



**Municipal Building Commission Meeting
December 1, 2025 11:30 AM
Meeting location: City Hall/Courthouse Conference Room 143**

AGENDA

INTRODUCTIONS:

INFORMATIONAL AGENDA ITEMS:

- 1) 2026 – 2027 capital funding request
- 2) MBC by-laws

CONSENT AGENDA ITEMS:

- 3) Approve October 22, 2025 meeting minutes
- 4) Approve MBC contract summary
- 5) Approve MBC expenditure report
- 6) Approve MBC historic preservation fund balance

DISCUSSION AND ACTION AGENDA ITEMS:

- 7) MBC Mechanical/Life Safety and City Restack project
 - a) Shaw: approve construction contract amendments
- 8) Approve contract for Exterior Improvements, Phase 4 capital project.

Informational Agenda Item: 01

Date: December 1, 2025

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: **2026 -2027 Capital Funding Request**
Informational Agenda Item: 01

Listed below is the MBC's Capital Funding request for 2026-2027. Capital funding is split 50-50 between the City and County unless a project is specific to one entity.

CLIC (City) and the Mayor's office recommended MBC's full funding request. Additionally, CBTF (County) and County Administration recommend the full request as well. The MBC's funding request will be included in the City and County's final budget approvals.

This is informational only, no action is requested at this time.

MBC 2026-2027 Joint Capital Funding Request					
Project Number		Project Name	2026 request	2027 Request	Total
1	Existing	Fire Alarm System Replacement	\$1,000,000.00		\$1,000,000.00
2	Existing	Heat Exchangers and Pump Replacement	\$600,000.00		\$600,000.00
3	Existing	Exterior Improvements	\$6,000,000.00		\$6,000,000.00
4	Existing	HC Only ADC Metal Door Frame Replacement		\$1,500,000.00	\$1,500,000.00
5	Existing	5th Street Sidewalk reconstruction	\$0.00	\$3,250,000.00	\$3,250,000.00
6	New	Electrical Bus Duct Replacement	\$75,000.00	\$3,500,000.00	\$3,575,000.00
			\$7,675,000.00	\$8,250,000.00	\$15,925,000.00

Informational Agenda Item: 02

Date: December 1, 2025

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: **MBC by-laws**
Informational Agenda Item: 02

A draft of MBC by-laws has been completed.

The draft is being reviewed by City and County staff and includes:

- Quorum defined as 3 Board members, consistent with current practice.
- Procurement Authority is consistent with current practice
- Establish a Commission Special Committee that is comprised of Board members or their designee. Under the by-laws, the special commission may act on behalf of the Commission.

Consent Agenda Item: 03

Date: December 1, 2025

**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: MBC Board meeting minutes
Consent Agenda Item: 03**

Staff requests approval of the attached October 22, 2025 MBC Board meeting minutes.

UNAPPROVED
Municipal Building Commission Meeting Minutes
October 22, 2025

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 9:15 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 LaTrisha Vetaw
Hennepin County Commissioner Marion Greene

INFORMATIONAL ITEMS

The following informational items were discussed:

1. 2026 – 2027 Capital Funding Request
2. MBC By-Laws
3. City Hall Carillon Committee
4. Employee Benefit Information

CONSENT AGENDA ITEMS

Council Member Vetaw moved to approve the following consent items:

5. Minutes from the August 25, 2025 meeting
6. Contract Summary (through August 31, 2025)
7. MBC Expenditure Report (through August 31, 2025)
8. MBC Historic Preservation Fund Balance

Commissioner Greene seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
Marion Greene	Yea	LaTrisha Vetaw	Yea

DISCUSSION & ACTION AGENDA ITEMS

9. Joint MBC Mech/Life Safety and City Restack Project – Phase 3C
 - a) President Fernando moved to approve Shaw Lundquist construction contract amendment #17 - MBC \$209,033.00 and #18 - City \$302,283.00, for a total of \$511,316.00 and a new contract total \$29,112,867.00. Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando	Yea	Jacob Frey	Yea
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UNAPPROVED
Municipal Building Commission Meeting Minutes
October 22, 2025

Marion Greene Yea LaTrisha Vetaw Yea

10. President Fernando moved to approve the 2026 Operating Budget, for the total expenditure amount of \$10,273,149. Council Member Vetaw seconded. A roll call vote was taken, and the motion carried:

Irene Fernando Yea Jacob Frey Yea
Marion Greene Yea LaTrisha Vetaw Yea

11. Commissioner Greene moved to approve a contract with Minnesota State Services for the Blind to provide vending machine services in the City Hall/Courthouse, for the period of October 1st, 2025, through September 30, 2030. Vice President Frey seconded. A roll call vote was taken, and the motion carried:

Irene Fernando Yea Jacob Frey Yea
Marion Greene Yea LaTrisha Vetaw Yea

ADJOURNMENT

The meeting was adjourned by President Fernando at 9:30 a.m.

