

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 26, 2012
	Agenda Item No.	9
	Roll Call No.	[_____]
	Communication No.	<u>12-133</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approving professional services agreement with RDG Planning and Design for design and construction phase services for the Principal Park Locker Rooms, not to exceed \$161,000.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with RDG IA INC d/b/a RDG Planning and Design, R. Allan Oberlander, AIA, LEED AP, Principal, 301 Grand Avenue, Des Moines, IA 50309 for professional services for the Principal Park Locker Rooms, for a lump sum amount of \$156,250 and reimbursable costs not to exceed \$4,750, to provide design and construction phase services.

FISCAL IMPACT:

Amount: \$161,000

Funding Source: 2012-13 CIP, Page Parks - 15, Principal Park, PKS132, Being: \$50,000 from the Greater Des Moines Baseball Company (Iowa Cubs) and \$111,000 in TIF Bonds

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. 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. 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 recommended project includes redesigning and enlarging the existing Iowa Cubs locker room and visiting team locker room, remodeling the existing visiting coaches’ area, reconfiguring the existing weight training/umpire area and enlarging the existing batting tunnel. As proposed, the base bid is expected to include remodeling and expanding the existing locker rooms. Alternate bid work is proposed to include remodeling the visiting coaches’ area and weight training area and an addition to the batting tunnel. The base project is currently estimated to cost less than \$1,000,000, including construction and all soft costs. The alternate work is estimated to cost approximately \$500,000, for a total anticipated project cost of \$1,500,000. The City’s financial commitment remains at up to \$1,000,000 for this project.

If the improvements are approved, it is projected that construction work would begin soon after the 2012 baseball season and be substantially complete prior to the 2013 season.

The Iowa Cubs had previously selected and worked with RDG Planning and Design to develop design concepts for improvements to the facility, including the locker rooms. Based on the previous work, the City and Iowa Cubs agreed to split the cost for professional services to provide preliminary planning for the locker rooms. The preliminary work has been completed and resulted in the recommended scope for the Principal Park Locker Rooms project. RDG Planning and Design was selected to do the preliminary work and is recommended to complete the project design and provide construction phase services. The Iowa Cubs have committed \$50,000 toward these services.

The City of Des Moines owns Principal Park and the immediate areas surrounding it. On August 26, 1991, the City Council entered into a lease of Principal Park and its vicinity with the Greater Des Moines Baseball Company. The lease allows Greater Des Moines Baseball Co. to operate Principal Park Stadium and assumes responsibility of general maintenance therein. On August 23, 2004 the City Council acted to extend the term of lease to December 31, 2022 with two five-year renewal options. 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 3 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 3 factors, the City is not under an obligation to make that improvement.

The eventuality that the City would not find these 3 factors to be met was anticipated by section 10.a, which states that:

"The LESSEE, at its own risk and expense, after completion of the stadium construction, may make alterations, additions, and improvements to the stadium, ... provided further that the plans and specifications for any modifications shall be first submitted to and approved in writing by the CITY."

In addition, section 8.b provides that the Iowa Cubs "shall furnish and/or bear the cost of all things required to effectively operate its professional baseball team".

Staff has negotiated a Professional Services Agreement with RDG IA INC d/b/a RDG Planning and Design, for a lump sum amount of \$156,250 and reimbursable costs not to exceed \$4,750, to provide design and construction phase services for the Principal Park Locker Rooms.

PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2011

Roll Call Number: 11-1871

Action: [Regarding](#) Professional Services Agreement for design of upgrades to Principal Park Stadium locker rooms. ([Council Communication No. 11-682](#)) Moved by Mahaffey to receive and file. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions associated with professional services agreements and authorization of construction for the Principal Park Locker Rooms project.

Additionally, 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 anticipated that such work will delay a need to rebuild the stadium anytime in the foreseeable future.

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