



**Request for City Council Committee Action
From the Department of Finance and Property Services**

Date: December 4, 2012

To: Honorable Sandra Colvin Roy, Chair Public Works & Transportation Committee
Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: **Contract Award – Miller Dunwiddie Architecture for Facility Improvement Assessment for the Administrative Offices at the Fridley Water Softening Plant**

Recommendation:

Authorize the proper City officers to negotiate and execute a professional services agreement with Miller Dunwiddie Architecture for an amount not to exceed \$75,000 for architectural and engineering services required to complete a Facility Improvement Assessment for the Administrative Offices at the Water Softening Plant. The source of funding for the project is (Fund 07400 Department 6900740 Project Number 690W12023) and no additional appropriation is needed.

Previous Directives:

- None

Prepared by: Greg Goeke, Director of Property Services, 673-2706

Approved by:

Steve Kotke, City Engineer, Director of Public Works

Kevin Carpenter, Chief Financial Officer, Finance & Property Services

Paul Aasen, City Coordinator

Presenters: Greg Goeke, Director of Property Service

Reviews:

Permanent Review Committee (PRC):	Approval <input checked="" type="checkbox"/>	Date	9/09/2012
Civil Rights Approval	Approval <input type="checkbox"/>	Date	_____
Policy Review Group (PRG):	Approval <input type="checkbox"/>	Date	_____

Financial Impact:

No financial impact

Community Impact:

Neighborhood Notification: NA
City Goals: A City That Works
Comprehensive Plan: NA
Zoning Code: NA

Background/Supporting Information:

The Water Softening Plant and its attached Pump Station #6 are located at the Water Treatment and Distribution Services campus at 4500 Marshall Avenue in Fridley. The historic 190,000 square foot Softening Plant was constructed in 1940 to soften the water supply prior to filtration and includes approximately 13,000 square feet of administrative office functions. Pump Station #6 is an adjoining building to the Softening Plant and includes approximately 320 square feet of locker and restroom space that can be accessed from the interior of the FSP.

The scope of Facility Improvement Assessment work is limited to the 13,000 square foot of administrative office space in the Softening Plant and the 320 square foot of locker and restroom space in the Pumping Station. The goal of the Facility Improvement Assessment is to identify all code issues (including ADA), deferred maintenance, and systems and building deficiencies, in order to bring the facility to current standards. The proposed project deliverable by the Architectural and Engineering firm will be in the form of an outline of the scope of work and associated cost estimates required to modernize the facility, providing the City with an organized approach and guideline to further develop a prioritized five-year capital plan to renovate and upgrade the facility in an efficient, well planned manner.

Additional Services will provide further assessments that address the use and functionality of the office and amenity spaces, beyond code and condition upgrade requirements. The goal is to provide recommendations for improvements in efficiency, work flow and utilization of space.

Attachments: None

Cc: Bernie Bullert
Glenn Gerards