



City of La Quinta

CITY / SA / HA / FA MEETING DATE: October 7, 2014

AGENDA CATEGORY:

ITEM TITLE: APPROVE AN APPROPRIATION FOR
YMCA FACILITY IMPROVEMENTS

BUSINESS SESSION: 4

CONSENT CALENDAR:

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Approve an appropriation from Quimby and equipment replacement funds in the amount of \$149,264 for YMCA facility improvements.

EXECUTIVE SUMMARY:

- The Family YMCA of the Desert (YMCA) leases a City's facility for daily preschool and child care services for over 100 children.
- The facility now requires repairs and the surrounding landscape needs to be replaced with new low-water desert landscaping.
- Facility improvements will be done in conjunction with the scheduled Americans with Disabilities Act improvements.

FISCAL IMPACT:

Quimby funds (220-0000-29000) in the amount of \$86,125 are available for the landscape and fence improvements and equipment replacement funds (501-0000-29000) in the amount of \$63,139 are available for the building improvements.

Landscape Improvements	\$49,000
Fence Improvements	\$17,250
LED Lighting/Fixtures	\$20,000
Roof Repairs	\$10,000
HVAC Repair	\$ 5,000
Paint	<u>\$13,568</u>
Sub Total	\$114,818
10% Design and Inspection	\$11,482
20% Contingency	<u>\$22,964</u>
Total	\$149,264

BACKGROUND/ANALYSIS:

The City owns the property and the building located at 49-995 Moon River Avenue. The YMCA has leased the building from the City since 1991 for Preschool and Child Care services. In order to serve additional families, the YMCA expanded the facility in 2002.

As part of the lease agreement, the City maintains the landscaped areas and playground equipment as well as any capital improvements. The City is also responsible for the maintenance and repair of the parking area.

As the YMCA facility has aged, improvements have become necessary for the building and grounds. These improvements include repairs to the roof, fresh paint, minor repairs to the heating, ventilating and air conditioning system, and new fencing around the children's play area. A new turf reduction and landscape plan has been designed to improve the facility's landscape while reducing water use. This plan creates a desert landscape for the front and west side of the building. The Coachella Valley Water District offers a rebate for reducing outdoor water usage by converting to desert-friendly landscaping. City staff will apply for the rebate.

If approved by City Council, the improvements for the YMCA facility will be done in conjunction with this years scheduled Americans with Disabilities Act improvements.

ALTERNATIVES:

The building and grounds are showing signs of age and in need maintenance, therefore the staff has no alternative.

Report prepared by: Steve Howlett, Golf, Parks, and Facilities Manager

Report approved for submission by: Edie Hylton, Deputy City Manager