Consent Agenda Item: 04

Date: December 1, 2025

**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: MBC Contract Summary
Consent Agenda Item: 04**

Attached are the balances for MBC Contracts through September 30, 2025. The summary report includes:

- Professional Services Contracts
- Consulting Contracts
- Pricing Contracts
- Bid Contracts
- Other Contracts

Professional Services Contracts as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0003948	J Petzl Consulting LLC	MBC-ORG DEVELOPMENT_HR CONSULT	6/1/21	6/1/2026	\$ 20,000.00		4,125.00 \$	15,875.00
COM0003961	VDA, INC.	MBC-ELEVATOR CONSULTING	5/1/21	5/1/2026	\$ 81,000.00		22,640.00 \$	56,870.00
COM0004187	WOLD ARCHITECTS INCORPORATED	MBC-MLS_CITY TI DESIGN PH 3	8/31/21	10/31/2026	\$ 2,864,799.00		51,081.33 \$	2,813,717.67
COM0004996	FIRENET SYSTEMS, INC.	MBC-FIRE SYST INSPECTIONS	3/14/22	3/14/2026	\$ 580,000.00		32,450.23 \$	261,208.27
COM0005966	FIRENET SYSTEMS, INC.	MBC-Smoke Damper Testing	10/1/22	12/31/2024	\$ 175,000.00		7,737.45 \$	167,262.55
COM0006780	SYSTEM SOFT TECHNOLOGIES INC	MBC- Temporary Staffing	5/1/23	4/30/2026	\$ 350,000.00		99,270.00 \$	250,730.00
COM0007914	Legence Subsidiary Holdings, LLC	MBC-OPR MECH/LIFE SAFETY	3/1/24	6/1/2026	\$ 381,000.00		58,564.66 \$	322,435.34

Consulting Pool Contracts as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0008392	ERICKSEN ELLISON AND ASSOCIATE, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	84,076.00	\$ 60,235.00	155689
COM0008393	Rock Leaf Water Environmental LLC	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	30,000.00	\$ -	270000
COM0008394	EDI DOLEIS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008396	HIGHCLOUD SOLUTIONS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008397	INSTITUTE FOR ENVIRONMENTAL ASSESSMENT,	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	27,802.02	\$ 2,197.98	270000
COM0008398	WOLD ARCHITECTS INCORPORATED	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	53,905.00	\$ 2,265.00	543830
COM0008399	PALANISAMI AND ASSOC, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008400	AMERICAN ENGINEERING TESTING, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	46,140.52	\$ 583.00	253276.48
COM0008401	SHORT ELLIOTT HENDRICKSON, INC.	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008402	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	68,069.29	\$ 96,048.83	435880.88
COM0008688	BAY WEST, LLC	MBC_CONSULTING POOL_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	15,000.00	\$ -	285000
COM0008711	KODET ARCHITECTURAL GROUP, LTD	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008780	BOARMAN KROSS VOGEL GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008786	Heritage Architecture Studio, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	81,421.65	\$ 19,717.70	498860.65
COM0008787	MOHAGEN HANSEN ARCHITECTURAL GROUP	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008788	RoehrSchmitt Architecture LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008789	RSP ARCHITECTS, LTD	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008790	Salas OBrien North LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008791	OPN, Inc.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 600,000.00	-	\$ -	600000
COM0008813	ON-DEMAND SERVICES GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008814	Push Strategist LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008818	Windsor MEP Engineers, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000
COM0008914	Sabbatical, LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	-	\$ -	300000

Pricing Contracts as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0005759	APEC ACQUISITIONS, INC.	MBC- HVAC Filters	7/25/22	6/30/2025	\$ 175,001.00	-	\$ 30,263.21	144736.79
COM0006859	WASTE MANAGEMENT OF MN, INC.	MBC-Solid Waste Disposal	3/1/23	12/31/2025	\$ 90,001.00	16,710.26	\$ 73,289.74	0
COM0008236	BLACKHAWK INCORPORATED	THP - BID - MBC Janitorial Sup	6/5/24	6/4/2026	\$ 340,000.00	58,585.76	\$ 111,414.24	0
COM0008943	Drain Works Plumbing LLC	MBC Drain Cleaning Services	11/22/24	11/21/2026	\$ 2,832,421.51	77,600.00	\$ 2,400.00	0

