


COUNCIL COMMUNICATION

	Number:	22-448	Meeting:	October 3, 2022
	Agenda Item:	68	Roll Call:	22-1579
	Submitted by:	Benjamin R. Page, Park and Recreation Director, James M. Hoff, Facilities Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Principal Park Phase 1 Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as BallTeam, L.L.C., Richard Ball, Managing Member, \$7,995,000.

SYNOPSIS:

This is a public hearing to allow for public input on the Principal Park Phase 1 Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The proposed Principal Park Phase 1 Improvements will move Principal Park towards compliance with Major League Baseball's new Minor League Baseball (MiLB) facility standards and will address other deficiencies and aging components of the facility.

FISCAL IMPACT:

Amount: \$7,995,000 construction contract (\$5,800,000 City Engineer's Estimate).

Funding Source: 2022-23 CIP, Page 70, Principal Park, PK132, Being: \$3,200,000 American Rescue Plan, \$1,000,000 Private, and \$3,795,000 Tax Increment Funding Bonds.

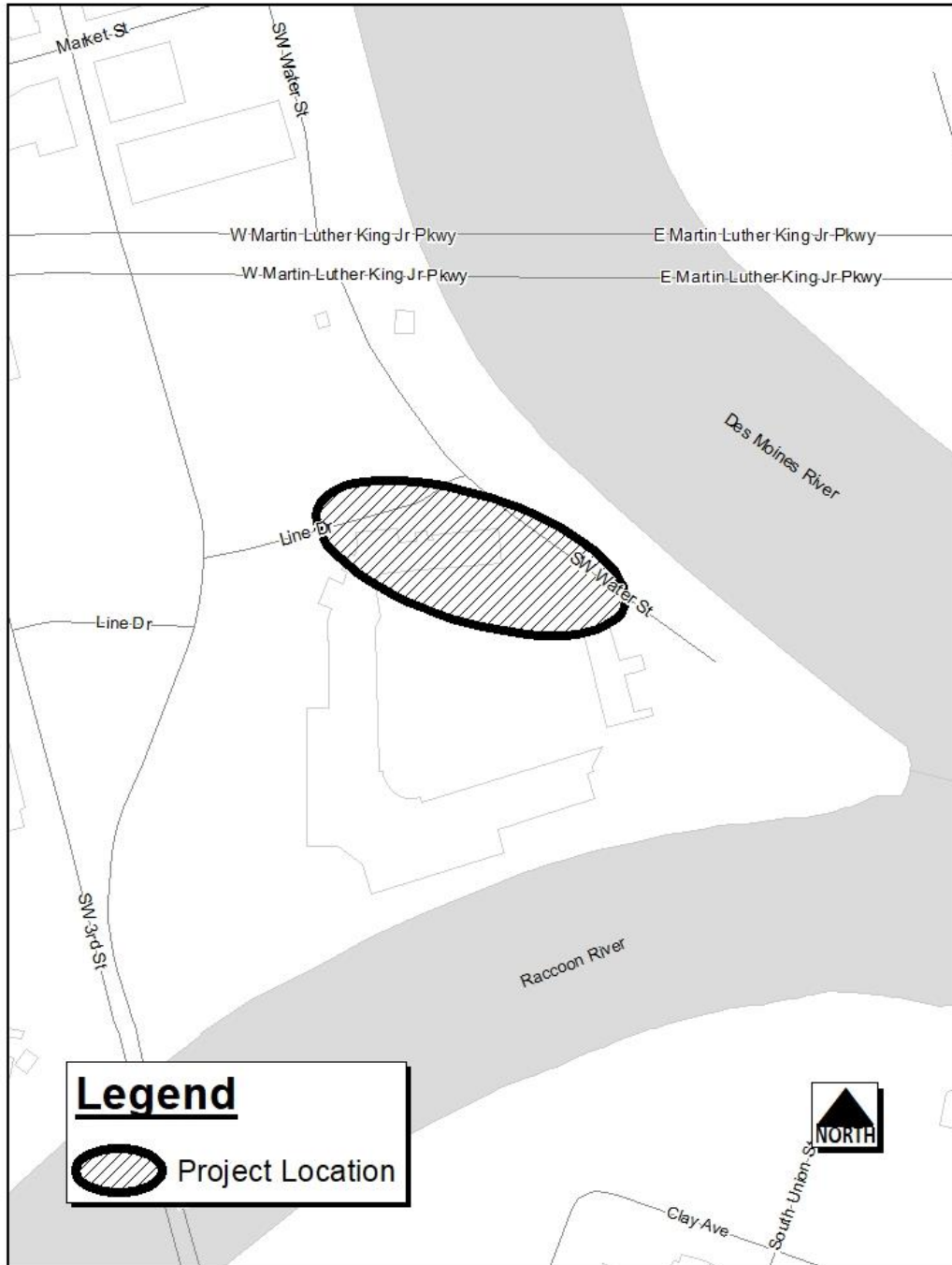
ADDITIONAL INFORMATION:

