

Committee Report

Transportation Committee



Committee Meeting Date: September 12, 2022

For the Metropolitan Council: September 28, 2022

Business Item: 2022-247

Minneapolis Bus Garage Construction Contract Amendment, Contract 19P000A

Proposed Action

That the Metropolitan Council authorize additional change order authority for the Minneapolis Bus Garage construction contract 19P000A, with Heywood Bus Constructors, a Joint Venture, by an additional \$1,700,000 above the currently authorized construction change order authority of \$11,311,591, for a revised change order authority of \$13,011,591 (11.5% of initial contract value).

Summary of Transportation Committee Discussion/Questions

Metro Transit Engineering Manager Robert Rimstad presented this item, providing an update on the construction of the new bus garage as well. Zeran asked who the joint venture was between and Rimstad stated it was a joint venture between Adolfson & Peterson Construction and Knutson Construction. Gonzalez asked how many employees are going to be based in the new building. Rimstad responded that if the garage was operating full capacity of buses and staffed, there could be approximately 400 full time employees between operators, mechanics, facility maintenance, janitorial, material management staff.

Motion by Gonzalez, seconded by Cummings. Motion carried, Consent to Council.



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District(s), Member(s):	District 7, Robert Lilligren
Policy/Legal Reference:	FM 14-2 Expenditures for the Procurement of Goods, Services, and Real Estate Policy
Staff Prepared/Presented:	Wes Kooistra, Metro Transit General Manager Nick Thompson, Deputy General Manager, Capital Programs Marilyn Porter, Director, Engineering and Facilities Jim Harwood, Assistant Director, Engineering and Facilities Robert Rimstad, Manager, Engineering and Facilities
Division/Department:	Metro Transit – Engineering & Facilities

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Background

The Minneapolis Bus Garage will provide space to support bus operations and bus maintenance. The existing five service garages are overcrowded leading to suboptimal and inefficient operations and maintenance of the fleet.

During the first phase of construction, extensive unforeseen conditions were discovered underground. As the building was erected, challenges with the building systems were encountered that required change orders to address varying conditions in the field to properly construct the building. There were also several Council additions to the building based on newer programs, systems, and procedures since the project was designed that will help streamline operations in future years. Additional authorization will allow for the completion of the Minneapolis Bus Garage and prepare for daily operations in March 2023.

Council Policy FM 14-2 allows for 10% change order authority on construction contracts without further authorization by the Council. The proposed action would increase the project change order authority in an amount equal to the change order for additional work of \$1,700,000. This increase in change order authority would result in a total cumulative change order authority of 11.5% above the base construction contract value.

Rationale

The authorization of a change order to a construction contract exceeding 10% of the original contract value requires Council authorization.

Thrive Lens Analysis

This action furthers the Thrive outcomes of Stewardship and Prosperity and Equity and Livability by leveraging transit investments with higher expectations of land use through needed facility development to support expanded bus service.

The new Minneapolis Bus Garage will provide additional bus storage, operations, support functions, and maintenance space for planned growth in ridership demand and upcoming service infrastructure investment through expansion. By allowing the expansion of the bus fleet, it will increase mobility and access to opportunities for all residents, across race, economic means and ability.

Funding

The capital funding for this item is part of Metro Transit Project 62312 North Loop Garage. Funds for the work are available within project 62312 with approval of BI 2022-241. This work is included in the Council's authorized capital budget.

Small Business Inclusion

The Office of Equity and Equal Opportunity established a DBE goal of 15% for 19P000A. The awarded contractor met the DBE requirements of the contract. The final DBE achievement will be calculated on the overall final contract price, which will include any money added via change order.



