

## 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

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**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 24<sup>th</sup> 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