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

Date: February 10, 2009

To: Council Member Lisa Goodman, Chair, Community Development Committee

Referral to: Council Member Paul Ostrow, Chair, Ways & Means Committee

Subject: Target Center Architecture and Engineering Services Contract Extension

Recommendation: Approve the extension of the Architecture and Engineering Services contract with Leo A Daly, Company to provide architecture and engineering services at the Target Center for one year and \$175,000.

Amend the 2009 General Appropriation Resolution by increasing the Community Planning and Economic Development agency 01CPK – NBA Arena (01CPK-8900300-8900320) appropriation by \$175,000 from the available fund balance.

Previous Directives: On May 26, 2006, City Council authorized proper City officers to issue a Request for Proposals for architectural and engineering services at the Target Center. On August 18, 2006, City Council authorized proper City officers be authorized to negotiate and enter into a contract with Leo A Daly for architecture and engineering services at the Target Center, for a term of two years with two, two-year renewals, in an amount not to exceed \$400,000 per two year term. On December 12, 2008, City Council recommended the acceptance of the low bid from Stock Roofing Company, LLC, in the amount of \$5,322,922 to furnish and deliver all labor, materials, equipment, and incidentals necessary to complete roof replacement at the Minneapolis Target Center, including a green-green vegetated roof and a 20-year warranty and maintenance agreement.

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Catherine A. Polasky, Director of Economic Development	
Presenters in Committee: Charles T. Lutz & Andrea Petersen	

Financial Impact

<u>X</u>	_ Action requires an appropriation increase to the Capital Budget \underline{x} or
	Operating Budget
	Action provides increased revenue for appropriation increase
	Action requires use of contingency or reserves
X	Action is within the Business Plan
	Request provided to the Finance Department when provided to the Committee
	Coordinator

Community Impact

Neighborhood Notification: NA

City Goals: A premier destination (a distinctive mix of amenities, entertainment and culture available downtown)

Sustainability Targets: NA

Comprehensive Plan: Minneapolis will offer a diverse range of programming and recreational facilities for resident use; Minneapolis will continue to promote the economic and creative vitality of arts activities based in the city, both as a regional center for art with an international presence as well as a unique arts environment that responds to local specialty interests; Minneapolis will continue to support the role of arts in tourism and community pride.

Zoning Code: NA		
Job Linkage	YesX	No

Supporting Information

Leo A Daly (LAD) has provided architectural and engineering services at the Target Center since 1996. LAD has professionals specializing in architecture; CADD; construction administration; civil, electrical, mechanical, refrigeration, and structural engineering; interior design; project management; and specification writing. LAD entered into its current contract on March 2, 2007 (Attachment 1) which expires on March 1, 2009. The contract allow for up to two, two-year extension options. A large number of capital improvement projects have taken place at the Target Center over the past two years resulting in LAD expending the entire \$400,000 contract compensation amount from the 2007 contract. City Council authorization is needed to increase the contract amount by an additional \$175,000 to be spent over the next one year.

Over the past two years, LAD has provided architecture and engineering services for the following projects: acoustic upgrade, roof replacement, vomitory curtain replacement, lightning protection installation, Sixth Street pedestrian bridge upgrade, exhaust fan replacement, electrical switch replacement, and skyway carpet replacement. LAD's scope of services for most projects consists of a study and schematic design phase, a design development phase, a contract document phase, a bidding or negotiation phase, and a construction phase. In addition, LAD coordinates bi-weekly meetings with the City and Target Center manager to discuss current capital improvement projects.

LAD hires subcontractors from time to time in order to provide the City a greater level of expertise. LAD hired Kvernstoen, Ronnholm & Associates, Inc. for their expertise needed for the acoustic improvement project and hired INSPEC Inc. and The Kestrel Design Group for their expertise related to the roof replacement project.

LAD is currently in the construction phase of the roof replacement project. CPED staff believes extending the contract with LAD for one year will result in needed continuity to ensure the roof replacement project's success. The roof replacement project will be completed by fall 2009.

CPED staff plans to issue a Request for Proposals for architecture and engineering services at the Target Center in June 2009. A new contract will be in place with a firm by March 1, 2010.