

T Transportation Committee

Meeting date: May 14, 2007

ADVISORY INFORMATION

Date:	May 3, 2007
Subject:	Construction of the South Garage Addition and Renovation - Project 62112
District(s), Member(s):	District 5, Russ Susag
Policy/Legal Reference:	MN Statutes 473.405 subd.3
Staff Prepared/Presented:	Brian Lamb, General Manager, 612-349-7510 Tom Thorstenson, Director, Engineering & Facilities, 612-349-7689 Pat Jones, Manager, Facilities Engineering, 612-349-7606
Division/Department:	Metro Transit Engineering and Facilities Division

Proposed Action/Motion

Authorize the Regional Administrator to award and execute a contract with Parkos Construction Company, Inc., for the construction of the South Garage Addition and Renovation.

Issue(s)

- Council approval is required for construction contracts above \$1,000,000.

Overview and Funding

In 1998, the Metropolitan Council approved \$75,000 to initiate concepts for improving Metro Transit's South Garage. The project is contained in the current Capital Improvement Plan for construction in 2007 indicating a total value of \$1,575,000. Working closely with garage operations, staff identified the following scope:

1. **Training Room:** There is no training room to conduct on-site training. This includes the mandated "Right to Know" annual training, which is currently being held off-site at the Ramada Thunderbird Hotel. Holding off-site training is not only expensive, but inconvenient to staff.
2. **Operator's Room:** The operator's room in the transportation area is very small and only has capacity for about 10% of the assigned operators.
3. **Office Space:** Assistant managers have to share office space, which makes it difficult to have confidential employee relationships.
4. **Lunchroom and Lockers:** The lunchroom and locker rooms in the maintenance area are small and out of date.
5. **Drug Testing Facility:** The existing drug testing room is not sufficient to perform the required drug testing at the garage. A secure and adequate drug testing room is needed.

In summary, the improvements include a 3,200 square foot addition and 5,900 square foot renovation in the transportation area with office and storage space, a driver's lunch area, new rest rooms and an 800 square foot conference/training room, and in the maintenance area, a 2,400 square foot renovation to include a new men's shower/locker area, an enlarged lunchroom and upgraded restroom facilities.

Ten bids for the construction of the South Garage Addition and Renovation were received and opened as scheduled on May 2, 2007. The bids ranged from \$1,251,500 to \$1,441,184. The engineer's estimate for this work was \$1,475,385. The lowest bid as submitted by Parkos Construction Company, Inc. of \$1,251,500 was 15% below the engineer's estimate.

No DBE goal was assigned to this project because the funding is 100% local. RTC funds amounting to \$1,575,000 are available within project 62112. Metropolitan Council Purchasing Department has reviewed the bids and determined that Parkos Construction Company, Inc. is the lowest responsive and responsible bidder.