


COUNCIL COMMUNICATION

	Number:	23-371	Meeting:	August 7, 2023
	Agenda Item:	13	Roll Call:	23-1069
	Submitted by:	Steven L. Naber, P.E., City Engineer James M. Hoff, Facilities Manager Benjamin R. Page, Parks and Recreation Director		

AGENDA HEADING:

Approving Professional Services Agreement (PSA) with M.A. Architecture, Inc. for professional services for the North Side Community Recreation Center project, not to exceed \$2,022,700.

SYNOPSIS:

Recommend approval of the Professional Services Agreement with M.A. Architecture, Inc., Melinda Aust, AIA, LEED AP, President and Principal, 1201 Keosauqua Way, Suite 101, Des Moines, Iowa 50309, for a total cost not to exceed \$2,022,700, based on lump sum labor amount of \$1,992,700 plus reimbursable costs not to exceed \$30,000, to provide professional services for the North Side Community Recreation Center project.

FISCAL IMPACT:

Amount: \$2,022,700

Funding Source: 2023-2024 CIP, Page 64, Northside Community Recreation Center, BL135, G.O. Bonds, Local Option Sales and Service Tax (LOSST), and General Fund

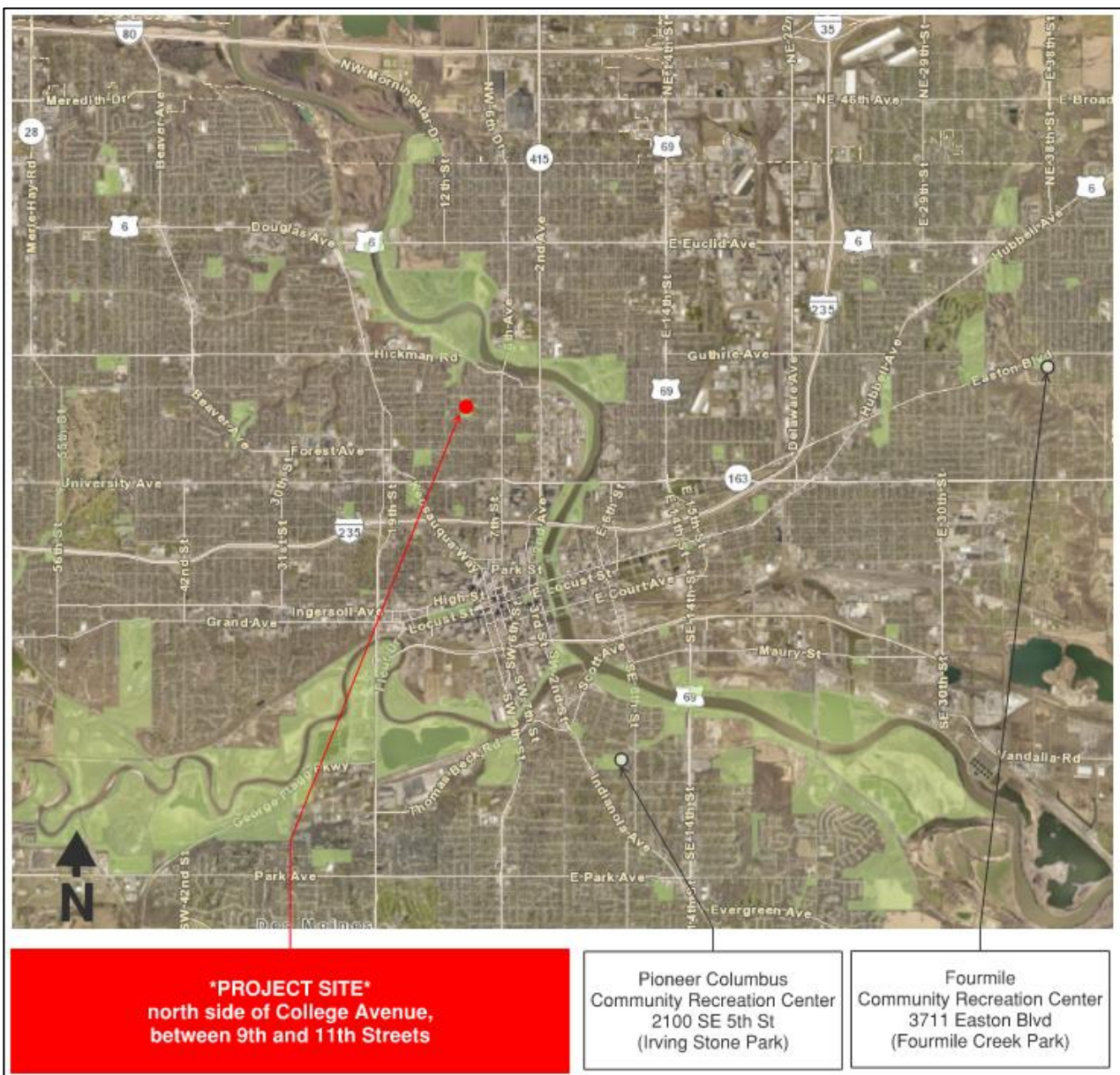
ADDITIONAL INFORMATION:

