

TO: MVTA Board

Date: 10-26-10

FROM: Tom Bright

SUBJECT: MVTA Site/Facilities Survey for maintenance planning & capital budgeting

Requested Action

Approve an agreement between Minnesota Valley Transit Authority and TKDA for a survey of civil, structural, and mechanical/electrical systems at all MVTA sites resulting in documentation of current conditions, prioritized recommendations for repair and/or replacement, and cost estimations to be used in the capital budgeting process and procurement of facilities rehabilitation funds.

Background

As was stated in the Informational item included in the October Board packet, MVTA desires a professional survey of civil, structural, and mechanical systems at all MVTA sites to establish a baseline of facilities/site conditions, identify areas in need of repair or replacement, and provide cost estimations necessary for the capital budgeting process and procurement of facilities rehabilitation funds. Areas to be studied include:

Civil:

1. Assess asphalt, concrete, paver, curb/gutter, and drainage systems (catch basin, culvert, outlet, manhole, infiltration basin, storm water containment area) conditions & operation. Make recommendations for repairs, rehabilitation, and replacement and provide timeline priorities (immediate/short-term/long-term) and cost estimates.

Structural:

1. Assess parking deck structural components: footings, columns, slabs, expansion joints, stair towers, fascia conditions and operation.
2. Assess building & site structural systems: roofing (built-up & metal); foundation, column, wall; floor (concrete); window, door, curtain wall; retaining wall, pedestrian bridge, conditions and operation. Make recommendations for repairs, rehabilitation, and replacement and provide timeline priorities (immediate/short-term/long-term) and cost estimates.

Mechanical:

1. Assess HVAC systems & controls & associated electrical components: rooftop units, air & ground-source heat-pumps, hydronic systems & air coolers, electric & gas boilers, make-up air units, exhaust & ventilator fans, infra-red heat systems, waste oil heaters, building automation systems, hvac control systems, thermostats, air quality sensors & systems. Make recommendations for repairs, rehabilitation, and replacement and provide timeline priorities (immediate/short-term/long-term) and cost estimates.

RFP's were sent to four consultants under MVTA's master services contract (URS; TKDA; Bonestroo; BWBR) and three responses were received (URS; TKDA; Bonestroo). Those responses were reviewed by Facilities, Fleet Maintenance and Planning staff for thoroughness, compliance with RFP directions, experience, and pricing, and based on that review, staff recommends awarding the work to TKDA. The TKDA team includes lead and landscape architects, civil, structural and mechanical engineers, and an electrical designer, and is the same project management personnel responsible for the design and construction of the Cedar Grove Transit Station. TKDA provides

identical or similar services for Metro Transit, 3M, and the State of Minnesota (state fairgrounds infrastructure). TKDA submitted the lowest price for their services, as well as a discount of approximately 10 percent should all the work be awarded to them, performed at one time and presented in one report to MVTA. Proposal pricing:

URS:	\$58,093
TKDA:	\$38,525
Bonestroo:	\$64,336

Impact

Approving an agreement between MVTA and TKDA will provide documentation of current site/facility conditions, prioritized recommendations for repair/replacement, and cost estimations for capital budgeting and funding procurement, ensuring that MVTA sites & facilities are maintained and operated in a safe, effective and efficient manner.

Recommendation

Approve an agreement between MVTA and TKDA for a survey of civil, structural, and mechanical/electrical systems at all MVTA sites resulting in documentation of current conditions, prioritized recommendations for repair and/or replacement, and cost estimations to be used in the capital budgeting process and procurement of facilities rehabilitation funds.