

Transportation Committee

Meeting date: November 07, 2018

For the Metropolitan Council meeting of November 14, 2018

Subject: Amendment to Professional Services Contract with CR-Building Performance Specialists, Inc.

District(s), Member(s): All

Policy/Legal Reference: Council Policy 3-3 and Minnesota State Statutes 473.129.

Staff Prepared/Presented: Brian Lamb, Metro Transit General Manager, (612)349-7510

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Division/Department: Metro Transit/ Engineering and Facilities

Proposed Action

That the Metropolitan Council authorize a contract amendment to increase the CR-Building Performance Specialists, Inc. contract value by \$220,630 for a revised total contract value of \$536,040.

Background

Metro Transit holds a contract for the condition assessment of a fraction of the Council's transit facilities. The contract, 17P169, was executed in 2018 to accept up to \$315,410 in Motor Vehicle Sales Tax funds for the assets condition assessments. The cost for the project is funded by the Metropolitan Transportation Services Division.

The objective of this contract is to complete the preparatory work required for the development of the Council's Asset Management Plan. The preparatory work is to include asset condition assessment that meet the requirements of MAP-21; the FTA Condition Assessment Calculation guidelines; and FTA Facility Condition Assessment guidebook. The existing contract is for the assessment of sixty- one (61) of the Council's hundred and sixty-six (166) facilities.

Staff would like to amend the contract to assess the condition of the remaining one-hundred and five (105) facilities. An Amendment is preferred over a new contract as it allows for continuity in evaluating the assets conditions. Council need to understand the asset condition to assist in management decisions related to maintenance, operations, and renewals. To assist these decisions, the condition assessment scoring protocol must be applicable across all assets with reasonable logical consistency.

To enable the condition assessments to be carried out in a consistent measurable fashion, standardized relative ratings must be developed for evaluating the physical condition of the facilities. A condition assessment rating or relative rating refers to the differential measurement between the required condition of an asset, and the actual condition of the asset as determined by the person undertaking the condition assessment. Establishing precise definitions for rating assets improves consistency and enables condition assessors to more accurately classify conditions. Having one firm conduct this baseline condition assessment for all Council's facilities provides a consistent understanding of what these condition ratings imply before attempting to apply these ratings in the field.

Rationale

Council Policy 3-4-3(a) establishes expenditure procedures relative to procurement actions. Section 10.1.3 states, "Amendments that are greater than 10% of the original contract value. If the amount is greater than \$500,000 and the

Council has already acted upon the item because of its value, then additional amendments, if they exceed the 10% threshold, regardless of amount, must be approved by the Council.”

Thrive Lens Analysis

This proposed action complies with the Transit Investment Direction and 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 amendment is included in the Metropolitan Transportation Services Operating Budget. Funds are authorized and available from project 30303.

Known Support / Opposition

The Metropolitan Transportation Services Division supports this action. There is No known opposition.