

Watertown Park Commission

July 19, 2023

Agenda Item: Highland Park Bathrooms and Press Boxes Project**Request for Action:** Recommendation for direction on Highland Park Bathrooms and Press Boxes Project**Employee/Dept.:** Jake Foster, City Administrator**Background:**

At the April 19, 2023, Park Commission Meeting, staff and commissioners discussed the trouble staff was having with obtaining quotes/scope documents from potential contractors for upgrading the Highland Park bathrooms and press boxes project. This project is part of the 2023 CIP. The City currently has \$75,000 budgeted in the CIP for the project.

At this meeting, the Parks Commission concluded that a scope of work document should be created to help guide the bidding process. That document was created by the City's engineering firm Bolton and Menk and it was distributed to several additional potential contractors. Staff received a response from Kevin Danielson Construction and Grindstone Construction Services. Both firms did a site visit to evaluate the project, but Kevin Danielson Construction ultimately did not submit a bid.

Staff also received one bid from Rice Companies Inc. prior to the creation of the scope of work document. Both the Grindstone Construction and Rice Companies bids are attached.

Rice Companies provided a bid amount of \$52,672.71. However, staff has deemed this to be a significantly incomplete bid as it does not include any costs for plumbing, HVAC, concrete floor or wall patching, plumbing fixtures, permitting, or rear wall modifications needed in the bathrooms.

Grindstone Construction submitted a bid totaling \$102,155, but also provided six bid alternates. The six bid alternates total an additional \$17,500. If all alternates would be included and accepted in the scope of work, the total bid price would be \$119,655. Staff would recommend including the stainless steel restroom partitions (instead of painted metal) and the grind and polish existing concrete floors alternates at a minimum.

Staff is looking for direction on what to recommend to Council in terms of moving forward with the project. Staff feels very confident in Grindstone Construction as a contractor. They were extremely responsive and thorough, and provided the bid within two weeks of the City first contacting them. Staff would not recommend moving forward with Rice Companies' bid, as it is very incomplete, and it took months before it was submitted. They were also much less responsive.

With that all being said, staff has identified a few alternatives for the recommendation to the City Council.

1. Recommend the approval of the Grindstone Construction bid, as is, with any alternates included.
2. Recommend moving forward with a portion of the Grindstone Construction bid (e.g. Bathrooms, and delay the press boxes)
3. Recommend not moving forward with the project, and re-budgeting and re-bidding in a future year (staff expects a minimum of an additional 5% cost increase for each additional year the project is delayed)

Attachments:**Highland Park Scope of Work Document**

Rice Companies Inc. Bid Grindstone Construction Services Bid

**Highland Park - Scope of Work for Press Box and Restrooms
City of Watertown, MN
6/13/2023**

Provide construction estimate for all materials, equipment, and labor necessary to complete renovation of publicly owned facilities located at the Highland Park Baseball Facility addressed at 420 High Street, MN 55388. For access to the facility contact Mike Dressel at C: 612-598-2890 with 24-hour notice.

Two (2) Press Boxes located upper level of grandstand area:

Demolition:

- Remove and dispose existing carpet
- Remove and dispose existing roll up doors
- Remove and dispose existing lighting

Electrical:

- Furnish and install two (2) LED flat panel 2 ft x 4 ft lights
- Furnish and install two new (2) outlets for fans
- Furnish and install two (2) wall mount fans

Interior Finishing:

- Furnish and install fiberglass reinforced wall panels (RFP) on all exposed walls 9' high
- Furnish and install 2 ft x 2 ft acoustic ceiling tile (ACT) grid and tiles
- Furnish and install 2 ft x 2 ft carpet tiles on all floors
- Furnish and install 9 ft x 4 ft aluminum coiling counter shutter w/guides and hood (includes awning crank)
- Furnish and install two (2) laminate countertops
- Furnish and install insulation for walls

Miscellaneous:

- Provide submittal for all materials to allow owner to confirm style and select color and finish.
- Clean work area and dispose of all debris
- Include coordination for building permit and required inspections

Men's and Women's Restrooms located on lower level of grandstand area:

Demolition:

- Remove and dispose existing CMU block partition walls
- Remove and dispose existing lighting
- Remove and disconnect hand dryers
- Grind floor to remove existing coatings and to profile adhesion

Electrical:

- Furnish and install four (4) 8 ft Lithonia LED strip lights
- Furnish and install hand dryers?

