

**BEMIDJI CITY COUNCIL**  
***Special Work Session Agenda***  
**Monday, May 23, 2011**

**SANFORD CENTER**

**Lakeview Room #4**

**Enter at: Gate #4**


**5:30 P.M.**



1. CALL TO ORDER
  
2. FINALIZE SANFORD CENTER PROJECT
  
3. ADJOURNMENT

*Bemidji—Regional Center Amenities with Small Town Character*

# MEMORANDUM

**TO:** City Council  
**FROM:** John Chattin, City Manager   
**DATE:** May 23, 2011  
**RE:** Sanford Center Close Out

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Although there are several issues yet to be resolved, this meeting should substantially close out the event center construction project. Representatives from Leo A. Daly and Kraus-Anderson will be present to answer council questions and review what is left to be completed.

I would suggest the following agenda:

- Review the items to be completed and who will be responsible
- Approve change orders
- Review construction budget
- Architectural/Engineering team report on status of project close out
- Review close out documentation
- Architectural/Engineering request for equitable adjustment
- Use of remaining contingency funds

4/29/2011

Sanford Center (BREC)

Items to be cleaned up or completed per meeting with the city of 4/21/2011

		Contractor	NOTES
		Responsible	
<b>EXTERIOR ITEMS</b>			
1	Warranty Clean Storm Sewer	Reierson	
2	Warranty Remove paving from the top of the storm sewer castings	Marks S&G	
3	Warranty Repair storm drainage ponds	Reierson/Donlar	
4	Warranty Repair pavement in various areas	Mark's S&G	
5	Maintenance General site clean up	KA	
6	Sidewalk on south side is low and water is ponding. Need to verify grades	WSN/to review	
7	Warranty Many areas need to be reseeded	Peterson	
8	Warranty Trees and plantings need to be inspected	Peterson	
9	Warranty Mulch in some areas needs to be replaced or more added	Peterson	
10	Added Item Main Pylon sign needs to be enclosed	SignArt	
11	Warranty Sign of 1st and Grant needs to be repair, back panel came off Panel is inside by security	SignArt	
12	Maintenance Frost has heaved the walks at Gate 2 by the driveway	Donlar	
13	Warranty Brick on the north side of the building by the loading dock has a lot of effloresce	Cons	
14	Warranty Gutters on overhang at loading dock	Linfoot	
15	Warranty Signs outside -- labeled wrong	SignArt	
16	Maintenance Concrete Heaving South of Gate 2 walkway at parking lot	Donlar	
17	Warranty irrigation lines sticking out of ground near pine tress south of Gate 2	Peterson Landscaping	
18	Warranty Stone facing at bottom of Gate 4 pillar not installed	Con's	
<b>INTERIOR ITEMS</b>			
19	Warranty Hussey retractable seating needs to be repaired Replace remaining bent seating rails	Hussey	
20	Warranty Negative air pressure needs to be resolved	Peterson SM	
21	Added Item Fixed windows need to be installed at the Terrace	Capital City	
22	Warranty The large exterior vents are still leaking when it rains	Donlar	
23	Warranty Con's needs to repair and complete the base at the main entry	Cons	
24	Added Item Wall covering in the office reception area needs a corner guard	VW	
25	Warranty Expansion joint sealer for arena floor-ice rink	Commercial Refrig	
26	Warranty Need more 5/8" plugs for ice rink floor when dasher boards are removed I've talked to Mike Greer and he felt that the plugs for the Player and penalty box was not part of their scope	Sport Systems	
27	Warranty Projector screen in Lakeview #6 will not come down. We have to open the door by hand.	Donlar	
28	Warranty Wall covering repair in Lakeview #5 needs to be redone	J.Pedersen	
29	Maintenance Tile grout cracking by section AA	CD Tile	
30	Warranty Cloudy glass doors gate 2 & 3?	Capital City	
31	Warranty Water leak in Beaver Dam. It appears to be a roof drain leak or leak from restroom above	Knapp Grover	
32	Warranty Need a control joint in admin wall, also repair bad seam	Custom	
33	Added Item No wheelchair stops on club level need railing along the sides next to the steps	Dynamic	
34	Warranty North blackout shades have holes and cuts resulting from problems rolling up and down	Donlar	
35	Maintenance Crack in blocks by kitchen. Also cracked tiles in women's bathroom: Block needs routed out and a soft joint installed.	Sunrise Specialty	
36	Warranty Expansion tank needed for hammering pipes -- ice plant water to cooling tower	Knapp-Grover	
37	Warranty Water leaks. In bowl, service corridor by kitchen, door to ballroom #1 from main corridor, in hallway from BSU to center ice. At this point Linfoot needs to check for roof leaks	Linfoot	
38	Maintenance Crack in block wall at the main Vomitory entry, This needs routed out and a soft joint installed	Sunrise Specialty	
39	Added Item Door hardware on several doors	KA	
40	Warranty Vent pipe on roof	PSM	
41	Warranty Boiler flame out / intake and outtake vents	PSM	

