

DEPARTMENT OF PARKS AND
RECREATION



CITY OF SAINT PAUL
Mayor Melvin Carter

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7405

DATE: June 27, 2018

TO: City Council

FROM: Alice Messer, Parks and Recreation; Manager of Design and Construction

RE: Recommendation for the use of a PLA on the Project for Como Park Zoo Hoofstock Building Boiler Project

This is the staff report including the recommendation of a Project Labor Agreement (PLA) request for the Como Park Zoo Hoofstock Building Boiler Project Council Resolution CF #09-584.

The Hoofstock Building Boiler Project includes the removal of the steam system and adding boilers. The entire Hoofstock Building will be equipped with new unit heaters and radiation with new pumps and piping. The estimated cost of the project is \$700,000, and construction timing is critical as the system is in need of repairs and the work can be done better while the animals are outside during the summer months. Project is being bid *lump sum* and labor rates are established by prevailing wage labor rates which meet or exceed union rates. Work is expected to last 3 months.

Notification regarding the possible use of a PLA was duly sent to interested parties on June 8, 2018 with two responses received: one "No" recommendation and one "Yes" recommendation. The Yes recommendation was received from Saint Paul Building & Construction Trades Council which favored a PLA due to the project's "safety concerns, length of project, and cost."

In considering all criteria for evaluating a PLA as outlined in CF#09-584, a PLA will benefit the project based on the criteria of schedule and impacts of delays.

Staff supports a recommendation for a PLA based on schedule, potential impact of delays to the project, and multiple trades needed for the work.