



# Moore Lake Park Receive Bids / Award Contracts

---

Public Works Department  
April 24, 2023



# Bidding Method

- 7 packages for site work, 17 packages for building, quotes and bids
- Kraus-Anderson administered bidding
- Bids March 15, one rebid on April 13 (no response on first bid)
- Alternate bid items included pickleball courts and north parking lot expansion

## MOORE LAKE SITE IMPROVEMENTS PROJECT: BID PACKAGE 1#

Fridley, Minnesota

City Improvement Project No..... 22-700  
WSB & Associates, Inc. Project No. .... 020685-000  
Issue Date..... FEBRUARY 16, 2023



1 PROJECT LOCATION MAP  
L.T.D. SCALE: NOT TO SCALE

THIS PLAN SET HAS BEEN PREPARED FOR:  
CITY OF FRIDLEY  
7071 University Ave NE,  
Fridley, MN 55432



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'B'. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CHANCE 35-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

# Cost of Bids Received

- Bids for Bid Package 1 (sitework) totaled \$1,706,539, which is 17% below the final construction manager's estimate of \$2,065,641
- Bid and Quote Package 2 (building) totaled \$3,739,011, which is 38% above the final estimate of \$2,700,057.
- The above are for base bid items.



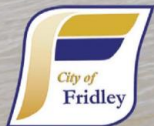


# Cost of Bids Received

- Building satisfies requirements of quality and performance



- Cost analysis shows generally reasonable bids received
- Doubtful that an advantage would be gained through change of schedule and rebid



