



Municipal Building Commission Meeting

August, 26, 2026, 10:00 AM

Meeting location: City Hall/Courthouse Conference Room 143.

AGENDA

INTRODUCTIONS:

INFORMATIONAL AGENDA ITEMS:

- 1) 2027- 2030 preliminary capital funding request
- 2) MBC by-laws
- 3) RFP for City Hall café space
- 4) MBC Mechanical/Life Safety and City Restack project
- 5) Completion of 2025 Audit

CONSENT AGENDA ITEMS:

- 6) Approve June 24, 2026, meeting minutes.
- 7) Approve MBC contract summary
- 8) Approve MBC expenditure report
- 9) Approve MBC historic preservation fund balance

CLOSED AGENDA ITEM:

- 10) A portion of this meeting may be closed pursuant to Minnesota Statute § 13D.05, subd. 3(d), to receive and discuss security briefings and reports.

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: 2027-2030 Capital Funding Request
Informational Agenda Item: 01

The MBC's 2027 capital funding request of \$2,195,000.00, is highlighted in yellow.

- City: CLIC and the Mayor's office recommend the MBC's 2027 funding request.
- County: MBC staff provided a tour and presentation to CBTF on July 6th and are waiting for funding recommendation.

No action is requested.

CLIC 2027 Funding Request					\$1,037,500.00				
CBTF 2027 Funding Request					\$1,157,500.00				
MBC Project Number	HC Project Number		Project Name	2026 Received	2027 Request	2028 Request	2029 Request	2030 Request	Total
Existing On Going Projects - Funding Requests									
1		Existing	Electrical Bus Duct Replacement	\$75,000.00	\$500,000.00	\$1,000,000.00	\$2,000,000.00	\$0.00	\$3,575,000.00
2	CMBC18	Existing	Heat Exchangers and Pump Replacement	\$600,000.00	\$75,000.00				\$675,000.00
3	CMBC20	Existing	5th Street Sidewalk reconstruction	\$75,000 (2025)	\$1,500,000.00	\$1,500,000.00			\$3,075,000.00
4	CMBC22	Existing	HC Only ADC Metal Door Frame Replacement	\$75,000 (2025)	\$120,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$795,000.00
Future Projects									
5		New	MBC Flooring Repairs			\$50,000.00	\$750,000.00		\$800,000.00
6		New	Steam System Equipment Replacement			\$75,000.00	\$1,000,000.00	\$500,000.00	\$1,575,000.00
7		New	Building Service Elevator					\$75,000.00	\$75,000.00
Existing On Going Projects - No Further Funding Requests									
8	CMBC10	Existing	Exterior Improvements	\$6,000,000.00					\$6,000,000.00
9	CMBC21	Existing	Fire Alarm System Replacement	\$1,000,000.00					\$1,000,000.00
10		Existing	Facility Safety Improvements Phase D and E						
11	CMBC16	Existing	Building Wide Electrical						
12	CMBC01	Existing	Life Safety Improvements						
13	CMBC02	Existing	Mechanical Systems Upgrades						
				\$7,825,000.00	\$2,195,000.00	\$2,825,000.00	\$3,950,000.00	\$775,000.00	\$17,570,000.00

Informational Agenda Item: 02

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: MBC by-laws
Informational Agenda Item: 02

An initial draft of the MBC by-laws has been completed, and is attached to this memo for discussion.

No action is requested.

MUNICIPAL BUILDING COMMISSION BYLAWS

Effective _[date]_____

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Preamble

In 1903, the Minnesota Legislature passed legislation enabling the Municipal Building Commission (“MBC”), a public body that has exclusive care and control of the Minneapolis City Hall/Courthouse Building (the “Building”). The Building is located at 350 South Fifth Street in Minneapolis and consists of City offices, the City Council chamber, the Hennepin County Sheriff’s Office, and the 504-bed Hennepin County Adult Detention Center. The Building is owned by the City of Minneapolis and Hennepin County. The MBC's mission is to operate, maintain, and preserve the Building as a historic landmark and ensure a safe, functional environment for government employees, citizens, and elected officials.

The MBC has the authority and power to regulate and manage the affairs of the Building, consistent with the law and these Bylaws. These Bylaws are adopted to regulate and manage the internal affairs of the Building, pursuant to Minnesota Statutes Sections 383B.75-754.

