

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 7, 2011
	<p style="text-align: right;"><b>Agenda Item No.</b></p> <p style="text-align: right;"><b>Roll Call No.</b></p> <p style="text-align: right;"><b>Communication No.</b></p> <p style="text-align: right;"><b>Submitted by:</b></p>	<p style="text-align: right;"><b>24</b></p> <p style="text-align: right;"><b><u>11-1871</u></b></p> <p style="text-align: right;"><b><u>11-682</u></b></p> <p style="text-align: right;"><b>Donald M. Tripp, Director of Park and Recreation</b></p>

**AGENDA HEADING:**

Receive and file request for development of a professional services agreement with RDG Planning and Design, Davis Sanders, Principal-In-Charge, 301 Grand Avenue, Des Moines, Iowa, 50309, for engineering and design services for potential upgrading and expansion of the Principal Park stadium locker rooms.

**SYNOPSIS:**

Receive and file staff request authorizing the Engineering Department to prepare a professional services agreement with RDG Planning and Design for engineering and design services to thoroughly review the Principal Park stadium locker-rooms for compliance with current Major League standards and make recommendations for the improvements necessary to upgrade those elements.

**FISCAL IMPACT:**

Amount: Design services are anticipated to cost under \$25,000; the Iowa Cubs have agreed to equally split this cost.

Funding Source: 2011-2012 CIP, Principal Park, PKS132, TIF and Iowa Cubs, Page Park-16.

**ADDITIONAL INFORMATION:**

Constructed 20 years ago, the Principal Park stadium is one of the country’s oldest Triple A baseball facilities. Significant projects and improvements have been completed over the years, including replacement of seats and an addition in 2006.

Ongoing maintenance and improvements are required due to the riverside location and amount of use of the facility. Unexpected cracking of precast concrete panels in 2009 required emergency repairs; those repairs led to a facility assessment prepared by Shuck-Britson to identify all needed repairs and prioritize work, the most urgent of which have been completed. The facility assessment is currently being updated and developed into a maintenance manual.

In addition to ongoing maintenance, upgrades to current standards and expanded use also need to be addressed. The Major League affiliate, the Chicago Cubs, has requested that the City look at improving the locker room areas, expanding and remodeling them to provide increased locker room space that complies with current franchise expectations and use. The main area of the home and visitor locker rooms was constructed in 1983. At that time, team rosters were at 23 players; as a rule, disabled-list

players did not travel with their teams; and there were only one or two roving instructors with the team at any given time. Today, the teams travel with 25-man active rosters, as many as five disabled-list players, and three to four roving instructors. Additions and remodels to the locker areas have been completed over the years, but nothing has been done to accommodate more player personnel and team coaching staff. The need for more locker room dressing and shower area is high and will likely increase more in the future.

The agreement with the Iowa Cubs for use of the stadium, Section 8.a.3 provides that "...the CITY shall furnish and/or bear the costs of furnishing...such capital improvements CITY deems to be reasonable, necessary, and commensurate with CITY's overall financial condition and ability to make additional capital investments in the stadium." This section means that the City is only required to make capital expenditures to the stadium that the City, in its sole discretion, finds to meet all three criteria: 1. Reasonable; 2. Necessary; and 3. Commensurate with the City's overall financial condition and ability. If the City determines that a capital improvement fails on any of these three factors, the City is not under an obligation to make that improvement.

Recognizing the need for significant planning services and potential major renovations of the stadium, staff submitted a capital improvement budget that would provide for such improvements; the budget was adopted this fiscal year. Included is \$425,000 in Fiscal Year (FY) 12, \$925,000 in FY13, none in FY14 and \$425,000 in both FY15 and FY16.

The Iowa Cubs have agreed to equally split the expense of professional services for review and design, which are anticipated to cost under \$25,000. A project scope is being developed with the Iowa Cubs and a proposal will be requested from RDG Planning and Design, whom the Iowa Cubs have previously worked with to develop design concepts for improvements to the facility, including the locker rooms.

Following this initial stage, staff will know more of the extent and expense of the project and will be able to present recommended improvements and cost projections to Council for review and approval. If the improvements are approved, it is projected that construction work would begin soon after the 2012 baseball season.

#### **PREVIOUS COUNCIL ACTION(S): NONE**

Date: November 9, 2009

Roll Call Number: 09-1993

Action: [Approving](#) Professional Services Agreement with Shuck-Britson, Inc. for Principal Park Facility Assessment, not to exceed \$32,000. ([Council Communication No. 09-778](#)) **Moved by Hensley to adopt. Motion Carried 6-1.**

#### **BOARD/COMMISSION ACTION(S): NONE**

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

A request for approval to conduct a thorough review of the entire stadium will be made in the future, to recommend improvements necessary to update existing facility elements and provide cost estimates for

them, to ensure Principal Park will continue functioning for both the City and Iowa Cubs. It is hoped that such work will delay a need to rebuild the stadium anytime in the foreseeable future. In cooperation with the Iowa Cubs, a Request for Proposals (RFP) is under consideration for a Principal Park Stadium Analysis and Upgrades Recommendation.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).