

Approved
Municipal Building Commission Meeting Minutes
July 16th, 2009

The Municipal Building Commission (MBC) meeting was called to order at 3:00 p.m. at City Hall/Courthouse Hearing Room 326C, with the following members present:

President, Chair Hennepin County Board	Mike Opat
Mayor, City of Minneapolis	R.T. Rybak (absent)
Hennepin County Commissioner	Mark Stenglein
President, Minneapolis City Council	Barbara Johnson

A motion was made by Commissioner Stenglein, seconded by Chair Opat, that the minutes from the June 10, 2009 meeting be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Chair Opat, seconded by Commissioner Stenglein, that the expenditures through June 2009 be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Commissioner Stenglein, seconded by Council President Johnson, that the contract and price agreement summary be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

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A motion was made by Commissioner Stenglein, seconded by Council President Johnson, that the MBC Historic Preservation Fund update be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Council President Johnson, seconded by Commissioner Stenglein, that use of Hennepin County's Grazzini Brothers contract be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Council President Johnson, seconded by Commissioner Stenglein, that the proposal from Hub Acquisition Trust, to extend the Towle Building lease four years, for the term of December 2010 through December 2014 be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Council President Johnson, seconded by Commissioner Stenglein, that the City's FSAM committee's request to delay Stage 15 of the Mechanical Life Safety project be approved. It was further discussed that after the completion of Stage 14, the MBC will proceed to Stage 16 with the intent of starting it in January 2011. The City FSAM committee is aware that the delay will result in additional swing space expenses and that the City will pay these costs. In addition, the motion to delay Stage 15 is based on the City adhering to the following conditions:

1. The City's FSAM Committee shall provide the MBC with a Letter of Intent verifying the City agreement to pay for additional leased swing space cost, prorated on a monthly basis for the duration of the delay.

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2. The leased costs are projected based on the cost outlined on the Schedule Summary, Heating, Ventilating, Air Conditioning, and Life Safety as referenced above.
3. If the City should request future additional delays of any other stage the City will be responsible to pay for the additional leased swing space cost as outlined above.
4. The City agrees that the attached May 6, 2009 MBC Mechanical / Life Safety Project Master Schedule shall govern future Stages of the MLSS project work.
5. In addition to the delay cost for leased space identified above, it shall be the responsibility of the City to pay the delay cost for leased space under the following circumstances:
 - a) Failure to meet due dates for City related tasks as outlined in the May 6, 2009 MBC Mechanical / Life Safety Project Master Schedule.
 - b) Failure to vacate MLSS project space and relocate City staff.
 - c) Failure to provide City reconfiguration design in a timely manner.
 - d) Delays resulting from untimely approvals.
 - e) Delays resulting from excessive build out requirements, or other delays of a similar nature.

The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

A motion was made by Council President Johnson, seconded by Commissioner Stenglein, that the motion to adjourn be approved. The vote was as follows:

Mike Opat	Yea
R.T. Rybak	(absent)
Mark Stenglein	Yea
Barbara Johnson	Yea

Motion carried unanimously.

The meeting adjourned at 3:26 p.m. subject to the call of the President.