- A Request for Proposals (RFP) soliciting professional services to provide architectural and engineering design services for the North Side Community Recreation Center Design Project, subsequently to be known as the Reichardt Community Recreation Center, was posted and proposals were received in June 2023. A Selection Committee comprised of staff from Facilities, Parks and Recreation, Engineering, and the City Manager's Office reviewed the six (6) responsive proposals that were received and is recommending MA Architecture, Inc. be awarded the architectural design of the project based upon its thorough understanding of the project, the team's experience with similar related design projects and the team's previous involvement in the planning phase of the project. Latent Design, an expert in community engagement and a member of the planning phase team, is included on the design team.
- The project consists of construction of a new community recreation center facility, along with associated site improvements and parking. The project is located on a 4.5-acre site, on the north side of College Avenue between 9th and 11th Streets. The project site includes the existing John R. Grubb Community YMCA and adjacent City-owned property.

- The primary mission of the project is “To serve community needs and provide opportunities for recreation through a vibrant design.” Project goals defined during the planning phase support this vision. The design will reflect the collective vision of the community, and the project will be sustainable environmentally and economically.
 - Planned building program includes an indoor pool, gymnasium with elevated walking track, fitness rooms, community rooms, multipurpose spaces for innovative and flexible programming, and areas to support day-to-day operations, such as offices, lobby spaces, check-in areas, locker rooms, and building services.
 - Planned site improvements are associated with the building and include parking, stormwater management, walks, multipurpose paved trail, handball courts, and site preparation for a playground area.
- In 2021, the City of Des Moines engaged a consultant team to develop a project vision for the North Side Community Recreation Center (CRC). The resulting North Side Community Recreation Center and Park Program Report (“Program Report”), dated June 2022, details the planning process, including input from community members provided over the course of six (6) public meetings. Outcomes of the planning phase define minimum project requirements and include three (3) scope scenarios associated with three fundraising milestones. The full report is available via the City’s project website at this link: [North Side Community Recreation Center \(dsm.city\)](https://www.dsm.city/north-side-community-recreation-center).
- City buildings have a goal to achieve Leadership in Energy and Environmental Design (LEED) Silver or higher (PlanDSM; Public Infrastructure and Utilities Goal 3, PIU24) and shall support the City’s sustainability and clean energy initiatives. Development of solar energy options shall be required as part of the project design.
- Staff has negotiated a Professional Service Agreement (PSA) with MA Architect for a total cost not to exceed \$2,022,700, based on lump sum amount of \$1,992,700 plus reimbursable costs not to exceed \$30,000, to provide architectural and engineering design and construction phase services for the North Side Community Recreation Center project.
- To accomplish the scope of services, the MA Architecture team includes professionals with expertise in community engagement and community design, aquatic facility design, and recreation facility design. Team members will also provide services for architectural design and construction contract administration, structural engineering, mechanical and electrical engineering, telecommunications engineering, civil engineering, landscape architecture, and sustainability.
- The City will separately contract, as needed, the following services for the project: geotechnical services, geothermal test wells, special inspections, materials testing, and commissioning.
- The City plans to use a Construction Manager At Risk (CMAR) project delivery method for the construction of this project and will have an American Institute of Architects (AIA) Form of Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Guaranteed Maximum Price Agreement, using the AIA General Conditions (hereinafter, the CMAR Agreement). The City will separately contract for Construction Manager’s pre-construction services and construction services. City staff anticipate being under contract with the Construction Manager early in the design process, prior to the Design Development phase. Throughout design and construction, the City expects M.A. Architecture and CMAR to work closely with one another to develop the most cost-efficient design and effective delivery of the project.

- A preliminary construction budget target of \$18,000,000 has been established, pending final outcomes of fundraising efforts. This target corresponds to an approximately 40,000 square-foot building and includes estimated construction costs, construction contingency, and furniture, fixtures, and fitness equipment (FFE). Funding for the project is a combination of City and private funds. City staff have prepared a Notice of Intent, Request for Qualifications, and Request for Proposals with the intention of procuring a CMAR to assist throughout the design process and ultimately construct and deliver the project, pursuant to Iowa Code Chapter 26A. It is anticipated that City staff will interview and select a CMAR late summer 2023 to enter into negotiations of an Agreement for subsequent City Council consideration, with an anticipated issuance of a Notice to Proceed to the CMAR in October 2023.
- Construction is scheduled to begin in late 2024 and take approximately 18 months to complete.

PROJECT LOCATION MAP



PREVIOUS COUNCIL ACTION(S):

Date: August 23, 2021

Roll Call Number: [21-1339](#)

Action: [Accepting](#) proposal of M.A. Architecture, Inc. for consultant services for Grubb Community Recreation Center Programming and Planning, approving Agreement for the same, and authorizing City Manager to execute Agreement, \$172,800. ([Council Communication No. 21-366](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Historic Preservation Commission

Date: September 21, 2022

Action: Granting Certificate of Appropriateness (COA) for the future demolition of the John R. Grubb Community YMCA building, subject to conditions. COA is valid for one year from meeting date. Conditions shall be met upon application for renewal of COA.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff do not anticipate a Supplemental Agreement being required on this project at this time; however, unforeseen additions to the Scope of Services which may require Council action.

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