

COUNCIL WORK SESSION – AGENDA #7

If due to a disability, you need auxiliary aids or services during a City Council Meeting, please provide the City with 72 hours' notice by calling 763-493-8141 or faxing 763-493-8391.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

Our Brooklyn Park 2025 Goals:

• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader

- A. **CALL TO ORDER – Mayor Jeffrey Lunde**
- B. **GENERAL INFORMATION**
- C. **DISCUSSION ITEMS/GENERAL ACTION ITEMS – These items will be discussion items but the City Council may act upon them during the course of the meeting.**
 - C.1** Best Value - Expertise Driven Project Delivery (XPD)
 - A.** XPD OVERVIEW
 - B.** XPD – BROOKLYN PARK
 - C.2** Update on River Park Master Plan
 - A.** DRAFT RIVER PARK CONCEPT PLAN
 - C.3** Update on Park Center High School Turf Fields Project
 - C.4** Discussion on Proceeding with Community Outreach on Ordinances Related to Pigs, Chickens and Goats
 - A.** CITY COMPARISON
- D. **VERBAL REPORTS AND ANNOUNCEMENTS**
 - D.1** **COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS**
 - D.2** **CITY MANAGER REPORTS AND ANNOUNCEMENTS**
- E. **ADJOURNMENT**

City of Brooklyn Park Council Work Session

Meeting Date:	March 4, 2019	Originating Department:	Recreation and Parks Dept.
Agenda Item:	C.1	Prepared By:	Brad Tullberg, Parks and Facilities Manager
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Jody Yungers, Director, and Jake Smithwick, Consultant Simplar Institute
Item:	Expertise-driven Project Delivery – A Best Value Tool		

Summary:

With the voter approval of the \$26M Park Bond Referendum in November 2018, staff has been looking at the most efficient options to deliver the various projects. Other cities have used the Expertise-driven Project Delivery (XPD) method with a high level of success in providing improvements to their parks and recreation system amenities.

The Simplar Institute is a collaborative team of faculty and researchers from universities across the United States who specialize in best value procurement and project delivery, facility organizational assessment, performance measurement and analytics, and process improvement. Simplar's research and organizational support provides findings that allow organizations of all types and sizes to improve their ability to operate, better meet the public need, implement best practices, and provide education to current and future professionals.

XPD is a best value procurement method that considers both price and other criteria (see MN Statute 16C.28). Research has shown that effective and appropriate use of this innovative procurement tool reduces change orders, minimizes schedule delays, and increases overall end-user satisfaction. In just Minnesota, the Simplar research team has assisted 8 municipalities procure and manage 415 best value construction projects, which have had an average of 2% cost increases and schedule delays.

Budgetary/Fiscal Issues:

The use of the XPD method of project delivery could eliminate the need to hire a construction manager for Park Bond Referendum projects and allow staff to do the bulk of the contract and project management.

Attachments:

- C.1A XPD OVERVIEW
- C.1B XPD – BROOKLYN PARK

Expertise-driven Project Delivery: A Best Value Tool

OVERVIEW

Expertise-driven Project Delivery (XPD) is a full *Best Value procurement system* from selection through contracting, project management, and close out. Rigorously tested and refined over 20 years, XPD overlays any delivery method and has been used to procure and manage thousands of projects across all industries (design & engineering, construction, IT software & hardware, facility operations, and more). The process has three major phases that consistently *deliver projects faster*, for less money, and at a higher level of quality.



Three Phases of XPD.

PHASE 1: SELECTION

With a strong focus on value and expertise, best value XPD encourages the industry to *bring their most qualified individuals, teams, subcontractors, and suppliers to the table*. The proposal process will require the industry to address: risks that are unique or specific to the project or service, potential value added ideas or suggestions for improvements, proven past performance history of the firm and critical individuals, and cost/fee. The owner also reserves the right to conduct interviews with key personnel, which follows an efficient interview process that *focuses specifically on the actual project/service*.

EVALUATION TOOLS

- ✔ Cost/Fee
- ✔ Risk Assessment
- ✔ Value Assessment
- ✔ Past Performance
- ✔ Interviews
- ✔ Preplanning & Clarification

As needed, an additional “Scoping” phase can be implemented to assist the owner with the challenging process of developing a clear Scope of Work (SOW). Some SOWs may be vague or lack critical details. Others have requirements that are overly prescriptive and can limit proposer innovation. Results has shown that *poor SOWs create a “tumbling dominoes” effect* that brings risk to the owner. During this phase, templates for developing SOWs will be provided, along with recommendations to increase proposer innovation during the selection process.

PHASE 2: CLARIFICATION

XPD incorporates a clarification period to thoroughly flush out and address any sources of potential risk or public dissatisfaction. Data has shown that a properly executed clarification period can *reduce project delays and project cost increases by 50%-70%*. This is accomplished by augmenting the industry partner’s traditional approach to preplanning with a more specific focus on risk, client concerns, alignment of expectations, and project assumptions.

