
Sponsor: Parks & Recreation

Meeting Date: 8/23/2022

Title: Agreement with Carl Bolander & Son's for Building 189
Design-Build Part 1 Services

File Number: 2022-441

Background and Rationale:

The Rice Creek North Regional Trail is located in the northwest corner of Ramsey County. The Ramsey County section of trail is 4.75 miles in length and is part of a 14-mile regional trail corridor that extends from the Rice Creek - Chain of Lakes Regional Park in Anoka County to the Mississippi River by way of Long Lake Regional Park. The Ramsey County section of the Rice Creek Regional Trail corridor is comprised of three sections consisting of a north, central and south segment. Each segment is unique and has a variety of park and recreational amenities. Building 189 is located in a portion of the central segment that was transferred from the United States Army to Ramsey County in 2006. Building 189 is a 35,711 square foot building which was used for a variety of ammunition making activities. The building is vacant and does not serve a recreational purpose. Potential uses and the investments needed to bring the building up to usable standards have been evaluated. As a result, the use of this building for recreational purposes is not feasible.

Since the transfer of the 112-acre parcel in 2006, Parks & Recreation has struggled with vandalism, occupancy of the building by unauthorized individuals, facility destruction, threats made to trail users by such individuals occupying the building, and other safety issues. More recently these issues have drastically increased. The mitigation measures taken, including installing security fencing, increasing patrols of the facility, and installing no trespassing signs, have not been successful in minimizing unauthorized activity at Building 189. As the building degrades further, it is unsafe for individuals who are trespassing and occupying the space. Demolition of Building 189 and surrounding site clean-up and restoration will provide a safer park area for trail users and ready the site for future investments.

Parks engaged Loeffler Consulting Company to provide a professional cost estimate for the project which was completed on March 25, 2022. A Request for Proposals (RFP) for demolition and restoration design-build services was issued on May 11, 2022, and proposals were received by June 9, 2022.

Below is the competitive solicitation summary:

- RFP Title: Building 189 Demolition Design-Build.
- RFP Release Date: May 11, 2022.
- RFP Response Date: June 9, 2022.
- Number of Contractors Notified: 875.
- Respondents: Terra Construction, Carl Bolander & Sons.
- Proposal Evaluation Committee: Ramsey County Parks and Recreation Staff.
- Planning Specialist, Program Supervisor: Director of Planning and Development
- RFP Evaluation Criteria: Contractor qualifications, key personnel qualifications, project understanding and approach, cost, contracting & workforce inclusion approach.
- Contractor Recommended; Carl Bolander & Sons

The evaluation team reviewed the proposals based on the criteria identified in the competitive solicitation and recommends Carl Bolander & Sons. for the Part 1 Design-Build services for the 189

Demolition Project.

The Building 189 Demolition 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, Carl Bolander & Sons 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 utilization and labor goals for Part 2 services that have been approved by the county, project development documents, and a proposed schedule for Part 2 project services. The Part 2 agreement will include complete construction phase services including bidding and construction management.

When the project moves into Part 2 of the design-build work, the county will have the option to enter into the Part 2 agreement with Carl Bolander & Sons to continue its services. The Part 2 agreement can otherwise be entered into with a third party if the county and Carl Bolander & Sons are unable to reach agreement within a reasonable period of time after submission of the above-identified documents, as determined by the county. This approach is consistent with other county design-build projects.

Additionally, in compliance with the procurement policy adopted by the County Board on September 18, 2018 (Resolution B2018-246), Ramsey County initially determined that a Project Labor Agreement (PLA) shall be used for this project. On July 14, 2022, Parks & Recreation sent letters to the nine project labor agreement associations, requesting a recommendation on the use of a Project Labor Agreement for the Building 189 Demolition Design/Build Project. Two associations responded. The National Association of Minority Contractors recommended against the use of a PLA. The St. Paul Building & Construction Trades Council recommended against the use of a PLA. Therefore, the use of a Project Labor Agreement for the Building 189 Demolition Design/Build Project is not recommended (see attached for PLA responses).

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Accept and approve the Building 189 Demolition Project estimated budget and financing plan in the amount of \$1,431,553.
2. Authorize the County Manager to reallocate county funds from capital project fund balance to fund the Building 189 Demolition Project.
3. Authorize the County Manager to account for the Building 189 Demolition Project as a budgeted project in the Parks & Recreation department.
4. Approve the selection of, and agreement with, Carl Bolander & Sons, 251 Starky St., Saint Paul, MN 55107 for Part 1 Design-Build services for the Building 189 Demolition Project, for the period of two months after contract execution in the amount of \$138,200.
5. Authorize the Chair and Chief Clerk to execute the agreement.
6. Authorize the County Manager to execute the Part 2 agreement and amendments to the agreements in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.
7. Accept the recommendation of Ramsey County's project labor agreement associations request to not use a Project Labor Agreement for the project.

A motion to approve was made by Commissioner Carter, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

By: 
Mee Cheng, Chief Clerk - County Board