



Legislation Text

File #: RES 21-414, **Version:** 1

Authorizing the use of a Project Labor Agreement for HVAC improvements in Parks and Recreation and Public Works facilities.

WHEREAS, the City of Saint Paul, through its OFS Real Estate (Office of Financial Services - Real Estate Section) is preparing to undertake a project to replace heating/ventilation/air conditioning (HVAC) units at six city facilities managed by the Department of Parks and Recreation and Department of Public Works; and

WHEREAS, OFS Real Estate has received approval to manage a \$600,000 project estimated to begin in April, 2021 and be completed by mid-November, 2021; and

WHEREAS, the scope of the project is to remove and replace several HVAC fan units by: 1) installing new rooftop units to replace existing fan units located in interior spaces, including cutting new roof openings and making necessary roof repairs; and 2) installing new condensing units, including required electrical connections and roof repairs (the "HVAC Project"); and

WHEREAS, the HVAC Project financing plan was approved in the 2020 Capital Improvement Budget using CIB bond funds; and

WHEREAS, notification regarding the possible use of a Project Labor Agreement ("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 February 19, 2021; and

WHEREAS, of the one response received to the notification by the March 5, 2021 deadline, the recommendation was in favor of the use of a PLA for reasons of safety concerns, project cost, and project length; and

WHEREAS, OFS Real Estate, as manager of the HVAC Project, recommends the use of a PLA on the HVAC Project; and

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

RESOLVED, that the City Council hereby approves the use of a PLA for the HVAC Project; and be it further

RESOLVED, that the execution of a PLA by project contractors 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.