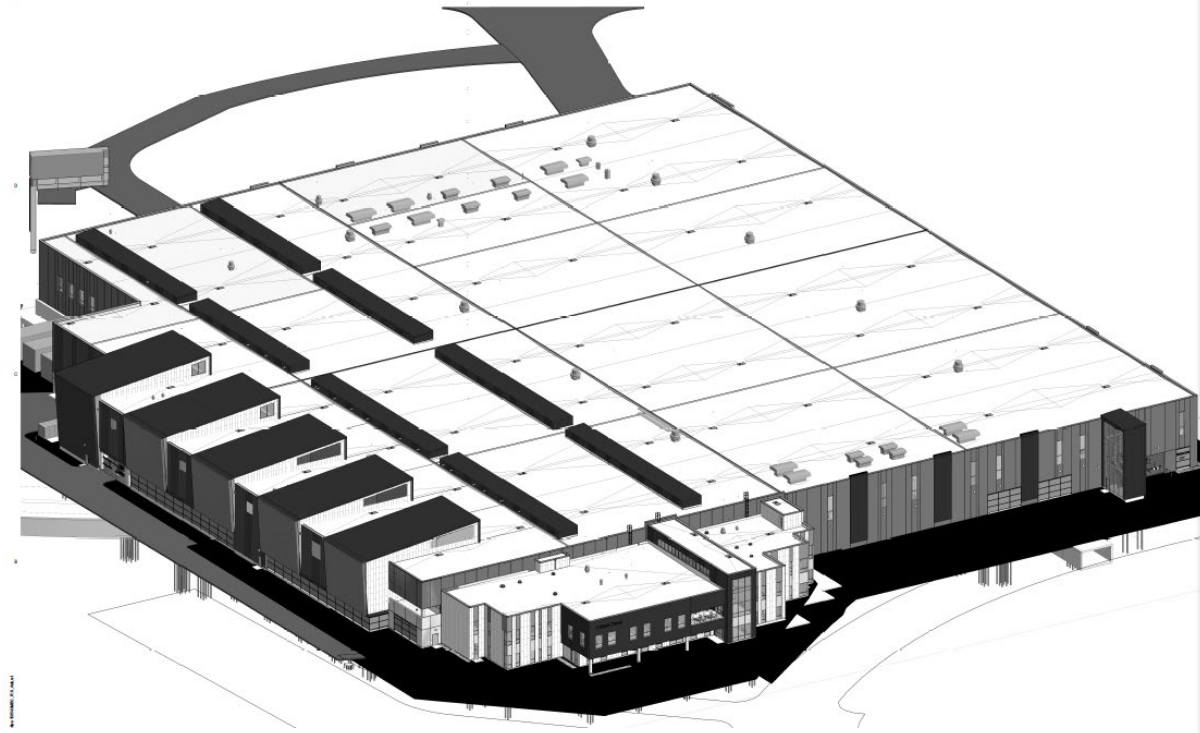


Minneapolis Bus Garage – Construction Update

Business Item 2022-247

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Robert Rimstad, Manager, Engineering



Minneapolis Garage Facts:

Building

- Level 1 – Parking/Revenue Proc: ~263,000 Sq. Ft
- Level 2 – Garage/Office: ~313,000 Sq. Ft

