


REQUEST FOR COUNCIL ACTION

Date: 09/16/13
Item No.: 13.B

Department Approval



City Manager Approval



Item Description: Approve Lexington Park Building Final Design and Authorize Seeking Proposals

1 BACKGROUND

2 With the majority of the Parks and Recreation Renewal Program (Renewal Program) preliminary
3 planning and formal neighborhood/community process now complete, the next step is to prepare final
4 design, plans and specifications and to seek proposals for construction.

5
6 On May 13, 2013 you approved a preliminary plan for Lexington Park which moved it to the next phase
7 of final design, plans and specifications in preparation for construction.

8
9 On July 22, 2013 you authorized an agreement with LHB, Inc. to formulate optimal project packaging and
10 complete the final design, plans and specifications for the entire Renewal Program. After working through
11 the final agreement detail documents with the City Attorney and LHB, a notice to proceed was provided
12 on August 1, 2013.

13
14 LHB's proposal incorporates a value added item for a 5 week early delivery of final design, plans and
15 specifications for 1 project in the Renewal Program. The selected project is the Lexington Park Building.

16
17 The remainder of the renewal projects would be design ready for contractor proposals in 18 weeks. The
18 Best Value selection process will determine final schedules and timing of all projects. So far, this is on
19 schedule to have many of the projects occurring in 2014.

20
21 The Parks and Recreation Commission reviewed the Lexington Park Building schematic design and
22 image options at their September 7 meeting and provided advice to the architects.

23
24 Included in your packet is a proposed schematic floor plan and building images for the Lexington Park
25 Building for your review and consideration to seek proposals.

26
27 All projects will continue to be delivered through the Best Value process. Attached is an announcement
28 for an overview presentation for the Lexington Park Building and the overall Renewal Program.

29
30 To continue with the outlined community engagement strategy; prior to construction, a construction
31 inform notice will be sent to citizens who participated in the park specific planning process and a letter
32 will be sent to the nearby park neighborhoods letting them know of the project.

33
34 It is anticipated that results of the Request for Proposals (RFP) and a recommendation for a contractor
35 will be brought to you in late October or first part of November to consider construction.

36 A representative of the architectural design team and staff will be at your meeting to review the proposed
37 Lexington Park Building final design.

38
39 **POLICY OBJECTIVE**

40 It is the policy of the City to provide a community process and a thoughtful approach when making
41 improvements to City facilities.

42
43 **BUDGET IMPLICATIONS**

44 There are no additional costs associated directly with approving the final design. A budget of \$500,000
45 has been set for the Lexington Park Building construction.

46
47 **STAFF RECOMMENDATION**

48 Based on the completion of the outlined process and public engagement strategy to deliver the Parks and
49 Recreation Renewal Program, staff recommends approving the final design as presented and seek
50 proposals for construction.

51
52 **REQUESTED COUNCIL ACTION**

53 Motion to approve the final design and images for the Lexington Park Building as presented and authorize
54 staff to seek proposals for construction through the Best Value Procurement Method.

55
Prepared by: Lonnie Brokke, Director of Parks and Recreation

Attachments: Design Process Memorandum
Lexington Park Building Floor Plan Design
Lexington Park Building Design Images
Best Value Project Overview Announcement



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

MEMORANDUM

To:	Roseville PRC and Design Team	From:	Tim McIlwain
		Date:	9/4/2013
		Comm. No:	1353
Subject:	Roseville Parks Park Renewal Program	Copies To:	File

The following is an agenda for the update on the Parks Renewal Program to the PRC at the 9.7.2013 PRC monthly meeting.

Facility Design Process

1. **Program verification and conceptual cost estimates for Community Buildings**
 - a. Small (30), Medium size (50) & Large (100) in Gathering Space
 - b. Costing (on SF basis) for buildings
 - c. Program impact
2. **Understanding of Master Plans**
 - a. Key design moves
 - b. Community Buildings to be unique to each Park
 - c. Layout to best highlight and feature Park amenities
3. **Develop & Planning Strategy - Concept Building Diagrams & Plans**
 - a. Key relationships based on access, security and efficiencies
 - b. Multiple Plan Options possible
 - c. Develop "templates" to overlay each Park site
4. **Implementation of Planning Strategy for individual Parks**
 - a. Lexington
 - b. Autumn Grove
 - c. Villa
 - d. Sandcastle
 - e. Oasis
5. **Image / Style of Buildings and Roseville Parks**

