

Request for Board Action Details

File #: 2021-258
Type: Administrative Item
Status: Passed
In control: Board of Commissioners
On agenda: 6/1/2021
Final action: 6/1/2021
Title: Agreement for Battle Creek Winter Recreation Area Design/Build Part 1
Sponsors: Parks & Recreation
Indexes:
Code sections:
Attachments: 1. Finance Plan, 2. Design Build Part 1 Agreement, 3. Resolution

Date	Ver.	Action By	Action	Result
6/1/2021	1	Board of Commissioners	approved	Pass

Sponsor: Parks & Recreation

Title

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

Recommendation

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.

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.

County Goals (Check those advanced by Action)

☒ Well-being

☐ Prosperity

☐ Opportunity

☐ Accountability

Racial Equity Impact

With a local population within two miles of the Winter Recreation Area being 51% people of color and nearby schools like Battle Creek Elementary, with a population of 92% students of color, there is great potential to leverage programming and outreach to have a positive impact on racial equity.

Loeffler Construction & Consulting LLC is a CERT Small Business Enterprise. As part of their contracting and workforce inclusion strategy for the project, diversity goals will be included in subcontracts and will promote the hiring of minorities with specific metrics within those subcontracts (32% minority/20% female participation goals), specific outreach to minority owned businesses will be conducted, and reporting on accomplishing the County's goals will be submitted monthly.

Community Participation Level and Impact

For several years, community members have advocated for developing a winter recreation area at Battle Creek Regional Park with snow making capabilities to provide a facility with consistent snow conditions in the east metropolitan area. Project advocates comprised of residents, cross country skiers, non-profit winter recreation organization leaders, and cross-country ski coaches lobbied the state legislature and Ramsey County elected officials to provide funding for the project.

As part of the design process, Parks & Recreation will conduct community engagement to incorporate community input in the design process. (Project information can be found at <https://www.ramseycounty.us/residents/parks-recreation/planning-construction-restoration/battle-creek-winter-recreation-area>) Additionally, within the scope of the Part 1 agreement, Loeffler Construction Consulting LLC will engage an expert consultant to conduct a noise study to evaluate potential impacts of the project in the neighborhood. Parks & Recreation and Loeffler Construction Consulting LLC will coordinate and communicate throughout the project design and construction with neighbors, project stakeholders, and Saint Paul Parks and Recreation (the operator of Battle Creek Recreation Community Center) on the project site. Since there are currently no other cross-country ski areas with machine-made snow in the east metropolitan area, the Battle Creek facility will provide improved access to winter recreation to residents living in this community which promotes improved health and well-being.

☒ Inform

☒ Consult

☐ Involve

☐ Collaborate

☐ Empower

Fiscal Impact

The Battle Creek Winter Recreation Area Project will be funded through a combination of Capital Improvement Program (CIP), State bonding, and Met Council funds. The Part 1 cost, reflective of design and cost estimating work, is \$120,000. The final project budget will be set at the completion of Part 1; the estimated Part 2 (construction) cost is \$4,869,706 (see attached Finance Plan).

An operational plan is currently being developed for the Winter Recreation Area, but early estimates show that revenue from ski pass sales can counterbalance costs, creating a levy-neutral amenity.

County Manager Comments

County Board approval is required for design-build contracts resulting from Requests for Proposal (RFPs) over \$175,000.

Last Previous Action

On September 17, 2019, the Ramsey County Board of Commissioners approved the Metropolitan Council Legacy Amendment Parks and Trails grant awards for State Fiscal Year 2020 and 2021 (Resolution B2019-208).

Attachments

1. Finance Plan
2. Design-Build Part 1 Agreement