



Request for City Council Committee Action

Date June 12, 2002

To Ways & Means/Budget Committee

Referral to None

Prepared by Anthony Lopez, Phone 335-6031

Approved by John Bergquist _____
John Moir _____

Subject Extension of Contract with Wallace Dube for Maintenance and Warranty Management Services for the Convention Center

Presenters in Committee Anthony Lopez, Executive Director, Convention Center

Recommendation

That the proper City Officers be authorized to execute Amendment No. 4 to Contract 8141 with Wallace Dube for maintenance and warranty management services at the Convention Center, to extend said contract for one year for the period from July 1, 2002 through June 30, 2003, with option to renew for two additional years through June 30, 2005, at an estimated annual amount not to exceed \$84,760 through June 30, 2003, \$86,390 through June 30, 2004, and \$88,020 through June 30, 2005, payable from the Convention Center Operations Fund and Agency 0760-MCC.

Financial Impact (Check those that apply)

No financial impact (If checked, go directly to Background/Supporting Information)

Action requires an appropriation increase to the Capital Budget

Action requires an appropriation increase to the Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Other financial impact (Explain):

Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information

Mr. Wallace Dube was the Construction Manager's architectural superintendent for the construction of the Convention Center. Wallace Dube has been under contract since July 1992 assisting and often steering management's efforts in achieving work done under warranties and latent defects, as well as ongoing contract maintenance or emergency repair activities. He has been assisting our staff to an even greater degree during this time of expansion. His unique knowledge of the facility and its participating contractors has proven invaluable in keeping the facility in excellent condition.

Mr. Dube's extensive knowledge and persistence on achieving quality work, his doggedness in ensuring that the specifications of the contract are upheld and that costs are kept in check, have provided significant value to the City of Minneapolis over the life of his contract.

This attention to detail, care, and concern have been demonstrated many times in the past. One such example was demonstrated in September of 1998 when Mr. Dube led the effort to have our insurance adjuster inspect lightning damage caused to one of the Center's huge dome masts. This effort saved the City of Minneapolis \$49,750 for repairs that initially were determined not covered.

Mr. Dube's advice and tremendous accumulation of knowledge about the Convention Center is of great assistance to the Facilities and Maintenance personnel who consult him on a daily basis. This newly formed team is utilizing his services heavily during the steep learning curve that comes with adapting to a new facility and bringing the Expansion systems on-line in a 1.5 million square foot facility. The close-out phase of the Expansion Project and the diminishing involvement of the construction management firm brings added duties to the Facility Services department.

It is for these reasons and the substantial scope of capital improvements and retrofit projects following construction during FY 2002 and FY 2003, that I recommend that we extend Mr. Dube's contract.

Mr. Dube will oversee \$600,000 in capital projects for FY 2002 and an estimated \$800,000 in FY 2003 to include:

- Expansion project punch list and closeout process of contested items ranging from \$5,000 to \$100,000 each (Total \$600,000 - \$12,000,000)
- Compressed air system installation in new Exhibit Halls A & B - \$100,000
- Retrofit /upgrade of men's room plumbing - \$25,000
- Bleacher repair and maintenance to comply with new Minnesota Bleacher code - \$410,000.
- Build exhibitor service center at the back of Exhibit Hall B - \$60,000
- Remodel administration offices and client boardroom - \$200,000
- Construction of facility maintenance shops and offices in expansion area \$150,000
- Remodel of Lower Level office facilities \$200,000

In accordance with the contract, as previously amended, the hourly rate of compensation is increased by \$1.00 per year, currently at \$51 per hour. This amendment would increase the hourly rate to \$52 effective July 1, 2002, and a \$1.00 per hour increase on each contract

anniversary date. Total compensation for the period July 1, 2002 through June 30, 2003, not to exceed \$84,760. Funds are available in the Convention Center Operations Fund.