

# NICOLLET MALL PROJECT

Background  
Scope, Schedule, and Budget  
Progress Report

# Background

- 1880-1960: Minneapolis's main shopping street
- 1960s: Flight to the suburbs, Business Community leads redesign of Nicollet
- 1990: Nicollet is Redesigned and reconstructed again
- 2011: Minneapolis Downtown Council 2025 Plan Goal: *Transform Nicollet into a "Must See" Destination*



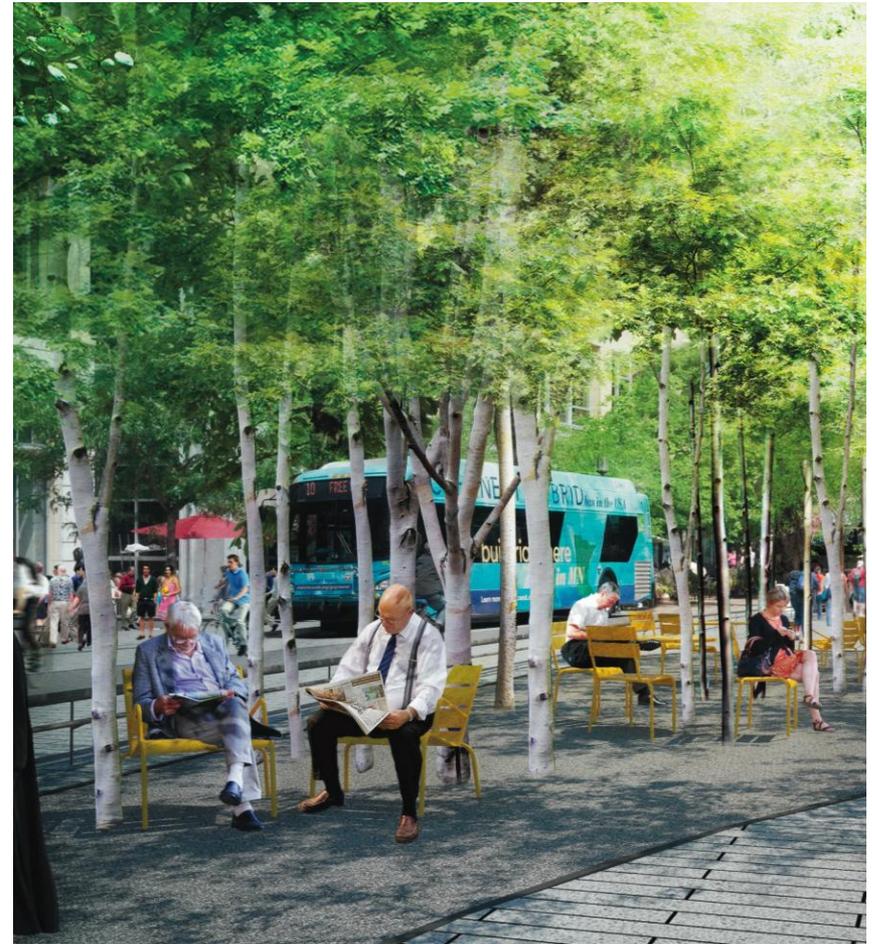
# A Public-Private Partnership

- The Business Community:
  - Minneapolis Downtown Council
  - Minneapolis Downtown Improvement District
  - BOMA
- City & State Elected Officials
- City and MDC/MDID Staff
- *The Nicollet Mall Implementation Committee*



