

# Committee Report

Transportation Committee



**Committee Meeting Date:** November 27, 2023

**For the Metropolitan Council:** December 13, 2023

## Business Item: 2023-226

Blue Line Lake St/Midtown Station Renovation Design, Contract 23P050

### Proposed Action

That the Metropolitan Council authorize the Regional Administrator to award and execute contract 23P050 with 4RM+ULA for the METRO Blue Line Lake St/Midtown Station Renovation design and construction support services, in an amount not to exceed \$3,471,311.

### Summary of Transportation Committee Discussion/Questions

Christina Morrison presented the item. Chamblis asked about maintenance and materials. Morrison responded that staff are looking at elements of the station's design to help reduce glass overall (which is prone to breakage), while also expanding the canopy to provide better coverage from weather. Morrison noted that facilities maintenance equipment and janitorial spaces will also be improved. Chamblis asked about safety improvements, including personnel. Morrison stated that Metro Transit spends quite a bit of resources at the station already (police, facilities cleaners, supplemental security guards) and that providing more functional spaces for staff allows them to continue spending more time at the facility. Chair Barber noted the contract will be led by a DBE firm that previously worked as a subcontractor on different transit projects, and will now lead on this bigger project.

Motion by Morales, seconded by Carter, Tyronne. Motion carried.



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<b>District(s), Member(s):</b>	District 6, Councilmember Robert Lilligren
<b>Policy/Legal Reference:</b>	FM 14-2 Expenditures for the Procurement of Goods, Services, and Real Estate Policy
<b>Staff Prepared/Presented:</b>	Lesley Kandaras, Metro Transit General Manager Marilyn Porter, Director, Engineering and Facilities Derek Berube, Manager, Engineering and Facilities Christina Morrison, Principal Project Coordinator, 612-349-7690
<b>Division/Department:</b>	Metro Transit Engineering & Facilities

### Proposed Action

That the Metropolitan Council authorize the Regional Administrator to award and execute contract 23P050 with 4RM+ULA for the METRO Blue Line Lake St/Midtown Station Renovation design and construction support services, in an amount not to exceed \$3,471,311.

### Background

Metropolitan Council has begun planning and concept design for a major renovation of the METRO Blue Line's Lake St/Midtown LRT Station. The station opened in 2004 and serves METRO Blue Line LRT, connecting downtown Minneapolis, South Minneapolis neighborhoods along Highway 55, Minneapolis-Saint Paul International Airport, and Mall of America. The station connects riders to Route 21 at street level, with the METRO B Line Bus Rapid Transit on Lake Street.

The LRT station and tracks occupy an elevated platform on a transit-only bridge, next to the Highway 55 bridge. The station is accessed by two enclosed towers: one on each side of Lake Street. Each tower has an elevator, an escalator, a staircase, a maintenance closet, and an elevator room. Both towers and all the platform elements (shelters, canopy, benches, vertical steel beams, glazing) are within the scope of this renovation.

The purpose of the project is to provide more reliable, safe, and consistent access between the LRT platform and the street, improve the customer experience, including cleanliness, comfort, visibility, wayfinding, lighting, personal safety and the perception of safety; and to reduce the daily maintenance resources needed to keep the station in good condition through supporting staff with enhanced on-site equipment and operational spaces, and helping to extend the life of station investments through use of durable, energy-efficient materials.

A Request for Proposals was advertised on May 17<sup>th</sup>, 2023. A preproposal meeting was held on June 8<sup>th</sup>, 2023 by Council staff that outlined the solicitation requirements, project specifications and responded to planholder inquiries; fifteen firms attended. There were thirty-one registered planholders for this project, twenty-five consultants, three subcontractors, three plan rooms and fifteen planholders identified as woman, minority, small, veteran or disadvantaged business enterprises. On July 5<sup>th</sup>, 2023 the Council received four proposals to be evaluated in consideration

of award.

In accordance with the Brooks Act, the evaluation of proposals followed a two-step process. An evaluation panel representing Council staff ranked and selected the most technically qualified proposer. Following approval of the evaluation panel findings, conclusions, and recommendations, the costing data of the highest ranked proposer was reviewed by a negotiation panel that negotiated pricing and agreed that the final prices have been determined to be fair and reasonable and recommend 4RM+ULA's ULA's proposal as the most advantageous to the Council.

This contract includes final design and design services during construction and will issue a limited notice to proceed of \$700,000. Once Section 106 and 4(f) work is completed, the remaining work in the contract will be authorized.

## Rationale

The Lake St/Midtown Station is a heavily-used transit hub in the heart of South Minneapolis. Boardings at this location have fully recovered compared to pre-pandemic levels, emphasizing this location as a critical piece of the regional transit system.

As the station approaches twenty years in service, several needs have become more pressing. The goals of the project include the following:

1. Improve accessibility by providing more reliable, safe, and consistent ADA access between the LRT platform and the street;
2. Improve the customer experience, including cleanliness, comfort, visibility, wayfinding, lighting, personal safety and the perception of safety; and
3. Reduce the daily maintenance needed to keep the station in good condition by supporting staff with enhanced operational spaces and systems, and the use of durable, energy-efficient materials.

Design and construction support services are needed to accomplish these goals of improving the station for riders and on-site employees.

The execution of professional service contracts exceeding \$500,000 requires Council approval.

## Thrive Lens Analysis

Investment in this station advances Thrive's Equity outcome: 65% percent of people living within the half-mile station area are People of Color or of Hispanic/Latino descent, with 24% of people living in poverty. 6161% of households in the station area have access to one car or no cars. People with disabilities make up 13% of residents. The renovation will contribute to providing this diverse community with a more reliable, safe, and dignified transit experience.

It advances Prosperity, by making the region more economically competitive through increased workers' access to employment through LRT, and by increasing available workforce with affordable, convenient transportation.

Livability is furthered by improving the transit rider's experience, from better accessibility to the platform, to improved wayfinding and information, and increased safety and security.

It advances the outcome of Stewardship by responsibly managing and leveraging our existing infrastructure investments.

The renovation will include durable, long-lasting, and energy-efficient materials to further the Thrive outcome of Sustainability.

## Funding

A portion of the design funding for the limited notice to proceed is available and authorized in project 62101. Future funding for the balance of the project will be included in an upcoming 2024 Capital Budget Amendment. This station has already utilized two federal grants for planning and design, and was awarded a \$7 million Regional Solicitation grant for construction.

### **Small Business Inclusion**

The Office of Equity and Equal Opportunity (OEEEO) assigned a Disadvantaged Business Enterprise (DBE) goal of 12% for this solicitation. OEEEO determined that the firm being recommended for award has met the DBE requirements of this contract.