PHASE 3: MANAGEMENT AND METRICS

For the duration of the contract, the awarded firm is required to track and measure performance against pre-established benchmarks. These reports provide valuable information to all parties on the progress and performance of the project/service. Public owners use this information to *increase transparency and accountability*.

KEY BENEFITS OF THE BEST VALUE XPD PROCESS

- ✓ Attracts the *highest-performing* contractors/vendors and their key personnel
- ✓ Requires *50% less staff time and effort* to evaluate proposals
- ✓ Reduces *change orders by 33%-50%* [best value XPD saves approximately \$1.2M assuming a \$25M award]
- ✓ Reduces *project delays by 20%-40%*
- ✓ Requires *40%-60% less time and effort* to manage the awarded company

The Simplar Institute

Best Value Procurement & Project Delivery for Recreation & Parks: “Happy People, On-time, On-Budget”

OVERVIEW

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BEST VALUE HELPS TAX DOLLARS GO FARTHER

“Best value” is a procurement method that considers both price and other criteria (see MN Statute 16C.28). Research has shown that effective and appropriate use of this innovative procurement tool reduces change orders, minimizes schedule delays, and increases overall end-user satisfaction. In just Minnesota, the Simplar research team has assisted 8 municipalities procure and manage 415 best value construction projects, which have had an average of **2% cost increases & schedule delays**.

Table 1. Overall MN Best Value Project Performance

Total # of projects Simplar has supported	415
Total project value	\$561.5M
Contractor / designer cost increases	1.0%
Contractor / designer schedule increases	5.4%
Owner satisfaction of construction team	9.5 out of 10
Owner satisfaction of best value process	9.6 out of 10

An effective best value procurement and project management strategy delivers high performance outcomes by:

- Streamlining the entire construction delivery lifecycle (design, construction, and operation);
- Simplifying the selection process (up to **50% reduction in staff evaluation time**), using risk- and value-focused proposals, and enhancing the interview process;
- Implementing a pre-contract clarification phase with all project stakeholders (government staff, planning commission, architects, engineers, contractors); and
- Monitoring project performance and producing measurements that increase transparency.

CASE STUDY: ROSEVILLE PARKS & RECREATION RENEWAL PROGRAM

In 2012, the City of Roseville, MN embarked on their single largest construction program with a **3-year, \$13.5M Parks and Recreation Renewal Program**. The City engaged the Simplar team to implement the best value process for the entire Renewal Program due to the complex, highly visible nature of the Program (70 individual projects at 19 parks). This partnership with Simplar allowed the City to **drastically reduce its need for third party construction management services**. The Program’s overall scope of work included:



Autumn Grove Park

- Park buildings and shelter improvements
- Natural resources and restoration projects
- Skating center repairs
- Harriet Alexander Nature Center
- Lighting and controls
- Tennis court improvements
- Field improvements
- Disc golf
- Playgrounds
- Irrigation improvements
- Bridges and boardwalks
- Sidewalks and pathways

The Roseville projects were completed with *less than 2% cost increases* and schedule delays. Another component to Roseville’s successful best value program was early identification of industry partner innovation. For example, on the Natural Resources projects, the awarded best value consultant proposed a detailed plan to secure an *additional \$200K - \$400K of project funding*.

The Simplar team asked the City’s industry partners to provide their comments on the best value process. Some of their comments included:

- “[In the traditional process] hundreds of hours and thousands of dollars would have been spent responding to the RFP... instead, we have used this budget and time to provide *additional community engagement*.”
- “We are able to propose potential risks and ideas at the [proposal] stage, which eliminates confusing and often gray areas of traditional RFP’s”
- “By allowing us to create and manage the process we are able to best utilize our staff and resources.”

As part of the public outreach effort, the City of Roseville held *more than 100 public meetings* to solicit feedback on the plans and timelines. The Simplar team helped Roseville survey its citizens on their perspectives of the renewal program’s execution (efficiency, level of transparency, public engagement process, and overall satisfaction of the contracted firms). The public was very satisfied with the City’s efforts (and thus the best value process), rating the renewal program an average of 9.4 out of 10 (based on 120 surveys collected at 14 parks).

SIMPLAR’S ROLE

The Simplar research team assists owners in delivering projects through the implementation of well-documented, research-based best practices. For this reason, most owners find that it is ideal to partner with Simplar as early as possible in the construction process. Simplar’s role on the projects is to support the owner’s team with the right amount of training and tools (based on the owner’s existing skills and goals). This support may often include:

- Numerous on-site educational sessions and workshops for City staff and interested industry partners.
- Assisting in the development of a detailed procurement schedule of activities.
- Providing procurement and project management templates and support (incorporating all best value templates, language, and documentation within the owner’s existing RFP templates and standard formats).
- Assisting the owner with administration of the RFP procurement activities.
- Assisting the owner’s project team with the implementation of optimal techniques / approaches for project partnering (pre-award clarification procedures).
- Providing detailed training for the selected A/E or construction team to enhance their partnering capabilities.
- Providing detailed guidance for the Clarification Kickoff Meeting and subsequent partnering sessions.
- Assisting the owner in analyzing bid costs, potential risks, and outcomes.

