

**CITY COUNCIL  
COMMUNICATION:**

**03-227**

**AGENDA:**

MAY 19, 2003

**SUBJECT:**

COWNIE SOCCER  
COMPLEX  
IMPROVEMENTS

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

DONALD M. TRIPP  
PARK AND  
RECREATION  
DIRECTOR

**ITEM 6-A**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**SYNOPSIS —**

Approve a bid letting to provide for improvements to the James W. Cownie Soccer Complex to include seating, field fencing, sidewalks, scoreboard, and a press box.

**FISCAL IMPACT —**

Estimated cost of construction for improvements to James W. Cownie Soccer complex is \$300,000. Total cost of the project, including engineering fees, surveying, contingency, etc., is estimated at \$372,000. Partial funding for the project in an amount of \$242,000 will be provided to the City by the Greater Des Moines Community Foundation (GDSMF) through secured private donations (the Patty and James Cownie Charitable Fund as well as other guaranteed contributions by Mr. Cownie). The remaining \$130,000 needed for this project is budgeted and will be provided through the City of Des Moines' Fiscal Year (FY) 2003 Capital Improvement Program (CIP), Account #CP040/PKS990000/PKS159.

**RECOMMENDATION —**

**Approval.**

**BACKGROUND —**

On May 5, 2003, by Roll Call No. 03-1088, the City Council approved a 28E Agreement between the GDSMF and the City to allow the GDSMF to coordinate the receipt of donations and other gifts toward improvements to be made at the James W. Cownie Soccer Complex. Under the agreement, the GDSMF would contract the construction for lighting two playing fields and three parking lots. It would make contributions in an amount up to \$242,000 toward the construction of stadium-style seating on one of the playing fields.

The original master plan for the James W. Cownie Soccer Park called for the development of a soccer stadium and two additional fields to be located at Soldier's Field on the corner of Hartford and SE 22<sup>nd</sup> Street.

In looking to the most cost-effective alternative to a full stadium, staff and soccer committee members developed a plan to build a premier field at the existing Cownie Park. An additional lighted field is recommended so as to not overuse any single field. Development of two lighted fields are recommended: one a premier facility with seating for 1,000 spectators, press box, scoreboard,

**CITY COUNCIL  
COMMUNICATION**

03-227

MAY 19, 2003

PAGE TWO

fencing, sidewalks, and parking lot lighting for three lots; and, the other lighted but without the additional features and amenities.

The proposed construction is divided into two separate projects: 1) Lighting two playing fields and three associated parking lots; and 2) All "other improvements," including the stadium seating, press box, scoreboard, fencing, and sidewalks. The GDSMF has agreed to serve as the receiver of all donated funds and pledges except those to be provided by the City. The GDSMF has also agreed to contract for the construction of the entire lighting system, and pay for all costs and expenses, not to exceed \$242,000, toward the "other improvements." The City will receive those funds and this action is to bid for the construction of the "other improvements."

Jim Cownie, who completed the initial fundraising for the construction of the City's Soccer and Softball Parks, has committed to privately raise the estimated \$450,000, in addition to the City's \$130,000, needed to complete all project elements (lighting and "other improvements"). Because Mr. Cownie's donations will be paid over a maximum five-year period, with the first payment made on May 15, 2003, the City will establish a four-year loan from the General Fund with an interest rate charged equivalent to what the City pays on the Governmental Lease-Purchase Master Agreement with Banc of America. This loan will be paid off as donations are received as outlined in Section I.D.2 of the previously approved 28E Agreement between the GDSMF and the City of Des Moines, dated May 5, 2003, Roll Call No. 03-1088. The finance cost is built into the \$372,000 budget.

Operations and maintenance expenditures for this project will be minimal. Staff will be working with MidAmerican Energy to determine the actual hourly cost of lighting. This cost, plus an amount for equipment maintenance, will be included in an hourly rate charged to those who rent the fields. The fields exist today, but the seating and press box structures are new. They are aluminum and concrete block materials, so repairs will be minimal. The projected usable life for this facility is at least 30 years.

The development of two lighted playing fields, one a "premier field" with press box, scoreboard, fencing, and sidewalks, will allow the City to bid on regional and national tournaments. The Drake Men's and Women's Soccer teams have expressed an interest in utilizing the facility beginning in the Fall of 2003 if terms agreeable to both parties can be reached. Additionally, the City will have the opportunity to bid for the Iowa High School Boys and Girls state soccer tournaments. A copy of the conceptual design and cost estimates are on file in the City Clerk's Office.

The goal at this time is to have the field and parking lot lighting in place for the 2003 Snickers U.S. Youth Midwest Regional in June of 2003 and complete the "other improvements" by the Fall of 2003.

