

**City of Minneapolis**  
**Request for Committee Action**

**To:** Ways & Means  
**Date:** 6/13/2016  
**Referral:** N/A  
**From:** Finance & Property Services  
**Prepared by:** Robert Friddle, Director, Facilities Design & Construction  
**Presented by:** Robert Friddle  
**File type:** Action  
**Subcategory:** Staff Direction

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**Subject:**

Contract with Hagen Christensen Mcllwain Architects for architectural and engineering design services

**Description:**

Authorizing a contract for architectural and engineering design services with Hagen Christensen Mcllwain Architects for the the East Side Storage & Maintenance facility, in an amount not-to-exceed \$2,806,000, for potential future relocation of Transportation Maintenance & Repair services.

**Previous Actions:**

Jan. 15, 2016 - Authorized the proper City officers to issue a Request For Proposals (RFP) for architectural and engineering services related to the planning, design and construction of an Eastside Storage and Maintenance facility to be located at 340 27<sup>th</sup> Avenue NE for office/support, storage and maintenance of heavy vehicles for the City of Minneapolis and for the Minneapolis Parks and Recreation Board (MPRB).

Dec. 11, 2015– Authorized to: (1) Proceed with project implementation to redevelop the site for Municipal Operations, (2) Acquire by negotiation four parcels of vacant adjacent land, (3) Acquire by negotiation the adjacent portion of 2547 5<sup>th</sup> St NE, and (4) Negotiate and draft development and operations agreements with the Minneapolis Park & Recreation Board for their inclusion in the project.

May 28, 2010 – Authorized the acquisition of 340 27<sup>th</sup> Avenue NE.

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**Ward/Address:**

Ward 1

**Background/Analysis:**

The City received proposals from ten design firms on February 16, 2016. They were reviewed and evaluated, and four firms were selected for formal presentations, interviews and tours by a team made up of representatives of Finance and Property Services, Public Works and the Minneapolis Park & Recreation Board. The design team headed by the firm of Hagen, Christensen, Mcllwain Architects has been recommended to provide A & E services for the project.

Design fee proposal is to not exceed \$2,806,000, and may be reduced depending upon final program scope. The full design fee is structured to include the base project for municipal operations, with adds for MPRB (a proportionate share of design and construction to be funded by MPRB), and for potential future relocation of Transportation Maintenance & Repair from 1809 Washington Ave. NE.

The cost of these services has been accounted for within the Capital budget for this Project approved by City Council in December 2015, Resolution 2015R-497; additional project funding for construction has been requested and planned for 2016 and 2017.

**Financial Review:**

**No additional appropriation required, amount included in current budget.**

**Future budget impact anticipated.**

At the completion of Scope definition and Master Planning phase, budget will be adjusted and included in the 2017-21 Capital Budget

**Approved by the Permanent Review Committee.**

**Meets Small and Underutilized Business Program goals.** Minneapolis Department of Civil Rights Contract Compliance Division Approved 4/15/2016.

**Attachments:** None