WORTHINGTON CITY COUNCIL
SPECIAL MEETING

12:00 P.M. - Monday, June 21, 2021
City Hall Council Chambers

A. CALL TO ORDER

B. CONSENT AGENDA

CITY COUNCIL BUSINESS - ADMINISTRATION

1. Additional 2021-2022 On-Sale Liquor, Club and Sunday On-Sale License Renewals

   The Thompson Mexican Grill, 304 Tenth Street

CITY COUNCIL BUSINESS - PUBLIC WORKS

1. Dock Permit - John Sieve, 916 W. Lake Avenue

C. CITY COUNCIL BUSINESS - ADMINISTRATION

1. Approve Bids for Phase 2 JBS Field House and Recreation Center Project and Authorize the Construction Manager to Execute Contracts

2. Glenwood Heights Second Addition Change Order

D. ADJOURNMENT

ADMINISTRATION MEMO

DATE: **JUNE 21, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

SUBJECT: **ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW**

CASE ITEMS

1. APPROVE BIDS FOR PHASE 2 JBS FIELD HOUSE AND RECREATION CENTER PROJECT AND AUTHORIZE THE CONSTRUCTION MANAGER TO EXECUTE CONTRACTS

Bids were received for Phase 2 of the JBS Field House and Recreation Center project on June 16, 2021. As you recall, our approach to the Second Phase of our Field House project was to contract with Tri-State Construction as the City's Construction Manager at Risk rather than the traditional prime contractor delivery method. As such, Tri-State solicited bids from subcontractors to perform specific scopes of work within thirteen areas of specialty construction.

The total bid for the base project was $1,793,663.30 which included the 4,000 SF office addition, site improvements and parking lot. The bid for Alternate work, a mezzanine inside the field house, was $313,384.70 for a total of $2,107,048.00. We're pleased to report that this amount was at our estimate. City Staff will pursue additional furnishings within the project including the turf field, netting, security system, signage and office furnishings.

Staff recommends Council approve the Base and Alternate bids and authorize Tri-State to execute the contracts with their subcontractors.

2. GLENWOOD HEIGHTS SECOND ADDITION CHANGE ORDER

Work continues on the City's Glenwood Heights housing subdivision and it is anticipated that Phase 1 lots will be available for home construction by mid-summer. Initially, Campbell Boulevard in the "Move-Up" lot area was only able to extend approximately 450-feet north from Sutherland Drive due to the presence of a wetland area. The wetland has since been mitigated and work could now proceed with completing construction of Campbell Boulevard which results in nine additional "Move-Up" lots in the development.

Project engineers Bolton and Menk reviewed the additional work necessary to complete this work and prepared a change order that was presented to the joint Water & Light/City Council Housing Committee on May 10. The change order for site grading and utility work, included as ***Exhibit 2*** is in the amount of $158,448.30. Additional engineering fees are an estimated $45,000.00. Also included in the Exhibit are the expenditures to date, remaining expenditures to complete Phase 1, and expenditures to complete Phase 1A. Street paving for the extended roadway, at the current contractual unit prices, will be an additional cost.

The current Phase 1 project will have 28 lots:
14 Executive Lots,
8 Move-Up lots and
6 Twin Home lots

Adding the Phase 1A work would result in a total of 37 lots:
14 Executive Lots,
17 Move-Up Lots and
6 Twin Home Lots

If Council and the Commission approve the change order, the estimated total project cost for these two phases will be $3,300,000.00 which exceeds the original allocation of $3.0 million committed by the two entities.

The Housing Committee recommends approving the change order to extend Campbell Boulevard and add the nine Move-Up lots.

Council action is requested to approve the change order, and, allocating an additional $200,000 of Hospital funds to the project. This action is contingent on the Water & Light Commission taking similar action at their May 17 meeting.

