

Transportation Committee

For the Metropolitan Council meeting of November 13, 2019

Subject: Amendment to Mall of America Transit Station Renovation Project, Contract 15P121

Proposed Action

That the Metropolitan Council authorizes an amendment to the design contract with Kimley-Horn and Associates in the amount of \$184,241 for a new total not to exceed amount of \$2,669,076. This contract amendment will provide additional design and construction support services of the new Transit Station at the Mall of America in Bloomington, MN.

Summary of Committee Discussion/Questions

Derek Berube presented this item. Several Council members expressed their excitement for this new station and desire to attend the grand opening. Berube confirmed invites to the Grand Opening will be sent to Council members. Atlas-Ingebretson asked what accessibility improvements were made. Berube answered that there is one new elevator that will lead directly into the first floor of the mall, while the two existing elevators will be refurbished and will be operational for customers to get to the existing parking level. Berube added that staff worked with the TAAC when the project was going through the design phase.

Motion by Cummings, seconded by Chamblis. Motion carried. CONSENT to Council.

Transportation Committee

Meeting date: October 28, 2019

For the Metropolitan Council meeting of November 13, 2019

Subject: Amendment to Mall of America Transit Station Renovation Project, Contract 15P121

District(s), Member(s): District 5, Molly Cummings

Policy/Legal Reference: Council Procurement Procedure 3-4-3a, Procurement Procedure

Staff Prepared/Presented: Wes Kooistra, General Manager, 612-349-7510

Marilyn Porter, Director, E&F, 612-349-7689

Jim Harwood, Assistant Director, E&F, 612-349-7339

Derek Berube, Principal Engineer, E&F, 612-349-7560

Division/Department: Metro Transit / Engineering and Facilities

Proposed Action

That the Metropolitan Council authorizes an amendment to the design contract with Kimley-Horn and Associates in the amount of \$184,241 for a new total not to exceed amount of \$2,669,076. This contract amendment will provide additional design and construction support services of the new Transit Station at the Mall of America in Bloomington, MN.

Background

The Mall of America Renovations Project consists of new bus gate areas to facilitate improvements to bus operations and a new connection directly into the Mall. Construction separates Mall and Transit operations and create more efficient and safe movements for bus operations. Proposed improvements ensure buses no longer have to cross the LRT tracks. Additionally, the project will provide better visibility of the station as the it will extend to 24th Avenue. Improved wayfinding, significant lighting upgrades, a new police substation and new operator breakroom creates a more inviting space for everyone.

Contract 15P121 for design and construction support services of a new transit station was awarded to Kimley-Horn and Associates on December 23, 2015 for \$2,258,941. The original design scope assumed that the Mall of America Transit Station Renovation project would be completed by May 15, 2018. This contract was amended on May 9, 2018 to increase duration of the contract due to funding delays, additional coordination with stakeholders and a project re-bid. On December 14, 2018 contract was further amended and additional \$ 225,894 was added, hence increasing total contract amount to \$2,484,835.

Since that time, while in construction, the project has encountered various unforeseen items and other changes that require additional work by the design consultant outside of the original scope. Expanded construction schedule, inaccurate mall as-builts, additional temporary amenities for operations and transit customers and overall coordination efforts have required additional design fees to complete the project.

The construction contract was awarded to Morcon Construction in the amount of \$19,850,000 on July 25, 2018 and is expected to be completed in early 2020.

The Transit Station became operational and started offering transit services to both its bus and rail customers on October 14, 2019.

Rationale

A contract amendment of a design contract exceeding 10% requires Council approval.

Thrive Lens Analysis

This action promotes *sustainability* by decreasing operating costs and fuel consumption of buses by creating a more efficient entrance and operational flow within the Mall of America Transit Station.

This action also promotes *prosperity* as it is an investment in the infrastructure, amenities and quality of life needed for economic competitiveness as 20% of Mall employees use transit to get to the mall.

Funding

A combination of federal (FTA), local (RTC/CTIB), and state (Bond) funding, amounting to \$25,000,000.00 has been/will be used to fund the entire project.

