



Board of Commissioners

Resolution

B2021-120

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Sponsor: Parks & Recreation

Meeting Date: 6/1/2021

Title: Agreement for Battle Creek Winter Recreation Area Design/Build Part 1

File Number: 2021-258

Background and Rationale:

Battle Creek Regional Park is a 1,440-acre park located in the cities of St. Paul and Maplewood. The park is owned and operated by Ramsey County (County). There are currently 14 kilometers of cross-country ski trails within the park, 3.8 kilometers of which are lighted. This project will install a permanent snowmaking system on 2.5 kilometers of the lighted ski trail, a recreational tubing/sledding area, and an equipment/maintenance facility to support the snowmaking system operations and maintenance.

A Request for Proposals for design/build services was issued on January 27, 2021. Below is the competitive solicitation summary:

Request for Proposals (RFP) Title	Battle Creek Winter Recreation Design/Build
RFP Release Date	January 21, 2021
RFP Response Date	March 4, 2021
Number of Contractors Notified	610
Respondents	Shaw-Lundquist Associates, Loeffler Construction Consulting, Adolfson Peterson, Terra General Contractors, LS Black, Kraus Anderson, Rice Lake Contracting, H+U Construction
Proposal Evaluation Committee	Ramsey County Parks and Recreation - Department Director, Director of Facilities and Sustainability, Landscape Architect, Director of Parks, Parks Maintenance and Operations Supervisor City of St. Paul - Parks and Recreation Program Supervisor
RFP Evaluation criteria	Contractor Qualifications, Key Personnel Qualifications, Project Understanding and Approach, Cost, Contracting & Workforce Inclusion Approach
Contractor Recommended	Loeffler Construction Consulting

The evaluation team reviewed the proposals based on the criteria that were identified in the competitive solicitation and recommends Loeffler Construction Consulting LLC. for the Part 1 Design-Build services for the Battle Creek Winter Recreation Area Project.

In compliance with the procurement policy adopted by the County Board on September 18, 2018 (Resolution B2018-246), Ramsey County has determined that a Project Labor Agreement shall be used for the Project. On March 5, 2021, Parks & Recreation sent letters to the nine project labor agreement associations, requesting a recommendation on the use of a Project Labor Agreement for the Battle Creek Winter Recreation Area Project. Two associations responded. The Associated Builders & Contractor recommended against the use of a PLA. The St. Paul Building & Construction Trades Council recommended a Project Labor Agreement due to project safety concerns, complexity, and dollar value. Therefore, the use of a Project Labor Agreement for the Battle Creek Winter Recreation Area Project is recommended.

The Battle Creek Winter Recreation Area Project will be completed in a phased approach, with each

phase being the subject of a separate agreement. At the conclusion of the Part 1 services, Loeffler Construction Consulting LLC shall submit to the County a Proposal, including the Design Development Documents, a statement of the proposed Guaranteed Maximum Price based on the Design Development Documents, a statement of the Small Business Enterprises ("SBE") utilization and labor goals for Part 2 services that have been approved by the County, energy modeling for the proposed design, and a proposed schedule for Part 2 project services. The Part 2 agreement will include complete construction phase services, including bidding and construction management.

The County reserves the right to enter into an agreement for Part 2 services with the Loeffler Construction Consulting LLC or to enter into an agreement for Part 2 services with a third party if the County and Loeffler Construction Consulting LLC are unable to reach agreement within a reasonable period of time after submission of the above identified documents, as determined by the County. The County Manager will have authority to approve the Part 2 agreement.

Recommendation:

The Ramsey County Board of Commissioners resolved to:


1. Accept and approve the Battle Creek Winter Recreation Area Project estimated budget and financing plan in the amount of \$5,563,887.
2. Authorize the County Manager to reallocate capital funds from previously approved Parks & Recreation capital projects to fund the Battle Creek Winter Recreation Area Project.
3. Authorize the County Manager to account for the Battle Creek Winter Recreation Area Project as a project budget in the Parks and Recreation Department.
4. Accept the recommendation of Ramsey County's project labor agreement associations for the use of a Project Labor Agreement (PLA) for the project.
5. Approve the selection of, and agreement with, Loeffler Construction Consulting LLC, 20520 Keokuk Avenue Ste 100, Lakeville, MN 55044, for Part 1 Design-Build services for the Battle Creek Winter Recreation Area Project, for the period of contract execution through June 2, 2024, in the amount of \$120,000.
6. Authorize the Chair and Chief Clerk to execute the agreement.
7. Authorize the County Manager to enter into agreements and execute amendments to agreements, in accordance with the County's procurement policies and procedures, provided sufficient funding is available for the project.

A motion to approve was made by Commissioner Reinhardt, seconded by Commissioner MatasCastillo.

Motion passed.

Aye: - 6: Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

Absent: - 1: Carter

By: 
Abby Goldsmith, Interim Chief Clerk - County Board