



MBC Board Action Approval Form

MBC Board Meeting Date: 10-23-24

Discussion and Action Agenda Item: 9

BE IT RESOLVED THAT,

The MBC Board has approved Shaw Lundquist construction contract amendments #7 - MBC \$119,364 and #8 - City \$79,223; total \$198,587, for a new contract total \$26,255,455. 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)	x		
Marion Greene (Absent)			
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-23-24.

Attest: Erin M Delaney
MBC Director: Erin M Delaney (Dec 2, 2024 14:01 CST)

Attachment: 10-23-24 MBC Staff Memo – Discussion and Action Item 9

Discussion and Action Agenda Item: 09

Date: October 23, 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: 09

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 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 and Room 130. Work completed July 2023.
 - Phase 3C: 3rd and Mezzanine floors, 3rd floor to be completed March 31, 2025.

Video Presentation

Action Item: Approve Shaw Lundquist construction contract amendment #7: MBC \$119,364.00 and #8 City \$79,223.00, for a total of \$198,587.

<i>Project Budget and Funding / Phase 3C Construction</i>	\$29,030,138.00			
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
Shaw Lundquist contract:	\$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		\$40,803.00
Amendment #4 City approved 06/05/24			\$103,605.00	\$103,605.00
Amendment #5 MBC approved 08/21/2024	\$320,091.00	\$63,330.00		\$383,421.00
Amendment #6 City approved 08/21/2024			\$23,789.00	\$23,789.00
Contract Total with amendments to date	\$5,875,326.00	\$9,242,430.00	\$10,939,112.00	\$26,056,868.00
Amendment #7 MBC	\$81,743.00	\$37,621.00		\$119,364.00
Amendment #8 City			\$79,223.00	\$79,223.00
Proposed Contract Total with Amendments #7 and #8				\$26,255,455.00
Budget remaining for Phase 3C construction after approval of amendment #7 and #8				\$2,224,683.00



MBC Board Action Approval Form

MBC Board Meeting Date: 10-23-24

Discussion and Action Agenda Item: 10

BE IT RESOLVED THAT,

The MBC Board has approved a contract with Shaw Lundquist in the amount of \$678,175.00 for the MBC Exterior Improvements Project – Phase 3. 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)	x		
Marion Greene (Absent)			
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-23-24.

Attest:

MBC Director:

Erin M Delaney
Erin M Delaney (Dec 2, 2024 14:01 CST)

Attachment: 10-23-24 MBC Staff Memo – Discussion and Action Item 10

Date: October 23, 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 – Exterior Improvements Project**
Discussion Action Agenda Item: 10

The MBC's Exterior Improvements capital project includes 5 phases:

- Phase 1 (Completed 2020): 4th Avenue, 4th Street and 3rd Avenue exterior facades and heat tape replacement.
- Phase 2 (Completed 2021): 5th Street Exterior façade and tower work; 4th Street door replacement, exterior lighting improvements.
- Phase 3: (Approval pending) Replace the 13th Floor roof, remove and repair the 12th floor ceiling tiles in the north tower. Remove antiquated antenna system and upgrade the flagpole for safer operations.
- *Future Phases :*
Phase 4 (2025): Moat roof repairs, paver removal and waterproof work.
Waterproofing and resetting 5th Street stairs. Repair exterior doors along 3rd and 4th avenues.
Phase 5 (2026): Inner Courtyard Preservation. All remaining interior courtyard windows, waterproofing, heat tape, and masonry repairs.

On October 3, 2024, two bids were received for Phase 3 of the MBC Exterior Improvements Project:

- **Shaw Lundquist** **\$ 678,175.00**
- **Construction Results Corporation:** **\$ 737,060.00**

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

Accordingly, upon approval by the Department of Civil Rights, MBC staff is requesting approval to enter into a contract with Shaw Lundquist for the amount of \$678,175.00.



MBC Board Action Approval Form

MBC Board Meeting Date: 10-23-24

Discussion and Action Agenda Item: 11

BE IT RESOLVED THAT,

The MBC Board has approved an increase in expenditure authority under the Schindler Elevator maintenance contract by a not to exceed amount of \$250,000 and a new contract expiration date of December 1, 2026. 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)	x		
Marion Greene (Absent)			
LaTrisha Vetaw	x		

Motion Carried.

Resolution adopted on: 10-23-24.

Attest:

MBC Director: _____

Erin M Delaney
Erin M Delaney (Dec 2, 2024 14:01 CST)

Attachment: 10-23-24 MBC Staff Memo – Discussion and Action Item 11

Date: October 23, 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: **Approve expenditure authority for elevator maintenance contract**
Discussion Action Agenda Item: 11

The MBC maintains a full coverage maintenance contract with Schindler Elevator Corporation for all elevator equipment located in the City Hall/Courthouse. The contract includes a total of 14 elevators: 13 passenger and 1 service car, at a monthly maintenance cost of \$4,082. In addition to monthly maintenance fees, there are charges related to repairs outside maintenance.

The current 3-year contract amount is \$305,800 and expired October 1, 2024. City Procurement is processing a renewal for an additional 2 years, for a new expiration date of December 1st, 2026.

Board approval is required for expenditure authority on the 2-year extension. Based on projections, staff is requesting authority to expend an additional \$250,000 on the contract. This is a not to exceed amount and will be paid by existing MBC and Hennepin County Adult Detention Center operating budgets.

- Monthly maintenance fees projected for 2025 and 2026: $\$4,500 \times 24 \text{ months} = \$108,000$
- Estimate of repairs not covered by maintenance: $\$1,500 \text{ per month} = \$36,000$
- Elevator project work to be completed in the Adult Detention center: $= \$100,000$

Accordingly, staff is requesting approval to increase the expenditure authority under the Schindler Elevator maintenance contract, by a not to exceed amount of \$250,000.