 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 22, 2018
	<p style="text-align: right;">Agenda Item No. 7A Roll Call No. <u>18-1723</u> Communication No. <u>18-520</u> Submitted by: Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer</p>

AGENDA HEADING:

Ordering construction of the following: Principal Park Outfield Deck Improvements - Receiving bids, (11-6-18), and Setting date of hearing, (11-19-18). Construction Estimate - \$185,000.

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. This project provides for the replacement of deteriorated decking material with composite decking on the right field deck at Principal Park.

FISCAL IMPACT:

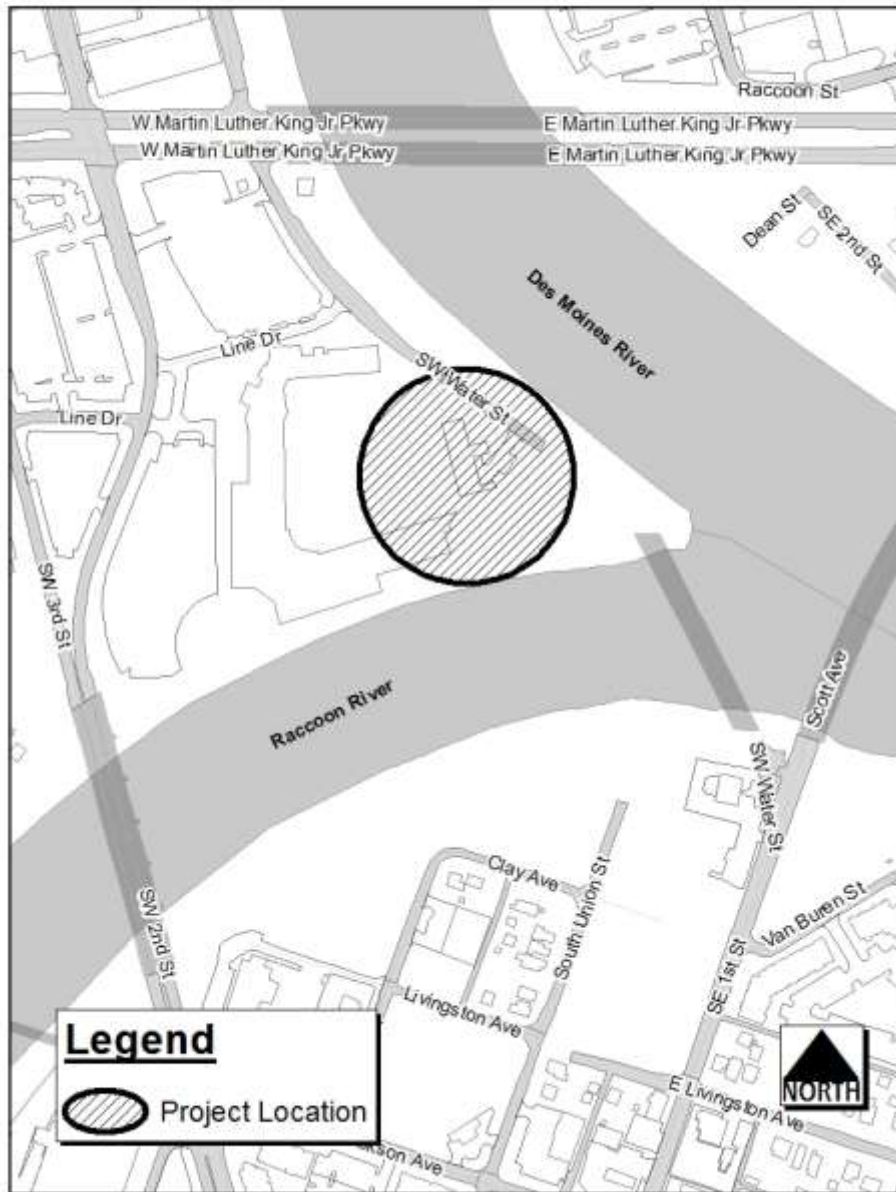
Amount: \$185,000 City Engineer's Estimate

Funding Source: 2018-2019 CIP, Page Parks – 11, Principal Park, PK132, Tax Increment Bonds Issued

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Principal Park Outfield Deck Improvements, 04-2019-003. The improvement includes the removal and disposal of the existing decking material on the right field deck and replacement with composite decking material; all work in accordance with the contract documents including Plan File Nos. 598-176/183, located at the Principal Park, One Line Drive, Des Moines, Iowa.
- The estimated construction cost is \$185,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- 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 proposed Outfield Deck Improvements address worn, weathered decking and replaces it with much longer lasting composite deck material.

- On August 23, 2004 the City Council acted to extend the term of lease to December 31, 2022 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.



Principal Park Outfield Deck – existing conditions



PREVIOUS COUNCIL ACTION(S): NONE

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.

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