



## MBC Board Action Approval Form

**MBC Board Meeting Date:** 8-21-24

**Discussion and Action Agenda Item:** 7

**BE IT RESOLVED THAT,**

The MBC Board has approved the MBC 2025 Operating Budget in the amount of \$10,185,911. The above referenced resolution was adopted and there were 3 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey (Absent)			
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

**Resolution adopted on:** 8-21-24.

**Attest:**

**MBC Director:** \_\_\_\_\_

*Erin M. Delaney*

Aug 25, 2024

**Attachment:** 8-21-24 MBC Staff Memo – Discussion and Action Item 7

## Discussion and Action Agenda Item: 07

**Date:** August 21, 2024

**To: Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject: 2025 Operating Budget**  
**Discussion and Action Agenda Item: 07**

Staff is proposing the following 2025 operating budget that provides for the MBC to maintain its current service levels.

The MBC is requesting from Hennepin County: \$4,381,840, which is within County budget guidelines.

The MBC is requesting from the City of Minneapolis: \$4,575,000 property tax and \$244,407 from Local Government Aid (LGA), and \$884,665 from the MBC fund balance, for a total of \$5,704,072, which is within guidance provided by the City.

Accordingly, staff is requesting approval of the 2025 Operating Budget, for the total expenditure amount of **\$10,185,911**.

TOTAL MBC BUDGET				
Revenues	2024 Adopted	2025 Budget	\$ Change	% Change
Property Taxes	8,573,213	8,255,409	(317,804)	-3.7%
Local Government Aid	203,672	244,407	40,735	20.0%
MBC Fund Balance	156,147	884,665	728,518	466.6%
Subtotal Shared Revenues	8,933,032	9,384,481	451,449	5.1%
ADC	681,000	701,430	20,430	3.0%
Work for Others	100,000	100,000	-	0.0%
Total Revenues	9,714,032	10,185,911	471,879	4.9%
Expenditures	2024 Adopted	2025 Budget	\$ Change	% Change
Administration	1,801,102	1,892,124	91,022	5.1%
Custodial & Security	3,342,028	3,510,925	168,897	5.1%
Repairs & Improvements	3,789,902	3,981,432	191,530	5.1%
<i>Subtotal Shared Expenditures</i>	<i>8,933,032</i>	<i>9,384,481</i>	<i>451,449</i>	<i>5.1%</i>
Adult Detention Center (county)	681,000	701,430	20,430	3.0%
Work for Others (self-funded)	100,000	100,000	-	0.0%
Total Expenditures	9,714,032	10,185,911	471,879	4.9%



# MBC Board Action Approval Form

**MBC Board Meeting Date:** 8-21-24

**Discussion and Action Agenda Item:** 8(b)

## BE IT RESOLVED THAT,

The MBC Board has approved Shaw Lundquist construction contract amendments #5 - MBC \$383,421 and #6 - City \$23,789; total \$407,210, for a new contract total \$26,056,868. The above referenced resolution was adopted and there were 3 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey (Absent)			
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

**Resolution adopted on:** 8-21-24.

**Attest:**

**MBC Director:** \_\_\_\_\_

*Erin M. Delaney*

Aug 25, 2024

**Attachment:** 8-21-24 MBC Staff Memo – Discussion and Action Item 8(b)



# MBC Board Action Approval Form

**MBC Board Meeting Date: 8-21-24**

**Discussion and Action Agenda Item: 8(c)**

**BE IT RESOLVED THAT,**

The MBC Board has approved Wold Architect design contract amendment #4 - MBC \$6,562.50 and City \$17,362.50: total amendment of \$23,925.00, for a new contract total \$2,864,798.50. The above referenced resolution was adopted and there were 3 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey (Absent)			
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

**Resolution adopted on: 8-21-24.**

**Attest:**

**MBC Director:** \_\_\_\_\_

*Erin M. Delaney*

Aug 25, 2024

**Attachment:** 8-21-24 MBC Staff Memo – Discussion and Action Item 8(c)

## Discussion and Action Agenda Item: 08

**Date:** August 21, 2024

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **Joint MBC Mech/Life Safety and City Restack project**  
**Discussion and Action Agenda Item: 08**

Progress continues in the joint MBC Mechanical/Life Safety and City Restack project. The MBC Board approves all contracts and amendments for this project.

