



Municipal Building Commission Meeting
June 6, 2025 11:30 AM
Meeting location: City Hall/Courthouse Conference Room 143

AGENDA

INTRODUCTIONS:

INFORMATIONAL AGENDA ITEMS:

- 1) MBC Board meeting schedule
- 2) 2026 – 2027 capital funding request

CONSENT AGENDA ITEMS:

- 3) Approve March 13, 2025 meeting minutes
- 4) Approve MBC contract summary
- 5) Approve MBC expenditure report
- 6) Approve MBC historic preservation fund balance and expenditures

DISCUSSION AND ACTION AGENDA ITEMS:

- 7) MBC Mechanical/Life Safety and City Restack project
 - a) Shaw: approve construction contract amendments
 - b) Wold: approve design contract amendment
- 8) Approve MBC/Mpls. Building and Construction trades contracts

Informational Agenda Item: 01

Date: June 6, 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: 2025 MBC Board Meeting schedule
Informational Agenda Item: 01**

As requested, listed below is the 2025 meeting schedule. The dates listed are scheduled on board member's calendars.

**Municipal Building Commission
2025 Meeting schedule**

Meeting location:
Conference Room #143
City Hall/Courthouse
350 South 5th street,
Minneapolis, MN 55415

- Thursday, March 13th 1:00 p.m.
- Friday, June 6th 11:30 a.m.
- *Monday, August 25th 11:30 a.m.
- Thursday, October 30th 10:30 a.m.
- Monday, December 1^s 11:30 a.m.

**Tentative date*

Informational Agenda Item: 02

Date: June 6, 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: 02

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.

MBC staff presented this request to CLIC (City) on April 11, and will lead a tour of MBC projects for CLIC representatives on June 11. Staff will present to CBTF (County) on July 14.

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
			\$9,175,000.00	\$6,750,000.00	\$15,925,000.00

Consent Agenda Item: 03

Date: June 6, 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 March 13, 2025 MBC Board meeting minutes.

UNAPPROVED
Municipal Building Commission Meeting Minutes
March 13, 2024

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 1:00 PM 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 (delayed arrival 1:15 PM)

INFORMATIONAL ITEMS

The following informational items were discussed:

1. 2025 – 2027 Capital Funding Request
2. By-Laws Discussion

CONSENT AGENDA ITEMS

Council Member Vetaw moved to approve the following consent items:

3. Minutes from the December 4, 2024 meeting
4. Contract Summary (through December 31, 2024)
5. MBC Expenditure Report (through December 31, 2024)
6. MBC Historic Preservation Fund Balance

President Fernando seconded. A roll call vote was taken, and the motion carried:

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

DISCUSSION & ACTION AGENDA ITEMS

7. Joint MBC Mech/Life Safety and City Restack Project – Phase 3C
 - a) President Fernando moved to approve Shaw Lundquist construction contract amendment #11: MBC \$461,003.00 and #12 City \$705,027.00, for a total of \$1,166,030 and a new contract total \$27,655,675.00. 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

UNAPPROVED
Municipal Building Commission Meeting Minutes
March 13, 2024

ADJOURNMENT

The meeting was adjourned at 1:20 PM by President Fernando.

Consent Agenda Item: 04

Date: June 6, 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 April 30, 2025. The summary report includes:

- Professional Services Contracts
- Consulting Contracts
- Pricing Contracts
- Bid Contracts
- Other Contracts (Service, Revenue, MOU's etc.)

Professional Services Contracts as of 4/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Expended Amount	Avail. Contract Balance
COM0004996	FIRENET SYSTEMS, INC.	MBC-FIRE SYST INSPECTIONS	3/14/2022	3/14/2025	580000	243176.25	279341.5
COM0003948	J Petzl Consulting LLC	MBC-ORG DEVELOPMENT_HR CONSULT	6/1/2021	6/1/2026	20000	15875	0
COM0007914	Legence Subsidiary Holdings, LLC	MBC-OPR MECH/LIFE SAFETY	3/1/2024	6/1/2026	381000	221149.34	0
COM0002763	ROGERS, SHAUN M.	MBC-HVAC VIBRO ANALYSIS_DESIGN	7/1/2020	7/1/2025	100000	34830.01	0
COM0006780	SYSTEM SOFT TECHNOLOGIES INC	MBC- Temporary Staffing	5/1/2023	4/30/2026	350000	250730	0
COM0003961	VDA, INC.	MBC-ELEVATOR CONSULTING	5/1/2021	5/1/2026	81000	51120	0
COM0004187	WOLD ARCHITECTS INCORPORATED	MBC-MLS_CITY TI DESIGN PH 3	8/31/2021	10/31/2026	2864799	2753519.92	23316.22

