintenance training, labor and/or the use of equipment may be necessary for project start up and annual project consultations if volunteer sources are not sufficient to complete the tasks.

Confirmed Project Partner:

- City Fruit- City Fruit Board of Directors approved committing the assistance of a fruit tree expert to identify the condition of the existing fruit trees and would collaborate with Parks & Recreation Department to develop a program to train volunteers to steward fruit trees in the park with funds from a State DNR grant. Meetings would begin in late August-September

Potential Project Partners:

- Des Moines Area Food Bank- DMAFB would assist with volunteers to pick fruit and distribution produce to its low income constituents.
- Des Moines Waterfront Farmers Market- DMWFM could provide market space for direct farm to customer fruit
- Highline School District- As part of the HEAL Highline Healthy Communities Coalition, local primary and secondary schools could incorporate orchard stewardship into educational and community service plans
- Salt Aire Hills Community Group- SAHCG and John Knox Church will to develop a Community Garden and may be interested in partnering on this project

Potential Revenue Sources:

- Rent or lease park land to local gardeners and/or urban farmers. Revenues would be used for park maintenance and operations
- State and private grants and/or sponsorships

Sonju Park

Existing Park Description

Address:	24728 16th Avenue South
Size:	9.3 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy Park
Description:	Sonju Park is an undeveloped natural, wooded area with potential future use as part of Parkside Wetlands. The property is located south of South 245th Street between 16th and 20th Avenue South.
Goal:	Neighborhood open space, recreation trails

Existing Park Description:

Undeveloped natural, wooded area with residence, garage, and deteriorated cottage.

Previous 2003 Plan Accomplishments

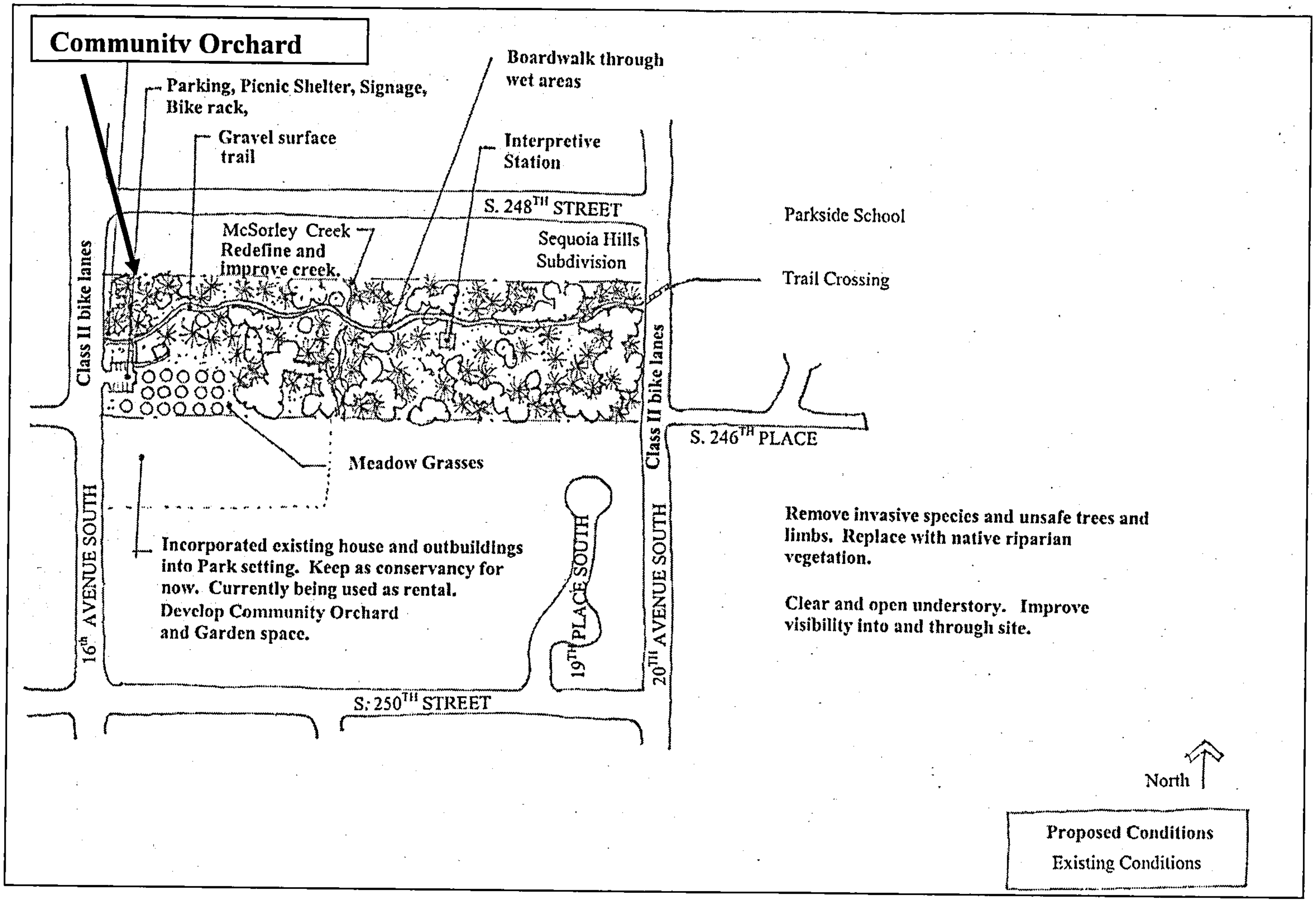
Improvements to residence to maintain structure until development occurs for use as rental property.

