



CITY OF SAINT PAUL
Mayor Christopher B. Coleman

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City in America

August 24, 2011

PAYNE MARYLAND PROJECT MILESTONE STEPS

- I. PROJECT INCEPTION:
 - A. Develop project finance plan
 - B. Complete project financing

- II. AGREEMENTS:
 - A. Complete Development Agreement with Payne Maryland Partnership
 - B. Project Architect Services Agreement with Hamel, Green and Abrahamson Architects and Engineers (HGA)
 - C. Construction Manager Services Agreement with Kraus-Anderson Construction Company (K-A)
 - D. Commissioning Agent: (to be determined)

- III. PROJECT DEVELOPMENT:
 - A. Community meeting for project kickoff
 - B. Develop architectural design program
 - C. Complete site environmental assessment
 - D. Complete project Schematic Design
 - E. Community meeting for Schematic Design review
 - F. Complete project Design Development (under way)
 - G. Community meeting for Design Development review (early November)
 - H. Implement cost control analysis phase (begin September)
 - I. Develop construction documents (begin October)
 - J. Develop construction management plan (begin October)

- IV. LAND ASSEMBLY
 - A. No Net Loss determination
 - B. Acquisition of Bradshaw property
 - C. Acquire remnant of Ramsey County/City Public Works property (Kendall Hardware) taken for Maryland Avenue widening (to be determined)
 - D. Vacation of alley and portion of Rose Avenue (begin September)



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award

V. COMMUNICATIONS

- A. Publicize project kickoff information
- B. Develop project web site
- C. Provide Mayor and Council with project updates
- D. Provide District Council with project updates
- E. Publicize construction ground breaking (to be determined)
- F. Provide construction progress information (plan developed by Const. Mgr.)
- G. Publicize Grand Opening (to be determined)

VI. REGULATORY COMPLIANCE

- A. Local Site Plan Review and Code Compliance review (to be determined)
- B. City Zoning Review (to be determined)
- C. Sustainability reviews and compliance submittals (to be determined)
- D. Local watershed district compliance permitting (to be determined)
- E. Federal Clean Water Act compliance permitting (to be determined)

VII. PROJECT DELIVERY

- A. Geotechnical site evaluation (under way)
- B. Demolition of Bradshaw and Arlington Recreation (to be determined)
- C. Site clearing and preparation (May 2012)
- D. Construction start (May 2012)
- E. Complete building construction (June 2013)
- F. Fixtures, furnishings and equipment (July 2013)
- G. Building commissioning and move-in (July-Aug 2013)
- H. Complete site development (Aug 2013)
- I. Building occupancy (Aug 2013)