



Request for City Council Committee Action from the Department of Community Planning and Economic Development (CPED)

Date: February 16, 2010

To: Council Member Sandy Colvin Roy, Transportation and Public Works
Committee

Subject: **Authorization to Issue Request for Qualifications (RFQ) for Landscape
Architect Services for Peavey Plaza**

Recommendation: Authorize CPED staff to issue the Request for Qualifications (RFQ)
consistent with the process outlined in this report

Previous Directives: None.

Department Information

Prepared by: Chuck Lutz, Deputy Director, CPED
Approved by: Steve Kotke, Public Works Director _____
Presenters in Committee: Chuck Lutz

Reviews

- Permanent Review Committee (PRC): Approval Yes Date January 21, 2010
- Civil Rights Approval Approval ___ Date N/A
- Policy Review Group (PRG): Approval ___ Date N/A

Financial Impact

- No financial impact. Funds to pay the fees of the Landscape Architect will come from state bond funds approved by the legislature for the project. A contract will not be awarded until staff is confident that state bond funds are forthcoming. CPED may, however, need to arrange for bridge funding for the period of time between execution of a contract with the Landscape Architect and execution of agreements with the State of Minnesota for state bond funds.

Community Impact

- Neighborhood Notification. Staff is currently working with a Community Engagement Committee that has been organized around the Orchestra Hall/Peavey Plaza project.
- City Goals
 - Connected Communities – As one of the only programmed active open spaces downtown, Peavey Plaza is a major asset to nearby residents and employees as well as Minneapolis visitors. It is well-connected to the transit system and Loring Greenway and benefits from its adjacency to the Orchestra Hall. It would be an even more accessible amenity if the design is improved for greater usability.

- Enriched Environments – Open space is at a premium downtown and Peavey Plaza provides a needed respite for nearby residents. Any redesign effort will account for the benefits of its central location and take advantage of sustainable design elements that enrich the area around it.
- A Premier Destination – Peavey Plaza is a major downtown summer destination for concerts and other outdoor activities and it is accessible and open to everyone. The current design has proven challenging to maintain and therefore visitors do not receive its maximum benefit. Any possible future design will prioritize improved utility for the comfort and enjoyment of all users and include maintenance as a major consideration in that design.
- Comprehensive Plan. Consistent
- Zoning Code. Consistent.

Supporting Information

The City and the Minnesota Orchestral Association (MOA) are collaborating in the revitalization of Peavey Plaza and Orchestra Hall, which are adjacent to one another and together comprise a full city block, as a single project. The MOA, through the City of Minneapolis as Fiscal Agent, will request bond funding from the Minnesota State Legislature in the 2010 session for the purpose of financing a portion of the costs of both projects. The MOA and the City hope to arrive at an arrangement that leads to the improvement of both Peavey Plaza and Orchestra Hall and that increases physical and programmatic connections between Orchestra Hall and Peavey Plaza and integrates the entire block into the surrounding urban fabric.

The purpose of this RFQ is to outline the nature of the design challenge and to solicit qualifications from interested landscape architecture firms. While CPED will issue the RFQ, Public Works staff has been part of the Orchestra Hall project working committee providing background information and input, and will participate in the selection process.

Peavey Plaza

Orchestra Hall and Peavey Plaza are adjacent to one another and comprise the block bounded by 12th Street, Marquette Avenue, 11th Street, and Nicollet Mall, with Peavey Plaza fronting on Nicollet Mall. The property line between the two parcels runs through Peavey Plaza, which is owned by the City of Minneapolis.

Designed by landscape architect M. Paul Friedberg and completed in 1975, Peavey Plaza is a modernist public park that takes up the western half of the block. The plaza is used for orchestral and other public events in good weather, although visual and physical connections between the hall and the plaza are limited. The western side of Orchestra Hall faces Peavey Plaza with administrative backstage functions on the lower level and offices above fronting on the plaza's sunken reflecting pool.

Peavey Plaza is owned by the City and managed and maintained by Public Works. Peavey Plaza has suffered from a lack of investment over the years and modifications that have compromised the original design. Because of features inherent to its original design, including the large below-grade area and walls and fountains that obscure sight lines, Peavey Plaza presents unique challenges in terms of accessibility and public safety. As the pumps and pipes that serve the fountains and pools have deteriorated and aged, Peavey Plaza has become increasingly costly for the City to operate and maintain and the fountains no longer function as they did when they were new.

