



**Request for City Council Committee Action  
From the Department of City Coordinator**

**Date:** April 14, 2003

**To:** Council Member Barbara Johnson, Chair  
Ways & Means/Budget Committee

**Subject: New Central Library Project**  
Award of Bid - Bid Package No. 2, Contract No. 2 Foundations  
Bid Package No. 2 – Foundations  
Official Publication No. 6037

**Recommendation:**

Authorize acceptance of the low bid of Knutson Construction Services, Inc. in the amount of \$3,834,000.00, further, authorize acceptance of Alternate 1 in the amount of \$382,000.00, adding reinforced concrete columns and shear walls and for furnishing and delivering all material, labor, equipment and incidentals necessary to accomplish the construction of Contract No. 2, Foundations, all in accordance with the plans, specifications and addenda prepared by Architectural Alliance and titled "Minneapolis Central Library and Planetarium Foundations" for a total contract price of \$4,216,000.00. Terms are net 30 days. F.O.B.: Site. It is further recommended that proper Library Board and City Officers be authorized and directed to execute a contract for this project all in accordance with our specifications. (4400 – 908 –9080)

**Previous Directives:**

- November 22, 2002 Amendment of Schematic Design to include stipulation regarding first floor elevation on 3<sup>rd</sup> St and Nicollet Mall.
- October 25, 2002 Acceptance of Schematic Design and Budget for new Library. Authorization of bond sale.
- July 12, 2002 Acceptance of Design Scheme R –placing the planetarium on the roof of the new library
- May 18, 2001 Approval of New Central Library Project Scope, Budget and Schedule
- February 27, 2001 Approval of project resolution, organization chart and memorandum of understanding between the City of Minneapolis and the Library Board of the City of Minneapolis
- August 2000 Adoption of the Implementation Committee's recommended site concept

**Prepared/Submitted by:** Richard A Johnson, Project Coordinator 612 334-1671

**Recommended:**

Approved:

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Richard A. Johnson  
Project Coordinator

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Gary Warnberg,  
Director of Purchasing

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John Moir  
City Coordinator

**Presenter in Committee:** Richard A Johnson, Project Coordinator

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget  
If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (use any categories that apply)

Neighborhood Notification  
City Goals  
Comprehensive Plan  
Zoning Code  
Other

**Background/Supporting Information**

In November 2000, the citizens of Minneapolis approved a referendum in the amount of \$110 million for the purpose of building a new Minneapolis Central Library on the site of the current Central Library building. On October 25, 2002, the City Council approved the Schematic Design and Budget for the new Library, authorized the Project Coordinator to proceed with design development and requested the Board of Estimate and Taxation to sell \$110 million in bonds authorized by the referendum. On October 25, 2002 the Council also accepted the low bid of F.M. Frattalone for deconstruction of the existing library.

The bids for Bid Package Number 2, Contract Number 2 – Foundations were opened at 2:00 P.M. March 11, 2003. The lowest responsible bidder was Knutson Construction Services, Inc., located in Minneapolis, Minnesota. The cost of the work proposed in the bid package is within the project budget and no additional City funds are required.

The Project Office and the Construction Manager, Mortenson/Thor, have reviewed the bid and interviewed the recommended bidder and have determined that the recommended bidder was both responsive and responsible. The recommended bid with Alternate No. 1 is \$4,216,000.00 and is \$855,437.00 below the construction manager's estimate. Alternate No. 1 completes all below grade columns and shear walls.

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Page 3 of 3

Knutson Construction Services, Inc. met the contract participation goals for WBE but did not meet the SUBP utilization goals for MBE, listed below:

	<b>CONTRACT PARTICIPATION GOALS</b>		
	<b>WBE</b>	<b>MBE</b>	<b>TOTAL</b>
<b>Goals per Bid Specs</b>	<b>10%</b>	<b>10%</b>	<b>20%</b>
<b>Proposed Utilization Bid (%)</b>	<b>14.7%</b>	<b>3.6%</b>	<b>18.3%</b>
<b>Proposed Utilization Bid (\$)</b>	<b>\$619,323.00</b>	<b>\$153,194.00</b>	<b>\$772,517.00</b>

The Civil Rights Department reviewed a package of documents and other information submitted by Knutson Construction Services, Inc. and found that an acceptable reasonable effort was made by Knutson Construction Services, Inc. to achieve the MBE participation goals on the project.

The Construction Manager's (Mortenson/Thor) recommendation letter and the Official Bid Tabulation are attached for your information.