# Bemidji Regional Events Center

May 19, 2011

## Project Budgets

Description	Initial Budget	Current Project Estimate
<b>Known Sources:</b>		
Sales Tax Bonding	\$42,000,000	\$44,000,000
State Bonding Funds	\$23,000,000	\$23,000,000
City Utility Funds	\$1,100,000	\$1,100,000
Neilson Foundation Grant		\$1,000,000
Masonry Union Contribution		\$38,000
Land Sales to DNR (Less costs of \$172,000)		\$3,028,000
Land Sale to Edgewater Group		\$575,000
DEED Cleanup Grant	\$1,200,000	\$556,040
Cost Reimbursements (BSU/Visit Bemidji)		\$156,797
Otter Tail Incentives		\$113,307
Building Permit Fee		\$20,000
<b>Anticipated Sources:</b>		
Land Sales to DNR	\$4,136,000	
Private Grants	\$2,000,000	
TIF Bond Funds	\$5,532,159	
Convention Center Partner	\$1,500,000	
Land Sales	\$9,315,510	\$5,670,669
<b>Total Available Dollars</b>	<b>\$89,783,669</b>	<b>\$79,257,813</b>
<b>Construction Cost Budget:</b>		
Construction Costs Awarded Bids	\$57,003,624	\$38,437,128
Arena Seating and Telescoping Stands		\$1,068,921
Signage Allowance (Less Traffic Control Signs)		\$305,665
Construction Manager Fee/Site Services		\$1,835,643
Construction Testing/Special Inspections		\$189,803
Surveying		\$165,199
Blue Printing / Plan Reproductions		\$88,509
General Conditions - Building & Site Items		\$1,173,113
Demolition		\$205,279
Building Permit Costs		\$46,430
SAC / WAC		\$42,610
Video board/Scoreboards/marquee		\$1,162,626
Security		\$49,637
<b>Total Construction Budget</b>	<b>\$57,003,624</b>	<b>\$44,770,563</b>
<b>Soft Cost Budget:</b>		
Design Cost	\$6,442,065	\$8,022,000
Commissioning		\$203,000
Builders Risk Insurance		\$74,954
Art Allowance		\$125,000
Plan review, additional consultant fees, misc.		\$197,063
<b>Total Soft Cost Budget</b>	<b>\$6,442,065</b>	<b>\$8,622,017</b>
<b>Owner Cost Budget:</b>		
Building Capitalized Interest	\$3,800,000	\$2,900,000
Land Acquisition	\$13,000,000	\$12,854,472
Land Capitalized Interest	\$1,500,000	\$1,500,000
FF & E	\$3,390,680	\$3,332,908
<b>Total Owner Cost Budget</b>	<b>\$21,690,680</b>	<b>\$20,587,380</b>
<b>Capitalized Pre-Opening Management Costs</b>		<b>\$504,488</b>
<b>Funding for Bonding Shortfall</b>		<b>\$696,038</b>
<b>Total Project Budget</b>	<b>\$85,136,369</b>	<b>\$75,180,486</b>
<b>Project Balance &amp; Contingency Available</b>	<b>\$4,647,300</b>	<b>\$4,077,327</b>
<b>Project Cost Revisions:</b>		
Previously Approved Change Orders		\$3,036,170
Current Change Order Requests		\$43,531
Proposed Change Orders		\$40,000
Design service additions		\$139,850
Terrazzo for Main Concourse/ from Art Allowance		\$75,000
Site Traffic Signage (Deducted from Sign Allowance)		\$24,601
Marquee Sign at Grant ( Deducted from Sign Allowance)		\$64,571
Cabinets & Counters for Concessions (Deduct from FF&E)		\$57,772
<b>Total Revisions/Change Orders</b>		<b>\$3,481,495</b>
<b>Contingency Remaining</b>		<b>\$595,832</b>



## MEMO

**Date:** December 29, 2010  
**To:** John Chattin, Marcia Larson  
**From:** Paul Richards *PR*  
**Cc:**  
**Project Name:** South Shore Swimming Beach and Park  
**Project No.:**  
**Subject:** Budgetary Cost Estimates

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**1. Based on our recent discussion concerning possible approaches for getting a swimming beach up and running, we would recommend the following initial items of work:**

- a. Beach Cleanup (the bottom of Lake Bemidji) - \$700,000**  
This estimate includes work to clean up the lake bottom along 1,200 linear feet of shoreline. It also includes developing a Development Response Action Plan, environmental monitoring, field observation, sampling and testing
- b. Beach Cleanup (the land) - \$182,000**  
This item of work peels back the topsoil for reuse and provides one foot of new sand and beach furnishings
- c. Bathhouse with Access and Small Apron - \$336,000**  
This includes gutting the interior and creating new restrooms, changing rooms, small concession, storage and a small concrete apron around the building
- d. Drop-off and Parking Plaza - \$268,000**  
Project includes a multipurpose plaza/parking area that can be used for festivals, markets and vendors as well as parking and drop-off for the beach

