

Request for Board Action Details

File #:	2022-441	Status:	Passed
Type:	Administrative Item	In control:	Board of Commissioners
On agenda:	8/23/2022	Final action:	8/23/2022
Title:	Agreement with Carl Bolander & Son's for Building 189 Design-Build Part 1 Services		
Sponsors:	Parks & Recreation		
Indexes:			
Code sections:			
Attachments:	1. Building 189 Demolition Design/Build Part 1 Agreement, 2. Financing Plan, 3. Capital Projects Fund Balance, 4. Project Labor Agreement Recommendation Responses, 5. Resolution		

Date	Ver.	Action By	Action	Result
8/23/2022	1	Board of Commissioners	approved	Pass

Sponsor: Parks & Recreation

Title

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

Recommendation

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.

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).

County Goals (Check those advanced by Action)

☒ Well-being

☐ Prosperity

☒ Opportunity

☒ Accountability

Racial Equity Impact

The Rice Creek Regional Trail corridor attracts visitors from around the region, including surrounding cities of Arden Hills, Mounds View, New Brighton and Shoreview. This project will have regional impact by providing a safer environment for all park users through the demolition of this facility and site remediation. The community within two miles of Building 189 is comprised of 33% racially and ethnically members. This program will ready the site for future investments such as a new trailhead and will support the long-term wellbeing of residents.

As part of Carl Bolander & Sons 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

While community participation was not conducted for this agreement, a robust public engagement process was completed for the development of the Rice Creek Master Plan Amendment through the summers of 2018 and 2019. Parks & Recreation worked with the public to develop the graphic plan and draft the master plan throughout this process. These documents were also available for a period of 30 days to gather additional input and feedback. The draft concept was a result of the public engagement process including five public meetings, two online surveys, engagement with other local agencies and user groups, and other comments received. Demolition of Building 189 was an option identified in the master plan amendment.

☒ Inform

☐ Consult

☐ Involve

☐ Collaborate

☐ Empower

Fiscal Impact

The Building 189 Demolition Project will be funded through reallocation of capital project fund balance. The capital fund project balance as of 7/31/2022 is \$3,556,856. The Part 1 cost, reflective of design and cost estimating work is \$138,200. The final project budget will be set at the completion of Part 1 for a guarantee maximum price. The total project budget is estimated at \$1,431,553. The estimated project budget is based on the estimate prepared by Loeffler Consulting Company (see attached Financing Plan).

Last Previous Action

On September 15, 2020, the Ramsey County Board approved an amendment to the Rice Creek North Regional Trail Master Plan which updated future long-term capital improvements throughout the regional trail corridor (Resolution 2020-174).

On August 8, 2017, the Ramsey County Board approved a Metropolitan Council Legacy Land Acquisition Grant in the amount of \$1.7 million for building demolition and site remediation on 93-acres of parkland that was transferred from the United States to Ramsey County in 2015, and approval of a restrictive covenant for protection of parkland, and Metropolitan Council sewer easement (Resolution 2017-190).

On June 23, 2015, the Ramsey County Board approved the transfer of 93-acres from the United States to Ramsey County as well as building/site remediation efforts to be done by Carl Bolander & Sons Plan (Resolution 2015-214).

Attachments

1. Building 189 Demolition Design/Build Part 1 Agreement
2. Financing Plan
3. Capital Projects Fund Balance
4. Project Labor Agreement Recommendation Responses