



# COUNCIL

Agenda

## COMMUNICATION



### City Manager's

**Office**

Item No.: 15a

#### GENERAL INFORMATION

Agenda Date: 02/09/04  
04-051

Communication No.:

Agenda Item Type: Resolution

Roll Call No:

Submitted by: Donald Tripp, Park and Recreation Director

#### **SUBJECT—**

Softball Complex Development, Phase II—Lighting

#### **SYNOPSIS—**

Approve the letting of bids for field lighting in Phase II of the City Softball Complex project.

#### **FISCAL IMPACT—**

Phase II of the Softball Complex (CP040 – PKS990000 - PKS091) is estimated to be \$600,150 and includes lighting the four fields, paying a sanitary sewer connection fee, grading and paving the parking lot and entrance road, and other miscellaneous items as identified on Attachment A. The total estimated cost for lighting the fields – including wiring is \$338,500. Because funding for this project is tight, the lighting has been broken down into a base bid and three alternates as follows:

Base Bid – Fields 1 and 4 – Wiring \$53,500, Lighting – Poles and fixtures - \$100,000

Alt #1 – Tournament lighting fields 4 - \$40,000

Alt #2 – Field 2 - Wiring \$25,000, Lighting – Poles and fixtures - \$47,500

Alt #3 - Field 3 - Wiring \$25,000, Lighting – Poles and fixtures - \$47,500

Funding for Phase II is available from the Capital Improvement Program (CIP) budget, in the amount of \$265,930 of General Obligation (GO) Bond proceeds; \$8,000 from the Greater Des Moines Community Foundation; \$16,000 from a confirmed private donor; and \$100,000 from

the Greater Des Moines Junior Soccer League. Remaining revenue of \$180,000 is available to be borrowed from the General Fund with interest (\$15,000 included in the total project cost) – with revenues from player fees used to retire this loan within ten years (\$19,500 annually that includes \$1,500/yr for interest). This would leave a shortage of \$30,220. If the bid comes in below estimate, all four fields can be lighted; if not, staff will reduce lighting.

Phase II was originally anticipated to cost \$712,750 funded by \$428,000 of new G.O. Bonds, plus \$284,750 in additional revenue. Since that time, the project changed in scope, \$100,000 of anticipated funding was lost, and unforeseen costs drove Phase I costs higher than anticipated (additional \$57,984 for RDG, and reallocation of expenses between the soccer complex, which used to be combined with this project).

### **RECOMMENDATION—**

Approval.

### **BACKGROUND—**

Previous actions by the Des Moines City Council have impacted the development of the Softball Complex:

- On February 21, 1994, by Roll Call No. 94-561, the City Council approved an Agreement with Crose-Gardner Associates for professional services in conjunction with design and construction of a new softball complex located in northeast Des Moines. Cost was not to exceed \$58,500.
- On July 7, 1997, by Roll Call No. 97-2309, the City Council approved design and construction observation services for site grading and utilities. Cost was not to exceed \$42,279.
- On December 8, 1997 by Roll Call No. 97-3816, the City Council approved a construction contract between the Greater Des Moines Foundation and McAninch Corporation to complete grading and on-site utilities. Cost estimate was \$825,971.
- On September 14, 1998, by Roll Call No. 98-2794, the City Council approved Supplemental Agreement No. 2 to provide for design and construction observation services for four softball fields and a mechanical/electrical equipment building. It also provided for the design of a parking lot and general landscaping of the complex. Cost was not to exceed \$103,360.
- On July 22, 2002 by Roll Calls No.'s 02-1876/1877, the City Council approved plans, specifications, form of contract documents and designated lowest responsible bidder for construction contract #2 to Rochon Corporation. Cost was a lump sum of \$1,611,000.
- On January 6, 2003, by Roll Call No. 03-018, the City Council approved Supplemental Agreement No. 3 which amended Supplemental Agreement No. 2 to adjust the design fees based on several additions to the project scope: (a) design of a maintenance building and site (\$9,600); (b) design completion for concessions/restrooms building (\$19,328); (c) plaza design revisions (\$4,500); (d) design revision of irrigation system from hydraulic to electric (\$4,500); (e) design of maintenance building utilities and three-phase

power extension coordination (\$1,500); (f) completion of contract document package (\$15,312); (g) original contract inflation adjustment (\$2,744). Total cost was not to exceed the sum of \$57,484.

Completion of all elements under Supplemental Agreement No.3 finished construction of the softball complex except for the items shown in the left-hand column of Attachment "A". Funding for these items was approved in the FY04 CIP Budget at the City Council's budget adoption meeting on February 24, 2003, and included a General Obligation allocation of \$428,000. More specific detailed cost estimates have become available, and the net effect has been to lower the overall project cost. The list of revised items is seen in the right-hand column of Attachment "A".

These changes include: 1) the elimination of site lighting for the plaza area (sufficiently illuminated from other lighting sources); 2) a reduction in the sanitary hookup fee to reflect only the developed portion of the entire softball complex site; 3) a reduction in consulting, engineering, and general conditions fees and costs; and, 4) an increase in road and parking grading, paving, and storm sewer expenses. Because the paving design is complete and field lighting only requires purchase and installation, the need for engineering expertise and a large contingency is minimal.

It is anticipated that the softball facility will be ready for public use in the Summer of 2004. To ensure that opening, the City Engineering Department will design all paving and paving related items, and the City Public Works Department will perform construction of the paving and most of the paving related items. A separate contract for the purchase and installation of field lighting is necessary. At this time, staff recommends the approval of letting the bid for field lighting of the Softball Complex.