



Resolution 2024-90

**RESOLUTION AUTHORIZING CONTRACT CLOSEOUT AND FINAL PAYMENT TO MARGOLIS COMPANY IN THE AMOUNT OF \$49,606.00 FOR THE WATER WORKS MEZZANINE PHASE PROJECT WITHIN MILL RUINS PARK FOR LANDSCAPE (BID EVENT ID MPLMN #147)
CONTRACT NO. COM0001367**

Whereas, The Minneapolis Park and Recreation Board (MPRB) is the steward of Minneapolis park system;

Whereas, The MPRB is authorized to contract with public and private entities in the performance of its functions;

Whereas, The MPRB owns and operates Mill Ruins Park, a part of the Central Mississippi Riverfront Regional Park, and owns and operates Water Works, located within Mill Ruins Park;

Whereas, On June 17, 2017 the MPRB Board of Commissioners adopted a resolution approving the schematic design for the Water Works Mezzanine Phase within Mill Ruins Park;

Whereas, The MPRB publicly solicited and received bids on April 30, 2019 for the Water Works Mezzanine Phase Project for Landscape (Bid Event ID MPLMN #147), and based on the lowest responsible bid entered into Contract No. COM0001367 with Margolis Company, as approved through Resolution 2019-350, for an amount of \$886,170;

Whereas, A total of eight change orders were processed and approved by staff and Board of Commissioners for necessary changes to the scope of the work, increasing the construction contract by \$105,950.00 and resulting in a total contract amount of \$992,120.00;

Whereas, The work included under this contract closeout request has been satisfactorily completed by the contractor, and the Construction Manager as Agent, the design consultant and MPRB staff have verified that the work is complete and correct, and the warranty period has expired;

Whereas, All contract closeout documents have been submitted, reviewed and approved;

Whereas, The sum of \$942,514.00 has been paid to date leaving a balance of \$49,606.00; and

Whereas, This resolution is supported in Parks for All, the MPRB Comprehensive Plan 2021-2036, which sets the goal(s): Goal 1, "Foster belonging and equity," Goal 2, "Steward a continuum of nature and recreation," and Goal 8, "Cultivate a thriving workforce;"



RESOLVED, That the Board of Commissioners authorizes contract closeout and final payment to Margolis Company in the amount of \$49,606.00 for the Water Works Mezzanine Phase Project within Mill Ruins Park for Landscape (Bid Event ID MPLMN #147), Contract No. COM0001367; and

RESOLVED, That the President and Secretary of the Board are authorized to take all necessary administrative actions to implement this resolution.



TO: Minneapolis Park and Recreation Board

FROM: Michael Schroeder, Assistant Superintendent, Planning

DATE: 7 May 2024

SUBJECT: RESOLUTION AUTHORIZING CONTRACT CLOSEOUT AND FINAL PAYMENT TO MARGOLIS COMPANY IN THE AMOUNT OF \$49,606.00 FOR THE WATER WORKS MEZZANINE PHASE PROJECT WITHIN MILL RUINS PARK FOR LANDSCAPE (BID EVENT ID MPLMN #147) CONTRACT NO. COM0001367

BACKGROUND

This resolution considers authorization of contract closeout to Margolis Company for the Water Works Mezzanine Phase Project for Landscape (Bid Event ID MPLMN #147), Contract No. COM0001367 (*Attachment A*). Construction at Water Works began in 2019 and was substantially complete by March 2021.

The Board of Commissioners authorized the MPRB to enter into a construction contract for the Water Works Mezzanine Phase Project within Mill Ruins Park for Landscape (Bid Event ID MPLMN #147), through Resolution 2019-350, in an amount of \$886,170.00. Eight change orders were approved and processed during construction, resulting in a final contract amount of \$992,120.00. The description of the change orders and dollar amounts is noted as follows, with staff approved changes being within the contingency approved by the Board of Commissioners:

- Change Order #1: Staff approved a \$7,035.00 increase to the contract amount to account for landscape adjustments and added turf area with irrigation.
- Change Order #2: Staff approved a \$1,479.00 increase to the contract amount to account for adjustments in the granite paving work.
- Change Order #3: Staff approved a \$3,955.00 increase to the contract amount to provide additional landscape plantings.
- Change Order #4: Staff approved a \$41,232.00 increase to the contract amount to include the addition of a site wall at the play area.
- Change Order #5: Staff approved a \$3,576.00 increase to the contract amount to include the addition of aggregate backfill for structural support to the historic Columbia wall.
- Change Order #6: Staff approved a \$593.00 increase to the contract amount to include the addition of granite pavers over the lift station hatch door.
- Change Order #7: Staff approved a \$5,255.00 decrease to the contract amount to account for a reduction in the landscape plantings.
- Change Order #8: The Board approved a \$53,335.00 increase to the contract amount to account for excavation and planting soil in additional landscape areas, adjustments to the



irrigation system, modifications to granite paver layout, and adjustments to the roadway at the 1st and 5th Street intersection and trail along West River Parkway.

All work required for this contract has been completed, closeout documents have been submitted (*Attachment B*) and the Construction Manager as Agent, the consultant, and MPRB staff have confirmed the proposed improvements function as designed. Therefore, final payment can be made and the contract with Margolis Company can be closed out.

