

**T** Transportation Committee  
Metropolitan Council meeting of February 22, 2012

**Date** February 14, 2012  
**Prepared:**  
**Subject:** Construction of the Maplewood Mall Park & Ride  
Project 62911

**Proposed Action:**

That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a contract with the lowest responsive and responsible bidder, Sheehy Construction Company, for the construction of the Maplewood Mall Transit Center Parking Structure in Maplewood, MN, at a cost of \$11,152,300.

**Summary of Committee Discussion / Questions:**

Lindsay Sheppard presented. Councilmember Commers asked for clarification on DBE goals, and the agreed-upon goals, and Councilmember Duininck asked how this facility is funded. Both questions were answered by Ms. Sheppard.

A motion to approve the item was made by Councilmember Commers, seconded by Councilmember Schreiber and passed.

**T** Transportation Committee  
Meeting date: February 13, 2012  
Metropolitan Council Meeting: February 22, 2012

**ADVISORY INFORMATION**

**Date:** January 30, 2012  
**Subject:** Construction of the Maplewood Mall Park & Ride Project 62911  
**District(s), Member(s):** District 11, Sandy Rummel  
**Policy/Legal Reference:** Council Expenditure Policy 3-3 Procurement of Goods and Services Over \$250,000  
**Staff Prepared/Presented:** Brian J. Lamb, General Manager, 612-349-7510  
Marilyn Porter, 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

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**Background**

To meet current and projected demand, the park and ride capacity at the Maplewood Mall Transit Center will be more than doubled by constructing a parking structure on property currently owned by the Council and operated as a surface lot park-and-ride.

On December 20, 2011, 8 bids were received and opened publicly. The bids ranged from \$11,061,000 to \$12,046,400. The engineer's estimate for this work was \$14,570,121. A 15% Disadvantaged Business Enterprise (DBE) goal was assigned to this project. The Office of Diversity and Equal Opportunity (ODEO) has reviewed the three lowest responsive bids for DBE participation and good faith efforts. The low, responsive bidder failed the DBE review and their bid was rejected.

The second low, responsive bid, submitted by Sheehy Construction Company, passed the DBE review with a commitment of 7.7% and documentation of good faith efforts to meet the goal. This bid was \$11,152,300; about 23% below the engineer's estimate. Metropolitan Council Purchasing Department has determined that Sheehy Construction Company, with the bid of \$11,152,300, is the lowest responsive and responsible bidder.

**Rationale**

Authorization to award and execute a contract for the construction of this parking structure allows construction to begin with sufficient time to provide a full construction season and meet terms of the temporary parking agreement with the Maplewood Mall. Execution of a construction contract in excess of \$1,000,000 requires Council approval.

**Funding**

Funding for this contract is authorized and available under project 62911, grants MN-04-0026, MN-95-X022, and MN-90-X286.

### **Known Support / Opposition**

The City of Maplewood and the Maplewood Mall have expressed support for the subject project. There is no known opposition.