

Transportation Committee

For the Metropolitan Council meeting of June 14, 2017

Subject: Metro Transit Police Headquarters – Metropolitan Council Construction Contract 17P002

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a construction contract with Donlar Construction in the amount of \$16,996,000 for the construction of the Metro Transit Police Department (MTPD) Headquarters.

Summary of Committee Discussion/Questions

Staff provided a project update and presented the business item. Council Member Barber asked why the lowest bidder was not chosen. Cathy Nordin (Project Manager) responded that the bid evaluation by OEO and Procurement found the lowest bidder was not responsive and, therefore, that bid is not eligible for consideration. Council Member Letofsky asked if Donlar Construction had done any other projects for the Council. Nordin responded, yes, Donlar was the general contractor for the Overhaul Base Addition. Council Member Munt asked if Donlar is a union shop. Pat Jones responded yes, they are they are a union employer. Council Member Reynoso asked for clarification about paying Federal prevailing wage rates. Jones responded in the affirmative.

Motion by Barber, seconded by Munt and passed.

Transportation Committee

Meeting date: June 12, 2017

For the Metropolitan Council meeting of June 14, 2017

Subject:	Metro Transit Police Headquarters –Metropolitan Council Construction Contract 17P002
District(s), Member(s):	District 7, Gary L. Cunningham
Policy/Legal Reference:	Council Expenditure Policy 3-3
Staff Prepared/Presented:	Brian Lamb, General Manager, 612-349-7510 Marilyn Porter, Director, E&F, 612-349-7689 Pat Jones, Assistant Director, E&F, 612-349-7606 Joe Edwards, Lead Project Manager, E&F, 612-349-7676 Cathy Nordin, Senior Project Coordinator, E&F, 612-349-7638
Division/Department:	Metro Transit/Engineering & Facilities

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a construction contract with Donlar Construction in the amount of \$16,996,000 for the construction of the Metro Transit Police Department (MTPD) Headquarters.

Background

The MTPD has grown in size in recent years, resulting in the need for additional space to adequately house the increasing staff numbers and equipment. In late 2012, efforts were launched to design and construct a new headquarters on Development Parcel A at Target Field Station. Those efforts ceased in early 2014 following an inability to reach agreements with the co-developer and the property owner. A new effort to site and design the facility on the Heywood Campus was authorized by Council in February of 2015. The design was completed in January 2017. A Site Preparation Construction contract, which did not require Council action, was executed in April 2017.

An IFB was issued on February 17, 2017 seeking bids for construction. On March 29, 2017, six (6) bids were received and opened publicly. The bids ranged from \$16,531,631 to \$20,174,400. The engineers estimate for the work was \$21,000,000. A 15% Disadvantaged Business Enterprise (DBE) goal was assigned to the project. The Office of Equal Opportunity determined Donlar Construction’s bid met the numeric goals for this project. Staff have determined that Donlar Construction has provided the lowest Responsive and Responsible bid in the amount of \$16,996,000.

Rationale

The execution of a construction contract in excess of \$2,500,000 requires Council approval.

Thrive Lens Analysis

This action promotes **Stewardship and Sustainability** through onsite storm water management, target Energy Use Intensity of 30, and Smart Lighting controls. This action promotes **Equity** by serving as an anchor to the community for Community Policing and a host site for community meetings.

Funding

Authorized funding is available to award this contract in project 63219.

Known Support / Opposition

There is no known opposition to this project.



