



MBC Board Action Approval Form

MBC Board Meeting Date: 4-22-26

Discussion and Action Agenda Item: 01

BE IT RESOLVED THAT,

The MBC Board has approved the following amendments for the MBC Mechanical/Life Safety and City Restack project:

1. Shaw Lundquist construction contract amendments #21 - MBC \$123,532.00 and #22- City \$103,189.00, for a total of \$226,721.00 and a new contract total \$29,576,977.00.
2. Wold design contract amendment #7 – City \$23,194.00 for a new contract total \$2,927,893.00.

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		
Aisha Chughtai	x		

Motion Carried.

Resolution adopted on: 4-22-26.

Attest:

MBC Director: _____

Erin M. Delaney

Attachment: 4-22-26 MBC Staff Memo – Discussion and Action Item 01

Discussion and Action Agenda Item: 01

Date: April 22, 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**
Discussion and Action Agenda Item: 01

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. Work completed January 2026, 3rd floor railing installation ongoing.

Action Item #1: Approve Shaw Lundquist construction contract amendments:

Amendment #21	MBC	\$123,532.00
Amendment #22	City	\$103,189.00
Total:		\$226,721.00

Action Item #1:

<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
Amendment #1 <i>MBC approved 05/01/24</i>	\$94,833.00	\$994,905.00		\$1,089,738.00
Amendment #2 <i>City approved 05/01/24</i>			\$223,730.00	\$223,730.00
Amendment #3 <i>MBC approved 06/05/24</i>	\$2,925.00	\$37,878.00		\$40,803.00
Amendment #4 <i>City approved 06/05/24</i>			\$103,605.00	\$103,605.00
Amendment #5 <i>MBC approved 08/21/24</i>	\$320,091.00	\$63,330.00		\$383,421.00
Amendment #6 <i>City approved 08/21/24</i>			\$23,789.00	\$23,789.00
Amendment #7 <i>MBC approved 10/23/24</i>	\$81,743.00	\$37,621.00		\$119,364.00
Amendment #8 <i>City approved 10/23/24</i>			\$79,223.00	\$79,223.00
Amendment #9 <i>MBC approved 12/4/24</i>	\$95,985.00	\$55,062.00		\$151,047.00
Amendment #10 <i>City approved 12/4/24</i>			\$83,143.00	\$83,143.00
Amendment #11 <i>MBC approved 03/13/25</i>	\$153,850.00	\$307,153.00		\$461,003.00
Amendment #12 <i>City approved 03/13/25</i>			\$705,027.00	\$705,027.00
Amendment #13 <i>MBC approved 06/06/25</i>	\$268,442.00	\$213,349.00		\$481,791.00
Amendment #14 <i>City approved 06/06/25</i>			\$134,945.00	\$134,945.00
Amendment #15 <i>MBC approved 08/25/25</i>	\$50,667.00	\$139,127.00		\$189,794.00
Amendment #16 <i>City approved 08/25/25</i>			\$139,346.00	\$139,346.00
Amendment #17 <i>MBC approved 10/22/25</i>	\$105,918.00	\$103,115.00		\$209,033.00
Amendment #18 <i>City approved 10/22/25</i>			\$302,283.00	\$302,283.00
Amendment #19 <i>MBC approved 12/01/25</i>	\$190,993.00	\$0.00		\$190,993.00
Amendment #20 <i>City approved 12/01/25</i>			\$46,396.00	\$46,396.00

Contract Total with amendments to date	\$6,822,924.00	\$10,097,857.00	\$12,429,475.00	\$29,350,256.00
Proposed Amendment #21 MBC	\$38,194.00	\$85,338.00		\$123,532.00
Proposed Amendment #22 City			\$103,189.00	\$103,189.00
Contract Total with proposed amendments	\$6,861,118.00	\$10,183,195.00	\$12,532,664.00	\$29,576,977.00
Budget remaining for Phase 3C construction	\$3,775,322.00	-\$30,595.00	\$4,998,136.00	\$8,742,863.00

Action Item #2: Approve Wold Architect design contract amendment #7- City of Minneapolis: \$23,194.00:

