


# COUNCIL COMMUNICATION

	Number:	<b>22-062</b>	Meeting:	<b>February 21, 2022</b>
	Agenda Item:	<b>8</b>	Roll Call:	<b>22-0220</b>
	Submitted by:	<b>Benjamin R. Page, Park and Recreation Director; James M. Hoff, Facilities Manager; and Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Approving Professional Services Agreement (PSA) with Substance, LLC for professional services for the Principal Park Master Plan – Phase 1 Improvements project, not to exceed \$728,500.

## SYNOPSIS:

Recommend approval of the PSA with Substance, LLC (Paul Mankins, Principal, 1300 Walnut Street, Suite 201, Des Moines, Iowa 50309), for a total cost not to exceed \$728,500, based on lump sum amount of \$698,500 and reimbursable costs not to exceed \$30,000, to provide professional services for the Principal Park Master Plan – Phase 1 Improvements project.

## FISCAL IMPACT:

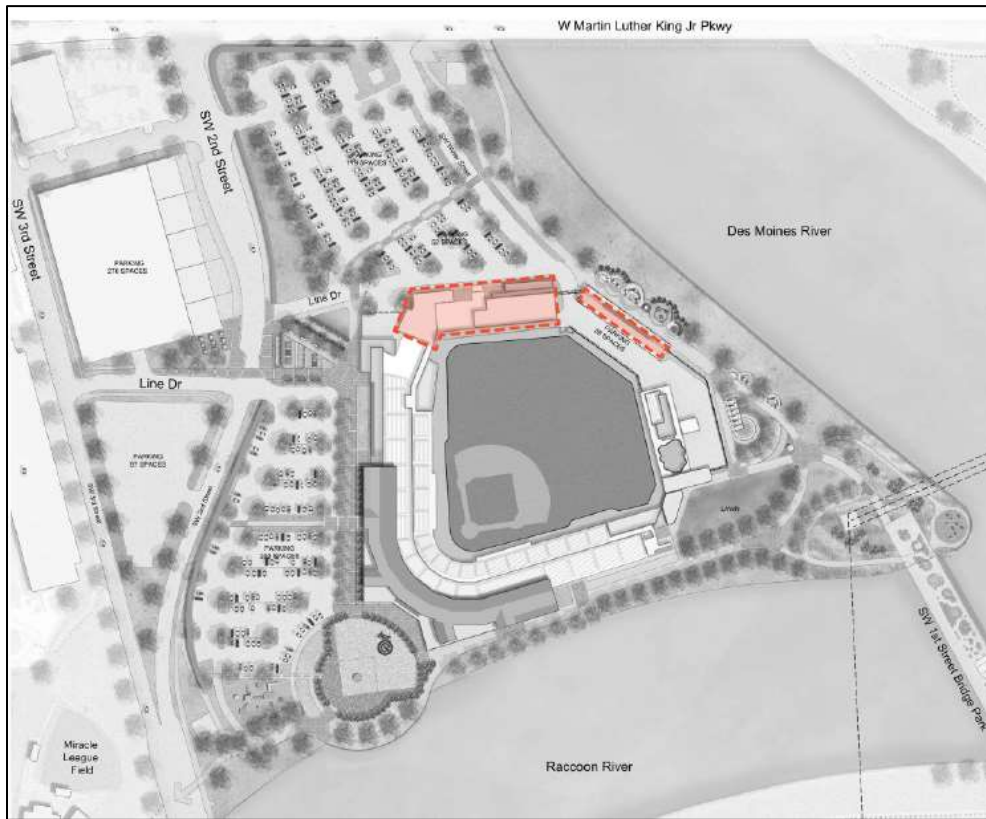
Amount: \$728,500

Funding Source: 2021-2022 CIP, Page 65, Principal Park, PK132, Being: \$300,000 G.O. Bonds Issued and \$428,500 G.O. Bonds to be issued.

## ADDITIONAL INFORMATION:

- Constructed almost 30 years ago, Principal Park stadium, the City-owned Triple A minor league ballpark and home of the Iowa Cubs, is one (1) of the country’s oldest Triple A baseball facilities. Located in the heart of downtown Des Moines, the ballpark occupies a 17-acre site at the confluence of the Des Moines and Raccoon Rivers. Multi-use paved trails bounding the site connect to an active trails network throughout the City, and its central location is walking distance from several residential, business, and entertainment districts. Significant projects and improvements have been completed over the years in addition to ongoing maintenance, upgrades to current standards and expanded use.
- In late 2020, Major League Baseball (MLB) issued new facility standards for all Minor League Baseball (MiLB) ballparks. Compliance with the new standards is required for all Professional Development League (PDL) license holders, a group of 120 Minor League affiliates that includes the Iowa Cubs. In response to these new standards, the City hired a consultant team to create a Master Plan for Principal Park to guide improvements for the next decade.

- The scope of the resulting Principal Park - Phase 1 Improvements Project addresses critical priorities identified in the recently completed Master Plan, including:
  - Selective demolition, renovation, and addition at the existing player clubhouse area to meet MiLB facility standards.
  - Updates and replacement associated with mechanical, electrical, and plumbing systems.
  - New split-slab deck.
  - New exterior outfield wall and “batter’s eye” wall construction along and behind center field.
- The preliminary (budgetary, high level) estimated construction cost for Principal Park - Phase 1 Improvements is \$5,200,000.
- Construction of the Principal Park - Phase 1 Improvements is anticipated to begin late 2022 and extend 18-months, with potential to occur over two (2) off-seasons, to meet April 2023 and April 2024 deadlines established by MLB for facility standard compliance.
- A Request for Proposals (RFP) for design services was issued and posted on the City’s website. Seven (7) proposals were received in response to the RFP. The selection committee was comprised of representatives from the Engineering Department, Parks and Recreation Department, Facilities Division, and the City Manager’s Office. Substance, LLC was selected based on their qualifications and experience with similar projects.
- Staff has negotiated a PSA with Substance, LLC for a total cost not to exceed \$728,500, based on lump sum amount of \$698,500 and reimbursable costs not to exceed \$30,000, to provide architectural and engineering design and construction phase services for the Principal Park Master Plan – Phase 1 Improvements project.
- To accomplish the scope of services, the Substance, LLC team includes professionals with expertise in ballpark and architectural design and construction contract administration, structural engineering, mechanical and electrical engineering, telecom engineering, fire detection and suppression design, and civil engineering.
- The lease with DBH Iowa, LLC 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):**

Date: May 20, 2021

Roll Call Number: [21-0705](#)

Action: [Accepting](#) proposal of DLR Group, Inc. for the development of Principal Park Master Plan and approving the agreement for the same. ([Council Communication No. 21-201](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**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.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).