



## **Municipal Building Commission Meeting**

**June 24, 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) Release Request for Proposal for City Hall café space

#### **CONSENT AGENDA ITEMS:**

- 4) Approve April 22, 2026, meeting minutes.
- 5) Approve MBC contract summary
- 6) Approve MBC expenditure report
- 7) Approve MBC historic preservation fund balance

#### **DISCUSSION AND ACTION AGENDA ITEMS:**

- 8) MBC Mechanical/Life Safety and City Restack project
  - a) Approve construction contract amendments

#### **CLOSED AGENDA ITEM:**

- 9) 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: June 24, 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

This chart represents 10 existing and 3 future capital projects managed by the MBC. The 2027 request of \$2,195,000.00, remains the same from the review at the April Board meeting. The 2027 request is highlighted in yellow. The out-year funding requests in projects #1 and #4 have been edited since the April review.

MBC staff participate in both the CLIC (City) and CBTF (County) for this capital request. MBC staff presented this request to CLIC (City) on April 10<sup>th</sup> and will provide a tour and presentation to CBTF (County) on July 6<sup>th</sup>.

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
<b>Existing On Going Projects - Funding Requests</b>									
1		Existing	Electrical Bus Duct Replacement	\$75,000.00	\$500,000.00	\$3,000,000.00	\$0.00	\$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	\$720,000.00
<b>Future Projects</b>									
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
<b>Existing On Going Projects - No Further Funding Requests</b>									
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	\$4,825,000.00	\$1,950,000.00	\$775,000.00	\$17,495,000.00

**Informational Agenda Item: 02**

**Date: June 24, 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.

There is no request for action at this time.

# 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: June 24, 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**

There is interest in reviewing options to reopen the café in City Hall. The ground floor space is 760 square feet and has been vacant since mid-2021. Cooking is not permitted; vendors must prepare and cook food off site. Because of the need for quick food and drink options, the “grab and go” concept is the best option for this space.

The site originally opened in 2005 and the monthly rent ranged from \$200.00 to \$500.00. All rental income is deposited into the MBC Historic Preservation Fund.

The café spaces in both the Government Center tunnel level and Federal Courthouse street level are closed. The next step is to draft and release an RFP to solicit interested vendors.

The proposed timeline is to release the RFP before July 1<sup>st</sup> and provide an update at the next Board meeting on August 26<sup>th</sup>.

No action is requested at this time.

**Consent Agenda Item: 04**

**Date: June 24, 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: 04**

Staff requests approval of the attached April 22, 2026 MBC Board meeting minutes.

**UNAPPROVED**  
**Municipal Building Commission Meeting Minutes**  
**April 22, 2026**

President Irene Fernando called the regular Municipal Building Commission (MBC) meeting to order at 10:02 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

**DISCUSSION & ACTION AGENDA ITEMS**

1. Joint MBC Mech/Life Safety and City Restack Project – Phase 3C

President Fernando moved to approve the following:

- a) Shaw Lundquist construction contract amendments #21 - MBC \$123,532 and #22 - City of Minneapolis \$103,189, for a total of \$226,721 and a new contract total \$29,576,977; and
- b) Wold design contract amendment #7 – City of Minneapolis \$23,194 for a new contract total \$2,927,893.

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

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

2. President Fernando moved to approve a contract with Alliance Mechanical Services in the amount of \$637,060 for the City Hall/Courthouse Heat Exchanger Replacement capital project. Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

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

3. Vice President Frey moved to approve a contract with Firenet Systems, Inc. in the amount of \$874,000 for the City Hall/Courthouse Fire Alarm Replacement capital project. Council Member Chughtai seconded. A roll call vote was taken, and the motion carried:

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

**UNAPPROVED**  
**Municipal Building Commission Meeting Minutes**  
**April 22, 2026**

**Closed Agenda**

4. At approximately 10:15 a.m., President Fernando stated the meeting would be closed 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.

**Reconvening**

President Fernando reopened the meeting to the public at approximately 10:40 a.m.

**INFORMATIONAL ITEMS**

The following informational items were discussed:

5. 2027 – 2030 Capital Funding Request
6. MBC By-Laws

**CONSENT AGENDA ITEMS**

President Fernando moved to approve the following consent items:

7. Minutes from the December 1, 2025 meeting
8. Contract Summary (through February, 2026)
9. MBC Expenditure Report (through February, 2026)
10. MBC Historic Preservation Fund Balance (through February, 2026)

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

**ADJOURNMENT**

The meeting was adjourned by President Fernando at 10:45 AM.

