

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	November 9, 2009
	Agenda Item No. 7 Roll Call No. <u>09-</u> Communication No. <u>09-778</u> Submitted by: Jeb E. Brewer, P.E. City Engineer	

AGENDA HEADING:

Approving Professional Services Agreement with Shuck-Britson, Inc. for the Principal Park Facility Assessment, not to exceed \$32,000.

SYNOPSIS:

Recommend Council approval of the Professional Services Agreement with Shuck-Britson, Inc., Timothy J. Monson, President, 2409 Grand Avenue, Des Moines, Iowa 50312, for a total cost not to exceed \$32,000, based on hourly rates, to conduct a facility assessment and prepare recommendations for ongoing maintenance and necessary repairs for the Principal Park Facility Assessment.

FISCAL IMPACT:

Amount: \$32,000

Funding Source: 2009-10 CIP, Page Park Improvements – 20, PKS132, Principal Park, TIF Bonds

ADDITIONAL INFORMATION:

Shuck-Britson evaluated the structural failure and developed details for the emergency repairs to the precast concrete decking earlier this year. Shuck-Britson was asked to prepare a proposal to conduct a facility assessment for the City due to their knowledge of the facility and the need to develop an inspection and maintenance plan that would strive to prevent future failures and need to address ongoing maintenance.

The stadium was built on its current site in 1947 and called Pioneer Park. In 1959, it was renamed Sec Taylor Stadium in honor of former Des Moines Register and Tribune sports editor Garner W. (Sec) Taylor. The ballpark was renamed Principal Park during the 2004 season.

Planning for a new stadium began in August 1988. The \$12 million rebuilding effort began with the demolition of the old stadium on Sept. 10, 1991. The new stadium was constructed on the old site beginning that October. The first game was April 16, 1992.

In 1995, the ballpark added a new look with a remodeled clubhouse and 12 skyboxes in left field. The \$2 million clubhouse expansion featured new locker room facilities for both the Cubs and visiting clubs. The locker room complex also included: new offices for the manager and coaches, laundry and storage facilities, an expanded training room, an indoor batting cage, a new weight room and a family lounge.

The City has responsibility for maintaining the facility and there are ongoing concerns with water damage to the masonry façade causing the block and mortar to split and crack. This past fall, several blocks were replaced and repairs made to mortar joints to address this issue.

The scope of services consists of three main elements: inspection and assessment of structural components, masonry and other facility elements, recommendations for repairs including cost estimates, and maintenance manual for City use in future upkeep of the facility. This work will also be used to schedule and prioritize future work at Principal Park.

Staff has negotiated a Professional Services Agreement with Shuck-Britson, Inc., for a total cost not to exceed \$32,000, based on hourly rates, to conduct a facility assessment and prepare recommendations for ongoing maintenance and necessary repairs for the Principal Park Facility Assessment.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Present report and findings to City Council.

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