



**Request for City Council Committee Action
From the Departments of Community Planning and Economic
Development and Procurement**

Date: Augusts 9, 2005
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: Honorable Barb Johnson, Chair Ways & Means Committee

Subject: Approval of Official Publication No. 6476 - Bids for Chicago Avenue Plaza - Phase IIB

Recommendation:

Acceptance of the bid of LS Black Constructors, Inc. in the amount of \$ 397,121.85 to furnish and deliver all labor, materials, equipment and incidentals necessary for the construction of Chicago Avenue Plaza Phase IIB, all in accordance with our specifications, as follows:

Base Bid			\$ 412,316 45
Alternate 5	Special Interpretive Bollard Top	Deduct	- 15,194 60

Terms are net 30 days F O B : Destination

Further recommend proper Officers be authorized and directed to execute a contract for this project all in accordance with our specifications

Contingent on approval of the Civil Rights Department.

Prepared by: Gary Warnberg Director, Procurement

Approved by: Charles T Lutz Deputy Executive Director

Presenters: Ann Calvert Principal Project Coordinator

<p>Financial Impact (Check those that apply)</p> <p><input checked="" type="checkbox"/> No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Capital Budget</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Operating Budget</p> <p><input type="checkbox"/> Action provides increased revenue for appropriation increase</p> <p><input type="checkbox"/> Action requires use of contingency or reserves</p> <p><input type="checkbox"/> Other financial impact (Explain): Action is within Budget</p> <p><input type="checkbox"/> Request provided to the Budget Office when provided to the Committee Coordinator</p>

Background/Supporting Information:
 Tabulation of one (1) bid received on Official Publication No 6476 for Chicago Avenue Plaza Phase IIB is attached

Attachments - Tabulation Sheet

cc: A. Calvert R. Nubbe

AWARD OF CONSTRUCTION CONTRACT – CHICAGO PLAZA/MALL PHASE IIB (Official Publication #6476)

Background/Supporting Information

The completion of the area known as the Chicago Avenue Plaza (now proposed to be officially named the Chicago Avenue Mall) has been in the works for some time as a public amenity to achieve the vision of the *Update to the Historic Mills District Plan*. Phase I of the plaza was completed in 2003, and a Council action in June authorized a construction contract for Phase IIA completion this year. The City/MCDA/Guthrie redevelopment contract provides that this plaza must be completed by the time the Guthrie opens, which means that the Phase IIB construction covered by the contract recommended in this report also must be completed by the end of this construction season.

Source of Funds for Construction

Tax increment bonds were sold to fund several public improvements in the Mill Quarter area. These include the Chicago Plaza/Mall and the new segments of both Park and Chicago avenues between Second Street South and Washington Avenue. Some of these activities were partially completed in 2003 and 2004, major components will be completed in 2005, and other aspects (e.g., the final streetscaping) will not be completed until 2006 or 2007.

About \$1.5 million in bond funds remain to cover the remaining activities, and another \$42,000 in reimbursements for the Phase I storm sewer improvements also are allocated for Phase II construction. In addition, the West Side Milling Tax Increment District has capacity to support additional public improvement costs.

The bond funds and reimbursements are expected to be sufficient to cover all work to be completed in 2005. Many of the cost estimates for the remaining activities (especially those planned for 2006 and 2007) are imprecise and still preliminary. If all of the remaining activities can be completed at the base estimated costs, there will be sufficient budget appropriation and funds to cover the remaining activities. It is quite possible, however, that these costs may increase due to inflation, unexpected contingencies, etc. In that case, there will not be sufficient existing appropriation to entirely complete the streetscape activities planned for 2006 and 2007, and staff may return to propose additional budget appropriations for these activities. Development Finance staff has indicated that, in that event, there would be enough capacity in the West Side Milling Tax Increment District to cover modest overruns.

Sole Bid

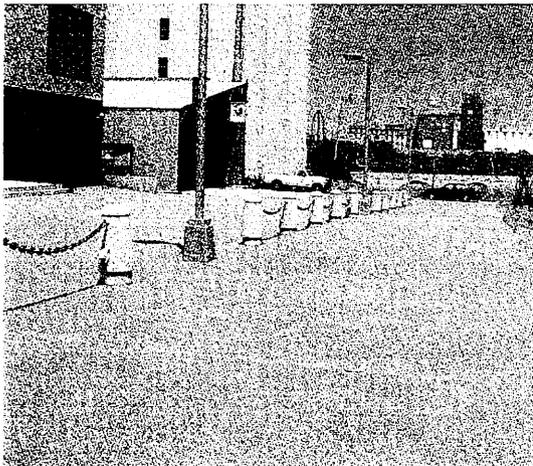
The Call for Bids was advertised as required and mailed to numerous potential contractors. One bid was received from L. S. Black Constructors, Inc. Public Works staff and the design consultant have reviewed the bid and feel that, although the bid amount is higher than the initial cost estimate, the costs are not unreasonable and there is no guarantee that the costs could be reduced by re-bidding the project (even if it did not need to be completed in 2005). L. S. Black is an experienced contractor who has completed or is currently working on other City or public agency projects. Therefore, staff recommends proceeding with this contract even though only one bid was received.