- Phase 1:** SW corner of the Ground floor. Work completed 2021.
- Phase 2:** SW corner of the 1<sup>st</sup> floor. Work completed October 2022.
- Phase 3:** SE and NE corner of 3rd and Mezzanine floors and City Restacking on Floors 1, 2, 3 & M.
  - Phase 3A: Room 100 and 124. Work completed May 2023.
  - Phase 3B: Room 51 and Room 130. Work completed July 2023.
  - Phase 3C: 3<sup>rd</sup> and Mezzanine floors, 3<sup>rd</sup> floor to be completed March 31, 2025.

### Video Presentation

**Action Item - Shaw Lundquist construction contract amendment #5 MBC \$383,421 and #6 City \$23,789: Total of \$407,210.**

<i>Project Budget and Funding / Phase 3C Construction</i>	\$29,030,138.00			
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
<b>Shaw Lundquist contract:</b>	\$5,457,477.00	\$8,146,317.00	\$10,587,988.00	\$24,191,782.00
Amendment #1 MBC approved 05/01/24	\$94,833.00	\$994,905.00		\$1,089,738.00
Amendment #2 City approved 05/01/24			\$223,730.00	\$223,730.00
Amendment #3 MBC approved 06/05/24	\$2,925.00	\$37,878.00	\$1,409,657.00	\$40,803.00
Amendment #4 City approved 06/05/24			\$103,605.00	\$103,605.00
<b>Current Contract Total</b>				<b>\$25,649,658.00</b>
<i>Amendment #5 MBC:</i> Added 15 card readers for restrooms/staircases. Includes demolition unforeseen plaster ceilings/trim work. Added code required fireproofing. Removal of water and waste lines no longer in use.	\$320,091.00	\$63,330.00		\$383,421.00
<i>Amendment #6 City:</i> Includes hardware revisions			\$23,789.00	\$23,789.00
<b>Proposed Contract Total</b>	<b>\$5,875,326.00</b>	<b>\$9,242,430.00</b>	<b>\$10,939,112.00</b>	<b>\$26,056,868.00</b>
Budget remaining for Phase 3C construction after amendment #5 and #6				\$2,973,270.00

**Action Item – Wold Architect design contract Amendment #4 MBC \$6562.50 and City \$17,362.50, Total amendment of \$23,925.00.**

The contract was originally approved in October 2021. Contract terms mandated that design fees for scope added to the project be capped at 7.5% of estimated construction costs. Since original contract approved; over 123,000 square feet was added to contract scope. Design fees that exceed original scope and funding are paid for in project contingency.

Project Budget and Funding / Design for Phase 3				\$1,856,944.00
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
Original contract Phase 3A Approved October 1, 2021	\$249,490.00	\$443,510.00	\$385,000.00	\$1,078,000.00
Amendment #1 Approved Nov. 10, 2022 Added 3B MECC design /27,000 sq. ft.			\$236,625.00	\$1,314,624.00
Amendment #2 Approved June 12, 2023 Added 3C 3rd/M design /90,000 sq. ft. Vertical bus duct design, central vacuum, security assessment, wayfinding and signage	\$529,570.00	\$198,897.00	\$788,032.00	\$2,831,124.00
Amendment #3 Approved Feb. 28, 2024 Added City security office /6,000 sq. ft.			\$9,750.00	
<b>Current Contract Total</b>	<b>\$779,060.00</b>	<b>\$642,407.00</b>	<b>\$1,419,407.00</b>	<b>\$2,840,874.00</b>
<b>Proposed Amendment #4 for Additional Svcs. 08/21/2024 Board mtg.</b>				
Council office suite changes			\$3,200.00	
PMI suite changes			\$4,400.00	
Cmty Safety Suite Changes			\$3,200.00	
structural Revisions for AHU's		\$6,562.50	\$6,562.50	
<b>Proposed Amendment 4</b>				
		\$6,562.50	\$17,362.50	
<b>Proposed Contract Total</b>	<b>\$779,060.00</b>	<b>\$648,969.50</b>	<b>\$1,436,769.50</b>	<b>\$2,864,798.50</b>