June 21, 2021

Mr. Steve Robinson
City Administrator
City of Worthington
303 Ninth Street
Worthington, MN 56187

RE: City of Worthington
Field House Renovation Phase-2
Bid Award Recommendations
SEH NO: WORTC 151154

On Wednesday, June 16, 2021, bids were received for Phase-2 of the Field House Renovation Project. Bids were received by Work Category. The low bids for each category are as follows:

Work Category	Bidder	Base Bid	Alternate #1	Unit Price #1	Unit Price #2	Unit Price #3
03-A	Musch Construction	$172,840.00				
04-A	D & M Masonry	$18,000.00				
06-A	Tri-State General Contracting	$558,111.00	$284,385.70			
07-A	GSM – Gag Sheet Metal	$179,300.00				
08-A	Worthington Glass	$28,216.30				
09-A	CFS Interiors	$9,609.00				
09-B	Gemini Acoustical	$18,000.00	$6,165.00			
09-C	CFS Interiors	$16,614.00				
09-D	Valhalla Painting	$12,500.00	$8,950.00			
21-A	Building Sprinkler	$15,990.00	$1,890.00			
22-A	Elite Mechanical	$111,300.00				
26-A	Ron's Electric	$134,960.00	$11,994.00			
31-A	Henning Construction	$391,473.00		$62.00	$38.00	$38.00
32-A	Duininck Inc	$126,750.00				

A complete bid tabulation sheet is attached for your reference.

Exhibit 1

After reviewing the bids, it is my opinion that the above bidders have submitted the lowest responsive and responsible bids and are all qualified to complete the work as described in the contract documents. It is my recommendation to award Phase-2 Field House Renovations to the above bidders for the listed Work Categories for the base bid in the amount of $1,793,663.30 and for Alternate #1 in the amount of $313,384.70.

If you have any additional questions, please contact me at 507-849-7429-office or 507-841-1790-cell. You can also email me at mike@tristategc.net.

Sincerely,

Mike Pigman
President
Tri-State General Contracting, Inc.

Attachment

CHANGE ORDER NO.: 1

Owner:	City of Worthington	Owner's Project No.:	
Engineer:	Travis L. Winter, P.E.	Engineer's Project No.:	F18.118187
Contractor:	Kuechle Underground, Inc.	Contractor's Project No.:	
Project:	Glenwood Heights Second Addition		
Contract Name:	Glenwood Heights Second Addition		
Date Issued:	June 17, 2021	Effective Date of Change Order:	June 17, 2021

The Contract is modified as follows upon execution of this Change Order:

Description:

Complete construction improvements for Campbell Boulevard expansion area as shown on the attached exhibits and plans. This will complete the grading and utility infrastructure development for nine (9) additional lots of the Campbell Boulevard street loop at the center of the site. Items include earthwork, sanitary sewer, watermain, and storm sewer improvements.

Payment for the work shall be based on the project bid pricing or negotiated unit price for additional items as summarized below and detailed in the attached cost estimates.

Attachments: Change Order No. 1 – Earthwork Cost Estimate.
Change Order No. 1 – Utility Improvement Cost Estimate.
Construction Plans.

ESTIMATE OF COST: Changes to contract items and prices shall be as follows:

ITEM NO.	ITEM	AMOUNT
1	Earthwork	$66,133.90
2	Sanitary Sewer	$14,551.00
3	Watermain	$46,893.40
4	Storm Sewer	$30,870.00

Total Change Order Amount and Estimated Contract Increase = $158,448.30

Change in Contract Price	**Change in Contract Times [State Contract Times as either a specific date or a number of days]**
Original Contract Price: $ 1,755,904.55	Original Contract Times: Substantial Completion: August 1, 2021 Ready for final payment: October 1, 2021
[Increase] [Decrease] from previously approved Change **Orders No. 1 to No. 1:** $ N.A.	**[Increase] [Decrease]** from previously approved Change **Orders No.1 to No. :** Substantial Completion: N.A. Ready for final payment: N.A.
Contract Price prior to this Change Order: $ 1,755,904.55	Contract Times prior to this Change Order: Substantial Completion: August 1, 2021 Ready for final payment: October 1, 2021
[Increase] [~~Decrease~~] this Change Order: $ 158,448.30	**[Increase] [~~Decrease~~]** this Change Order: Substantial Completion: September 15, 2021 Ready for final payment: October 15, 2021
Contract Price incorporating this Change Order: $ 1,914,352.85	Contract Times with all approved Change Orders: Substantial Completion: September 15, 2021 Ready for final payment: October 15, 2021

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Exhibit 2

	Recommended by Engineer (if required)	Accepted by Contractor
By:		
Title:		
Date:		

	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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CHANGE ORDER NO. 1 - EARTHWORK COST ESTIMATE

CAMPBELL BOULEVARD EXPANSION AREA
AND EARTHWORK STAGES REMAINING TO COMPLETE CONTRACT ITEMS

GLENWOOD HEIGHTS SECOND ADDITION
WORTHINGTON, MINNESOTA
BMI PROJECT NO. F18.118187

BOLTON & MENK
Real People. Real Solutions.

