

METRO Gold Line Executive Change Control Board (ECCB)

Meeting Agenda

December 18, 2025, 9:30 AM – 10:00 AM

Time/Location: Washington County License & Service Center - Woodbury

1261 Woodlane Dr, Woodbury, MN 55125

Discussion Topics

1. Welcome/Announcements
2. Action Items
 - a. 2025-ECCB-04: Approve April 23, 2025, Meeting Minutes
 - b. 2025-ECCB-05: Approval for the use of project contingency for the METRO Gold Line BRT for a Change Order to Civil Contract #21P320 with Ames Construction for Contract Closeout in an amount not to exceed \$1,800,000.00. (Steve Barrett)
3. Information Items
 - a. Project Update (Steve Barrett and Morgan Abbott)
4. Next meeting – January 28, 2025
5. Adjourn

**METRO Gold Line Executive Change Control Board (ECCB)
Meeting Agenda
April 23, 2025**

Gold Line Project Office
Metro Square, 121 7th Place East, Suite 102, St. Paul, MN 55101

CALL TO ORDER

Commissioner Karwoski called to order the Executive Change Control Board (ECCB) meeting at 9:30 a.m.

MEMBERS PRESENT: Charlie Zelle – Metropolitan Council Chair
Rafael Ortega - Ramsey County Commissioner, ECCB Vice Chair
Chai Lee – Metropolitan Council Councilmember
Stan Karwoski – Washington County Commissioner
Michelle Clasen – Washington County Commissioner
Mia Chong Xiong – Ramsey County Commissioner

MEMBERS ABSENT:

OTHERS PRESENT: Morgan Abbott, Steve Barrett, Nick Thompson, Jennifer Jordan, John Ristad, Allen, Lyssa Leitner, Steve Schwahn, Sara Pflaum, Stephen Smith, Mary Richardson, Kathleen Murphy, Pat, Jordan Bruce, Sara Washington

DISCUSSION TOPICS

1. WELCOME/ANNOUNCEMENTS

Chair Zelle welcomed everyone to an in-person meeting of the board. He provided an overview of the ECCB purpose and guidelines. Quorum was met. He shared the three agenda items present for the day.

2. ACTION ITEMS

- a. **2025-ECCB-01:** Approve August 28, 2024, Meeting Minutes
Chair Zelle asked if there are any corrections. Commissioner Karwoski, seconded by Commissioner Xiong made a motion to approve draft minutes from the April 24, 2024 meetings
Motion carried.

- b. **2025-ECCB-02:** Approval for the use of project contingency for the METRO Gold Line BRT for a Change Order to Civil Contract #21P320 with Ames Construction for Downtown Saint Paul Restoration.

Commissioner Karwoski made a motion to approve, seconded by Commissioner Xiong
Motion carried.

- c. **2025-ECCB-03:** Approval for the use of project contingency for the METRO Gold Line BRT for a Change Order to Civil Contract #21P320 with Ames Construction for Wilson Alley Restoration.

Commissioner Xiong made a motion to approve, seconded by Commissioner Clausen. **Motion carried.**

QUESTIONS SOLICITED.

Commissioner Karwoski mentioned high quality of construction. Commissioner Clausen asked if fiber optics need to be updated after so many years and does it include cameras etc . Steve Barrett is on the same fiber system. Nick Thompson said the gold line feeds into Metro Transit system.

Council Member Lee mentioned the residents have concerns and appreciate the work of construction

Commissioner Xiong expressed thanks for the solution and noted the impact to residents

Gold Line Project Update

Morgan Abbott, Deputy Project Manager, reported on staff updates. Liz Jones, Outreach and Engagement Lead, reported on outreach and engagement, and Steve Barrett, Project Manager, reported on the project milestones.

Commissioner Xiong asked what happens after the maintenance agreements end. Steve Barrett said that Metro Transit takes it over the maintenance.

Commissioner Clausen asked when does the landscape 2 year warranty agreement starts. Steve Barrett confirmed it starts when plants are installed.

Commissioner Karwoski asked who will replace the plants. Steve said the Gold Line construction team will inspect and track and noted the landscaping is a separate contract.

Commissioner Karwoski asked when the electric bus when is delivery. Steve Barrett said August. Additionally, Commissioner Karwoski expressed the important to continue outreach and engagement to get ridership and to track and monitor ridership in Washington County.

Commissioner Clausen asked if the electric buses can be available for events. Morgan will work with bus operations.

Commissioner Karwoski spoke about safety and keeping buses clean, repairs – helps with safety. He asked if there could be automated ticket check in future and more agents on buses. He also asked to identify business along the corridor for marketing to get riders and connect with community. Chair Zelle said we are exploring options.

Commissioner Xiong asked if there is a signage or number to call at bus stops and stations if there are issues. Nick replied there is a call number at each station.

Commissioner Xiong asked about lessons learned. Lyssa Leitner said there has been workshops and will send reports.

Morgan Abbott mentioned staff is going out monthly to clean up stations.

NEXT MEETING – May 28, 2025, AS NEEDED

ADJOURNMENT

Business completed; Chair Zelle adjourned the meeting at 10:32AM.

Liz Sund, Recording Secretary

Executive Change Control Board

For the ECCB Meeting: December 18, 2025

Subject: Approval for the use of project contingency for the METRO Gold Line BRT for Change Orders to Civil Contract #21P320 with Ames Construction for Contract Closeout.

Staff Prepared/Presented: Steve Barrett, Gold Line Director

Proposed Board Action

Approval for the use of project contingency for the METRO Gold Line BRT for closeout Change Orders to Civil Contract #21P320 with Ames Construction for a combined total amount not to exceed \$1,800,000.

