

METROPOLITAN COUNCIL

390 North Robert Street, St. Paul, Minnesota 55101

MEETING OF THE MANAGEMENT COMMITTEE

Wednesday, January 11, 2012

Committee Members Present: James Brimeyer, Chair; Steven T. Chávez, Vice Chair; Richard Kramer; Gary Van Eyll, Gary Cunningham, Harry Melander and Adam Duininck

CALL TO ORDER

Chair Brimeyer called the meeting of the Council's Management Committee to order at 3:03 p.m. on Wednesday, January 11, 2012.

APPROVAL OF AGENDA AND MINUTES

It was moved by G. Cunningham, seconded by S. Chávez, to approve the agenda.

Motion carried.

It was moved by G. Cunningham, seconded by S. Chávez, to approve the minutes of the December 14, 2011 regular meeting of the Management Committee. Mr. Chávez noted an error on the date in the heading of the December 14, 2011 minutes. This error will be corrected.

Motion carried.

INFORMATION

Southwest Project Update

Mark Fuhrmann, Deputy General Manager, Metro Transit, presented an update on the Southwest Project. The presentation reviewed the upcoming business items as well as:

- Project Description
 - Map of 15-mile alignment with locations of 17 stations, cost, and ridership summary
- National context
 - Minneapolis-St. Paul is one of a dozen transit projects achieving PE status
- Funding sources and funding status
- Status of the project

BUSINESS

2012-09 Southwest Light Rail Transit (Green Line Extension): Authorization to Execute Southwest Project Office Lease Agreement Between Metropolitan Council and Golub and Company/AEW Capital Management Partnership

Mark Fuhrmann, Deputy General Manager, Metro Transit, presented Business Item 2012-09.

The Metropolitan Council is responsible for the overall project management and delivery of the Southwest Light Rail Transit (SWLRT) Project (Green Line Extension). Met Council will need to create a Southwest Project Office (SPO) with staff members from Metro Transit, partner agencies and future consultants including the Engineering Services Consultant.

Mr. Melander asked if Metropolitan Council contractors are required to meet prevailing wage provisions. Mr. Fuhrmann responded that the Metropolitan Council must require contractors to pay construction workers in full compliance with the Davis Bacon Act which established the requirement for paying prevailing wages on public works projects.

ACTION ITEM: *Mr. Fuhrmann will ask the landlord of the proposed Southwest Project Office which contractors are utilized for tenant improvements.*

Mr. Chávez asked if Mr. Fuhrmann was aware of the cost of lease termination as well as the advance notice of termination. Mr. Fuhrmann responded that the landlord has requested up to eight months of advance notice of cancellation. If the Metropolitan Council cancels prior to conclusion of lease, the landlord requires payment of the unamortized amount of capital improvements.

Mr. Cunningham inquired about the percentage of the full time Council employees as compared to contracted employees that will be working at the project office. Mr. Fuhrmann responded that the percentage is split about fifty-fifty. Mr. Cunningham also inquired as to the diversity of the current staff. Mr. Fuhrmann responded that recruitment of the Council staff for the Southwest Project Office will follow Council practice of recruiting broadly and widely.

ACTION ITEM: *Mr. Cunningham requested the percentage of people of color and women working on the Central Corridor project.*

It was moved by G. Cunningham, seconded by S. Chávez:

"That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a Southwest Project Office lease agreement between the Metropolitan Council and Golub and Company LLC / AEW Capital Management, L.P. for leasing a 21,953 square foot area in the fifth floor of Park Place West in St. Louis Park for the seven-year five-month (89-month) period from March 1, 2012 through July 31, 2019 in an amount not to exceed \$3,600,000."

2012-10 Southwest Light Rail Transit (Green Line Extension): Authorization to Purchase Office Furniture and Information Technology Equipment for Southwest Project Office

Mark Fuhrmann also presented business item 2012-10.

The Metropolitan Council (Council) authorization is required for purchases greater than \$250,000. This Business Item is related to Business Item 2012-09 which requests the Council to authorize the Regional Administrator to execute a lease agreement for permanent Southwest Project Office (SPO).

Mr. Brimeyer asked if the Metropolitan Council would be moving office equipment needed from the Central Corridor Project Office to the Southwest Project Office. Mr. Fuhrmann noted that there is little opportunity to transfer any office equipment (chairs, desks, furniture) as all assets are being utilized at this time. Assessments of this will continue to be made as the Central Corridor Project winds down.

Mr. Melander asked about diversity and wage considerations among those contractors installing furnishings at the Southwest Project Office.

ACTION ITEM: *Anne Taylor will check with the contracts unit to determine if labor for the furnishing installation of the Southwest Corridor Project Office will be procured directly or as a service of the landlord.*

It was moved by S. Chávez, seconded by A. Duinick:

"That the Metropolitan Council authorize the Regional Administrator to purchase office furniture and information technology (IT) equipment for the Southwest Project Office (SPO) in a total amount not to exceed \$1,975,000 for office furniture and IT equipment for Phase One of the project office mobilization through preliminary engineering (PE) in 2012 and 2013."

2012-25 Authorization to Enter into a Labor Agreement with the International Association of Machinists and Aerospace Workers, District Lodge No. 77, AFL-CIO

Sandi Blaeser, Assistant Human Resources Director, presented Business Item 2012-25.

Sandi Blaeser presented the labor agreement for the machinists union and reported that the proposed agreement had been reviewed by the Council's finance staff and meets the policy and fiscal parameters established by the Management Committee.

It was moved by R. Kramer, seconded by S. Chávez:

"That the Metropolitan Council authorize the Regional Administrator to enter in an agreement with the International Association of Machinists and Aerospace Workers, District Lodge No. 77, AFL-CIO, (IAM) effective for the period January 1, 2012, through December 31, 2013."

OTHER BUSINESS

Chair Brimeyer noted that he will not be present for the January 25, 2012 nor the February 8, 2012 Management Committee Meetings.

ADJOURNMENT

Business completed, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Robbin Schmitt
Recording Secretary