Defining Elements

 - Plan configuration
 - Building forms and massing
 - Proportion and scale
 - Façade development
 - Materials
 - Details



ROSEVILLE PARKS & RECREATION
 2660 CIVIC CENTER DRIVE
 ROSEVILLE, MINNESOTA 55113



250 3rd Ave. N, Ste 450 | Minneapolis, MN 55401 | 612.338.2029



PRELIMINARY
 NOT FOR CONSTRUCTION
 09/12/2013

NO	DATE	REVISION
1	09/12/2013	FINAL DESIGN
NO	DATE	ISSUED FOR

NO	DATE	REVISION

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PROJECT NAME:
**ROSEVILLE PARK
 AND RECREATION
 RENEWAL PROGRAM**

LEXINGTON PARK

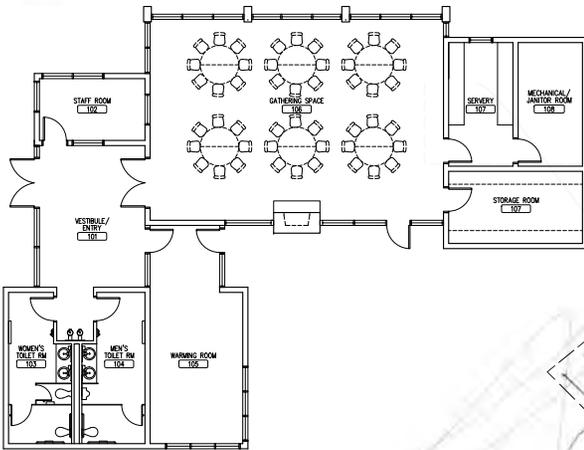
DESIGNED FOR:

