

1. Agenda And Packet

Documents:

[MAY 2, 2022 WORK SESSION AGENDA.PDF](#)

[MAY 2, 2022 WORK SESSION PACKET.PDF](#)

City of Excelsior  
Notice of Work Session  
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its work session on Monday, May 2, 2022 at 5:30 P.M. at the Excelsior City Council Chambers, 339 Third Street, Excelsior, MN 55331.

Members of the public may attend the work session either in person, at City Hall or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/83206220390>

Meeting ID: 832 0622 0390

Dial by your location

+1 312 626 6799 US

+1 301 715 8592 US (Germantown)

Meeting ID: 832 0622 0390

City of Excelsior  
City Council Work Session

Agenda

Monday, May 2, 2022

5:30 P.M.

1. Call to Order/Roll Call
2. Agenda Approval
3. Concession Building/Plaza Project
4. Adjournment

Note: The purpose of a Work Session is for the Council to discuss matters informally and in greater detail than is allowed at formal Council meetings. All meetings of the Council including Work Sessions will be open to the public. While the privilege of participating in these discussions is generally limited to the Council, staff, and consultants, the Mayor may open a discussion from the floor.

City of Excelsior  
Notice of Work Session  
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its work session on Monday, May 2, 2022 at 5:30 P.M. at the Excelsior City Council Chambers, 339 Third Street, Excelsior, MN 55331.

Members of the public may attend the work session either in person, at City Hall or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/83206220390>

Meeting ID: 832 0622 0390

Dial by your location

+1 312 626 6799 US

+1 301 715 8592 US (Germantown)

Meeting ID: 832 0622 0390

City of Excelsior  
City Council Work Session

Agenda

Monday, May 2, 2022

5:30 P.M.

1. Call to Order/Roll Call
2. Agenda Approval
3. Concession Building/Plaza Project
4. Adjournment

Note: The purpose of a Work Session is for the Council to discuss matters informally and in greater detail than is allowed at formal Council meetings. All meetings of the Council including Work Sessions will be open to the public. While the privilege of participating in these discussions is generally limited to the Council, staff, and consultants, the Mayor may open a discussion from the floor.

# MEMORANDUM

Work Session Item 3

**Re:** Concession Building/Plaza Project

**Date:** May 2, 2022

**To:** City Council

**From:** Kristi Luger, City Manager

At the last Council meeting, the Council was informed that the bids for the concession building/plaza project had come in over budget by \$400,000 - \$500,000. Gardner Builders, the construction manager on this project, had requested additional time to develop some strategies for reducing the costs without substantial impacts on the design.

After further analysis, Gardner and staff have developed a list of items that could be modified or eliminated from the project to keep it within the budget. Some Councilmembers have asked whether savings could be achieved by replacing the green roof with a traditional roof or changing the gender-neutral restrooms with male and female restrooms. The architect has indicated that neither option achieves cost savings for the following reasons:

- Replacing Green Roof with a Traditional Roof – Additional infrastructure will need to be installed to handle the stormwater and the more expensive roof material will need to be used.
- Changing the Gender-Neutral Restrooms with Male and Female Restrooms - The building will need to be expanded to accommodate separate male and female bathrooms; any cost savings obtained with the new configuration will be lost in the redesign efforts.

One item to note is that the replacement of the stairs adjacent to the ballfield were not included in the bidding due to the pending historical evaluation. If the stairs are replaced as part of this project, a change order will take place and will be added to the overall project costs.

Included in the packet are the following items:

- Value Analysis from Gardner
- Project Budget History that compares the cost differences between the December 2021 budget and the bids that were received
- Table that describes the impacts of proceeding with each item

The purpose of the work session is to give the Council time to thoroughly review the options to reduce the project cost and ask questions of Gardner.



**Project: Excelsior Commons Bandshell**  
**Location: Excelsior , MN**  
**USF: 7000**  
**Thursday, April 28, 2022**

Value Analysis Items	Subcontractor / Bidder	Accepted	Rejected	Pending
Remove 8" roof drains	JA Dalsin / Gilbert Mechanical		(\$23,000)	
Eliminate TPO protection sheet at green roof	JA Dalsin		(\$12,000)	
Change roof to EPDM	JA Dalsin	(\$106,100)		
Change site concrete to standard concrete	Axel Ohman	(\$20,000)		
Provide Aluminum service entrance conductors for utility transformer to 800-amp MDP:	Preferred Electric	(\$12,000)		
Provide alternate light fixture package (Type A, B and F to remain as specified to match Bandshell)	Preferred Electric	(\$10,000)		
Reduce main service size to 600-amps w/ Copper service entrance conductors (subject to approval):	Preferred Electric	(\$10,000)		
Reduce main service size to 600-amps w/ Aluminum service entrance conductors (subject to approval):	Preferred Electric	(\$18,000)		
Helical Pier depth and quantity reduction	Atlas		(\$10,000)	
Eliminate storm water system	US Siteworks		(\$125,000)	
Eliminate 4" open lawn drain tile	US Siteworks	(\$90,000)		
Eliminate open lawn sod	Peterson Companies	(\$40,000)		
Eliminate open lawn irrigation	Peterson Companies	(\$18,000)		
Exclude electric unit heaters (8)	Gilbert Mechanical		(\$6,300)	
Removal of retaining wall system	National Steel / Red Cedar Erectors		(\$18,000)	
Eliminate Site furnishings	Owner budget item - not bid	(\$25,000)		
Eliminate netlawn adjacent to driveway	US Siteworks		(\$6,000)	
Eliminate food service equipment - fridge, etc.	Owner budget item - not bid	(\$6,000)		
<b>VA TOTAL</b>		<b>(\$355,100)</b>		<b>\$0</b>

