



**Council
Communication**
Office of the City Manager

Date

March 20, 2006

Agenda Item No. 63
Roll Call No. 06-
Communication No. 06-147
Submitted by: Donald M. Tripp, Park and
Recreation Director

AGENDA HEADING:

Approving a three (3) year Maintenance Agreement between the City of Des Moines and the Greater Des Moines Baseball Company (Iowa Cubs) to maintain the James W. Cownie Soccer Park, not to exceed \$825,000 over three years.

SYNOPSIS:

Park and Recreation staff have negotiated this agreement with Sam Bernabe of the Iowa Cubs to have their grounds crew manage the horticultural and custodial care of the James W. Cownie Soccer Park. The grounds crew at Principal Park is comprised of the best sports turf experts in Iowa who will bring a high level of expertise and service to the soccer park. This action was precipitated by the transfer of the two full-time staff assigned to the soccer park to other park operations. Therefore, the City can take advantage of this opportunity without laying-off City staff.

FISCAL IMPACT:

Amount: \$275,000 (\$25,000 administrative fee and a guaranteed not to exceed \$250,000 payment for maintenance services).

Funding Source: Funding for the first year of the agreement is available in the FY06 Operating Budget as follows. Subsequent years of the agreement will be funded through future budgets.

- Park and Recreation Department—Sports Turf Maintenance GE001 PKS070700, page 182.

ADDITIONAL INFORMATION:

The Iowa Cubs expressed interest in this concept, and staff has negotiated a Maintenance Agreement, which is on file in the City Clerk's Office. The additional staff hired by the Iowa Cubs to maintain the soccer park, in addition to their existing crew, will aid in maintaining both City-owned facilities (Principal Park and James W. Cownie Soccer Park). In this way, staff will be shared between both facilities based on schedule of activities and facility needs. In addition to the increased knowledge, skills and abilities of staff, the Greater Des Moines Baseball Co. will be providing more staff on-site during events and will provide more labor hours than previously provided by the City at our current staffing levels. The City has

previously allocated a total of 5,719 hours with two (2) full-time staff, one (1) PAM Technician, one (1) 7-month Horticultural Technician and two (2) 120-day casuals. The two full-time staff have already transferred to other parks operations. If this agreement is approved, the PAM Technician will be assigned to other duties within the department and the three seasonal employees will not be re-hired. The Greater Des Moines Baseball Co is hiring three (3) full-time positions and three (3) five-month positions in addition to providing support from their head grounds keeper, for a total of 6,912 hours or an increase in maintenance hours of 1,193 at the Cownie Soccer Park.

The terms and conditions of the agreement call for an administrative fee of \$25,000 and a guaranteed amount not to exceed \$250,000 for custodial care and horticultural maintenance including labor, commodities and supply purchases which will be paid on a reimbursable bases from invoices submitted by the Contractor. This term in the agreement fixes the City's costs and is expected to save general tax support to maintain the soccer park. Additionally, the Greater Des Moines Baseball Co. has agreed to allow the City to retain any additional savings below the guaranteed amount. In summary, if the maintenance expenses are only \$200,000, \$50,000 would be saved in that given year. If these savings are realized, this provision will assist the City in reducing its annual support of the soccer park in future years.

As a matter of courtesy, the Park and Recreation Director discussed this proposal with Jim Cownie, the key community leader on this project. Mr. Cownie expressed support for this action.

The relationship will be one of independent contractor and not employer/employee. The Des Moines Park and Recreation Department staff will continue to program and manage all events held at the Soccer Park, which include the 2006 U.S. Youth Soccer National Championships scheduled for July 25-30 of this summer and the U.S. Youth Soccer Regional Championships to be held in June of 2007 along with a series of locally hosted tournaments. Other planned events include Drake University Men's and Women's soccer matches, Des Moines High School soccer matches and the Iowa High Schools Boys State Tournament.

PREVIOUS COUNCIL ACTION(S): NONE

Date:

Roll Call Number:

Action:

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Future action on two (2) additional three (3) year renewal agreements at the end of each term of the Agreement.

