

Committee Report

Transportation Committee



Committee Meeting Date: October 14, 2024

For the Metropolitan Council: October 23, 2024

Business Item: 2024-290

Asset Condition Assessment Services, Contract 23P240

Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to negotiate and execute contract 23P240 with CR-Building Performance Specialists, Inc., for asset condition assessment services in an amount not to exceed \$518,243.

Summary of Transportation Committee Discussion/Questions

1. Metro Transit Real Estate and Asset Management Program Manager Claudius Toussaint presented this item.
2. Member Carter, Toni asked about the frequency of assessment services. Claudius Toussaint responded that conditions assessment of a facility was conducted on a three-year rotation.

Motion by Member Toni Carter, seconded by Member Morales. Motion carried.



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- District(s), Member(s):** All
- Policy/Legal Reference:** FM 14-2 – Expenditures for the Procurement of Goods, Services, and Real Estate Policy; FM 8-2 – Transit Asset Management/State of Good Repair
- Staff Prepared/Presented:** Lesley Kandaras, Metro Transit General Manager, 612-349-7513
Brian Funk, Deputy General Manager, COO, 612-349-7514
Marilyn Porter, Director, Engineering and Facilities, 612-349-7689
Kristin Thompson, Director, Asset Management, 612-349-7782
Claudius Toussaint, Program Manager, 612-349-7770
- Division/Department:** Metro Transit/ Engineering and Facilities

Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to negotiate and execute contract 23P240 with CR-Building Performance Specialists, Inc., for asset condition assessment services in an amount not to exceed \$518,243.

Background

To maintain compliance with the Federal Transit Administration's Transit Asset Management rule (49 CFR Part 625), the Council prepares a Transit Asset Management (TAM) Plan every four years, with the next update planned for 2026.

One requirement of the plan is to provide asset condition assessments for transit facilities on a rotating basis. In addition to ensuring compliance, these facility assessments support Council staff in identifying capital investments that are needed to maintain assets in a state of good repair.

The objective of this contract is to secure asset condition assessment services that meet the requirements of the Federal Transit Administration (FTA) Condition Assessment Calculation guidelines. The proposed contract will group the Council's 149 facilities for assessments in the years 2025, 2026 and 2027.

A Request for Proposals was issued on April 11, 2024. A pre-proposal meeting was hosted by Council staff that outlined the solicitation requirements, discussed project specifications and responded to plan holder inquiries. There were twenty-one registered plan holders, sixteen consultants, three subcontractors, two plan rooms, and three plan holders identified as minority, woman, veteran, small or disadvantaged business enterprises.

The Council received three proposals to be evaluated for the consideration of award and used the proposer quality, proposer qualifications, experience, and price as the criteria for evaluation. The evaluation panel reached consensus that the proposal submitted by CR-Building Performance Specialists, Inc. as the most advantageous to the Council and recommend for award.

Rationale

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

Thrive Lens Analysis

This proposed action complies with the Transit Investment Direction and Plan of the Thrive Transportation Policy Plan. This action promotes Sustainability by ensuring the region's existing transit resources are maintained in a state of good repair, thereby providing efficient, reliable, and safe service.

Funding

Funding for this contract is included in Metro Transit's Operating Budget. Funds are authorized and available from project 56901.

Small Business Inclusion

The Office of Equity and Equal Opportunity (OEEEO) assigned a Metropolitan Council Underutilized Business (MCUB) goal of 7% for this solicitation. OEEEO determined that the firm being recommended for award has met the MCUB requirements of this contract. The recommended vendor is an MCUB firm.

