


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: 23-476	Meeting: October 23, 2023
	Agenda Item: 45	Roll Call: 23-1443
	Submitted by: Benjamin R. Page, Park and Recreation Director	

AGENDA HEADING:

Approving first amendment to the maintenance agreement with Iowa Sports Turf Management, Inc. (ISTM) to maintain various athletic fields.

SYNOPSIS:

Recommend approving the first amendment to the maintenance agreement with ISTM to maintain various athletic fields and to install drainage tile for baseball fields 7 and 8 at the James W. Cownie Baseball Park.

FISCAL IMPACT:

Amount: \$68,922

Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 79, Sports Complexes, PK176, G.O. Bonds Issued

ADDITIONAL INFORMATION:

- On February 9, 2009, by Roll Call No. 09-152, the City Council approved a Maintenance Agreement with Greater Des Moines Baseball Co. (GDMBC) for a period of five (5) years with one (1) five (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 subsequent five (5)-year agreement with an option for one (1) additional five (5)-year renewal to terminate the existing agreement with GDMBC and extend the agreement with Iowa Cubs Sports Turf Management, Inc. (ICSTM) for the same management and maintenance.
- On November 9, 2020, by Roll Call No. 20-1784, Council approved the assignment of the maintenance agreement for athletic turf facilities from ICSTM to ISTM.
- Throughout this time, South Des Moines Little League maintained fields at the James W. Cownie Baseball Park on weekends; however, in 2020 this organization became defunct causing ISTM to also assume the weekend duties, 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.
- Due to the increase in expenses from these additional duties, ISTM 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 ISTM.
 - On January 25, 2021, by Roll Call No. 21-0096, Council set a hearing to amend and terminate the lease agreement with South Des Moines Little league for the James W. Cownie Baseball Park.
 - On May 9, 2022, by Roll Call 22-0720, Council approved exception to the procurement ordinance Request for Procurement (RFP) process for Good Cause, approving Maintenance Agreement with ISTM to maintain various athletic fields, and termination of prior Maintenance Agreement with ISTM.
 - The existing agreement with ISTM includes 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.
 - This existing agreement will expire on December 31, 2026, with an option for one (1) additional five (5)-year renewal with mutual agreement of the parties.
 - Currently, installing drainage tile at fields 7 and 8 is a necessary improvement at James W. Cownie Baseball Park. ISTM is able and willing to execute this work via the proposed first amendment to the current maintenance agreement. Work will include adding two (2)-inch drainage tile on 20-foot centers for baseball fields 7 and 8. When complete, this will improve playing field conditions, ease field operations and maintenance, extend programming and available use of the fields, preserves soil aeration, reduces turf stress, manages and prevents soil erosion and turf damage. Maintenance includes a one (1)-year warranty against defects in materials and workmanship on all materials and services.
 - The Parks and Recreation Department Director or designee is authorized and directed to administer and monitor compliance with the Maintenance Agreement on behalf of the City, including the approval of additions to the scope of work of the Maintenance Agreement that are substantially similar to the existing scope when allowed by the Procurement Ordinance.
 - The City Manager is authorized to consider approval of and execute the renewal option on behalf of the City, if the renewal option is consistent with and does not exceed the annual cost increases provided for by the Maintenance Agreement.

PREVIOUS COUNCIL ACTION(S):

Date: May 9, 2022

Roll Call Number: [22-0720](#)

Action: [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. ([Council Communication No. 22-205](#)) Moved by Boesen to adopt. Second by Gatto. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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