



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: November 9, 2004

To: Council Member Lisa Goodman, Community Development Cmte

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**Presenter in
Committee:** Ann Calvert, Senior Project Coordinator, 612-673-5023

Approved by: Mike Christenson, Director, Economic Development _____

Subject: Increase contract term and amount with Short Elliot Hendrickson, Inc. (SEH) for work on Chicago Avenue and Plaza.

RECOMMENDATION: Authorize staff to extend the current contract end date to February 28, 2006, and increase the current panel contract amount with SEH by \$100,000 to complete the Chicago Avenue streetscape and paving plans and Phase II Chicago Plaza design and inspection.

Previous Directives:

SEH was chosen on October 26, 2001, to design Chicago Avenue and Plaza after consultation between MCDA and Public Works. A standard agreement form was signed March 19, 2004 and will terminate February 28, 2005. This current agreement has a \$50,000 limit for services rendered.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact:

Ward: 2

Neighborhood Notification: Neighborhood groups have continually supported Chicago Avenue extension and Plaza designs.

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe City.

Comprehensive Plan: The plaza and the extension of Chicago Avenue will meet goals 8.3 (build a pedestrian system which recognizes the importance of a network of private and public sidewalks which achieve the highest standards of connectivity and amenity) and 9.13 (restore and maintain traditional street grid).

Zoning Code: Not applicable

Living Wage/Job Linkage: Not applicable

Background/Supporting Information

SEH was chosen by the MCDA and Public Works to design streetscape and paving plans for Chicago Avenue between Washington Avenue South and Second Street and for the Chicago Plaza design plan. SEH has been a vital design participant in the Historic Mills District. The new segment of Chicago Avenue will re-introduce a missing part of the street grid and provide vehicular and pedestrian access to this part of the Mill Quarter. Phase II of the Chicago Plaza will continue that pedestrian access down to the River.

SEH currently has landscape architects and engineers working on Chicago Avenue streetscape and paving plans and is prepared to immediately commence design for Chicago Plaza Phase II. This work was originally commenced under a MCDA panel contract with a \$150,000 limit, and sufficient funds have been appropriated in Fund AWM to cover this expenditure. However, after the merger of MCDA into CPED this contract was replaced by a City Standard Agreement contract (#C-20325) with a financial limit of \$50,000. It is estimated by SEH and staff that the civil engineering, design and construction management work associated with the second phase of the Plaza and the remaining work associated with the new segment of Chicago Avenue will cost about \$100,000.

Chicago Avenue	
Streetscape Design & Engineering	\$10,800
Avenue Design & Engineering*	\$7,200
Construction Management	\$8,000
Chicago Plaza	
Final Design & Engineering Phase	\$44,000
Bidding and Construction Administration	\$30,000
TOTAL	\$100,000

*Approximately \$37,800 of Chicago Ave. Design and Engineering was completed under the \$50,000 Standard Agreement Contract. \$7,200 reflects the remainder of Avenue Design and Engineering work to be done.

Pursuant to the current City Standard Agreement, the contract amount can be extended only by formal Council action.

Construction of Chicago Avenue and Chicago Plaza Phase II will begin next summer and must be completed in time for the opening of the Guthrie Theater pursuant to the Amended & Restated Redevelopment Contract between MCDA, City of Minneapolis and the Guthrie Theater Foundation (Contract #17152, Article 7). The Guthrie Theater is anticipated to be completed in 2006, which means that Chicago Ave. and Plaza must be completed before the end of the construction season in 2005. Revising SEH's current contract term and amount is crucial to complete the design plans so that construction can begin in a timely manner and the City can uphold its commitment to the Guthrie. Alternatives, such as an RFP for the remaining work or assigning that work to another firm on the City's panel would delay completion of the work, jeopardize the design continuity and likely increase the cost because another firm would need time to become familiar with the project.

(Note: Under a separate professional services contract with the Public Works Department, SEH also will be designing a planned storm sewer retention and sedimentation system to be located under the new segment of Chicago Avenue.)

Attachment: Contract #C-20325, Contract Civil & Structural Engineering Services.