



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

Date: December 11, 2007

To: The Honorable Sandra Colvin Roy, Chair Transportation and Public Works Committee

Referral to: The Honorable Paul Ostrow, Chair Ways and Means Committee

**Subject: Midtown Greenway Bicycle Station**

### Recommendation:

- a. Transfer \$127,000 from the U of M Trail Project (4100/943/9470 BIK06050) to the Midtown Bike Station Fund (4100/943/9470 BIK19070). Approve increase for PW-Transportation Capital Agency 4100/943/9470 BIK19070 by \$127,000 and increase the revenue source (source 3846) by \$127,000. Approve decrease for PW-Transportation Capital Agency 4100/943/9470 BIK06050 by \$127,000 and decrease the revenue source (source 3846) by \$127,000. Request the concurrence of the Board of Estimate and Taxation in the reallocation of already issued Net Debt Bonds of \$127,000 from the U of M Trail Project (4100/943/9470 BIK06050) to the Midtown Bike Station Fund (4100/943/9470 BIK19070).
- b. Transfer \$109,000 from the Hiawatha Trail Connections Project (4100/943/9470 BIK08060) to the Midtown Bike Station Fund (4100/943/9470 BIK19070). Approve increase for PW-Transportation Capital Agency (4100/943/9470 BIK19070) by \$109,000 and increase the revenue source (source 3846) by \$109,000. Approve decrease for PW-Transportation Capital Agency 4100/943/9470 BIK08060 by \$109,000 and decrease the revenue source (source 3846) by \$109,000. Request the concurrence of the Board of Estimate and Taxation in the reallocation of already issued Net Debt Bonds of \$109,000 from the Hiawatha Trail Connections Project (4100/943/9470 BIK08060) to the Midtown Bike Station Fund (4100/943/9470 BIK19070).
- c. Authorize the proper City officers to amend an agreement with Allina to reflect the new project layout and leased area to the project vendor.
- d. Accept \$18,000 from the Midtown Greenway Coalition to complete additional HVAC work to allow for possible future office space occupied by the Midtown Greenway Coalition. Approve increase for PW-Transportation Capital Agency (4100/943/9470 BIK19070) by \$18,000 and increase the revenue source (source 3720) by \$18,000.
- e. Accept \$75,000 from Allina to construct the Midtown Greenway Bicycle Station. Approve increase for PW-Transportation Capital Agency (4100/943/9470 BIK19070) by \$75,000 and increase the revenue source (source 3720) by \$75,000.
- f. Accept \$25,000 from Ryan Companies to construct the Midtown Greenway Bicycle Station. Approve increase for PW-Transportation Capital Agency (4100/943/9470 BIK19070) by \$25,000 and increase the revenue source (source 3720) by \$25,000.
- g. Accept low bid of Frerichs Construction Company, in the amount of \$511,000, to construct the Midtown Greenway Bicycle Station.
- h. Accept Bid Alternate #1, in the amount of \$49,000 to construct the shower room.
- i. Accept Bid Alternate #2, in the amount of \$18,000 to construct a larger HVAC system.
- j. Authorize the proper City officers to execute an agreement with MnDOT to complete the project.

**Previous Directives:**

- April 3, 2007 - Public Works staff directed to work with CPED staff and the Ward 6 & 9 offices to examine the feasibility of re-scoping and re-bidding the project within the revenue sources identified in the original staff report, with the possibility of decreasing the cost of the project through the re-scoping process, and pursuing further fund raising.
- April 3, 2007 - Bids rejected for the project.
- October 25, 2005 - Approve Execution of Lease Agreement between Allina Health Systems and City of Minneapolis for Midtown Greenway Bicycle Station
- October 25, 2005 - Approve Execution of Sublease Agreement between City of Minneapolis and Allina Health Systems for Midtown Bike Center
- October 25, 2005 - Authorize bids for construction of the Midtown Greenway Bicycle Station to be solicited in accordance with the MnDOT federal project bidding process
- October 25, 2005 - Create Midtown Greenway Bicycle Station Advisory Committee to oversee operation and management of the Midtown Greenway Bicycle Station
- October 25, 2005 - Authorize the use Commuter Bicycle Fund Accounts: 4100-943-9470 A7009014 (2001) in the amount of \$26,000 and 4100-943-9470 BIK09040 (2004) in the amount of \$99,000 for the construction of Midtown Greenway Bicycle Station.