Recommended Deletes

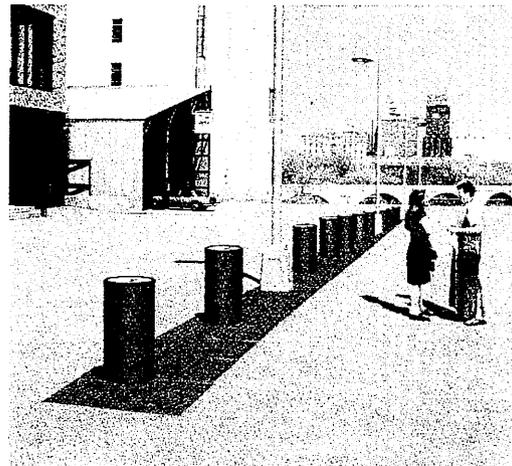
The construction bid documents included a number of components that could be deleted to reduce the cost. Deletion of all of these items would reduce the overall cost and thus decrease the possibility that tax increment funds will be needed to cover the streetscape activities in 2006 and 2007. However, deletion of these items also would permanently impair the quality of this highly visible public space. Therefore, staff recommends that the contract be awarded without deleting any of the items except most of the interpretive bollard tops. The bid amount for these interpretive signs far exceeded the cost estimate, and staff recommends that these could be bid separately and installed without disruption at a later time and potentially at a significantly lower cost.

The following components could be deleted:

- Replacement of bollards and chains – Potential delete of \$23,505
Phase I of the plaza improvements included a line of bollards connected by chains to demarcate the drive area from the pedestrian path. The design of these bollards and chains has not been well-received. A new bollard design has been selected that is felt to be more compatible with the plaza design. This design will be used for the additional bollards that will be installed in the Phase II section of the plaza, and the existing bollards could be replaced with the same design. In addition, the chains could be replaced with a strip of ADA-textured pavers. A photo of the existing bollards and a simulation of the proposed new bollards and ADA strip are below. This work could be delayed and done at a later time, but it would be very disruptive to do it once the plaza is fully open. Therefore, staff recommends that these items be included in the contract.

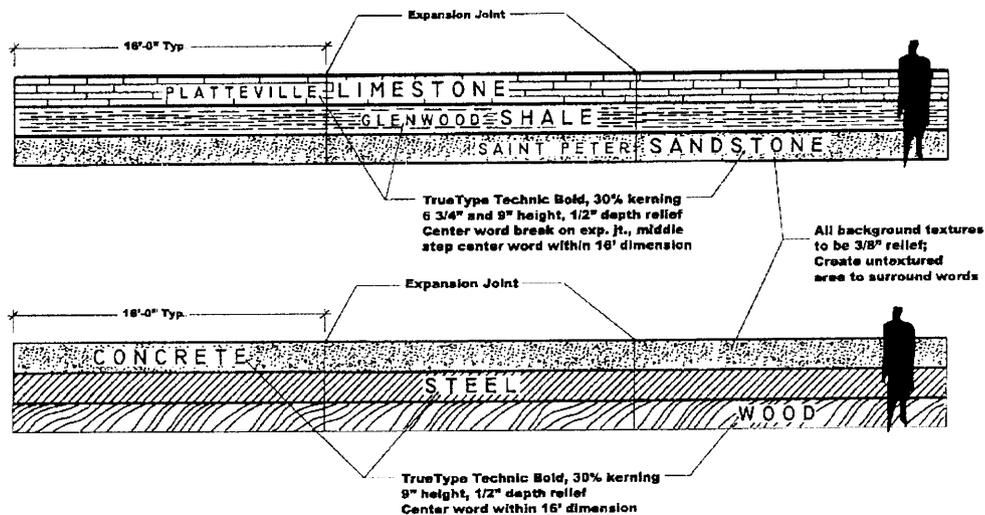


Existing bollards and chains



New bollards and ADA strip

- Interpretive bollard tops – Potential delete of \$15,195
 The new bollard design includes a flat top onto which a small interpretive sign can be attached. These signs are planned to include graphics and text to explain the designs on the stadium steps and provide further information about the rail history of the site. The bid for these came in far higher than expected, and staff recommends that 34 of these bollard tops be deleted from the contract. This includes the 13 that would be mounted on the replacement bollards, plus the extra set that was being purchased to provide future replacements. If the existing bollards are replaced and budget warrants, these could be re-bid and added later.
- Interpretive form liner – Potential delete of \$15,173
 The plaza includes both pedestrian stairs down to West River Parkway and larger “stadium” stairs that will provide informal seating. Both sets of stairs will be of the same dark gray concrete as the flat concrete paving. In order to add interest to this concrete facing the River, it is proposed that textures and text be cast into the stadium steps with a custom form liner. The texture and text will help interpret the geology of the riverfront and the previous uses on this site (see graphic). This work cannot be delayed. Staff feels that the aesthetic improvement and interpretive value of this special concrete treatment justify its modest cost and recommends that this item be included in the contract.



Stadium step interpretive formliner design

- Event electricity and elevator uplighting – Potential delete of \$7,300
 The plans include two electrical outlet fixtures to provide electricity for events on the plaza and two light fixtures to add ambient light by uplighting the grain elevators that face the plaza. Given the small cost of these items, the utility that will be added by the availability of electricity, and the drama and additional safety that will be added by the uplighting, staff recommends that these items be included in the contract.

Offl. Publ. #6476
Bids opened 10 AM, CDST
July 12, 2005
Minneapolis MN

"BIDS FOR CONSTRUCTION OF CHICAGO AVENUE PLAZA - PHASE IIB" - C PED

*LS Black
Constructors*

Bid Deposit - 2%

B

Total Bid Amount

\$ *412,316.45*

We, the undersigned, hereby certify that the above bids were publicly opened and read aloud:

P. O. Bries
FINANCE OFFICER

David M. Hansen
ASST. DIRECTOR, PURCHASING