



Request for City Council Committee Action from the Convention Center

Date: July 10, 2012

To: Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: Convention Center and Target Center Consultant Pool RFP

Recommendation: That the proper City officials be authorized to negotiate and execute master agreements with the recommended firms within the General Architecture category of the Convention Center and Target Center Consulting Pool for variable fees limited to a contractual maximum of \$2,500,000.00 per contract over three years.

**Miller Dunwiddie Architecture
123 North 3rd St, Suite 104
Minneapolis, MN 55401-1657**

**M. Arthur Gensler Junior & Associates, Inc.
81 South 9th St, Suite 220
Minneapolis, MN 55402**

**HGA/Populous (a consortium)
420 5th St North, Suite 100
Minneapolis, MN 55401**

Previous Directive: Council Resolution 2012R-169 Authorization to issue RFP to generate a consultant pool for architectural, engineering and design services for the Convention Center and Target Center.

Department Information

Prepared by: Chris Larson, Director of Facility Services, Convention Center

Approved by: Jeff Johnson, Executive Director, Convention Center

Approved by Paul Aasen, City Coordinator

Presenters in Committee: Chris Larson

Reviews

- Permanent Review Committee (PRC): Approved - February 16, 2012

Financial Impact

- Action does not require additional appropriation. Consulting fees are included in the budgeted costs for each project within the existing Finance Plans for the Convention Center and Target Center.

Community Impact

- City Goals supported – Provides Community Impact through the sustainable and proper maintenance of these valuable public facility assets. Capital projects utilizing these consulting services generate \$17.0M in local construction activity on an annual basis.

Supporting Information

Convention Center Project and Facility staff perform \$17M annually in capital projects at the Convention Center and Target Center sites. This entails roughly 40 projects per year. Selection of architectural, engineering and design services are critical to begin each project. Timely completion of projects requires a ready group of design professionals authorized to perform work for the City. This step saves approximately 6 months on each project and avoids numerous RFP processes throughout the year on a per-project basis.

The City received 49 responses to the Consultant Pool RFP. This first wave of recommendations covers the General Architectural Services scope of work. A second round of recommendations will be forthcoming to conclude this RFP process and that scope will be for individual consulting specialties.

Convention Center Facility and Project staff short-listed the vendors to a pool of 10 and then selected the top 6 to present. From that group the three firms recommended by staff represent the needs of the project group for the next three years. We are well represented by three firms that together exhibit great vision, urban planning expertise, master architecture experience as well as a strong local presence with extensive public assembly and arena design credentials. These firms bring national and international level design experience with substantial offices in Minneapolis for this largest and most complex scope (General Architecture) from the pool. The second round of recommendations will cover smaller specialty architecture and professional services contracts.

Contracts within this Consulting Pool will vary in maximum scope from \$500,000 to \$2,500,000. Actual expenditures will vary by project need in-line with current consultant usage and professional service agreements. Professional services on Convention Center and Target Center projects runs in the range of 10% of project costs. Projected capital expenditures of \$17M for the two sites would anticipate annual usage of professional fees in the range of \$1.7M total over the whole pool.