



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

Date: June 20, 2006

To: Council Member Sandra Colvin Roy, Transportation and Public Works Committee
Council Member Paul Ostrow, Ways & Means Budget/Committee

Subject: Amendments to Chicago Plaza Construction Contract (City Contract No. C-22332)

Recommendation: Authorize appropriate City officers to execute Amendment 1 in the amount of \$37,514.95 (+9.5%) for Contract C-22332 (Official Publication #6476) with L.S. Black Constructors, Inc. for a revised total of \$434,636.80 to provide for supplemental agreements and change orders associated with the project (Fund-Agency-Org: BWM0-890-8933)

Previous Directives:

- On September 2, 2005, the City Council approved an ordinance establishing the area previously known as the Chicago Avenue Plaza as the "Chicago Avenue Mall."
- On August 19, 2005, the City Council authorized the acceptance of a bid for \$397,121.85 from L.S. Black Constructors, Inc. to complete construction of Chicago Plaza Phase IIB.
- On June 6, 2003, the City Council authorized the sale of \$1,725,000 in tax increment bonds to fund the construction of Phase II of the Chicago Avenue Plaza/Mall and of Chicago Avenue between Washington Avenue and Second Street South.
- On November 22, 2002, the City Council authorized the execution of a redevelopment contract with the Guthrie Theater that provided for the construction of the Chicago Avenue Plaza/Mall.
- On February 2, 2001, the MCDA Board of Commissioners authorized the execution of redevelopment contracts for the Mill City Museum, Stone Arch Offices and Humboldt Lofts that also contained provisions about the construction by the MCDA of access via the Chicago Avenue Plaza/Mall.

Prepared by: Ann Calvert, Principal Project Coordinator **Phone:** (612) 673-5023

Approved by: Chuck Lutz, Deputy Director _____
Mike Christenson, Director of Economic Development _____

Permanent Review Committee (PRC) Approval Not Applicable

Presenter in Committee: Ann Calvert

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the Capital Budget or Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.

Business Plan: Action is within the plan. Action requires a change to plan.

Other financial impact (Explain):

Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: Not applicable

City Goals: Not applicable

Comprehensive Plan: Not applicable

Zoning Code: Not applicable

Other: Not applicable

Background/Supporting Information

The second phase of construction of the area known as the Chicago Avenue plaza (since formally re-named as the "Chicago Avenue Mall") is being completed pursuant to two contracts. The portion immediately adjacent to the new Guthrie theater complex (Phase IIA, Contract C-19528) is being completed via a Design/Build Contract with the Guthrie Theater Foundation at a cost of \$50,000. The larger portion (Phase IIB, Contract C-22332) is being completed under a construction contract with L.S. Black Constructors, Inc. for an original contract amount of \$397,121.85.

The Phase IIB work completed last fall resulted in some supplemental agreements and change orders that will increase the overall contract amount and extend contract completion until mid-2006. These revisions are due to: a) the need to replace some damaged Phase 1 concrete panels with thicker concrete to withstand the greater amount of heavy traffic being experienced, b) contaminated soil found during the plaza excavation, and c) other small modifications.

The net financial impact of these revisions is an increase in Contract C-22332 (Phase IIB) of \$37,514.95. There are sufficient funds remaining from the tax increment bonds sold in 2003 to cover these increased costs.

Both sub-phases of the Chicago Avenue Mall/plaza are now largely complete and no further supplemental agreements or change orders are anticipated at this time.

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