

T Transportation Committee
Meeting date: October 12, 2009

Metropolitan Council Meeting: October 28, 2009

ADVISORY INFORMATION

Date: October 5, 2009
Subject: Lease Agreement for Central Corridor Light Rail Transit Construction Field Office in Downtown St. Paul
District(s), Member(s): All
Policy/Legal Reference: Council Policy 3-3 Expenditures, Federal Transit Administration (FTA) Circular 4220.1F Third Party Contracting Guidance
Staff Prepared/Presented: Brian J. Lamb, General Manager 612-349-7510
Mark W. Fuhrmann, Deputy General Manager, 651-602-1942
Rich Rovang, AGM – Transit Systems Development 651-602-1941
Gary Berger, Manager of Transitways Administration, CCPO 651-602-1945
Division/Department: Metro Transit / Central Corridor Project Office

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute a lease agreement with First National Building Holdings, Inc. for 1,058 sq. ft. space for calendar years 2010, 2011, 2012, 2013, and 2014 for an amount not to exceed \$63,500.

Background

The St. Paul or "Civil East" construction contract covers 70% of the Central Corridor Light Rail Transit (CCLRT) alignment, or about 7 miles of the 11 miles total, which presents a challenge in providing efficient oversight. Central Corridor Project Office (CCPO) staff have identified available space at 4th and Minnesota in the First National Bank Building suitable for housing eight to ten of the construction field staff who will oversee downtown St. Paul construction activity.

Rationale

The location allows the construction field staff to be close to the active construction on the east end of the St. Paul construction contract. The building provides tenants with free access to conference rooms as well. The lease cost is below market rate for Class B space in downtown St. Paul. The lease will be negotiated to include a cancellation clause.

Funding

The cost to lease 1,058 sq. ft. space will be \$11,943 in 2010 (or \$10.68 per sq. ft. plus electricity at \$0.05 per sq. ft.). Factoring in 3% inflation, the total 5-year cost will not exceed \$63,500. CCPO staff does not anticipate needing any leasehold improvements. The CCLRT Project has existing Federal and local funds from CTIB and the Regional Rail Authorities available to support this cost.

Known Support / Opposition

None