Minneapolis
Park & Recreation Board

Resolution 2018-222

Resolution Awarding a Construction Contract to Blackstone Contractors, LLC in the Amount of $252,300.00 for Bassett's Creek Park Play Area and Site Improvements Per O.P. No. 8592, Pending Approval by City of Minneapolis Purchasing & Procurement and Civil Rights Departments and Authorizing Administrative Use of a 10% Construction Contingency Up to $25,230.00 for Necessary Construction Change Orders that May Arise with the Contract

Whereas, The Minneapolis Park and Recreation Board (MPRB) is a steward of the Minneapolis parks;

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

Whereas, Bassett's Creek Park is partially located in the Bryn Mawr Neighborhood and partially located in the Harrison Neighborhood, in North Minneapolis;

Whereas, In January 2017, the Board of Commissioners approved a concept plan for play area and site improvements at Bassett's Creek Park, after a public hearing and community engagement;

Whereas, The MPRB publicly solicited and received 2 bids on June 14, 2018, per O.P. No. 8592, for the Bassett's Creek Park Play Area and Site Improvements Project;

Whereas, All bids have been reviewed and tabulated with the apparent low bid being submitted by Blackstone Contractors, LLC, in the amount of $252,300.00, which includes a base bid in the amount of $249,000.00, Alternate #1 in the amount of -$500.00, and Alternate #2 in the amount of $3,800.00;

Whereas, MPRB staff have reviewed the bid offered by Blackstone Contractors, LLC and find it to be complete and correct thereby supporting an award for a construction contract for the Bassett's Creek Park Play Area and Site Improvements Project;

Whereas, This bid offered by Blackstone Contractors, LLC is under review by the Minneapolis Departments of Purchasing and Procurement and Civil Rights for approval;

Whereas, Funding is available through Net Debt Bonds and 2017 NPP20; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which envisions "Recreation that inspires personal growth, healthy lifestyles, and a sense of

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community" and "Dynamic parks that shape city character and meet diverse community needs;"

RESOLVED, That the Board of Commissioners awards a construction contract to Blackstone Contractors, LLC in the amount of $252,300.00 for Bassett's Creek Park Play Area and Site Improvements per O.P. No. 8592, pending approval by City of Minneapolis Purchasing & Procurement and Civil Rights Departments and further authorizes administrative use of a 10% construction contingency up to $25,230.00 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.

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TO: Minneapolis Park and Recreation Board

FROM: Michael Schroeder,

DATE: July 11, 2018

SUBJECT: Resolution Awarding a Construction Contract to Blackstone Contractors, LLC in the Amount of $252,300.00 for Bassett's Creek Park Play Area and Site Improvements Per O.P. No. 8592, Pending Approval by City of Minneapolis Purchasing & Procurement and Civil Rights Departments and Authorizing Administrative Use of a 10% Construction Contingency Up to $25,230.00 for Necessary Construction Change Orders that May Arise with the Contract

BACKGROUND

This Board action considers awarding a construction contract with Blackstone Contractors, LLC in the amount of $252,300 for the Bassett's Creek Park Play Area and Site Improvements, per O.P. No. 8592, pending approval by City of Minneapolis Purchasing & Procurement and Civil Rights Departments and authorizing administrative use of a 10% construction contingency up to $25,230 for necessary construction change orders that may arise with the Contract.

In June 2018, the Minneapolis Park & Recreation Board (MPRB) publicly solicited bids and received 2 bids for the project (*Attachment A*). The apparent low bid was submitted by Blackstone Contractors, LLC. This resolution accepts the low base bid plus alternates #1 & #2, as submitted by Blackstone Contractors, LLC, for a total contract amount of $252,300. The base bid amount as offered by Ebert Construction is $249,000, plus the following alternates:

- Alternate #1 - Installation of 5 standard benches in place of 5 custom benches totaling a deduction of $500; and
- Alternate #2 - Installation of a concrete pad and bike racks for an addition of $3,800.

The MPRB staff recommends a contract for construction of the Bassett's Creek Park Play Area and Site Improvements Project be awarded to Blackstone Contractors, LLC based on the company's responsive and responsible bid and staff's knowledge of the contractor's qualifications based on past performance. The bid offered by Blackstone Contractors, LLC is being reviewed by the City of Minneapolis Civil Rights and Purchasing & Procurement Departments to determine that all requirements for award of a contract are met. Pending all necessary approvals and contract execution, construction will commence in late July 2018.

The proposed improvements include:

- Construction of the play area curb and sub-surfacing;

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- Construction of a new ADA compliant walkway from Chestnut Avenue to the play area, and the picnic area;
- Construction of four picnic table pads and tables, two of which are ADA accessible;
- Construction of bike racks, benches, and native shrub plantings; and
- Restoration of the site.

Play equipment and surfacing has already been purchased and will be installed under a separate contract.

FUNDING / COST SUMMARY

Sources		**$512,825.00**
2015 CIP Net Debt Bonds	$420,000.00	
2017 NPP20	$92,825.00	
Uses		**$500,410.62**
Survey / Geotechnical Report	$15,000.00	
MPRB Staff time	$30,000.00	
Engineering and Permitting	$4,500.00	
Communications / Advertising	$500.00	
U.S. Communities Government Cooperative Contract and 10% Contingency	$172,880.62	
Play Area and Site Improvements Construction	$252,300.00	
Construction Contingency	$25,230.00	
Balance		**$12,414.38**

RECOMMENDATION

Staff recommends that the Board of Commissioners awards a construction contract to Blackstone Contractors, LLC. in the amount of $252,300.00 for the Bassett's Creek Park Play Area and Site Improvements Project, per O.P. No. 8952, pending approval by City of Minneapolis Purchasing & Procurement and Civil Rights Departments and further authorizes administrative use of an 10% construction contingency up to $25,230.00 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 2: Recreation that inspires personal growth, healthy lifestyles, and a sense of community.

Goal: Residents, visitors, and workers enjoy opportunities to improve health

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	and fitness.
Goal:	People connect through parks and recreation.
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.
Goal:	Through outreach and research, park and recreation services are relevant today and tomorrow.

ATTACHMENTS:

- Attachment A - Bid Tabulation (PDF)

Prepared By: Tyler Pederson,, Design and Project Management
Review:
Cindy Anderson Completed 06/27/2018 3:28 PM
Cliff Swenson Completed 06/29/2018 6:11 AM
Michael Schroeder Completed 07/02/2018 2:52 PM
Mary Merrill Completed 07/02/2018 10:26 PM
Minneapolis Park and Recreation Board Pending 07/11/2018 5:00 PM