


# COUNCIL COMMUNICATION

	Number: <b>23-434</b>	Meeting: <b>October 2, 2023</b>
	Agenda Item: <b>9</b>	Roll Call: <b>23-1293</b>
	Submitted by: <b>Steven L. Naber, P.E., City Engineer, James M. Hoff, Assistant City Manager, Benjamin R. Page, Parks and Recreation Director</b>	

## AGENDA HEADING:

Approving Professional Services Agreement (PSA) with SystemWorks LLC for commissioning services for the North Side Community Recreation Center (CRC) project, not to exceed \$141,375.

## SYNOPSIS:

Recommend approving the PSA with SystemWorks LLC (Andrew Bennett, Principal, 409 Fifth Street, West Des Moines, Iowa, 50265) for a total cost not to exceed \$141,375, based on hourly rates, to provide professional commissioning services for the North Side CRC project.

## FISCAL IMPACT:

Amount: \$141,375

Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 64, North Side CRC, BL135, Being: 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 commissioning services for the North Side CRC Design Project, subsequently to be known as the Reichardt CRC, was posted and proposals were received in August 2023. A Selection Committee comprised of staff from the Engineering Department reviewed the five (5) responsive proposals that were received and is recommending SystemWorks LLC be awarded the commissioning services of the project based upon its thorough understanding of the project and the team's experience with similar related design projects.
- The improvement 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 engaged a consultant team to develop a project vision for the North Side CRC. The resulting North Side CRC 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 (3) 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-crc).
- 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.
- City staff have negotiated a PSA with SystemWorks LLC for a total cost not to exceed \$141,375, based on hourly rates, to provide commissioning services of seven major building systems for the North Side CRC project as follows: HVAC, Plumbing, Electrical, Renewable Energy, Building Pressure Control, Building Automation System and Building Envelope. Services under the PSA include fundamental commissioning services meeting LEED prerequisite requirements, enhanced commissioning services including envelope commissioning meeting LEED credit requirements, and expanded building enclosure testing services.
- A Request for Proposals (RFP) for design services was issued and posted on the City’s website. M.A. Architecture, Inc. was selected based on their team’s qualifications and experience with similar projects. The MA Architecture team includes professionals with expertise in community engagement and community design, aquatic facility design, and recreation facility design. On August 7, 2023, by Roll Call No. 23-1069, the City Council approved a PSA with M.A. Architecture, Inc. for design services.
- Construction is scheduled to begin in late 2024 and take approximately 18 months to complete.

**PROJECT LOCATION MAP**



**PREVIOUS COUNCIL ACTION(S):**

Date: August 7, 2023

Roll Call Number: [23-1069](#)

Action: [Approving](#) Professional Services Agreement with M.A. Architecture, Inc. for professional services for the North Side CRC project, not to exceed \$2,022,700. ([Council Communication No. 23-371](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City staff do not anticipate any future Council actions on this Professional Services Agreement at this time; however, unanticipated changes to this Professional Services Agreement will require a Supplemental Agreement which may require Council action.

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](mailto:cityclerk@dmgov.org).