## MBC Board Action Approval Form

**MBC Board Meeting Date: 8-21-24**

**Discussion and Action Agenda Item: 9**

**BE IT RESOLVED THAT,**

The MBC Board has approved a contract with Construction Results Corporation in the amount of \$2,879,322.00 for the MBC Facility Safety Improvements project, Phase D. The above referenced resolution was adopted and there were 3 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey (Absent)			
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

**Resolution adopted on: 8-21-24.**

**Attest:**

**MBC Director:** \_\_\_\_\_

*Erin M. Delaney*

Aug 25, 2024

**Attachment:** 8-21-24 MBC Staff Memo – Discussion and Action Item 9

**Date:** August 21, 2024

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **Contract Approval - Facility Safety Improvement Phase D**  
**Discussion Action Agenda Item: 09**

The MBC's capital project Facility Safety Improvements is multi-phased and addresses life safety work in public and non-tenant assigned spaces in the building, such as hallways, rotunda, attic. The design work for this project was completed by Miller Dunwiddie.

Phase A: 2020-2021, Completed installation of 21 new smoke doors throughout the building, from the ground through mezzanine floors.

Phase B: 2021-2022, Completed installation of smoke barriers and filled penetrations in building mechanical shafts.

Phase C: 2023, Completed installation of fire sprinkling in 4<sup>th</sup> street rotunda gallery, 5<sup>th</sup> street staircase and 1<sup>st</sup> floor lobby.

The current project is Phase D, to install fire sprinklers and alarm notification system in the attic and 4<sup>th</sup>, and 5<sup>th</sup> street towers, as required by code.

On June 26<sup>th</sup>, three bids were received for Phase D:

- **Construction Results Corporation: \$2,879,322.00**
- Sheehy Construction Company: \$3,083,300.00
- Noor Companies: \$4,783,294.00

Upon review by City procurement, Minneapolis Department of Civil Rights and MBC staff, Construction Results Corporation's bid is deemed responsive and complete. The MBC has approved capital dollars to fund this project.

Accordingly, The MBC staff is requesting approval to enter into a contract with Construction Results Corporation in the amount of \$2,879,322.00.



# MBC Board Action Approval Form

**MBC Board Meeting Date: 8-21-24**

**Discussion and Action Agenda Item: 11**

## **BE IT RESOLVED THAT,**

The MBC Board has approved a one-year contract extension with System Soft Technologies, for an amount of \$100,000 for contractor assistance. The above referenced resolution was adopted and there were 3 Yeas and 0 Nays.

Municipal Building Commission Board:

	Yea	Nay	Abstain
Irene Fernando	x		
Jacob Frey (Absent)			
Marion Greene	x		
LaTrisha Vetaw	x		

Motion Carried.

**Resolution adopted on: 8-21-24.**

**Attest:**

**MBC Director:** \_\_\_\_\_

*Erin M. Delaney*

Aug 25, 2024

**Attachment:** 8-21-24 MBC Staff Memo – Discussion and Action Item 11

**Date:** August 21, 2024

**To:** **Municipal Building Commission Board:**  
**Commissioner Irene Fernando, President**  
**Mayor Jacob Frey, Vice President**  
**Commissioner Marion Greene**  
**Council Member LaTrisha Vetaw**

**From:** Erin Delaney

**Subject:** **Contract Extension – System Soft Technologies**  
**Discussion Action Agenda Item: 11**

MBC and County finance staff have continued discussions on partnership opportunities to assist with processing MBC payroll. Staff supports moving forward with finalizing details, outlining tasks and costs, and will return to the Board with a proposed agreement for approval. A tentative start date of January 1, 2025, is being discussed.

The continued use of contracting services will be necessary through the potential transition to the County. The MBC is using System Soft Technologies to provide contractor staff and the current contract is expired.

Therefore, staff is requesting a one year contract extension with System Soft Technologies, for an amount of \$100,000 for contractor assistance.