



REQUEST FOR ACTION

Contract Approval - Plan for Enhanced Public Realm Delivery

MEETING DATE:

June 1, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Irene or Molly

Action Requested:

Approving a Contract with Gamble & Associates for the development of a plan for the enhanced public realm downtown adjacent to Mayo Bold Forward Unbound.

Report Narrative:

This planning project will support the alignment of downtown public-private infrastructure investment approved by the Council on October 6, 2025, as part of the 2026/27 DMC Capital Improvement Plan (CIP) budget. The total of \$38,371,000 was approved for infrastructure work in areas adjacent to Mayo Clinic's Bold. Forward. Unbound. (BFU). This work within the public right-of-way is broken up into eight separate projects carried out by the City over the next four years (2026-2029). Additionally, the LINK transit project is occurring in close proximity and within the same period of time.

Gamble & Associates is being contracted to assist the City in coordinating amongst these separate but connected City and Mayo Clinic projects. While City and Mayo project managers will oversee their individual project construction, the Gamble team will develop a plan to coordinate across the overlapping geography and construction period. This plan will develop a selection of public realm elements for public areas to both coordinate with and differentiate from the approved Mayo development plans. Even more critical, the Gamble team will develop a strategy to assist the City, Mayo, and DMC in meeting the agreed principle of Maximizing Opportunities, including the goal of "Dig once" to minimize disruption while also capitalizing on opportunities for an enhanced public realm. Further, the Gamble team will assist in prioritizing funding allocation for innovative elements in public spaces and projects that have the highest impact and public benefit.

A request for qualifications (RFQ) was released in April of this year, and 10 consultants responded. Interviews occurred with two of the consultants in mid-May. The Gamble Team was selected because of their experience with designing public spaces across medical campuses integrated into their communities and their familiarity with aspects of these projects already underway. The Gamble Team includes subconsultants, Toole Design, who are already working on the design for 6th Avenue, one of the eight city projects mentioned above, as well as Bolton & Menk, a local engineering and design firm.

Priorities & Foundational Principles:

Transformational Capital Projects
Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

This project will carry out the policies and priorities associated with Bold. Forward. Unbound. as a transformational project.

Prior Legislative Actions & Community Engagement:

On October 6, 2025, Council approved a two-year budget for Destination Medical Center Corporation operations and Capital Improvement Plan (CIP). Included in the CIP was \$38,371,000 (approx. \$19,185,500 per year) to support street, water, storm sewer, and sanitary sewer improvements in the areas adjacent to the Mayo Clinic Bold. Forward. Unbound. This includes funding for infrastructure identified under previously approved Underground Power Utility Infrastructure (UPUI) Agreements, as well as additional support for both below-ground and above-ground improvements.

On March 9, 2026, a presentation, Supporting Transformation Update, was provided at the City Council Study Session, providing extensive context around this planning project.

Fiscal & Resource Impact:

The \$330,000 for this work will come from the \$38,371,000 approved in the DMC CIP plan for 2026-27.

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Molly Patterson-Lundgren

Attachments:

[Rochester Professional Services Contract - Gamble & Assoc.](#)

[Rochester Contract General Conditions](#)

[Gamble Associates Proposal](#)

[Project Request for Qualifications](#)