

City of Minneapolis
Request for Committee Action

To: Ways & Means
Date: 1/11/2016
Referral: N/A
From: Finance & Property Services
Prepared by: Robert Friddle, Director, Facilities Design & Construction
Presented by: Robert Friddle
File type: Action
Subcategory: Staff Direction

Subject:

Obtaining Architectural and Engineering Design Services for a new East Side Storage & Maintenance Facility project.

Description:

Authorizing the proper City officers to issue a Request For Proposals (RFP) for architectural and engineering services related to the planning, design and construction of an Eastside Storage and Maintenance facility to be located at 340 27th Avenue NE for office/support, storage and maintenance of heavy vehicles for the City of Minneapolis and for the Minneapolis Parks and Recreation Board (MPRB). The total budget for this project is \$40 million (MPRB will be contributing their proportionate share). Design fees are anticipated to not exceed \$3 million, depending upon final program scope, and will be paid for through the Capital Budget. The City has committed capital funding for the initial planning work. Additional funding has been requested and planned for 2016 and 2017. The total base project budget is approximately \$40,000,000 (forty million dollars), to include Site Demolition and Remediation, Site Work, Building Construction, General Conditions, Permits, Design Fees, Contingency, City of Minneapolis Project Management and oversight, and Furniture, Fixtures & Equipment.

Previous Actions:

Dec. 11, 2015– Authorized to: (1) Proceed with project implementation to redevelop the site for Municipal Operations, (2) Acquire by negotiation four parcels of vacant adjacent land, (3) Acquire by negotiation the adjacent portion of 2547 5th St NE, and (4) Negotiate and draft development and operations agreements with the Minneapolis Park & Recreation Board for their inclusion in the project.

May 28, 2010 – Authorized the acquisition of 340 27th Avenue NE.

Ward/Address:

Ward 1

Background/Analysis:

Investment in Facilities Needed

Staff requests authority to issue a Request For Proposals for a new East Side Storage and Maintenance facility.

This project proposes a multi-purpose building and site to be utilized, first and foremost, as a municipal operations campus that will facilitate a variety of large scale storage and maintenance needs. The East Side Storage & Maintenance Facility Project is intended to provide a City of Minneapolis north campus for City vehicle storage and maintenance and related offices, as well as for a northern operations office, vehicle and equipment storage and maintenance center for the Minneapolis Parks and Recreation Board.

Project objectives:

The current City vehicle storage and maintenance facilities and MPRB's north and east service centers are not large enough to meet the City's and MPRB's needs, and do not provide adequate or efficient use of space. Design objectives for this Project are to:

- Create a multi-agency municipal operations campus, consistent with the City's Comprehensive Plan, through provision of a facility that meets the current operational needs of the City's and Park & Recreation's functions, within the available funding, designed and constructed in such a way as to easily accommodate potential future additions.
- Design for density and flexibility; provide consideration for present or future programmatic needs of additional departments, including Property and Evidence, Transportation Maintenance and others as may be appropriate.
- Provide for efficiency and improved flow and function of operations in the facility and on the site.
- Provide for shared use of common areas and amenities spaces, such as conferencing, toilets, showers, lockers and break rooms.
- Provide a facility that has a positive impact on the working environment, including, but not limited to: indoor air quality, thermal control, lighting, and acoustics.
- Engage neighbors early to set goals and expectations, providing a facility that has a positive impact on the surrounding neighborhood and is considered to be a 'good neighbor'.

Comprehensive building program and concept plan:

The Architect/Engineer firm selected will be required to deliver a Comprehensive Building Program and develop a Concept Plan to meet the current needs as well as accommodating future phases or additions as envisioned by the City.

The goal will be to develop a multi-purpose facility and site with the initial base construction build-out that could easily accept future additions if additional funding becomes available from the City. The site and building will be LEED Gold Certified, and buffered from the adjacent residential neighborhood with landscaping, bicycle and walking paths.

Proposed Design Schedule:

- Request for Proposals – January/February 2016
- Review Proposals/Interview/Award/Contract – February/March 2016
- Project Team Initiation/Community Engagement/ Project Scoping/Definition and Master Planning – March/April 2016
- Programming – May 2016
- Schematic Design — May - July 2016
- Design Development – August – October 2016
- Construction Documentation/Cost Estimating/Plan Review – November 2016 – February 2017
- Bidding – March 2017
- Demo/Environmental/Construction March 2017 – September 2018

Financial Review:

No additional appropriation required, amount included in current budget.

Future budget impact anticipated.

At the completion of Scope definition and Master Planning phase, budget will be adjusted and included in the 2017-21 Capital Budget

Approved by the Permanent Review Committee.

Meets Small and Underutilized Business Program goals. (goal requirements have been established: 8% MBE and 11% WBE)

Attachments:

1. Siting of Public Facilities