



# MBC Board Action Approval Form

**MBC Board Meeting Date: 6-5-24**

**Discussion and Action Agenda Item: 9**

**BE IT RESOLVED THAT,**

The MBC Board has approved an amendment to the Shaw Lundquist contract for the MBC Mechanical/Life Safety and City Restack project, in the amount of \$144,408.00 for an updated contract amount of \$25,660,725.00. The above referenced resolution was adopted and there were 4 Yeas and 0 Nays.

Municipal Building Commission Board:

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

Motion Carried.

**Resolution adopted on: 6-5-24.**

**Attest:**

**MBC Director:** *Erin M. Delaney*

Jun 10, 2024

**Attachment:** 6-5-24 MBC Staff Memo – Discussion and Action Item 9

## Discussion and Action Agenda Item: 9

**Date:** June 5, 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: 9**

Progress continues in the joint MBC Mechanical/Life Safety and City Restack project. The MBC holds the contract for this project; therefore, the board approves the contracts and amendments.

**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 3<sup>rd</sup> 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 scheduled for completion in late summer 2024.

Phase 3C: 3<sup>rd</sup> and Mezzanine floors.

### Schedule:

As reported at the May meeting, due to a delay in contract award, design changes, and unforeseen conditions discovered during demolition, the initial construction completion date of December 31, 2024 was no longer viable. Shaw Lundquist, 3C contractor, is proposing March 31, 2025, for completion of 3<sup>rd</sup> floor work. This March 31 date corresponds with ward week that allows for move back to occur when no official council business is scheduled.

To ensure a March 31 completion, Shaw Lundquist has notified the owner of the potential need for overtime hours. The owner group is responsible for overtime costs, and Shaw Lundquist has given a preliminary not to exceed estimate of \$100,000. The owner group (MBC, City, and Owner's Rep) will work with Shaw Lundquist to quantify and confirm the amount necessary and will report this to the Board at the August 21<sup>st</sup> meeting. There is sufficient project budget to fund this expenditure.

### Action Item – contract amendment:

Staff is requesting approval of an amendment to the Shaw Lundquist contract, in the amount of \$144,408.00. This amendment is comprised of the discovery of unforeseen mechanical, electrical, and flooring conditions and small design changes.

Shaw Lundquist Contract	\$24,191,782.00
Board approved amendment 05/01/2024	\$1,324,535.00
Pending contract amendment 06/05/2024	\$144,408.00
<b>Proposed New Contract Total</b>	<b>\$25,660,725.00</b>

Accordingly, staff requests approval of an amendment in the amount of \$144,408.00 to the Shaw Lundquist contract.

### Card readers:

The scope of installing card readers on employee restrooms and interior staircases (second and third floors) will be incorporated into the design and construction of this project. The installation of card readers on first floor west restrooms will start immediately upon arrival of door hardware, is estimated to arrive late June.

### Phase 3C tours:

Tours of select areas of the 3<sup>rd</sup> floor project will be tentatively scheduled for the week of July 8.