



Legislation Text

File #: 21-0438R, **Version:** 1

RESOLUTION AUTHORIZING AN AMENDMENT TO AGREEMENT L30338 WITH GARDNER BUILDERS DULUTH FOR CONSTRUCTION MANAGER AT RISK SERVICES, INCLUDING COST OF CONSTRUCTION, FOR HARTLEY NATURE CENTER BUILDING EXPANSION AND HARTLEY PARK IMPROVEMENTS FOR AN INCREASE OF \$2,510,310 AND A NEW TOTAL AMOUNT NOT TO EXCEED \$2,540,310.

CITY PROPOSAL:

RESOLVED, that the proper city officials are hereby authorized to execute an amendment, substantially in the form attached as Exhibit A, with Gardner Builders Duluth for construction manager at risk (CMAR) services, including cost of construction, for the Hartley Nature Center building expansion and Hartley Park improvements, for an increase of \$2,510,310, and a new total not to exceed \$2,540,310, payable from 205-130-1220-5530; CM205-HARTLE-LGCY18 (Parks Fund, Community Resources, Parks Capital, Improvements Other than Buildings; Project Cap Mtce Fund 205, Hartley Park , Hartley Legacy Grant-2018 app).

STATEMENT OF PURPOSE: This resolution authorizes an amendment to the agreement with Gardner Builders Duluth (Gardner) for construction manager at risk services, including cost of construction, for the Hartley Nature Center building expansion and Hartley Park improvements for an increase of \$2,510,310 and a new total not to exceed \$2,540,310.

In December of 2019, Purchasing issued a request for proposals for construction manager at risk services for Hartley Nature Center building expansion and Hartley Park improvements and received three proposals. The proposals were reviewed and scored by an evaluation team as indicated below, and Gardner was awarded an agreement in the amount of \$30,000 for professional services through pre-construction.

Gardner worked closely with architect and City staff to value engineer the project and has submitted their guaranteed maximum price proposal in the amount of \$2,510,310. The proposal is based on bids and quotes received by the City and by Gardner and includes Gardner's fee for professional construction management services during construction, general conditions, and all other construction costs for complete construction of the project, excluding the professional architectural and engineering design services under separate contract.

Per the terms of the development agreement between Hartley Nature Center and the City of Duluth subject to City Council authorization under Resolution No. 21-0440-R, the Gardner Builders contract will be paid with a \$1,253,100 contribution from the State of Minnesota Legacy Parks and Trails Grant Program, \$1,044,789 in community contributions to Hartley Nature Center, and \$242,421 from the City of Duluth Park Fund.

Scoring of Original Construction Manager At-Risk Proposal:

Gardner Builders Duluth	39.63
Kraus Anderson	39.38
Lakehead Constructors	33.67