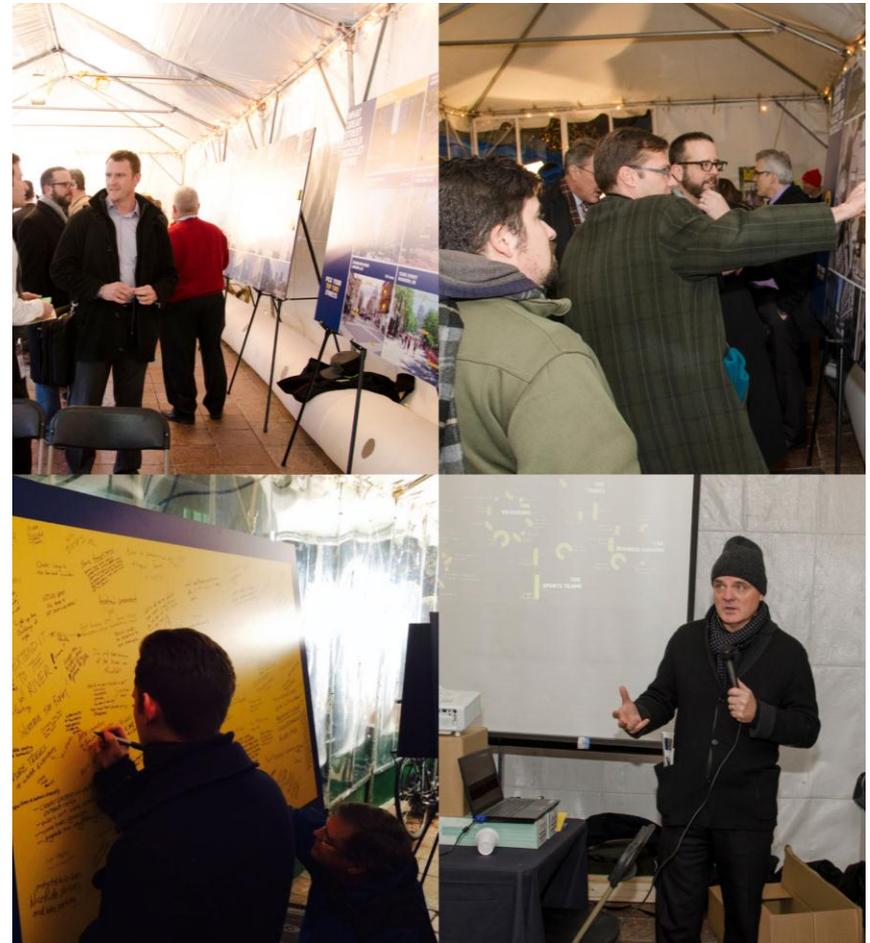
# Principles

- A place for people
  - Pedestrian-friendly and green
  - Year-round use
  - Active use of all 12 blocks
  - Integrated transit modes
- An elegant & durable street
  - Excellent urban design
  - Climate appropriate design
  - Sustainable design
  - Durable materials that are easy and cost-effective to operate and maintain



