



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

Date: May 19, 2015

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

Subject: **Historic Structures Report for Peavey Plaza**

Recommendation:

Authorize staff to issue a Request for Proposal to solicit proposals from qualified vendors for a *Historic Structures Report and Existing Conditions Study* for Peavey Plaza.

Previous Directives:

May 25, 2012 – Council granted appeal filed from the decision of the Heritage Preservation Commission denying the demolition of historic resource application.

November 4, 2011 - Council approved Phase I Concept Design; authorized Phase 2 of contract with Oslund and Associates to complete design development, construction documents and construction administration; authorize contract with HR & A Advisors for further design consulting services related to implementation, capital and operating budgets and development of a new organizational structure for Peavey Plaza; authorized reimbursing the MOA for design consulting services previously completed in 2011 by HR & A Advisors; authorized up to \$25,000 to pay for soil borings for the site; authorize staff to negotiate with MOA and the State regarding a long-term lease, grant and other agreements related to state bond funding; passed a resolution approving a capital advance in the amount of \$970,000 to pay for design fees to be reimbursed from state bond proceeds following execution of agreements with the State of Minnesota.

August 19, 2011 - Council waived the City's procurement policy requiring an RFP and authorized staff to enter into an agreement with HR&A Advisors to provide services in an amount not to exceed \$60,000 and authorized an additional \$38,500 to amend the agreement with Conurbation; authorized an increase in the 2011 Preliminary Planning Fund (01CPP) allocation for Project Code MCPAP181 (Peavey Plaza) in the amount of \$98,500 from the unallocated appropriation balance within the fund.

November 19, 2010 - Council authorized staff to enter into negotiations and execute an agreement with Oslund and Associates in an amount for Phase 1 Concept Design not to exceed \$250,000, approved a capital advance of \$250,000 from the Development Account to Capital Projects-Other, and delegated to the Finance Officer authority to establish appropriations from state grant and private funds raised from a capital campaign for revitalization of Peavey Plaza.

September 24, 2010 - Council authorized CPED staff to issue a RFP.

February 16, 2010 - Council authorized CPED staff to issue the RFQ.

Department Information:

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

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

Presenter in Committee: Jennifer Swanson, Interagency Coordinator

Reviews

Permanent Review Committee (PRC): Approval X Date 5/14/15
Civil Rights Approval Approval Date
Policy Review Group (PRG): Approval Date

Financial Impact

Action is within the approved budget.

Community Impact

A hub of economic activity and innovation: Businesses – big and small – start, move, stay and grow here
Great Places: Natural and built spaces work together and our environment is protected

Supporting Information

The City of Minneapolis is seeking proposals for a *Historic Structures Report and Existing Conditions Study*. The purpose of the study will be to fully explain the existing conditions of Peavey Plaza to the satisfaction of all interested parties.

Peavey Plaza is owned by the City of Minneapolis and maintained by the Public Works Department. The Minnesota Orchestral Association (MOA) and the Minneapolis Downtown Council (MDC) use Peavey Plaza for programming and events. It is the intention of the City of Minneapolis, through the Public Works department and in collaboration with the Minneapolis Downtown Council, the Minneapolis Downtown Improvement District, Greening Downtown Minneapolis and representatives of the Preservation Community, to collaborate in the revitalization of Peavey Plaza in the next three years.

The purpose of the study is to completely illuminate the historic significance and existing conditions at Peavey Plaza and to serve as a guide for design and construction decisions going forward. When completed, the study should become the basis of an RFP for design services for the design for the preservation of Peavey Plaza.

Schedule

The City expects the work to take place in three phases: HSR/Existing Conditions Study, Design/Fundraising, and Construction. The HSR/Existing Conditions Study is expected to take approximately six months from contract through submission of final report in early 2016.

cc: CM Lisa Goodman, Ward 7
 Mayor Betsy Hodges
 Kevin Carpenter, Finance Officer
 Steve Cramer, President, Minneapolis Downtown Council