Consulting Pool Contracts as of 4/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Expended Amount	Avail. Contract Balance
COM0008400	AMERICAN ENGINEERING TESTING, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008688	BAY WEST, LLC	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008780	BOARMAN KROSS VOGEL GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008394	EDI DOLEIS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008392	ERICKSEN ELLISON AND ASSOCIATE, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0005526	Heritage Architecture Studio, LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008396	HIGHCLOUD SOLUTIONS, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008397	INSTITUTE FOR ENVIRONMENTAL ASSESSMENT,	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008711	KODET ARCHITECTURAL GROUP, LTD	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0005526	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC-ELEVATOR 7 AND 8 SERVICES	5/27/2022	12/31/2025	264799	264799	0
COM0008402	MILLER DUNWIDDIE ARCHITECTURE, INC.	MBC CONSULTING POOL_2024-2027	7/19/2024	10/1/2027	600000	0	300000
COM0008787	MOHAGEN HANSEN ARCHITECTURAL GROUP	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008813	ON-DEMAND SERVICES GROUP, INC.	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008791	OPN, Inc.	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008399	PALANISAMI AND ASSOC, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008814	Push Strategist LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008393	Rock Leaf Water Environmental LLC	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008788	RoehrSchmitt Architecture LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008789	RSP ARCHITECTS, LTD	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008914	Sabbaticalr, LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008790	Salas OBrien North LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008401	SHORT ELLIOTT HENDRICKSON, INC.	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	600000	0	270000
COM0008395	Victus Engineering, LLC	MBC_CONSULTING POOL_2024-2027	7/19/2024		300000	0	300000
COM0008818	Windsor MEP Engineers, LLC	MBC Consulting Pool_2024-2027	10/1/2024	10/1/2027	300000	0	270000
COM0008398	WOLD ARCHITECTS INCORPORATED	MBC_CONSULTING POOL_2024-2027	10/1/2024	10/1/2027	600000	0	270000

Pricing Contracts as of 4/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Expended Amount	Avail. Contract Balance
COM0005559	ALLIANCE MECHANICAL SVCS	MBC - HVAC Repair&Maintenance	6/24/2022	6/30/2025	175000	122349	0
COM0005759	APEC ACQUISITIONS, INC.	MBC - HVAC Filters	7/25/2022	6/30/2025	175000	30263.21	0
COM0008236	BLACKHAWK INCORPORATED	TMP - BID - MBC Janitorial Sup	6/5/2024	6/4/2025	80000	69289.5	0
COM0008943	Drain Works Plumbing LLC	MBC Drain Cleaning Services	11/22/2024	11/21/2025	30000	0	0
COM0008833	HPM GLOBAL SERVICES LIMITED	MBC-Epoxy Flooring Services	11/5/2024	11/4/2025	45000	0	0
COM0007779	TWIN CITY HARDWARE COMPANY, INC	MBC - Best Locks Hardware	2/22/2024	2/21/2026	75000	32633.38	0
COM0006859	WASTE MANAGEMENT OF MN, INC.	MBC-Solid Waste Disposal	3/1/2023	12/31/2025	90000	73289.74	0
COM0007521	WELNA HARDWARE, INC.	TMP-Paint Supplies	12/15/2023	12/31/2025	75000	7000.2	50000

Bids as of 4/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Expended Amt	Avail. Contract Balance
COM0008649	CONSTRUCTION RESULTS CORPORATION	Bid-MBC-Facility Safety Improv	9/26/2024	12/31/2025	2879322	1913189.4	143966.1
COM0003448	LVC COMPANIES, INC.	MBC-FIRE PROTECTION INSPECTION	3/11/2021	3/10/2026	226175	127658.41	0
COM0003148	NORTHERN AIR CORPORATION	MBC - Alerton Controls Svcs	1/1/2021	12/31/2025	65000	17825.39	32174.61
COM0003333	PAINTING BY NAKASONE, INC.	MBC PAINTING SERVICES	2/1/2021	1/31/2026	915000	694504.11	0
COM0007041	PREFERRED ELECTRIC, INC.	MBC - Building-Wide Electrical	6/27/2023	6/30/2027	2608803.32	1269781	145315.39
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-ELEVATOR MAINTENANCE_SERV	9/27/2021	10/1/2026	555580	226571.01	329008.99
COM0007568	SHAW LUNDQUIST ASSOCIATES, INC.	MBC - RFP CITY HALL RESTACK PH	12/27/2023	6/30/2026	26489645	2914122.41	1642366.1
COM0009135	SHAW LUNDQUIST ASSOCIATES, INC.	MBC-Exterior Improvement Ph. 3	1/29/2025	9/30/2025	\$ 678,175.00	\$ 122,584.48	\$ 33,908.75
COM0006975	SHEEHY CONSTRUCTION COMPANY	MBC - RFP City Hall Restack Ph	6/26/2023	6/30/2025	3144626.28	2914122.41	138689.61

Other Contracts as of 4/30/2025

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Expended Amt	Avail. Contract Balance
COM0005214	ComplianceLine, LLC	MBC-Compliance Hotline	04/13/22	04/13/27	21000	8316.4	0
COM0008783	Engineered Supply LLC	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	300000	0	243305
C-27394	HENNEPIN COUNTY	MBC-STEAM/CHILLED WATER TO CH	1/2/10	12/31/30	30000000	6644409.3	23317733.49
COM0003746	HENNEPIN COUNTY	MBC-A2110735_IT SVCS AGREEMENT	05/01/21	04/30/28	600000	588222.63	0
COM0003837	METROPOLITAN COUNCIL	MBC-METPASS COMM INCNTV PRGRM	06/01/21	05/31/26	50000	12699	0
COM0006223	PROCUREMENT CONTRACT MGMT USE ONLY	MBC-Cooperative Agreement	01/01/23	12/31/26	1	0	1
C-44318	STATE OF MINNESOTA	MBC-CH/CRTHSE VEND AGREEMENT	8/1/18	7/31/25	1	0	1

Consent Agenda Item: 05

Date: June 6, 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 April 30, 2025. Staff requests approval of the report.