**Moore Lake Park Facility**  
*Lakeside Elevation*



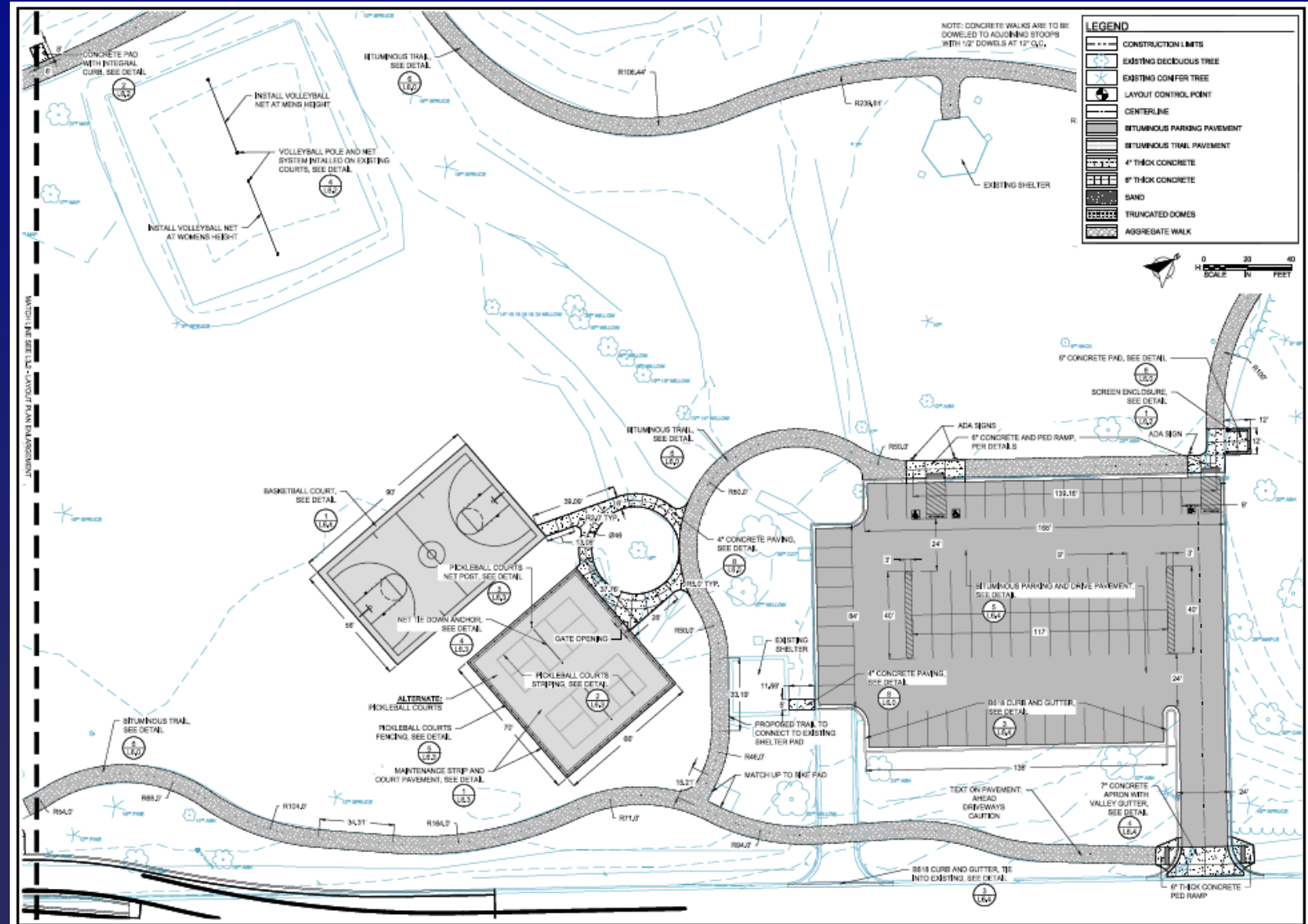
# Cost of Bids Received

- Staff has outlined options to offset costs within the Parks System Implementation Plan budget
- Public Works, Parks and Recreation, and Finance support this approach



# Additional Work

- No alternate bid award recommended
- There is work beyond these packages that will be needed
- IT/Security package will be developed independently
- Park furnishings
- Playground





# Recommendation

- Staff recommends approval of Resolution No. 2023-43 found on pages 146 to 178 of the agenda, receiving bids and awarding the base bids for the Moore Lake Park Building and Improvements Project.



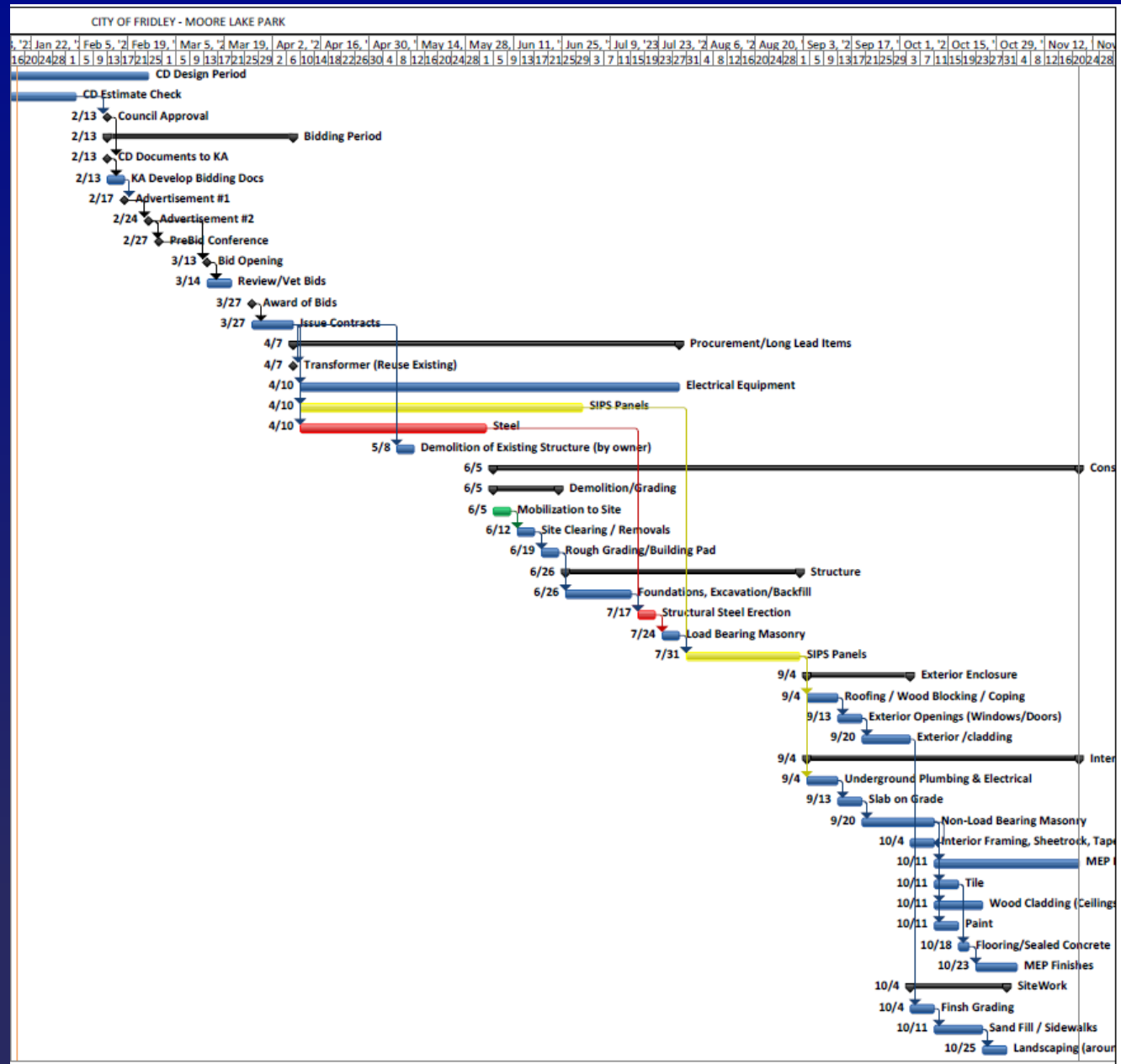
# Questions or Comments?