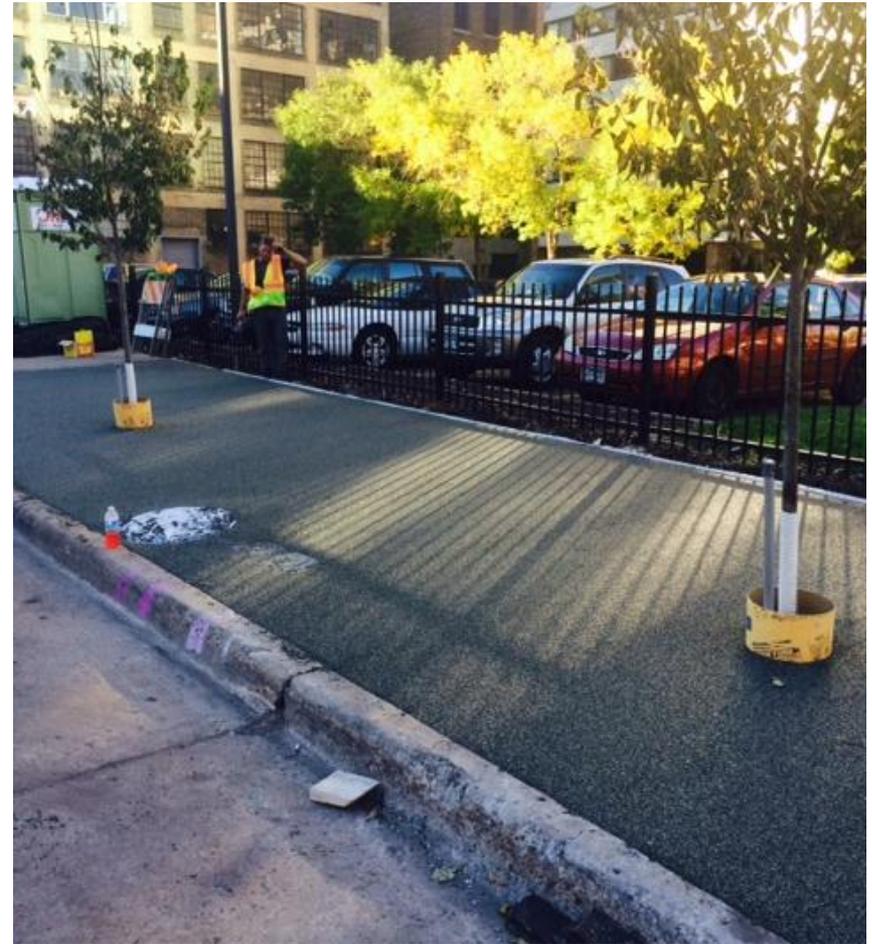
# Milestones

- 2012-2013:
  - Public-Private working group; Nicollet Mall Implementation Committee formed
- March-September 2013:
  - Design Competition
  - Selection of JCFO
- December 2013-May 2014:
  - Concept Design
  - \$21.5M in MN Bonding Bill
- June 2014:
  - City Council Approval and authorization to proceed
- December 5, 2014:
  - Schematic Design Completed



# Progress since May

- Project Start-up
  - Contracts
  - Build-up project team
  - Plan for project finance, accounting, assessments
- Pilot Projects
  - Resin-bonded aggregate
  - Movable seating
  - Curb-side café seating
- Selection of Construction Manager
  - Schedule, sequencing, logistics, constructability, cost estimating
- Schematic Design