Resolution

BE IT RESOLVED that the Executive Change Control Board hereby approves the use of contingency funds in an amount not to exceed \$1,800,000.00 as needed for Contract Closeout change orders for Gold Line Civil Construction Contract #21P230 with Ames Construction.

Background

The Gold Line Civil Construction Contract was executed on July 18, 2022, with Ames Construction for an original contract amount of \$247,954,229.63. The contract's substantial completion date was October 25, 2024.

The Gold Line Civil Construction Contract is a unit price contract consisting of 655 bid line items, each associated with an estimated quantity of a specific scope of work. The original contract amount is the sum of each bid item's estimated quantity multiplied by the contractor's bid unit price. Due to the nature of the work, many line items are understood to be of a variable quantity. Thus they are specified in the construction contract to be measured and documented in the field, with final payment based on field-documented quantities.

As part of the contract closeout process, Met Council Procurement requires change orders to be written for each line item in which the final documented quantity differs from the original bid quantity. The process of resolving final quantities with the contractor generally takes some time and multiple change orders will be written for groups of line items as final amounts are agreed between the owner and contractor. As this work continues, the project team has identified nine line items in which final documented quantities require closeout change orders for over \$250,000 and ECCB Approval.

The total overrun amount of these nine change orders is \$3,451,654. Approximately 280 other line items will require closeout change order documentation for overrun/underruns of less than \$250,000. This second group of change orders is estimated to result in a combined reduction of \$1,750,000. Thus the estimated net contract increase from all contract closeout change orders is \$1,701,654. The contingency request of \$1,800,000 is a conservative request to cover the actual increase when it is determined.

TABLE OF LINE ITEMS WITH FINAL AMOUNTS ESTIMATED TO BE GREATER THAN \$250k OVER ORIGINAL

Line Item	Description	Original Contract Amount	Final Amount	Increase
95	Haul and Dispose Contaminated Material Daily Cover (TON)	\$240,000	\$755,882	\$515,882
97	Excavation - Common (CY)	\$8,653,260	\$9,014,754	\$361,494
98	Excavation - Rock (CY)	\$180,000	\$445,320	\$265,320
100	Select Granular Embankment (CY)	\$2,943,160	\$3,482,798	\$539,638
119	Aggregate Base Class 5 (CY)	\$2,729,664	\$3,164,933	\$435,269
131	Type SP9.5 Wearing Course (TON)_	\$649,750	\$938,481	\$288,731
133	Type SP12.5 Non-Wearing Course (TON)	\$821,300	\$1,078,985	\$257,685
136	Type SP12.5 Wearing Course (TON)	\$2,431,660	\$2,771,525	\$339,685
416	8" Concrete Driveway Pavement (SY)	\$447,020	\$894,970	\$447,950
	COMBINED INCREASE OF ALL CLOSEOUT CHANGE ORDERS GREATER THAN \$250,000.00			\$3,451,654
	ESTIMATED COMBINED REDUCTION FROM ALL OTHER CLOSEOUT CHANGE ORDERS			(\$1,750,000)
	ESTIMATED CONTRACT INCREASE DUE TO CLOSEOUT CHANGE ORDERS			\$1,701,654
	CONTINGENCY REQUEST FOR CONTRACT CLOSEOUT CHANGE ORDERS			\$1,800,000

This change order has been discussed with county staff at the project's bi-weekly county staff meeting.

Budget Summary

Contingency Use Summary		
<i>FTA Contingency Hold Point at Revenue Service</i>		<i>1%</i>
Total Contingency before proposed actions	\$36,545,839	7.23%
Total Contingency after proposed action 2024-ECCB-09, to the Civil Contract #21P320 with Ames Construction for Contract Closeout	\$34,745,839	6.88%

ECCB Guiding Principles:

Section 3.0.B. of the ECCB Operating Procedures provides that when considering the use of contingency funds, the ECCB may consider relevant factors, including but not limited to:

- a. Known and potential project costs or schedule risks
- b. Safety
- c. Operational reliability
- d. Current circumstances
- e. The potential need for contingency funds to complete the project
- f. The amount of remaining contingency and known or potential competing demands for the funds

The following summarizes the impact of the proposed use of contingency in an amount not to exceed \$1,800,000 for Contract Closeout, considering the above factors:

- a. **Known and potential project costs or schedule risks.** This action item is to approve the use of contingency to close out the Civil Contract with Ames Construction. The scope of the remaining work is estimated not to exceed \$1,800,000. No known or potential schedule risk has been identified. The remaining work is a conservative estimate and is not anticipated to exceed a maximum amount of \$1,800,000. If this is not approved, Ames can file a claim for delayed payment of invoices.
- b. **Safety.** NA
- c. **Operational Reliability.** NA.
- d. **Current circumstances.** Project scope line items that were estimated are being negotiated between the project office and Ames Construction to take into account the actual cost and work to complete. The estimated contingency use is not to exceed \$1,800,000.
- e. **The potential need for contingency funds to complete the project.** At this stage of the project (revenue service), FTA recommends that the project budget include total contingency funds equaling 1% of the project budget to mitigate future risk. The unallocated use of this contract will change the total project contingency to 6.88% contingency remaining.
- f. **The amount of remaining contingency and known or potential competing demands for the funds.** No other anticipated uses of unallocated contingency are known at this time. Ten percent of the construction contract totals have committed allocated contingency and are reserved for changes which are processed through construction change orders. All change orders are subject to the change order approval process.
- g. **Other factors.** Project staff are continuing to update county staff on the closeout process with bi-weekly meetings, as well as monthly and quarterly reports.

Recommendation: Council and County staff recommend that the ECCB approve the use of project contingency for the METRO Gold Line BRT for closeout Change Orders to Civil Contract #21P320 with Ames Construction for a combined total amount not to exceed \$1,800,000 is APPROVED.