Minneapolis
Park & Recreation Board

Resolution 2019-402

Resolution Approving Amendment #3 to Professional Services Agreement No. C-41161 with Damon Farber Associates Related to the Water Works Mezzanine Phase in the Amount of $190,415 for a New Contract Total of $ 3,648,803.02

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, The MPRB entered into an Agreement with Damon Farber Associates on June 15, 2016 for professional services related to the Water Works Mezzanine Phase Project in the amount of $2,050,684;

Whereas, MPRB approved Amendment #1 to Professional Services Agreement No. C-41161 with Damon Farber Associates in the amount of $654,447.27 for a new contract total of $2,705,131.27;

Whereas, MPRB approved Amendment #2 to Professional Services Agreement No. C-41161 with Damon Farber Associates in the amount of $753,256.75 for a new contract total of $3,458,388.02;

Whereas, Bids for the first stage of construction bids came in above construction cost estimates and funding amounts and required consultants to revise the drawings and rebid the project;

Whereas, The design team is required to perform additional design and administrative work associated with City processes, the bid process, negotiations with property owners, and construction;

Whereas, Staff has reviewed a proposal from Damon Farber Associates related to these services and finds the proposal prudent and in line with fees typical of these specific services;

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 Amendment #3 to Professional Services Agreement No. C-41161 with Damon Farber Associates related to the Water Works Mezzanine Phase in the amount of $190,415 for a new contract total of
$3,648,803.02; 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: Administration & Finance Committee

FROM: Michael Schroeder,

DATE: December 18, 2019

SUBJECT: Resolution Approving Amendment #3 to Professional Services Agreement No. C-41161 with Damon Farber Associates Related to the Water Works Mezzanine Phase in the Amount of $190,415 for a New Contract Total of $ 3,648,803.02

BACKGROUND

This resolution proposes an increase to the Professional Services Agreement (PSA) with Damon Farber Associates (DFA) for services associated with the Water Works Mezzanine Phase Project. The Minneapolis Park and Recreation Board (MPRB) originally contracted with DFA on June 15, 2016 for design services per the Water Works Mezzanine Phase project for a total amount of $2,050,684.00. In 2017, MPRB approved Amendment #1 for additional services valued at $654,447.27, for a new total contract of $2,705,131.27. In 2018, MPRB approved Amendment #2 for additional services valued at $753,256.75 for a new contract total of $ 3,458,388.02. DFA is currently requesting a third contract amendment for professional services valued at $190,415 for a new contract total of $3,648,803.02. *(See Attachment 1 for Amendment #3 Request by DFA.)*

The change in services for each consultant are summarized below:

- Architecture *(Attachment 2 for Amendment #3 Request by HGA)*
  Additional services associated with the following tasks:
  - Owner modifications to the plans
  - Design and administrative change associated with rebidding
  - Value engineering and phasing studies associated with high construction costs

- Stormwater and Water Reuse Engineering *(Attachment 3 for Amendment #3 Request by Barr)*
  Additional services associated with the following tasks:
  - Design and administrative costs required by the City of Minneapolis in order obtain necessary approvals and permits
  - Design and administrative change associated with rebidding
  - Design and administrative costs associated with the water reuse system and coordination with property owners.

- Additional Design Services for Bidding Administration, Contract Administration, Project

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Management, and Landscape Architecture Design *(Attachment 4 for Amendment #3 Request by DFA)*
Additional services associated with the following tasks:
- Design and administrative costs required by the City of Minneapolis in order obtain necessary approvals and permits
- Design and administrative change associated with rebidding
- Value engineering and phasing studies associated with high construction costs
- Coordination costs associated with City of Minneapolis procurement processes
- Administrative costs associated with contract management.

