

Transportation Committee

Meeting date: December 9, 2013

For the Metropolitan Council meeting of December 11, 2013

Subject: Metro Transit Police Department Facility at Target Field Station
(Interchange), Contract #13P080

District(s), Member(s): District 7, Gary L. Cunningham, 612-978-8200

Policy/Legal Reference: Procurement of Architectural and Engineering Services

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
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Division/Department: Metro Transit/Engineering & Facilities

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to execute a professional services contract with Julie Snow Architects, Inc. for design and construction support services for a building to be located on Development Parcel A of the Target Field Station and which will house the Metro Transit Police Department (MTPD) Facility and facilities to be owned by United Properties (a private developer) at a not-to-exceed contract amount of \$ 2,150,000 contingent upon the execution of an Interim Agreement for Co-Development of Target Field Station Development Parcel A.

Background

The Council is entering into an interim agreement with United Properties Investments, LLC ("UP"), Hennepin County ("County"), Hennepin County Regional Railroad Agency ("HCRRA"), and the Hennepin County Housing and Redevelopment Agency ("HRA") for the co-development of Development Parcel A at the Target Field Station located adjacent to Target Field. The Council and UP will implement a redevelopment project, consisting of the design and construction of a new building.

The Council is leasing the land to build the floors they will own, UP is purchasing the air rights above the Council floors from County. The Council will let a contract for the design and construction support services of the building including the UP floors. The Council and UP have agreed, in principle, to the sharing of costs for the design and construction of the total facility. The Parties desire to enter into this Agreement pursuant to Minn. Stat § 469.041 in order to carry out the HRA's Redevelopment Project, which will, in turn, allow the Council to award the contract for the design of the building.

A request for proposals (RFP) was issued on May 23, 2013 seeking proposals for design and construction support services. Nine firms responded to the Council's RFP. An evaluation panel ranked the proposals in accordance with Council procedures for projects funded with federal dollars. The evaluation panel is recommending award to Julie Snow Architects, Inc. for the professional services, as being most advantageous to the Council, at an estimated cost not-to-exceed (NTE) \$ 2,150,000, for a 7- to 10-story building. This not-to-exceed cost compares favorably with the Independent Cost Estimate of

\$2,761,000. Julie Snow Architects, Inc. is a Disadvantaged Business Enterprise (DBE) and has committed to 52.04% of the effort to be completed by DBE firms vs. a target of 15%.

Rationale

The execution of a professional services contract in excess of \$250,000 requires Council approval.

Funding

This project is federally funded. There are sufficient funds available in project 63219 for the Council's portion of the contract and the Developer's portion will be committed via the Interim Agreement.

Known Support / Opposition

The property owner, Hennepin County, is in full support of this project. There is no known opposition to this action.