Date: 6/17/2021

Bid or C.O. Item No.	Item	Notes	Unit	Contract Items: Estimated Quantity	Contract Items: Bid Price	Contract Items: Contracted Amount	Change Order No. 1 Additional Earthwork Items: Estimated Quantity	Change Order No. 1 Additional Earthwork Items: Unit Price	Change Order No. 1 Additional Earthwork Items: Amount
	STAGE 1 - COMPLETE POND 1 EXCAVATION								
11	COMMON EXCAVATION (P) - POND 1 AREA		CU YD	2650	$2.75	$7,287.50			
11	COMMON EXCAVATION (P)- UPSTREAM CHANNEL		CU YD	2900	$2.75	$7,975.00			
11	COMMON EXCAVATION (P) - TOPSOIL STRIP OF CHANNEL	(1)	CU YD	1300	$2.75	$3,575.00			
CO1-90	LONG HAUL SUITABLE MATERIAL		CU YD				5550	$0.55	$3,052.50
CO1-91	DRY WET MATERIAL FROM POND 1 AS NEEDED		CU YD				2775	$0.66	$1,831.50
CO1-11	COMMON EXCAVATION - STRIP/PLACE TOPSOIL IN EXP. AREA (50%)	(5)	CU YD				4445	$2.75	$12,223.75
					SUBTOTAL	**$18,837.50**		**SUBTOTAL**	**$17,107.75**
	STAGE 2 - COMPLETE POND 2 EXCAVATION								
11	COMMON EXCAVATION (P)		CU YD	8640	$2.75	$23,760.00			
CO1-11	COMMON EXCAVATION - STRIP/PLACE TOPSOIL IN EXP. AREA (50%)	(5)	CU YD				4445	$2.75	$12,223.75
CO1-91	DRY WET MATERIAL FROM POND 2		CU YD				8640	$0.66	$5,702.40
					SUBTOTAL	**$23,760.00**		**SUBTOTAL**	**$17,926.15**
	STAGE 3 - OVEREXCAVATE POND 2								
14	COMMON BORROW (EV)	(3)	CU YD	2147	$4.00	$8,588.00			
CO1-14	COMMON BORROW (EV)	(3)	CU YD				5500	$4.00	$22,000.00
CO1-90	LONG HAUL TOPSOIL MATERIAL TO BACKFILL BORROW PIT		CU YD				5000	$0.55	$2,750.00
CO1-92	DEWATER POND 2 BOTTOM AS NEEDED		LS				1	$2,500.00	$2,500.00
CO1-11	COMMON EXCAVATION (P) - IN EXPANSION AREA	(4)	CU YD				1400	$2.75	$3,850.00
					SUBTOTAL	**$8,588.00**		**SUBTOTAL**	**$31,100.00**
	STAGE 4 - MISC ITEMS TO COMPLETE								
11	COMMON EXCAVATION (P) - TO COMPLETE CONTRACT	(2)	CU YD	11541	$2.75	$31,737.75			
					SUBTOTAL	**$31,737.75**		**SUBTOTAL**	
								CHANGE ORDER TOTAL	**$66,133.90**

NOTES:

(1) Expect 1,300 CY of topsoil to remain in Pond 1 upstream channel area.

(2) Winter 2020 - 27,031 CY Common Excavation (P) remains in contract. From survey, 15,490 CY to complete Ponds. 11,541 CY to complete contract.

(3) Contract item to be used for Pond 2 over-excavation. Assumed 5-feet depth. Includes topsoil backfill from stockpile. C.O. for additional quantity.

(4) Expansion area is 3.8 acres. Earthwork estimate is 22,000 CY Fill and 1,400 CY of Cut.

