



## Request for City Council Committee Action From the Department of Public Works

**Date:** June 19, 2007  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Architectural and Engineering Design Services – Hiawatha Maintenance Facility**

### Recommendation:

- a. Authorize the proper City officials to negotiate and execute an Architectural and Engineering Design Services Agreement with RSP Architects for the Hiawatha Maintenance Facility the amount not to exceed \$975,000 (Fund 4100 923 9242 Project No. PSD02300).

### Previous Directives:

- March 9, 2007 - Authorize the proper City officials to obtain proposals for Architectural and Engineering services related to the planning, design and construction of the Hiawatha Maintenance Facility.
- November 17, 2006 - HE&E, T&PW, and W&M Staff Report.  
Recommended that Public Works staff be directed to plan and design the facility to a level of quality that achieves Leadership in Energy and Environmental Design (LEED) Gold Certification.
- July 21, 2006 – Resolution 2006R-381 of the City Council  
Adopting the Leadership in Energy and Environmental Design (LEED) standards in the planning, design, construction, and commissioning of municipal facilities financed by the City of Minneapolis and utilized by the City's Charter Departments.
- December 19, 2005 – Resolution 2005R-658 of the City Council  
Adopting the Hiawatha Maintenance Facility (PSD02) in the 2006-2010 Five-Year Capital Program.

**Prepared by:** Paul Miller, Sr. Project Manager, 673-3603

**Approved by:**

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Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Paul Miller, Sr. Project Manager

Permanent Review Committee (PRC)      Approval \_\_\_\_\_ Not applicable   X  

Policy review Group (PRG)              Approval \_\_\_\_\_ Not applicable   X

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the 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 Dept. contact when provided to the Committee Coordinator

**Community Impact**

**Neighborhood Notification:** The Project is located in Ward 9 and CM Gary Schiff has been contacted. Neighborhood meetings will be planned in cooperation with CM Gary Schiff's office throughout the Project schedule.

**City Goals:** A SAFE PLACE TO CALL HOME: The city's infrastructure will be well-maintained to ensure a healthy, vital and safe City. ENRICHED ENVIRONMENT: the environment will be enriched through the use of renewable energy, sustainable design and construction.

**Comprehensive Plan:** The Project is consistent with the Minneapolis Plan.

**Zoning Code:** The Project is in compliance with the current zoning code for the site.

**Background/Supporting Information**

The City of Minneapolis is proceeding with the design and re-construction of the Hiawatha Maintenance Facility to be located at E. 26<sup>th</sup> Street and Hiawatha Ave. S., in Minneapolis. This Project will provide for the office, shop, storage and operational needs of the City of Minneapolis, Department of Public Works including the following construction and maintenance functions: Street Maintenance, Paving Construction, Sewer Maintenance, Sewer Construction, and Bridge Maintenance.

On July 21, 2006 the City Council and Mayor approved Resolution 2006R-381 that adopted LEED<sup>®</sup> standards for planning, design, construction, and commissioning of all municipal facilities financed by the City. Subsequently, this Project has been registered with the U.S. Green Building Council (USGBC) and shall, as a goal; attempt to become a Certified LEED<sup>®</sup> GOLD building under the LEED<sup>®</sup>-NC 2.2 Rating System.

On March 9, 2007 the City Council authorized Public Works officials to obtain proposals for Architectural and Engineering services related to the planning, design and construction of the Hiawatha Maintenance Facility. Proposals from 12 Architectural firms were received on April 16, 2007. Representatives from Public Works and the University of Minnesota reviewed and evaluated all proposals and a "short list" of five (5) firms was selected for formal presentation/interviews on April 20, 2007. An evaluation team made up of representatives of Public Works, the University of Minnesota, and Hennepin County conducted formal presentation/interviews on May 29<sup>th</sup>, 2007. Based upon the results of the formal presentation/interviews, the evaluation team selected the professional design team headed by the firm of RSP Architects to provide the requested services. Therefore, we are requesting authorization to negotiate and execute an Architectural and Engineering Design Services Agreement for the Hiawatha Maintenance Facility with RSP Architects, in the amount of \$975,000. The cost of these services has been accounted for within the budget for this Project (Fund 4100 923 9242 Project No. PSD02300) approved by City Council in December 2005, and therefore no additional appropriation is required.