Interior Finishing:

- Furnish and install full flake floor system with Eco-HTS Topcoat and slip-resistance finish (380 sq ft)
- Furnish and install eight (8) metal bathroom partitions
- Paint all walls and ceilings

Plumbing:

- Furnish and install eight (8) toilets
- Furnish and install four (4) new wall-hung sinks.

Miscellaneous:

- Provide submittal for all materials to allow owner to confirm style and select color and finish.
- Clean work area and dispose of all trash
- Include coordination for building permit and required inspections



Rice Companies Inc. - Glencoe, MN

3301 11th St E
 Glencoe, MN 55336
 (320) 864-4500
 www.ricecompanies.com

Proposal

ADDRESS
 Jake Foster
 City Of Watertown mn

PROPOSAL GCM22194
 DATE 04/05/2023
 EXPIRATION DATE 05/05/2023

SCOPE OF WORK	AMOUNT
All materials, equipment, mobilization and labor necessary to complete the following:	19,017.00
(2) Press Boxes	
<ul style="list-style-type: none"> - Demo existing carpet - Demo existing roll up doors - Install FRP on all exposed walls 9' high - Install 2x2' ACT grid and tiles - Demo existing lighting - Install (2) LED flat panel 2x4' lights - Add (2) outlets for fans - Supply and install (2) wall mount fans - Install 2x2' carpet tiles throughout press boxes - Install new 9'x4' aluminum coiling counter shutter w/guides and hood (includes awning crank) - Install (2) laminate countertops (customer to choose colors and design) - Clean work area and dispose of all debris 	
ADD \$500 to add insulation in walls	
All materials, equipment, mobilization and labor necessary to complete the following:	33,655.71
Men's and Women's Restrooms	
<ul style="list-style-type: none"> - Demo existing CMU block partition walls - Grind floor to remove existing coatings and to profile adhesion - Install full flake floor system with Eco-HTS Topcoat (Appox. 380 sqft) - Remove and disconnect hand dryers - Supply and install 4-8' Lithonia LED strip lights - Install metal bathroom partitions (8) (customer to choose color) - Paint all walls and ceilings - Clean work area and dispose of all trash 	
<ul style="list-style-type: none"> - Add roughly \$850 (per) to install new toilets (8 total) - Add roughly \$500 (per) to install new wall hung sinks (4 total) 	
Exclusions: Permit, plumbing, HVAC, concrete floor or wall patching	
TOTAL	\$52,672.71

Accepted By



7/7/2023

Highland Park
420 High St E
Watertown, Mn 55388
Attn: Jake Foster

Re: Highland Park

Dear Jake,

We are pleased to provide you with this proposal for construction services in Watertown, MN. This proposal is based on a walkthrough onsite on 6-27-2023 with Mike Dressel.

General Conditions:	\$14,550.00
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All required supervision, labor, clean up, dumpsters, final clean, material, insurance, taxes, permits and licenses as typically required in the general conditions.

Demolition:	\$6,578.00
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To remove all walls, flooring, roll up doors, countertops, and all other material associated with both press boxes (2).

To remove CMU, partitions, brick ledge capping, partitions, and all accessories in the 2 bathrooms. Toilets to be protected at time of demo.

Carpentry & Material:	\$7,155.00
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Material and labor for the framing involved in both press boxes including insulation up to 8ft in both press boxes. Includes support hangers for install of ACT grid.

Material and labor for the framing and furring out of interior walls to apply FRP on two 20ft walls in men's and women's bathrooms.

Install accessories (mirrors, soap, toilet paper, paper towel, ex.) in both bathrooms.

Includes labor to install FRP, metal partitions and casework.

Casework:	\$9,445.00
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Includes (2) solid surface Vanities. Livingstone 72" vanity with 4" splash, 5" flush apron, with two oval porcelain undermount sinks-plywood frame with steel support Brackets.

Includes (2) Plam Counter tops with steel support, Standard PLAM color selection

Overhead Doors:	\$9,480.00
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Includes (2) 8-9x4-7 Cornell model ESC-10 counter shutter Grey galvanized steel, push up operation face mounted, inside side locking roll-up doors.

