

Business Item

Environment Committee



Committee Meeting Date: May 24, 2022

For the Metropolitan Council: June 8, 2022

Business Item: 2022-148

Regional Maintenance Facility Expansion, Contract 21P010

District(s), Member(s):	District 15, Council Member Phillip Sterner
Policy/Legal Reference:	FM 14-2 – Expenditures for the Procurement of Goods, Services, and Real Estate
Staff Prepared/Presented:	Chris Remus, Assistant Manager, Interceptor Engineering, 651-602-4538
Division/Department:	MCES c/o Leisa Thompson, 651-602-8101

Proposed Action

That the Metropolitan Council authorize its Regional Administrator to award and execute Contract 21P010 with Shaw-Lundquist Associates, for the expansion and remodeling of the Regional Maintenance Facility (RMF) in the amount not to exceed \$18,844,080.

Background

The Regional Maintenance Facility (RMF) is in Eagan and has been the base for the Interceptor Engineering and Interceptor Services Business Unit departments since 1985. The functional groups at RMF include Metering and Alarm, Dispatch, and interceptor service and maintenance staff. In 2018, a risk report provided recommendations for addressing cyber security risks by restricting access to the server room and adding a dry fire suppressant system. There is currently insufficient room for visiting staff, meeting rooms or future growth and the facility requires improvements to women's facilities, and HVAC systems.

It was determined that Metropolitan Council Environmental Services (MCES) would no longer be leasing space at Metro 94 for the Air Quality department and RMF was identified to be the new location for air quality staff and the odor lab. It was also determined during the overall space planning in preliminary design that two teams and an assistant manager from Construction Services would be relocated to RMF.

An Invitation for Bids was advertised on March 3, 2022. A pre-bid meeting was hosted by Council staff that outlined the solicitation requirements, discussed project specifications, responded to plan holder inquiries, and provided a tour of the work areas in the facility. There were forty-eight plan holders; sixteen prime bidders, twenty-eight subcontractors, suppliers, consultants, four plan rooms, and ten plan holders identified as woman, minority, veteran, or a disadvantaged business enterprise. Procurement facilitated a public bid opening on April 14, 2022, and three bids were received.

Rationale

The three bids received ranged from \$18,844,080.48 to \$19,785,495.25. Shaw-Lundquist submitted the low, responsive, and responsible bid and is recommended for award. The execution of a construction contract in excess of \$2,500,000 requires Council approval.

Thrive Lens Analysis

This action advances the Thrive outcome of prosperity and the Thrive principle of collaboration. This building expansion and remodel will update facilities and amenities to attract and retain a talented and diverse workforce. This project involved stakeholders across many departments and received ideas and integrated feedback from staff in affected departments.

Funding

Funding is provided in the 2022 Authorized Capital Program.

Small Business Inclusion

The Office of Equity and Equal Opportunity (OEEO) assigned a Metropolitan Council Underutilized Business (MCUB) goal of 15% for this project. OEEO has determined that Shaw-Lundquist has met the Council's MCUB contract requirements for this project.