Amendment #7 City \$ 23,194.00
Total: \$2,927,893.00

	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
Original contract Phase 3A Approved October 1, 2021	\$249,490.00	\$443,510.00	\$385,000.00	\$1,078,000.00
Amendment #1 Approved Nov. 10, 2022 Added 3B MECC design /27,000 sq. ft.			\$236,625.00	\$1,314,625.00
Amendment #2 Approved June 12, 2023 Added 3C 3rd/M design /90,000 sq. ft. Vertical bus duct design, central vacuum, security assessment, wayfinding and signage	\$529,570.00	\$198,897.00	\$788,032.00	\$2,831,124.00
Amendment #3 Approved Feb. 28, 2024 Added City security office /6,000 sq. ft.			\$9,750.00	\$2,840,874.00
Amendment #4 Approved Aug. 21, 2024 Design changes		\$6,562.50	\$17,362.50	\$2,864,799.00
Amendment #5 Approved Sept 19, 2024. Contract extension to 10/31/2026				\$0.00
Amendment #6 June 6, 2025 Design broadcast equipment council chambers			\$39,900.00	\$2,904,699.00
Amendment #7 April 22, 2026 Additional contract administrative services for chambers broadcast system			\$23,194.00	\$2,927,893.00
Proposed Contract Total including amendments	\$779,060.00	\$648,969.50	\$1,499,863.50	\$2,927,893.00



MBC Board Action Approval Form

MBC Board Meeting Date: 4-22-26

Discussion and Action Agenda Item: 02

BE IT RESOLVED THAT,

The MBC Board has approved a contract with Alliance Mechanical Services in the amount of \$637,060 for the City Hall/Courthouse Heat Exchanger Replacement capital project.

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		
Aisha Chughtai	x		

Motion Carried.

Resolution adopted on: 4-22-26.

Attest:

MBC Director: Erin M. Delaney

Attachment: 4-22-26 MBC Staff Memo – Discussion and Action Item 02

Date: April 22, 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: **Contract Approval – Heat Exchanger replacement project**
Discussion Action Agenda Item: 02

The City Hall/Courthouse is heated with a dual steam to water system. The building's heat exchanger converts steam to water. This heated water is used to provide heat throughout the entire building

The current heat exchanger was installed in the early 1990s and is beyond life expectancy. The system is comprised of two bundles and several components. The loss of any of these components will lead to the inability of the system to heat the water to a temperature sufficient to heat the building.

The design work for this project was completed by EEA consulting engineers and the project cost was estimated at \$650,000.00.

On February 10th, three bids were received through the City of Minneapolis office of procurement.

- **Alliance Mechanical Services** **\$ 610,945.00**
Alternate #4 **\$ 26,115.00**

- *Northland Mechanical Contractors* *\$ 648,900.00*
Alternate #4 *\$ 49,100.00*

- *Horwitz Holdings* *\$1,138,900.00*
Alternate #4 *\$ 5,550.00*

Upon review by City procurement, the City Department of Civil Rights and MBC staff, Alliance Mechanical Service's bid is deemed responsive and complete.

The MBC has approved City and County capital dollars to fund this project.

Accordingly, MBC staff is requesting approval to enter into a contract with Alliance Mechanical Services in the amount of \$637,060.



MBC Board Action Approval Form

MBC Board Meeting Date: 4-22-26

Discussion and Action Agenda Item: 03

BE IT RESOLVED THAT,

The MBC Board has approved a contract with Firenet Systems, Inc. in the amount of \$874,000 for the City Hall/Courthouse Fire Alarm Replacement capital project.

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		
Aisha Chughtai	x		

Motion Carried.

Resolution adopted on: 4-22-26.

Attest:

MBC Director: Erin M. Delaney

Attachment: 4-22-26 MBC Staff Memo – Discussion and Action Item 03

Date: April 22, 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: **Contract Approval – City Hall Fire Alarm Replacement**
Discussion Action Agenda Item: 03

The MBC utilizes Honeywell for the building wide fire alarm and detection system, including the adult detention center. The current program is Gamewell, and is over 25 years old and beyond life expectancy. Additionally, this program is being phased out and repair options are becoming limited.

As recommended by industry professionals and to ensure uniformity throughout the building and the County's Public Safety Facility, the MBC intends to stay with Honeywell. Additionally, remaining with Honeywell is a cost savings measure as existing alarm panels can be reused and upgraded with inserts.

The design work for this project was completed by EEA consulting engineers and the project cost was estimated at \$1,000,000.00

On January 28, one bid was received through City of Minneapolis procurement.

- **Firenet Systems, Inc.** **\$ 874,000.00**

Upon review by City procurement, City Department of Civil Rights and MBC staff, Firenet Systems, Inc's bid is deemed responsive and complete.

The MBC has approved County and City capital dollars to fund this project.

Accordingly, MBC staff is requesting approval to enter into a contract with Firenet Systems, Inc. in the amount of \$874,000.00