Section 1. MBC Members

The MBC is composed of four members who, pursuant to Minnesota Statutes Section 383B.75, are as follows:

- The Chair of the Board of County Commissioners of Hennepin County;
- The Mayor of the City of Minneapolis;
- A person appointed by the Board of County Commissioners of Hennepin County, who shall serve at its pleasure; and
- A person appointed by the City Council of the City of Minneapolis, who shall serve at its pleasure.

The Chair of the Hennepin County Board of County Commissioners shall be President of the MBC. The President shall have such duties and responsibilities as are normally attendant upon that office and as are specifically prescribed by the MBC,

other relevant laws, and these Bylaws. The functions of the President shall include, but not be limited to, the following:

- Presiding at MBC meetings.
- Providing notification of regular MBC meetings and calling special meetings, as appropriate.
- Appointing, subject to MBC approval, any special committees and related chairs.
- Appointing a Director, subject to MBC ratification.
- Assuring that the work of the MBC is organized to carry out the MBC's duties and responsibilities.
- Acting as the MBC's official representative.
- Performing such other duties as the Commission may direct.

The Mayor of the City of Minneapolis shall be Vice-President of the MBC. The Vice-President shall preside at MBC meetings, in the absence of the President.

The person appointed by the Hennepin County Board of Commissioners shall be the Secretary of the MBC and, as such, shall keep the records and accounts thereof. The Director shall be the Deputy Secretary and may perform all functions of the Secretary, subject to the general direction of the Secretary.

The Treasurer shall be the custodian of all monies received by the MBC and shall be responsible for financial documents of the MBC. The Director shall be the Deputy Treasurer and may perform all functions of the Treasurer, subject to the general direction of the Treasurer. The comptroller treasurer of the City of Minneapolis shall keep a correct account of MBC receipts and expenditures, pursuant to Minn. Statute Section 383B.75.

MBC members shall adhere to their respective entity's conflict of interest policies, either via the City of Minneapolis or Hennepin County, while serving in their capacity as a Commission Member.

Section 2. MBC MEETINGS

2.1. Conduct of Business

MBC meetings shall be governed by Robert's Rules of Order, as most recently revised.

2.2 Open Meeting Law

MBC meetings are subject to Minnesota Statutes Chapter 13D, the Minnesota Open Meeting Law. The MBC may close all or a portion of an MBC meeting, subject to Chapter 13D, to discuss issues involving attorney-client privilege, security issues,

real property sales by the MBC, and as otherwise permitted by law.

2.3 Regular MBC Meetings

Unless otherwise noticed, MBC meetings shall be held in the Building's Historic Conference Room #143, in accordance with a meeting schedule adopted by the MBC.

2.4 Special Meetings

In addition to regular meetings, the MBC may hold "special" and "emergency" meetings, as those terms are used in the Minnesota Open Meeting Law, Minnesota Statute Section 13D.04. Such meetings may be called by the President and must be called by the President whenever requested in writing by a majority of MBC members.

2.5 Notice of Meetings

Notice of a meeting, whether, regular, special, or emergency meeting, shall comply with the requirements of the Minnesota Open Meeting Law, Minnesota Statutes Chapter 13D, and shall be posted on the MBC website and the offices of the Hennepin County Clerk and Minneapolis City Clerk. For regular and special meetings, notice shall be delivered to MBC members by telephone or email not less than three (3) days before the day on which such meetings is to be held. For emergency meetings, notice shall be delivered to MBC members by telephone or email not less than 24 hours before the day on which the emergency meeting will be held. The notice shall state the time and place of the meeting.

2.6 Remote MBC Meeting Participation

Remote participation is permitted in accordance with the Minnesota Open Meeting Law as follows:

- All MBC members and meeting attendees must be able to hear and see all members and discussion, testimony, and votes;
- At least one MBC member must be physically present at the regular meeting room;
- Votes must be via roll call so that each member's vote is identified and recorded;
- Notice of the use of remote technology must be included in the meeting notice;
- Meeting minutes must reflect which MBC members participated remotely and the reason(s) for the remote attendance; and
- Members of the public must be allowed to attend remotely, to the extent possible.

2.7. Conduct

Members of the public who attend MBC meetings are not allowed to:

- Shout, chant, clap, stamp feet, or whistle;
- Speak out of turn or make remarks when not recognized by the presiding officer;
- Use profanity, personal attacks, or threats of violence; or
- Disrupt the orderly conduct of the meeting.

