



Request for City Council Committee Action from the Minneapolis Convention Center

Date: November 8th, 2013

To: Chair Betsy Hodges, Ways and Means Budget Committee

Subject: Target Center Renovation Owner's Representative Contract

Recommendation: Authorize appropriate City staff to enter into a contract for the Target Center Owner's Representative.

Previous Directives: The City Council Committee of the Whole approved the Target Center Renovation Term Sheet on October 31st and sent the action to the City Council for approval on November 12th.

Department Information

Prepared by: Jeff Johnson, Executive Director Convention Center and Jeremy Hanson Willis CPED Director Approved by: Paul Aasen, City Coordinator Presenters in Committee: Jeff Johnson and Jeremy Hanson Willis
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Reviews

- Permanent Review Committee (PRC): Approval X Date 10-24-13

Financial Impact

- Action will be part of a larger Target Center Renovation budget.

Community Impact

- Neighborhood Notification
- City Goals
- Comprehensive Plan
- Zoning Code

Supporting Information

The City of Minneapolis has negotiated a term sheet with the Minnesota Timberwolves and AEG Facilities regarding the renovation of the City owned Target Center sports and entertainment arena. The Committee of the Whole approved this term sheet and moved the item forward for Council vote on November 12, 2013. In preparation for the renovation

project, we would like to proceed with the hiring of the Owner's Representative for the renovation.

Jeremy Hanson Willis with CPED is the lead City official managing the negotiation process and implementation committee. Jeff Johnson with the Minneapolis Convention Center will take on the operational lead once the project has been approved by the City Council.

We received a waiver from the Request For Proposal process from the Permanent Review Committee for the Owner's Representative contract for the Target Center renovation project. The purpose of the waiver is to help the renovation project move forward as quickly as possible. In consultation with the Mayor, Council President, and key Council members, Mr. Hanson Willis interviewed four highly qualified and experienced companies and selected TEGRA Group Inc., (TEGRA) as the initial consultant for this project under a professional services agreement. TEGRA has been involved in many major local and national projects including the Walker Art Center and the Minnesota Twins Ballpark.

We believe that TEGRA has proven to be a good partner during this initial stage of pre-planning and would like to extend a contract to them for the entire renovation project. To ensure that the City is receiving good value for this contract, we have asked TEGRA to honor the labor rate schedule that the Minnesota Stadium Authority negotiated with their Owner's Representative for the current Minnesota Vikings stadium project that was received through a competitive bidding process.

The value of this contract is expected to be \$2.6 million and will be paid out of the project costs.