



Legislation Details (With Text)

File #: RES PH 17-5 **Version:** 1
Type: Resolution-Public Hearing **Status:** Passed
In control: City Council
Final action: 1/18/2017
Title: Authorizing the use of a Project Labor Agreement for a city project to construct a new Police Communication Services & Maintenance operations facility at 1675 Energy Park Drive.
Sponsors: Russ Stark
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
1/20/2017	1	Mayor's Office	Signed	
1/18/2017	1	City Council	Adopted	Pass

Authorizing the use of a Project Labor Agreement for a city project to construct a new Police Communication Services & Maintenance operations facility at 1675 Energy Park Drive.

WHEREAS, the City of Saint Paul is preparing to build a new Communication Services & Maintenance operations facility for the Police Department to be located at 1675 Energy Park Drive, which will include the construction of an 8,400 square-foot facility to house staff, a vehicle service area, parts and vehicle storage, a 12-stall parking lot and other exterior sitework (the "CSM Project"); and

WHEREAS, the CSM Project financing plan was approved by the City Council in the 2016 budget with CIB Bond funds and in the 2017 budget with additional financing for a total project budget of \$1,750,000; and

WHEREAS, on March 16, 2016 the City Council adopted RES PH 16-91 approving the use of a Project Labor Agreement ("PLA") for the CSM Project, and staff subsequently advertisement for bids; and

WHEREAS, due to difficulties obtaining subcontractor bids from the pre-fabricated building manufacturers during the two bid advertisements that included the PLA requirement for the entire project scope, the City now proposes to split the project into two separate bids and contracts: Bid 1 to cover materials and labor to construct the prefabricated building shell only, including foundations, structure, siding, roofing, doors and windows, that would not be subject to a PLA; and Bid 2 to cover the balance of the project scope, including interior mechanical systems, electrical power and lighting, partition walls, interior doors and hardware, all interior finishing work, and the site improvements such as parking lot, driveways, walkways, storm water management and landscaping, that would be subject to a PLA; and

WHEREAS, re-notification regarding the possible use of a PLA, as originally authorized and required by the City Council in CF 09-584, adopted on June 3, 2009, was duly given to interested parties on December 21, 2016; and

WHEREAS, of the responses received to the notification, one recommended requiring a PLA for the entire project because of the project size and length, and need for multiple trades; and one recommended not requiring a PLA because the size of the project did not warrant such a requirement; and

WHEREAS, the Office of Financial Services - Real Estate Section, as the manager of the CSM Project on behalf of the Police Department, and the Administration jointly recommend the application of a PLA on the CSM Project under the aforementioned "split-bid" approach; and

WHEREAS, the City Council finds that the use of a PLA, as applied to the CSM Project will ensure a harmonious, continuous and stable workforce, which in turn will ensure the CSM Project will be completed without work stoppage or interruption and in a manner that ensures utmost attention to safety, timeliness and budget; now, therefore, be it

RESOLVED, that the City Council hereby approves the use of a PLA for the CSM Project under the aforementioned "split-bid" approach; and be it further

RESOLVED, that the execution of a PLA by the project contractor for the interior finishing work and exterior sitework shall be required in the bid specifications; and be it finally

RESOLVED, that the proper city officials are hereby authorized and directed to take such further actions and execute such documents as are necessary to implement this resolution.