



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Chris Jenkins, Parks & Recreation Director
Date: July 18, 2022
Item: Lake Isabel Park Redevelopment Project

Council Action Requested: Approve Lake Isabel Redevelopment Project, accept bid from Minnesota Dirt Works, and approve budget amendments.

Background Information: Lake Isabel Park was approved for a master planning process completed in 2020. After that planning process, ISG, Inc was hired for the design and engineering process. Once the D&E was completed, the project was put out for competitive bidding early in 2022. The bids returned were significantly higher than anticipated, and staff recommended to wait a few months and then re-bid with some minor alterations to the specifications and scope. The second round of bids were opened June 30, 2022, and bids are still high.

This project is also partially funded by a Department of Natural Resources Grant totaling \$240,000, and a \$25,000 commitment from the East Side Homeowner's Association. Through this process, and with the proposed modifications in scope and specifications, staff have been coordinating with the DNR to ensure the project remains grant eligible.

Of note, the East Side Homeowners Association also submitted some recommended modifications to the redevelopment plan to staff. Those modifications are sensible, and could reduce the overall cost of the project. Most of the modification is the elimination of the walkway and seating areas on the southern end of the park. Since bids have been submitted, that modification will require the contract to be signed with Minnesota Dirt Works, a change order issued, and pricing adjusted.

In order to complete this project on schedule, the City must provide final approval for the project, accept the bid submitted by Minnesota Dirt Works as the low, responsible, responsive bidder, and approve budget amendments to allocate the necessary funds to complete this project. This project is scheduled for completion June 30, 2023, which also coincides with the DNR Grant funding deadline for expenses.

At the April 19, 2021 regular City Council meeting, Council approved \$125,000 in general fund, and \$100,000 in Ward 1 Park Dedication funding for this project. Those funds were not carried over to the 2022 approved budget, however are still necessary to fund this project. Approval of this “carry forward” budget amendment now is necessary. An additional “new” budget amendment is also necessary to cover the higher project costs, as outlined below.

City staff and our consultants have been working diligently to make sure this City Council priority park redevelopment project gets completed in a timely and fiscally responsible manner. This project has had its challenges and setbacks, however staff believe this is still a viable and important project to complete for the community of Hastings.

Staff recommend approval of the plan, accepting the contractor bid, and approval of the necessary budget amendments to complete this project.

Financial Impact:

Contractor Bid: \$465,315.90
 10% Contingency: \$46,531.59
 Subtotal: \$511,847.49

By Owner Items: \$133,966.01
 10% Contingency for Shelter and Installation only: \$4,400.00
 Subtotal: \$650,213.50

Consultant Costs: \$12,300
 Subtotal: \$662,513.50

2021 Budgeted Funds: \$225,000
 DNR Grant funds: \$240,000
 EHOA: \$25,000

Total Remaining Funds Needed: \$172,513.50

Current Park Dedication Funds Balance: roughly \$1,000,000.00

1. Budget Adjustment #1: \$125,000 of general fund and \$100,000 of Ward 1 Park Dedication, a repeat of the April 19, 2021 budget that did not carry forward.
2. Budget Adjustment #2: \$ \$172,513.50 from Park Dedication Funds.

It is also important to note that City Staff will still have some significant, but accomplishable work to do as part of preparing the site for the contractor. This work includes removal of the basketball court, removal of the playground, removal of existing fencing, removal of existing landscapes and signs.

Advisory Commission Discussion: The Park & Recreation Commission has supported this project since a request to complete the master plan was submitted as part of the 2020 budget process, and continue to support completing the project.

Council Committee Discussion:

Attachments:

- Current rendering
- Bid Tabulation Summary



LEGEND

- 1 Relocated Park Sign
- 2 5' Wide Bituminous Walkway (1,574 sq ft)
- 3 Picnic Shelter (20' x 30') with Concrete Pad (1,400 sq ft)
- 4 Playground with Wood Fiber Surfacing (4,800 sq ft)
- 5 Bituminous Half-Court Basketball (1,634 sq ft)
- 6 Portable Restrooms
- 7 Perimeter Fencing (368 ft)
- 8 Retaining Wall Modifications
- 9 ADA Parking
- 10 ADA Concrete Walkway (3,554 sq ft) and Handrail where Needed (91 ft)
- 11 Native Prairie Planting
- 12 Stormwater Feature & Native Seeding
- 13 Open Lawn
- 14 Seasonal Ice Skating Rink
- 15 Landscape Bed/Shrub Planting
- 16 Existing Warming House
- 17 Existing Memorial Picnic Table
- 18 Existing Boat Ramp
- 19 Existing Dock
- 20 Existing Flag Pole
- Proposed Trees (light green circle)
- Existing Trees (dark green circle)
- Proposed Security Lighting (orange circle)
- Existing Lighting/Siren (red circle)
- Project Boundary (red dashed line)
- Parcel Boundary (black dashed line)

MASTER PLAN

Scale: 1" = 30'-0" FEET



Architecture + Engineering + Environmental + Planning

LAKE ISABEL MASTER PLAN
 HASTINGS, MN • 07-13-2022
 ISG PROJECT NO. 20-23938

ISGinc.com

Lake Isabel Park Redevelopment Project
Project # 8222554
06/30/2022
Bid Tabulation Summary

Minnesota Dirt Works Inc		JL Theis, Inc.		Pember Companies, Inc.		Urban Companies		Max Steininger, Inc.	
Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	\$465,315.90		\$497,157.04		\$526,320.80		\$530,041.75		\$613,557.63