LEARN MORE

With the experience of supporting thousands of best value projects in nearly all 50 states, the Simplar research team has found that education is the most effective way to increase the probability of success. The best way to learn more about how the Simplar team can help is to schedule an on-site educational session with your organization. Please contact Dr. Jake Smithwick to schedule a time.

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 704-687-5045 (office)



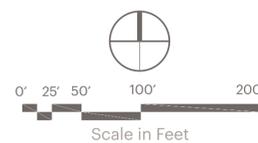
KEY

-  Nature Play Nodes throughout park (4)
-  Stone Fishing Platform Location (4)

River Park | Draft Master Plan

Brooklyn Park, Minnesota

January 9, 2019 | WSB Project number: 011887-000



Scale in Feet

City of Brooklyn Park Council Work Session

Meeting Date:	March 4, 2019	Originating Department:	Administration and Recreation and Parks Dept.
Agenda Item:	C.3	Prepared By:	Jay Stroebel, City Manager
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Jody Yungers and Jay Stroebel
Item:	Update on Park Center High School Turf Fields Project		

Summary:

Staff will provide an update on partnership opportunity between City of Brooklyn Park and Osseo Area School District related to the addition of two new turf fields at Park Center High School.

City of Brooklyn Park Council Work Session

Meeting Date:	March 4, 2019	Originating Department:	Community Development
Agenda Item:	C.4	Prepared By:	Jason Newby, Code Enforcement and Public Health Manager
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Jason Newby, CEPH Manager Michelle Peterson, Code Enforcement Supervisor
Item:	Discussion on Proceeding with Community Outreach on Ordinances Related to Pigs, Chickens and Goats		

Summary:

The goal of this discussion is to:

- Share recent code enforcement cases related to pigs, chickens and goats
- Review what surrounding cities are currently allowing
- Discuss options for responding to these types of animal complaints and requests

Some Council Members have expressed an interest in considering changes to the City's animal ordinance. Currently, pigs, chickens and goats are not allowed in Brooklyn Park, but many other cities allow one or more of these animal types if certain conditions are met.

The conversation on allowing pigs began in 2018 when staff responded to a complaint regarding a large pot-belly pig at a residential property. Staff is not enforcing the ordinance for this pig at this time in anticipation of the Council considering changes to the ordinance to permit pigs and possibly other animal types.

At the work session, staff will share information on recent experiences with code enforcement cases related to animals, what other cities are doing, and options for the Council to consider for next steps. If the Council is interested in considering changes to the ordinance, staff recommends the first step to include outreach to the community to seek input on this topic.

Attachments:

C.4A CITY COMPARISON

City	Chickens	Pigs	Goats	Notes
Brooklyn Park	*yes	*yes	*yes	*Chickens, pigs & goats are currently defined as farm animals. Farm animals are currently allowed, but only on parcels 5 acres or larger.
Brooklyn Center	yes	no	no	Recently passed ordinance allowing chickens in fall 2018. 6 hens allowed.
Champlin	*yes	*yes	*yes	Farm animals allowed on parcels zoned for agriculture
Coon Rapids	yes	no	no	Max 4 hens per household. Chickens need written consent from landlord if a rental or HOA if applicable
Crystal	yes	yes	no	Pot-bellied pigs (1 allowed) and chickens (4 max) can only be in single family detached homes. Must be for the owners personal enjoyment (not being raised for slaughter). Must follow licensing procedure for dogs/cats for a pig
Edina	yes	no	no	Max 4 hens per household
Fridley	yes	*yes	*yes	Maximum 6 hens per property and must submit site plan and annual license required. The run and coop have to follow normal building/planning codes. Must provide at least 1 acre of open, unused land for goats or pigs
Maple Grove	*yes	*yes	*yes	All allowed on parcels zoned for agriculture & R-1 with a head unit system. Goats and pigs must be on at least 1.5 acres of land. Chickens require at least 1 acre of land.
Minneapolis	yes	no	no	Different tiers of license based on zoning and parcel size. Three tiers of licensing with lowest allowing 6 hens. Must have license for chickens. Citizen group working to get backyard goats allowed.
Minnetonka	yes	*yes	*yes	Small farm animal (<100 pounds) can have 5 per .5 acre. Large farm animal (>100 pounds) can have 1 per acre. Land must be open and usable for pasture. Chickens allowed at a rate of 1 per 1/10 an acre.
New Hope	yes	yes	no	Pot-bellied pig (1 max) and chickens (3 max) only in single family detached homes. Follows licensing for dogs/cats
St. Paul	yes	yes	yes	Must submit site plan for review and approval. Animal control does a yearly inspection on all registered "other" animals to make sure initially agreed upon site plan, feeding, housing, and waste removal is still taking place.

* Zoning/lot size restrictions