



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

Date: May 19, 2015

To: Council Member Lisa Goodman, Chair, Community Development & Regulatory Services Committee

Referral to: Council Member John Quincy, Chair Ways & Means Committee

Subject: Owner's Representative Services for the Downtown East Commons Project

Recommendation: Authorizing City staff to execute a contract with Conurbation LLC for owner's representative services for the Downtown East Commons project in an amount not to exceed \$180,000 through December 31, 2017 with options to extend

Previous Directives: July 19, 2013, the City Council authorized staff to negotiate term sheets consistent with the general conceptual framework for the broader Downtown East project. October 4, 2013, the City Council established a Park Committee to formulate a vision for the new green space. December 13, 2013, the City Council approved a term sheet with Ryan Companies and the Minnesota Sports Facilities Authority for the Downtown East project and adopted resolutions related to the financing. August 29, 2014, the City Council accepted a Pre-Development grant (LCDA-TOD) from the Met Council for design work of the Commons. December 11, 2014, the City Council approved a Memorandum of Understanding with the Minneapolis Park & Recreation Board providing for the conveyance and lease back of the Commons. January 16, 2015, the City Council authorized staff to enter into a contract with Hargreaves Associates for the design of the Downtown East Commons. April 3, 2015, the City Council authorized an amendment for continued project management services.

Prepared by: Miles Mercer, 612-673-5043
Approved by: D. Craig Taylor, Executive Director _____
Funding Source Language Reviewed by Development Finance: _____ <u>X</u> _____
Presenter in Committee: Miles Mercer

Reviews

Permanent Review Committee (PRC): Approval X Date 3/19/15

Financial Impact

Sufficient funding for the 2015 portion of this contract amendment is available in the existing 2015 approved CPED budget in Fund 00100 Department 8900110

Community Impact

Neighborhood Notification: Public meetings for the design process of the Commons have been on February 24 and April 8, 2015. The next public meeting is scheduled for May 27, 2015.

City Goals: Great Places, Living Well, A Hub of Economic Activity

Supporting Information

One component of the broader Downtown East project is the development of a green space on one and two-thirds of the blocks. This space is currently referred to as the "Downtown East Commons."

The City hired a landscape architectural team led by Hargreaves Associates to design improvements to the Commons. So far this year, Hargreaves and the City team have been engaging the community on use and design ideas for the space through surveys and public and targeted meetings and have presented draft alternative approaches for discussion. Hargreaves is scheduled to present a preferred design scheme at a public meeting on May 27 that will lead to a schematic design in June.

Subject to fundraising, construction feasibility, and other potential factors, the City will decide which aspects of the design to advance for design development and construction documents and on what timing. Construction activity would follow on an ensuing schedule expected to unfold through 2017.

To help project manage the complex design and construction process, the City issued a request for proposals (RFP) at the end of this March for owner's representative services. The City received eight responses, and an inter-departmental staff team reviewed them.

The staff review team recommends awarding the contract to Conurbation LLC, whose managing member is Peter Hendee Brown. The team believes that Brown would best provide the diverse range of skills called for in the RFP in the most cost effective manner. Brown is a licensed architect and certified planner with thirty years of experience in architecture, government administration, real estate development, and as an independent consultant. He has significant experience managing large, complex capital projects in multiple cities including Minneapolis that involve partnerships between the public and private sectors. Conurbation is a lean, one-person firm that can adjust its level of work as the project dictates. Brown offers the most potential to contribute to the successful realization of the Downtown East Commons.