- Additional Design Services for Cultural Resource Management and Design *(Attachment 5 for Amendment #3 Request by McDonald & Mack Architects)*
  Additional services associated with the following tasks:
  - Construction administration costs
  - Design associated with the pavilion
  - Regulatory agency reviews associated with concerns and comments by the state government

- Additional Design Services for Cultural Resource Management and Design *(Attachment 6 for Amendment #3 Request by Kimley Horn)*
  Additional services associated with the following tasks:
  - Design and administrative costs required by the City of Minneapolis in order obtain necessary approvals and permits
  - Design and administrative costs associated with City funded work along First Street South.

Two primary areas of the project required significant increased services. The first construction bids came in higher than anticipated requiring design changes, repackaging, value engineering, and rebidding. In addition, the City of Minneapolis required additional design and construction work to address aspects of the public street outside of the project area. In order to maintain a critical construction schedule, staff authorized the team to continue the work required to obtain necessary approvals and permits.

FUNDING

Sources*	$22,039,646
MPF Philanthropic Funding	$15,500,000
MPRB Funding	$4,497,138
St. Anthony Falls Heritage Board Grant (cultural resource consulting work)	$43,000

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MWMO Capital Improvement Funding	$900,000	
Downtown West Neighborhood Park Dedication Funds	$1,099,508	
Uses*		$22,039,646
Shallow Archaeology	$ 65,000	
Fuji Ya Deconstruction	$780,000	
Masonry Rehabilitation and Grading	$1,050,000	
Mezzanine Phase Landscape	$886,170	
Mezzanine Phase Site Precast Concrete	$419,137	
Mezzanine Phase Structural Precast Concrete	$59,000	
Mezzanine Phase Historic Masonry	$854,235	
Mezzanine Phase Structural Steel Supply	$865,586	
Mezzanine Phase Sitework Allocation	$2,961,306	
Mezzanine Phase Site Precast Install Allocation	$264,272	
Mezzanine Phase Carpentry, Bldg Demo	$1,084,800	
Mezzanine Phase Electrical	$795,380	
Mezzanine Phase Concrete	$1,300,000	
Mezzanine Phase Masonry and Arch Precast	$1,370,000	
Mezzanine Phase Roofing and Metal Panels	$170,689	
Mezzanine Phase Aluminum, Openings, and Glazing	$348,175	

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Mezzanine Phase Conveying Equipment	$142,480	
Mezzanine Phase Plumbing	$498,400	
Mezzanine Phase HVAC	$429,200	
Mezzanine Phase Drywall	$207,565	
Mezzanine Phase Steel Erection	$318,800	
Damon Farber Associates Consulting Team	$3,458,388	
Damon Farber Associates Consulting Team Amend #3	$190,415	*Pending board approval*
Park Development (admin, misc consulting and project costs)	$3,520,648	
Balance		$0

MPRB and MPF staff continue to seek additional sources of funding.

RECOMMENDATION

Staff recommends approving Amendment #3 to Professional Services Agreement No. C-41161 with Damon Farber Associates related to the Water Works Mezzanine Phase in the amount of $190,415 for a new contract total of $ 3,648,803.02.

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

Vision Theme 3: Dynamic parks 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.

HISTORY:

12/04/19	**Administration & Finance Committee**	**ADOPTED**

ATTACHMENTS:

- Attach1-DFA-Summary (PDF)
- Attach2-HGA (PDF)

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- Attach3-Barr (PDF)
- Attach4-DFA (PDF)
- Attach5-MMA (PDF)
- Attach6-KH (PDF)

Prepared By: Kate Lamers,, Design and Project Management
Review:

Cindy Anderson	Completed	11/25/2019 11:14 AM
Cliff Swenson	Completed	11/25/2019 4:58 PM
Michael Schroeder	Skipped	11/25/2019 6:12 PM
Jennifer Ringold	Completed	11/26/2019 7:58 AM
Al Bangoura	Completed	11/26/2019 9:57 AM
Administration & Finance Committee	Completed	12/04/2019 5:40 PM
Minneapolis Park and Recreation Board	Pending	12/18/2019 5:00 PM