



Request for City Council Committee Action from the Convention Center

Date: July 23, 2012

To: Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: Convention Center and Target Center Consultant Pool RFP, Specialties

Recommendation: That the proper City officials be authorized to negotiate and execute master agreements with the 27 recommended firms within the Specialty Consulting group of the Convention Center and Target Center Consulting Pool for contracts with variable fees limited to a contractual maximum of \$2,500,000.00 per contract over three years.

Previous Directives:

March 30, 2012 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.

In process with July 20 Council Cycle Requested Action: Authorization for the proper City officials to negotiate and enter into master agreements with the recommended firms within the General Architecture Pool of the Convention Center and Target Center Consulting Pool RFP.

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

Handwritten signatures of Jeff Johnson and Paul Aasen are present next to their respective approval lines. Jeff Johnson's signature is a stylized 'J' and 'J', and Paul Aasen's signature is 'Paul W. A.'.

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

**** Complete list of recommended vendors attached.**

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. The first wave of recommendations covering General Architectural Services was processed in the previous Council cycle. This second set of recommendations covers the second and final group from the RFP – Architectural and Design Specialties. This will conclude the recommendations from this RFP process. Staff will proceed to negotiate and enter into master agreements with the selected firms.

Convention Center and Target Center Facility and Project staff evaluated the RFP responses from the 46 firms that were eligible and requesting consideration for the Specialty Pool. From that group 27 firms were selected that were both qualified as well as representing the typical range of scope of services that are utilized for projects at the two facilities. These firms represent some of the finest design talent in the metro area as well as drawing in 5 firms at the national level (necessary in their area of expertise).

Contracts within this Specialty 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 on an annual basis. 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.

Convention Center and Target Center Consulting Pool Recommendations – Specialties

Below is the list of recommended vendors for the Specialty Pool of the RFP. Included with each firm is a very brief description of the areas of expertise represented. Each of the 27 firms offers many related sub-specialties and the members of this group cover the entire range of 102 specialty areas requested in the RFP.

American Engineering Testing, Inc.
(Testing, Geotechnical)
550 Cleveland Ave N
St Paul, MN 55114

The Bigelow Companies, Inc.
(Food Service)
6501 E Commerce Ave, Suite 120
Kansas City, MO 64120

Bolton & Menk, Inc
(Survey, Platting)
12224 Nicollet Ave
Burnsville, MN 55337

Braun Intertec
(Testing, Mechanical)
11001 Hampshire Ave S
Minneapolis, MN 55438

Convention Sports & Leisure
(Feasibility studies)
520 Nicollet Mall, Suite 440
Minneapolis, MN 55402

Damon Farber Associates
(Landscape)
401 2nd Ave N, Suite 410
Minneapolis, MN 55401

Dunham Engineering
(Mechanical, Electrical)
50 South 6th St Suite 1100
Minneapolis, MN 55402

Elert & Associates
(Low voltage, Data)
140 Third St S
Stillwater, MN 55082

Ericksen Roed & Associates
(Structural)
2550 University Ave W, Suite 201-S
St. Paul, MN 55114

Franz Reprographics
(Reprographic services)
2781 Freeway Blvd
Brooklyn Center, MN 55430

JLG Architects
(Urban Planning)
801 Washington Ave N, Suite 120
Minneapolis, MN 55401

Insite Wireless, LLC
(Cellular, wireless services)
301 N Fairfax St, Suite 101
Alexandria, VA 22314

Kestrel Design Group
(Green roofs, landscaping)
7109 Ohms Lane
Minneapolis, MN 55439

KPFF Consulting Engineers
(Controls)
101 Stewart St, Suite 400
Seattle, WA 98101

Kraus-Anderson
(Construction Management)
8625 Rendova St NE
Circle Pines, MN 55014

LHB Inc
(Sustainability, Commissioning)
250 Third Ave N Suite 450
Minneapolis, MN 55401

Leo A. Daily
(Architecture)
730 Second Avenue South
Suite 1100
Minneapolis, MN 55402-2455

Mortenson Construction
(Construction Management)
700 Meadow Lane North
Minneapolis, MN 55422

Museum Services
(Curatorial, Art services)
2921 Como Ave SE
Minneapolis, MN 55414

Perkins and Will
(Architecture)
84 10th Street South, Suite 200
Minneapolis, MN 55414

Progressive Associates, Inc.
(Sustainability)
PO Box 65797
St Paul, MN 55165

Roof Spec, Inc.
(Building Envelope)
2400 Prior Ave N
St Paul, MN 5511

SDA-Consulting, LLC
(Acoustic, Testing)
8360 Tenth Ave N
Minneapolis, MN 55427

Venue Solutions Group LLC
(Feasibility, Operations)
8161 Hwy 100, Suite 184
Nashville, TN 37221-4213

Walker Parking Consultants
(Parking Structures & Systems)
1660 Highway 100, Suite 424
Minneapolis, MN 55416

Wentz Associates, Inc
(Mechanical)
7225 Ohms Lane, Suite 160
Edina, MN 55439

Wrightson, Johnson, Haddon & Williams, Inc.
(Acoustic, Low Voltage, Data)
4801 Spring Valley Rd, Suite 113
Dallas, TX 75244