If someone violates the above rules of participation, the presiding officer may:

- Ask the person to stop;
- Give them a warning that if they don't stop, they will have to leave the meeting;
- Decide to call security to have them removed from the meeting room; and
- Recess the meeting to allow security to remove them and restore order.

2.8 Meeting Agendas

The agenda for each regular MBC meeting shall consist of at least the following items:

- Call to Order
- Roll Call
- Adoption of Agenda
- Approval of Minutes
- Financial Report
- Discussion and Action Items
- Adjournment

The presiding MBC officer may re-order agenda items within the prescribed order of business or may temporarily set aside an agenda item for action later in the meeting for convenience of the commission.

The agenda for each regular meeting will be available three (3) business days prior to the meeting date.

2.9 Quorum

A quorum for the transaction of MBC business shall consist of three (3) MBC members. If a quorum is not present on the day fixed for a regular, special, or emergency meeting, the members in attendance, though constituting less than a quorum, may recess from time-to-time so as to notify absentees and procure a quorum for such a recessed meeting.

2.10 Voting

Authorized action may be taken by the MBC upon a majority vote of the members present at a lawfully convened meeting. The term majority shall mean a majority of those members participating in the meeting.

Voting on any matter shall be by roll call vote. In the case of a tie vote, the question is defeated. There shall be no voting by proxy, and each member shall be entitled to one vote on any single motion.

2.11 Director

Subject to the ultimate authority of the MBC under law or these Bylaws, the Director of the MBC shall: (1) have overall responsibility for management of MBC operations; (2) work with the MBC President to ensure that orders and resolutions of the MBC are properly implemented; (3) attend MBC meetings and record the proceedings thereof, issue MBC meeting notices and agendas, and issue meeting minutes; (4) maintain MBC records; and (5) ensure compliance with the City of Minneapolis' Target Market Program, defined as a race and gender-neutral tool to expand contracting opportunities for small and local businesses.

Section 3. BYLAW AMENDMENTS

These Bylaws may be amended by a majority vote of MBC members at a regular or special meeting of the MBC provided that written notice setting forth in detail the contents of the proposed amendment(s) has been given to all MBC members at least three (3) business days prior to the meeting.

Section 4. MBC COMMITTEES

4.1 Special Committee Designation

The only standing committee of the MBC shall be the MBC Special Committee.

4.2 Special Committee Membership

The Special Committee shall consist of members of the MBC or their designee.

There shall be a maximum of 4 Special Committee members. Persons who are not members of the MBC may be designated to serve on the Special Committee. Each MBC member shall have the authority to appoint 1 designee to the Special Committee.

4.3 Special Committee Chair

The MBC President or their designee shall preside over the Special Committee.

4.4 Special Committee Vice Chair

The MBC Vice President or their designee shall be the Vice Chair of the Special Committee.

4.5 Special Committee Staff

The MBC Director shall serve as staff to the Special Committee. The Director shall prepare the committee agenda, including draft motions and recommendations, as deemed appropriate.

4.6 Special Committee Meeting Schedule

The MBC shall establish a monthly meeting schedule for the Special Committee.

The remote meeting requirements in Section 2.6 of these Bylaws do not apply to Special Committee meetings, per Minnesota Statute Section 13D.02, subd. 1a.

4.7 Special Committee Authority

The Special Committee may recommend for approval by the MBC projects, contracts, and policies that support the goals and objectives of the MBC.

Informational Agenda Item: 03

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: RFP for City Hall Café space
Informational Agenda Item: 03

MBC staff issued a request for proposals to solicit vendors to reopen the City Hall cafe. The ground floor space is 760 square feet; was originally opened in 2005 but has been vacant since mid-2021.

Cooking is not permitted onsite and because of the need for quick service and affordable pricing, the “grab and go” concept is the best option for this space.

There has been no initial response to the solicitation. Staff will continue to solicit potential vendors through the City’s small business division of community planning and economic development.

No action is requested.

Informational Agenda Item: 04

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: MBC Mech/Life Safety and City Restack project
Informational Agenda Item: 04

The joint MBC Mechanical/Life Safety and City Restack project is complete. As a joint project, the MBC Board approves all contracts and amendments. This comprehensive project covered approximately 150,000 square feet and included MBC work of mechanical and electrical upgrades and City work of tenant improvements and redesign in the following areas.

Phase 1: SW corner of the Ground floor.

Phase 2: SW corner of the 1st floor.

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.

Phase 3B: Room 51 and Room 130.

Phase 3C: 3rd and Mezzanine floors.

