

REVISED

Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 07/25/05
Agenda Item Type: Resolution

Communication No.: 05-418
Roll Call No.:

Submitted by: Richard A. Clark, Acting City Manager

SUBJECT—

Approving and authorizing the Supplemental Agreement with HOK Sport, Inc. for design of enhanced water features at Principal Park in connection with Principal Park Seating Expansion and Outfield Improvements.

SYNOPSIS—

Approve a supplemental agreement with HOK Sport, Inc. (Rick Martin, Senior Principal, 323 W. 8th Street, Suite 700, Kansas City, MO 64105) in an amount not to exceed \$128,625 to provide design and construction services for enhanced water features at Principal Park.

FISCAL IMPACT—

Funding for the supplemental agreement (\$128,625) will be provided initially by the Greater Des Moines Baseball Co. pending receipt of additional funding as described below. Principal Park – Fund CP040, Organization PKS990000, Project PKS132, Activity ID 01-2005-017.

RECOMMENDATION—

Approval

BACKGROUND—

The Sponsorship Agreement with Principal Life Insurance Company, Principal Financial Group Foundation, Greater Des Moines Baseball Co. (GDMB) and the City of Des Moines approved on August 9, 2004 by Roll Call 04-1700 included that the architect for the Stadium Improvements shall be HOK for design and construction review services.

On October 11, 2004, by Roll Call 04-2111, the City of Des Moines approved the professional services agreement with HOK for the design and contract administration services for the Principal Park 2004 Stadium Improvements. This design included a basic fountain and plaza area inside the stadium fence.

On March 31, 2005, by Roll Call 05-805, the City of Des Moines agreed to provide an additional \$2 million to the Principal Park improvements that allowed award of the total project as bid and approximately \$1.4 million for additional improvements. In negotiating the reprogramming of the \$2 million from the Riverwalk project to the Principal Park project, the City Manager agreed that the funds would not be utilized if Federal funding - including \$5 million in Federal funds in the Transportation Reauthorization bill – does not materialize. In the event that Federal funds are not received, the City will need to identify an additional \$600,000 to fully fund the base project.

On June 28, 2005, by Roll Call 05-1597, City Council authorized the City Manager to submit a Community Attraction and Tourism grant application that would assist in funding the stadium improvements and enhancements. The enhancements provide an improved water feature that includes a series of fountains and additional improvements to public space adjacent to the stadium. The application requested \$1.2 million. We expect to receive information on the grant application at the Vision Iowa Board meeting on September 14, 2005. Costs incurred prior to the decision of the Vision Iowa Board are not eligible under the grant.

The concept presented for the enhanced water feature includes a state-of-the art series of fountains whose waters will dance to music, cascade and erupt in a timely fashion when certain events happen (home runs, strikeouts, scoring, etc.) The feature places one fountain inside the park's security fence that is shaped like a baseball diamond. The rest of the fountains, located outside the stadium fence, will be operated for the pleasure of the general public utilizing the Meredith Trail or just visiting the facility and those choosing to watch games by looking into the stadium from outside the fence. A graphic of the concept is attached. The water features including fountains outside the stadium fence will be maintained by the GDMB in accordance with the Sponsorship Agreement (Roll Call 04-1700).

The GDMB has agreed to fund the design for the enhanced water feature, pending the outcome of the Federal funding or the approval of the Community Attraction and Tourism grant application. The cost to GDMB would be reimbursed only if the funds are received to allow the construction of the enhanced water feature.

HOK has agreed to provide the design services for the enhanced water feature for \$128,625. This amount includes \$60,000 for the firm of Waters Edge to provide specialized fountain and water feature design services.

Staff recommends that the construction of the enhanced water feature be added to the current contract with Larson and Larson Construction LLC (Jeffrey C. Larson, President, Urbandale, IA). Once the design is complete, a change order will be negotiated with the contractor to delete the base fountain plaza and construct the enhanced water feature. The change order will be presented to the City Council for consideration. Based on conceptual level estimates for the enhanced water feature, the additional cost to the project may be as much as \$1.2 million. If sufficient funds are not available, no fountain will be constructed and the enhanced water features will be deferred until funding is identified. If some but not all of the funding is received, then the scope of the project may need to be reduced or additional funds must be identified.

On May 23, 2005 Council received Council Communication 05-306 which outlined the expanded scope of the Riverwalk project which includes the Principal Park improvements. The estimated project cost for Riverwalk was estimated at \$55 – 57 million. However, the City's financial commitment to the project remains at \$4.535 million based on actions to date. This includes:

- \$655,000 – Meredith Trail

- \$880,000 – Utility Enhancement (to be TIF)
- \$1,000,000 – City share to match Vision Iowa
- \$2,000,000 – Principal Park Improvements.

Despite the increase in project scope and cost, the City financial commitment remains at \$4.535 million.