Municipal Building Commission 2025
Budget vs YTD Actuals - Expenses

Report Generated 6/2/2025 For Period End 4/30/2025
Percent of Year Remaining 67%

Department	Budget	YTD Actual	% Spent	% Remaining	\$ Remaining
5200100 Administration	\$1,817,558	\$473,927	26%	74%	\$1,343,631
5200200 Custodial & Security	\$3,529,985	\$891,461	25%	75%	\$2,638,524
5200300 Repairs & Improvements	\$4,036,937	\$860,064	21%	79%	\$3,176,872
Subtotal	\$9,384,479	\$2,225,452	24%	76%	\$7,159,027
5200400 Adult Detention Center	\$701,430	\$122,202	17%	83%	\$579,228
5200500 Work for Others	\$100,000	\$96	0%	100%	\$99,904
Total	\$10,185,909	\$2,347,751	23%	77%	\$7,838,158

MBC's Fund Balance as of December 31, 2024 is \$4,046,000. The current minimum required fund balance is \$1.408 million. This leaves an unreserved fund balance of \$2,638,000. The fund balance is monitored and managed to budget.

12/31/2024 Fund Balance - 31100	\$ 4,046,000
Minimum Fund Balance Amount	\$ (1,408,000)
Year End Unrestricted Fund Balance	\$ 2,638,000

Consent Agenda Item: 06

Date: June 6, 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 \$438,023 through 05/31/2025.

Beginning Balance (Fund 3110H)		\$417,420
2025 Received Revenue to 5/29/2025		\$20,603
2025 Expenditure to 5/29/2025		
Ending Fund Balance - 3110H		\$ 438,023.00

This account is funded by revenue received from building event rentals. The MBC coordinates and schedules approximately 10 events per month. As directed by the MBC Board, all proceeds from this account are to be used for historic restoration projects. Expenditures from this account require Board approval.

Accordingly, staff is requesting approval of the following two expenditures:

- \$82,066.00 – for the restoration and repair of historic tile located on the 3rd floor at the recently exposed staircase.
- \$40,961.00 -- for the repair and installation of 6 historic windows, original to the building and discovered during demolition of the joint MBC/City project.

Discussion and Action Agenda Item: 07

Date: June 6, 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, Staff returning in phases.

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

Amendment #13	MBC	\$481,791.00
Amendment #14	City	\$134,945.00
Total:		\$616,736.00

<i>Project Budget and Funding / Phase 3C Construction</i>	\$29,130,138.00			
	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
Amendment #7 MBC approved 10/23/2024	\$81,743.00	\$37,621.00		\$119,364.00
Amendment #8 City approved 10/23/2024			\$79,223.00	\$79,223.00
Amendment #9 MBC approved 12/04/2024	\$95,985.00	\$55,062.00		\$151,047.00
Amendment #10 City approved 12/04/2024			\$83,143.00	\$83,143.00
Amendment #11 MBC approved 03/13/2025	\$153,850.00	\$307,153.00		\$461,003.00
Amendment #12 City approved 03/13/2025			\$705,027.00	\$705,027.00
Contract Total with amendments to date	\$6,206,904.00	\$9,642,266.00	\$11,806,505.00	\$27,655,675.00
<i>Proposed Amendment #13 MBC</i>	\$268,442.00	\$213,349.00		\$481,791.00
<i>Proposed Amendment #14 City</i>			\$134,945.00	\$134,945.00
Contract Total with proposed amendments	\$6,475,346.00	\$9,855,615.00	\$11,941,450.00	\$28,272,411.00
Budget remaining for Phase 3C construction after approval of amendment #13 and #14				\$857,727.00

Action Item #2: Approve Wold Architect design contract amendment:

Amendment #6 City \$39,900

	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	\$236,625.00
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	\$1,516,499.00
Amendment #3 Approved Feb. 28, 2024 Added City security office /6,000 sq. ft.			\$9,750.00	\$9,750.00
Amendment #4 Approved Aug. 21, 2024 Design changes		\$6,562.50	\$17,362.50	\$23,925.00
Amendment #5 Approved Sept 19, 2024. Contract extension to 10/31/2026				\$0.00
Proposed Amendment #6 June 6, 2025 Design broadcast equipment council chambers			\$39,900.00	\$39,900.00
Proposed Contract Total	\$779,060.00	\$648,969.50	\$1,476,669.50	\$2,904,699.00

Discussion and Action Agenda Item: 08

Date: June 6, 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: **Mpls. Building and Construction trades contract**
Discussion and Action Agenda Item: 08

Labor contract approval information is forthcoming.