

Business Item

Transportation Committee



Committee meeting date: July 14, 2025

For the Metropolitan Council: July 23, 2025

Business Item: 2025-154

Blue Line Lake Street/Midtown Renovation Design Contract Amendment, Contract 23P050

District(s), Member(s):	District 6, Councilmember Robert Lilligren
Policy/Legal Reference:	FM 14-2 Expenditures for the Procurement of Goods, Services, and Real Estate Policy
Staff Prepared/Presented:	Lesley Kandaras, Metro Transit General Manager Brian Funk, Metro Transit Deputy General Manager Marilyn Porter, Director, Engineering and Facilities Jim Harwood, Assistant Director, Engineering and Facilities Derek Berube, Manager, Engineering and Facilities, 612-349-7560
Division/Department:	Metro Transit Engineering and Facilities

Proposed action

That the Metropolitan Council authorize the Regional Administrator to execute an amendment to contract 23P050 with 4RM+ULA Architects for the METRO Blue Line Lake St/Midtown Station Renovation design and construction support services, in an amount not to exceed \$1,245,107.

Background

Contract 23P050 was awarded to 4RM+ULA Architects in early 2024 in the amount of \$3,471,311 to complete design of a renovation to the Lake St/Midtown LRT station. This design includes multiple elements from a full platform refurbishment, installation of new elevators, construction of a new ADA pedestrian ramp among many other features.

Throughout the design process, Engineering and Facilities has completed extensive coordination with internal stakeholders. In doing so, multiple internal stakeholder driven items that were not in the original design scope were requested. These items include: a new Transit Service Center, an Intrusion Detection System, and Support Staff back of house accommodations.

Additionally, there have been numerous unforeseen conditions that have been brought to light with outreach to local jurisdictions. A very large underground storm sewer system was identified by MnDOT later in the design process and has led to significant rework of the design plans.

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

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive Lens, investment in this station advances multiple Thrive outcomes. From an Equity standpoint, this station is in a very diverse community. This project will also help provide Prosperity in our region by providing access to employment throughout the LRT. 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 also advances the outcome of Stewardship by responsibly managing and leveraging our existing infrastructure investments. Lastly, the renovation will include durable, long-lasting, and energy-efficient materials to further the Thrive outcome of Sustainability.

Funding

Funding is available and authorized in project 62101. 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 total DBE achievement on 23P050 is 40.0%, as of June 2025, exceeding the DBE contract goal of 12% as established by the Office of Equity and Equal Opportunity (OEEEO). OEEEO will continue to monitor the project to ensure the DBE requirements are met, inclusive of all amendments.