FINAL DESIGN

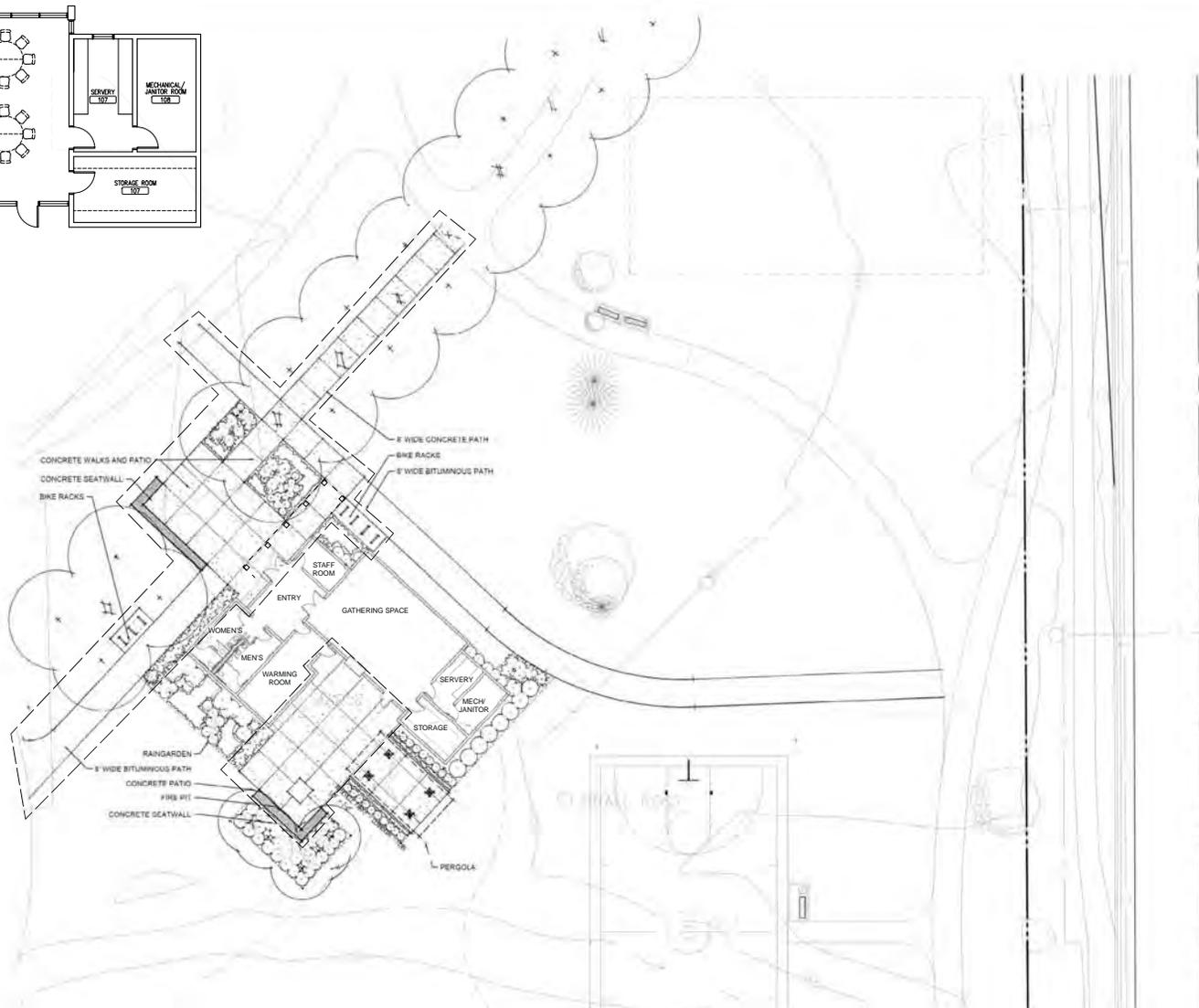
**SITE PLAN AND
 FLOOR PLAN**

FILE: \\0220803\Drawings\LEX\Lexington Park\201309_14_13\01 SITE.dwg
 DRAWN BY: LAW
 CHECKED BY: MAB
 REVISION: 10025
 DRAWING NO.

L1.0



2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



--- = INITIAL CONSTRUCTION INCLUDES CONCRETE WALKS AND PLAZA AREAS AS WITHIN THE DASHED LINE SHOWN IN THE DRAWING. PLANTINGS ARE NOT A PART OF THE INITIAL CONSTRUCTION AND ARE SHOWN IN THIS DRAWING FOR REFERENCE ONLY.

1 SITE PLAN
 Scale: 1/16" = 1'-0"





Best Value Overview Presentations

Thursday, September 19, 2013, 2:00pm – 4:00pm (Session #1)

Thursday, November 14, 2013, 9:30am – 11:30am (Session #2)

City Hall Council Chambers (2660 Civic Center Rd., Roseville, MN, 55113)

Summary

The City of Roseville has partnered with Arizona State University to deliver the \$19M Parks and Recreation Renewal Program. The City has used best value (BV) for design and architectural services, and is now preparing to begin the construction phase of the renewal program. Contractors, specialty trades, and other groups are encouraged to attend both best value educational presentations. The presentations will cover:

- Best value process overview; minimizing and managing risk; Questions & Answer session
- Recommendations for preparing a BV proposal
- **Mandatory** pre-proposal meeting for the Lexington Park structure project (September 19 meeting)
- **Mandatory** pre-proposal meeting for the remaining projects (November 14 meeting)

Scope and Timeline

The total construction budget of the renewal program is \$13.475M. While the City expects to award several contracts, it is open to contractor proposals for alternate packaging of work described below. Generally, the City is looking for two delivery timeframes, with the Lexington Park structure and a few smaller specialty projects starting fall of 2013, and the rest of the projects listed below to follow. Project scope is anticipated to include:

- Lexington Park Structure - \$500,000 (early delivery, construction to start Fall 2013)
- Stand alone irrigation - \$220,000
- Stand alone courts – \$600,000
- Stand alone rinks – \$600,000
- Structures and general site work (could include several specialty areas) – \$5,755,000
- Stand alone athletic fields – \$1,300,000
- Specialty projects - \$1,000,000
- Natural Resource projects - \$1,500,000
- Pathways and trails - \$2,000,000

While the attached project summary and timeline represents the City's best estimate on scope, budget, and timeline, proposers should refer to the official RFPs once they are released for final project details.

Questions?

Contact Jeff Evenson at jeff.evenson@ci.roseville.mn.us or 651-792-7107. RFPs will be posted at <http://www.cityofroseville.com/index.aspx?NID=890>. Learn more about the renewal program at <http://www.ci.roseville.mn.us/index.aspx?NID=2243>. See ASU's website (www.pbsrg.com) for information on best value.