

REQUEST FOR PURCHASE IN EXCESS OF \$20,000/CHANGE ORDER



To: Mayor and City Council

From: Ann Kattreh
Parks & Recreation Director

Date: January 21, 2014

Subject: Request for Purchase – Contract #13-7PK, Site Planning, Landscape Architecture and Civil Engineering, Pamela Park Renovation Project, Anderson-Johnson Associates

Date Bid Opened or Quote Received:
Wednesday, December 11, 2013

Bid or Expiration Date:
NA

Company:
Anderson-Johnson Associates, Inc.

Amount of Quote or Bid:
\$147,890 or 5.75% of the total construction costs

Recommended Quote or Bid:
Anderson-Johnson Associates, Inc.

General Information:

On October 14, 2013 the City Council directed staff to proceed with the development of plans and specifications for the renovation of Pamela Park. Staff has worked with Anderson-Johnson Associates, Inc. since 2009 to develop a master plan and related cost estimates for this project. An AIA Document B101-2007 Standard Form of Agreement Between Owner and Architect will be used and has been reviewed and approved by City Attorney Roger Knutson. The fee of \$147,890 represents 5.75% of the anticipated construction cost of \$2,572,000. There will be additional fees billed directly to the city for testing, permits, survey, and soil borings. This fee does not include construction costs for the shelter building.

Anderson-Johnson will provide site planning, landscape architecture and civil engineering for the south athletic field renovation, southeast (senior lighted) athletic field, north (senior) athletic field, north parking lot, west parking lot, south parking lot, and paved trails. Another architect will be hired to provide design services for the park shelter building. Recently, in addition to the Pamela Park project, we have worked with Anderson-Johnson on the Golf Dome and Sports Dome projects and the Garden Park baseball field renovation.

Staff began working with Mark Ruff, Senior Financial Advisor/Principal from Ehlers regarding the financing for this project. This contract would be paid as part of the funding package for the Sports Dome, outdoor rink, Arena improvements and Pamela Park renovation projects.

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Attachments:

Pamela Park Fee Proposal



Exhibit A - Fee Proposal
Pamela Park Reconstruction
October 25, 2013





There are many facets to a fee proposal and the selection of the right Construction Manager for your project. We find that although fee varies little from one firm to another, the amount of service, especially during preconstruction, can vary dramatically. Of additional importance is the willingness of the constructor to operate on a 100% open book basis. This is something RJM Construction believes in and practices.

Preconstruction Services

RJM will provide all preconstruction services for the project as outlined below:

- Work with team to assemble a preliminary master project budget.
- Work with team to assemble a comprehensive project schedule which includes pre-construction and construction activities required of the entire project team.
- Provide budget estimates at the end of conceptual Design Development and at 90% Construction Drawings.
- Provide value engineering opportunities at each budget phase.
- Perform cost benefits and life cycle analysis and provide value engineering opportunities.
- Provide a phased design and bidding plan structured to reduce total project schedule for expedited facility completion.
- Develop bidding strategy that is economically advantageous for the project.
- Identify potential bid alternates to be utilized for either project enhancements or to ensure compliance with the project budget.
- Review plans and specifications for consistency and constructability.
- Coordinate preliminary coordination with utility companies and city municipalities and procure required building permits.
- Work with team to prepare all required construction contracts.
- Advertise and coordinate receipt of all public bids.

Construction Services

RJM will provide all construction services for the project as outlined below:

- Make recommendations to the City of Edina for award of low bidders.
- Prepare and issue contracts for all contractors.
- Schedule and conduct weekly meetings to coordinate activities of the contractors.
- Provide an on-site superintendent to schedule work and monitor quality of work being performed.
- Closely track all project budgets and aggressively scrutinize all cost claims made by contractors.
- Provide an overall project schedule and manage contractors as needed to meet required milestone dates.
- Administer all submittals and RFI's required for the project.





- Conduct a thorough punchlist at substantial completion of construction and efficiently manage the completion of all items.
- Coordinate all systems training by the contractors.
- Collect and provide close-out documents and submit to the City of Edina.

Based upon our years of direct experience, the complexity of the project and the duration of the project, we respectively offer a construction services fee of 2.85% of the total construction cost of the project.

Reimbursable General Conditions

Once we are able to meet with the team and confirm project scope and anticipated design time an overall project schedule can be established. The following reimbursement costs are shown as a per month basis. These costs represent a not-to-exceed amount per month. Should any savings be realized, they will be returned 100% to the City of Edina.

