



Southwest Light Rail (Green Line Extension)



Community Works Steering Committee

January 19, 2012

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

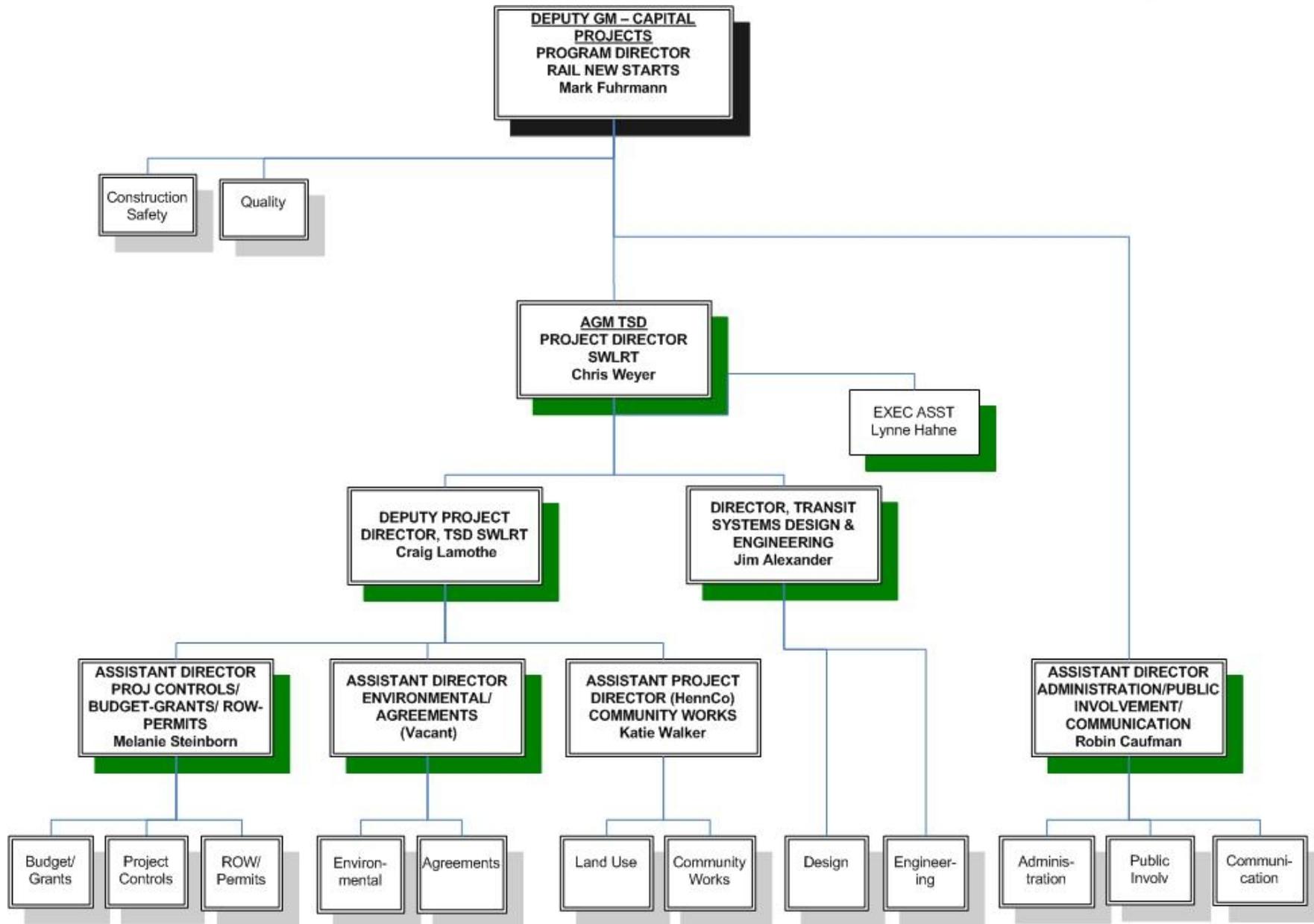
Six Month Look Ahead



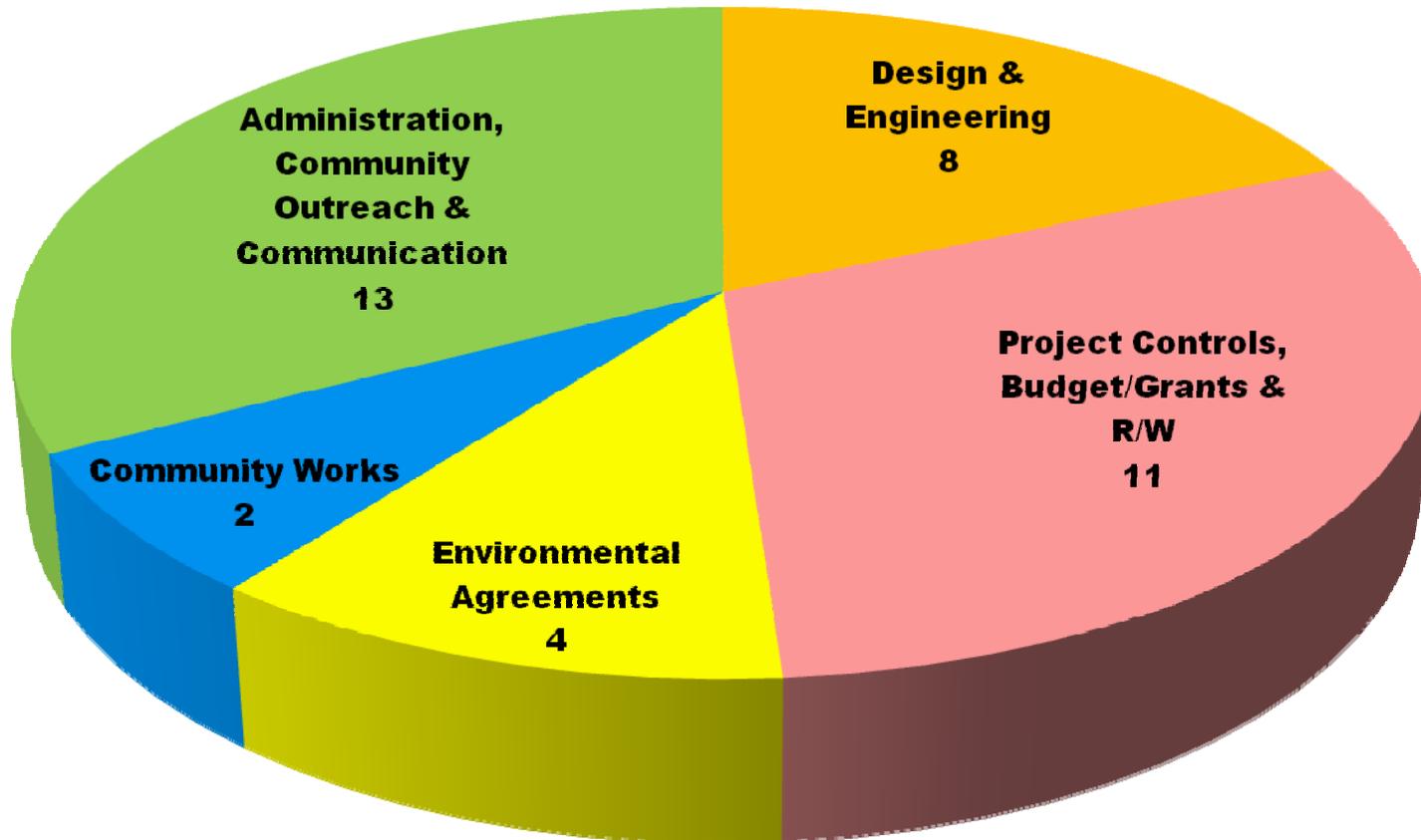
- Evaluate Engineering Services Consultant Proposals Early 2012
- Award contract for Engineering Services Consultant March 2012
- Begin Preliminary Survey & Geotechnical and Other Investigations April 2012
- Move into Permanent Southwest Project Office Q2 2012

- 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

Southwest Project Office Organization



SWLRT Project Office Staff Needs for PE



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)