**Consent Agenda Item: 05**

**Date: June 24, 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: 05**

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

### Professional Services Contracts as of 5/31/2026

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract
COM0004996	FIRENET SYSTEMS, INC.	MBC-FIRE SYST INSPECTIONS	03/14/22	3/14/2026	580000	121968.68	378058.82	79972.5
COM0003948	J Pelzl Consulting LLC	MBC-ORG DEVELOPMENT_HR CONSI	06/01/21	6/1/2026	20000	4125	15875	0
COM0007914	Legence Subsidiary Holdings, LLC	MBC-OPR MECH/LIFE SAFETY	03/01/24	6/1/2026	381000	6796.66	374203.34	0
COM0006780	SYSTEM SOFT TECHNOLOGIES INC	MBC- Temporary Staffing	05/01/23	4/30/2026	350000	99270	250730	0
COM0003961	VDA, INC.	MBC-ELEVATOR CONSULTING	05/01/21	5/1/2026	86780	21285	64005	1490
COM0004187	WOLD ARCHITECTS INCORPORATEL	MBC-MLS_CITY TI DESIGN PH 3	08/31/21	10/31/2026	2864799	20232.1	2844566.9	0
COM0010794	INTERSTATE POWER SYSTEMS, INC.	MBC Generator Testing Inspect	01/01/26	1/31/2027	56000	11978.55	8021.45	36000
COM0004996	FIRENET SYSTEMS, INC.	MBC-FIRE SYST INSPECTIONS	3/14/2022	3/14/2026	580000	121968.68	378058.82	79972.5
COM0003948	J Pelzl Consulting LLC	MBC-ORG DEVELOPMENT_HR CONSI	6/1/2021	6/1/2026	20000	4125	15875	0
COM0007914	Legence Subsidiary Holdings, LLC	MBC-OPR MECH/LIFE SAFETY	3/1/2024	6/1/2026	381000	6796.66	374203.34	0
COM0006780	SYSTEM SOFT TECHNOLOGIES INC	MBC- Temporary Staffing	5/1/2023	4/30/2026	350000	99270	250730	0
COM0003961	VDA, INC.	MBC-ELEVATOR CONSULTING	5/1/2021	5/1/2026	86780	21285	64005	1490
COM0004187	WOLD ARCHITECTS INCORPORATEL	MBC-MLS_CITY TI DESIGN PH 3	8/31/2021	10/31/2026	2864799	20232.1	2844566.9	0

### Consulting Pool Contracts as of 5/31/2026

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract
COM0008400	AMERICAN ENGINEERING TESTING,	MBC_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	41786.52	4937	253276.48
COM0008688	BAY WEST, LLC	MBC_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	15000	0	285000
COM0008780	BOARMAN KROSS VOGEL GROUP, I	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008394	EDI DOLEJS, INC.	MBC_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008392	ERIKSEN ELLISON AND ASSOCIATE	MBC_CONSULTING POOL_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_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	0	0	300000
COM0008397	INSTITUTE FOR ENVIRONMENTAL A	MBC_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	22681.13	7318.87	270000
COM0008711	KODET ARCHITECTURAL GROUP, LT	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008402	MILLER DUNWIDDIE ARCHITECTUR	MBC CONSULTING POOL_2024-2027	07/19/24	10/01/27	600000	223593.76	172411.36	203994.88
COM0008787	MOHAGEN HANSEN ARCHITECTUR	MBC Consulting Pool_2024-2027	10/01/24	10/01/27	600000	0	0	600000
COM0008813	ON-DEMAND SERVICES GROUP, IN	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_CONSULTING POOL_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_CONSULTING POOL_2024-2027	10/01/24	10/01/27	300000	23380	6620	270000
COM0008788	RoehrSchmitt 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_CONSULTING POOL_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 INCORPORATEL	MBC_CONSULTING POOL_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
COM0009936	Schreiber Mullaney Construction C	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 5/31/2026

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	Available Contract
COM0008236	BLACKHAWK 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,	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 BENSEN 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	01/30/26	175000	26089.5	148910.5	0

### Bids as of 5/31/2026

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
COM0003448	LVC COMPANIES, INC.	MBC-FIRE PROTECTION INSPECTION	03/11/21	03/10/26	226175	66123.33	160051.67	0
COM0003333	PAINTING BY NAKASONE, INC.	MBC PAINTING SERVICES	02/01/21	01/31/26	915000	37758	736634.11	140607.89
COM0004086	SCHINDLER ELEVATOR CORPORATION	MBC-ELEVATOR MAINTENANCE_SER	09/27/21	07/01/26	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
COM0009666	ESI Legacy Holdco, Inc	ELEVATOR & DUMBWAITER REMOV	06/10/25	06/10/26	32628	0	32628	0

### Other Contracts as of 5/31/2026

Contract ID	Supplier Name	Contract Description	Begin Dt	Expire Dt	Max. Contract Amt	Encumbered Amount	Sum Expended Amount	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_IT SVCS AGREEMEN	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
COM0003837	METROPOLITAN COUNCIL	MBC-METPASS COMM INCNTV PRGR	06/01/21	05/31/26	50000	37301	12699	0
COM0006223	PROCUREMENT CONTRACT MGMT	MBC-Cooperative Agreement	01/01/23	12/31/26	1	0	0	1
COM0005214	ComplianceLine, LLC	MBC-Compliance Hotline	04/13/22	04/13/27	21000	12683.6	8316.4	0
COM0009102	Protiviti Government Services, Inc.	MBC_Temporary Staffing Service	01/15/25	08/12/26	175000	0	0	1

**Consent Agenda Item: 06**

**Date:** June 24, 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 May 2026**  
**Consent Agenda Item: 06**

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 May 2026. Staff requests approval of the report.