**Excelsior Commons**

**Concession/Plaza Project Budget History**

updated 04/28/2022

<b>HARD COSTS</b>					
<b>DIV</b>	<b>ITEM</b>	<b>PROJECT BUDGET @ SD STAGE</b> Aug. 2021	<b>REVISED ESTIMATE @ DD STAGE</b> Dec. 2021	<b>BID STAGE</b> Apr-22	<b>DD to BID DELTA</b>
<b>01</b>	<b>General Requirements</b>				
	Supervision	\$105,600			
	General Conditions	\$103,430			
	Testing and Inspecting (By Owner)				
	<b>SUBTOTAL</b>	<b>\$209,030</b>	<b>\$209,030</b>	<b>\$209,030</b>	<b>\$ -</b>
<b>02</b>	<b>Existing Conditions</b>				
	Site Preparation	\$7,360			
	Surveys	\$11,500			
	Structrual Demolition	\$42,289			
	Removal of Contaminated Soils	\$0			
	Site Fencing	\$10,500			
	Asbestos Remediation	\$0			
	<b>SUBTOTAL</b>	<b>\$71,649</b>	<b>\$66,216</b>	<b>\$65,602</b>	<b>\$ (614)</b>
<b>03</b>	<b>Concrete</b>				
	Cast-in-Place Concrete	\$69,120			
	Site Concrete and Walkways	\$106,500			
	<b>SUBTOTAL</b>	<b>\$175,620</b>	<b>\$168,207</b>	<b>\$259,973</b>	<b>\$ 91,766</b>
<b>04</b>	<b>Masonry</b>				
	Unit Masonry	\$160,080			
	Stone Assemblies	\$0			
	<b>SUBTOTAL</b>	<b>\$160,080</b>	<b>\$234,531</b>	<b>\$227,645</b>	<b>\$ (6,886)</b>
<b>05</b>	<b>Metals</b>				
	Metal Install	\$53,700			
	Metal Fabrications	\$171,720			
	Decorative Metal	\$0			
	<b>SUBTOTAL</b>	<b>\$225,420</b>	<b>\$364,878</b>	<b>\$444,520</b>	<b>\$ 79,642</b>
<b>06</b>	<b>Wood, Plastics, and Composites</b>				
	Architectural Woodwork - Materials	\$144,955			
	Architectural Woodwork - Install	\$122,430			
	<b>SUBTOTAL</b>	<b>\$267,385</b>	<b>\$291,947</b>	<b>\$390,630</b>	<b>\$ 98,683</b>
<b>07</b>	<b>Thermal and Moisture Protection</b>				
	Membrane Roofing	\$142,500			
	Green Roof Assembly	\$130,000			
	<b>SUBTOTAL</b>	<b>\$272,500</b>	<b>\$225,000</b>	<b>\$294,670</b>	<b>\$ 69,670</b>
<b>08</b>	<b>Openings</b>				
	Doors, Frames, Hardware	\$28,500			
	<b>SUBTOTAL</b>	<b>\$28,500</b>	<b>\$68,750</b>	<b>\$143,950</b>	<b>\$ 75,200</b>
<b>09</b>	<b>Finishes</b>				
	Painting and Coating	\$2,240			
	Drywall	\$6,720			
	Ceramic Tile	\$8,400			
	Concrete countertops	\$14,000			
	<b>SUBTOTAL</b>	<b>\$31,360</b>	<b>\$14,900</b>	<b>\$5,600</b>	<b>\$ (9,300)</b>
<b>10</b>	<b>Specialties</b>				
	Wall protection, grab bars and mirrors	\$8,700			
	<b>SUBTOTAL</b>	<b>\$8,700</b>	<b>\$5,328</b>	<b>\$6,363</b>	<b>\$ 1,035</b>
<b>11</b>	<b>Equipment</b>				
	Foodservice Equipment	\$6,000			
	<b>SUBTOTAL</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$6,000</b>	<b>\$ -</b>
<b>12</b>	<b>Furnishings</b>				
	Window Blinds	\$0			
	Furniture	\$0			
	Other Furnishings	\$0			
	Site Furnishings	\$53,000			
	<b>SUBTOTAL</b>	<b>\$53,000</b>	<b>\$80,000</b>	<b>\$30,000</b>	<b>\$ (50,000)</b>
<b>21, 22, 23</b>	<b>Mechanical</b>				
	Fire Suppression Excluded				



