

T Transportation Committee
For Metropolitan Council meeting of January 26, 2011

Date January 19, 2011
Prepared:
Subject: Energy Conservation Improvements at Three Garages

Proposed Action:

Authorize the Regional Administrator to award and execute a contract with the lowest responsive and responsible bidder, Northland Mechanical Contractors, for construction of energy conservation upgrades at the Nicollet, Overhaul, and South garages in Minneapolis and St. Paul at a cost of \$2,248,435.

Summary of Committee Discussion / Questions:

After a brief presentation by staff, the item was moved, seconded and approved unanimously without further discussion.



Transportation Committee

Meeting date: January 10, 2011

Metropolitan Council Meeting: January 26, 2011

ADVISORY INFORMATION

Date:	January 4, 2011
Subject:	Energy Conservation Improvements at Three Garages
District(s), Member(s):	District 5, Polly Bowles, 952-922-8426 District 7, Annette Meeks, 612-341-8168 District 14, Kirstin Sersland Beach, 651-263-5128
Policy/Legal Reference:	MN Statues 473.405 subd.4
Staff Prepared/Presented:	Brian Lamb, General Manager, MT, 612/349-7510 Tom Thorstenson, Director, E/F, 612/349-7689 Pat Jones, Assistant Director, E/F, 612/349-7606 Robert Rimstad, Project Manager, E/F, 612/349-7768
Division/Department:	Metro Transit Engineering and Facilities

Proposed Action

Authorize the Regional Administrator to award and execute a contract with the lowest responsive and responsible bidder, Northland Mechanical Contractors, for construction of energy conservation upgrades at the Nicollet, Overhaul, and South garages in Minneapolis and St. Paul at a cost of \$2,248,435.

Background

A system-wide review of energy conservation opportunities identified several energy saving strategies that could be applied at the Nicollet, Overhaul, and South Garages. The most economical strategy to reduce natural gas use for the garages is to install Direct Digital Controls (DDC) on the Heating Ventilation Air Conditioning (HVAC) equipment and to repair and/or replace aging equipment. Once the project is constructed, it is expected to reduce energy costs by \$370,000 annually and have a estimated payback of 6 years.

On December 14, 2010, five bids were received and opened publicly. The bids ranged from \$2,248,435 to \$2,937,457. The engineer’s estimate for this work was \$2,183,225. A 15% Disadvantaged Business Enterprise (DBE) goal was assigned to this project. Northland Mechanical Contractors has committed 15.7% of the work to be directed to DBE companies. The Office of Diversity of Equal Opportunity (ODEO) has approved the commitment and good faith effort from Northland Mechanical Contractors.

Staff has determined the low bid of \$2,248,435, submitted by Northland Mechanical Contractors, fair and reasonable and in the best interest of the Council.

Rationale

Execution of this work improves the energy efficiency of the mechanical systems at all three garages. The execution of a construction contract in excess of \$1,000,000 requires Council Approval.

Funding

Sufficient funding from federal and local sources is available in Project 62111 to award the construction contract as well as provide 5% contingency in the event of changes required during construction.

Known Support / Opposition

There is no known opposition to the proposed action.