Southwest Light Rail
(Green Line Extension)

Community Works Steering Committee

January 19, 2012
SWLRT Phases

2002 – 2005  Feasibility Studies
2005 – 2010  Alternatives Analysis
2010 – 2011  Pre-Preliminary Engineering
2011 – 2013  Preliminary Engineering
2013         Record of Decision (ROD)
2013 – 2014  Final Design
2014         Full Funding Grant Agreement
2014 – 2017  Construction
2018         Revenue Operation
Six Month Look Ahead

• Evaluate Engineering Services Consultant Proposals  Early 2012

• Award contract for Engineering Services Consultant  March 2012

• Begin Preliminary Survey & Geotechnical and Other Investigations  April 2012

• Move into Permanent Southwest Project Office  Q2 2012
• 7 FTE’s previously authorized in 2010
• 6 positions filled; 1 position posted
• Managers and professional/technical staff needed to:
  – Support functional areas during PE
  – Satisfy FTA technical capacity requirement
38 New FTEs
• Permanent Project Office needed by Q2 2012
• 28,000 total square feet needed for anticipated peak staff count of 140 staff
• Mobilization planned in two phases:
  – Phase One during PE (2012-13)
    – 110 to 120 staff
    – 20,000 sq. ft. (approximate)
  – Phase Two initiated by Final Design in 2014
    – Additional 20 to 30 staff
    – Additional 8,000 sq. ft. (approximate)
• 25,000 to 28,000 usable square feet
• Accessible to public (visible, available parking, near bus routes)
• Fiber optic connection
• Stable building ownership; responsive onsite management
• Competitive lease terms
Sites Toured

- Sites toured
- Finalist
- Recommended
• Organizational benefits of co-locating with consultants
  – Increases collaboration and coordination for resolution of complex design issues

• Cost avoidance benefits of co-locating with consultants
  – Significantly reduces consultant office overhead rates by providing space for consultant staff in the project office
  – Estimated at $3.8 million in first two years; $15.7 million over seven years
• Not to Exceed: $3,600,000 for Phase One

• Terms
  – 3/1/12 to 7/31/19
  – Gross free rent for the first five months (3/1/2012 to 7/31/2012)
  – 50% gross free rent for the next 12 months (8/1/2012 to 7/31/2013)
  – Tenant improvement allowance of $12 psf ($263,436)
  – Termination option after third year with notice
Recommended Site

Location: Park Place West, 6465 Wayzata Blvd., St. Louis Park