



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 01/24/05

05-021

Agenda Item Type: Resolution

Communication No.:

Roll Call No.: 05-

Submitted by: Eric A. Anderson, City Manager

SUBJECT—

Principal Park Design and Financing

SYNOPSIS—

This action orders construction, sets the date of receiving bids, and sets the date of hearing for improvements for the renovation of Principal Park (previously known as Sec Taylor Stadium).

FISCAL IMPACT—

The Principal Financial Group Foundation will provide \$2.5 million for the renovation of the stadium in return for naming rights to the stadium. The City has committed \$1 million for stadium seat replacement.

Because this project has not yet been bid, costs are 'best-estimate' at this time. The bid proposal provides for several cost-deducts that should allow the Council to award a contract that is within budget. The City is prepared to reject all bids if adjustments cannot be made to deliver the project within budget.

When the Council receives the bid proposals for action at its February 28, 2005 meeting, the Council may be asked to select one or more of the following cost-deducts to bring the project into conformance with its budget.

- Delete landscaping.
- Delete column and trellis to the west of the Cub Club entry.

- Delete all Cub Club improvements.
- Delete seat replacement in stadium sections 1 through 16, including wheelchair platforms.
- Delete bleachers.

RECOMMENDATION—

Approval

BACKGROUND—

Agreements

The City of Des Moines has a long-term lease with the Greater Des Moines Baseball Company for property, including the baseball stadium, located on the north side of the confluence of the Raccoon and Des Moines Rivers.

The Council previously approved the amendments to the lease at its August 23, 2004 meeting (Roll Calls Nos. 04-1812 through 04-1815) and allocation of the \$1 million City funding at its Sept. 12, 2004 meeting (Roll Call No. 04-1954).

Design

In accordance with the agreement, HOK Sport+Venue+Event (Kansas City, MO, Bruce Miller, Principal Architect) has developed a schematic design for stadium outfield improvements in conjunction with the adjacent American Discovery bike and pedestrian trail that connects to Gray's Lake.

Because of higher than anticipated cost estimates for these improvements, plans have been revised to provide for the following improvements:

- New outfield plaza and fountain/water feature at the right field foul pole area
- New seating deck with the extension of the upper grandstand in right field
- Paint exterior existing outfield wall
- Remove existing asphalt directly east of Cubs Club and replace with landscaping and new sidewalk along Water Street
- Façade improvements to the suites' north face and Cub Club in left field
- Accessibility improvements including re-stripping parking spaces, curb ramps, lowered ticket counter, lowered retail counters, ADA compliant toilet stalls
- Elevated picnic deck, drink rail seating, bleacher seating and scoreboard structure in right field
- Seating replacement including new aisle striping, new handrails and improved wheelchair seating platforms; cup holders may be added at a later date.
- Retain maintenance building at current location and construct a new deck above the building.

Deduct alternates have been included in the bid package that should allow the project to move forward within the \$3.5 million budget.

Urban Design Review Board

The Urban Design Review Board, at its January 18, 2005 meeting, reviewed the proposed design changes and increased funding request.

The Board found the revised design plans to be generally acceptable with the exception of the gated and fenced fountain/plaza area located behind the central outfield area. The Board is concerned the proposed design - a somewhat isolated, fenced plaza area with limited hours of operation due to security and maintenance - does not provide much of a public experience.

The Board recommended greater public access from the bicycle trail/Riverwalk to the fountain/plaza area.

Sam Bernabe (President and General Manager of the Iowa Cubs, 1 Line Drive, Des Moines) has responded that the security and maintenance concerns are limiting factors in providing general public accessibility to the proposed fountain/plaza area. The Cubs are committed to working with community groups to opening this area for non- Iowa Cub game events. Further, the entrance gates will be designed for multiple gates that would create wide openings when public access is needed. Gates could swing open, slide across or even be removed depending on the design.