



Resolution 2024-103

RESOLUTION AWARDING A CONSTRUCTION CONTRACT TO CUSTOM BUILDERS, INC. FOR THE BASE BID AMOUNT OF \$1,329,618.00, ACCEPTING ADD ALTERNATES NOS. 1, 2, AND 3 IN THE AMOUNT OF \$9,440.00, \$25,000.00, AND \$78,650.00, RESPECTIVELY, FOR A TOTAL CONTRACT AWARD AMOUNT OF \$1,442,708.00, FOR THE RIVERSIDE PARK SITE IMPROVEMENTS PROJECT, BID EVENT MPLMN #3019, PENDING REVIEW BY THE CITY OF MINNEAPOLIS FINANCE AND PROPERTY SERVICES - PROCUREMENT DIVISION AND MINNEAPOLIS CIVIL RIGHTS DEPARTMENT, AND FURTHER AUTHORIZING ADMINISTRATIVE USE OF 10% CONSTRUCTION CONTINGENCY UP TO \$144,270.80 FOR NECESSARY CONSTRUCTION CHANGE ORDERS THAT MAY ARISE WITH THE CONTRACT

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, In July 2019, the MPRB adopted Resolution 2019-256, a resolution considering the approval of the Mississippi Gorge Regional Park Master Plan, including the area at Riverside Park;

Whereas, In February and March 2023, the MPRB hosted a public hearing and adopted Resolution 2023-26, a resolution approving the Preferred Concept Plan for Riverside Park within the Mississippi Gorge Regional Park;

Whereas, The MPRB received three (3) publicly solicited bids on April 23, 2024, per Bid Event MPLMN #3019, Riverside Park Site Improvements;

Whereas, Bids have been reviewed and tabulated with the apparent low bid submitted by Custom Builders, Inc. with a base bid amount, plus acceptance of both alternates, for a total contract award of \$1,442,708.00;

Whereas, MPRB staff and consultants have reviewed the bid offered by Custom Builders, Inc. and find it to be complete and correct, and further support an award for a construction contract for the Riverside Park Site Improvements Project;

Whereas, The bid offered by Custom Builders, Inc. is currently under review by the City of Minneapolis Finance and Property Services - Procurement Division and Civil Rights Department to determine all requirements for award of a contract are met;

Whereas, With funding allocations as noted, the MPRB has the funds available within the project



budget to account for the construction contract and construction contingency and other costs associated with the project; and

Whereas, This resolution is supported by Parks for All, the MPRB Comprehensive Plan 2021-2036, which envisions in Goal 1 to “foster belonging and equity,” Goal 2 to “steward a continuum of nature and equity,” and Goal 3 to “provide core services with care;”

RESOLVED, That the Board of Commissioners awards a construction contract to Custom Builders, Inc. for the base bid amount of \$1,329,618.00, accepting Add Alternates Nos. 1, 2, and 3 in the amount of \$9,440.00, \$25,000.00, and \$78,650.00, respectively, for a total contract award amount of \$1,442,708.00, for the Riverside Park Site Improvements Project, bid event MPLMN #3019, pending review by the City of Minneapolis Finance and Property Services - Procurement Division and Minneapolis Civil Rights Department, and further authorizing administrative use of 10% construction contingency up to \$144,270.80 for necessary construction change orders that may arise with the contract; and

RESOLVED, That the President of the Board and Secretary to 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 AWARDING A CONSTRUCTION CONTRACT TO CUSTOM BUILDERS, INC. FOR THE BASE BID AMOUNT OF \$1,329,618.00, ACCEPTING ADD ALTERNATES NOS. 1, 2, AND 3 IN THE AMOUNT OF \$9,440.00, \$25,000.00, AND \$78,650.00, RESPECTIVELY, FOR A TOTAL CONTRACT AWARD AMOUNT OF \$1,442,708.00, FOR THE RIVERSIDE PARK SITE IMPROVEMENTS PROJECT, BID EVENT MPLMN #3019, PENDING REVIEW BY THE CITY OF MINNEAPOLIS FINANCE AND PROPERTY SERVICES - PROCUREMENT DIVISION AND MINNEAPOLIS CIVIL RIGHTS DEPARTMENT, AND FURTHER AUTHORIZING ADMINISTRATIVE USE OF 10% CONSTRUCTION CONTINGENCY UP TO \$144,270.80 FOR NECESSARY CONSTRUCTION CHANGE ORDERS THAT MAY ARISE WITH THE CONTRACT

BACKGROUND

This Board action considers a construction contract to Custom Builders, Inc. for the base bid amount of \$1,329,618.00, accepting Add Alternates Nos. 1, 2, and 3 in the amount of \$9,440.00, \$25,000.00, and \$78,650.00, respectively, for a total contract award amount of \$1,442,708.00, for the Riverside Park Site Improvements Project, Bid Event MPLMN #3019, pending review by the City of Minneapolis Finance and Property Services - Procurement Division and Minneapolis Civil Rights Department. This action would further authorize the administrative use of 10% construction contingency up to \$144,270.80 for necessary construction change orders that may arise with the contract.

