

T Transportation Committee
For the Metropolitan Council meeting of December 12, 2007

Item: SW 2007-378

ADVISORY INFORMATION

Date Prepared: 12/11/2007

Subject: Authorization to contract for design services for the Rail Support Facility in Minneapolis, Project 62314

Proposed Action:

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a professional services contract for design and construction support services relative to the Rail Support Facility at 24th and Hiawatha in Minneapolis.

Summary of Committee Discussion / Questions:

Staff made a presentation and then took questions.

Council member Haas Steffen asked if the surplus property sale proceeds could be applied to project costs. Mr. Jones commented that Business Item 2007-241 stipulated that the proceeds would be returned to MnDOT.

Chair Smith asked if proposals were submitted under sealed bid. Mr. Jones responded that this was a “Brooks Act” procurement which required a qualifications-based evaluation. Cost was considered and discussed only after the most qualified proposal was selected.

This item was moved and seconded.

The item passed unanimously.

T Transportation Committee

Meeting date: December 10, 2007

For Metropolitan Council Meeting: December 12, 2007

ADVISORY INFORMATION

Date:	November 30, 2007
Subject:	Authorization to contract for design services for the Rail Support Facility in Minneapolis, Project 62314
District(s), Member(s):	District 8, Lynette Wittsack
Policy/Legal Reference:	Procurement of Architectural and Engineering Services
Staff Prepared/Presented:	Brian J. Lamb, General Manager (612-349-7510) Tom Thorstenson, Director, Engineering & Facilities (612-349-7689) Pat Jones, Manager, Facilities Engineering (612-349-7606) Claudius Toussaint, Project Manager (612-349-7770)
Division/Department:	Metro Transit/Engineering & Facilities

Proposed Action/Motion

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a professional services contract for design and construction support services relative to the Rail Support Facility at 24th and Hiawatha in Minneapolis.

Issue(s)

Council approval is required for professional services contracts in excess of \$250,000.

Overview and Funding

This action provides for the design of a rail systems maintenance facility in the vicinity of 24th Avenue East and Hiawatha Ave. adjacent to the Hiawatha LRT corridor. This facility will house Right-of-Way Maintenance Departments including Traction Power, Rail Maintenance, and Signal and Communications, as well as maintenance vehicles, equipment and materials. More specifically, the project includes four primary elements:

1. A 25,000 square foot maintenance shop and office building for a staff of up to 32 full time employees,
2. A 10,000 square foot specialty vehicle (boom trucks, dump trucks, etc.) storage building,
3. Site improvements including access, landscaping, storm water treatment, parking and yard space, and
4. Approximately 1,000 feet of railroad track for rail access from the facility to the Hiawatha Corridor.

Seasonal main-line track maintenance (ballast replacement and tamping, tie replacement, track replacement and leveling, etc.) will be staged from this spur track.

The first phase of this project secured the land from MNDOT and developed a site design concept. The design concept process sought input and consensus from neighboring property owners, neighborhood revitalization groups, the City of Minneapolis, and other State and County officials. On August 8, 2007, Council approved Business Item 2007-241, which authorized the disposal of three remnant parcels to the neighboring property owners. Staff is currently negotiating the details of the purchase agreements for the transfer of these remnant parcels.

Three design firms responded to the design services Request for Proposal (RFP). An Evaluation Panel evaluated and ranked the proposals in accordance with established Council procedures for projects funded with federal funds. The Evaluation Panel has recommended award to LSA Design for the professional services, as being in the best interest of the Council. The engineer's estimate for this contract was \$474,700 as compared to the negotiated estimate of \$485,600. Funds are currently available for this contract within Project 62314.