MTPD Headquarters



Cathy Nordin
Sr. Project Coordinator
Engineering and Facilities

June 12, 2017

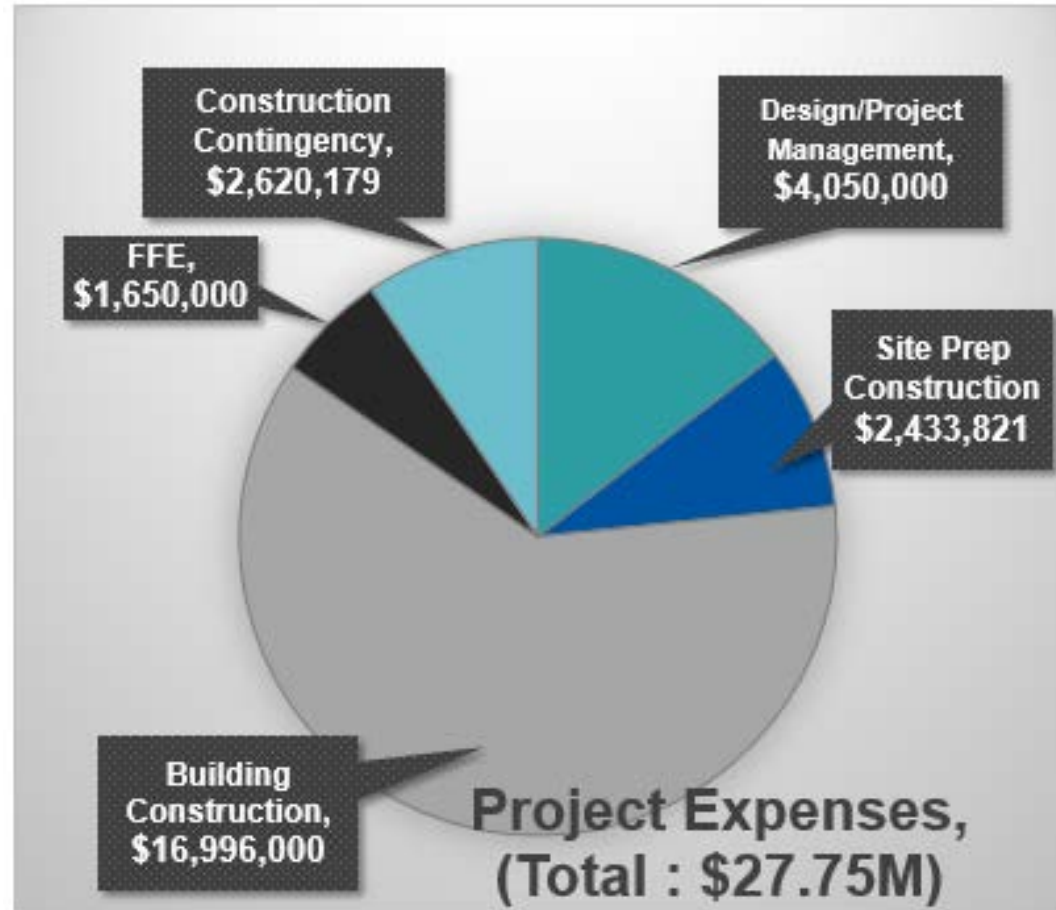
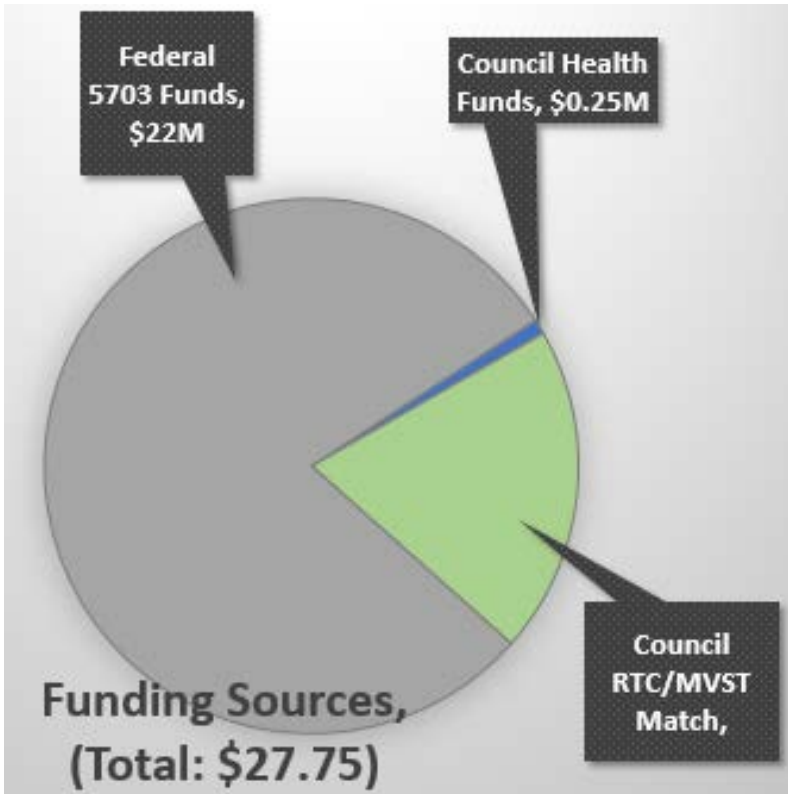
Site Preparation Construction