**2. Additional items that could be in follow-on phases are:**

- a. Site Maintenance Building - \$112,000**  
For waste management and ground maintenance equipment
- b. Pavilions with Storage - \$75,000 each**
- c. Water Oriented Storage and Checkout - \$100,000**  
Supporting non-motorized watercraft and other activities along the beach
- d. Playground - \$100,000**  
The City may want to relocate the existing Nymore Beach playground equipment and augment with new items
- e. Splash Pad - \$175,000**  
A splash pad may increase the use of the beach, especially during times in which the lake water temperature is uncomfortable. Splash pads can vary from \$50,000 on up

to hundreds of thousands of dollars. This program would be an average size investment

**f. Main Plaza - \$264,000**

The main plaza would augment the bathhouse apron and tie the playground, splash pads and pavilions together in a cohesive complex

**g. Sanford Center Plaza - \$176,000**

At some point in time, the City may want to develop a beach access point for the Sanford Center. The Sanford Center building side plaza has a path leading to the bike trail but not beyond

**h. Beach Area Landscaping - \$160,000**

**i. Sanford Center Plaza Landscaping - \$72,000**

Please let me know if I can be of further assistance.

Paul



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May 20, 2011

City Council Members  
City of Bemidji  
417 Fourth Street NW  
Bemidji, MN 56601

RE: Bemidji Regional Event Center Council Update May 23, 2011

Dear Council Members:

Enclosed in the packet provided to each council member is the current information reflecting our requested changes for the Bemidji Regional Event Center project. The changes reflect Change Order Requests (COR) **319, 320, 321, 322, 323, 324, and 325** for a total dollar amount of **\$59,474.21**. A brief summary of the CORs is also included for ease of use.

If you should have any questions or need further information please feel free to contact me at 763-792-3675 or via e-mail: [gerry.domino@krausanderson.com](mailto:gerry.domino@krausanderson.com).

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY

A handwritten signature in blue ink, appearing to read 'Gerry Domino', is written over the printed name.

Gerry Domino  
Senior Project Manager

**Bemidji Regional Event Center**  
*Change Request Summary*

1. **COR #**           **319**  
**PCO #**           **457**  
**PR #**

**DESCRIPTION OF CHANGE**

Marquee Pylon Sign Enclosure

**REASON FOR CHANGE**

**OVERALL COST OF CHANGE**

\$6,285.09

**CHANGE INITIATED BY**

2. **COR #**           **320**  
**PCO #**           **458**  
**PR #**

**DESCRIPTION OF CHANGE**

Winter Construction Cost for Bruce's Contracting

**REASON FOR CHANGE**

This was deducted from Hanson Precast

**OVERALL COST OF CHANGE**

\$22,129.12

**CHANGE INITIATED BY**

3. **COR #**           **321**  
**PCO #**           **459**  
**PR #**

**DESCRIPTION OF CHANGE**

Added Electric Locks to BSU Equipment Room

**REASON FOR CHANGE**

To be paid for by BSU

**OVERALL COST OF CHANGE**

\$1,214.00

**CHANGE INITIATED BY**

4. **COR #**           **322**  
**PCO #**           **460**  
**PR #**

**DESCRIPTION OF CHANGE**

Key Bitting List from Kendell Door

**REASON FOR CHANGE**

Requested by VenuWorks

**OVERALL COST OF CHANGE**

\$164.00

**CHANGE INITIATED BY**





**Bemidji Regional Event Center**  
*Change Request Summary*

5. COR #           323  
 PCO #           461  
 PR #

DESCRIPTION OF CHANGE

Add Fixed Windows to Terrace

REASON FOR CHANGE

OVERALL COST OF CHANGE

\$8,789.00

CHANGE INITIATED BY

6. COR #           324  
 PCO #           462  
 PR #

DESCRIPTION OF CHANGE

Additional Menu Board Data lines

REASON FOR CHANGE

Requested by VenuWorks

OVERALL COST OF CHANGE

\$4,590.00

CHANGE INITIATED BY

7. COR #           325  
 PCO #           463  
 PR #

DESCRIPTION OF CHANGE

Trophy Case Wall Graphics

REASON FOR CHANGE

BSU to Pay for These

OVERALL COST OF CHANGE

\$16,303.00

CHANGE INITIATED BY

BSU

**TOTAL FOR THE MAY 23, 2011 COUNCIL MEETING**

**AMOUNT THIS REQUEST**

**\$59,474.21**

