

Committee Report

Transportation Committee



Committee Meeting Date: March 25, 2024

For the Metropolitan Council: April 10, 2024

Business Item: 2024-75

Heywood Office Systems Upgrade, Contract 24P005

Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to award and execute contract 24P005 with Versacon Inc., for Heywood Office Systems Upgrade project for necessary upgrades to the 1984 Heywood Office in the amount of \$14,171,360.

Summary of Transportation Committee Discussion/Questions

Metro Transit Principal Project Coordinator, Molly Ellis, presented this item. Vento asked about the possibility of hazardous materials in the building. Ellis answered that Engineering & Facilities has acquired a preliminary hazardous materials inspection report that determined there was minimal concern in the majority of the building and the contract allows for testing of any materials before demolition.

Motion to approve by Chamblis, seconded by Vento. Motion carried.



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District(s), Member(s):	District 7, Yassin Osman
Policy/Legal Reference:	FM14-2 – Expenditures for the Procurement of Goods, Services, and Real Estate Policy
Staff Prepared/Presented:	Marilyn Porter, Director of Engineering & Facilities; 612-349-7689 Jim Harwood, Assistant Director, Engineering & Construction, 612-349-7339 Robert Rimstad, Manager, Engineering, E&F; 612-349-7768 Molly Ellis, Principal Project Coordinator, E&F; 612-349-7638
Division/Department:	Metro Transit / Engineering and Facilities

Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to award and execute contract 24P005 with Versacon Inc., for Heywood Office Systems Upgrades project for necessary upgrades to the 1984 Heywood Office in the amount of \$14,171,360.

Background

The existing Heywood Office & Police Facility is located at 560 Sixth Avenue North in Minneapolis. As a part of the FTH Campus Master Plan process, a large addition to the Fred T. Heywood Office building was completed in June 2019 that houses the Metro Transit Police Department with administration on the 3rd floor.

The next phase of campus planning is to renovate the original 1984 building of the Heywood Office & Police Facility to include: bringing the building up to current building codes; fire alarm and life-safety upgrades; replacing old mechanical system components for energy efficiency; enhancing building accessibility; efficient office and conference spaces that are right sized for department needs; and creating space for department growth and needed amenities. Post-pandemic improvements will be incorporated into the long-term vision of the office space. Construction is anticipated to begin in spring of 2024 and go through fall of 2025.

The Invitation for Bids was advertised on February 5, 2024. A pre-bid meeting was hosted by Council staff that outlined the solicitation requirements, discussed project specifications, and responded to plan holder inquiries. There were thirteen plan holders, six prime bidders, one consultant, two subcontractors, one supplier, three plan rooms and two plan holders identified as woman, minority, small, veteran, or disadvantaged business enterprises.

Procurement facilitated a public bid opening on March 5, 2024, and two bids were received. The two bids ranged from \$14,171,360 to \$14,594,179. Versacon Inc., was the low, responsive, and responsible bidder and is being recommended for award. Versacon Inc. has worked successfully on recent projects of similar value and complexity.

Rationale

The award and execution of a construction contract exceeding \$10,000,000 requires Council approval.

Thrive Lens Analysis

This action furthers the Thrive outcomes of Stewardship, Equity and Sustainability. Stewardship of our existing building systems through an interior renovation that incorporates Sustainability through efficient building systems and security, preserving and protecting existing assets. This project will also incorporate Equity by right-sizing employee workspace, increasing accessibility and amenities for all staff. Incorporating these concepts in this project will support system resiliency.

Funding

Project funding is authorized and available in project: 63302 – Heywood Campus Admin Renovation, federal and local funding.

Small Business Inclusion

The Office of Equity and Equal Opportunity (OEEEO) assigned a Disadvantaged Business Enterprise (DBE) goal of 15% for this solicitation. OEEEO determined that the firm being recommended for award has met the DBE requirements of this contract.

