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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 01/23/06
Agenda Item Type: Resolution

Communication No.: 06-031
Roll Call No.:

Submitted by: Donald M. Tripp, Park and Recreation Director

SUBJECT—

Approval of the Hoover-Meredith Athletic Center 28E Agreement.

SYNOPSIS—

This action approves the 28E Agreement among the Des Moines Independent Community School District, Polk County, and the City of Des Moines for construction of the Hoover-Meredith Athletic Center.

FISCAL IMPACT—

The total project cost is estimated at \$925,000 of which the School District will provide \$400,000, the County \$350,000, and the City \$175,000. The City portion of the project is budgeted within the recommended FY07 Capital Improvement Program currently under consideration by the City Council. A singular payment of \$175,000 is due to the School District by July 1, 2006. If the cost of the improvements to be constructed exceeds \$925,000, the parties agree that the School District will have the right to determine, after consultation with the City and County, whether any items that have been bid as add alternate items will be deleted from the project. If all parties agree to an amount above \$925,000, the parties will provide the required additional funding on a pro rata basis. Such additional funding will not exceed more than 10% of the original amount (\$925,000) funded under this agreement. If the cost of the improvements is less than \$925,000, the parties agree to decrease the amount each is required to provide under this agreement on a pro rata basis.

RECOMMENDATION—

Approval

BACKGROUND—

During a joint meeting discussion last fall, representatives from the Des Moines Independent Community School District, Polk County, and the City of Des Moines, unanimously agreed that improvements to the athletic fields adjacent to Hoover High School and Meredith Middle School would be a mutually beneficial project on behalf of all citizens of the Greater Des Moines metropolitan area. These improvements would include lighted basketball and tennis courts, a baseball field, soccer fields, walking trail, and enhanced parking.

The purpose of the 28E Agreement is to delineate the responsibilities of each party for the design, financing, construction, maintenance, and use of the completed facility. Under the terms of the 28E agreement, the governing body of each party will authorize the bid letting for the improvements, set the date of hearing, and approve the amount of bid security. At a joint public hearing of the parties, approval would be given for (1) the plans and specifications, form of contract documents and the County Engineer's estimate of the cost for the improvements; 2) the designation of the lowest responsible bidder and cost; 3) bid acceptance; and, 4) award of the contract for the improvements.

The County would design and manage the construction of the site and contribute \$350,000. The School District will contribute \$400,000, enter into all necessary agreements for the construction of the improvements and provide staff for the review of plans and specifications. The School District shall be responsible for all future maintenance, repair and replacement of the improvements, except for the parking lot enhancement that is currently the responsibility of the City under a lease with the school district. Due to the impact of construction, the school district will have use of the baseball fields and tennis courts at Birdland Park for the Hoover High School baseball and tennis teams' practices and games in the Fall of 2006 and Spring of 2007, subject to the annual 28E agreement between the school district and the City for shared use of facilities.

The City's responsibilities include a contribution of \$175,000 and provision of staff for the review of plans and specifications and final inspection of the improvements. The City's cash contribution is intended to be used primarily for the construction and lighting of the basketball and tennis courts that the school district agrees to allow the City to use for Park and Recreation programs. \$25,000 of the \$175,000 is also earmarked for the extension and resurfacing of the shared parking lot near the girl's softball field and the Northwest Aquatic Center. The school district and the City also intend that the new soccer fields will replace the City's use of the soccer fields at the former Rice School pursuant to the lease agreement between the school district and the City dated June 17, 2002. That agreement expires in 2007.

This item is being brought forward for City Council consideration at this time due to a desire to initiate construction this spring.

Benefits to the City of this project include the following:

- Improved facilities for various park and recreation programs in the northwest area of the City.
- Lighted basketball and tennis courts for after school, weekend and summer use by all residents.
- Substitute soccer facilities for the Northwest Soccer League that are available at Rice School.
- Recreational facilities available to all residents that complement, not duplicate, those in nearby Westchester Park.

The term of the agreement is from January 1, 2006 through December 31, 2026. Construction is expected to begin no later than June 1, 2006, and be completed by September 1, 2006.