Minneapolis
Park & Recreation Board

Resolution 2020-217

Resolution Approving Amendment #2 to Construction Manager as Agent Services Agreement No. COM0000536 with H+U Construction (Formerly Wenck Construction, Inc) Related to the Water Works Mezzanine Phase in the Amount of $150,861 for a New Contract Total of $953,868

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 Wenck Construction, Inc on October 17, 2018 for construction management as agent services related to the Water Works Mezzanine Phase Project in the amount of $743,000;

Whereas, The Board of Commissioners approved Amendment #2 to Construction Manager as Agent Services Agreement No. COM0000536 with H+U (formerly Wenck Construction, Inc.) in the amount of $60,007 for extended pre-construction and construction management services;

Whereas, MPRB bid the project with multiple scopes of work, resulting in separate contracts, with over twenty specialty contractors, saving the project an estimated $1,400,000 in general contractor mark-up;

Whereas, In order for twenty separate contractors to complete their work H+U provided the required additional services related to general conditions and other construction services due to a challenging bidding climate;

Whereas, MPRB and consultants have reviewed the costs of the H+U proposed amendment and found them to be equal to, or lower than, expected general condition costs when compared to a single general contract for construction; 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 Amendment #2 to Construction Manager as Agent Services Agreement No. COM0000536 with H+U Construction (formerly Wenck Construction, Inc) related to the Water Works Mezzanine Phase in the qmount of $150,861 for a new contract total of $953,868; 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: May 20, 2020

SUBJECT: Resolution Approving Amendment #2 to Construction Manager as Agent Services Agreement No. COM0000536 with H+U Construction (Formerly Wenck Construction, Inc) Related to the Water Works Mezzanine Phase in the Amount of $150,861 for a New Contract Total of $953,868

BACKGROUND

This resolution proposes an increase to the Construction Manager as Agent Services Agreement (PSA) with H+U Construction (formerly Wenck Construction, Inc.) for general conditions services associated with the Water Works Mezzanine Phase Project.

The Minneapolis Park and Recreation Board (MPRB) originally contracted with H+U Construction on October 17, 2018 for preconstruction and construction management services per the Water Works Mezzanine Phase project for a total amount of $743,000. Previously the Board approved Amendment #1 which added $60,007 to the H+U contract to cover additional work required for multiple bids and an extended construction season *(see Attachment 1 for Amendment #1 to H+U Contract).*

The original contract assumed that MPRB would supply many of the services associated with the general conditions of the contact directly. This assumption proved to be unattainable resulting in additional work for H+U Construction. Without H+U's ability and expertise to supply the necessary general conditions services, the project would have encountered increased delays and increased costs.

Currently, H+U Construction is requesting $150,861 in additional compensation for its additional services for a new contract total of $953,868 *(See Attachment 2 for Amendment #2 Request by H+U Construction.)*

FUNDING

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

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consulting work)		
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	
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	
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 approval of Amendment #2 to Construction Manager as Agent Services Agreement No. COM0000536 with H+U Construction (formerly Wenck Construction, Inc.) related to the Water Works Mezzanine Phase in the amount of $150,861 for a new contract total of $953,868.

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.

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

ATTACHMENTS:

- AttachmentA-H+UAmend#1 (PDF)
- Attachment1-WW General Conditions (PDF)

Prepared By: Kate Lamers,, Design and Project Management
Review:
Cindy Anderson Completed 05/05/2020 3:53 PM
Cliff Swenson Completed 05/05/2020 5:30 PM
Michael Schroeder Completed 05/10/2020 10:59 AM
Jennifer Ringold Completed 05/10/2020 4:29 PM
Al Bangoura Completed 05/12/2020 8:37 PM
Minneapolis Park and Recreation Board Pending 05/20/2020 5:00 PM