



WAYZATA CITY COUNCIL

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Thursday, February 27, 2020

7:00 PM - CITY COUNCIL SPECIAL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
6. **New Business**
 - a. Consider Awarding of Bids and Change Order for Phase I of Panoway on Wayzata Bay—Construction of Lake Street, Lake Street Plaza, and the Dakota Rail Regional Trail
7. **Public Forum (as necessary)**
8. **Adjournment**

Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:

City Council - Tuesday, March 10, 2020

Members of the City Council and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event.
All members of the public are welcome.



City of Wayzata City Council Agenda Report

MEETING DATE: February 27, 2020	AGENDA ITEM: 6.a
TITLE: Consider Awarding of Bids and Change Order for Phase I of Panoway on Wayzata Bay—Construction of Lake Street, Lake Street Plaza, and the Dakota Rail Regional Trail	
PROPOSED MOTION: To Award Eight Separate Contracts and Approve Change Order for Phase I of Panoway on Wayzata Bay—Construction of Lake Street, Lake Street Plaza, and the Dakota Rail Regional Trail	
PREPARED BY: Mike Kelly, City Engineer/Director of Public Works	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

Staff recommends the following actions for each of the eight contracts:

1. Cast-in-Place Concrete—Award Contract to Kelleher Construction, Inc. in the amount of \$282,473 and Authorize Staff and Mayor to Execute.
2. Architectural Precast and Masonry—Award the Contract to Hollenback & Nelson, Inc. in the amount of \$383,500 and Authorize Staff and Mayor to Execute.
3. Metals—Award the Contract to Metro Manufacturing in the amount of \$236,917 and Authorize Staff and Mayor to Execute.
4. Electrical—Reject the lowest bid and Authorize Staff and Stahl to rebid this work scope.
5. Earthwork and Utilities—Award the Contract to New Look Contracting Inc. in the amount of \$2,839,000 and Authorize Staff and Mayor to Execute.
6. Asphalt Paving—No bids received. Authorize Staff and Stahl to rebid this work scope.
7. Site Concrete—Award this contract to Curb Masters in the amount of \$2,165,875.70, Accept Alternates 1 and 3, and Authorize Staff and Mayor to Execute.
8. Landscaping and Irrigation—Award the Contract to Greenscape Companies, Inc. in the amount of \$529,600 and Authorize Staff and Mayor to Execute.
9. Approve Change Order #1 with New Look Contracting, Inc. for a savings of \$250,000 related to Earthwork and Utilities.

FINANCIAL OR BUDGET CONSIDERATION:

In addition to the accepted bids, below are a list of recommended savings and assumptions:

- Reduction of contingency from \$400,000 to \$100,000;
- Accepting bid alternates 1 and 3 to save \$474,940;
- Approval of change order to Earthwork and Utilities bid for savings of \$250,000; and
- And the assumption that the rebid of electric and asphalt bids come in at the estimated cost.

With these savings, assumptions, and including the recommended accepted bids, the all-in estimated construction cost is: \$9,190,061, which is \$140,271 (1.5%) over the most recent estimated cost of \$9,049,790.

The Lakefront Improvement Fund of the Capital Improvements Plan will be able to absorb this additional cost through its fund balance reserves, additional Tax Increment Financing Pooling funds, and an increased contribution from Three Rivers Park District.

It is worth noting that since the City rejected the lowest bidder of \$11,561,229 when the City went out for bid

last summer, the City was able to:

- Hire a construction manager which will greatly reduce the burden on staff with regard to construction coordination and communication; and
- Reduced the project costs by over \$2.25 mil.

BACKGROUND:

On Thursday, February 20, 2020, the City of Wayzata received 18 bids for eight contracts for the Phase I of Panoway on Wayzata Bay—Construction of Lake Street, Lake Street Plaza, and the Dakota Rail Regional Trail project.

A tabulation all the bids received, as well as any alternates proposed, is attached for review. Also attached is an updated project breakdown.

Additionally, Stahl Construction bid out 21 smaller contracts (less than \$175,000), primarily for the construction of the restroom building, decorative metal fencing, site furnishings and the water feature. The total price for these items came to \$697,817 compared to the City's estimate of \$751,528.

