



## Request for City Council Committee Action From the Department of Public Works

**Date:** January 17, 2012

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Referral:** Honorable Betsy Hodges, Chair Ways & Means Committee

**Subject:** **Contract Amendment No. 2 (Final) with Terra General Contractors LLC for Pioneers & Soldiers Memorial Cemetery Fence Restoration**

### Recommendation:

- A. Adopt a resolution to accept a \$20,000 grant from the American Express Partners in Preservation program, a partnership of the National Trust for Historic Preservation and the American Express Foundation for the purposes of the Pioneers and Soldiers Fence Rehabilitation Project;
- B. Authorize proper city officers to execute grant documents with the American Express Partners in Preservation program, for the purposes of the Pioneers and Soldiers Fence Rehabilitation Project;
- C. Amend the 2012 Capital Appropriation Resolution by an increase of \$20,000 (Fund 04100 09010923 8015 CPSD12) for the Pioneers and Soldiers Fence Rehabilitation Project. The fund would have a total balance of \$270,000;
- D. Authorize proper city officers to amend Contract No. C-28308 with Terra General Contractors by \$182,000.00. Therefore, the current contract amount of \$243,517.05 would be increased for a revised contract amount of \$425,517.05. The Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPSD06 and CPSD12) is adequate for Change Order No. 2; therefore no additional appropriation is required.
- E. Proceed with Phase II of Pioneers and Soldiers Cemetery Fence Restoration.

### Previous Directives:

- February 25<sup>th</sup>, 2011: Resolution 2011R-088, City Council and Mayor approved Change Order No. 1 to Contract No. 28308 with Terra General Contractors, LLC, increasing the contract amount by \$6,517.05.
- August 20<sup>th</sup>, 2010: Resolution 2010R-394, City Council and Mayor granted approval of bids for OP #7307, low responsive bid of Terra General Contractors, LLC, in the amount of \$237,000.

**Prepared by:** Chris Backes, Construction Management Coordinator, 673-3774  
Aaron Hanauer, Senior City Planner, 673-2494

### Approved by:

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Steven A. Kotke, P.E., City Engineer, Director of Public Works

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Kevin Carpenter, Chief Financial Officer, Finance Dept.

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Steven Bosacker, City Coordinator

**Presenters:** Chris Backes, Construction Management Coordinator, Property Services  
Aaron Hanauer, Sr. City Planner, Department of Community Planning and Economic Development (CPED)

**Reviews**

Permanent Review Committee (PRC): Approval NA Date \_\_\_\_\_  
Civil Rights Approval Approval NA Date \_\_\_\_\_  
Policy Review Group (PRG): Approval NA Date \_\_\_\_\_

**Financial Impact**

Action requires an appropriation increase to the Capital Budget or Operating Budget &

Action provides increased revenue for appropriation increase

Dept Name: Public Works

Fund Name: (Fund 04100 9010923 CPS1210000)

Project Name (if capital budget): Pioneers and Soldiers Cemetery Fence Rehabilitation

Amount: \$20,000

**Community Impact:**

City Goals:

*Livable communities:* Our built and natural environment adds character to our city, enhances our health and enriches our lives. The historic fence that lines Pioneers and Soldiers Cemetery is a design element that has been a part of Cedar Avenue and Lake Street for more than 80 years. The rehabilitation of the fence will help restore the fence to its 1928 appearance.

Comprehensive Plan:

Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

Policy 8.6: Provide educational, financial, technical, and regulatory assistance to ensure the survival of the city's historic resources.

**Background/Supporting Information**

The Pioneers & Soldiers Memorial Cemetery Fence Restoration Project is the historic restoration of the ornamental steel fence surrounding the Pioneer & Soldiers Memorial Cemetery located at Cedar Ave. S. and Lake St. in Minneapolis.

The Pioneers and Soldiers Memorial Cemetery, established in 1853 as Layman's Cemetery, is the oldest surviving cemetery in Minneapolis, and is the only cemetery in Minnesota listed as an individual landmark on the National Register of Historic Places. In 1928, the City took ownership of the Cemetery and renamed it the Pioneers and Soldiers Memorial Cemetery as an honor to the settlers, soldiers, and early residents buried there who contributed to the growth and prosperity of Minneapolis and the State of Minnesota.

The City installed the original steel fence that surrounds the cemetery in 1928. The fence is 1,953 feet in length and includes 66 sections, with gates located on Cedar Avenue and Lake Street. Since that time, the fence has deteriorated to a point that routine maintenance is no longer feasible. Age and corrosion have resulted in a complete failure of the original paint system and in many places corrosion and metal fatigue have impacted the structural capacity of the fence such that it can no longer support itself.

Phase I and II of the project were combined and included the restoration of 15 of the 66 fence sections (including the main gates and the gates along Lake Street), an in-depth condition analysis of the fence, and architectural design work. Phase I and II of the restoration project

were completed in May 2011. Project funding sources include city capital funding, grants, and private contributions.

Future phases of this project will complete the steel fence restoration and also restore the masonry columns between fence sections. The City will continue to obtain outside funding from the Public and Private sources. The future phases of this project will be bid out separately.

### **Change Order #2**

Change Order #2, or Phase III, consists of adding 13 additional sections of fence along the Lake Street side of the cemetery. The cost for additional sections was bid with the original bids and is \$14,000.00 per additional section of fence. Therefore, staff requests that the current contract with Terra General Contractors be increased by a total of \$182,000 for a revised contract amount of \$425,517.05 to provide for Change Order No. 2. The additional sections of fence will be paid for out of the original project funding (Fund 04100 Department 9010923 Project Number 513007 CPSD06 and CPSD12) that has been augmented by donations, additional grants and more capital funding. This will also be the final change order to Terra General Contractors, LLC, as project closeout is under way and the remaining work is only punch list and warranty related.

CC: Mike Abeln  
Jack Qvale  
Doreen Bragstad-Otto