


COUNCIL COMMUNICATION

	Number:	25-135	Meeting:	April 7, 2025
	Agenda Item:	7	Roll Call:	25-0483
	Submitted by:	Benjamin R. Page, Parks and Recreation Director; Steven L. Naber, P.E., City Engineer; and James M. Hoff, Assistant City Manager		

AGENDA HEADING:

Approving Supplemental Agreement No. 1 to the Professional Services Agreement (PSA) with MA Architecture, Inc. for professional services for the North Side Community Recreation Center project, for an amount not to exceed \$72,590.

SYNOPSIS:

Recommend approval of Supplemental Agreement No. 1 to the PSA with MA Architecture, Inc. (Melinda J. Aust, AIA, LEED AP, President and Principal, 1201 Keosauqua Way, Suite 101, Des Moines, Iowa 50309) for an additional amount not to exceed \$72,590 to be paid on a lump sum basis, to provide graphic design services to complete the design, fabrication, and installation of both interior and exterior graphic amenities for the building for the North Side Community Recreation Center project, subsequently to be known as the Reichardt Community Recreation Center.

FISCAL IMPACT:

Amount: \$72,590

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 52, Northside Community Recreation Center, BL135, Being: G.O. Bonds, Local Option Sales and Service Tax (LOSST), General Fund, and Private Funds

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 recommended 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.

- The project consists of the 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, a futsal court, and site preparation for a playground area.
- On August 7, 2023, by Roll Call No. 23-1069, City Council approved a PSA with MA Architecture, Inc. for the North Side Community Recreation Center Project, not to exceed \$2,022,700, to provide architectural and engineering design and construction phase services.
- The design of the facility includes locations for both interior graphics and exterior graphics, with interior wall graphics in the Idea Lab and Community Room, and the exterior graphics along the storefront in the southwest corner of the facility along the track. Ideas on graphics were presented and discussed in public meetings throughout design for community feedback. The original PSA with MA Architecture, Inc. did not include scope for the final graphic design.
- Staff negotiated Supplemental Agreement No. 1 to the PSA with MA Architecture, Inc. for an additional amount not to exceed \$72,590, to be paid on a lump sum basis, to provide graphic design services to complete the design, fabrication, and installation of both interior and exterior graphic amenities for the building.
- On September 16, 2024, by Roll Call No. 24-1218, City Council approved a Guaranteed Maximum Price Amendment No. 2 with J.E. Dunn Construction Company for Construction Manager at Risk (CMR) services for the North Side Community Recreation Center, not to exceed \$21,812,538.
- Construction of the new facility began following the September 16, 2024 approval, with geothermal well installation and foundation construction occurring throughout the winter into the spring. Upcoming work includes site utilities, precast concrete wall panel erection, and structural steel erection. The project is planned to be substantially completed in spring 2026, with final site work being completed by summer 2026 after demolition of the existing Grubb YMCA building occurs.

PROJECT SITE MAP



PREVIOUS COUNCIL ACTION(S):

Date: September 16, 2024

Roll Call Number: [24-1218](#)

Action: [Approving](#) Guaranteed Maximum Price Amendment 2 with J.E. Dunn Construction Company for CMR for the North Side Community Recreation Center, not to exceed \$21,812,538. ([Council Communication No. 24-362](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: August 7, 2023

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

Action: [Approving](#) PSA with M.A. Architecture, Inc. for professional services for the North Side Community Recreation Center project, not to exceed \$2,022,700. ([Council Communication 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 PSA at this time; however, unanticipated changes to this PSA would require a Supplemental Agreement, which may require Council action.

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