- This project will address the current clubhouse building's deficient conditions which include building envelope integrity, new interior functional requirements, new player support programming requirements, new staffing facility requirements, replacement of aging mechanical, electrical and plumbing systems, and improved flood resiliency.
- On August 8, 2022, under Roll Call No. 22-1223, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Principal Park Phase 1 Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Principal Park Phase 1 Improvements, Activity ID 11-2022-010. The improvement includes the renovation of the existing clubhouse facility plus a new 2,100-square-foot infill building addition, limited site and electrical utility work, batter's eye field-of-view background screen, outfield wall enclosure, secured player's parking lot, flood protection improvements, selective demolition

and reconstruction of an existing exterior roof terrace topping slab, selective demolition of existing interior concrete unit masonry partitions, plumbing work below concrete floor slab, mechanical and electrical services and equipment, new concrete unit masonry and metal studs with gypsum wallboard partitions, interior flooring, wall and ceiling finishes, hollow metal doors and frames, glazed aluminum curtainwall system, exterior unit masonry, exterior insulation and finish system, membrane roofing system, roof terrace pavers system, decorative metal rails systems, energy efficient mechanical systems, and electrical and lighting systems; all in accordance with the contract documents, including Plan File No. 646-021/139 located at 1 Line Drive.

- Sealed bids for said improvement were submitted by the following bidders:
 - BallTeam, L.L.C., Urbandale, IA, - Low Bid
 - The Hansen Company, Inc., Johnston, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on September 13, 2022.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by BallTeam, L.L.C. (Richard Ball, Managing Member, 10550 New York Avenue, Suite 100, Urbandale, IA, 50322), in the amount of \$7,995,000 for the base bid items only, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- The outfield wall enclosure and secured player's parking lot included in the original description of improvements to order construction were identified as add alternates in the bidding documents, which had an additional estimated construction cost of \$735,000. Due to high bids being received for the add alternates in the amount of \$1,217,000, staff is recommending award of the base bid items only.
- As part of a lease amendment with the owners of the Iowa Cubs that will be presented for approval by the City Council on October 3, 2022, the owners have agreed to contribute \$1,250,000 of additional funding for this project. Of the additional funding, \$250,000 is being set aside specifically to fund and pay for a lower cost option for completing the outfield wall enclosure, which was identified as an add alternate in the bidding documents. If a lower cost option for the outfield wall enclosure is identified, then the additional work will be added through a change order, subject to City Council approval.
- Construction of this project is anticipated to begin in fall 2022 and be completed in spring 2024, with measures taken during the 2023 baseball season to avoid disruption to regular season schedule. Per Major League Baseball, facilities must be in full compliance with new MiLB facility standards by April 2025.
- 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. A fifth lease amendment will be presented for approval by the City Council on October 3, 2022, to extend the term of the lease until December 31, 2032, 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.



PREVIOUS COUNCIL ACTION(S):

Date: September 12, 2022

Roll Call Number: [22-1420](#)

Action: [On](#) Fifth Amendment to Lease Agreement with DBH Iowa, LLC for lease of Principal Park, (10-3-22). ([Council Communication No. 22-398](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: May 18, 2022

Resolution Number: V.(c.)

Action: Approval of design.

Board: Urban Design Review Board

Date: April 19, 2022

Resolution Number: C.

Action: Approval of design.

Board: Plan and Zoning Commission

Date: May 19, 2022

Resolution Number: Item 1

Action: Part A) The requested “P2” District be found not in conformance with the existing PlanDSM future land use designation of Parks and Open Space. Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Parks and Open Space to Public/Semi-Public. Part C) Approval of the request to rezone the property from “F” Flood District and “P2” Public, Civic and Institutional District to “P2” Public, Civic and Institutional District. Approved 11-0-1.

Board: Zoning Board of Adjustment

Date: June 22, 2022

Resolution Number: ZBOA 2022-000045

Action: The appeal for a Conditional Use (per City Code Section 134-6.4) for an “Events Center” use in a “P2” Public, Civic, and Institutional District , to allow expansion and renovation of the existing Minor League Baseball stadium facility, is granted. The foregoing Decision and Order was adopted by a vote of 6-0, with all Board members present voting in favor thereof.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Possible change order for outfield wall enclosure, partial payments to the contractor, and final acceptance of work.

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.