

Request for Committee Action

To: Ways & Means
Date: 8/17/2014
From: Public Works Department
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Presented by: Heidi Hamilton, Deputy Director Public Works
File type: Action
Subcategory: Contracts & Agreements

Subject:

Historic Structures Report and Existing Conditions Study for Peavey Plaza

Description:

Authorizing the appropriate City Officials to negotiate and enter into a contract with Miller Dunwiddie Architecture for a *Historic Structures Report and Existing Conditions Study* for Peavey Plaza in an amount not to exceed \$170,000.

Previous Actions:

June 5, 2015 - Authorize staff to issue a Request for Proposal to solicit proposals from qualified vendors for a *Historic Structures Report & Existing Conditions Study* for Peavey Plaza.

May 25, 2012 – Council granted appeal filed from the decision of the Heritage Preservation Commission denying the demolition of historic resource application.

November 4, 2011 - Council approved Phase I Concept Design; authorized Phase 2 of contract with Oslund and Associates to complete design development, construction documents and construction administration; authorize contract with HR & A Advisors for further design consulting services related to implementation, capital and operating budgets and development of a new organizational structure for Peavey Plaza; authorized reimbursing the MOA for design consulting services previously completed in 2011 by HR & A Advisors; authorized up to \$25,000 to pay for soil borings for the site; authorize staff to negotiate with MOA and the State regarding a long-term lease, grant and other agreements related to state bond funding; passed a resolution approving a capital advance in the amount of \$970,000 to pay for design fees to be reimbursed from state bond proceeds following execution of agreements with the State of MN.

August 19, 2011 - Council waived the City's procurement policy requiring an RFP and authorized staff to enter into an agreement with HR&A Advisors to provide services in an amount not to exceed \$60,000 and authorized an additional \$38,500 to amend the agreement with Conurbation; authorized an increase in the 2011 Preliminary Planning Fund (01CPP) allocation for Project Code MCPAP181 (Peavey Plaza) in the amount of \$98,500 from the unallocated appropriation balance within the fund.

November 19, 2010 - Council authorized staff to enter into negotiations and execute an agreement with Oslund and Associates in an amount for Phase 1 Concept Design not to exceed \$250,000, approved a capital advance of \$250,000 from the Development Account to Capital Projects-Other, and delegated to the Finance Officer authority to establish appropriations from state grant and private funds raised from a capital campaign for revitalization of Peavey Plaza.

September 24, 2010 - Council authorized CPED staff to issue a RFP.

February 16, 2010 - Council authorized CPED staff to issue the RFQ.

Ward/Neighborhood/Address:

Ward 7

Downtown West
Nicollet Mall between 11th St and 12th St

Background/Analysis:
Supporting Information

The City published a Request for Proposals (RFP) for a *Historic Structures Report and Existing Conditions Study* for Peavey Plaza on June 10, 2015. On June 16, 2015 three proposals were received and evaluated by the project team which included City staff, the City's Owner's representative and a member of the Downtown Council.

Based on that review, all three firms were asked to attend interviews with the evaluation team. After the interviews on July 16, the team selected Miller Dunwiddie Architecture as the firm to negotiate and enter into a contract with for the *Historic Structures Report and Existing Conditions Study*.

The purpose of the study is to completely illuminate the historic significance and existing conditions at Peavey Plaza and to serve as a guide for design and construction decisions going forward.

Schedule

The City expects the work to take place in three phases: HSR/Existing Conditions Study, Design/Fundraising, and Construction. The HSR/Existing Conditions Study is expected to take approximately six months from contract through submission of final report in early 2016.

Financial Review:
Additional appropriation required.

- Future budget impact anticipated.**
A full financial plan for this project is being developed.
- Approved by the Permanent Review Committee.**
- Meets Small and Underutilized Business Program goals.**