**Excelsior Commons**

**Concession/Plaza Project Budget History**

updated 04/28/2022

<b>HARD COSTS</b>					
DIV	ITEM	PROJECT	REVISED	BID STAGE	DD to BID DELTA
		BUDGET @ SD STAGE	ESTIMATE @ DD STAGE		
		Aug. 2021	Dec. 2021	Apr-22	
	Plumbing	\$58,500			
	HVAC	\$48,400			
	SUBTOTAL	\$106,900	\$80,955	\$123,750	\$ 42,795
<b>26, 27, 28</b>	<b>Electrical</b>				
	Electrical	\$103,250			
	Electrical Service Relo. & Panel Upgrades	\$85,000			
	Food Truck Stations (2)	\$10,000			
	Communications	\$0			
	Audio-Video Communications	\$0			
	Electronic Safety and Security	\$15,000			
	Fire Detection and Alarm	\$0			
	SUBTOTAL	\$213,250	\$198,250	\$298,500	\$ 100,250
<b>31, 32, 33</b>	<b>Sitework, Landscaping and Utilities</b>				
	Erosion Control	\$15,114			
	Excavation	\$50,568			
	Earthwork & Water/Sewer/Storm Utilities	\$219,864			
	Special Foundations (building pilings)	\$42,000			
	Irrigation	\$22,500			
	Landscaping	\$141,200			
	SUBTOTAL	\$491,246	\$478,764	\$746,041	\$ 267,277
<b>Final Clean</b>					
	SUBTOTAL	\$1,170	\$1,170	\$1,560	\$ 390
<b>HARD COST (CONSTRUCTION) TOTAL</b>		<b>\$2,321,810</b>	<b>\$2,493,926</b>	<b>\$3,253,834</b>	<b>\$ 759,908</b>
<b>SOFT COSTS</b>					
	<b>Fees, Insurance and Permits</b>				
	General Liability Insurance	\$15,092	\$16,211	\$21,150	
	Bond	\$20,432	\$21,947	\$28,634	
	Building Permit - Waived	\$0	\$0	\$0	
	General Contractor Fee	\$81,263	\$87,287	\$113,884	
	SUBTOTAL	\$116,787	\$125,445	\$163,668	\$ 38,223
	<b>Contingencies</b>				
	Design Contingency	\$116,091	\$52,970	\$0	
	Construction Contingency	\$162,527	\$101,673	\$90,786	
	SUBTOTAL	\$278,617	\$154,642	\$90,786	\$ (63,856)
	<b>Escalation (inflation)</b>				
	Escallation	\$104,481	\$79,757	\$0	
	SUBTOTAL	\$104,481	\$79,757	\$0	\$ (79,757)
	<b>Design/Administration</b>				
	Design/Admin	\$394,708	\$394,708	\$394,708	
	SUBTOTAL	\$394,708	\$394,708	\$394,708	\$ -
<b>SOFT COST TOTAL</b>		<b>\$894,593</b>	<b>\$754,552</b>	<b>\$649,162</b>	<b>\$ (105,391)</b>
<b>PROJECT BUDGET</b>		<b>\$3,216,403</b>	<b>\$3,248,478</b>	<b>\$3,902,996</b>	<b>\$654,517</b>
Targeted VA Savings				\$ (355,100)	
<b>REVISED PROJECT BUDGET</b>				<b>\$3,547,896</b>	

**Potential Cost Savings Options (based on Gardner’s Value Analysis)**

Item	Impacts of Proceeding with the Option	Potential Cost Savings Through Rebid	Potential Cost Savings Through Change Order
1. Change the Roof Material	None, the change in materials does not affect the design or function of the roof	\$106,100	
2. Change to Standard Concrete	Some of the concrete that was proposed to have a more decorative look will be standard concrete instead		\$20,000
3. Modify the Electrical	None, the electrical modifications do not affect the design or function of the building		\$50,000
4. Postpone Stormwater Improvements	The great lawn will continue to experience standing water in certain areas	\$58,000	\$90,000
5. Defer Site Furnishings	The green room will be furnished with existing furniture (plastic chairs) instead of with furniture that is more comfortable and tailored to the space		\$25,000
6. Postpone Installing Food Service Equipment	Equipment will need to be brought in to chill or heat food and beverages (coolers, crockpots, etc.)		\$6,000
	<b>Potential Cost Savings</b>	<b>\$164,100</b>	<b>\$191,000</b>
	<b>Total Potential Cost Savings</b>	<b>\$355,100</b>	