

# Indoor Rec Center *Engineering Contract*



- This resolution approves an architectural and engineering services agreement with Shive-Hattery for the proposed Pella Indoor Recreation Center project
- In April, Council directed staff to proceed with the long-term facility plan including an indoor recreation center and Community Center improvements
- Council appointed a 12-member committee to assist with the design, facility components, and operations of the proposed indoor recreation center
- Ten proposals for architectural and engineering services were received and evaluated by the committee
- The top four firms were invited to conduct in-house presentations
- Ultimately, the committee recommended proceeding with Shive-Hattery
- Shive-Hattery designed the MidAmerican Energy Company RecPlex

# Indoor Rec Center *Engineering Contract*



- The contract includes design, bid, and construction observation services for a 90,000 sf facility including:
  - Three full sized gymnasiums
  - Indoor walking track
  - Workout areas
  - Competition swimming pool
  - Recreational swimming pool
  - Meeting spaces, kitchen/concessions
  - Specialty feature such as rock-climbing wall
- The size and scale of the facility is entirely dependent on fundraising
- As a result, the facility size may be adjusted, and additional components added



# Indoor Rec Center *Scope of Services & Fees*



- Shive-Hattery's proposed scope of basic services includes design, public input meeting, site selection/evaluation, promotion materials, geotechnical services, engineering (civil, structural, mechanical, electrical), landscape architecture, aquatics design, bidding and construction administration
- The fees for these services is 7.25% of construction costs not-to-exceed \$2.75M
- Costs for supplemental services are identified as follows:

Facility operation evaluation	\$59,000
Fixture furnishing and equipment design	\$49,000
Kitchen/concession equipment design	\$45,000
Building signage and site wayfinding design	\$59,000
Mechanical and electrical commissioning	\$75,000
Other reimbursable expense	\$50,000



# Indoor Rec Center *Timeline*

- If approved, the estimated timeline will be as follows:

Pre-design	60-90 days
Funding verification	30 days
Schematic design	60 days
Design development	90 days
Construction pkg	90 days
Bidding	30 days
Construction	18-24 months



- Based on this schedule, the new center would open in the summer of 2025



# Indoor Rec Center *Funding*



- Staff proposes the initial design services be funded by the existing local option sales and services tax (LOSST) fund
- This fund is estimated to have an unobligated balance of \$985,000 when it expires on December 31, 2023
- Fees above the unobligated balance would be funded through the new LOSST, scheduled for citizen consideration on September 13, 2022
- If approved, the new LOSST would begin January 1, 2024, extending for 20 years
- If not approved, the city would have the ability to terminate this agreement by providing seven-days' notice



# Indoor Rec Center *Summary*



- In summary, staff solicited proposals for architectural and engineering services for the proposed Indoor Recreation Center project
- A committee conducted interviews of the top four proposals received
- The committee recommends proceeding with Shive-Hattery for this project
- As a result, this resolution approves an agreement with Shive-Hattery to conduct architectural and engineering services for the Indoor Recreation Center project
- Staff and the City Attorney are still working with Shive-Hattery on making final adjustments to the liability sections of the agreement
- As a result, this resolution authorizes the Mayor to sign the agreement after the City Attorney approves the language

**SHIVEHATTERY**  
ARCHITECTURE + ENGINEERING