

City of Minneapolis

Request for Committee Action

To: Transportation & Public Works
Date: 5/3/2016
Referral: Ways & Means
From: Public Works Department
Lead Staff: Rick Kreuser, Construction Management Coordinator, Transportation Engineering and Design
Presented by: Don Elwood, Director, Transportation Engineering and Design
File Type: Action
Subcategory: Contracts & Agreements

Subject:

Contract amendment with Conurbation LLC for Nicollet Mall project management.

Description:

Authorizing the proper City Officials to amend contract C-38461 with Conurbation LLC to increase the contract from \$266,000 by \$156,000 for a new contract total of \$422,000 for continued project management for the Nicollet Mall reconstruction project through 2018.

Previous Actions:

April 3, 2015 – Council resolution 2015R-148 designating the locations and streets to be improved.

December 5, 2014 – Council resolution 2014R-508 appropriating \$3,500,000 for the Nicollet Mall Reconstruction project using revenue from project closeouts.

December 5, 2014 - Council resolution 2014R-503 establishing the 2015 Uniform Assessment Rates.

October 31, 2014 - Nicollet Mall Redesign and Reconstruction Project: Preconstruction and Construction Contracts: 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 and 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.

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 - Approved the concept for the Nicollet Mall and a project budget of \$50,000,000. Accepted a \$21,500,000 grant from the State of Minnesota, and authorized the proper City officers to, upon satisfactory review by the City Attorney's Office, execute a grant agreement with the State of Minnesota for acceptance of grant funds of up to \$21,500,000, subject to the City's approval of special assessments in the amount of \$25,000,000. The grant and matching funds will be used for the Nicollet Mall.

October 4, 2013 - Authorizing negotiation and execution of a contract with James Corner Field Operations for concept design of the Nicollet Mall Reconstruction Project

June 18, 2013 – Issuance of an RFP and execution of design stipends with finalist design teams

April 16, 2013 – Receive and file update on Nicollet Mall Redesign and issuance of RFQ.

December 12, 2012 - 2012R-655, Adopting the 2013-2017 Five Year Capital Program, including \$555,000 for Nicollet Mall Planning (CPV085).

Ward/Address:

Ward 3

Ward 7

Background/Analysis:

The City retained Peter Brown of Conurbation LLC to provide consulting and project management services for the Nicollet Mall Project. Public Works has been satisfied with the services Mr. Brown provided through the Concept Design Phase. Mr. Brown's experience, relationships and history with the Nicollet Mall project are integral to lead the project into and through the construction process. In order to provide continued consistency, the department is requesting an extension to the contract with Mr. Brown through the end of Construction.

The initial contract was established in 2013 with anticipated completion in September 2016. The design and bidding phases are complete and we are moving into construction which is expected to last through fall 2017. This extension will provide coverage through construction and project finalization with all agencies and stakeholders. The amount of work will decrease over time and is based on an estimate to complete the project

Financial Review:

No additional appropriation required, amount included in current budget.