Known Support / Opposition

There is no known opposition to this project



Mall of America Construction Update

Transportation Committee
October 28, 2019

Derek Berube
Engineering & Facilities
612-349-7560



Overall Project Goals

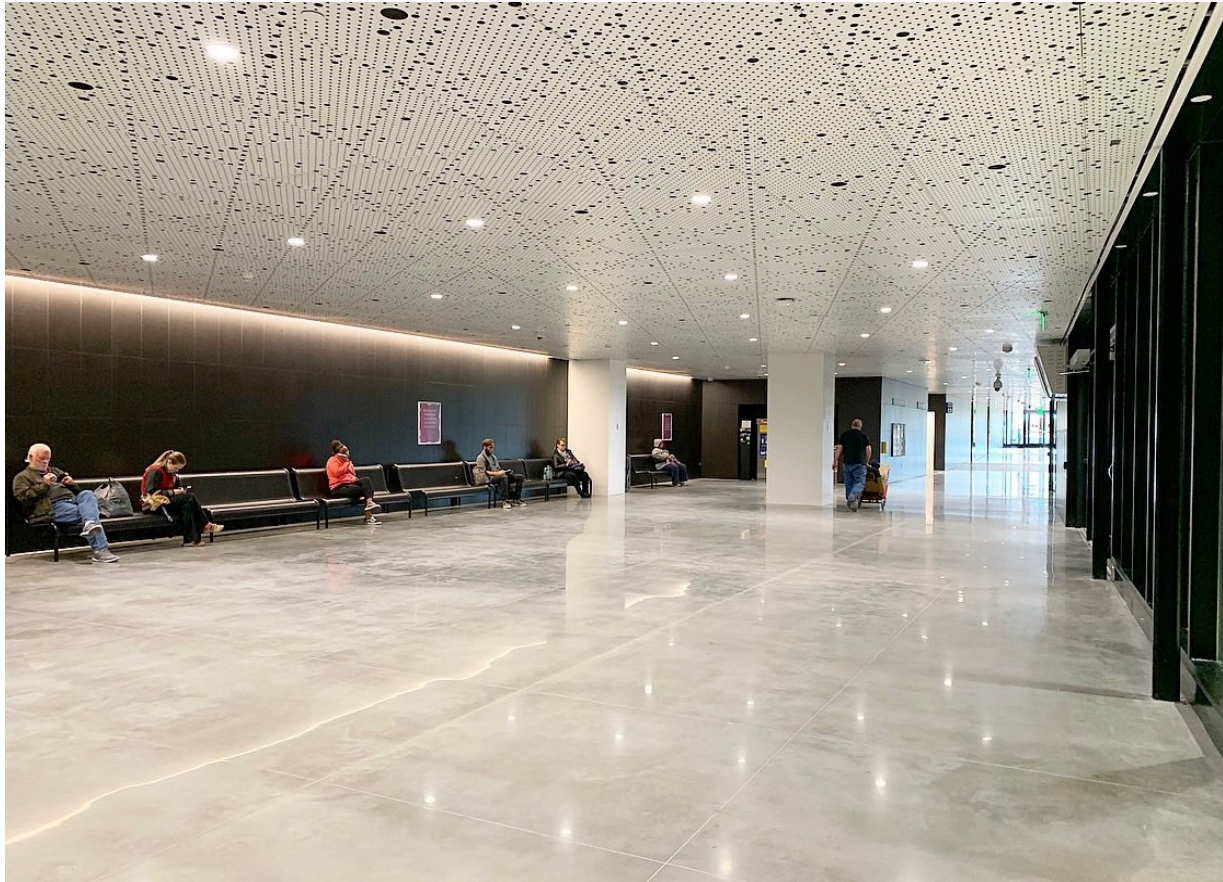
Helping Metro Transit's Busiest Transit Station by:

- Improving efficiency of bus operations
- Simplifying access for mass transit vehicles
- Providing clear and convenient pedestrian access
- Improving station amenities, aesthetic appeal, and visitor experience
- Increasing the exterior visibility and presence of the station





Entrance from Blue Line (photo credit MOA)



Passenger Waiting Area (photo credit MOA)

Project Improvements:

- New and improved Bus Gates
- Improved Bus Operations, separate from Mall Operations
- Metro Transit Police Substation
- Bloomington Police Substation
- New Operator Breakroom
- Family Restroom
- Improved access for Metro Mobility
- Significant Lighting Upgrade