FUNDING / COST SUMMARY

Sources*	\$24,104,433.73
MPF Philanthropic Funding	\$16,200,000.00
First Bridge and Pioneer's Monument	\$35,515.45
St. Anthony Falls Heritage Board Grant	\$35,000.00
MWMO Capital Improvement Funding	\$900,000.00
Downtown West Neighborhood Park Dedication Funds	\$2,444,508.70
City of Minneapolis Public Works Funds for First Street South Improvements	\$200,000.00
2017 Met Council Parks and Trails Fund	\$1,199,215.00
2018 Met Council Regional Park Fund	\$543,000.00
2019 Met Council Regional Park Fund	\$1,978,496.00
2020 Met Council Parks and Trails Fund	\$295,000.00
Accrued Interest	\$123,698.58
Regional Park Operations and Maintenance Funds for parkway and walk replacement	\$150,000.00
Uses*	\$24,104,433.73
BD Construction - Shallow Archaeology	\$64,643.96
Fuji Ya Demo Construction	\$675,292.86
Masonry Rehabilitation and Grading	\$1,039,318.85
Mezzanine Phase Landscape - Margolis Company	\$992,120.00
Mezzanine Phase Site Precast Concrete	\$405,839.00
Mezzanine Phase Structural Precast Concrete	\$58,799.00
Mezzanine Phase Historic Masonry	\$960,922.00
Mezzanine Phase Structural Steel Supply	\$882,291.00
Mezzanine Phase Sitework Allocation	\$3,311,536.25



Mezzanine Phase Site Precast Install Allocation	\$264,848.00
Mezzanine Phase Carpentry, Building Demo	\$1,068,541.00
Mezzanine Phase Electrical	\$864,007.30
Mezzanine Phase Concrete	\$1,336,092.00
Mezzanine Phase Masonry and Arch Precast	\$1,353,759.00
Mezzanine Phase Roofing and Metal Panels	\$174,821.00
Mezzanine Phase Aluminum, Openings, and Glazing	\$363,305.00
Mezzanine Phase Conveying Equipment	\$150,480.00
Mezzanine Phase Plumbing	\$551,542.00
Mezzanine Phase HVAC	\$498,912.00
Mezzanine Phase Drywall	\$247,557.00
Tile	\$130,950.00
Mezzanine Phase Steel Erection	\$366,831.00
Misc. Construction Purchase Orders	\$134,980.00
H+U Construction Managers	\$1,146,929.00
MPF Administration	\$2,022,000.00
Damon Farber Associates Consulting Team	\$3,838,667.02
General Construction, Permitting, Utilities	\$528,717.55
Park Development (admin, misc. consulting costs)	\$450,488.07
General Conditions/Administrative	\$220,243.87
Balance	\$0.00

PREVIOUS BOARD ACTIONS

- October 4, 2023 Resolution 2023-172: Resolution Approving Change Order No. 8 to Contract No. COM0001367 with Margolis Company related to the Water Works Mezzanine Phase in the Amount of \$53,335 for a total Contract of \$992,120.
- November 6, 2019 Resolution 2019-350: Resolution confirming an award of a Construction Contract for the Water Works Mezzanine Phase Project at Mill Ruins Park for Landscape (Bid Event ID MPLMN #147) to Margolis Company in the amount of \$866,170.00 and further confirming administrative use of a 10% construction contingency



up to \$86,617 for necessary construction change orders that may arise with the Contract.

May 15, 2019

Resolution 2019-187: Resolution authorizing the Minneapolis Park and Recreation Board to enter into a Construction Contract for the Water Works Mezzanine Phase Project at Mill Ruins Park for Landscaping, Hardscaping (Unit Paving), Irrigation & Site Furnishings (Bid Event ID MPLMN #147) up to the amount of \$1,083,600 pending receipt of a qualified bid and approval by the City of Minneapolis Division of Purchasing and Civil Rights Department, and authorizing administrative use of a 10% Construction Contingency up to \$108,360 for necessary construction change orders that may arise with the Contract.

RECOMMENDATION

Staff recommends that the Board of Commissioners authorizes contract closeout and final payment to Margolis Company in the amount of \$49,606.00 for the Water Works Mezzanine Phase Project within Mill Ruins Park for Landscape (Bid Event ID MPLMN #147), Contract No. COM0001367.

This action is supported by the following goals and strategies in Parks for All, the MPRB Comprehensive Plan 2021-2036.

Goal:

01. Foster belonging and equity

Strategy:

1.3: Amplify Indigenous stories, histories, cultural practices and connections to land through employment, partnerships, reconciliation planning, programming, ceremony, foraging, land management, interpretation and proactive community engagement across projects and programs.

01. Foster belonging and equity

1.21: Empower community to design, create, maintain, program, and steward safe and welcoming parks.

02. Steward a continuum of nature and recreation

2.1: Prioritize preservation of historic, cultural and scenic resources with protection of natural resources and contemporary recreational needs in park management, design, implementation, interpretation, and development decisions.



08. Cultivate a thriving workforce 8.1: Incentivize and reduce barriers for small, local, and minority-owned businesses to provide services to and partner with the MPRB.

Attachments:

1. Attachment A - AIA Document A132 Standard Form of Agreement - Water Works Mezzanine Phase
2. Attachment B - Certificate of Substantial Completion AIA G704 - Water Works Mezzanine Phase

Jbr 5.7.2024.