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**Sponsor:** Property Management

**Meeting Date:** 11/16/2021

**Title:** Agreement for Ramsey County Library - Maplewood  
Design-Build Part 1

**File Number:** 2021-612

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**Background and Rationale:**

The Ramsey County Library - Maplewood was completed in 2007 and is one of the three regional libraries. Recent changes in library service delivery, and the age of the library itself, have prompted the need for updates to the facility to address library collection layout, furniture and furnishings, building acoustics, sightlines, and service delivery in order to encourage use and increase patron comfort. As of summer 2020, the facility has also been a location for a Ramsey County service center. The design-build process for the facility will focus on improvements in order to create an enhanced library user experience.

A Request for Proposals for design-build services was issued on July 14, 2021. Below is the competitive solicitation summary:

- Title: Design Build Services for the Maplewood Library
- Date Issued: July 14, 2021
- Proposals due: August 19, 2021
- Vendors notified: 1456
- Proposals received: 9
- Evaluation committee: Deputy Director Ramsey County Library, Maplewood Library Branch Manager, Property Management Project Managers (2), Building Services Manager
- Evaluation criteria: Contractor qualifications (experience, training, technical and professional ability, including key personnel qualifications); CERT SBE utilization and workforce inclusion strategies and experience; project understanding, approach, and workplan; cost.
- Contractor recommended: AP Midwest LLC

The evaluation team reviewed the proposals based on the criteria that were identified in the competitive solicitation and narrowed the proposers to four finalists. Interviews were then held with the four finalists and, as a result, the evaluation team recommends AP Midwest for Part 1 of the design-build services.

The project will be completed in a phased approach, with each phase being subject to a separate agreement. At the conclusion of the Part 1 services, AP Midwest shall submit to the county a proposal for the Part 2 services, including the Design Development Documents, a statement of the proposed Guaranteed Maximum Price based on the Design Development Documents, a statement of the Small Business Enterprise ("SBE") utilization and labor goals, energy modeling, and a proposed schedule. The Part 2 agreement will include complete construction phase services, including bidding and construction management.

The county reserves the right to enter into an agreement for Part 2 services with AP Midwest, or to enter into an agreement with a separate third party if the county and AP Midwest are unable to reach agreement within a reasonable period of time after submission of the above identified

documents. The County Manager will have authority to approve the Part 2 agreement.

**Recommendation:**

The Ramsey County Board of Commissioners resolved to:

1. Approve the selection of and the agreement with AP Midwest LLC dba Adolfson & Peterson Construction, 5500 Wayzata Blvd., Suite 600, Minneapolis, MN 55416 for Part 1 Design-Build services for the Maplewood Library project, for the period of November 16, 2021 through January 15, 2023, in the not-to-exceed amount of \$145,200.
2. Authorize the Chair and Chief Clerk to execute the agreement.
3. Authorize the County Manager to enter into agreements and execute change orders and amendments to agreements in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding for the project.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

By:   
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Mee Cheng, Chief Clerk - County Board