Total Building: 576,000 Sq. Ft

Parking

- Parking: Approx. 492 spaces

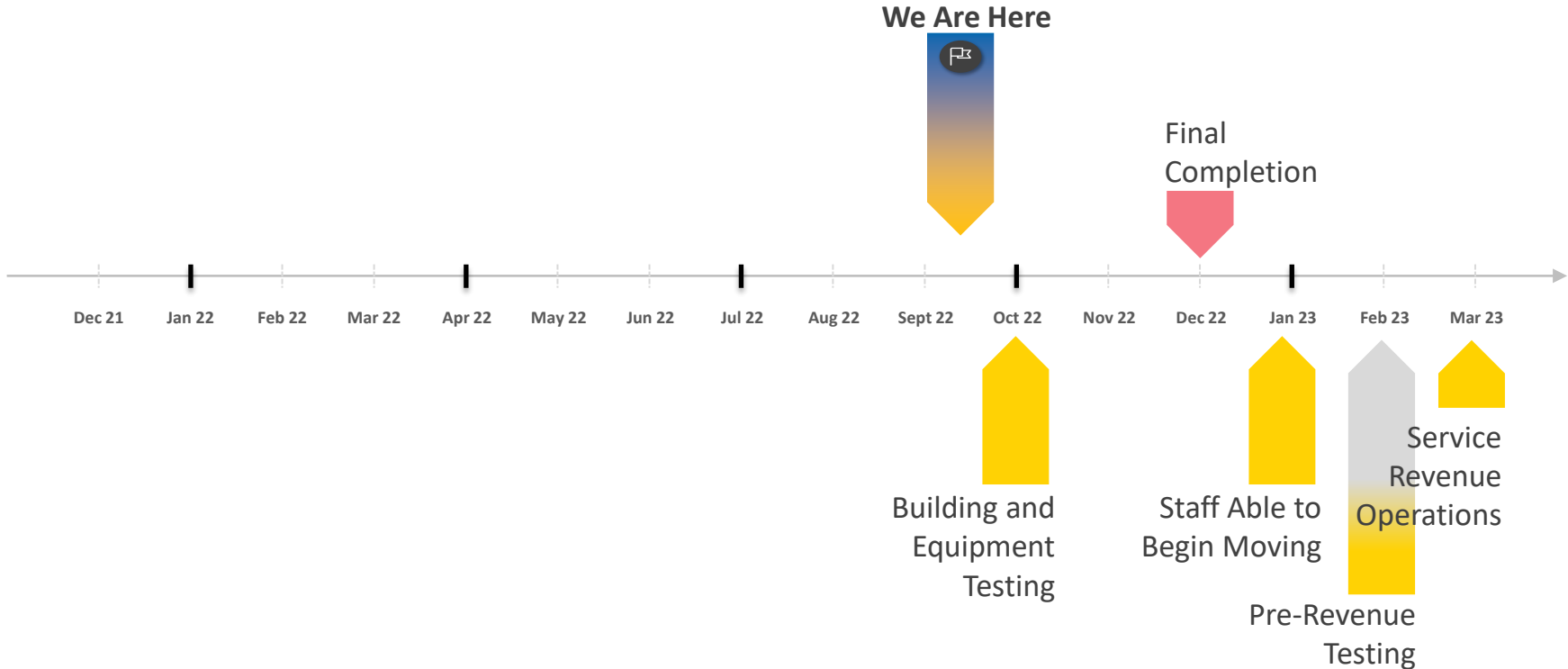
Maintenance

- 3 Fuel Bays
- 2 Wash Bays
- 3 Clean Bays
- 2 AC Bays
- 11 Repair Bays
- Chassis Wash
- 5 PM Bays

