

Transportation Committee

Meeting date: June 14, 2021

For the Metropolitan Council meeting of June 23, 2021

Subject:	Heywood Office Upgrades Design Services, Contract 20P055
District(s), Member(s):	District 7, Robert Lilligren
Policy/Legal Reference:	FM14-2 - Expenditures for the Procurement of Goods and Services Greater than \$500,000
Staff Prepared/Presented:	Marilyn Porter, Director of Engineering & Facilities; 612-349-7689 Robert Rimstad, Lead Project Coordinator, 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 20P055 with TKDA, for Heywood Office Upgrades project for necessary upgrades to the 1984 Heywood Office in a not to exceed the amount of \$800,000.

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 be phased into three to four separate packages over multiple years, depending on funding allotment through the annual CIP process.

The Request for Proposals was advertised on July 8, 2020. A pre-proposal meeting was hosted by Council staff that outlined the solicitation requirements, discussed project specifications, and responded to plan holder inquires. There were thirty-eight registered plan holders, thirty-two were consultants, four suppliers, two plan rooms and fourteen plan holders identified as minority, woman, small or disadvantaged business enterprises.

The Office of Equal Opportunity (OEO) set a Metropolitan Council Underutilized Business (MCUB) goal of fifteen percent (15%). OEO determined that TKDA, passed the MCUB evaluation by exceeding the established goal with a commitment of number (18.53%) percent. In accordance with the Brooks Act Procurement process, the evaluation panel ranked and selected the most technically qualified proposer. Following approval of the evaluation panel findings, conclusions and recommendation, the negotiation panel opened the price proposal and conducted negotiations. The panel negotiated pricing and agreed that the final prices are fair

and reasonable. Work orders for specific projects under these master contracts will be awarded on an as-needed basis.

Rationale

The award and execution of a professional/technical services contract in excess of \$500,000 required 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: 63800 – Heywood Campus Administration Expansion.

Known Support / Opposition

There is no known opposition to this project.