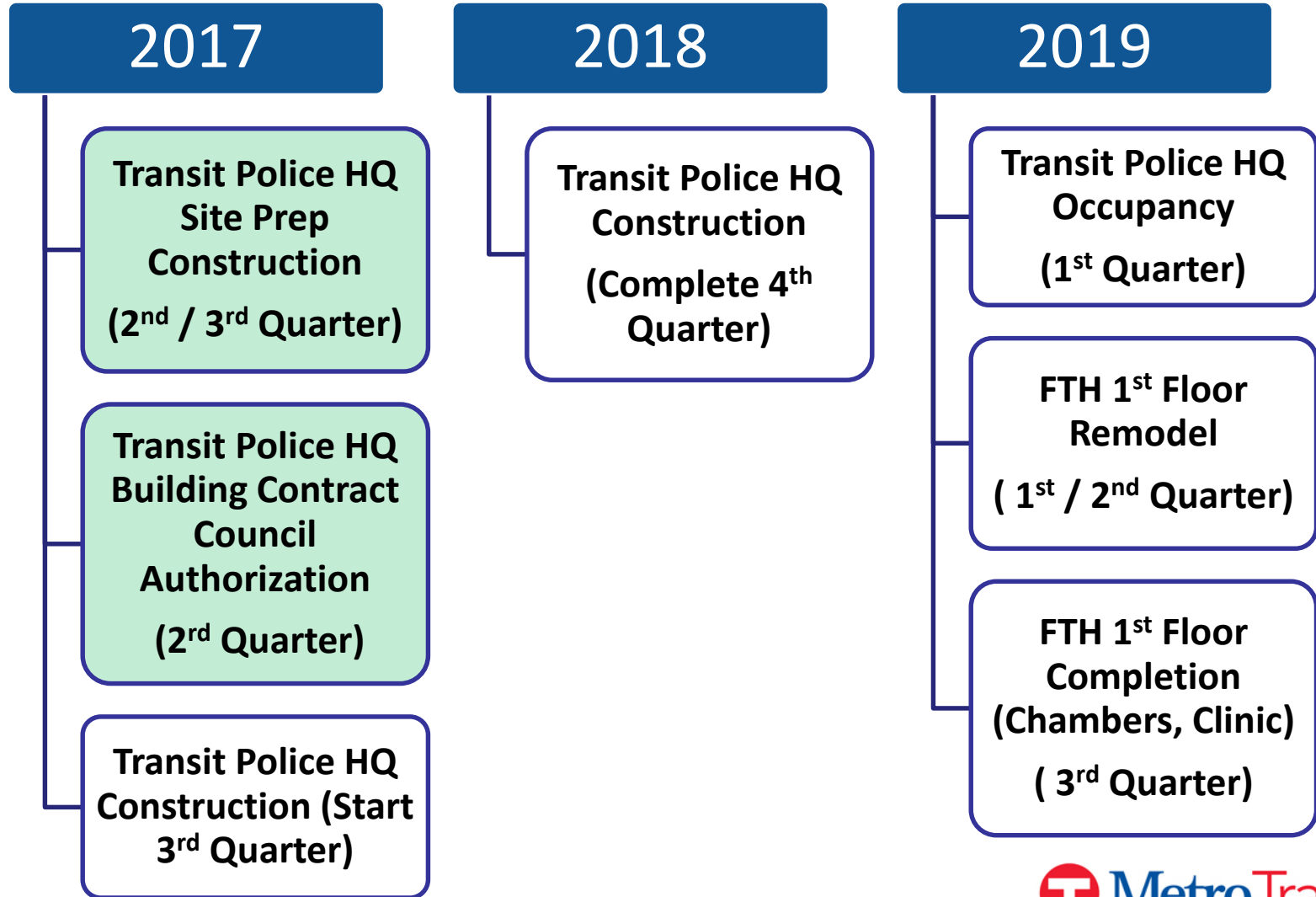
Lobby of MTPD Headquarters



Funding



Upcoming Project Milestones



Bid Results

- IFB issued February 17, 2017
- 6 bid received March 29, 2017
- Bids ranged from \$16,531,631 to \$20,174,400

Thrive Outcomes

- Stewardship/Sustainability
 - Onsite storm water management
 - Energy efficiency - Target EUI 30
 - Smart lighting controls
- Equity
 - Anchor for Community Policing
 - Host Community Meetings

Metro Transit Police Department Construction Business item 2017 – 124SW

Proposed Action

“That the Metropolitan Council (Council) authorize the Regional Administrator to award and execute a construction contract with Donlar Construction in the amount of \$16,996,000 for the construction of the Metro Transit Police Department Headquarters”.