

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 9, 2012
	Agenda Item No. 7B Roll Call No. <u>12-1073</u> Communication No. <u>12-364</u> Submitted by: Jeb E. Brewer, P.E., City Engineer, and Ben Page, Interim Park and Recreation Director

AGENDA HEADING:

Ordering construction of the following: Principal Park Locker Rooms - Receiving bids, (7-31-12), and Setting date of hearing, (8-13-12). (Construction Estimate - \$850,000).

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. Principal Park's existing home and visiting team locker rooms, constructed in 1983, are functionally obsolete and do not meet current team roster size standards. The existing visiting coach's office, umpire's locker room, weight training space and batting tunnel, constructed in 1995, are inefficient, undersized and need to be enlarged to be consistent with similar sized baseball programs. The proposed improvements will enlarge the locker rooms, weight training space and batting tunnel and reconfigure the visiting coach's and umpire's spaces to address these concerns. Between this action and the hearing, staff intends to begin developing proposed long-term financing strategies that could be implemented to fund future facility repairs and improvements.

FISCAL IMPACT:

Amount: \$850,000, City Engineer's Estimate.

Funding Source: 2012-2013 CIP, Page Parks - 15, Principal Park, PKS132, Being: Tax Increment 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 were 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. The base bid includes remodeling and expanding the existing locker rooms. Alternate bid items 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 \$1,045,000, including construction and all soft costs. After including \$60,000 contingency, the anticipated total project will be \$1,105,000. If all alternates are selected, the total anticipated project cost is \$1,500,000. If the bid prices come in at current estimates, there is insufficient budget to award all three alternates. The final recommendation of alternates that are within available funding will be made after bids are received. The City's previous financial commitment was \$1,000,000.

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 RDG Planning and Design was selected 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 (2) five (5) 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 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.

The eventuality that the City would not find these three 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. The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Principal Park Locker Rooms, 10-2012-005. The improvement includes the remodel of and a 2,000 square foot addition to the existing home team and visiting team locker rooms with bid alternates to remodel the existing visiting coach's facilities, enlarge the existing weight training area and construct a new 1,500 square foot batting tunnel adjacent to the existing batting tunnel facility located at Principal Park, including cast in place concrete, concrete masonry and insulated wall system consistent with existing architectural materials at Principal Park, as well as, related mechanical and electrical systems improvements; all work in accordance with the contract documents, including Plan File Nos. 538-99/138, located at One Line Drive, Des Moines, Iowa.

The estimated construction cost is \$850,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer’s Office.

PREVIOUS COUNCIL ACTION(S):

Date: March 26, 2012

Roll Call Number: [12-0440](#)

Action: [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. ([Council Communication No. 12-133](#)). Moved by Hensley to adopt; refer to the City Manager to engage the I-Cubs and our regional partners to discuss options for funding of improvements and to consider a ticket surcharge. Motion Carried 7-0.

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:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

In 2006, the Department of Justice (DOJ) contacted the City about participating in “Project Civic Access”. In September 2007, a team from DOJ reviewed 47 City facilities, including Principal Park. Staff has received the initial report and worked with DOJ to revise the report to accurately reflect the City’s status at this facility. These findings are included in DOJ’s agreement with an established timeframe ranging from 6 months to 30 months for resolution and are estimated to cost \$1.2 million at Principal Park.

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. This work will also include a broad exploration of long-term financing options that could be shared among the region.

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