Resolution 2011-203

Resolution Amending Professional Services Agreement # C-28735 with Sunsource Architects Related to the Remodeling of Phillips Community Center in the Amount of $2,500 for a New Contract Total of $52,160.50

Whereas, The Minneapolis Park & Recreation Board (MPRB) is authorized to contract with public and private entities in the performance of its functions;

Whereas, The Board authorized improvements to be made to the Phillips Community Center common areas;

Whereas, Sunsource Architects is the lead consultant for improvements to the Phillips Community Center and their sub-consultant, LKPB performed additional services related to engineering the mechanical systems for the project;

Whereas, Staff has reviewed the proposal from Sunsource Architects and found the proposal to be fair, required and correct; and

Whereas, funding for the project is available through the 2009 and 2010 Capital Levy;

RESOLVED, That the Board of Commissioners amend professional services agreement #C-28735 with Sunsource Architects, related to the remodeling of Phillips Community Center in the amount of $2,500 for a new contract total of $52,160.50; 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.

Adopted by the Park & Recreation Board
In formal meeting assembled on November 22, 2011

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John Erwin, President

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Karen Robinson, Secretary

Approved:

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R.T. Rybak, Mayor

TO: Planning Committee

FROM: Bruce Chamberlain, Assistant Superintendent for Planning Services

DATE: November 9, 2011

SUBJECT: Resolution amending Professional Services Agreement # C-28735 with Sunsource Architects related to the remodeling of Phillips Community Center in the amount of $2,500 for a new contract total of $52,160.50

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BACKGROUND

Sunscource Architects was contracted in February, 2011 to prepare design and construction documents for the remodeling of common spaces at the Phillips Community Center. The increase to their Professional Services Agreement is for a preliminary engineering/capacity study of the existing rooftop heating/cooling units and to conduct a review of the existing tenant ductwork configuration.

Brief use history of the Phillips Community Center:

The Minneapolis School District transferred ownership of Phillips Junior High School to the Minneapolis Community Development Agency in 1986. The Development Agency subsequently demolished the school portion of the building and transferred the 48,000 square foot gym, cafeteria and pool portion of the facility to the Park Board in 1986 to reuse and operate the gym and pool as a community center. A master lease agreement, which expired in 2008, was given to The Boys and Girls Club to sub lease, manage and operate the building, including the pool and gym, for twenty years.

After the lease expired and the Boys and Girls Club moved out, MPRB Planning staff began looking at redevelopment of the building as a new model for a Park Board Community Center or CSA Hub.

The Park Board programmed the gymnasium and a teen center in 2008 and 2009. In 2009, the boiler failed and the building was closed for repairs. In assessing the condition of the building prior to repairing the boiler, a decision was made by the Park Board to allocate $1,540,000 in neighborhood capital improvement funds to replace the HVAC system, install a new roof and upgrade the electrical services to the building. The boiler, electrical service and the roof were replaced in 2010.

In January 2011 the Board approved lease agreements with several non-profits to lease space and operate their programs out of the Phillips Community Center. The agreements approved by the Board stipulate that the lease holders are responsible for the complete cost to construct and maintain their own spaces. The agreements

also stipulate that the Park Board is responsible for remodeling the common/shared spaces, which is fulfilled by this remodeling contract that includes improvements to the common areas and final HVAC duct work.

FUNDING / COST SUMMARY

Sources		**$ 1,540,000**
2009 Capital Levy	$ 500,000	
2010 Capital Levy	$1,000,000	
Boys and Girls Club	$ 40,000	
Uses		**$ 1,447,577**
Contract with Terra Gen Contractors for HVAC and Roof Replacement	$ 899,300	
Engineering and Architectural Fees for HVAC/Roofing/Common Area Improvements	$ 234,795	
Testing Services	$ 2,325	
Other Project Related Expenses	$ 1,657	
Remodeling common areas, contract with PMI Construction	$ 307,000	
Increase to Sunsource Architects Contract to perform an Engineering study	$ 2,500	*pending approval by Board*
Balance		**$ 92,423**

RELATED BOARD ACTIONS

December 16, 2009	PSA #27157 Increase to LKPB Engineers in the amount of $22,950.00 for a total of $66,150.00.
February 17, 2010	Bid Award to Terra General Construction for HVAC and Roofing Improvements
April 21, 2010	Board authorizes RFP for Phillips Community Center
December 15, 2010	Board Approval of final payment to Terra General Contractors
January 19, 2011	Resolution No. 201-013, Board Approves Lease and Program Agreements for the Phillips Community Center

August 17, 2011	Resolution No. 201-013, Board approves contract with PMI Construction, Inc. for $307,000

RECOMMENDATION

Staff recommends approval of the resolution amending the Professional Services Agreement # C-28735 with Sunsource Architects related to the remodeling of Phillips Community Center in the amount of $2,500 for a new contract total of $52,160.50

ATTACHMENTS
Proposal for additional engineering and capacity study.

Prepared by:	Cliff Swenson, Director of Design and Project Management
Reviewed by:	Bruce Chamberlain, Assistant Superintendent for Planning Services
Approved by:	Jayne Miller, Superintendent