



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

Date: May 16, 2006

To : Council Member Lisa Goodman, Community Development Committee

Subject: Waiver from City procurement policy to secure architectural and engineering services from Leo A Daly for the Target Center until August 31, 2006.

Recommendation: Authorize a temporary waiver from the City's RFP procurement policy for professional service contracts above \$50,000 (<http://citytalk/finance/purchasing/rfp.asp>), to allow the City to enter into multiple Standard Agreements with Leo A Daly, on an interim basis, to provide architectural, engineering, and project management services at the Target Center during the period of time necessary to complete the RFP process and execute a contract with the successful RFP respondent.

Previous Directives: On March 10, 1995, the City Council and Board of Commissioners approved the terms of the Target Center Purchase Agreement and related Lease and financing documents, and the issuance of \$72,000,000 in City of Minneapolis General Obligation Bonds and \$12,650,000 in MCDA Subordination Revenue Bonds. On April 15, 1996, the Board of Commissioners authorized a contract with Setter, Leach & Lindstrom for architectural and engineering services for the Target Center Capital Improvement Program. On May 21, 1999, the Board of Commissioners approved a waiver of MCDA procurement policy and amended the Professional Services Contract with Setter, Leach & Lindstrom to provide for a revised fee schedule and the extend the term for a three year initial period with two one-year extensions at the option of the Executive Director. On May 8, 2002, the Interim Executive Director approved the first one-year extension and revised fee schedule. On May 10, 2003, the Deputy Executive Director approved the second, and last, one-year extension, revised fee schedule and change in firm name.

Prepared by: Jerome Patton

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Approved by:

Chuck Lutz, Deputy Director CPED

Permanent Review Committee (PRC) Approval Not Applicable

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Presenter in Committee: Jerome Patton

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: N/A

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

Comprehensive Plan: 3.2 – The Target Center is one of the cultural amenities that make Downtown Minneapolis the entertainment and cultural capital of the region.

Zoning Code: N/A

Other: N/A

Background/Supporting Information:

Leo A Daly (LAD) [formally Setter Leach and Lindstrom (SLL)] has provided architectural and engineering and other professional design services for the MCDA and City of Minneapolis at the Target Center since 1996. The initial contract (C-10449), between the MCDA and SLL, and three approved amendments expired on May 31, 2004. Since this time, the city has conducted business with LAD by means of approved Standard Agreements executed on a project by project basis.

Because of a projected increase in Target Center Architecture and Engineering expenditures, the City's procurement policy requires using an RFP to competitively select a professional service provider. The RFP will be issued in the near future assuming the City Council approves its issuance.

The purpose of this report is to temporarily waive the procurement policy and ensure no laps of architectural, engineering, and project management service before a new contract is in place, likely in August 2006. Cumulative contract expenses are estimated to be \$350,000. Notable projects include, but will not be limited to, the Target Center Lighting System, Target Center Emergency Power System, Target Center Control (Movable Floor) System, and Target Center Roof Replacement Assessment and Specifications.