Preferred Office Space Attributes

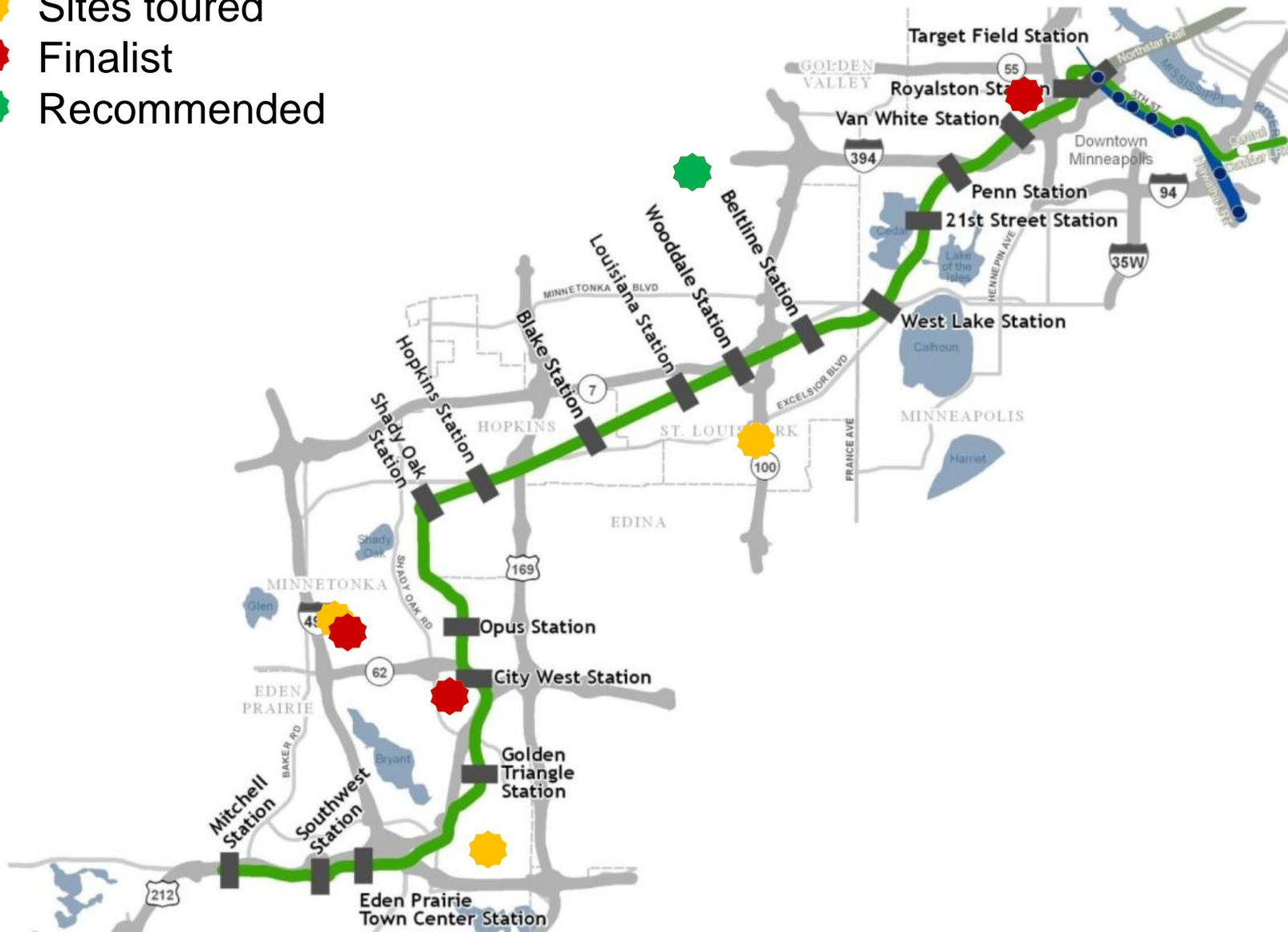


- 25,000 to 28,000 usable square feet
- Accessible to public (visible, available parking, near bus routes)
- Fiber optic connection
- Stable building ownership; responsive onsite management
- Competitive lease terms

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