**Municipal Building Commission 2026**  
**Budget vs YTD Actuals - Expenses**

*Report Generated 6/18/2026 For Period End 5/31/2026*  
*Percent of Year Remaining 58%*

Department	Budget	YTD Actual	% Spent	% Remaining	\$ Remaining
5200100 Administration	\$2,203,647	\$683,758	31%	69%	\$1,519,888
5200200 Custodial & Security	\$3,360,985	\$1,451,772	43%	57%	\$1,909,213
5200300 Repairs & Improvements	\$3,968,933	\$1,297,416	33%	67%	\$2,671,516
<b>Subtotal</b>	<b>\$9,533,564</b>	<b>\$3,432,947</b>	<b>36%</b>	<b>64%</b>	<b>\$6,100,617</b>
5200400 Adult Detention Center	\$565,937	\$219,919	39%	61%	\$346,018
5200500 Work for Others	\$79,651	\$0	0%	100%	\$79,651
<b>Total</b>	<b>\$10,179,152</b>	<b>\$3,652,866</b>	<b>36%</b>	<b>64%</b>	<b>\$6,526,286</b>

MBC's Fund Balance as of May 31, 2026 is \$1,184,709. The current minimum required fund balance is \$1.527 million, which leaves an unreserved fund balance of -\$342,291. The MBC is due an estimated \$700,000 from the County, which will bring the balance above the unrestricted threshold.

<b>5/31/2026 Fund Balance - 31100</b>	<b>\$1,184,709</b>
<b>Minimum Fund Balance Amount</b>	<b>-\$1,527,000</b>
<b>Year End Unrestricted Fund Balance</b>	<b>-\$342,291</b>

**Consent Agenda Item: 07**

**Date: June 24, 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: 07**

The current Historic Preservation fund balance is \$504,128.64 through May 31, 2026.

Beginning Balance (Fund 3110H)		\$	461,497.72
2026 Received Revenue to 5/31/26		\$	42,630.92
2026 Expenses		\$	
<b>Ending Fund Balance - 3110H</b>		<b>\$</b>	<b>504,128.64</b>

This account is funded by revenue received from building event rentals. The MBC schedules between 11-12 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.

## Discussion and Action Agenda Item: 08

**Date:** June 24, 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: 08**

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 1<sup>st</sup> 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: 3<sup>rd</sup> and Mezzanine floors. Items remaining: 3<sup>rd</sup> floor railing installation and M floor hallway tile.

There is one additional contract amendment (APCC 276) that is being priced for M floor hallway tile work. This amendment is not included in the current request.

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

Amendment #23    MBC    \$35,160.00

Amendment #24    City    \$ 5,574.00

**Total:**                    **\$ 40,734.00**

<b>Project Budget and Funding / Phase 3C Construction</b>				<b>\$38,319,840.00</b>
	MBC01 Life Safety	MBC02 Mechanical	City Restack	Total Contract Amount
<b>Shaw Lundquist contract:</b>	\$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
Amendment #19 MBC approved 12/01/2025	\$190,993.00	\$0.00		\$190,993.00
Amendment #20 City approved 12/01/2025			\$46,396.00	\$46,396.00
Amendment #21 MBC approved 04/22/2026	\$38,194.00	\$85,338.00		
Amendment #22 City approved 04/22/2026			\$103,189.00	\$103,189.00
<b>Contract Total with amendments to date</b>	<b>\$6,861,118.00</b>	<b>\$10,183,195.00</b>	<b>\$12,532,664.00</b>	<b>\$29,453,445.00</b>
<b>Proposed Amendment #23 MBC</b>	<b>\$35,160.00</b>			<b>\$35,160.00</b>
<b>Proposed Amendment #24 City</b>			<b>\$5,574.00</b>	<b>\$5,574.00</b>
<b>Contract Total with proposed amendments</b>	<b>\$6,896,278.00</b>	<b>\$10,183,195.00</b>	<b>\$12,538,238.00</b>	<b>\$29,494,179.00</b>
Budget remaining for Phase 3C construction	\$3,775,322.00	-\$30,595.00	\$4,992,562.00	<b>\$8,825,661.00</b>