

REPORT / RECOMMENDATION



To: Mayor and City Council

Agenda Item #: VIII.A

From: Ann Kattreh
Parks and Recreation Director

Action

Discussion

Date: March 19, 2013

Information

Subject: Golf Dome Settlement and Bid Awards

Action Requested:

Approve the reconstruction of the golf dome with the insurance settlement; award bids as presented for the dome fabric, turf, dome foundation renovation and steel driving deck; and grant approval to seek bids for the fire suppression system, storm sewer and storm water retention system and to seek quotes for the construction of the new support building.

Information / Background:

Please see the attached Executive Summary from RJM Construction regarding the details of the insurance settlement and dome construction project. Attached is also a listing of recommended contract awards.

Attachments:

Braemar Golf Dome Executive Summary

Recommendations for Award of Contract



Braemar Golf Dome Replacement RJM Executive Summary

Prepared for Ann Kattreh, Director of Parks and Recreation, City of Edina
Prepared by Brian Recker, Senior Vice President, RJM Construction

Date: March 13, 2013

Background

In 2012 the Braemar Golf Dome was damaged by a fire, causing the loss of its air supported golf dome and damage to its attached support building. Subsequent to this loss, the City of Edina notified its insurance agent of the loss and a claim was filed for the recovery of the required facility reconstruction costs. In order to begin the process of design and construction for the repairs the City of Edina hired Cuningham Group as the architect and a RJM Construction as the construction manager.

The existing facility was constructed in 1983 and was designed in a manner that the support building was attached directly to the dome. Due to concerns of the original design with long term eccentric loading that the dome placed on the existing building from snow and wind loads, the City Staff decided that rather than repair the existing building, to pursue a replacement building that was separate from the dome, attached only by a connecting link. The design size of the new replacement building is slightly smaller in size to that of the existing support building. The replacement dome will be installed upon the existing underground foundations, which were not damaged in the fire. Thus the size of the dome will not be changed.

Required Code Upgrades and Site Renovations

It was identified that since the original dome and support building construction were constructed in 1983, several building codes have been enacted that needed to be included in the reconstruction of the facility. The list of required code upgrades that have been included in the architectural design documents are noted below:

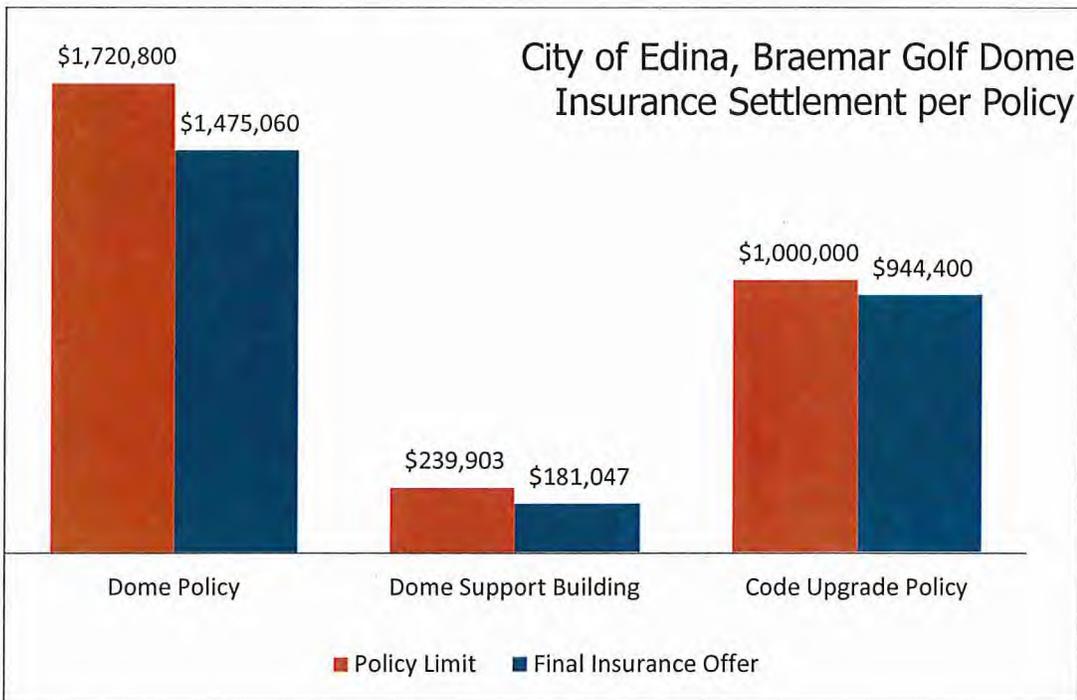
- Fire suppression system throughout the dome
- Egress sidewalks at entry points to the facility
- Emergency egress hardware at exit gates from the facility

