

COUNCIL COMMUNICATION

	Number:	22-205	Meeting:	May 9, 2022
	Agenda Item:	46	Roll Call:	22-0720
	Submitted by:	Benjamin R. Page, Park and Recreation Director		

AGENDA HEADING:

Approving exception to the procurement ordinance Request for Procurement (RFP) process for Good Cause, approving Maintenance Agreement with Iowa Sports Turf Management, Inc, to maintain various athletic fields, and termination of existing Maintenance Agreement with Iowa Sports Turf Management, Inc.

SYNOPSIS:

Recommend approving termination of the current maintenance agreement with Iowa Sports Turf Management, Inc. which would expire on December 31, 2022; approving exception to the procurement ordinance process for good cause; and approving the proposed maintenance agreement with Iowa Sports Turf Management, Inc. for the period of May 10, 2022, through December 31, 2026, with the option for one (1) 5-year renewal, with mutual consent.

FISCAL IMPACT:

Amount: \$846,000 total cost in the first year of the maintenance agreement. A 3% increase for labor and materials will activate annually throughout the term of the agreement.

- James W. Cownie Soccer Park
 - \$385,000 Total Cost
 - Labor and Materials - \$315,000
 - Administrative Fee - \$30,000
 - Equipment Allowance - \$40,000
- James W. Cownie Baseball Park
 - \$171,000 Total Cost
 - Labor and Materials - \$142,000
 - Administrative Fee - \$9,000
 - Equipment Allowance - \$20,000
- Sports Fields
 - \$290,000 Total Cost
 - Labor and Materials - \$230,000
 - Administrative Fee - \$20,000
 - Equipment Allowance - \$40,000

Funding Source: FY2023 Operating Budget, Park and Recreation Department, G001 PK201272, Soccer Complex Operations, page 168; G001 PK201273, James W. Cownie Baseball Park, page 169; G001 PK201260, Sports Turf Maintenance, page 157.

ADDITIONAL INFORMATION:

- On February 9, 2009, by Roll Call No. 09-152, the City Council approved a Maintenance Agreement with Greater Des GDMBC for a period of 5 years with one 5-year renewal for the James W. Cownie Soccer and Baseball Parks and various other athletic fields.
- On April 9, 2018, by Roll Call No. 18-181, Council approved a 5-year agreement with Iowa Cubs Sports Turf Management, Inc., for the management and maintenance of the three (3) City of Des Moines owned sports complexes: James W. Cownie Baseball Park, James W. Cownie Soccer Park, and George Davis Softball Complex.
- On September 25, 2020, Musco Sports lighting Inc., informed the City of Des Moines they purchased the Iowa Cubs Sports Turf Management Inc, and advised that assignment of the maintenance agreement would be to Iowa Sprots Turf Management Inc. under the assigned agreement.
- On November 9, 2020, by Roll Call No. 20-1784, Council approved the assignment of the maintenance agreement for Athletic Turf Facilities from Iowa Cubs Turf Management, Inc. to Musco Sports Lighting, LLC.
- No changes to the existing agreement were made when the agreement was re-assigned and the lead staff assigned to the complexes remained the same. At that time, South Des Moines Little League maintained fields at the James W. Cownie Baseball field on weekends, which included:
 - Maintenance and care of athletic fields, non-athletic turf and other landscape features.
 - Custodial care of sidewalks, parking lots, restrooms, concessions, grounds, stadiums and portable seating.
 - Marking, dragging, raking, and painting of fields for practices, league and tournament matches/games.
 - Unlocking and locking security gates for events set-up and tear down.
 - Maintaining and repairing irrigation system, limited to replacing heads, winterization and spring start up.
 - Mow and trim the grass between the parking lots and inside and outside the soccer, softball, flag football and baseball fields, and pick up debris and trash.
- In 2020, South Des Moines Little League became defunct, causing Iowa Sports Turf Inc. to assume evening and weekend maintenance duties at James W. Cownie Baseball Park, requiring additional staff and resources at a considerable increase in expenses. Due to the increase in expenses, Iowa Sports Turf notified the City that they could not continue to keep up the services at James W. Cownie Baseball at the current contract rate. This caused the City to re-negotiate the agreement with Iowa Sports Turf Inc.
- On January 25, 2021, by Roll Call No. 21-0096, City Council set a hearing to amend and terminate the lease agreement with South Des Moines Little league for the James W. Cownie Baseball Park, which then required the City to assume programming and field rental oversight.
- The proposed agreement will expire on December 31, 2026. One (1) additional 5-year renewal is available upon mutual agreement of the City and Iowa Sports Turf Management, Inc. that could extend through December 31, 2031.

- In addition to James W. Cownie Baseball Park, James W. Cownie Soccer Park, and George Davis Softball Complex, the agreement includes Savage Softball Complex, Carney Softball Complex, and Brian Melton Field.

PREVIOUS COUNCIL ACTION(S):

Date: November 9, 2020

Roll Call Number: [20-1784](#)

Action: [Approval](#) of Assignment of Maintenance Agreement for athletic turf facilities from Iowa Cubs Sports Turf Management, Inc. to Musco Sports Lighting, LLC. ([Council Communication No. 20-478](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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