Moore Lake Project Updates



# Schedule

- Awarding is a few weeks late
- Begin procurement beginning of May
- Sitework start in June
- Schedule changed to a single phase – would close park entirely for 2023



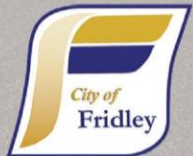




**Moore Lake Park Facility**  
*Parking Lot Elevation*







**Moore Lake Park Facility**  
*Entry Perspective*

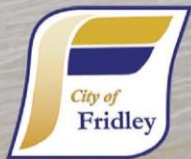


# Exterior Refinements

- Additional windows on southwest corner
- Additional windows on east side to match window detail on lake side
- “Fin” detailing added to east and west sides to create visual interest
- Bird-friendly glass specified







## Moore Lake Park Facility

*Lakeside Elevation*



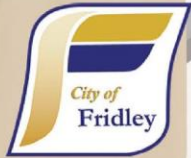




## Moore Lake Park Facility

*Lakeside Perspective*





# Moore Lake Park Facility

*Indoor Gathering - Entry*







**Moore Lake Park Facility**  
*Indoor Gathering*





# Interior Refinements

- Audio-visual equipment
- Video conferencing equipment
- Electrical distribution to allow for elections setup
- Integrated sound attenuation
- Polished concrete flooring
- Mechanical shades or smart glass options





