



Request for City Council Committee Action from the Department of Public Works

Date: October 21, 2014

To: Honorable Kevin Reich, Chair Transportation & Public Works Committee

Referral to: Honorable John Quincy, Chair Ways and Means Committee

Subject: **Nicollet Mall Redesign and Reconstruction Project: Preconstruction and Construction Contracts**

Recommendation:

- a. Authorize the appropriate city officials to negotiate and enter into a contract with SEH for Preconstruction and Construction Management Services for the Nicollet Mall Project in an amount not to exceed \$2,400,000.
- b. Authorize the appropriate city officials to negotiate and enter into a contract with Shenehon for assessment calculation for the Nicollet Mall reconstruction project in an amount not to exceed \$60,000.

Previous Directives:

- August 15, 2014 - Authorize staff to issue a Request for Proposal to solicit proposals from qualified vendors for a construction manager for the Nicollet Mall Redesign and Reconstruction Project.
- June 27, 2014 – Authorize staff to initiate a process to select a construction manager for the Nicollet Mall.

Department Information:

Prepared by: Jennifer Swanson, Public Works Interagency Coordinator 673-2529

Approved by: _____
Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: David Frank, Director of Transit Development, CPED
Peter Brown, Project Manager Consultant

Reviews

Permanent Review Committee (PRC):	Approval <u>X</u> Date <u>7/31/14, 10/16/14</u>
Civil Rights Approval	Approval <u> </u> Date <u> </u>
Policy Review Group (PRG):	Approval <u> </u> Date <u> </u>

Financial Impact

Action is within current appropriation.

Community Impact

- Neighborhood Notification – RFP published on City of Minneapolis Procurement website
- City Goals: A hub of economic activity and innovation: Businesses – big and small – start, move, stay and grow here.

Supporting Information

Construction Management

The City published a Request for Proposals (RFP) for Construction Management Services for the Nicollet Mall project on August 19, 2014. On September 9, 2014, six proposals were received and evaluated by the RFP evaluation team, including City staff, the City's Owner's representative and members of the Nicollet Mall Implementation Committee.

Based on that review, three firms were asked to attend interviews with the evaluation team. After the interviews on September 23, the team selected SEH as the firm to negotiate with and enter into a contract for Construction Management Services.

The RFP sought bids for services, including pre-construction services, beginning with the review of the project design to date, cost estimating and advising on-site logistics, staging, and the sequencing of the construction work. The Construction Management Consultant will assist the design team and the City throughout the bidding and contract award process for both packages and will serve as Construction Manager throughout the duration of the construction phase.

Assessment Calculation

The City entered into an agreement with Shenehon in June 2014 to provide an estimate of the benefit to Downtown properties resulting from the Nicollet Mall redesign and reconstruction project. In September, as described in the contract for their first phase of work, Shenehon provided the City of Minneapolis the relevant data to develop a proposed zone map identifying and grouping various classes and tiers of Downtown properties that will benefit from the project. They also provided a written summary of a proposed methodology to be used for calculating special assessments against appropriate benefit properties and selected a representative sample of properties by property type and location.

Shenehon is a trusted firm and respected in the business community. They successfully fulfilled their first phase contract with the City. The Nicollet Mall team would like to contract with Shenehon to complete the next stage of assessment work on behalf of the project. In the next contract phase, Shenehon will utilize specific property data from the City Assessor's office to allocate the total Nicollet Mall assessment to each of the 3,000 benefitted properties, using the methodology described in the first phase.

cc: CM Goodman – Ward 7
CM Frey – Ward 3
Jack Qvale, Secretary, Board of Estimation and Taxation