Bids as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0003148	NORTHERN AIR CORPORATION	MBC - Alerton Controls Svcs	1/1/21	12/31/2025	\$ 92,800.00	13,863.50	\$ 18,961.89	32174.61
COM0003333	PAINTING BY NAKASONE, INC.	MBC PAINTING SERVICES	2/1/21	1/31/2026	\$ 942,800.00	192,565.89	\$ 722,434.11	0
COM0003448	LVC COMPANIES, INC.	MBC-FIRE PROTECTION INSPECTION	3/11/21	3/10/2026	\$ 253,975.00	84,016.59	\$ 142,158.41	0
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-ELEVATOR MAINTENANCE_SERV	9/27/21	5/1/2026	\$ 405,580.00	-	\$ 226,571.01	179008.99
COM0007041	PREFERRED ELECTRIC, INC.	MBC - Building-Wide Electrical	6/27/23	6/30/2027	\$ 2,608,804.32	122,972.17	\$ 2,364,294.90	121536.25
COM0007568	SHAW LUNDQUIST ASSOCIATES, INC.	MBC - RFP CITY HALL RESTACK PH	12/27/23	6/30/2026	\$ 28,601,552.00	1,897,980.60	\$ 26,363,965.00	339605.4
COM0007779	TWIN CITY HARDWARE COMPANY, INC	MBC - Best Locks Hardware	2/22/24	2/21/2026	\$ 75,001.00	30,007.67	\$ 44,992.33	0
COM0008833	HPM GLOBAL SERVICES LIMITED	MBC-Epoxy Flooring Services	11/5/24	11/4/2026	\$ 2,797,421.51	45,000.00	\$ -	0

Other Contracts as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0005214	ComplianceLine, LLC	MBC-Compliance Hotline	4/13/22	4/13/2027	\$ 21,000.00	12,683.60	\$ 8,316.40	0
COM0008783	Engineered Supply LLC	MBC Consulting Pool_2024-2027	10/1/24	10/1/2027	\$ 300,000.00	42,865.00	\$ 13,830.00	243305
C-18285	HENNEPIN COUNTY	MBC-MOU-MPOP ROOM-A020092	6/1/01	12/31/2030	\$ 1.00	-	\$ -	1
C-27394	HENNEPIN COUNTY	MBC-STEAM/CHILLED WATER TO CH	1/2/10	12/31/2030	\$ 30,175,000.00	100,137.54	\$ 6,757,128.97	23317733.49
COM0003746	HENNEPIN COUNTY	MBC-A2110735_IT SVCS AGREEMENT	5/1/21	4/30/2028	\$ 750,000.00	113,540.05	\$ 636,459.95	0
COM0003837	METROPOLITAN COUNCIL	MBC-METPASS COMM INCNTY PRGRM	6/1/21	5/31/2026	\$ 50,000.00	37,301.00	\$ 12,699.00	0
COM0006223	PROCUREMENT CONTRACT MGMT USE ONLY	MBC-Cooperative Agreement	1/1/23	12/31/2026	\$ 1.00	-	\$ -	1
COM0001293	SUMMIT FIRE PROTECTION COMPANY	MBC-FIRE PROTECTION CONSULTING	7/15/19	7/15/2024	\$ 177,800.00	-	\$ 57,050.00	92950

Other Capital Expense as of 9/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract Balance
COM0009936	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	8/25/2025	8/25/2026	\$ 125,000.00	118,750.00	\$ -	6250
COM0009102	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	1/15/2025	8/12/2026	\$ 175000.00	136,099.43	\$ 38,900.57	0
COM0009135	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	1/29/2025	9/30/2025	\$ 3,547,323.51	401,765.54	\$ 359,227.71	33908.75
COM0009148	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	1/31/2025	1/30/2026	\$ 175000.00	70,789.00	\$ 104,211.00	0
COM0009647	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	5/29/2025	5/28/2028	\$ 20400.00	13,600.00	\$ 6,800.00	0
COM0009666	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	6/10/2025	6/10/2026	\$ 32628.00	32,628.00	\$ -	0
COM0009875	RJM CONSTRUCTION, LLC	MBC-CH RESTACKING PH 1	7/15/2025	12/31/2027	\$ 175,000.00	164,243.00	\$ 10,757.00	0

Consent Agenda Item: 05

Date: December 1, 2025

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: **MBC Expenditure report**
Consent Agenda Item: 05

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 September 30, 2025. Staff requests approval of the report.