Escalators into the Mall (photo credit MOA)



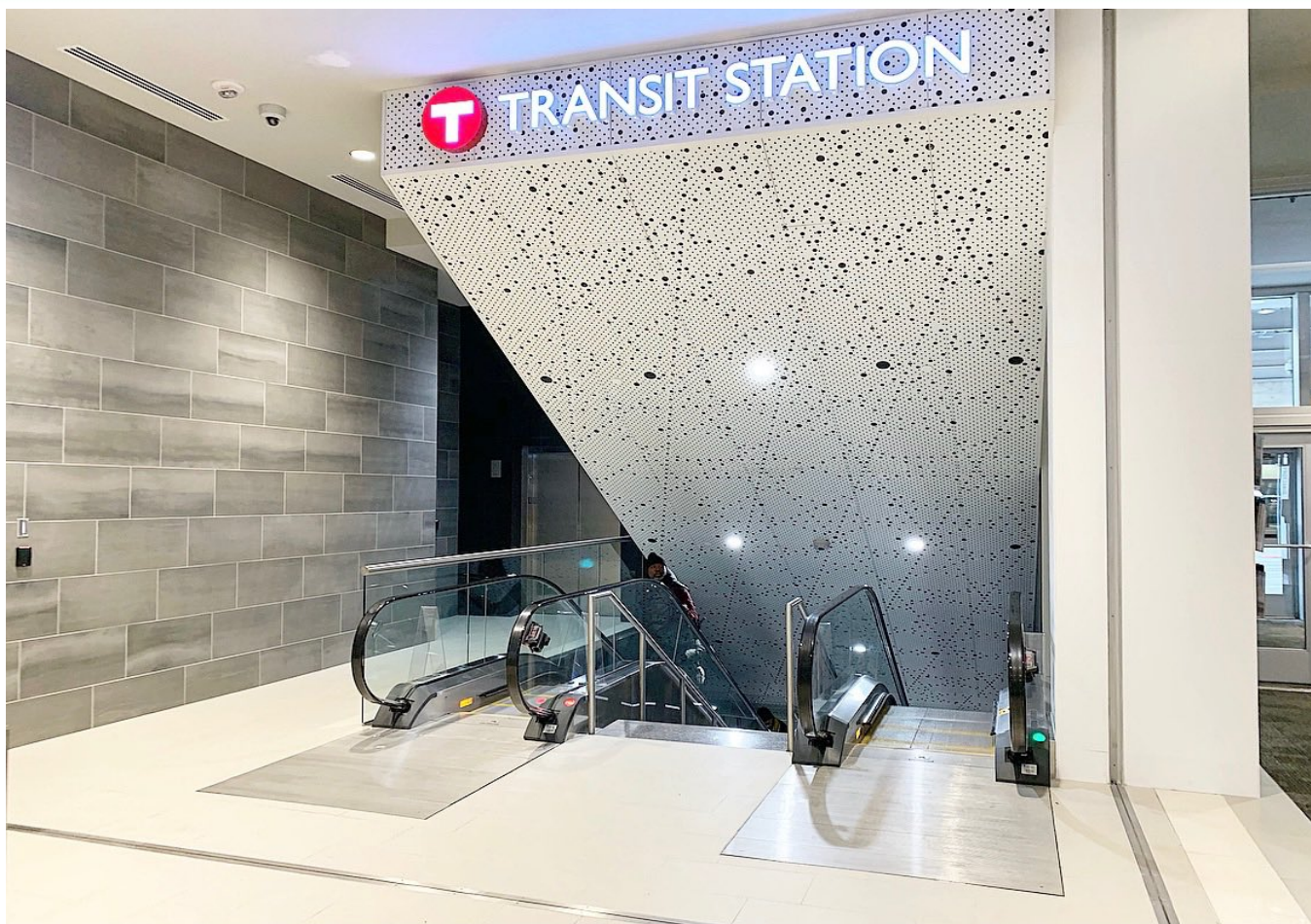
May 2017

July 2018

August 2019

October 14, 2019

Winter 2020



Inside the East End of the Mall (photo credit MOA)

- Grand Opening celebration to be scheduled in early December.



Questions?

Derek Berube
Project Manager
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Metro Transit
Engineering & Facilities