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

Park Improvements

A. Prepare master plan
B. Remove existing residence and out buildings.
C. Design and construct trail head, parking, picnic shelter, picnic areas, bike racks, meadow, boardwalk, interpretive signage, street crossing.
D. Remove invasive species and dead trees/limbs. Replace with native riparian vegetation.
E. Develop Community Orchard and garden space.
F. Redefine creek
G. 16th & 20th Nature Trails and connections



Design & Construction Cost:	$365,000
Maintenance Level:	II
Existing Annual Maintenance Cost:	$8,600
Annual Maintenance Cost for Proposed Improvements:	$28,000

SONJU PARK

McKinstry

Table 4.2 - FIM Matrix Report

Project	City of Des Moines
Scenario	Recommended Measures
Company	Temporary
Report Generated On	7/22/2010

FIM Name	FIM Description	Building	Budget * Min	Budget * Max	Annual Utility Savings Min	Annual Utility Savings Max	Annual Operational Savings **	Potential Incentives ***	Net Customer Cost (with Incentives) Min	Net Customer Cost (with Incentives) Max	Simple Payback (SPB) (with Incentives) Min	Simple Payback (SPB) (with Incentives) Max
9.01-SAC Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). The existing PAR flood fixtures will be removed and the existing main lobby will be illuminated by direct/indirect 32W T8 fixtures located between the existing GLB's. Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office	Activity Center	$14,942	$19,093	$839	$1,086	$407	$2,028	$12,914	$17,065	8.65	13.70
9.01-CHB Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office areas.	City Hall	$12,997	$16,608	$952	$1,232	$154	$3,312	$9,685	$13,296	6.99	12.02
CHB-2 Economizer Control	The court/council room has up to 100 people and needs CO2 control - it has a dedicated split system. The Siebe enthalpy controllers for the attic split system air handlers appear to be malfunctioning - replace with dry bulb economizer controllers to minimize heating and cooling energy use. All time of day schedules will be checked and reprogrammed if necessary. Assume quantity 8 indoor air handlers that need new economizer controls.	City Hall	$3,330	$4,070	$1,051	$1,360	($0)	($0)	$3,330	$4,070	2.45	3.87
9.01-FH Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Existing 8' industrial fixtures recessed into the attic space will be replaced with an 8' (4) 32W T8 industrial fixture that will be installed in the existing location. Occupancy control sensors will be installed in common space such as; Main Gym and the lower and mixed use space.	Field House	$22,948	$29,323	$1,159	$1,500	$150	$3,612	$19,336	$25,711	11.72	19.64
9.01-PSB Lighting Upgrade	This measure proposes replacing existing 250W MH indirect wall mounted fixtures with indirect linear fluorescent fixtures. This measure also proposes installing occupancy sensor control in open offices, conference rooms, break rooms and in both locker rooms.	Police Department	$10,620	$13,570	$446	$577	$150	$2,325	$8,295	$11,245	11.40	18.86
9.01-PWB Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Existing 8' linear fluorescent fixtures located in the vehicle shop areas will be replaced with 8' (4) 32W T8 industrial fixtures. Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office areas.	Public Works Building	$21,761	$27,806	$1,190	$1,540	$183	$3,738	$18,023	$24,068	10.46	17.53
PWB-3 Programmable Thermostat	This measure will replace the existing line voltage thermostat with a programmable thermostat.	Public Works Building	$990	$1,265	$402	$521	($0)	($0)	$990	$1,265	1.90	3.14
9.01-PSC Lighting Upgrade	This measure proposes retrofitting existing inefficient T12 lamps and electromagentic ballasts with efficient T8 lamps and electronic ballasts. Existing downlights using inefficient icandescent lamps will be retrofitted with compact fluorescent lamps (CFL's). Occupancy control sensors will be installed in common space such as; conference rooms, break rooms and open office areas.	Public Works Service Center	$17,235	$22,023	$1,438	$1,861	$223	$4,609	$12,626	$17,414	6.06	10.48
		Grand Total	$104,824	$133,757	$7,478	$9,678	$1,267	$19,624	$85,200	$114,133	7.78	13.05

* Since design cost, audit cost, etc. are distributed among the FIMs, the total project cost will not go up or down by exactly the amounts shown here if a FIM or FIMs are dropped.

** For non recurring operational savings, the values are averaged over the 30 year length of this analysis.

*** Incentives are contingent on final approval. Funds are shown for reference only.

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] 3-[illegible]

Table 4.2 - Needs Based Initiatives

Project	City of Des Moines
Scenario	Recommended Measures
Company	Temporary
Report Generated	7/22/2010

FIM Name	FIM Description	Building	Budget *		Annual Utility Savings		Annual Operational Savings **	Potential Incentives ***	Net Customer Cost (with Incentives)	
			Min	Max	Min	Max			Min	Max
SAC-1 Replace Electric Furnace	The attic mounted electric furnace will trip once per year and needs to be manually reset. The PSE rebate of $550 per 12,000 BTUH would apply if converting to a heat pump or gas. Existing is One furnace at 3620 CFM (1hp, 200 Volts) with a separately mounted 50 kW duct heater (308 volts 3 stage) - new unit to be gas fired..	Activity Center	$43,496	$55,579	$483	$624	$500	$9,000	$34,496	$46,579
CHB-1 Domestic Hot Water	Replace (1) electric water heater with (3) instantaneous electric water heaters. Replace (1) electric water heater with (1) heat pump water heater.	City Hall	$18,317	$23,405	$212	$274	($0)	($0)	$18,317	$23,405
PWB-1 RTU Replacement	Existing unit is a Trane Weathertron heat pump. New PSE program will provide $150 per ton is replacing with another heat pump or $550 per ton if replacing with a gas pack. Include shop IR heat 7-day T-stat in this FIM. Assume one 4 ton heat pump.	Public Works Building	$29,844	$38,134	$131	$170	$150	$600	$29,244	$37,534

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