

# Request for City Council Committee Action From the Department of Public Works

**Date:** August 18, 2009

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: Hiawatha Maintenance Facility Contract Amendment - RSP Architects

#### Recommendation:

The proper City officers are authorized to execute Amendment No. 1 to Contract No. C-24862, with RSP Architects. The total amount of Amendment No. 1 is \$100,000. Therefore, the current contract amount of \$975,000 would be increased for a revised contract amount of \$1,075,000. The original Project Budget (Fund 04100 Department 9010923 Project Number 513007/CPSD0208300), is adequate for Contract Amendment No. 1 and therefore no additional appropriation is required.

## **Previous Directives:**

June 29, 2007 - Authorized the proper City officials to negotiate and execute an Architectural and Engineering Design Services Agreement with RSP Architects for the Hiawatha Maintenance Facility the amount not to exceed \$975,000.

Prepared by:	Paul Miller, Sr	. Project Manager	(673-3603)

Approved by:

Steve Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Paul Miller, Sr. Project Manager (673-3603)

**Reviews** 

Permanent Review Committee (PRC): Approval NA Date \_\_\_\_\_

Civil Rights Approval Approval NA Date \_\_\_\_\_

Policy Review Group (PRG): Approval \_NA Date \_\_\_\_\_

#### **Financial Impact**

No financial impact

## **Community Impact**

Neighborhood Notification: NA

City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-

maintained, people will feel safe in the city.

Comprehensive Plan: NA

Zoning Code: NA

# **Background/Supporting Information**

In June 2007 the City of Minneapolis entered into an agreement with RSP Architects for Architectural and Engineering Design Services for the Hiawatha Maintenance Facility located at E. 26<sup>th</sup> Street and Hiawatha Ave. S.. Since that time RSP has proceeded with, and completed design of the Hiawatha Maintenance Facility. When completed this Project will provide for the office, shop, storage and operational needs of the City of Minneapolis, Department of Public Works including the following construction and maintenance functions: Street Maintenance, Paving Construction, Sewer Maintenance, Sewer Construction, and Bridge Maintenance.

On July 21, 2006 the City Council and Mayor approved Resolution 2006R-381 that adopted LEED® standards for planning, design, construction, and commissioning of all municipal facilities financed by the City. Subsequently, this Project has been registered with the U.S. Green Building Council (USGBC) and shall, as a goal; attempt to become a Certified LEED® GOLD building under the LEED®-NC 2.2 Rating System. Currently the Project is on track to achieve 48 out of a possible 69 LEED® credits of which a minimum of 39 credits is required to attain LEED® GOLD certification.

During the course of the design phase for this Project, the City requested that RSP Architects provide additional consulting services that were not covered under the original scope of work. Specifically, RSP and their sub-consultants were asked to provide preliminary planning, programming, and designs related to potential future additions to the facility. These future additions included the potential for various Public Works engineering groups and the Water Treatment and Distribution Division's construction and maintenance operations (currently located at 825 East Hennepin Avenue) to move to Hiawatha at future dates. As a result of this work, numerous features were included in the final design of the Hiawatha Maintenance Facility that allows for the construction of the future additions easily and economically. These features include site planning for flow and function that accommodates a larger facility footprint, removable and reusable precast concrete wall panels to accommodate a facility addition, mechanical and electrical system sizing for future expansion, additional utility conduit systems and stubs, an open office space design allowing for maximum versatility, and re-use of the existing Sewer Building for office space that allowed the second floor to be set aside (unfinished) for future tenants.

Therefore, we are recommending that the original contract with RSP Architects (C-24862) be increased by \$100,000 for a revised contract amount of \$1,075,000 to provide for these additional services. The cost of these services has been accounted for within the design contingency of the budget for this Project (Fund 04100 Department 9010923 Project Number 513007 CPSD0208300), and therefore no additional appropriation is required.