

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. This total consists of federal and local funding for improvements in the Rush Line Corridor (\$461,528 federal and \$115,382 local), as well as additional local non-match. 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.