Buses

- Designed for Approx. 216 buses

Construction Milestones



Implementation Milestones

Main Entrance Landscaping



Exterior Wall Finishing

10th Avenue Landscaping



Completed Retaining Wall

Boiler System



Boiler Heating System

Electrical Switchgear



Electrical Switchgear

Fluid Room



Fluid Tank

Fuel Tank Room



Diesel Fuel Tank

Fuel Lanes



Fueling system

Fare Equipment



Fare Pull Vault

Bus Parking Lanes



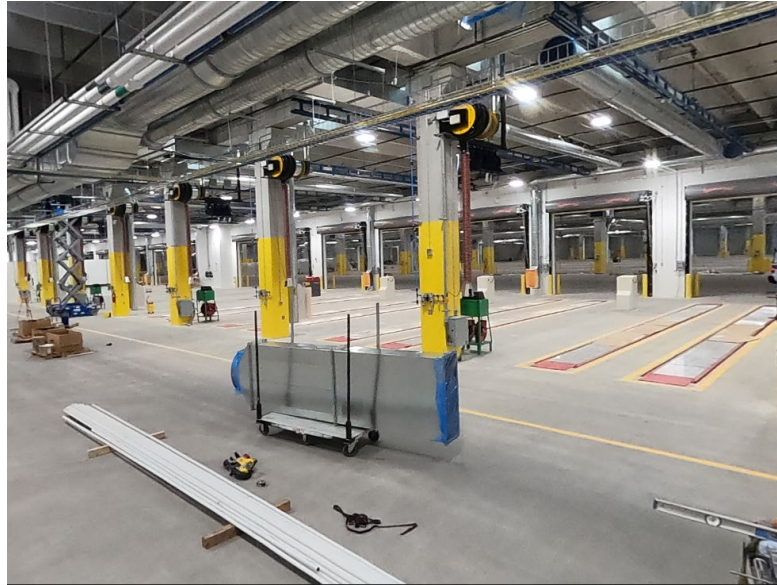
Bus Parking Area

Bus Wash System



Bus Wash System

Bus Maintenance Bays



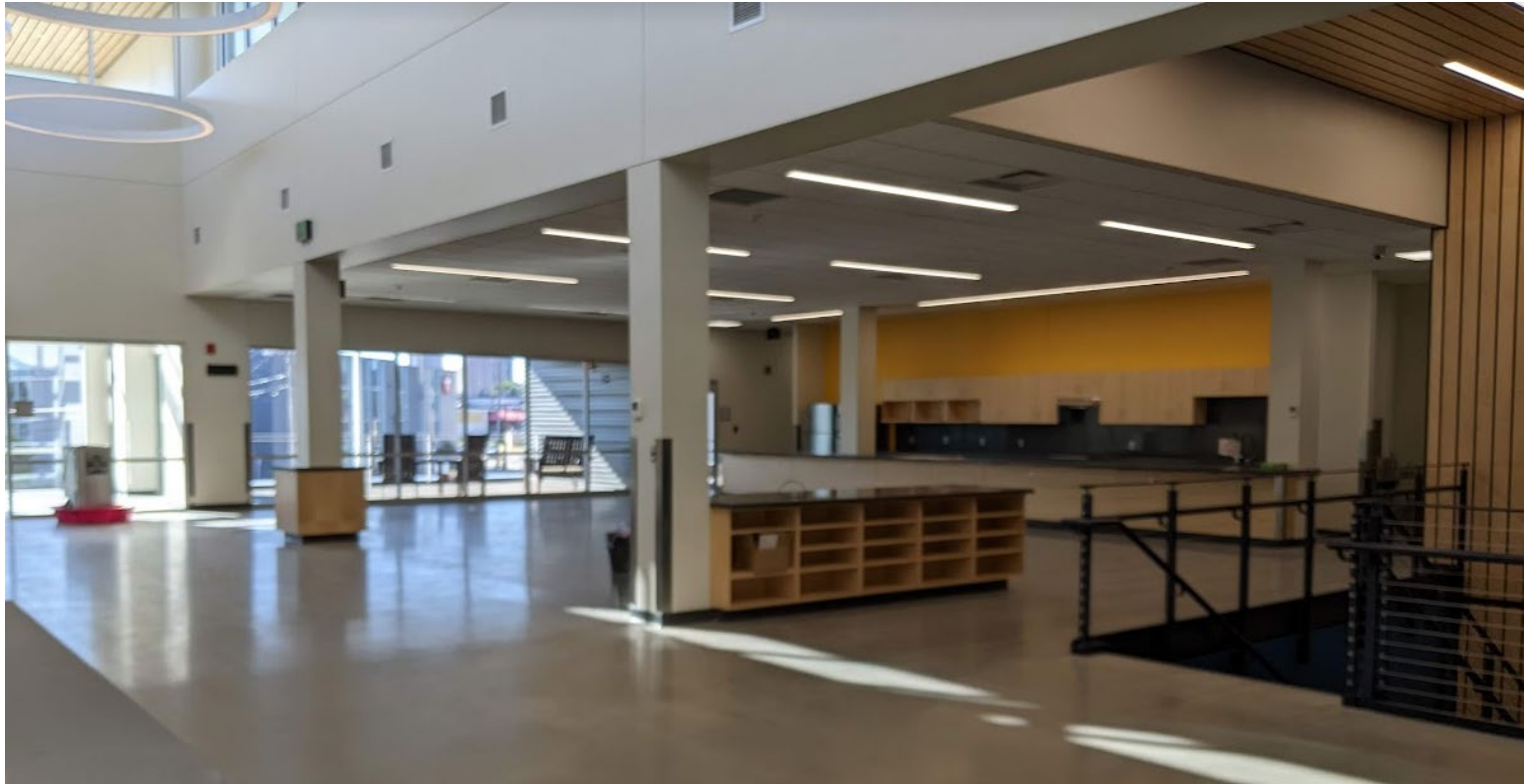
Maintenance Bays

Bus Lift Testing



Bus on lift

Bus Operations Drivers Room/Check in Area



Bus Operations Drivers Room

Total Project Budget & Funding



Budget (millions)

Land/Site Prep:	\$ 12.7
Design/Mgmt:	\$ 12.0
Construction:	\$ 122.7
Contingency:	\$ 2.2
Equipment:	\$ 5.5
<u>Future Projects*:</u>	<u>\$ 8.5</u>
Total:	\$ 163.6

Funding (millions)

Local Funding:	\$ 85.9
Federal Funding:	\$ 77.3
<u>MWMO:</u>	<u>\$ 0.4</u>
Total:	\$163.6

*Low-No 2MW solar array, 2MW battery storage, 2 quick chargers in garage.

- Construction Goal/Commitment: 15%/15.2%
 - 19 DBE Subcontractors



Concrete Pumping – DBE

- ITL Goal/Commitment: 10%/10.2%
 - 1 DBE Subcontractor



Roofing installation - DBE

Business Item 2022-245
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