On April 23, 2024, the Minneapolis Park and Recreation Board (MPRB) received three publicly solicited bids for the Riverside Park Site Improvements Project (*Attachment A*). The apparent low bid was submitted by Custom Builders, Inc. The bid offered by Custom Builders, Inc. is currently being reviewed by the City of Minneapolis Finance and Property Services - Procurement Division and Civil Rights Department to determine that all requirements for award of the contract are met. Pending the Board's authorization to award a contract and Custom Builders, Inc. submitting all the required paperwork for successful bid approval, construction would begin June 2024.

The bid by Custom Builders, Inc. allows for a significant portion of the proposed project to be built, including what will be the park's only picnic shelter, new trails and walk, new play area and wading pool facilities, new visual and physical connection between the upper Riverside and lower park area at Annie Young Meadow, and significant invasive species management along the bluff.



Following review of the bid submitted by Custom Builders, Inc., the project consultant recommends that a construction contract be awarded to Custom Builders, Inc. The bid offered by Custom Builders, Inc. is being reviewed by the City of Minneapolis Procurement and Civil Rights Departments to determine that all requirements for award of a contract are met.

FUNDING / COST SUMMARY

Sources		\$ 2,773,843.00
2022 NPP20	\$1,124,000.00	
NPP20 Play Area Rehab	\$338,000.00	
2023 MWMO Grant	\$250,000.00	
2020/2021 Parks and Trails, Regional	\$1,061,843.00	<i>Shared w/ other Regional Projects</i>
Uses		\$2,324,491.67
DFA, Landscape Architecture Consultant	\$145,000.00	
Ramaker, Pool Consultant	\$20,000.00	
Stonebrooke Engineering, Civil Engineering Consultant	\$20,000.00	
EDI-Dolejs, Electrical Engineers Consultant	\$3,800.00	
Geotechnical, Testing	\$10,000.00	
Project Management, Community Engagement, Administration	\$40,000.00	
Play Area Equipment and Surfacing, Kompan	\$391,480.00	<i>Awarded Separately</i>
Site Furniture, Kompan	\$107,232.87	<i>Awarded Separately</i>
Custom Builders Construction Contract	\$1,442,708.00	<i>Approved with this Action</i>
Construction Contingency	\$144,270.80	<i>Approved with this Action</i>
Balance Available for other Regional Park Projects		\$449,351.33



Note: Awarding this construction contract for the Riverside Park Improvements Project will result in a net increase of program or operational funds being expended, which is aligned with the projected program or operational directions noted in the Mississippi Gorge Regional Park Master Plan. However, many of the out-of-date park elements are being replaced and/or renovated with this project. So, while there may be added trails/sidewalk and storm water BMPs, this project provides a new wading pool/circulation and filtering equipment, new playground equipment and other park amenities.

PREVIOUS BOARD ACTIONS

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| July 10, 2019 | Resolution 2019-256: Resolution Approving the Mississippi Gorge Regional Park Master Plan and Formally Naming the Park "Mississippi Gorge Regional Park" as it is Commonly Known. |
| March 1, 2023 | Resolution 2023-26: A resolution approving the Preferred Concept Plan for Riverside Park within the Mississippi Gorge Regional Park. |

RECOMMENDATION

Staff recommends the Board of Commissioners award a construction contract to Custom Builders, Inc. for the base bid amount of \$1,329,618.00, accepting Add Alternates Nos. 1, 2, and 3 in the amount of \$9,440.00, \$25,000.00, and \$78,650.00, respectively, for a total contract award amount of \$1,442,708.00, for the Riverside Park Site Improvements Project, Bid Event MPLMN #3019, pending review by the City of Minneapolis Finance and Property Services - Procurement Division and Minneapolis Civil Rights Department, and further authorize administrative use of 10% construction contingency up to \$144,270.80 for necessary construction change orders that may arise with the contract.

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

02. Steward a continuum of nature and recreation

Strategy:

1.5: Identify and remove barriers to park access as a way of fostering economic, psychological, social and cultural resilience for new and current park users.

2.7: Provide both unprogrammed natural spaces and recreational park amenities throughout the system.



03. Provide core services with care 3.11: Design and implement parks that are welcoming, climate resilient, ecologically healthy, playful, beautiful and safe as they age.

ATTACHMENTS:

1. Attachment A - Riverside Park Bid Tabulation

Jbr 5.7.2024.