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**Sponsor:** Property Management

**Meeting Date:** 5/23/2023

**Title:** Agreement with Sheehy Construction Company for Ramsey County 360 Wabasha Construction Project

**File Number:** 2023-199

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**Background and Rationale:**

The 360 Wabasha Street North building was built in 1930 for the Northern States Power Company, and most recently served as the Ecolab Global Communication Center. Ramsey County purchased the building in March 2023 for use by the Ramsey County Attorney's Office and the Ramsey County Sheriff's Office Civil Process Service. The building consists of six stories above ground and two basement levels. Gensler and Dunham Associates completed plans to renovate the building for the needs of the Ramsey County Attorney's Office and the Ramsey County Sheriff's Office Civil Process groups. On March 31, 2023, Gensler and Dunham Associates submitted final copies of the project specifications and plans to Ramsey County Property Management to be included in the procurement process. The project timeline has a tentative start date of June 1, 2023, and a substantial completion date of October 20, 2023.

On April 5, 2023, in accordance with county procurement policies and procedures, a competitive solicitation for the project was issued. Below is the competitive solicitation summary:

- Request for Bids Title: 360 Wabasha Renovation
- Request for Bids Release Date: April 5, 2023
- Request for Bids Response Due Date: May 4, 2023
- Number of Contractors Notified: 1,173
- Number of Request for Bids Responses Received: 1
- Contractor Recommended: Sheehy Construction Company

Ramsey County Property Management recommends Sheehy Construction Company for the project award. It has been determined that a Project Labor Agreement will be required for this project.

**Recommendation:**

The Ramsey County Board of Commissioners resolved to:

1. Approve the selection of an agreement with Sheehy Construction Company, 360 W. Larpentour Avenue, Suite 200, Saint Paul, MN, 55401, for the Ramsey County 360 Wabasha Street North Construction project, for the period of May 23, 2023 through May 22, 2024, in the not-to-exceed amount of \$13,957,300.
2. Authorize the Chair and the Chief Clerk to execute the agreement.
3. Authorize the County Manager to execute amendments to the agreement in accordance with the county's procurement policies and procedures, provide the amounts are within the limits of available funding.

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

Aye: - 7: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

By:   
Mee Cheng, Chief Clerk - County Board