General Superintendent	\$1,520
Superintendent	\$10,200
Project Manager	\$4,080
Safety Director	\$510
General Clean-up	\$1,400
Trucking/Mobilization	\$500
Pickup Fuel & Oil	\$500
Telephones	\$150
Printing	\$300
Postage	\$100
Internal Equipment Charges	\$700
Total Monthly General Conditions	\$19,960

Project Management Personnel

RJM proposes the following rates for project management personnel, reimbursed as a cost of the work.

Project Executive	\$110/hr
Project Manager	\$95/hr
Chief Estimator	\$125/hr
Administrative Assistant	\$50/hr
General Superintendent	\$95/hr
Superintendent	\$85/hr
Assistant Superintendent	\$74/hr
Safety Director	\$95/hr





Resumes





Brian Recker

Senior Vice President

brian.recker@rjmconstruction.com

952-837-8636

Brian Recker graduated in 1992 with a Structural Engineering degree from the University of Minnesota, at which time he entered the commercial construction industry. He has had the pleasure of completing projects in a variety of markets such as public, community, religious, education, industrial, office, aquatic and ice arena.

Brian leads RJM Construction's community market specializing in serving governmental and non-profit agencies throughout Minnesota.

Brian will work directly with Paul Kolas to lead the RJM Construction team directly throughout the preconstruction process and alongside Paul during construction. His role will include assisting with value engineering and constructability studies, establishment of the construction budget, establishment of the project schedule, bidding and contract strategy, and the development of team relationships.

Experience

City of Edina Golf Dome
Edina, Minnesota

City of Maple Grove Sports Dome
Maple Grove, Minnesota

**City of Andover
YMCA and Community Center**
Andover, Minnesota

**City of Eden Prairie
Community Center and Ice Arena**
Eden Prairie, Minnesota

**City of Elk River
Community Center and YMCA**
Elk River, Minnesota

**City of Worthington
Community YMCA**
Worthington, Minnesota

Education

Bachelor of Science Degree
Civil Engineering - 1992
University of Minnesota
Masters in Business Administration
2004 U of M, Carlson School of
Management

Client Reference

Mr. Tim Simon
City of Elk River
763-635-1090

Mr. James Dickinson
City of Andover
763-767-5110

Mr. Jay Lotthammer
City of Eden Prairie
952-949-8440

Architect Reference

Mr. Ed Kodet
Kodet Architecture
612-377-2737

Mr. Greg Fenton
BWBR Architects
651-290-1877

Mr. Mark Wentzell
292 Design Group
763-533-3813





Paul Kolia

Project Executive

paul.kolia@rjmconstruction.com

952-893-7593

Paul has been in the construction industry since 1989 and brings multiple years of experience to his role as project executive. This depth of knowledge is invaluable as he offers leadership to clients through project negotiations, design review, site logistics, cost and schedule analysis, contract management and project administration.

Paul's experience has been gained through his involvement with various project types including public sector, recreational, educational, tenant improvements, financial, retail, restaurant, mixed use, major renovation, and new construction work. He is skilled in unique and complicated projects where extensive pre-planning is required to create real project value.

Through his management style that focuses on team building and project communications, Paul has managed and built lasting relationships.

Experience

City of Edina Golf Dome
Edina, Minnesota

**City of Medina Public Works,
City Hall & Police Station**
Medina, Minnesota

**City of Edina
Braemar Ice Arena Expansion**
Edina, Minnesota

Blaisdell YMCA
Minneapolis, Minnesota

**Minnehaha Academy
South Campus**
Minneapolis, Minnesota

**Hazelden Foundation
(Multiple Projects)**
Minneapolis, Minnesota

Open Arms of Minnesota
Minneapolis, Minnesota

Education

Bachelor of Applied Science Degree
Construction Management
University of Minnesota
Minneapolis, Minnesota

Client Reference

Ms. Colleen Wigg
YWCA of Minneapolis
612- 215-4204

Ms. Ann Kattreh
City of Edina
952-826-0430

Mr. Scott Johnson
City of Medina
763-473-4643

Architect Reference

Mr. Mark Wentzell
292 Design Group
612-767-3773

Mr. Paul Holmes
Pope Architects
651-789-1582

Mr. Nick Sperides
Sperides Reiners Architects, Inc.
952-996-9662

