

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 10, 2014
	Agenda Item No.	27A
	Roll Call No.	<u>14-0221</u>
	Communication No.	<u>14-044</u>
	Submitted by:	Jeb E. Brewer, P.E., City Engineer and Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Approving the purchase and installation of a new hydraulic passenger elevator and upgrade controls in the existing Otis hydraulic passenger elevator at Principal Park from Otis Elevator Company.

SYNOPSIS:

Recommend approval of the purchase and installation of a new hydraulic passenger elevator and upgrade controls in the existing Otis hydraulic passenger elevator at Principal Park from Otis Elevator Company.

FISCAL IMPACT:

Amount: \$246,629

Funding Source: 2013-2014 CIP, Park Page -14, Principal Park, PK132 being \$216,629, Tax Increment Bonds, and \$30,000 in Contribution from Greater Des Moines Baseball Company.

ADDITIONAL INFORMATION:

When Sec Taylor Stadium was built in 1993, the original design called for two (2) elevators in the lobby. Two (2) shafts were built, but only one (1) Otis elevator was installed. Increasingly since then, the Iowa Cubs have reached out to the disabled community and have been successful in attracting more disabled and elderly patrons. Many of these individuals prefer to sit on the mezzanine where they are out of the heat on day games and where they are more comfortable at night games. As a result, at the end of the games there is a long line of people waiting to get into the one elevator. It can take up to 20 minutes for a person to advance in this line.

It is important that a second elevator be added to the existing empty shaft. The elevator provides the only way that a disabled or elderly person can get to the mezzanine. The alternate route by means of a ramp into the main bowl requires approximately 50 steps from the walkway in the bowl to the mezzanine. These steps are impossible for a disabled person to climb and equally impossible for a person in a wheelchair. This new elevator will provide greater access to the mezzanine not only for individuals with a disability or an elderly person, but also for the general public as well. Many individuals with a disability and the elderly have limited choices on where they can be comfortably accommodated at sports and entertainment venues. Principal Park is clearly a favorite. The second elevator will help address their needs. Otis Elevator Company was selected as the sole source provider for the new elevator because it would allow the existing Otis elevator to remain in place and require

that only the controls in the existing elevator be upgraded so that both elevators will operate together and be more efficient during peak demand times.

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 the 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." As provided in Council Communication No. 12-424 on August 13, 2012, 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 (3) criteria: 1. Reasonable; 2. Necessary; and 3. Commensurate with the City's overall financial condition and ability. The installation of a second elevator meets these requirements.

PREVIOUS COUNCIL ACTION(S):

Date: August 23, 2004

Roll Call Number: 04-1812

Action: Items regarding Sec Taylor Stadium/Principal Park: On amendment to lease agreement with Greater Des Moines Baseball Co. (GDMB) to allow renaming of Sec Taylor Stadium to Principal Park and extend term of lease to December 31, 2022 with two five-year renewal options and to provide for the construction and use of a trail along the Des Moines and Raccoon Rivers. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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