The project financial report to date:

<i>Project Budget and Funding / Phase 3C Construction</i>	\$38,319,840.00			
	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
Contract Total with amendments to date	\$6,896,278.00	\$10,183,195.00	\$12,538,238.00	\$29,617,711.00
Budget remaining for Phase 3C construction	\$3,740,162.00	-\$30,595.00	\$4,992,562.00	\$8,702,129.00

A video of the finished project has been requested and is planned to be shown at the October meeting.

No action is requested. Staff will bring final close-out amendments to the next Board meeting in October. There are 3 potential items for a final amendment.

Informational Agenda Item: 05

Date: August 26, 2026

To: Municipal Building Commission Board:

**Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai**

From: Erin Delaney

**Subject: Office of the State Auditor
Informational Agenda Item: 05**

The Office of the State Auditor (OSA) recently completed its Management and Compliance Report (audit) on the MBC for the year ending December 31, 2025.

The MBC is considered a component unit of the City and the MBC's financial statements are included in the City's Annual Comprehensive Financial Report (ACFR) as a discretely presented component unit.

Staff is reporting the audit disclosed no instances of noncompliance or other matters required to be reported under *Government Auditing Standards*.

The office of the State Auditor issued an unmodified/clean opinion to the MBC, which is the best rating available.

Consent Agenda Item: 06

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: MBC Board meeting minutes
Consent Agenda Item: 06

Staff requests approval of the attached June 24, 2026 MBC Board meeting minutes.

UNAPPROVED
Municipal Building Commission Meeting Minutes
June 24, 2026

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 10:06 AM at the City Hall/Courthouse, Room 143. Present were:

President Irene Fernando, Chair of the Hennepin County Board
Vice President Jacob Frey, Mayor, City of Minneapolis
Minneapolis City Council Member Aisha Chughtai

Hennepin County Commissioner Marion Greene was not present

INFORMATIONAL ITEMS

Vice President Frey move to approve the following informational items:

1. 2027 – 2030 Capital Funding Request
2. MBC By-Laws
3. Release RFP for City Hall Café Space

Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Not Present	Aisha Chughtai	Yea

CONSENT AGENDA ITEMS

Vice President Frey moved to approve the following consent items:

4. Minutes from the April 22, 2026 meeting
5. Contract Summary (through May, 2026)
6. MBC Expenditure Report (through May, 2026)
7. MBC Historic Preservation Fund Balance (through May, 2026)

Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Not Present	Aisha Chughtai	Yea

DISCUSSION & ACTION AGENDA ITEMS

President Fernando moved to approve the following:

8. Joint MBC Mech/Life Safety and City Restack Project – Phase 3C
 - a) Shaw Lundquist construction contract amendments #23 - MBC \$35,160 and #24 - City of Minneapolis \$5,574, for a total of \$40,734.

UNAPPROVED
Municipal Building Commission Meeting Minutes
June 24, 2026

Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Not Present	Aisha Chughtai	Yea

Closed Agenda

At 10:25 a.m., Vice President Frey moved to close the meeting under Minnesota Statutes, section 13D.05, subdivision 3(d), to receive security briefings and reports and discuss issues related to the City Hall/Courthouse building security systems. Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Not Present	Aisha Chughtai	Yea

At approximately 10:45 a.m., Commissioner Greene enters the meeting.

Reconvening

President Fernando reopened the meeting to the public at approximately 10:45 a.m.

ADJOURNMENT

At 10:50 a.m. Council Member Chughtai moved to adjourn the meeting. Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	Aisha Chughtai	Yea

Consent Agenda Item: 07

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: MBC Contract Summary
Consent Agenda Item: 07

Attached is a list of all MBC contracts through July 31, 2026. The list includes all vendors and contract balances. The MBC utilizes and complies with City procurement policies and guidelines and all contracts are processed through the City's finance system.