(5) Strip/Place Topsoil assumes 24-inch depth over 2.75 Acres (120,000 SF). Total Vol=8,890 CY.

Exhibit 2

CHANGE ORDER NO. 1 - UTILITY IMPROVEMENT COST ESTIMATE

Campbell Boulevard Expansion Area

GLENWOOD HEIGHTS SECOND ADDITION
WORTHINGTON, MN
BMI PROJECT NO. F18.118187

BOLTON & MENK
Real People. Real Solutions.

Date: 6/17/2021

Item No.	Item	Unit	Bid Price	BREAKDOWN Storm Quantity	Storm Cost	Sanitary Quantity	Sanitary Cost	Watermain Quantity	Watermain Cost	Total Quantity	Total Amount
C01-1	MOBILIZATION	LS	$12,000.00	0.25	$3,000.00	0.25	$3,000.00	0.50	$6,000.00	1.00	$12,000.00
C01-9	EXPLORATORY EXCAVATION	HR	$450.00	1.00	$450.00			1.00	$450.00	2.00	$900.00
C01-21	COURSE AGGREGATE BEDDING (CV)	TON	$16.00	25.00	$400.00			50.00	$800.00	75.00	$1,200.00
C01-32	12" RC PIPE SEWER, CL V	LF	$40.00	35.00	$1,400.00					35.00	$1,400.00
C01-33	15" RC PIPE SEWER, CL V	LF	$44.00	157.00	$6,908.00					157.00	$6,908.00
C01-39	CONNECT TO EXISTING STORM SEWER	EA	$670.00	2.00	$1,340.00					2.00	$1,340.00
C01-42	4" PVC SANITARY SERVICE PIPE	LF	$20.00			335.00	$6,700.00			335.00	$6,700.00
C01-49	CONNECT TO EXISTING WATERMAIN	EA	$1,500.00					2.00	$3,000.00	2.00	$3,000.00
C01-50	INSTALL HYDRANT UNIT	EA	$2,900.00					1.00	$2,900.00	1.00	$2,900.00
C01-51	INSTALL GATE VALVE & CONSTRUCT MH	EA	$5,200.00					1.00	$5,200.00	1.00	$5,200.00
C01-52	1" CORPORATION STOP & SADDLE	EA	$320.00					9.00	$2,880.00	9.00	$2,880.00
C01-53	1" CURB STOP & BOX	EA	$360.00					9.00	$3,240.00	9.00	$3,240.00
C01-54	1" TYPE PE WATER SERVICE PIPE	LF	$18.00					309.00	$5,562.00	309.00	$5,562.00
C01-55	8' PVC WATERMAIN	LF	$26.00					511.00	$13,286.00	511.00	$13,286.00
C01-56	2" INSULATION	SY	$34.00					15.00	$510.00	15.00	$510.00
C01-57	WATERMAIN FITTINGS	LB	$5.24					585.00	$3,065.40	585.00	$3,065.40
C01-58	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	LF	$350.00	6.00	$2,100.00					6.00	$2,100.00
C01-59	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	LF	$430.00	6.90	$2,967.00					6.90	$2,967.00
C01-63	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	LF	$650.00	11.10	$7,215.00					11.10	$7,215.00
C01-64	CASTING ASSEMBLY, R-1733	EA	$350.00	1.00	$350.00					1.00	$350.00
C01-65	CASTING ASSEMBLY, R-3252-A	EA	$620.00	2.00	$1,240.00					2.00	$1,240.00
C01-74	STABILIZED CONSTRUCTION EXIT	EA	$500.00	1.00	$500.00					1.00	$500.00
C01-75	STORM DRAIN INLET PROTECTION	EA	$450.00	2.00	$900.00					2.00	$900.00
C01-82	SEEDING, GENERAL ROADSIDE	AC	$700.00	3.00	$2,100.00					3.00	$2,100.00
C01-89	RAISE SANITARY MANHOLE	LF	$300.00			16.17	$4,851.00			16.17	$4,851.00
					$30,870.00		**$14,551.00**		**$46,893.40**		

TOTAL ESTIMATED CONSTRUCTION COST: $92,314.40