The Orchestra Hall Project

In 2008, the MOA began to plan for a \$40 million addition and renovation project to Orchestra Hall. The vision for a revitalized Orchestra Hall is of a high-quality architectural and urban design solution that is transformative, timeless, functional, and inviting and that dramatically improves the concert-going experience for patrons inside the hall while at the same time reintegrating the building with its surrounding urban context and reconnecting the Minnesota Orchestra to the public.

In June, 2009, the MOA retained the Toronto-based firm of Kuwabara Payne McKenna Blumberg (KPMB) as architect for the project. The MOA anticipates completing concept design for the Orchestra Hall project by February 2010 and construction will be complete by fall 2012, in time for the grand opening of the revitalized Orchestra Hall for the 2012-2013 concert season.

Scope, Schedule and Budget

The successful landscape architect selected for this project will be responsible for designing for the revitalization of Peavey Plaza from programming through construction administration.

The City anticipates an approximately 30-month project schedule beginning in June 2010, and construction completion by fall of 2012.

The total project cost will be finalized with the selection of an alternative at the completion of the Phase I work.

Selection Process

This RFQ will serve as the first stage in a three-stage, qualifications-based selection process.

- Stage I: RFQ: Qualifications will be reviewed by a committee comprised of City and MOA representatives and four to six firms will be shortlisted based upon the criteria that follow.
- Stage II: RFP: The City will issue requests for proposals (RFPs) to the short list of four to six qualified firms, each of which will be asked to submit detailed proposals (including fees) based on a specific scope of services and a project budget and schedule.
- Stage III: Interviews: Some or all of the firms that respond to the RFP may be asked to attend an interview with the committee and a final firm will be selected based upon the outcome of the interview process.

The selection of a landscape architect and the completion of the project will be contingent upon sufficient funding for the Orchestra Hall/Peavey Plaza project, including, but not limited to the state legislature's approval of state bond funds.

Selection Criteria

Qualifications received as a part of this RFQ process will be evaluated based upon the following criteria. Among the selection criteria are these:

- Completeness of submission and conformance with submission requirements
- Demonstrated experience with completed urban landscape projects that involved extensive public participation process

- Familiarity with and demonstrated experience using Crime Prevention Through Environmental Design (CPTED) principles
- Demonstrated experience with needs analysis, programming, and designing for actively programmed and used urban park and plaza spaces
- Experience designing urban parks and plazas for cold weather environments, for winter use, and with attractive aesthetics under winter conditions (when fountains and water features, if any, are not in operation).
- Experience working in the Twin Cities metro area

City Goals for Selection Process

- The landscape architect selection process has been designed to ensure the appointment of a team member who will provide the very best quality programming and design for the redevelopment of Peavey Plaza and who will provide a design that enhances, improves upon, and acknowledges the original world-class design of M. Paul Friedberg.
- The landscape architect selected will demonstrate prior success in developing high-quality designs for public spaces that require a commitment to a public participation process, facilitating the input of multiple and potentially conflicting constituencies and viewpoints, and integrating the input from this process into a program and a final design
- The landscape architect selected will demonstrate prior success in developing designs for public spaces that are actively used and that require a commitment to a detailed needs analysis and programming effort that addresses function and utility as a foundation for the design
- The selected landscape architect will demonstrate prior success in developing designs for public spaces that address both capital costs and future operating, maintenance, and life-cycle costs
- The landscape architect selected will demonstrate an ability to join the team as a collaborator and internalize and share the values of MOA and City leadership, the building architects, and the overall project team. The landscape architect selected will be a team player, not a team leader
- The landscape architect who is selected will be broadly accepted and respected by the various constituencies surrounding the project including City political leadership and staff, MOA leadership and staff, surrounding residential neighbors, businesses, and institutions, the landscape architecture community, and the preservation community
- Ideally, the selected landscape architect will work in collaboration with the MOA's building architect to complete the programming and design work immediately surrounding the Orchestra Hall project (within the MOA's existing property line) in addition to the design work for Peavey Plaza so as to result in a single design for the entire block that encourages active use and integrated programming between Peavey Plaza and Orchestra Hall, but the non-Peavey work may need to be contracted separately directly with the MOA.