

**T** Transportation Committee  
For Metropolitan Council meeting of January 13, 2010

Date Prepared: January 12, 2010

Subject: Maplewood Mall Parking Structure Design, Project 62911

**Proposed Action:**

That the Metropolitan Council (Council) authorize the Regional Administrator to execute a professional services contract for design and construction support services relative to the Maplewood Mall Transit Center Expansion in Maplewood, at a cost of \$939,363.

**Summary of Committee Discussion / Questions:**

After a brief presentation by staff, Committee member Haas Steffen asked if funds had been encumbered in 2009 and brought forward for this project. Staff noted that most of the funds had come from the Rush Line project, and that the project was approved in the 2009 CIP with those same funds carried over for design in 2010.

The item was moved by Council member Haas Steffen, seconded by Council member Hilker.

Committee Chair McFarlin asked if the contract amount was the lowest bid. Staff explained that proposals were not evaluated based on cost, but on quality and capabilities of the firm. The evaluation panel only viewed the selected firm's cost proposal.

After no further discussion, the item passed unanimously.

**T** Transportation Committee  
Meeting date: January 11, 2010

Metropolitan Council Meeting: January 13, 2010

**ADVISORY INFORMATION**

**Date:** January 6, 2010

**Subject:** Maplewood Mall Parking Structure Design, Project 62911

**District(s), Member(s):** District 11, Georgeanne Hilker

**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, Assistant Director Engineering & Facilities  
612-349-7606

Lindsay Sheppard, Project Manager 612-349-7679

**Division/Department:** Metro Transit/Engineering & Facilities

**Proposed Action**

That the Metropolitan Council (Council) authorize the Regional Administrator to execute a professional services contract for design and construction support services relative to the Maplewood Mall Transit Center Expansion in Maplewood, at a cost of \$939,363.

**Background**

Five years after the Maplewood Mall Transit Center opened, the existing 426-space lot is well used, often overflowing into adjacent shopping center parking. In order to meet current and projected demand, Metro Transit is proposing to construct a parking structure to increase capacity up to 1000 total spaces.

A request for proposals (RFP) was issued October 28, 2009 seeking proposals for design and construction support services. Ten design firms responded to the Council's RFP. An evaluation panel ranked the proposals in accordance with established Council procedures for projects funded with federal dollars. The evaluation panel has recommended award to Bentz/Thompson/Rietow, Inc. (BTR) for the professional services, as being in the best interest of the Council, at a cost of \$939,363, which compares favorably with the estimate of \$1,050,011. BTR committed 15.5% of the effort to be completed by Disadvantaged Business Enterprise (DBE) firms vs. a target of 15%. Funds are available within project 62911.

**Rationale**

The execution of a professional services contract in excess of \$250,000 requires Council approval.

**Funding**

Current funding for the Maplewood Mall Parking Structure design totals \$1,250,000. A portion of this funding consists of federal and local funding for improvements in the Rush Line Corridor (\$461,528 federal and \$115,382 local). These funds are available within project 62911.

**Known Support / Opposition**

The City of Maplewood, Ramsey County, and the Maplewood Mall (Simon Properties) have all expressed support for the subject project.