Professional Services Contracts as of 7/31/2026								
Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0010794	INTERSTATE POWERSYSTEMS, INC.	MBC Generator Testing/Inspect	12/26/25	1/31/2027	56000	11978.55	8021.45	36000
COM0004187	WOLD ARCHITECTS INCORPORATED	MBC-MLS_CITY11.DESIGN PH-3	12/31/25	10/31/2026	2864799	20232.1	2844566.9	0
COM0010794	INTERSTATE POWERSYSTEMS, INC.	MBC Generator Testing/Inspect	01/01/26	1/31/2027	56000	11978.55	8021.45	36000

Consulting Pool Contracts as of 7/31/2026								
Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0008400	AMERICAN ENGINEERING TESTING, IN	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	41786.52	4937	253276.48
COM0008688	BAYWEST, LLC	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	15000	0	285000
COM0008780	BOARMAN KROSS VOGEL GROUP, INC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008394	EDI DOLEJS, INC.	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008392	ERIKSEN ELLISON AND ASSOCIATE, I	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	24014.05	127546.95	148439
COM0008786	Heritage Architecture Studio, LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	49226.75	51912.6	498860.65
COM0008396	HIGHCLOUD SOLUTIONS, INC.	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008397	INSTITUTE FOR ENVIRONMENTAL ASS	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	22681.13	7318.87	270000
COM0008711	KODET ARCHITECTURAL GROUP, LTD	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008402	MILLER DUN MIDDLE ARCHITECTURE, I	MBC CONSULTINGPOOL_2024-2027	07/19/24	10/01/27	600000	223593.76	172411.36	203994.88
COM0008787	MOHAGEN HANSEN ARCHITECTURAL	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008813	ON-DEMAND SERVICES GROUP, INC.	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008791	OPN, Inc.	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008399	PALANISAMI AND ASSOC, INC.	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008814	Push Strategist LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008393	Rock Leaf Water Environmental LLC	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	300000	23380	6620	270000
COM0008788	Roehr Schmitt Architecture LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008789	RSP ARCHITECTS, LTD	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008914	Sabbaticaler, LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008790	Salas OBrien North LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	53780	0	246220
COM0008401	SHORT ELLIOTT HENDRICKSON, INC.	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008818	Windsor MEP Engineers, LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008398	WOLD ARCHITECTS INCORPORATED	MBC_CONSULTINGPOOL_2024-2027	10/01/24	10/01/27	600000	19545.09	36624.91	0
COM0010774	API HVAC Services, Inc.	MBC - Alerton Controls Svcs	01/01/21	12/30/28	100000	100000	0	0
COM0008783	Engineered Supply LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	41630	15065	243305
COM000936	Schreiber Mullaney Construction Co.,	MBC-ELEVATOR 12 DECOMMISSION	08/25/25	08/25/26	130261.03	0	130261.03	0
COM0010498	WITZEL ELECTRIC LLC	MBC - Electrical Svcs	11/20/25	11/30/26	175000	175000	0	0

Pricing Contracts as of 7/31/2026								
Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0008236	BLACK HAWK INCORPORATED	TMP - BID - MBC Janitorial Sup	06/05/24	06/04/26	170000	3931.2	166068.8	0
COM0008943	Drain Works Plumbing LLC	MBC Drain Cleaning Services	11/22/24	11/21/26	80000	77600	2400	0
COM0008833	HPM GLOBAL SERVICES LIMITED	MBC-Epoxy Flooring Services	11/05/24	11/04/26	45000	28915	16085	0
COM0007779	TWIN CITY HARDWARE COMPANY, INC	MBC - Best Locks Hardware	02/22/24	02/21/26	75000	14994.43	60005.57	0
COM0010778	FERGUSON ENTERPRISES, LLC	MBC - Plumbing and HVAC Supply	12/30/25	04/30/27	150000	48090.35	1909.65	100000
COM0010476	Robbinsdale Hardware, Inc.	BID - MBC Plumbing Supplies	11/17/25	11/30/26	50000	16663.22	23336.78	10000
COM0010378	CL BENSON COMPANY, INC.	MBC HVAC Filters	11/07/25	11/06/26	75000	73933.87	1066.13	0
COM0009148	Sun Ray Plumbing & Heating, Inc.	MBC Plumbing Services Contract	01/31/25	01/30/27	175000	23332.5	151667.5	0

Bids as of 7/31/2026								
Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Bal.
COM0008649	CONSTRUCTION RESULTS CORPORATION	Bid-MBC-Facility Safety Improv	09/26/24	12/31/26	3018545.98	22788.24	2399978.48	595779.26
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-ELEVATOR MAINTENANCE SERV	09/27/21	09/28/26	405580	138641.54	266938.46	0
COM0007568	SHAW LUNDQUIST ASSOCIATES, INC.	MBC - RFP CITY HALL RESTACK PH	12/27/23	06/30/26	29576977	1721562.65	27752225.35	103189
COM0009135	SHAW LUNDQUIST ASSOCIATES, INC.	MBC-Exterior Improvement Ph. 3	01/29/25	12/31/26	794902	327760.78	433232.47	103189
COM0007041	PREFERRED ELECTRIC, INC.	MBC - Building-Wide Electrical	06/27/23	06/30/27	2608803.32	8903.93	2478363.14	N/A
COM0009647	DC GROUP, INC.	REBID-MBC Unlimited Power Supp	05/29/25	05/28/28	20400	6800	13600	0
COM0010810	VERSACON, INC.	MBC - Exterior Improvement	01/08/26	01/06/28	2037970	1133474.1	809255.6	95240.3

