



MBC Board Action Approval Form

MBC Board Meeting Date: 6-12-23

Discussion and Action Agenda Item: 6

BE IT RESOLVED THAT,

The MBC Board has approved the following contractual items for the joint MBC Mechanical/Life Safety and City of Minneapolis Restacking Project:

- a. Phase 2 Construction Contract Amendment for RJM Construction in the amount of \$175,511 for a total contract amount of \$5,408,955.43.
- b. Phase 3 Design Contract Amendment number 2 for Wold Architects in the amount of \$1,516,499.00 for a total contract amount of \$2,831,124.00.
- c. Phase 3B Construction Contract for Sheehy Construction in the amount of \$2,773,792.28.

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		
Lisa Goodman	x		

Motion Carried.

Resolution adopted on: 6-12-23

Attest:

MBC Director: *Erin M. Delaney*

Jun 20, 2023

Attachment: 6-12-23 MBC Staff Memo – Discussion and Action Item 6

Discussion Action Agenda Item: 6

Date: June 12, 2023

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

From: Erin Delaney

Subject: **Joint MBC Mech/Life Safety and City Restacking project**
Discussion Action Agenda Item: 6

Progress continues in the joint MBC Mechanical/Life Safety and City Restacking project.

Phase 1: SW corner of the Ground floor (Stage 19). Work completed 2021.

Phase 2: SW corner of the 1st floor (Stage 15). Work completed October 2022. Construction contract amendment requested below.

Phase 3: SE and NE corner of 3rd and Mezzanine floors (Stages 20-21) and City Restacking on Floors 1, 2, 3 and Mezzanine.

Phase 3 is divided into sub-phases, Phase 3C is currently in design phase by Wold architect. Design contract amendment requested below.

- **Phase 3A:** Room 100 and 124, Interior office space tenant improvements for the City Assessor. Completed May 2023.
- **Phase 3B:** Room 51, Best Value solicitation completed. Construction contract requested below.
- **Phase 3C:** 3rd and Mezzanine floors, design on-going.

MBC Board approval is required for these contact items because the MBC holds the design and construction contracts for the project.

Three Action Items:

- **Phase 2 Construction Contract Amendment:**
Request approval of RJM contract amendment in the amount of **\$175,511** for a total contract amount of \$5,408,955.43.
The amendment will be split evenly: MBC: \$87,755.50 and City: \$87,755.50.

- **Phase 3 Design Contract Amendment:**

Request approval of Wold contact amendment number 2 in the amount of **\$1,516,499.00**:

The amendment will be split MBC: \$728,467.00 and City: \$788,032.00 and includes the following items:

Phase 3B window sealing: MBC	\$ 5,250.00
MECC Central Vacuum: MBC	\$ 32,850.00
Vert. Bus Duct Shaft design; MBC	\$ 79,475.00
Vert. Bus Duct Power Study: MBC	\$ 33,150.00
Phase 3C window sealing: MBC	\$ 19,500.00
Security risk & assessment: MBC/City	\$ 73,050.00
Wayfinding and signage: MBC	\$ 42,000.00
Council Chambers A/V design	\$ 17,650.00
Phase 3C added scope: MBC/City	\$ 1,213,574.00

Original Wold contract amount:	\$1,078,000.00
Amendment #1 to contract:	\$ 236,625.00
Current Wold contract amount:	<u>\$1,314,625.00</u>

Amendment #2 to contract: **\$1,516,499.00**

Proposed Wold Contact amount: \$2,831,124.00

- **Phase 3B Construction Contract:**

Request approval of Sheehy construction contract in the amount of **\$2,773,792.28**

The contract will be split MBC \$708,466.26 and City: \$2,065,326.02.

On-site construction scheduled to start September 2023.

Accordingly, staff is requesting approval of the three items referenced above.



MBC Board Action Approval Form

MBC Board Meeting Date: 6-12-23

Discussion and Action Agenda Item: 7

BE IT RESOLVED THAT,

The MBC Board has approved the following MBC Capital Project contracts:

- a. Preferred Electric in the amount of \$2,430,725.00 for the Building Wide Electrical Upgrades project.
- b. Versacon Construction in the amount of \$810,000.00 for the Facility Safety Improvements – Phase C project.
- c. Construction Results Corporation in the amount of \$101,694.00 for the 4th Street Improvements project.

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		
Lisa Goodman	x		

Motion Carried.

Resolution adopted on: 6-12-23

Attest:

MBC Director: *Erin M. Delaney*

Jun 20, 2023

Attachment: 6-12-23 MBC Staff Memo – Discussion and Action Item 7

Date: June 12, 2023

To: Municipal Building Commission Board:
Commissioner Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Member Lisa Goodman

From: Erin Delaney

Subject: Contract Approval - Building Wide Electrical upgrades project
Discussion Action Agenda Item: 7A

The MBC's capital project Building Wide Electrical upgrades includes replacement and upgrades to the building's three electrical systems: Service #1 –277V/ 480V, Service#2 – 208V, and Service#3 – 208V/120V.

Design work for this project was completed by Salas-O'Brien and specific work involves replacing panelboards, circuit breakers and electrical conductors. The replacement of a horizontal bus duct in the City Hall/Courthouse basement is also included in the project. The work is required to bring the electrical systems into compliance with the National Electrical Code (NAC) and OSHA requirements.

The cost estimate for this project was estimated at \$2,500,000. On April 13, one bid was received:

- **Preferred Electric: \$ 2,430,725.00**

Upon review by City procurement and MBC staff, the bid is deemed responsive and complete. The City Civil Rights Department has completed its review. The MBC has approved capital dollars to fund this project.

Accordingly, staff is requesting approval to enter a contract with Preferred Electric in the amount of \$2,430,725.00.

Date: June 12, 2023

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

From: Erin Delaney

Subject: **Contract Approval - Facility Safety Improvement Phase C**
Discussion Action Agenda Item: 7B

The MBC's capital project Facility Safety Improvements is multi-phased and addresses life safety work in public and non-assigned spaces in the building. 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, To install fire sprinkling in 4th street rotunda gallery, 5th street staircase and 1st floor lobby.

Phase D: 2024, To install fire sprinklers and alarm notification in attic, 4th, and 5th street towers.

On April 26, three bids were received for Phase C:

- **Versacon Construction: \$810,000.00**
- Greiner Construction: \$889,000.00
- Reiling Construction: \$1,034,840.00

Upon review by City procurement and MBC staff, Versacon's bid is deemed responsive and complete. The City Civil Rights Department is completing its review. The MBC has approved capital dollars to fund this project.

Accordingly, upon approval by Civil Rights, staff is requesting approval to enter into a contract with Versacon in the amount of \$810,000.00.

Date: June 12, 2023

To: Municipal Building Commission Board:
Commissioner Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Member Lisa Goodman

From: Erin Delaney

Subject: Contract Approval - Fourth Street Improvement
Discussion Action Agenda Item: 7C

The MBC's capital project Fourth Street Improvements includes the installation of a new delivery gate at the corner of 4th Street and 4th Avenue. The current gate will be replaced as it frequently malfunctions and is no longer considered secure. The project also includes the installation of a new moat gate at the corner of 4th Street and 3rd Avenue. This gate will prevent unauthorized moat access and direct pedestrians to the sidewalk instead of the moat.

Design work for this project has been completed by Miller Dunwiddie.

On May 30, one bid was received:

- **Construction Results Corporation: \$101,694.**

Upon review by City procurement and MBC staff, the bid is deemed responsive and complete. The City Civil Rights Department has completed its review. The MBC has approved capital dollars to fund this project.

Accordingly, staff is requesting approval to enter a contract with Construction Results Corporation in the amount of \$101,694.00