Municipal Building Commission 2025						
Budget vs YTD Actuals - Expenses						
	<i>Report Generated</i>	<i>11/20/2025</i>	<i>For Period End</i>	<i>9/30/2025</i>		
				<i>Percent of Year Remaining</i>	<i>25%</i>	
Department		Budget	YTD Actual	% Spent	% Remaining	\$ Remaining
5200100	Administration	\$1,817,558	\$1,155,511	64%	36%	\$662,047
5200200	Custodial & Security	\$3,529,985	\$2,266,916	64%	36%	\$1,263,069
5200300	Repairs & Improvements	\$4,036,937	\$2,094,089	52%	48%	\$1,942,848
	Subtotal	\$9,384,479	\$5,516,516	59%	41%	\$3,867,963
5200400	Adult Detention Center	\$701,430	\$280,626	40%	60%	\$420,804
5200500	Work for Others	\$100,000	\$825	1%	99%	\$99,175
	Total	\$10,185,909	\$5,797,966	57%	43%	\$4,387,943

MBC's Fund Balance as of September 30, 2025 is \$2,513,949. The current minimum required fund balance is \$1.408 million. This leaves an unreserved fund balance of \$1,105,949. The fund balance is monitored and managed to budget.

9/30/2025 Fund Balance - 31100	\$ 2,513,949.00
Minimum Fund Balance Amount	(1,408,000)
Year End Unrestricted Fund Balance	\$ 1,105,949.00

Consent Agenda Item: 06

Date: December 1, 2025

**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: MBC Historic Preservation fund balance
Consent Agenda Item: 06**

The current Historic Preservation fund balance is \$449,098 through September 30, 2025.

Beginning Balance (Fund 3110H)		\$	441,558.75
2025 Received Revenue to 9/30/25		\$	7,538.97
2025 Expenditure to 09/30/25			
Ending Fund Balance - 3110H		\$	449,097.72

This account is funded by revenue received from building event rentals. The MBC coordinates and schedules approximately 12 events per month. As directed by the MBC Board, all proceeds from this account are to be used for historic restoration projects. Any expenditure from this account requires Board approval.

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

Date: December 1st, 2025

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: 07

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 near completion; Staff returning.

Action Item: Approve Shaw Lundquist construction contract amendments:

Amendment #19 MBC \$190,993.00

Amendment #20 City \$ 46,396.00

Total: \$237,389.00

Project Budget and Funding / Phase 3C Construction				\$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 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 08/21/24	\$320,091.00	\$63,330.00		\$383,421.00
Amendment #6 City approved 08/21/24			\$23,789.00	\$23,789.00
Amendment #7 MBC approved 10/23/24	\$81,743.00	\$37,621.00		\$119,364.00
Amendment #8 City approved 10/23/24			\$79,223.00	\$79,223.00
Amendment #9 MBC approved 12/4/24	\$95,985.00	\$55,062.00		\$151,047.00
Amendment #10 City approved 12/4/24			\$83,143.00	\$83,143.00
Amendment #11 MBC approved 03/13/25	\$153,850.00	\$307,153.00		\$461,003.00
Amendment #12 City approved 03/13/25			\$705,027.00	\$705,027.00
Amendment #13 MBC approved 06/06/25	\$268,442.00	\$213,349.00		\$481,791.00
Amendment #14 City approved 06/06/25			\$134,945.00	\$134,945.00
Amendment #15 MBC approved 08/25/25	\$50,667.00	\$139,127.00		\$189,794.00
Amendment #16 City approved 08/25/25			\$139,346.00	\$139,346.00
Amendment #17 MBC approved 10/22/25	\$105,918.00	\$103,115.00		\$209,033.00
Amendment #18 City approved 10/22/25			\$302,283.00	\$302,283.00
Contract Total with amendments to date	\$6,631,931.00	\$10,097,857.00	\$12,383,079.00	\$29,112,867.00
Proposed Amendment #19 MBC	\$190,993.00	\$0.00		\$190,993.00
Proposed Amendment #20 City			\$46,396.00	\$46,396.00
Contract Total with proposed amendments	\$6,822,924.00	\$10,097,857.00	\$12,429,475.00	\$29,350,256.00
Budget remaining for Phase 3C construction	\$3,813,516.00	\$54,743.00	\$5,101,325.00	\$8,969,584.00

Date: December 1, 2025

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: 08

The MBC’s Exterior Improvements capital project is fully funded and includes the following 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: (Completed Fall of 2025) Replace 13th Floor roof, Repair the 12th floor ceiling tiles in 4th street north tower.

This is a request to approve a contract for Phase 4: Moat roof repairs, paver removal and waterproofing and resetting 5th street stairs, exterior door repair along 3rd and 4th avenues.

On November 25, 2025, three (3) bids were received for Phase 4 of the MBC Exterior Improvements Project:

- **Versacon Inc** **\$ 1,904,806.00**
- **Shaw Lundquist:** **\$ 2,108,062.00**
- **Construction Results Corporation** **\$ 2,273,065.15**

Upon review by City procurement and MBC staff, Versacon Inc. bid is deemed responsive and complete. The Minneapolis Civil Rights Department will now start its review.

Accordingly, contingent on final approval by the Department of Civil Rights, MBC staff is requesting approval to enter into a contract with Versacon Inc. for the amount of \$1,904,806.00.