Resolution 2014-271

Resolution Approving Change Order No. 6 with LS Black Constructors, Contract No. 37069, for Construction of a Natural Swimming Pool at Webber Park, in the Amount of $90,597.27 for a New Contract Total of $4,792,272.27

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

Whereas, The MPRB entered into Contract No. 37069 with LS Black Constructors on June 5, 2013 for construction of a Natural Swimming Pool at Webber Park in the amount of $4,587,000.00;

Whereas, Change Orders No. 1 through No. 5, in the amount of $114,675.00 used the Board-approved contingency to pay costs associated with unanticipated infrastructure, waterproofing, specialty fabrications, unexpected removals, stormwater systems, and unforeseen soil corrections;

Whereas, Change Order No. 6, in the amount of $90,597.27 has been prepared to provide for costs associated with revised materials and design modifications that facilitate streamlined maintenance practices;

Whereas, Staff and the project consultants have reviewed the costs related to Change Order No. 6 and determined that the costs are necessary and correct;

Whereas, Funding sufficient to cover the proposed additional scope of work related to Change Order No. 6 is available through current project 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 approves Change Order No. 6 with LS Black Constructors, Contract No. 37069, for construction of a Natural Swimming Pool at Webber Park in the amount of $90,597.27 for a new contract total of $4,792,272.27; 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 20, 2014

SUBJECT: Resolution Approving Change Order No. 6 with LS Black Constructors, Contract No. 37069, for Construction of a Natural Swimming Pool at Webber Park, in the Amount of $90,597.27 for a New Contract Total of $4,792,272.27

BACKGROUND

This Board action considers approval of construction change order #6, increasing the contract with LS Black Constructors for construction of a Natural Swimming Pool at Webber Park. The proposed changes add value to the project and represent a wise use of project funding.

Change orders 1-5 were administratively approved using project contingencies approved by the MPRB Board of Commissioners.

Change order #1 was issued to deal with unanticipated infrastructure items. An unidentified storm sewer manhole required adjustments in order to raise it to proposed grades and old light pole bases containing asbestos required proper handling and disposal. Additionally, waterproofing measures for the water tank were required to address groundwater concerns.

Change orders #2 and #3 were necessary for the contractor to address connection and installation methods to BioNova specialty product. The contractor had to furnish and install pressure rated pipe fittings in order to connect the BioNova liner penetrations to the regeneration piping.

Change order #4 was issued to address unexpected park facility remnants, the incorporation of additional stormwater management systems and, owner requested items. During installation of the new storm sewer system outlet pipe a foundation wall for the old pool dam was uncovered and thus required removal in order to facilitate installation of the storm sewer. Given the unique characteristics of this project and to help monitor the quality of stormwater output for this facility the City of Minneapolis requested two additional storm sewer monitoring manholes. These additional manholes allow Environmental Management staff the opportunity to routinely measure the quality of the stormwater prior to it being released into Shingle Creek. Shingle Creek is identified as an impaired water by the Minnesota Pollution Control Agency.

Finally, in an effort to have in-kind replacement materials readily available in the future the MPRB requested additional overseas material be furnished.

Change Order #5 was issued to deal with unforeseen soil conditions. Due to higher than anticipated pond muck material from Webber pond the contractor had to handle and remove this material from the site, and it was not deemed suitable for backfill material. Following the handling and removal of this material it was then necessary for the contractor to import clean, granular fill material in order to backfill the pool and regeneration basin areas.

Change order #6 is necessary to account for revisions to product materials and address design modifications in order to facilitate annual maintenance practices. Following bidding it was discovered that the liner manufacturer no longer supplied a product with the physical composition that would promote healthy biological functioning of the pool system therefore a new product material had to be procured. This new product liner is more expensive but was reviewed by the pool designer and deemed suitable for use. In order to best provide long term care and maintenance of this facility Asset Management staff believe it is important to increase the number of pool clean-outs and as a result additional pool piping clean-out structures were added. The swimming pool will need to be fully drained twice annually to clean the pool liner, in the spring and the fall. The deepest area of the pool is approximately 12.5 feet deep, which happens to be at or about the level of groundwater. A system of drain tile was installed in the deep diving area, underneath the liner, for seasonal dewatering in times when higher than normal wet springs are encountered so the pool could be fully drained to alleviate concerns for the liner being pushed upwards.

Webber Park Natural Swimming Pool will be the first public natural swimming pool in North America. The natural treatment circulates the pool water through a regeneration basin versus using chemicals to treat the pool water. Webber Park Natural Swimming Pool will offer a great opportunity for children and adults to enjoy a unique swimming experience. This one of a kind facility will not only serve the Webber-Camden neighborhood but will draw residents regionally as well. Aquatics programming will feature programs serving a variety of needs. The conversion of the swimming pool to a skating rink during winter months will extend the use of facility into the winter months and provide more opportunities to recreate.

FUNDING/COST SUMMARY

Sources		**$6,777,452**
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 Balance N. Miss. Regional Park Funds	$1,220,552	
Future N. Miss. Regional Park Funds	$1,000,000	
2014 Henn. Co. Youth Sports Grant	$250,000	
2014 HYSG Local Match	$133,000	
Uses		**(6,730,930.27)**
Engineering and Professional Services	($628,278.00)	
Survey, Testing and Staff time	($196,980.00)	
Demo existing pool - G Urban	($65,000.00)	
NSP Bid Award	($4,587,000.00)	
Pool House Bid Award	($1,048,400.00)	
Change Orders #1 - #5	($114,675.00)	
Change Order #6	($90,597.27)	
Balance		**$46,521.33**

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
June 5, 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, O.P No. 7776, authorizing administrative use of a construction contingency up to $114,675 for necessary construction change orders that may arise with the contract.

August 21, 2013	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
September 11,2013	Resolution Awarding a Construction Contract to LS Black Constructors, in the Amount of $1,048,400.00 for the Construction of a Bath House at Webber Park, O.P No 7842, and Authorizing Administrative Use of a Construction Contingency Up to $52,420.00 for Necessary Construction Change Orders that May Arise with the Contract
March 5, 2014	Resolution Accepting a 2014 Grant Award from the Hennepin County Youth Sports Grant Program in the Amount of $250,000 for a Natural Swimming Pool in Webber Park

RECOMMENDATION

Staff recommends approval of Change Order No. 6 with LS Black Constructors, Contract No. 37069, for construction of a natural swimming pool at Webber Park, in the amount of $90,597.27 for a new contract total of $4,792,272.27.

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:

- LS Black Change Order #6 (PDF)

Prepared By: Jonathan Duesman, Construction Project Manager, Design and Project Management
Review:
Cliff Swenson Completed 08/06/2014 5:42 PM
Bruce Chamberlain Completed 08/07/2014 6:29 PM

Jayne Miller Completed 08/10/2014 7:47 PM
Minneapolis Park and Recreation Board Pending