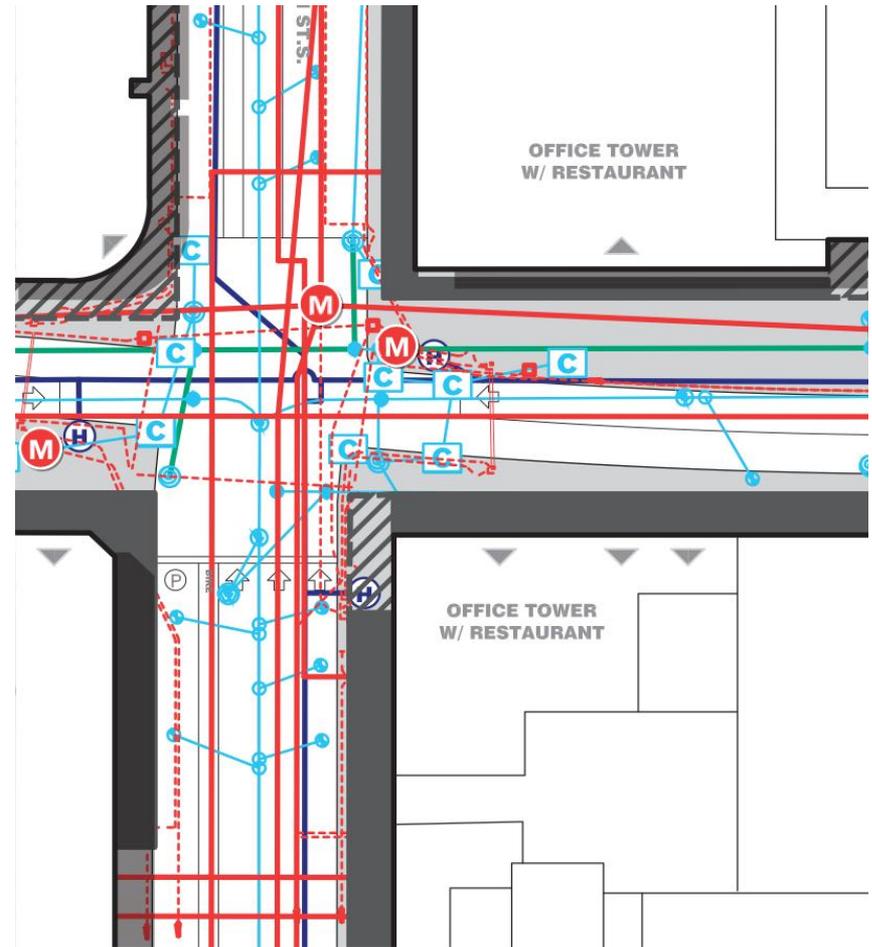


# Stakeholders Meetings To Date

- Retailers
- Restaurant Owners/Operators
- Building Owners/Operators
- Nicollet Mall Advisory Group
- Downtown Council - Green Streetscapes Task Force
- Downtown Council - MDC 2025 Development Committee
- Arts Commission, Public Art Advisory Panel
- Pedestrian Advisory Committee
- Bicycle Advisory Committee, Engineering Subcommittee
- MN Legislators and Staff
- Governor's Office
- Minneapolis Convention Center
- North Loop Neighborhood Association (NLNA)
- Citizens For A Loring Park Community (CLPC)
- Shorenstein Properties LLC (New Owner, City Center)
- Xcel Energy (Owner Xcel, 4th & Nicollet)
- Lunch With Lisa – Ward 7 Constituents
- The Opus Group (Developer, Nic On 5th, Xcel)
- CenterPoint Energy (New Owner,
- Downtown Minneapolis Neighborhood Association (DMNA)
- Loring Business Association
- Westminster Presbyterian Church
- Nightingale Realty (New Owner, Gaviidae Common)
- Committee For Citizens With Disabilities
- Minneapolis Bicycle Coalition
- Metropolitan Council
- Metro Transit
- Minneapolis Central Library
- Minnesota Orchestral Association
- YWCA
- Hyatt Hotel
- Millennium Hotel
- Base Management (Marquette Plaza)
- Macys
- Cushman & Wakefield
- Mortenson (Developer Of 4marq)
- Committee For Citizens With Disabilities, Access Committee
- Minneapolis Park And Recreation Board & Staff
- Minneapolis Tree Advisory Committee
- MN Landscape Arboretum
- Minneapolis Police Department
- DID Safety Ambassadors
- Farmer's Market Vendors
- Pushcart Vendors

# Schematic Design

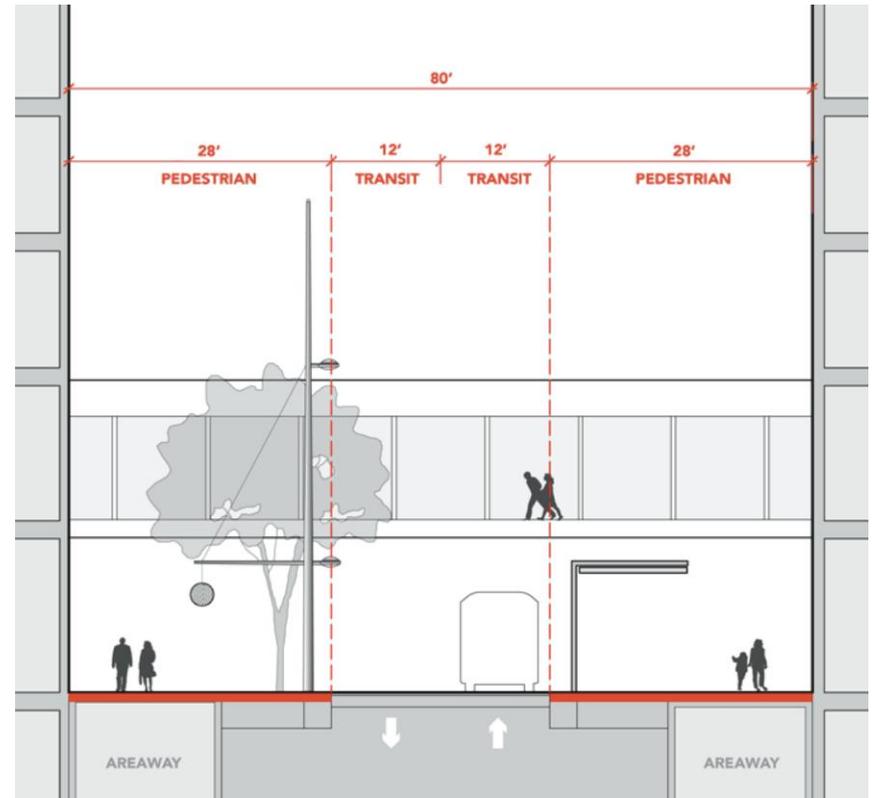
- Purpose: Merge the *Concept Design ideas* with physical reality
- Integrate:
  - Survey
  - Utilities Assumptions
  - Streetcar Ready Planning
  - Stakeholder Input
- Refine design ideas
- Final SD Submission: 12/5
- Start Design Development (January 2015)



