

Request for Board Action Details

File #: 2023-199

Type: Administrative Item **Status:** Passed

In control: Board of Commissioners

On agenda: 5/23/2023 **Final action:** 5/23/2023

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

Sponsors: Property Management

Indexes:

Code sections:

Attachments: 1. Agreement with Sheehy Construction Company, 2. Resolution

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of Commissioners	approved	Pass

Sponsor: Property Management

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

Recommendation

1. Approve the selection of an agreement with Sheehy Construction Company, 360 W. Larpenteur 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.

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.

County Goals (Check those advanced by Action)

- Well-being Prosperity Opportunity Accountability

Racial Equity Impact

The racial equity impact of this project is not fully known. The project will include workforce inclusion goals of 32% minority and 20% women, as well as a goal of utilizing 32% certified small businesses (SBEs) found in the CERT directory recognized by the county as the acceptable source for SBE subcontractors and suppliers in conformance with the county's approved policy on workforce inclusion and contracting goals.

Community Participation Level and Impact

There is no community participation associated with this action.

- Inform Consult Involve Collaborate Empower

Fiscal Impact

The construction project cost of \$13,957,300 is funded by proceeds from the 2023B county bond sale and is accounted for as a project in the county's Capital Improvement Plan.

Last Previous Action

On March 21, 2023, the Ramsey County Board of Commissioners authorized the 2023B general obligation bond sale, with \$16,000,000 of funding allocated to the 360 Wabasha construction project (B2023-045).

On December 20, 2022, the Ramsey County Board of Commissioners approved the acquisition and purchase agreement for the 360 Wabasha Street North property and established a project for due diligence and design in the Property Management budget (Resolution B2022-298).

Attachments

1. Agreement with Sheehy Construction Company