

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 8, 2017
	Agenda Item No.	8
	Roll Call No.	<u>17-738</u>
	Communication No.	<u>17-411</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer, and Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Approving exception to Request for Proposals (RFP) process for good cause and approving Professional Services Agreement with RDG IA Inc. dba RDG Planning & Design, for the Principal Park Batting Tunnel, not to exceed \$75,550.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with RDG IA Inc. dba RDG Planning & Design, Jack D. Patton, AIA, Principal, 301 Grand Avenue, Des Moines, Iowa, 50309, for a lump sum amount of \$71,900 plus reimbursable costs up to a total not to exceed amount of \$3,650, to provide design and construction administration services for the Principal Park Batting Tunnel.

FISCAL IMPACT:

Amount: \$75,550

Funding Source: 2017-18 CIP, Page Park Improvements-12, Principal Park, PK132, Tax Increment Bonds

ADDITIONAL INFORMATION:

- Constructed 20 years ago, the Principal Park stadium is one (1) of the country’s oldest Triple A baseball facilities. Significant projects and improvements have been completed over the years in addition to ongoing maintenance, upgrades to current standards and expanded use. The Major League affiliate, the Chicago Cubs, has requested that the City look at improving the batting facilities, expanding and remodeling them to provide increased space that complies with current franchise expectations and use. This expansion will provide the possibility for increased roof area to be used in conjunction with the Cub Club.
- The Iowa Cubs are in agreement with the need for this expansion of the Principal Park stadium and identified space on the northeast corner of the facility for its location. The building expansion will include a batting tunnel and will provide rooftop space for the Cub Club.
- The City Engineer recommends that good cause exists to exempt the procurement of these services from the RFP procurement process, including advertisement, in order to meet the

schedule for the proposed Principal Park Batting Tunnel. RDG IA Inc. was selected for direct negotiation of a proposed agreement due to their qualifications and previous design completed on this project, which qualifies their company to provide quality design services for this project. The Professional Services Agreement with RDG IA Inc. negotiated by staff provides for a lump sum amount of \$71,900 plus reimbursable costs up to a total not to exceed amount of \$3,650, to provide final design plans and specifications and construction administration 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 Company to operate Principal Park Stadium and assumes responsibility of general maintenance therein.
- On March 6, 2017, the City Council acted to extend the term of lease to December 31, 2027 with two (2) 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 (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 three (3) factors, the City is not under an obligation to make that improvement.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff does not anticipate any future Council actions on this Professional Services Agreement at this time; however, unanticipated changes to this Professional Services Agreement would require a Supplemental Agreement, which may require Council action.

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