


# COUNCIL COMMUNICATION

	Number:	<b>21-201</b>	Meeting:	<b>May 10, 2021</b>
	Agenda Item:	<b>39</b>	Roll Call:	<b>21-0706</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director James M. Hoff, Facilities Manager</b>		

## AGENDA HEADING:

Accepting proposal of DLR Group, Inc. for consultant services for the development of Principal Park Master Plan; also, approving agreement for the same and authorizing City Manager to execute the agreement.

## SYNOPSIS:

Recommend accepting proposal of DLR Group, Inc. (Eric Beron, Principal, 1430 Locust Street, Suite 200, Des Moines, Iowa 50309), for a total cost not to exceed \$269,500, based on hourly rates, for consultant services for the development of Principal Park Master Plan; also, approving agreement for the same and authorizing City Manager to execute the agreement.

## FISCAL IMPACT:

Amount: \$269,500

Funding Source: 2021-2022 CIP, Page 65, Principal Park, PK132, G.O. Bonds Issued

## ADDITIONAL INFORMATION:

- Constructed almost 30 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. Related, Minor League Baseball (MiLB) facility standards have recently been overhauled and the timeline required for Principal Park to comply with the new standards is finite. As such, the need for a strategic guide to compliance is a necessary step and the proposed Principal Park Master Plan project will accomplish this. It is intended to be both a roadmap to a phased approach in bringing the stadium into compliance with current MiLB facility standards and a guide to invigorating the full park as a true community asset, improving the quality of life Principal Park brings to the City and region for many years to come.
- This project consists of developing a Master Plan that identifies and prioritizes recommended improvements to Principal Park, a City-owned minor league ballpark and current home of the Triple-A affiliate Iowa Cubs and the surrounding parkland property. The Principal Park Master Plan will be used by City staff, the Parks and Recreation Board, and stadium lessee Greater Des Moines Baseball Co. (GDMB) to guide decisions regarding future alterations to the Principal Park stadium and site, delineated in the map exhibit below.

- A Request for Proposals (RFP) for design services was sent six (6) ballpark design expert consultants. Five (5) proposals were received in response to the RFP. The selection committee was comprised of representatives from the City Manager's Office, Parks and Recreation, and Facilities Division. DLR Group, Inc. was selected based on their qualifications and experience with similar projects.
- Staff has negotiated a Professional Services Agreement (PSA) with DLR Group, Inc. for a total cost not to exceed \$269,500, based on hourly rates and reimbursable costs, to provide ballpark and site master planning services for the Principal Park Master Plan project.
- To accomplish the scope of services, the DLR team includes professionals with expertise in ballpark and architectural design, interior design, mechanical, electrical and plumbing engineering, structural and civil engineering, landscape architecture and planning, cost estimating and scheduling, and relevant technology and sustainability services.
- The lease with Greater Des Moines Baseball Co. (GDMB) provides in Section 8.a.3 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 do not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action.

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