Other Contracts as of 7/31/2026								
Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
C-27394	HENNEPIN COUNTY	MBC-STEAM/CHILLED WATER TO CH	01/02/10	12/31/30	30175000	100137.54	6757128.97	1
COM0003746	HENNEPIN COUNTY	MBC-A2110735 ITS VCS AGREEMENT	05/01/21	04/30/28	750000	33070.11	716929.89	1
C-18285	HENNEPIN COUNTY	MBC-MOU-MPOP ROOM-A020092	06/01/01	12/31/30	1	0	0	1
COM0006223	PROCUREMENT CONTRACT MGMT US	MBC-Cooperative Agreement	01/01/23	12/31/26	1	0	0	1
COM0009102	Protiviti Government Services, Inc.	MBC_Temporary Staffing Service	01/15/25	08/12/26	175000	0	0	1

Consent Agenda Item: 08

Date: August 26, 2026

To: **Municipal Building Commission Board:**
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: **MBC expenditure report through July 2026**
Consent Agenda Item: 08

This report will be reviewed by the MBC Board at each meeting. This is a Budget vs. Actual Expense report from the City of Minneapolis COMET financial system. This report reflects expenses posted to the system from January 1 through July 2026. Staff requests approval of the report.

Municipal Building Commission 2026						
Budget vs YTD Actuals - Expenses						
	Report Generated	8/17/2026	For Period End	7/31/2026		
		<i>Percent of Year Remaining</i>		42%		
Department		Budget	YTD Actual	% Spent	% Remaining	\$ Remaining
5200100	Administration	\$2,203,647	\$924,811	42%	58%	\$1,278,836
5200200	Custodial & Security	\$3,360,985	\$2,039,076	61%	39%	\$1,321,909
5200300	Repairs & Improvements	\$3,968,933	\$1,827,424	46%	54%	\$2,141,509
	Subtotal	\$9,533,564	\$4,791,310	50%	50%	\$4,742,254
5200400	Adult Detention Center	\$565,937	\$298,894	53%	47%	\$267,043
5200500	Work for Others	\$79,651	\$0	0%	100%	\$79,651
	Total	\$10,179,152	\$5,090,204	50%	50%	\$5,088,948

MBC's Fund Balance as of July 31, 2026 is \$2,219,614. The current minimum required fund balance is \$1.527 million. This leaves an unreserved fund balance of \$692,614. The fund balance is monitored and managed to budget.

7/31/2026 Fund Balance - 31100	\$ 2,219,613.76
Minimum Fund Balance Amount	(1,527,000)
Year End Unrestricted Fund Balance	\$ 692,613.76

Consent Agenda Item: 09

Date: August 26, 2026

To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai

From: Erin Delaney

Subject: MBC Historic Preservation fund balance
Consent Agenda Item: 09

The current Historic Preservation fund balance is \$515,538.64 through July 31, 2026.

Beginning Balance (Fund 3110H)		\$ 461,497.72
2026 Received Revenue to 7/31/26		\$ 54,040.92
2026 Expenses		\$
Ending Fund Balance - 3110H		\$ 515,538.64

This account is funded by rental revenue from after-hour events. The MBC schedules between 10 - 13 events per month. The rental fee is \$300.00 per hour with a two-hour maximum.

As directed by the MBC Board, all proceeds from this account are to be used for historic restoration projects. All expenditures from this account require Board approval.

Accordingly, staff is requesting approval of the Historic preservation fund balance.

CLOSED Agenda Item: 10

Date: August 26, 2026

**To: Municipal Building Commission Board:
Hennepin County Board Chair, Irene Fernando, President
Mayor Jacob Frey, Vice President
Commissioner Marion Greene
Council Majority Leader Aisha Chughtai**

From: Erin Delaney

**Subject: City Hall/Courthouse security assessment and screening
CLOSED: Agenda Item: 10**

This is a closed item. Additional information will be distributed at the meeting.