

Transportation Committee

Meeting date: February 24, 2020

For the Metropolitan Council meeting of February 26, 2020

Subject: Change Order for Mall of America Transit Station Renovation Project, Contract 17P185A

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

Policy/Legal Reference: Council Expenditure Policy 3-3, Procurement of Goods and Services

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Division/Department: Metro Transit / Engineering and Facilities

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to execute a change order to construction contract 17P185A with Morcon Construction in the amount of \$500,000.

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 creates more efficient and safe movements for bus operations. Improvements ensure buses no longer have to cross the LRT tracks. Additionally, the project provides better visibility of the station as it extends to 24th Avenue. Improved wayfinding, significant lighting upgrades, a new police substation and new operator breakroom create a more inviting space for everyone. The Transit Station became operational and opened to bus and rail customers on October 14, 2019.

Contract 17P185A for construction of the new transit station was awarded to Morcon Construction on July 25, 2018 in the amount of \$19,850,000. While in construction, the project encountered various unforeseen items and changes that required additional work by the contractor. Department of Corrections requirements led to additional walls and security needs, fire code adjustments required added suppression systems, and inaccurate as-built drawings led to additional costs. In addition, numerous temporary items were installed to improve customer experience during construction.

To-date, the contract has been increased by \$1,985,000.00 (10%) as allowed by the Council's Expenditure Policy. This change order will increase the total contract value to \$22,335,000.00.

Rationale

Council approval is required for change orders that increase the contract by an aggregate amount exceeding 10% of the original contract value.

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), state (Bond) funding and a combination of council authorized funds, amounting to \$25,000,000.00 has been/will be used to fund the entire project. OEO will work with contractor to ensure DBE requirements are met.

Known Support / Opposition

There is no known opposition to this project