



REQUEST FOR ACTION

Bid Advertisement - Reconstruction of 100, 200, and 300 blocks of 5 Ave NW and 400 block of 3 St NW - Project No. J8915

MEETING DATE:

May 18, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Amy Kreofsky

Action Requested:

Authorizing the advertisement for bids and scheduling a bid opening on June 16, 2026, at 11:00 a.m. for Reconstruction of 100, 200, and 300 blocks of 5 Ave NW and 400 block of 3 St NW - Project No. J8915 - Project No. J8915.

Report Narrative:

This project will reconstruct four downtown city blocks, including:

5th Avenue NW from 1st Street NW to 4th Street NW

3rd Street NW from 5th Avenue NW to 4th Avenue NW

Many of the existing public utilities have exceeded their useful life. The watermain dates back to the 1880s, and the sanitary and storm sewer systems were installed in the 1940s. These systems require replacement due to both age and direct conflicts with Mayo's underground power installation.

The work is being closely coordinated with Mayo Clinic's Underground Power Utility Infrastructure (UPUI) B3 Package, which includes installation of underground power installation along the same corridors. Mayo has already begun utility installation work within the project limits.

Under the UPUI B3/B4 Agreement, Mayo is responsible for replacing public utilities that conflict with their new power infrastructure. The City will replace sanitary sewer, storm sewer, and watermain segments that are not being upgraded as part of Mayo's work but are necessary to address aging infrastructure.

In addition, the Agreement outlines Mayo's responsibility for a portion of the roadway replacement cost associated with their disturbance limits. The City is responsible for design and construction of the roadways and the remaining costs associated with street reconstruction.

Together, these efforts ensure street and utility improvements are completed in a coordinated manner, reducing the likelihood of future disruptions in the downtown area while supporting long-term growth and redevelopment.

The DMCC Board is scheduled to meet on May 21, 2026, and their agenda includes consideration of construction funds for this project. At this time, we are only requesting authorization to proceed with bidding. Once bids are received, the project will return to Council for consideration of award. If DMCC funding approval is not secured as anticipated, the City retains the option to pause or discontinue the project prior to award.

Priorities & Foundational Principles:

Transformational Capital Projects
Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

The City has been closely coordinating with Mayo's construction management team to ensure design details, staging, and schedules minimize community disruption and follow the City's "dig once" approach to project delivery in the downtown area over the next 5 years.

This project will upgrade utility infrastructure in a way that supports a redeveloping community for generations. It reimagines our street corridors through complete streets, including enhancing safety, accessibility, and mobility for all users, preparing our city for the future.

Prior Legislative Actions & Community Engagement:

September 22, 2025: Council Meeting - Agreement between City of Rochester and Mayo Clinic for Utility Power Underground Infrastructure (UPUI) Package B3/B4 Coordination.

October 6, 2025: Council Meeting - Approval of 2026 and 2027 Destination Medical Center Corporation Budget - Operating and Capital.

UPCOMING: May 21, 2026: DMCC Board of Directors Meeting - Authorization of DMC Construction Funds

Fiscal & Resource Impact:

The estimated construction cost for this project is \$1,670,000. An additional 25% is included to account for design, construction contingencies, and construction administration, bringing the total estimated project cost to \$2,087,500.

The City will utilize DMC funding to pay 100% of the City's portion of the infrastructure improvements. This project aligns with blocks 10, 11, 12, and 39 in the 2026-2027 DMC Capital Improvement Program Summary, which together received a total funding allocation of \$3,000,000.

Mayo Clinic will be responsible for a portion of the roadway infrastructure as defined in the B3/B4 Agreement.

Alternative Action(s):

No alternative actions suggested at this time.

Prepared By:

Amy Kreofsky

Attachments:

[Cover Page](#)

[Map - Project No. - J8915 Location Map](#)