



CITY COUNCIL AGENDA

PUBLIC MEETING ROOM

TUESDAY, APRIL 2, 2024

6:00 PM

1. Call to Order/Roll Call

2. Items for Discussion

- A. Approve Professional Services Proposal for Downtown Park Building Redesign

3. Adjournment

NOTE:

CC Closed Captioning of Council meetings available on FCTV.

Please contact the City Administrator's Office if you need special accommodations related to a disability while attending the City Council meeting.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering
MEETING DATE: April 2, 2024
SUBJECT: Approve Professional Services Proposal for Downtown Park Building Redesign

Background:

At the March 5, 2024, Council Work Session, City Staff discussed the results for the three bid packages (BP) for the Downtown Park as well as the discussions the City Administrator and City Engineer had with the contractors which had the low bids for BP-1 Multipurpose Building (Robert W. Carlstrom Co.) and BP-2 Site Work/Splash Pad (BCM Construction), as well as the consulting engineers (B32) for BP-3 Skate Loop.

The direction from the Council at that meeting was to delay the skating feature for a future discussion and possible redesign, and to move forward with pursuing a redesign of the building to eliminate the ice refrigeration equipment room and related appurtenances to try and reduce the present project costs so that the project can move forward to complete the site work, building and splash pad improvements.

Following that meeting, the City Administrator and City Engineer met with the architectural firm, HCM Architects, to solicit a proposal for redesign services for the building as shown on the attached proposal. If accepted, HCM has estimated revised drawings could be available by April 19, 2024. Once revised drawings are received, they will be shared with the apparent low bidder of BP-1 (Building) and BP-2 (Site Work) for a change order proposal. Once those costs are received, Staff will present the updated project scope and costs to the Council for discussion at a meeting likely in late April or early May.

Recommendation:

Approve Professional Services Proposal for Downtown Park Building Redesign from HCM Architects

Attachments:

1. 03.26.24 City of Faribault - Fee Proposal R1



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

March 26, 2024

Tim Murray
Mark DuChene
City of Faribault
208 First Ave NW
Faribault, MN 55021

Re: **City of Faribault – Downtown Park Building Redesign Proposal Request**

Dear Tim and Mark,

Thank you for the discussion last week and sketch to help us understand the proposed redesign to help align building scope with the budget. We have reached out to our consultants and pending a quick authorization to proceed we should be able to deliver a Proposal Request for General Contractor pricing by April 19th.

Project Understanding

The goal of the proposal is to create an updated set of Proposal Request (PR) documents to reduce the building scale per the sketch you provided. If the PR does not seem fair, the documents may be used as part of a re-bid process.

Design Team Scope of Services

Task 1 – Proposal Request Scope Reduction

- Update the base project model for Consultant use
- Coordinate with Consultants
- Update all necessary drawings
- Review with Consultants
- Review with City of Faribault
- Issue PR to apparent low bid contractor
- Answer any questions from contractor during pricing
- Review pricing with City of Faribault

Professional Service Fee: Please see attached for consultant fee statements

Task 1 – Test-Fit Plans and Material Options

Item	Description	Fee
1	Architectural	\$ 5,620.00
2	Structural	\$ 6,000.00
3	MEP Engineering	\$11,000.00

Total **\$22,620.00**

This scope of work does not include any Construction Administration Services

Sincerely,

Matt

Matt Lysne, AIA, NCARB

Matt Lysne

From: Marshall Abrahamson <mabrahamson@eraeng.com>
Sent: Friday, March 22, 2024 12:58 PM
To: Matt Lysne
Cc: Ryan Bonniwell
Subject: RE: Faribault Downtown Park Building

Hi Matt,

Not sure if I mentioned, and I didn't see it in the emails. I estimate it would be about \$6000 for the changes to reduce the building footprint, revise the framing and eliminate the steel platform as shown in the sketch you sent.

Thanks,
Marshall

Marshall Abrahamson, PE, LEED AP
Senior Professional Engineer, ERA Structural Engineering
O: 651.251.7570 D: 651.414.6163

From: Matt Lysne <Lysne@hcmarchitects.com>
Sent: Wednesday, March 20, 2024 12:28 PM
To: Marshall Abrahamson <mabrahamson@eraeng.com>; Zack Nelleremoe <znelleremoe@eraeng.com>
Cc: Courtney Steeves <Steeves@hcmarchitects.com>; Ryan Bonniwell <rbonniwell@eraeng.com>
Subject: RE: Faribault Downtown Park Building

Thank you,
Matt

From: Marshall Abrahamson <mabrahamson@eraeng.com>
Sent: Wednesday, March 20, 2024 11:31 AM
To: Matt Lysne <Lysne@hcmarchitects.com>; Zack Nelleremoe <znelleremoe@eraeng.com>
Cc: Courtney Steeves <Steeves@hcmarchitects.com>; Ryan Bonniwell <rbonniwell@eraeng.com>
Subject: RE: Faribault Downtown Park Building

Hi Matt,

Once we have approval and clear direction on the changes (preferably an updated architectural model), it would be about two weeks to update our documents.

Marshall

Marshall Abrahamson, PE, LEED AP
Senior Professional Engineer, ERA Structural Engineering
O: 651.251.7570 D: 651.414.6163

LET'S CONNECT

**North Viaduct Park Building
Plan Changes
Faribault, MN**

*Prepared for HCM
Additional Services Request*

March 22, 2024



**LET'S CONNECT
AND DO GREAT THINGS**

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | epinc.com

Additional Services Request:

DESCRIPTION:

The additional service request is related to owner requested plan changes including the elimination of the ice refrigeration equipment and building floor plan reduction.

ENGINEERING SCOPE OF WORK:

We propose to provide the scope of services and reasons for the additional services request:

Mechanical

- Remove refrigeration room exhaust system.
- Remove connections to refrigeration equipment.
- Remove snowmelt pit.
- Reconfigure all mechanical and plumbing in building space to be removed from project.

Electrical

- Remove power connections to refrigeration equipment.
- Redesign electrical service and distribution due the ice refrigeration system being removed.
- Revise lighting and power for building space to be removed from project.

Senior Partner	\$260	Designer IV	\$165
Partner/Director	\$220	Designer III	\$140
Engineer IV	\$200	Designer II	\$120
Engineer III	\$160	Designer I	\$105
Engineer II	\$140	Marketing	\$130
Engineer I	\$120	Administrative	\$120
		Drafter	\$ 90

PROPOSED ADDITIONAL FEE

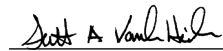
Additional Services \$ 11,000

ACCEPTANCE:

This proposal is valid for 60 days. If acceptable to you, please sign and return one copy of this document to our office. We will proceed with our work upon receipt of your signed proposal and architectural backgrounds. Thank you for the opportunity to provide this proposal.

Accepted for Emanuelson-Podas:

Accepted for HCM:



03/22/2024

Scott Vander Heiden, PE, Managing Partner

Date

Date