

**DEPARTMENT OF PARKS AND
RECREATION**



CITY OF SAINT PAUL
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TO: City Council

FR: Michelle Furrer, Director/Campus Manager Como Park Zoo & Conservatory

RE: Recommendation for the use of a PLA on the Project for Como Park Zoo Seal and Sea Lion Exhibit Demolition and Reconstruction

This is the staff report including the recommendation of a Project Labor Agreement (PLA) request for the Como Park Zoo Seal and Sea Lion Demolition and Construction Projects per Council Resolution CF #09-584.

The Seal and Sea Lion Project financing plan was approved by Council in the 2015 and amended in 2017 for a total budget of \$17,369,180 from funds of \$15,000,000 received from the State of Minnesota General Obligation Bonds and the balance from Como Friends, the non-profit partner of Como Park Zoo and Conservatory.

Project includes construction of a new seal and sea lion animal holding space, a new outdoor amphitheater, restroom building, concessions building, and life support systems building as well as related site and landscaping improvements. Construction costs are approximately \$550,000 for the demolition work and \$15,100,000 for new construction. Project is being bid *lump sum* and labor rates are established by prevailing wage labor rates which meet or exceed union rates. Demolition work is expected to last 3 months and new construction is estimated to last 18 months.

Notification regarding the possible use of a PLA was duly sent to interested parties on December 22, 2017 with one response received from Saint Paul Building & Construction Trades Council which stated, "Dollar Amount; Length of Project; Multi-craft".

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

Staff supports a recommendation for a PLA based on cost, schedule, size, and multiple trades for the work.