In order to provide the new code required fire suppression system an 8" water supply line is required to be provided from the street to the support building. This new line is significantly larger than the existing service line currently supplying the building. To install this new underground supply line, a significant amount of soil excavation required. The Watershed District regulations indicate that if more than 50 cubic yards of soil is disturbed on the project site, that new watershed site design requirements be included with the work. Since this new supply line will greatly exceed this maximum limit, these requirements have been included in the design. These requirements include modifications to the existing grades, resulting in a new parking lot, a new retaining wall, and concrete

curbs. Also included is a new underground water retention system located directly under the area of the parking lot.

Insurance Reimbursement

The City of Edina holds three separate insurance policies on the existing facility. One policy is for the dome replacement, another is for the support building replacement and the last is for the cost of code required upgrades. The initial offer for reimbursement by the City's insurance company in April of 2012 was \$931,694. However, after extensive work by the City Staff, RJM Construction and Cuningham Group, and several meetings with the City's insurance company, the final reimbursement offer has increased to \$2,600,507. In summary, the efforts made over the last year have resulted in a net increase in the insurance reimbursement of \$1,668,813. The graph below illustrates the final negotiated insurance offer for each of the policies, as compared to the individual maximum policy limit.



Design of Elevated Driving Deck

During the design discussions, the City raised concerns related to the existing condition of the wood driving deck. Although the deck was not permanently damaged as a result of the fire, the wood deck system has continued to decline due to its age. It was discussed that the replacement of this system with one constructed of structural steel and concrete would provide a structure that would last the lifecycle of the new facility, requiring minimal maintenance relative to the existing wood deck structure. It was also determined that installing this new system during the reconstruction of the dome was significantly more

economical that replacing it at a later date. Photos of the existing wood deck system are reflected below.



Side View Showing Out of Plumb Columns



Under Deck View Showing Start of Wood Decay

Project Bids and Current Project Budget

To date there have been public bids received for the dome replacement, along with the replacement of the dome turf. In addition, several quotes have been received for other required work related to the site. The only remaining public bids to be received are for the underground storm retention system and the fire suppression system of the dome, along with quotes for the construction of the new support building.

Based on the bids and quotes received and established budgets by RJM Construction for the remaining bids and quotes to be submitted, the total project budget is \$3,353,700. This includes costs for architectural design as well as construction management fees.

The difference between the current total project budget and the insurance reimbursement is \$753,193.

Value of Project Investment

Although the net cost of the project to the City of Edina is \$753,193, there are significant upgrades in the project that greatly exceed this investment. These upgrades include:

- A new 1900 square foot commercially designed support building
- A new asphalt parking lot, with new curbs and retaining wall system
- A new fire suppression system for the dome
- A new structural steel and concrete upper level driving deck
- A new underground site water retention system
- A new back-up generator for the fire suppression system
- New concrete sidewalks to public exiting areas

The approximate value for these upgrades totals \$1,594,000, resulting in an added net value to the project of \$840,807.

Project Alternates

During the design process, there was pricing for two project alternates that the staff has recommended to present to the City Council. These alternates and their respective pricing are listed below:

Alternate 1 – Upgrade the dome membrane to a Tedlar Coating. This Teflon-type coating better sheds dirt and snow and extends the life of the fabric by approximately 5 years. The cost for this alternate is \$146,230.

Alternate 2 – Insulate the walls of the dome and provide an opaque finish up to fifty feet high. This insulation will improve the energy efficiency in the winter. The un-insulated area at the top of the dome allows day lighting and adds to the shedding of the snow. The cost for this alternate is \$82,283.

The costs for these alternates have not been included in the total project budget of \$3,353,700. Council approval of alternates 1 or 2 would increase the total project budget by their respective amounts.

Request at City Council Meeting

At the March 19th City Council Meeting we would request two actions be made and approved in order to maintain our current construction schedule.

The first action would be to approve the total project budget, along with any requested project alternates.

The second action would be to approve the recommended contract awards for the bids and the quotes received to date. The summary of proposed awards will be provided in a separate document for review by the City Council and Staff.