Upon awarding of these bids, next steps will be to:

- Rebid remaining contracts (electrical and asphalt);
- Prepare needed financial documents (TIF Bonds/Internal Loan/Reimbursement resolutions);
- Solidify business disruption mitigation tactics;
- Hold Property/Business Owner Open House on March 2;
- Consider resolution to extend working hours;
- Launch broader communications plan;
- Commence construction mid April; and
- Ground Breaking Ceremony Saturday, April 18.

ATTACHMENTS:

1. Bid Tabulation
2. 02.27.20 Budget Breakdown_ (002)

Bid Tabulation



Project: **Wayzata Lake Effect**

Bids Received: February 20, 2020

Date: February 24, 2020

Concrete	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Kelleher	\$ 282,473						

Masonry	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Hollenback & Nelson	\$ 383,500						
Simon Brick	\$ 441,143						

Metals	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Metro Manufacturing	\$ 236,917						
Construction Systems	\$ 394,056						

Electrical	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
AJ Moore	\$ 962,000					\$ (12,580)	\$ 695,000
LakeTown	\$ 1,150,000					\$ (10,000)	\$ 530,000

Earthwork / Site Utilities	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
New Look Contracting	\$ 2,839,000						

Asphalt Paving	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
No bids received. This Contract to be rebid.							

Site Concrete	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Curb Masters	\$ 2,165,876	\$ (330,581)	\$ (80,494)	\$ (144,359)	\$ (45,145)		

Landscaping	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Greenscapes	\$ 529,600						
Autumn Ridge	\$ 536,800						
Margolis	\$ 564,405						
Hoffman MacNammara	\$ 566,750						
Peterson and Sons	\$ 573,364						
Cedar Ridge	\$ 602,480						
Great Northern Landscapes	\$ 605,150						
Urban Companies	\$ 724,000						

List of Alternates

Cannot take both Alt #2 and Alt #3; they are either / or.

Alt #1:	Change sidewalk finish from sand to light broom
Alt #2:	Change bike path in 600 block from colored concrete w/ mica to colored concrete
Alt #3:	Change bike path in 600 block from colored concrete w/ mica to asphalt
Alt #4:	Change water feature and pavilion plaza finishes from colored concrete w/ mica to colored concrete
Alt #5:	Change lighting at Broadway plaza
Alt #6:	Contractor furnishes light fixtures in lieu of City

Cost Breakdown



Project: **Wayzata Lake Street Project**

Rebid contracts in blue

Bid Date: February 27, 2020

Description	Target Cost	Actual or Estimated	(Over) / Under Target Cost
#3A Cast-in-Place Concrete	\$ 192,524	\$ 282,473	\$ (89,949)
#3B Architectural Precast / Masonry	\$ 398,195	\$ 383,500	\$ 14,695
#5A Metals	\$ 294,809	\$ 236,917	\$ 57,892
#26A Electrical	\$ 1,287,250	\$ 1,287,250	\$ 0
#31A Earthwork / Utilities	\$ 1,798,208	\$ 2,839,000	\$ (1,040,792)
#32A Asphalt Paving	\$ 392,568	\$ 392,568	\$ 0
#32B Site Concrete	\$ 1,785,671	\$ 2,165,876	\$ (380,205)
#32C Landscaping	\$ 749,038	\$ 529,600	\$ 219,438
Small Contracts	\$ 567,378	\$ 538,252	\$ 29,126
Site Furnishings	\$ 184,150	\$ 159,565	\$ 24,585
Subtotals	\$ 7,649,790	\$ 8,815,001	\$ (1,165,211)
CM Costs / General Conditions	\$ 1,000,000	\$ 1,000,000	\$ 0
Bid Contingency	\$ 400,000	\$ 400,000	\$ 0
Subtotals	\$ 9,049,790	\$ 10,215,001	\$ (1,165,211)
Alternate #1		\$ (330,581)	\$ 330,581
Alternate #3		\$ (144,359)	\$ 144,359
Reduction in Earthwork / Utilities Bid		\$ (250,000)	\$ 250,000
Reduction in Contingency		\$ (300,000)	\$ 300,000
Revised Totals		\$ 9,190,061	\$ (140,271)