FRP:	\$3,300.00
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Includes white FRP for press box and (2) 20ft bathroom walls. Trim and caulking included.

Acoustical Ceiling:	\$1,655.00
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Vinyl ACT system in both press boxes. 2x2 lighting will be installed in grid system

Flooring:	\$1,435.00
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Includes removal and install of carpet squares. Color to be selected and approved by owner.
Vinyl wall base trim, material and install included.

Painting:	\$3,142.00
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New paint for (4) exterior doors. New paint for (3) walls in the bathroom (back wall is FRP) all paint will be an epoxy finish paint.

Partitions & Toilet Accessories:	\$10,025.00
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To include all material and install of the following. 2 (one in men's, one in women's) ADA corner access wall partitioned stalls. 5 (one in men's, four in women's) single stalls. Mens stall will be 36" and women's spacing will be 40".
To include (7) toilet paper dispensers, (4) mirrors, (4) soap dispensers and (2) paper towel dispensers.

Plumbing:	\$17,190.00
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Pull all of the toilets, Clean all fittings install new seals and reinstall toilets
Ron hot water to lavs in bathrooms

Reconfigure lavs in men's restroom for water line embedded in wall (included in demo price)

Install auto flush valves on each toilet

Parts, labor and plumbing permit included.

Electrical:	\$5,105.00
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(2) 2x4 LED flat panel light with dimmer switch control, (1) per press box
(2) double duplex receptacles under counter, CAT5E data outlet, Fan receptacle in upper corner of room and convenience receptacle on back wall and fur-out existing speaker and PA outlets. Cabling to remain as is.
Refeed (2) existing outside wall pack lights'. Does not include any work on the
(2) Bathrooms- Remove pipe on walls and ceiling lights, (3 per bathroom) 4' LED 4K 4000 lumen decorative strip light with new ceiling motion switch to control, GFCI receptacle near sink, future 120 volt power roughed in above entrance door.

Overhead and Profit	\$13,095.00
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Our proposal to provide the scope of work listed above is:	<u>\$102,155.00</u>
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Alternates:

1) Corian Sinks in lieu of Porcelain add	\$1,480.00
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2) Stainless steel restroom partitions instead of painted metal add	\$4,800.00
3) Sheetrock finish and paint press boxes in lieu of FRP (green board) add	\$2,200.00
4) Grind and polish existing concrete, in fill cmu areas for repair to match existing as best as possible a 400 sft (install vinyl wall base) Add	\$3,900.00
5) everlast system (color to be verified) apply double broadcast quartz epoxy floor system, infill areas of cmu dimising walls with high grade infill. 400 sqft. Vinyl wall base applied. ADD	\$5,600.00
6) Epoxy base all around bathroom 3 1/2" color to be decided. ADD	\$1,500.00

Clarifications:

We have included the cost of a standard building permit. No other government fees are included.

No payment or performance bond is included in this proposal.

Work is to be performed during normal business hours.

We do not include handling, testing, removing, or disposal of hazardous materials or waste. Owner may be responsible to furnish a hazardous materials report on the existing building structure.

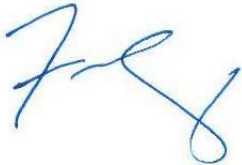
Owner responsible for all architectural/ structural and civil drawing fees.

SAC/WAC Fees are not included.

This proposal is submitted and conditional on the inclusion of the following contract language: The work shall not include any detection; abatement; encapsulation; or removal of mold, mildew, or fungi (hereafter "mold"). Our proposal does not include determining or eliminating the cause of any mold problems that may arise or currently exists. The customer/client is responsible for the construction environment or building design is such as to minimize the presence of mold that may cause damage to the product being installed by the contractor. The contractor disclaims any responsibility or liability arising out of any claims or damages associated with claims against the contractor on the basis or existence of mold problems. This clause shall govern over any conflicting or inconsistent clause of the general contract, general conditions of the contract, special conditions, technical conditions, plans, or specifications.

We appreciate having the opportunity to provide you with our proposal. If you have any questions or if I can be of further assistance, please call me at 763-777-9557.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Fritz Budig', is positioned above the typed name.

Fritz Budig
President

Grindstone Construction Services, Inc.