



Request for City Council Committee Action from the Minneapolis Convention Center

Date: June 17, 2014

To: Council Member Lisa Goodman, Chair, Community Development & Regulatory Services Committee

Referral to: Council Member John Quincy, Chair, Ways and Means Committee

Subject: Target Center Renovation Construction Manager at Risk (CMaR) contract award.

Recommendation: Authorize appropriate City staff to negotiate and enter into a contract with Mortenson Construction for Construction Manager at Risk Services for the Target Center Renovation project.

Previous Directives: The City Council approved the Target Center Renovation Term Sheet on November 12th, 2013. On December 13th, 2013 the City Council approved adding Council President Barbara Johnson and Council Member Lisa Goodman as City Council representatives to the Design Group for the selection of the Target Center Renovation Construction Manager at Risk. On May 23rd, 2014 the City Council approved the selection of Architectural Alliance with Sink Combs Dethlefs as the Architect for the Target Center Renovation.

Department Information

Prepared by: Jeff Johnson, Executive Director Convention Center Approved by: Jay Stroebel, Interim City Coordinator Presenters in Committee: Jeff Johnson

Reviews

- Permanent Review Committee (PRC) Approval Date: 3-6-2014

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/Lynx and AEG Facilities regarding the renovation of the City owned Target Center sports and

entertainment arena. The City Council approved the term sheet for this renovation on November 12th, 2013. A Design Group has been formed consisting of three (3) members appointed by the Minnesota Timberwolves/Lynx and three (3) members appointed by the City of Minneapolis. The Design Group will work with the Design Team in order to accomplish the goal of renovating the Target Center so that it is a competitive entertainment facility for many years to come.

The Construction Manager at Risk firm will be a key member of the Design Team for the proposed \$97 million renovation of the Target Center. The Construction Manager at Risk will develop a Guaranteed Maximum Price (GMP) for the Project based on the minimum design standards and will then manage the construction process to ensure the delivery of the renovation on budget and with quality construction outcomes. The CMAr will also manage the Equity Plan for the renovation and will be responsible for achieving the equity goals. Small and Underutilized Business Program (SUBP) goals for this project are nine percent (9%) Minority Business Enterprises (MBE) and eleven percent (11%) Women-owned Business Enterprises (WBE). Workforce participation goals on this contract are thirty-two percent (32%) minority and six percent (6%) female of total project construction work hours.

The Design Group and appointed Council Members received two (2) responses from construction firms and interviewed both well qualified groups. Using evaluation criteria that followed the information outlined in the request for proposal, Mortenson Construction with Thor Construction is recommended to serve as the CMAr for the Target Center Renovation.

The value of this contract is expected to not exceed 8% of the total cost of the project.