The third action would be to approve the advertisement for the last two public bid packages required to be bid. This would include the fire suppression system for the dome as well as the underground storm retention system.

Schedule

Considering a City Council approval of the bids and quotes on March 19th we expect to start construction in early May with a planned completion by November 1st.

It is our intention to present the recommendation for award of the remaining public bids and the quotes for the support building construction at the May 7th City Council meeting.

End of Executive Summary



March 13, 2013

Ann Kattreh
City of Edina
4801 West 50th Street
Edina, MN 55424-1394

Re: Braemar Golf Dome Replacement
Recommendations for Award of Contract – Bid Package 1

Dear Ann,

On November 8, 2012 bids were received at the City of Edina for Braemar Golf Dome Replacement - Bid Package 1. A total of 4 bids were received for two (2) bid categories. Also, a total (41) of quotes were received by RJM Construction for (12) quote categories.

Attached is a bid summary by trade for each bid category and quote category.

After reviewing the budget with the City of Edina staff we recommend to accept / reject the project add alternates: 1 – upgrade the dome membrane to a Tedlar Coating \$146,230 and 2 – insulate the walls of the dome and provide an opaque finish up to fifty feet high \$82,283. See the Executive Summary for further descriptions of each of the alternates listed. Note should one or both the alternates be selected various contract amounts would be revised.

RJM has completed its review of the bids and in addition to the bid review, we have also conducted a scope review with the apparent low bidder for each bid and quote category. Based on the results of these reviews we recommend to the City Council that they award the contracts as follows:

Bid Categories

Bid Category 13A – Air Supported Dome Fabric Systems

Arizon Structures 11800 Dorsett Road Maryland Heights, MO 63043	Award Amount:	\$632,999
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Bid Category 32A – Synthetic Sports Turf Systems

Pro Grass LLC 960 Penn Ave, 8 th Floor Pittsburgh, PA 15222	Award Amount:	\$204,098
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Quote Categories

Quote Category 2A – Selective Demolition

Lloyds Construction Services, Inc. Award Amount: \$35,210
7207 West 128th Street
Savage, MN 55378

Quote Category 3A – Cast-In-Place Concrete

Donald R Frantz Concrete Construction, LLC Award Amount: \$76,740
595 Randolph Avenue
St Paul, MN 55102

Quote Category 5A – Structural Steel and Misc. Metals (mat'l only)

Linco Companies Award Amount: \$99,700
12786 60th Street NE
St Michael, MN 55376

Quote Category 5A – Structural Steel and Misc. Metals (labor only)

KMH Erectors, Inc. Award Amount: \$35,900
PO Box 37
Maple Plain, MN 55359

Quote Category – Painting

Swanson & Youngdale Award Amount: \$19,265
6565 West 23rd Street
Minneapolis, MN 55426

Quote Category 22A – Plumbing

Northern Mechanical Contractors Award Amount: \$3,500
3650 Kennebec #102
Eagan, MN 55122

Quote Category 26A – Electrical

Muska Electric Award Amount: \$97,870
1985 Oakcrest Avenue
Roseville, MN 55113

Quote Category 31A – Excavation Dome

Lloyds Construction Services, Inc. Award Amount: \$60,949
7207 West 128th Street
Savage, MN 55378

Quote Category 31A – Excavation Site

Lloyds Construction Services, Inc. 7207 West 128 th Street Savage, MN 55378	Award Amount:	\$75,875
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Quote Category 32A – Asphalt Paving

Northland Paving 21716 Kenrick Avenue, Suite A Lakeville, MN 55044	Award Amount:	\$53,000
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Quote Category 32B – Site Concrete

Minnesota State Curb-Gutter 14698 Galaxie Avenue Apple Valley, MN 55124	Award Amount:	\$19,550
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Quote Category 32C – Site Fence

Midwest Commercial Fence PO Box 223 South St Paul, MN 55075	Award Amount:	\$15,865
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Quote Category 32D – Retaining Walls

Sunram Construction, Inc. 20010 75 th Avenue North Corcoran, MN 55340	Award Amount:	\$15,421
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Quote Category 33A – Site Utility

St Paul Utility 190 Ryan Lane Little Canada, MN 55117	Award Amount:	\$71,800
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The Architect continues to finalize the design for the new building at the site. Upon completion of the design, RJM will solicit contractors for the building and make further recommendations for approval of this work.

If you should have any questions, please feel free to contact me.

Sincerely,

Brian G. Recker
Senior Vice President