# Scope

## Scope

- Redesign/Reconstruction of Nicollet Mall from:
  - Washington Ave. to Grant Street (12 Blocks);
  - Building face to building face (80' Right-of-Way)
- Relocation of utilities
- Streetcar-ready design

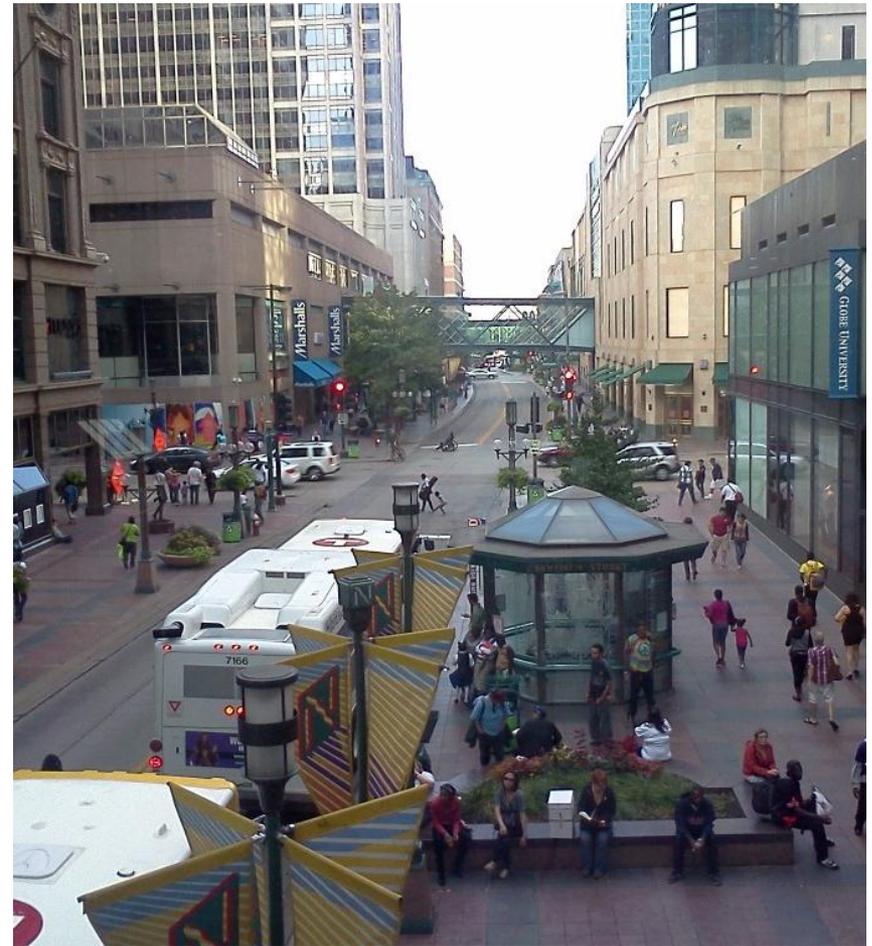




# Budget

## Budget

- Sources of Funds
  - \$21.5M MN Bonds
  - \$3.5M City Funds
  - \$25M Assessments
  - \$50M Total Sources**
- Uses of Funds
  - \$35M Construction
  - \$15M Fees/Soft Costs
  - \$50M Total Uses**



# Coming Soon (January-June 2015)

- Public roll-out of Assessment Model
- Completion of Design Development
- Completion of Construction Plan:
  - Schedule
  - Sequencing of work
  - Logistics
  - Packaging of contracts
- Construction: 2015-2016

Questions?

