



Resolution 2019-303

Resolution Approving a Neighborhood Revitalization Program Action Plan Project Funding Agreement with East Harriet Farmstead Neighborhood Association to Contribute \$347,876.00 Towards the Construction of the Lyndale Farmstead Recreation Center Building Improvements and Addition Project at Lyndale Farmstead Park

Whereas, The Minneapolis Park and Recreation Board (MPRB) was created by the Minnesota Legislature in April 1883 and has the authority to manage and operate park facilities;

Whereas, The MPRB owns and operates Lyndale Farmstead Recreation Center at Lyndale Farmstead Park;

Whereas, MPRB allocated funding for building improvements at Lyndale Farmstead Recreation Center;

Whereas, East Harriet Farmstead Neighborhood Association (EHFNA) identified interest from renters, seniors, and youth for improved gathering spaces and improved recreation center and programs;

Whereas, The EHFNA has offered \$347,876.00 from its Neighborhood Revitalization Program (NRP) Action Plan for the construction of a building addition including a new meeting room and improved entry lobby at Lyndale Farmstead Recreation Center; and

Whereas, EHFNA's NRP contribution is part of a larger funding package for construction of Lyndale Farmstead Recreation Center Building Improvements and Addition project; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which envisions "Dynamic parks that shape city character and meet diverse community needs;"

RESOLVED, That the Board of Commissioners approves a Neighborhood Revitalization Program Action Plan Project Funding Agreement with East Harriet Farmstead Neighborhood Association to contribute \$347,876.00 towards the construction of a building addition at Lyndale Farmstead Recreation Center; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.



TO: Administration & Finance Committee

FROM: Michael Schroeder,

DATE: August 21, 2019

SUBJECT: Resolution Approving a Neighborhood Revitalization Program Action Plan Project Funding Agreement with East Harriet Farmstead Neighborhood Association to Contribute \$347,876.00 Towards the Construction of the Lyndale Farmstead Recreation Center Building Improvements and Addition Project at Lyndale Farmstead Park

BACKGROUND

This resolution would approve a Neighborhood Revitalization Program Action Plan Project Funding Agreement with East Harriet Farmstead Neighborhood Association (EHFNA) to contribute \$347,876.00 towards the construction of the Lyndale Farmstead Recreation Center Building Improvements and Addition project at Lyndale Farmstead Park (*Attachment A*).

In 2016 and 2017 EHFNA conducted focus groups with renters, seniors and youth from the neighborhood and many of the suggestions centered on gathering spaces and an improved recreation center and programs.

Minneapolis Park and Recreation Board (MPRB) researched funding for building improvements at Lyndale Farmstead Recreation Center and planning commenced in early 2017. MPRB staff worked closely within MPRB departments to develop the priority needs at the recreation center as well as with representatives from EHFNA to establish improvements at the recreation that would align with the interests of the neighbors.

HCM Architects assisted through the design process to arrive at a plan meeting the needs and requests of MPRB Recreation and Operations staff and EHFNA representatives. No less than six (6) meetings were held with each group. The project construction planned for 2018 was delayed as combined interests were being addressed. Design efforts resumed in earnest in 2018 with the final design accepted by MPRB Recreation and Operations staff in September 2018 and the EHFNA Board in October 2018.

EHFNA first voted in 2017 to contribute \$303,189 to the project focusing on the building addition, which, after the delay, was increased and eventually established as \$347,876.00 per the proposed NRP Agreement.

The proposed 527 square foot building addition on the northeast face of the building includes a



346 square foot meeting room with table seating for approximately 16 and windows overlooking the playground and windows connecting visually with the existing multi-purpose room. The re-oriented entrance doors allow for a small seating area in the lobby as well as relocating the reception desk to observe the lobby and entrance better.

The building is planned to close to the public August 23, 2019 to prepare for construction. Pending approval of a construction contract, necessary approvals, and contract execution, construction is expected to commence September 2019 and reopen to the public in April 2020.



SOURCES AND USES

FUNDING/COST SUMMARY		
Sources		\$1,106,635.00
2017 NPP20 Rehabilitation - ADA	\$74,419.00	
2017 NPP20 Rehabilitation - General Building	\$74,419.00	
2017 NPP20 Rehabilitation - HVAC	\$148,837.00	
2019 NPP20 Rehabilitation - ADA	\$60,000.00	
2019 NPP20 Rehabilitation - Lighting	\$155,000.00	
2020 NPP20 Rehabilitation - HVAC	\$80,000.00	
2020 NPP20 Capital Investment Construction Contingency	\$160,000.00	
EHFNA Park Dedication Fees	\$6,084.00	
<i>EHFNA NRP Agreement</i>	<i>\$347,876.00</i>	<i>Pending Board Approval</i>
Uses		\$1,106,097.38
Architecture & Engineering	\$67,557.50	
Other Consultants/Other Soft Costs	\$41,769.88	
<i>General Construction - Versacon</i>	<i>\$863,900.00</i>	<i>Pending Board Approval</i>
<i>Construction Contingency</i>	<i>\$43,195.00</i>	<i>Pending Board Approval</i>
Other Construction	\$89,675.00	
Remainder		\$537.62

RECOMMENDATION

Staff recommends approval of a Neighborhood Revitalization Program Action Plan Project Funding Agreement with East Harriet Farmstead Neighborhood Association to Contribute \$347,876.00 toward the construction of the Lyndale Farmstead Recreation Center Building Improvements and Addition project at Lyndale Farmstead Park.

This action is supported by the following vision and goal statements in the MPRB 2007-2020 Comprehensive Plan.

- Vision Theme 3:** Dynamic parks that shape city character and meet diverse community needs
- Goal:** Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.
- Goal:** Financially independent and sustainable parks prosper.



ATTACHMENTS:

- Attachment A - 2019-06-10 - NRP - Lyndale Farmstead NRP Agreement (rc) (PDF)

Prepared By: Dana Murdoch,, Design and Project Management
Review:

Cindy Anderson	Completed	08/08/2019 4:30 PM	
Cliff Swenson	Completed	08/09/2019 3:00 PM	
Michael Schroeder	Completed	08/12/2019 9:14 AM	
Jennifer Ringold	Completed	08/12/2019 9:23 AM	
Al Bangoura	Completed	08/13/2019 12:56 PM	
Administration & Finance Committee	Pending		08/21/2019 5:40 PM