

BEMIDJI CITY COUNCIL

Work Session Agenda

Monday, May 24, 2010

**City Hall
Conference Room
5:30 P.M.**



1. CALL TO ORDER / ROLL CALL

2. APPROVE NEW LIQUOR LICENSE – BLUE OX BAR & GRILL

3. APPROVE NAME OF THE NEW PARK – NORTH COUNTRY PARK

4. APPROVE CONSULTANT SERVICES FOR PARK PROJECT

5. ADJOURNMENT

COUNCIL AGENDA ITEM



Meeting Date: May 24, 2010

Action Requested: Approve Liquor License for Blue Ox Bar and Grill

Prepared By: Kay M. Murphy, City Clerk *Kay*

Reviewed By: John M. Chattin, City Manager

The City has received an application from Michelle Soltis and John Soltis for a new liquor license for the operation of the Blue Ox Bar and Grill located at 128 1st Street Drive South (former Union Station).

The applicants are in the process of remodeling the existing establishment and working with the City's Building Department to ensure compliance with state and local building codes. The applicants are renting the building from the owner, Dennis Villella and have provided a copy of their lease agreement.

The Bemidji Police Department has conducted a standard background check on the applicant and has recommended approval of the liquor license.

Recommendation:

Approval of a liquor license for the Blue Ox Bar and Grill.

COUNCIL AGENDA ITEM



Meeting Date: May 24, 2010

Action Requested: Approve the Parks and Trails Commission Recommendation to name the new park - North Country Park.

Prepared By: Marcia Larson, Parks and Recreation Director *me*

Reviewed By: John Chattin, City Manager

Background

The City Council on April 5, 2010 approved the conveyance of parcel 80.05443.00 to the City of Bemidji for dedicated parkland as satisfaction of future obligation for parkland dedication for the North Country Health Systems Property parkland. As part of the parkland dedication discussion NCHS Board requested that consideration be given to North Country Health Services for a naming opportunity for the park. The City Council referred naming of the Park to the Parks and Trails Commission.

At the May 9th, Parks and Trails meeting and in accordance with the Parks Facility Naming Policy, Commissioners reviewed a list of park names submitted by NCHS Board and voted unanimously to name the new park – North Country Park.

In Accordance with the Nomination Criteria outlined in the Facility Naming Policy, a park can be named for:

Named for individuals organizations or who contribute a significant amount of the land and/or funding for the acquisition and/or development of the park facility.

Recommendation:

Approve the Parks and Trails recommendation to name the new park (parcel 80.05443.00) North Country Park in accordance with the naming policy and in recognition of North Country Health Systems contribution.

COUNCIL AGENDA ITEM



Meeting Date: May 24, 2010
Action Requested: Approve Consultant Services for Park Project
Prepared By: Marcia Larson, Parks and Recreation Director *ml*
Reviewed By: John Chattin, City Manager

Background

The City Council on April 5, 2010 approved the conveyance of parcel 80.05443.00 to the City of Bemidji for dedicated parkland as satisfaction of future obligation for parkland dedication for the North Country Health Systems. A concept plan for the new park was developed through discussion with the NCHS Board and public input. The Concept plan includes a playground structure, play courts (bocce, basketball and horseshoes), shelter, restroom/concession building, Carrington Baseball Field and an area for the proposed Bemidji Area Tennis Association's (BATA) indoor tennis facility.

BATA's goal is to have an indoor tennis facility constructed by this fall. City staff has been working to accommodate BATA's timeline on two parallel tracks. The City Attorney is working with the NCHS's attorney on the parkland conveyance. At the same time, a request for Proposals for Professional Services for the final design and construction of the North Country Park Project was sent out with a deadline of May 19, 2010. Four proposals were received as listed below.

	<u>Design & Bidding</u>
Widseth Smith Nolting	\$ 54,900
Northern Engineering/Winter/Frizell	\$ 68,500
Freeburg and Grund/TKDA	\$ 70,980
Kimley- Horn and Associates/Karvakko Engineering	\$ 113,392

A Selection/Review Committee consisting of two staff members and one Parks and Trails Commission member reviewed the consultant proposals. The Committee, based on the factors below are recommending Freeberg and Grund/TKDA as the consultants for the North Country Park Project.

Due to the relocation of Carrington Baseball field into North Country Park, emphasis was placed on experience in the design and construction of park projects and athletic fields. Although the design cost is higher, Freeberg and Grund/TKDA have completed several projects including reconfiguring/constructing softball and baseball fields for Macalester College and athletic fields for BHS - this is an important component of the North Country Park Project and the experience in designing and constructing fields as well as other park projects justifies higher design costs.

Cost was only one factor in rating the proposals. Equally if not more important was the consultants capacity to perform all aspects of the project, the lead consultant's experience in park projects, and

athletic field development experience and ability. Other factors that were taken into consideration were the ability to meet deadlines and schedules and to work with citizen groups and associations.

The design and bidding prices are firm numbers and the construction services for the project are estimates. Freeberg and Grund are estimating construction services at \$51,920. Construction Inspection services are billed directly for the amount of hours required, which, of course, varies by the contractor and schedule.

The professional services provided by Freeberg and Grund/will include: finalizing the design of the park project, preparing bidding and construction documents, bidding the project, and providing construction services and close-out services. The park project is a phased project – once design is complete and the location of the tennis facility finalized, phase one construction consisting of utility extension and temporary gravel parking lot is slated to begin with completion in October 2010. The second phase will consist of other park amenities including the baseball field with irrigation, playground structure, play fields, and a restroom facility, pending financial abilities.

Although, each consultant team brought important strengths and areas of expertise, the Freeberg and Grund, Inc and TKDA stood out in overall park planning and athletic field expertise and experience.

Financial/Budgeting

The Construction Cost for the North Country Park Development is approximately 1,100,000. Sales tax funds will be utilized for general amenity construction (\$250,000) and the baseball field development (\$350,000). Other funding sources for the park project include parkland dedication funds (\$67,000), private donations from the Baseball Association (approximately \$150,000) and the community. The Rotary Club has committed to assisting with the installation of the playground equipment and is considering a cash donation. The park will be constructed in phases according to the available of sales tax and other funds.

The cost breakdown is as follows:

New Construction	\$ 1,000,000
Contingency (15%)	<u>\$ 150,000</u>
Construction Grand Total	\$ 1,150,000
Consultant Services (15%)	<u>\$ 150,000</u>
Project Total	\$ 1,300,000

Copies of the full proposals submitted are available in the City Clerk’s office or at my office.

Recommendation:

Approve hiring Freeberg and Grund, Inc and TKDA for a cost of \$70,980 to provide consultant services for the City Park Development Project.