**Moore Lake Park Facility**  
*Indoor Gathering*







## Moore Lake Park Facility

*Indoor Gathering*





CITY OF FRIDLEY - MOORE LAKE PARK

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		CD Design Period	60 days	Mon 12/5/22	Fri 2/24/23	
2	HT	CD Estimate Check	15 days	Mon 1/16/23	Fri 2/3/23	
3	HT	Council Approval	0 days	Mon 2/13/23	Mon 2/13/23	2
4		<b>Bidding Period</b>	<b>40 days</b>	<b>Mon 2/13/23</b>	<b>Fri 4/7/23</b>	
5		CD Documents to KA	0 days	Mon 2/13/23	Mon 2/13/23	3
6		KA Develop Bidding Docs	5 days	Mon 2/13/23	Fri 2/17/23	5
7		Advertisement #1	0 days	Fri 2/17/23	Fri 2/17/23	6
8		Advertisement #2	0 days	Fri 2/24/23	Fri 2/24/23	7FS+5 days
9		PreBid Conference	0 days	Mon 2/27/23	Mon 2/27/23	8FS+1 day
10		Bid Opening	0 days	Mon 3/13/23	Mon 3/13/23	9,8FS+11 days
11		Review/Vet Bids	5 days	Tue 3/14/23	Mon 3/20/23	10
12	HT	Award of Bids	0 days	Mon 3/27/23	Mon 3/27/23	
13		Issue Contracts	10 days	Mon 3/27/23	Fri 4/7/23	12
14		<b>Procurement/Long Lead Items</b>	<b>80 days</b>	<b>Fri 4/7/23</b>	<b>Fri 7/28/23</b>	
15		Transformer (Reuse Existing)	0 days	Fri 4/7/23	Fri 4/7/23	13
16		Electrical Equipment	80 days	Mon 4/10/23	Fri 7/28/23	13
17		SIPS Panels	60 days	Mon 4/10/23	Fri 6/30/23	13
18		Steel	40 days	Mon 4/10/23	Fri 6/2/23	13
19		Demolition of Existing Structure (by owner)	5 days	Mon 5/8/23	Fri 5/12/23	13FS+20 days
20		<b>Construction</b>	<b>122 days</b>	<b>Mon 6/5/23</b>	<b>Tue 11/21/23</b>	
21		<b>Demolition/Grading</b>	<b>15 days</b>	<b>Mon 6/5/23</b>	<b>Fri 6/23/23</b>	
22	HT	Mobilization to Site	5 days	Mon 6/5/23	Fri 6/9/23	
23		Site Clearing / Removals	5 days	Mon 6/12/23	Fri 6/16/23	22
24		Rough Grading/Building Pad	5 days	Mon 6/19/23	Fri 6/23/23	23
25		<b>Structure</b>	<b>50 days</b>	<b>Mon 6/26/23</b>	<b>Fri 9/1/23</b>	
26		Foundations, Excavation/Backfill	15 days	Mon 6/26/23	Fri 7/14/23	24
27		Structural Steel Erection	5 days	Mon 7/17/23	Fri 7/21/23	26,18
28		Load Bearing Masonry	5 days	Mon 7/24/23	Fri 7/28/23	27
29		SIPS Panels	25 days	Mon 7/31/23	Fri 9/1/23	28,17
30		<b>Exterior Enclosure</b>	<b>22 days</b>	<b>Mon 9/4/23</b>	<b>Tue 10/3/23</b>	
31		Roofing / Wood Blocking / Coping	7 days	Mon 9/4/23	Tue 9/12/23	29
32		Exterior Openings (Windows/Doors)	5 days	Wed 9/13/23	Tue 9/19/23	31
33		Exterior /cladding	10 days	Wed 9/20/23	Tue 10/3/23	32
34		<b>Interior Construction</b>	<b>57 days</b>	<b>Mon 9/4/23</b>	<b>Tue 11/21/23</b>	
35		Underground Plumbing & Electrical	7 days	Mon 9/4/23	Tue 9/12/23	29
36		Slab on Grade	5 days	Wed 9/13/23	Tue 9/19/23	35
37		Non-Load Bearing Masonry	15 days	Wed 9/20/23	Tue 10/10/23	36
38		Interior Framing, Sheetrock, Tape	5 days	Wed 10/4/23	Tue 10/10/23	37FF
39		MEP Rough In	30 days	Wed 10/11/23	Tue 11/21/23	37
40		Tile	5 days	Wed 10/11/23	Tue 10/17/23	37
41		Wood Cladding (Ceilings and Walls)	10 days	Wed 10/11/23	Tue 10/24/23	37
42		Paint	5 days	Wed 10/11/23	Tue 10/17/23	37
43		Flooring/Sealed Concrete	3 days	Wed 10/18/23	Fri 10/20/23	40
44		MEP Finishes	10 days	Mon 10/23/23	Fri 11/3/23	43
45		<b>SiteWork</b>	<b>20 days</b>	<b>Wed 10/4/23</b>	<b>Tue 10/31/23</b>	
46		Finsh Grading	5 days	Wed 10/4/23	Tue 10/10/23	33
47		Sand Fill / Sidewalks	10 days	Wed 10/11/23	Tue 10/24/23	46
48		Landscaping (around building)	5 days	Wed 10/25/23	Tue 10/31/23	47

