

MPL Board of Trustees

30 Oct 2024 2:00 pm

1. Zoom recording started
2. Called to order at 2:01
3. Present: Logan Mather, Pat Hahn, Dayle Mandelson, Jim Tripp, Sara Huhmann, Darrin Witucki, Brian Seguin, Laura McCullough, Barb Lyon, Rick Nagler

Absent: Andrea Renada, Jay Collins

Also present: Joleen Sterk, Dave Schofield, Chris Silewski

4. Declaration of compliance with open meeting law
5. Motion to approve agenda (Logan/Darrin)—passed
6. No public comments
7. Discussion of Outdoor Project

Facilities met yesterday, discussed bids. Haas & Sons lowest at \$353,460.90, Pember came in at \$373,908.60, Irving highest at \$561,279.00. All bids quite a bit above our budget and the expected bids.

We have available \$250K from grants, donations, ARPA funds. This gives us a shortfall of \$133K with the lowest bid.

Value engineering suggested provided by DS:

- 1) Substitute concrete for pavers (saving ~\$44K)
- 2) Substitute 4 trees for the pergola (saving ~\$61K)
- 3) Substitute wood fire pit for gas (saving ~\$10K)
- 4) Eliminate eastern retaining wall (saving ~\$14K)
- 5) Eliminate trash enclosure (saving ~\$26K)
- 6) Reserve 5% for contingency (additional cost of \$10K)

If there are significant changes, Ayres may ask for additional funds for additional services.

Lisa and Joleen looked at financials this morning, shared summary. Have spent about \$50K already; there are potential other sources of \$ would be unallocated gift fund, money market account, Friends, Foundation, CFDC grant, WEDC, audited carryover, etc.

Won't be able to get all \$133K with additional funds. Yeah, maybe \$85K at the high end.

If we did remove pavers and fire pit, would we still need to rebid? Probably? Safer to assume rebidding needed. Would these require more work from Ayres? Probably.

Could do a trash enclosure ourselves. There is significant concern about having trash next to new chairs, etc.

If need to rebid, what does Ayres think about their end of work? Depends on scale of work. Does the Ayres contract include construction management? Yes, it does.

DS and CS very familiar with Pember & Haas.

Lifespan issues? Concrete will crack, but pavers will shift. Concrete should last longer.

Do any of the grants have conditions about what they are used for? Yes, Vibrant Spaces is for aesthetics (landscaping, plants, tables).

Focus on infrastructure now, because aesthetics/furniture can be bought later.

To Chris: Do the six value engineering items require a lot more work from Ayres? 1, 2, 3, 5, 6 easy. #4 unknown amount of work.

How much work to repackage including infrastructure for future work (e.g. gas line or foundations for pergola)? Just deleting is easy. Regrading, redrawing more work.

Risk of putting out to bid and contractors not bidding again.

If put in trees, could pull out umbrellas (save \$6K) from tables.

Supposed to have \$88K invoiced by 12/31/2024! (Need to clarify: is it \$88K or \$44K?) Follow up: total is 88,500. 12/31/24 is the last day which the recipient may incur costs against the Vibrant Spaces funds AND matching funds.

ARPA needs to be awarded by 12/31/2024 (signed contract, not encumbered)

Have about \$94K in aesthetics; could potentially be paid by EOY.

Wood fire pit for gas—could save on the gas line (gas fire would be ongoing cost)

Remember that phase one should be significant enough to draw interest to help fund following phases. Pergola and fire pit are the flashy ones that will draw the eye.

Haas & Pember both good companies to work with.

Cheaper to put in concrete footings for the pergola now within the concrete pavement, but would then be stuck with one size footprint.

Door is not part of this process; need to remember this.

Is it possible for Ayres to contact Haas & Pember to talk about the changes? Is Haas using Pember as their sub-contractor?

Can probably count on \$5K from gift fund, \$10-13K from MM savings, some portion from audited carryover 2023 (have \$78K for operations), Friends probably \$15K, Foundation no, they're doing the roof match next year.

What do we advise the city? Accept bid with changes or reject bid?

OK with sub trees for pergola, remove trash enclosure, sub wood for gas fire

Motion by Witucki, second by Tripp to accept Haas's bid with three value engineering actions #2, 3, & 5 as presented by City of Menomonie Public Works Director, David Schofield, P.E. for the revised cost of \$245,040.90. Board further allows David and Chris to review and determine if the bid can be accepted or rebid with these criteria. Unanimous approval. (Joleen's edit)

No other business.

Adjourn 3:16 pm