Prepared by: Donald Pflaum, Transportation Planner (612-673-2129)  
 Don Elwood, PE, Director of Transportation Planning and Engineering

Approved: \_\_\_\_\_  
 Steven A. Kotke, P. E., Director of Public Works

Approved: \_\_\_\_\_  
 Gary Warnberg, Director of Purchasing

Presenters in Committee: Donald Pflaum, Transportation Planner (612-673-2129)

Permanent Review Committee (PRC)	Approval _____	Not applicable	<u>  X  </u>
Policy review Group (PRG)	Approval _____	Not applicable	<u>  X  </u>

**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: Action accepts outside funds
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

**Community Impact**

- Neighborhood Notification:
- Neighborhood Meetings:
- City Goals:
- Comprehensive Plan:
- Zoning Code:

## **Background/Supporting Information:**

The Midtown Bicycle Station concept originated in 1999 and federal funding for this project was awarded in 2000. In 2005 Hennepin County funded and completed the original design for the project before turning the project over to the City of Minneapolis. In 2005 the City of Minneapolis solicited vendors and selected the Freewheel Bike to operate the bicycle station. At the vendor and communities request several adjustments were made to the original plans in late 2005 to make the bicycle station more user-friendly. In 2006 it was realized that additional funding would be required to complete the project. In response to this request the Mayor and City Council programmed an additional \$160,000 for this project in addition to commitments from Allina (\$75,000) and Ryan (\$25,000).

In March of 2007 the City Council rejected bids for the Bicycle Station due to bids coming in higher than expected. The City Council directed Public Works staff to work with CPED staff and the Ward 6 & 9 offices to examine the feasibility of re-scoping and re-bidding the project within the revenue sources identified in the original staff report, with the possibility of decreasing the cost of the project through the re-scoping process, and pursuing further fund raising. To achieve this, Public Works consulted with a new architect to re-scope the project and reconfigure the layout to ensure that the second bid would be within the project budget.

Public Works recommends that bids be accepted for the Midtown Bicycle Station project (Official Publication 6818). Working with CPED, Ward 6 & 9 offices, and a new architect the project has been reduced from 10,000 square feet to approximately 4,000 square feet, utilizing standard building products resulting in a simplified and cost effective design. The new architect completed the new design and weekly meetings were held with project partners to ensure that all parties were satisfied with any compromises from the original design. Based on the low bid, it is recommended that the bid alternatives for both the shower room, and larger HVAC system be funded as well. The HVAC improvements will be funded by the Midtown Greenway Coalition. It is important to note that all core services originally proposed including bicycle sales, bicycle storage, bicycle rentals, bicycle repair, and restroom/shower rooms for each gender will be included as part of this project. This project is scheduled for completion by March 31, 2008.

The 2007 capital budget appropriated \$436,000 to this project; \$276,000 of federal funds and \$160,000 of net debt bonds. An additional \$236,000 in city funding has been identified to be allocated to the project from the Hiawatha Trail Connections (\$109,000) and University of Minnesota Trail projects (\$127,000), (both of which were awarded federal funding through the Non-Motorized Pilot Program and no longer require the full amount of Net Debt Bonds (NDB) originally estimated and programmed). We will also be using 2007 bike parking funds (\$40,000) towards this project. In addition, Allina is contributing \$75,000 towards the project and Ryan Companies is contributing \$25,000. The Midtown Greenway Coalition has agreed to fund the additional costs (\$18,000) for a larger HVAC system to allow for their future office space.

### Attachment 1 – Bid tabulation

cc: Greg Schroeder – Public Works  
Jack Yuzna – Public Works  
Paul Miller – Public Works  
Colleen Van Wagner – MnDOT  
David Ybarra – Purchasing