



Council Communication

Office of the City Manager

Date February 25, 2008

Agenda Item No. 33
Roll Call No. 08-
Communication No. 08-091
Submitted by: Donald M. Tripp,
Parks and Recreation Director

AGENDA HEADING:

Approving exception to Competitive Procurement Process and approving payment of \$60,000 to the YMCA of Greater Des Moines for replacement of the John R. Grubb YMCA gymnasium floor.

SYNOPSIS:

Approval of exception to the competitive procurement process for replacement of the gymnasium floor at the City-owned John R. Grubb YMCA facility, and approval to pay \$60,000 to the YMCA of Greater Des Moines.

FISCAL IMPACT:

Amount: \$60,000

Funding Source: 2007-08/2012-13 CIP Budget, Park Improvements, Community Center Improvements, page 7, PKS033 CPO040, PKS990000.

ADDITIONAL INFORMATION:

On September 27, 1993 by Roll Call Number 93-3635, the City Council entered into a twenty-five (25) year lease agreement with the YMCA of Greater Des Moines for them to manage, and the City to jointly make improvements to, the former Model City Community Center, renamed the John R. Grubb YMCA.

On November 21, 1994 by Roll Call Number 94-4454 the City Council approved the First Addendum to the Agreement, in which the City accepted the responsibility to provide for major structural repairs or replacements that individually exceed \$10,000.

Due to normal wear and tear, the hardwood gymnasium floor at the John R. Grubb YMCA is in need of replacement. Park and Recreation Department staff has identified this need within the City's FY2008 CIP budget, with \$60,000 available for the replacement. City staff's cost analysis and allocation was based on replacing the existing hardwood floor with a synthetic floor covering. The YMCA of Greater Des Moines desires to replace and custom paint the floor (with the YMCA logo) with the same type of hardwood surface currently in place, and to pay for the resulting expense which would be in excess of the City's budget allocation. The YMCA has secured three bids from vendors qualified to provide this service, one of which has done previous repair work to the existing gym floor.

The City Manager is recommending exception to the competitive procurement process for replacement of the gymnasium floor for good cause shown, pursuant to Section 2-710(a) of the Municipal Code of the

City of Des Moines. The rationale for this is due to several factors: 1) the YMCA has multiple hardwood floors in its facilities and is familiar with the processes necessary for installation and maintenance; 2) the YMCA believes the upgrade from a synthetic floor to a hardwood surface provides their users with better playing conditions for court games; 3) all three bids procured by the YMCA exceed the City's budgeted amount of \$60,000.

The YMCA is responsible for the day-to-day facility maintenance operations, management and programming. Allowing the YMCA to coordinate and manage this work will aid in their ability to schedule the floor replacement around their respective program offerings that utilize the gymnasium, and ensures that they will purchase the product they will best be able to manage and maintain.

Upon City Council approval of this action, the Park and Recreation Director is authorized to proceed with a \$60,000 payment to the YMCA of Greater Des Moines for installation of the new floor at such time that he is in receipt of invoices for said work and determines that it has been satisfactorily completed.

PREVIOUS COUNCIL ACTION(S):

Date: April 27, 1998

Roll Call No. 98-1336

Action: Sixth Addendum to Lease Agreement, to provide for the City to oversee construction of improvements and spending of remaining HUD Section 108 Loan Funds, and the YMCA will pay for design costs and expenses over the available funds provided by the City. Moved by Vlassis to adopt. Motion Carried 6-1. Absent: Flagg.

Date: April 6, 1998

Roll Call No. 98-1071

Action: Approving Fifth Addendum to Lease Agreement to delete requirement for membership of Branch Board of Managers membership to include representatives of tenants other than the Grubb YMCA. ([Council Communication No. 98-129](#)) Moved by Vlassis to adopt. Motion Carried 6-1.

Date: July 7, 1997

Roll Call No. 97-2357

Action: Approval of Fourth Addendum to Lease Agreement obligating the YMCA to maintain the outdoor improvements and leasing of space for a teen center formerly occupied by the City's Community Development Department

Date: January 27, 1997

Roll Call No. 07-336

Action: Third Addendum to Grubb YMCA Lease Agreement (Model City Community Center) with YMCA of Greater Des Moines allowing them to finance, build and maintain improvements consisting of handball and basketball half-courts and new playground equipment - \$15,000. ([Council Communication No. 97-050](#)). Moved by Vlassis to adopt. Motion Carried 6-1. Absent: Flagg.

Date: May 27, 1995

Roll Call No. 95-1204

Action: Approval of Second Addendum to Lease Agreement obligating the YMCA to invest a minimum of \$1,750,000 for capital construction improvements.

Date: November 21, 1994

Roll Call No: 94-4454

Action: Approval of First Addendum to Lease Agreement with the Lease term to begin on September 1, 1994 and City to provide major structural repairs in excess of \$10,000.

Date: September 27, 1993

Roll Call No. 93-3635

Action: Approval to enter into 25-year Lease Agreement with the YMCA of Greater Des Moines to operate and manage the Model City Community Center.

BOARD/COMMISSION ACTION(S):

Date: September 14, 1993

Action: Recommendation to the Des Moines City Council to approve 25-year lease with YMCA of Greater Des Moines to operate and manage the Model City Community Center.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE