



Municipal Building Commission Meeting
February 28, 2024 9:00 a.m.
Meeting location: City Hall/Courthouse Conference Room 143

AMENDED AGENDA

INTRODUCTIONS:

INFORMATIONAL AGENDA ITEMS:

- 1) Preliminary 2025 – 2027 Capital Funding Request

CONSENT AGENDA ITEMS:

- 2) Approve December 13, 2023 meeting minutes
- 3) Approve MBC contract summary
- 4) Approve 2024 Board Meeting schedule
- 5) Approve 2024 Carillon bell concert schedule
- 6) Approve *Doors Open Minneapolis* event

DISCUSSION AND ACTION AGENDA ITEMS:

- 7) MBC Mechanical/Life Safety and City Restack project
 - Approve OPR contract
 - Approve Phase 3B design contract amendment
 - Approve Phase 3B construction contract amendment
- 8) Approve labor contract with Mpls. Building and Construction Trades

Informational Agenda Item: 1

Date: February 28, 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: **2025-2027 Capital Funding Request**
Informational Agenda Item: 1

Listed below is the MBC's preliminary Capital Funding request for 2025-2027. This is an informational item. Staff will present the funding request to CLIC in late April. No action is requested at this time.

MBC 2025-2027 Capital Funding Request						
	Project Name	Priority	2025 request	2026 request	2027 Request	Total
New	Fire Alarm Upgrades Includes both City Hall and ADC	1	\$75,000.00	\$1,000,000.00		\$1,075,000.00
New	Heat Exchangers for DW&HW/Pumps/Controls Replacement	2	\$50,000.00	\$600,000.00		\$650,000.00
Existing	Exterior Improvements	3	\$3,300,000.00	\$6,000,000.00		\$9,300,000.00
Existing	Elevator 12 Modernization	4	\$400,000.00	\$0.00		\$400,000.00
New	Electrical bus-ducts replacement	5	\$75,000.00	\$3,500,000.00		\$3,575,000.00
New	HC Only ADC Metal Framing	6	\$75,000.00	\$3,000,000.00		\$3,075,000.00
New	5th Street Sidewalk reconstruction	7	\$75,000.00	\$0.00	\$3,250,000	\$3,325,000.00
			\$4,050,000.00	\$14,100,000.00	\$3,250,000.00	\$21,400,000.00

Consent Agenda Item: 2

Date: February 28, 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: MBC Board meeting minutes
Consent Agenda Item: 2**

Staff requests approval of the attached December 13, 2023, MBC Board meeting minutes.

UNAPPROVED
Municipal Building Commission Meeting Minutes
December 13, 2023

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 2:04 PM at the City Hall/Courthouse Hearing Room 143. Present were:

President Irene Fernando, Chair of the Hennepin County Board
Vice President Jacob Frey, Mayor, City of Minneapolis
Hennepin County Commissioner Marion Greene
Minneapolis City Council Member Lisa Goodman

INFORMATIONAL ITEMS

The following item was discussed:

1. 2024-2026 Capital Funding Schedule.

CONSENT AGENDA ITEMS

2. Council Member Goodman moved to approve the meeting minutes from the October 11, 2023 meeting and the contract summary as of October 31, 2023. Mayor Frey seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

DISCUSSION & ACTION AGENDA ITEMS

3. Following discussion and advice by counsel, Mayor Frey moved to amend the agenda to include a new Discussion and Action item 9) to hear from Union partners on Trades contract negotiations, and then pursuant MN Statutes 13D.03, consider closing the meeting. Council Member Goodman seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

4. Council Member Goodman moved to approve the October 31, 2023 expenditure report. Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

UNAPPROVED
Municipal Building Commission Meeting Minutes
December 13, 2023

5. Commissioner Greene moved to approve the MBC Historic Preservation Fund balance. Council Member Goodman seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

6. President Fernando moved to approve the Shaw Lundquist Associates, Inc construction proposal, for the MBC/City Joint Phase 3C construction contract, in the amount of \$24,191,782. Mayor Frey seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

7. Council Member Goodman moved to approve the AFSCME Council 5, Local 9 labor contract for the term of January 1, 2023 through December 31, 2024. Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

8. Mayor Frey moved to approve the financial terms for MBC Non-represented positions for the term of January 1, 2023 through December 31, 2024. Council Member Goodman seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

9. President Fernando invited representatives of the Trades unions to address the board concerning contract negotiations. Dan McConnell spoke on behalf of the Trade unions. Following discussion, Commissioner Greene moved to close the meeting. Mayor Frey seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Lisa Goodman	Yea

CLOSED AGENDA

The board went into closed session at 2:27 PM pursuant to MN Statutes 13D.03 for discussion and consideration of strategy for labor negotiations. A roll call of those present was taken:

- President Irene Fernando
- Vice President Jacob Frey

UNAPPROVED
Municipal Building Commission Meeting Minutes
December 13, 2023

- Commissioner Marion Greene
- Council Member Lisa Goodman
- MBC Director Erin Delaney
- Hennepin County Attorney Jim Keeler
- MBC Building Operations Supervisor Cassie Rooney
- MBC Administration Staff Nicky Giancola

CLOSED AGENDA ADJOURNMENT

President Fernando called for adjournment of the Closed Session at 2:58 PM

HONORARY RESOLUTION

The MBC board honored Council Member Lisa Goodman for her service and dedication to the Municipal Building Commission.

ADJOURNMENT

The meeting was adjourned at 3:10 PM by President Fernando.

Consent Agenda Item: 3

Date: February 28, 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: **MBC Contract Summary**
Consent Agenda Item: 3

Attached are the balances for MBC Contracts through January 31, 2024. The summary report includes:

- Professional Services Contracts
- Master Contracts
- Pricing Contracts
- Bid Contracts
- Other Contracts (Service, Revenue, MOU's etc.)

Professional Services Contracts as of 1/31/2024

Contract	Supplier Name	Descr.	Begin Dt	Expire Dt	Max. Amt	Encumbered	Expended	Available Balance
COM0007742	AUTOMATIC DATA PROCESSING, INC.	MBC-HR & PAYROLL SERVICES	11/26/2023	11/25/2025	100,000.00	100,000.00	0.00	0.00
COM0000931A	BUILDING SYSTEMS HOLDINGS LLC.	MBC - CONSULTING POOL	5/15/2019	5/31/2024	431,834.05	52,537.00	325,113.21	54,183.84
C-43202	DRT BENEFITS CORP/ BRI PARENT INC.	MBC- COBRA ADMIN RETIREE SERV	11/29/2017	12/31/2024	20,000.00	4,989.00	15,011.00	0.00
COM0004996	FIRENET SYSTEMS, INC	MBC-FIRE SYST INSPECTIONS	3/14/2022	3/14/2024	480,000.00	58,497.25	172,161.25	249,341.50
COM0005966	FIRENET SYSTEMS, INC	MBC-SMOKE DAMPER TESTING	10/1/2022	12/31/2024	175,000.00	81,650.00	93,350.00	0.00
COM0003961	JOHN A. VAN DEUSEN & ASSOCIATES, INC.	MBC-ELEVATOR CONSULTING	5/1/2021	5/1/2026	81,000.00	44,062.50	35,447.59	1,490.00
COM0003948	J. PELZL CONSULTING LLC	MBC-ORG DEVELOPMENT_HR CONSULT	6/1/2021	6/1/2026	20,000.00	4,125.00	15,875.00	0.00
COM0002763	ROGERS, SHAUN M.	MBC- REPAIRS & IMPROVEMENTS	7/1/2020	7/1/2025	100,000.00	74,289.99	25,710.01	0.00
COM0001293	SUMMIT FIRE PROTECTION COMPANY	MBC-FIRE PROTECTION CONSULTING	7/15/2019	7/15/2024	150,000.00	108,563.00	41,437.00	0.00
COM0006780	SYSTEM SOFT TECHNOLOGIES INC.	MBC-TEMPORARY STAFFING	5/1/2023	4/30/2024	175,000.00	87,929.45	87,070.55	0.00
COM0004187	WOLD ARCHITECT AND ENGINEERS	MBC-MLS_CITY TI DESIGN PH 3	8/31/2021	8/31/2024	2,831,124.00	835,651.16	1,981,906.62	13,566.22

Master Contracts as of 1/31/2024

Contract	Supplier Name	Descr	Begin Dt	Expire Dt	Max. Amt	Encumbered	Expended	Available Balance
COM0000666	BENTZ THOMPSON & RIETOW	MBC - MC CONSULTING POOL	2/1/2019	2/1/2024	2,000,000.00	19,242.50	94,697.50	1,886,060.00
COM0000952	DLR GROUP, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000670	TRUE NORTH CONSULTING GROUP, LLC	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000191	ENCOMPASS, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	4,723.54	995,276.46
COM0000671	ERICKSEN ELLISON AND ASSOCIATE, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	393.75	132,057.19	867,549.06
COM0000975	ICS CONSULTING, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000672	INSPIC, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000882	MEP ASSOCIATES, LLC	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	2,000,000.00	58,800.50	334,194.68	1,607,004.82
COM0000665	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	2,000,000.00	271,697.56	281,273.54	1,447,028.90
COM0000953	PALANISAMI AND ASSOC, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	1,950.00	998,050.00
COM0001034	SCHULER AND SHOOK, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000169	UDRIS BURGESS ARCHITECTURE & DESIGN	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	2,000,000.00	0.00	17,810.22	1,982,189.78
COM0000674	WALKER PARKING CONSULTANT ENGINEERS INC	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	0.00	1,000,000.00
COM0000675	WISS, JANNEY, ELSTNER ASSOCIATES, INC.	MBC-MC CONSULTING POOL	2/1/2019	2/1/2024	1,000,000.00	0.00	5,867.50	994,132.50

Pricing Contracts as of 1/31/2024

Contract	Supplier Name	Descr	Begin Dt	Expire Dt	Max. Amt	Encumbered	Expended	Available Balance
COM0005559	ALLIANCE MECHANICAL SVCS	MBC - HVAC REPAIR & MAINTENANCE	6/24/2022	6/30/2024	118,000.00	69,219.00	781.00	48,000.00
COM0007431	DRAIN KING, INC.	MBC- DRAIN CLEANING SERVICES	11/1/2023	10/31/2024	67,500.00	67,500.00	0.00	0.00
COM0005900	PWF SOLUTIONS, INC.	MBC- MISC. JANITORIAL PRODUCTS	9/9/2022	8/31/2024	175,000.00	44,991.73	130,008.27	0.00
COM0006859	WASTE MANAGEMENT OF MN, INC.	MBC - SOLID WASTE DISPOSAL	3/1/2023	2/28/2024	90,000.00	78,882.20	11,117.80	0.00
COM0001973	WELNA II HARDWARE LLP	MBC - PAINT & MISC. SUPPLIES	2/27/2020	2/28/2024	100,000.00	1,768.89	98,231.11	0.00

Bids as of 1/31/2024

Contract	Supplier Name	Descr	Begin Dt	Expire Dt	Max. Amt	Encumbered	Expended	Available Balance
COM0003448	LVC COMPANIES, INC.	MBC- FIRE PROTECTION INSPECTION	3/11/2021	3/10/2026	186,175.00	123,264.59	62,910.41	0.00
COM0003333	PAINTING BY NAKASONE, INC	MBC- PAINTING SERVICES	2/1/2021	1/31/2025	685,000.00	216,854.39	468,145.61	0.00
COM0007041	PREFERRED ELECTRIC, INC.	MBC- BUILDING-WIDE ELECTRICAL	6/27/2023	6/30/2024	2,462,042.18	2,340,505.93	0.00	121,536.25
COM0002838	QUALUS SERVICES	MBC - SWITCHGEAR MAINTENANCE	9/16/2020	12/31/2024	264,854.00	0.00	151,601.00	113,253.00
COM0006688	REILING CONSTRUCTION CO., INC.	MBC-JOURNEYMAN CARPENTRY SERV	4/5/2023	4/30/2024	88,000.00	88,000.00	0.00	0.00
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-VERT TRANSPRTN MAINTNCE	9/27/2021	10/1/2024	305,580.00	202,947.00	102,633.00	0.00
COM0007568	SHAW LUNDQUIST ASSOCIATES, INC	MBC-RFP CITY HALL RESTACK PH	11/27/2023	6/30/2026	24,191,782.00	22,982,192.90	0.00	1,209,589.10
COM0006975	SHEEHY CONSTRUCTION COMPANY	MBC-RFP CITY HALL RESTACK PH	6/26/2023	6/30/2025	2,773,792.28	1,068,218.68	1,566,883.99	138,689.61
COM0006990	VERSACON, INC.	MBC: REBID -CITY HALL SAFETY	6/28/2023	6/30/2024	810,000.00	355,786.40	413,713.60	40,500.00
COM0005600	VERSACON, INC.	MBC- OFFICE IMP PHASE 3A	6/29/2023	6/30/2024	1,047,405.99	19,389.54	982,756.43	45,260.02
COM0007135	VERSACON, INC.	MBC- PHASE 3 EARLY DEMOLITION	8/4/2023	12/31/2024	64,442.00	5,539.65	58,902.35	0.00
COM0001762	VEIT DISPOSAL SYSTEMS	MBC-CONSTRUCTION WASTE RECYCLE	1/3/2020	12/31/2024	30,000.00	9,425.33	20,574.67	0.00

Other Contracts as of 1/31/2024

Contract	Supplier Name	Descr	Begin Dt	Expire Dt	Max. Amt	Encumbered	Expended	Available Balance
COM0005214	COMPLIANCE LINE LLC	MBC-COMPLIANCE HOTLINE	4/13/2022	4/13/2027	21,000.00	16,580.00	4,420.00	0.00
C-18285	HENNEPIN COUNTY	MBC-MOU-MPOP ROOM-A020092	6/1/2001	12/31/2030	1.00	0.00	0.00	1.00
C-27394	HENNEPIN COUNTY	MBC-STEAM/CHILLED WATER TO CH	1/2/2010	12/31/2030	30,000,000.00	437,527.63	6,244,738.88	23,317,733.49
COM0003746	HENNEPIN COUNTY	MBC-A2110735_IT SVCS AGREEMENT	5/1/2021	4/30/2028	450,000.00	115,023.30	334,976.70	0.00
COM0003837	METROPOLITAN COUNCIL	MBC-METPASS COM INCNTV PRGRM	6/1/2021	5/31/2026	50,000.00	41,617.00	8,383.00	0.00
COM0006223	PROCUREMENT CONTRACT MGMT USE ONLY	MBC-COOPERATIVE AGREEMENT	1/1/2023	12/31/2026	1.00	0.00	0.00	1.00
C-44318	STATE OF MINNESOTA	MBC-CH/CRTHSE VEAR AGREEMENT	8/1/2018	7/31/2025	1.00	0.00	0.00	1.00

Consent Agenda Item: 4

Date: February 28, 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: **2024 MBC Board Meeting schedule**
Consent Agenda Item: 4

Listed below is the 2024 MBC Board meeting schedule. Meetings will be held at the City Hall/Courthouse Conference Rm. #143. Meeting agendas and board packets will be posted at municipalbuildingcommission.org under Building Management/Board Documents.

- February 28 9:00-10:00 a.m.
- April 25 8:30-9:30 a.m.
- June 5 9:00-10:00 a.m.
- August 21 2:00-3:00 p.m.
- October 16 2:00-3:00 p.m.
- December 4 9:30-10:30 a.m.

Consent Agenda Item: 5

Date: February 28, 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: **City Hall/Courthouse 2024 Carillon bell concert schedule**
Consent Agenda Item: 5

There are approximately 60 carillon bell concerts scheduled for 2024. The bells and keyboard are maintained by the MBC and concerts are played by volunteer members of the Tower Bell Foundation. The 2024 concert schedule is very similar to the 2023 schedule.

Monday	1/15/2024 Noon	Martin Luther King Jr.'s Birthday
Tuesday	2/13/2024 Noon	Shrove Tuesday/Mardi Gras
Wednesday	2/14/2024 Noon	Valentine's Day
Monday	2/19/2024 Noon	President's Day
Sunday	3/17/2024 Noon	St. Patrick's Day
Thursday	3/28/2024 Noon	Holy Thursday
Friday	3/29/2024 4:30 p.m.	Good Friday
Sunday	3/31/2024 10:00 a.m.	Easter
Thursday	4/4/2024 2:00 p.m.	Twins Home Opener
Wednesday	4/10/2024 Noon	Eid al-Fitr (Last day of Ramadan)
Tuesday	4/22/2024 Noon	First day of Passover
Friday	5/3/2024 Noon	Summer pops
Sunday	5/5/2024 Noon	Cinco de Mayo
Friday	5/10/2024 Noon	Summer pops
Sunday	5/12/2024 Noon	Mother's Day
Friday	5/17/2024 Noon	Summer pops/Syttende Mai
Friday	5/24/2024 Noon	Summer pops
Monday	5/27/2024 Noon	Memorial Day
Friday	5/31/2024 Noon	Summer pops
Friday	6/7/2024 Noon	Summer pops

Friday	6/14/2024 Noon	Summer pops/Flag Day
Sunday	6/16/2024 Noon	Father's Day
Monday	6/17/2024 Noon	Eid al-Adha
Wednesday	6/19/2024 Noon	Juneteenth
Friday	6/21/2024 Noon	Summer pops
Saturday	6/22/2024 Noon	Svenskarnas Dag
Friday	6/28/2024 Noon	Summer pops
Thursday	7/4/2024 Noon	Independence Day
Friday	7/5/2024 Noon	Summer pops
Friday	7/12/2024 Noon	Summer pops
Friday	7/19/2024 Noon	Summer pops
Friday	7/26/2024 Noon	Summer pops
Friday	8/2/2024 Noon	Summer pops
Friday	8/9/2024 Noon	Summer pops
Friday	8/16/2024 Noon	Summer pops
Friday	8/23/2024 Noon	Summer pops
Friday	8/30/2024 Noon	Summer pops
Monday	9/2/2024 Noon	Labor Day
Friday	9/6/2023 Noon	Summer pops
Friday	9/13/2024 Noon	Summer pops
Friday	9/20/2024 Noon	Summer pops
Wednesday	9/25/2024 Noon	Yom Kippur
Friday	9/27/2024 Noon	Summer pops
Thursday	10/3/2023 Noon	Rosh Hashanah
Friday	10/4/2024 Noon	Summer pops
Monday	10/14/2024 Noon	Indigenous Peoples Day
Thursday	10/31/2024 Noon	Halloween/Diwali
Monday	11/11/2024 Noon	Veterans Day
Thursday	11/28/2024 Noon	Thanksgiving
Thursday	12/19/2024 Noon	Popular "Christmas" songs
Friday	12/20/2024 Noon	Popular "Christmas" songs
Monday	12/23/2024 Noon	Popular "Christmas" songs
Tuesday	12/24/2024 4:30 p.m.	Christmas Eve (hymns)
Wednesday	12/25/2024 Noon	Christmas Day (hymns)
Thursday	12/26/2024 Noon	Kwanzaa/Hanukkah
Tuesday	12/31/2024 11:00 p.m.	New Year's Eve

Consent Agenda Item: 6

Date: February 28, 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: *Doors Open Minneapolis – 2024*
Consent Agenda Item: 6

The MBC participated in the inaugural *Doors Open Minneapolis* event in 2019, and again in 2023, and is requesting to participate again in 2024.

The event is scheduled for Saturday and Sunday, May 18 & 19, during the hours of 10:00-5:00 each day. The City Hall/Courthouse is one of the most popular locations on the tour and welcomed hundreds of visitors. This Father of Water statute will be featured in a *Doors Open Minneapolis* coloring book.

Due to building wide construction, event access will be limited to the ground floor rotunda and 1st floor balcony. Guests will enter the building at the 4th Street entrance.

The MBC is recruiting volunteers to assist with the event. Please refer interested volunteers to MBC staff.

Discussion and Action Agenda Item: 7

Date: February 28, 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: 7

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

- Phase 1:** SW corner of the Ground floor. Work completed 2021.
 - Phase 2:** SW corner of the 1st 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. Work scheduled for completion in April 2024.
 - Phase 3C: 3rd and Mezzanine floors
- Shaw Lundquist is the contactor, construction contract amount of \$24,191,782.00.

Three Action Items Related to this project:

- 1) MBC contract for Owner's Project Representative Services (OPR) for Phase 3C:
The MBC and City completed a joint procurement solicitation. Upon evaluation, staff is requesting authority to contract with Legence Subsidiary Holdings, LLC dba ICS. The contract with ICS is for \$371,420 and the term will run through March 2026.
- 2) Wold Design Contract. Due to a Floor Plan Layout Change for Phase 3B staff is requesting amendment #3 to the design contract. This cost will be paid by the City.

Wold Design original contract amount:	\$1,078,000.00
Amendment #1 to contract:	\$ 236,625.00
Amendment #2 to contract:	\$1,516,499.00
Proposed Amendment #3 (City):	\$ 9,750.00
Proposed Wold contract amount	\$ 2,840,874.00

- 3) Sheehy Construction Contract: Related to the floor plan changes for Phase 3B staff is requesting amendment #3 to the construction contract. This cost will be paid by the City.

Sheehy construction contract:	\$ 2,773,792.28
Amendment #1(MBC) to contract:	\$ 21,635.00
Amendment #2 (City) to contract:	\$ 69,548.00
Proposed Amendment #3 (City)	\$ 140,000.00
Proposed Sheehy contract amount	\$ 3,004,975.28

Accordingly, staff is requesting authority to proceed with Items 1-3 above.

Discussion and Action Agenda Item: 08

Date: February 28, 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: Labor Contract approval – Mpls. Building and Construction Trades
Discussion and Action Agenda Item: 08**

MBC and Mpls. Building and Construction Trades staff and labor representatives have reached a tentative agreement on contract language for a 24-month period of January 1, 2023, through December 31, 2024. This labor contract is comprised of 5 classifications and 9 employees:

Carpenters: 2
Electricians: 2
Painters: 2
Plumbers: 2
Pipefitter/HVAC: 1

The terms of the proposed language include:

- Effective first full payroll in 2023:
All classifications: 2.5% wage increase
- Effective first full payroll in 2024:
All classifications: 4.5% wage increase
- Effective upon ratification:
Foreperson premium increase to \$2.70
“Master” Electrician and “Master” Plumber Premium increase to \$1.50
- Increase of \$10 per month for employee VEBA account
- Ability to earn up to 24 hours of compensatory time per year
- Work with BMS to facilitate work group to review employee parking options
- Established wage premium for work hours outside regular schedule
- Addition of Juneteenth holiday to labor contract, consistent with MBC policy
- Delete phrase MinnFlex and replace with Flexible Spending Plan

Accordingly, staff requests approval of the labor contract with Mpls. Building and Construction Trades.