



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

Date: July 15, 2008

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

Referral to: Honorable Paul Ostrow, Chair Ways and Means Committee

Subject: **Midtown Greenway Bike Center Construction Contract Amendment**

Recommendation:

Authorize the proper city officials to increase the value of Contract C-25240 by \$87,084.56 with Frerichs Construction to allow payment of change orders for the Midtown Greenway Bike Center. Therefore, the current contract amount of \$578,000 would be increased for a revised contract amount of \$ 665,084.60. The construction contingency provided as part of the original project budget (04100/9010000 CBIK19) is adequate for these change orders and no additional appropriations are required.

Previous Directives:

- December 21, 2007 – City Council. Midtown Greenway Bicycle Station: a) Receiving and accepting the final costs to close out the Humboldt Greenway Paving Project and transferring \$220,707.35 of excess Net Debt Bonds to the Midtown Greenway Bicycle Station Project and Requesting concurrence of the Board of Estimate and Taxation in the reallocation of the Net Debt Bonds; b) Passage of Resolution accepting contributions from the Midtown Greenway Coalition, Allina Health Systems, and Ryan Companies; c) Authorize the execution of an amendment to an agreement with Allina Health Systems to reflect a new project layout; d) Passage of Resolution accepting the low bid of Frerichs Construction Company in the amount of \$511,000 to construct the bicycle station; and e) Authorize the execution of an agreement with Mn/DOT to complete the project.
- April 3, 2007 - Public Works staff directed to work with CPED staff and the Ward 6 & 9 offices to examine the feasibility of re-scoping and re-bidding the project within the revenue sources identified in the original staff report, with the possibility of decreasing the cost of the project through the re-scoping process, and pursuing further fund raising.
- April 3, 2007 - Bids rejected for the project.
- October 25, 2005 - Approve Execution of Lease Agreement between Allina Health Systems and City of Minneapolis for Midtown Greenway Bicycle Station
- October 25, 2005 - Approve Execution of Sublease Agreement between City of Minneapolis and Allina Health Systems for Midtown Bike Center
- October 25, 2005 - Authorize bids for construction of the Midtown Greenway Bicycle Station to be solicited in accordance with the MnDOT federal project bidding process
- October 25, 2005 - Create Midtown Greenway Bicycle Station Advisory Committee to oversee operation and management of the Midtown Greenway Bicycle Station

- October 25, 2005 - Authorize the use Commuter Bicycle Fund Accounts: 4100-943-9470 A7009014 (2001) in the amount of \$26,000 and 4100-943-9470 BIK09040 (2004) in the amount of \$99,000 for the construction of Midtown Greenway Bicycle Station.

Prepared by: Donald Pflaum, P.E., P.T.O.E. – Transportation Planner
 Don Elwood, P.E. - Director Transportation Planning and Engineering

Approved by:

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

Presenters: Donald Pflaum

Reviews

Permanent Review Committee (PRC):	Approval NA Date
Civil Rights Affirmative Action Plan	Approval NA Date
Policy Review Group (PRG):	Approval NA Date

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
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: NA
 City Goals: NA
 Comprehensive Plan: NA
 Zoning Code: NA

Background/Supporting Information:

The Midtown Greenway Bike Center was completed in May 2008 and the final project bills are being processed. The purpose of this action is to amend the contract with Frerichs Construction to allow payment of change orders in the amount of \$87,084.56, which is within the existing budget.

This project was constructed in a portion of an existing building originally built in 1964 and in 1979. A number of unforeseen conditions resulted in a number of change orders, resulting in the need to increase the contract amount. One of the larger changes was the need to install a new sanitary sewer line after it was found that the existing line was insufficient. Another example of a needed change order was the discovery of beams hidden behind walls that were not fireproofed. Per existing state building code requirements several changes to the building fire alarm system also needed to occur to come into compliance. We could not find the record drawings for the original building which made it difficult to locate these issues during the design process.