Minneapolis
Park & Recreation Board

Resolution 2018-217

Resolution Awarding a Construction Contract to Meisinger Construction Company, Inc. in the Amount of $233,900.00 for Building Improvements at Bossen Field Park and Authorizing Administrative Use of a 10% Construction Contingency Up to $23,390.00 for Necessary Construction Change Orders that May Arise with the Contract

Whereas, The Minneapolis Park & Recreation Board (MPRB) is the steward of Minneapolis Parks;

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

Whereas, Rehabilitation of the existing park building at Bossen Field Park is a continuation of work identified in the 2015 Board-approved Master Plan;

Whereas, The MPRB publicly solicited and received four bids on May 8, 2018 for O.P No. 8570 for the Bossen Field Park Building Improvements;

Whereas, The bids were tabulated and reviewed, with the apparent low bidder recognizing an error in their bid and requesting their bid be withdrawn due to the error;

Whereas, The second apparent low bid was submitted by Meisinger Construction Company, Inc. in the amount of $233,900.00 for the base bid;

Whereas, The total amount of the contract award is within remaining MPRB-allocated funding in addition to 2018 NPP20 Rehabilitation funding;

Whereas, MPRB staff and the project consultant have reviewed the bid offered by Meisinger Construction Company, Inc. and have determined it to be complete and correct;

Whereas, The bid submitted by Meisinger Construction Company, Inc. has been reviewed by City of Minneapolis Department of Purchasing and Procurement and the Department of Civil Rights; 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 awards a construction contract to Meisinger Construction Company, Inc., in the amount of $233,900.00 for the Building Rehabilitation Improvements at Bossen Field Park, per O.P. No. 8570 and authorizes administrative use of a 10% construction contingency up to $23,390.00 for necessary construction change orders that may arise with the contract; and

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

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TO: Minneapolis Park and Recreation Board

FROM: Michael Schroeder,

DATE: June 20, 2018

SUBJECT: Resolution Awarding a Construction Contract to Meisinger Construction Company, Inc. in the Amount of $233,900.00 for Building Improvements at Bossen Field Park and Authorizing Administrative Use of a 10% Construction Contingency Up to $23,390.00 for Necessary Construction Change Orders that May Arise with the Contract

BACKGROUND

This action considers awarding a construction contract to Meisinger Construction Company Inc., in the amount of $233,900.00 for Building Improvements at Bossen Field Park, per O.P. No. 8570 and authorizing administrative use of a 10% construction contingency up to $23,390.00 for necessary construction change orders that may arise with the contract.

On May 8, 2018 the Minneapolis Park & Recreation Board (MPRB) received four (4) bids for the Bossen Field Park Buildings Project, O.P No. 8570. The first apparent low bidder was Marge Magnuson Construction Company; however, upon recognizing an error in its bid, the firm prepared a written request to withdraw the bid, which was accepted by the MPRB (*Attachment A).* The second apparent low bid was submitted by Meisinger Construction Company, Inc. The contract recognizes the base bid as submitted by Meisinger Construction Company, Inc. in the amount of $233,900.00, but does not include any alternate bids.

Meisinger Construction, Inc. has successfully completed other projects for the MPRB, most recently work at the Minneapolis Sculpture Garden. The MPRB's design consultant reviewed the bid submitted by Meisinger Construction, Inc. and determined the bid to be fair and correct (*Attachment B*). The bid offered by Meisinger Construction, Inc. has been reviewed by the City of Minneapolis Department of Civil Rights and Department of Purchasing and Procurement with all requirements for award of a contract having been met.

At the completion of the Bossen Field Park Master Plan process, two park improvement phases were identified. Park amenities included in the first phase included: six new softball fields, two large open field play areas, expanded pathway connections, a new playground, parking lot modifications, and field lighting for the four northern fields. The second phase of park improvements will make necessary repairs to the existing park shelter building and in addition, provide for new ADA upgrades. Given the condition of the park shelter building, it is necessary to make improvements the proposed improvements.

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Utilization of the NPP20 Rehabilitation Program will provide funding needed to complete rehabilitation aspects of the building improvements. Construction of a new maintenance garage was included as part of the building improvement package, however the alternate price submitted exceeded available project funding.

FUNDING / COST SUMMARY

Sources			**$**	**5,554,540.00**
2012 Capital Levy	$	250,000.00		
2015 Net Debt Bonds	$	640,000.00		
2016 Net Debt Bonds	$	2,500,000.00		
2017 Net Debt Bonds	$	450,000.00		
2017 Capital Levy	$	412,300.00		
Toro Grant	$	25,000.00		
Hennepin County ERF Grant	$	209,740.00		
HYSP Grant	$	225,000.00		
NPP20 Funding	$	737,500.00		
NPP20 Rehab Funds (ADA Improvements, General Building, HVAC, Below-Grade Infrastructure)	$	105,000.00		

Uses			**$**	**5,551,119.73**
Administration	$	6,752.41		
Professional Services	$	39,145.18		
Survey/Testing	$	28,409.00		
Park Board staff and in-house design	$	212,615.00		
PSA - Stantec (including Amendment #1)	$	367,354.50		
PSA - Stantec Amendment #2	$	75,844.00		
US Communities Contract with Kompan for Playground Improvements	$	264,427.70		
US Communities Contract with Kompan for Playground surfacing	$	113,382.36		
Veit Construction Contract	$	3,049,500.00		
Veit - Change Order No.1	$	99,661.81		
Veit - Change Order No.2	$	188,122.44		
Veit - Change Order No.3	$	804,973.98		
Veit - Change Order No.4 (Pending)	$	12,149.75		
Xcel Energy	$	21,491.60		
Meisinger Construction Contract - Phase	$	233,900.00		

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10% Construction Contingency	$	23,390.00	
Construction Testing and Inspections	$	10,000.00	(Estimated)

Balance	**$**	**3,420.27**

RECOMMENDATION

Staff recommends that the Board of Commissioners awards a construction contract to Meisinger Construction Company, Inc., in the amount of $233,900.00 for Building Improvements at Bossen Field Park, per O.P. No. 8570 and authorizes administrative use of a 10% construction contingency up to $23,390.00 for necessary construction change orders that may arise with the contract.

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:	Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.
Goal:	Financially independent and sustainable parks prosper

ATTACHMENTS:

- Attachment B - Bid Review by Project Consultant (PDF)
- Attachment A - Bid Tab (PDF)

Prepared By: Jonathan Duesman, Construction Project Manager, Design and Project Management
Review:
Cindy Anderson Completed 06/05/2018 1:35 PM
Cliff Swenson Completed 06/11/2018 6:44 AM
Michael Schroeder Completed 06/12/2018 6:13 PM
Mary Merrill Completed 06/12/2018 6:32 PM
Minneapolis Park and Recreation Board Pending 06/20/2018 5:00 PM