



Council Communication

Office of the City Manager

Date

August 21, 2006

Agenda Item No. 54
Roll Call No. 06-
Communication No. 06-540
Submitted by: **Jeb E. Brewer, P.E., City Engineer**

AGENDA HEADING:

Approving Change Order No. 12 with Larson & Larson Construction, LLC, for additional work on the Principal Park Stadium Improvements project for a total not to exceed \$1,035,103.

SYNOPSIS:

Recommend approval of Change Order No. 12 in an amount not to exceed \$1,035,103 with Larson & Larson Construction, LLC, Jeffrey C. Larson, President, 10703 Justin Drive, Urbandale, Iowa, 50322, for additional work on the Principal Park Stadium Improvements project for raising the metal bleachers to improve visual lines over the manual scoreboard and construction of an “Enhanced Water Feature.” The Enhanced Water Feature will provide a water experience to the Meredith Trail users outside the stadium.

FISCAL IMPACT:

Amount: \$1,035,103

Funding Source: 2006-07 CIP, Page Park Improvements-18, Principal Park, PKS132, Various Funding, being:

- \$805,625 Community Attraction and Tourism (CAT) Grant
- \$50,000 Polk County
- \$49,516 FY 2006-07 Tax Increment Funds
- \$129,962 to be shared equally between the Iowa Cubs and City of Des Moines, with the City’s \$64,981 funded with GO Bonds to be transferred from PKS045, Recreation Trails.

ADDITIONAL INFORMATION:

The construction contract for the Principal Park Stadium Improvements was awarded to Larson & Larson Construction LLC, on March 31, 2005 in the amount of \$3,606,600. The original contract included a basic fountain inside the stadium fence. On June 28, 2005, by Roll Call No. 05-1597, City Council authorized the City Manager to submit a Community Attraction and Tourism (CAT) grant application that would assist in funding enhancements to Principal Park that included an enhanced water feature with a series of fountains and improvements to the public space adjacent to the stadium. A grant totaling \$950,000 was approved by the State of Iowa, Vision Iowa Board. Additional work was added to the original contract as a result of this increased funding.

In October 2005, the design of the enhanced water feature was completed and sent to the contractor for pricing. Ultimately, the contractor’s price for the enhanced water feature exceeded the increased budget. HOK Sport then revised the drawings to reduce the water feature and estimated cost. Larson and Larson responded with a price that now exceeds the project budget by \$129,962. At this time, it is impractical to

further revise the design of the enhanced water feature to further reduce the cost and still maintain the desired water feature concept and public experience. The majority of funding for this change order is from the CAT Grant; however, if the City does not construct the enhanced features, which were included in the grant application, the grant funding is not available. The Iowa Cubs have agreed to equally share in the project cost overrun.

This change order and related cost for design services increases the project overall budget by \$129,962. The added design services, which are included in Supplemental Agreement No. 2 with HOK Sport, Inc, Rick Martin, Senior Principal, 323 W. 8th Street, Suite 700, Kansas City, MO, are included on the August 21 agenda for Council consideration. This increased cost will be shared equally between the Iowa Cubs and the City of Des Moines. The City's increased contribution to this project is funded by transferring \$64,981 from GO Bonds to be transferred from PKS045, Recreation Trails.

PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2006

Roll Call Number: 06-126

Action: Resolution approving Change Order No. 1 with Larson and Larson Construction, LLC for additional work on the Principal Park Stadium Improvements project, in an amount not to exceed \$322,515

Date: June 28, 2005

Roll Call Number: 05-1597

Action: Resolution authorizing submission of the Community Attraction and Tourism Application for the Principal Park Stadium Improvements.

Date: March 31, 2005

Roll Call Number: 05-806

Action: Resolution approving contract and bond, for Larson & Larson Construction, LLC (Jeffrey C. Larson, President), \$3,606,600

BOARD/COMMISSION ACTION(S): NONE

Date: January 18, 2005

Roll Call Number: NA

Action: The Board recommended redesign of the fountain/plaza for greater public access from the bicycle trail/Riverwalk area be undertaken or an increase in the regular hours of operation be implemented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on construction contracts.