



MEMORANDUM

DATE: June 12, 2023

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: David Swearingen, P.E. Public Works Director / City Engineer

SUBJECT: Arden Manor and Floral Park Improvements – Construction Contract Award

Budgeted Amount:	Actual Amount:	Funding Source:
\$606,000 – Floral Park	\$1,237,142.27	CDBG Funds, PIR – Parks
\$249,700 – Arden Manor		

Council Should Consider

Motions to approve, table, or deny the following:

- Resolution 2023-032, Accepting Bid and Awarding the Arden Manor Park and Floral Park Improvements Project Contract to Peterson Companies in the amount of \$816,523.35.
- Quote from Minnesota Wisconsin Playground for Arden Manor Park play structure, swings, shelter structure and labor in the amount of \$156,475.11.
- Quote from Minnesota Wisconsin Playground for Floral Park play structure, swings, shelter structure and labor in the amount of \$107,513.81.
- Purchase of Park improvement amenities, bike rack, Gaga Ball Pit, Grills, Hot Coal Bins, Dog waste stations, benches, basketball hoops, etc. in the amount of \$32,600.

Background

On April 12, 2021, City Council approved Resolution 2021-017 supporting the City’s application for a CDBG funding opportunity for Arden Manor Park. At a Work Session on November 15, 2021, Council discussed the proposed improvements at Arden Manor Park and Floral Park Hardcourt. At the November 22, 2021 Council meeting, the PSA with HR Green was approved to design and construct Arden Manor Park and Floral Park Hardcourt. On October 24, 2022, Council approved the PSA Amendment with HR Green to add the Floral Park playground structures and park equipment to the overall project. On May 15, 2023, the 95% design plans were presented to Council at the Work Session for final comments. On May 22, 2023, the plans

and specifications were approved by the City Council and pursuant of Resolution 2023-027, bids were opened on June 5, 2023.

Primary elements of improvements at each park are play structure replacement, play structure container replacement, hard court rehabilitation, trail improvements, ADA improvements, shelter improvements and other amenities. If the project is to move forward, the anticipated schedule would allow for construction to start this summer and final completion late Fall of 2023.

There were a total of three bids received. The following table lists the bidders name and their total bid:

<u>Bidder</u>	<u>Total Bid</u>
Peterson Companies, Inc.	\$816,523.35
Urban Companies LLC	\$1,001,085.00
Parkstone Contracting LLC	\$1,323,468.51

All of the bids are higher than the Engineer’s estimate which is \$489,617.63. The low bid is 67% higher than the engineer’s estimate. Attachment A is HR Green’s response memo and recommendation to the bid results.

Discussion

Council may decide to approve the park improvement items as presented or Council may choose to table this item to discuss at an upcoming Work Session.

If Council chooses to table the item, discussion can be had about downsizing the scope of the project by removing certain items proposed in the current plan. Because there is not an existing contract signed with the low-bidder (Peterson Companies), they would also have to agree to a modified change in scope of the project for it to move forward.

The CDBG funds related to Arden Manor Park must be used in 2023.

Budget Impact

The project funding is provided below:

Funding

Arden Manor Park:

CDBG Program	\$ 189,700
City PIR - Parks	\$ 60,000
<u>Total</u>	<u>\$ 249,700</u>

Floral Park:

City PIR - Parks	\$ 606,000
<u>Total</u>	<u>\$ 606,000</u>

Per CIP: Roof work	\$ 30,000
Play structure	\$150,000
Hard courts	\$426,000

Actual project totals:

	Arden Manor	Floral	TOTAL
Engineering	\$ 71,742.88	\$ 52,287.12	\$ 124,030.00
Contractor	343,721.24	472,802.11	816,523.35
Playground Equip	115,469.11	79,549.81	195,018.92
Shelter	41,006.00	27,964.00	68,970.00
Park Amenities	13,050.00	19,550.00	32,600.00
Actual Total	\$ 584,989.23	\$ 652,153.04	\$ 1,237,142.27
Over CIP Budget	\$335,289.23	\$ 46,153.04	\$381,442.27

The actual cost is \$381,442.27 over the total budgeted amount for both parks. This will have an impact on future CIP projects.

Finance has received 2024-2028 CIP requests from department heads and will be presenting information to the City Council at the July work session. Included below is a very preliminary view of the PIR Fund balances by year based on requests received and making no changes to revenue assumptions. These numbers do not include the Lake Johanna and Old Highway 10 trail projects and will change as we continue through the budgeting process.

Year	Balance	Year	Balance
2024	\$ 1,831,933	2029	\$ 659,573
2025	\$ 1,832,373	2030	\$ 183,313
2026	\$ 1,007,753	2031	\$ 1,318,013
2027	\$ 1,270,733	2032	\$ (1,003,787)
2028	\$ (124,167)	2033	\$ 77,595

Attachments

- Attachment A: Resolution 2023-032
- Attachment B: HR Green memo and bid summary
- Attachment C: Construction Agreement Contract
- Attachment D: Arden Manor structure quotes
- Attachment E: Floral Park structure quotes