Resolution 2013-270

Resolution Amending Professional Services Agreement #C-31051 with Landform Related to Redesign, Construction Management and Operations Training for the Webber Park Natural Swimming Pool and Bathhouse in the Amount of $170,500 for a New Contract Total of $570,500

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

Whereas, The MPRB entered into a Professional Services Agreement with Landform on June 1, 2011 for Master Planning, Final Design, Construction Document Preparation and Project Management for Webber Park;

Whereas, Additional services are necessary to address changed project circumstances including redesign and rebidding of Bid Package #1 (bathhouse) and expanded operations training, construction observation, and equipment installation oversight necessary for the natural treatment pool;

Whereas, Landform has submitted a proposal for additional services that responds to the changed conditions;

Whereas, Staff has reviewed the additional services proposal request from Landform and found the proposal to be fair, necessary and correct;

Whereas, Funding for the additional services is available through Net Debt Bonds, Capital Levy, and North Mississippi Regional Park Funds; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan which envisions “dynamic parks that shape city character and meet diverse community needs;”

RESOLVED, That the Board of Commissioners amend Professional Services Agreement #C-31051 with Landform related to redesign, construction management and operations training for the Webber Park natural swimming pool and bathhouse in the amount of $170,500 for a new contract total of $570,500; 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: Bruce Chamberlain, Assistant Superintendent for Planning

DATE: August 21, 2013

SUBJECT: Resolution Amending Professional Services Agreement #C-31051 with Landform Related to Redesign, Construction Management and Operations Training for the Webber Park Natural Swimming Pool and Bathhouse in the Amount of $170,500 for a New Contract Total of $570,500

BACKGROUND

This action considers amending the professional services agreement with Landform for the Webber Park pool project to account for additional services necessary to complete the project.

The proposed Natural Swimming Pool with filtration system at Webber Park will be the first naturally-treated swimming pool in North America. Part of the project vision is to create a vibrant and viable park which reflects a commitment to using sustainable measures. During construction it will be critical that certain installation procedures are followed exactly per the design to ensure that the integrity and functionality of the natural swimming pool and its filtration system be provided for. Specifically, placement and installation of the liner membrane, filtration components and inlet piping will need to be monitored, inspected and approved by BioNova representatives (pool engineer).

During the course of construction for this natural swimming pool the development of an operations manual specific to this pool will be critical. Each natural swimming pool is different in nature and thus requires more individualized operation manuals. With this natural swimming pool being the first of its kind in North America and knowing that the pool itself will be used year round requires more specialized training and monitoring. Understanding the daily maintenance routines, monitoring and managing water quality and nutrient levels, and establishing the seasonal shift protocol are all items which will require collaboration and development during construction of the natural swimming pool. This construction management and technical assistance from BioNova representatives was originally anticipated to occur through a construction contract but must be accomplished through the professional services agreement.

Bids for construction of the Webber Bathhouse, Bid Package #1, were originally received on March 12, 2013. Given the current bidding climate all seven bids came in higher than the project budget and thus were rejected. In an attempt to ensure the Webber Bathhouse project would come in at or under budget, slight revisions to the construction documents

were made so that the project could be re-bid. These necessary design changes required additional services regarding re-design and bidding assistance. There are no substantial changes in the overall bathhouse design, subtle material and construction detailing modifications were made that should result in bids that are in-line with the overall project budget.

FUNDING / COST SUMMARY

Sources		**$6,173,900**
2011 Net Debt Bonds	$2,000,000	
2011 Capital Levy	$400,000	
2012 Net Debt Bonds	$500,000	
2012 Capital Levy	$600,000	
2012 Infrastructure Accl. Fund	$500,000	
2006 Capital Levy Transfer	$113,900	
FEMA Reimbursement	$60,000	
Existing N. Miss. Regional Park Funds	$1,200,000	
2014 N. Miss. Regional Park Allocation	$400,000	
2014 Henn. Co. Youth Sports Grant	$325,000	
2014 HYSG Local Match	$75,000	

Uses		**($6,162,175)**
Landform contract #31051	($400,000)	
Landform contract #31051 Amendment	($170,500)	*pending Brd. App*
MPRB In-House Mgmt. Fees	($65,000)	
Survey & Testing, Other Professional Fees	($60,000)	
Construction Testing and Survey Layout	($100,000)	
Demo Existing Pool - G Urban Const.	($65,000)	
Bid Award for Pool and Parking lot Const. - LS Black Constructors, Inc.	($4,587,000)	
2.5 % Construction Contingency	($114,675)	
Bathhouse Construction Allowance	($600,000)	

Balance	**$11,725**

RELATED BOARD ACTIONS

June 1, 2011	Resolution approving a Professional Services Agreement with Landform for consultant services related to Webber Park design and construction
February 15, 2012	Resolution Approving the Webber Park Master Plan and Authorizing Pursuit of a Natural Water Treatment Pilot Project for the Aquatic Facility
May 16, 2012	Resolution Awarding a Construction Contract to G. Urban Companies, Inc. for Demolition of the Webber Park Pool and Pool Building
April 3, 2013	Resolution Approving Additions to the Minneapolis Park & Recreation Board 2013 Legislative Agenda Including a $1 Million Bonding Request for Construction of the Webber Park Pool Building and Expansion of the North Mississippi Regional Park Boundary to Include Portions of Webber Park
May 22, 2013	Resolution Awarding a Construction Contract to LS Black Constructors, in the Amount of $4,587,000 for the Construction of a Natural Swimming Pool at Webber Park

RECOMMENDATION

Staff recommends amending Professional Services Agreement #C-31051 with Landform related to redesign, construction management and operations training for the Webber Park natural swimming pool and bathhouse in the amount of $170,500 for a new contract total of $570,500.

This action is supported by the following vision and goal statements in the MPRB 2007-2020 Comprehensive Plan.

Vision Theme 3: Dynamic parks that shape City character and meet diverse community needs.

Goal: Parks shape an evolving city.

Goal: Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.

ATTACHMENTS:

- Landform Amended Proposal 2013-07-18 (PDF)

Prepared By: Jonathan Duesman, Construction Project Manager, Design and Project Management
Review:
Cliff Swenson Completed 08/06/2013 4:49 PM
Bruce Chamberlain Completed 08/08/2013 11:02 AM
Jayne Miller Completed 08/11/2013 7:28 PM
Minneapolis Park and Recreation Board Pending