
Sponsor: Property Management

Meeting Date: 7/9/2024

Title: Project Budget and Financing Plan for Metro Square Building
Systems and Waterproofing Construction Project

File Number: 2024-231

Background and Rationale:

Property Management is completing several interior renovation projects at Metro Square to improve both resident and employee experience. The downtown Service Center will be expanded on the second floor. A new CareerForce center will also be constructed on the second floor. Workplace renovations on multiple floors are underway with the goal of providing county employees - those currently at Metro Square and those moving to Metro Square from the East Building - with updated and enhanced office and amenity spaces in accordance with the county's Flexible Workplace Policy and Workplace Standards. Currently all interior renovations are scheduled to be completed in 2025.

To ensure the building meets the needs of this increased county occupancy for the future, building system modification and waterproofing work needs to be completed. Portions of the façade on the north side of the building will be removed to facilitate the work and replaced upon completion of the project. The project includes excavation of the parking area adjacent to the building to allow for necessary repairs and the addition of new waterproofing to the exterior wall. The existing underground fuel tank in the parking area will be removed and replaced with a new fuel tank installed on lower level. To enhance access and egress to fifth floor, one stairwell will be extended from fourth to fifth floor with other code required improvements. During the project, temporary walls will be installed on the north side of all floors to isolate the construction from occupied office areas.

The project involves considerable work into 2025 and significant expense. The project will be funded through a number of sources including Property Management Fund Balance, bond interest and premiums and 2025 Capital Improvement Plan (CIP) resources. The county expects to incur certain expenditures that may be cash flowed temporarily from sources other than bonds. Approval of the reimbursement resolution allows the county to use proceeds from 2025 tax-exempt bonds to reimburse prior expenditures.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Accept and approve the project budget and financing plan for the Metro Square Building Systems and Waterproofing Construction project in an amount up to \$19,000,000.
2. Authorize the County Manager to transfer up to \$5,000,000 from Property Management fund balance to the Metro Square Building Systems and Waterproofing Construction project budget for project activities.
3. Authorize the County Manager to transfer up to \$4,000,000 from bond interest and premiums to the Metro Square Building Systems and Waterproofing Construction project budget for project activities.
4. Authorize the County Manager to allocate and transfer up to \$10,000,000 from the 2025 Capital Improvement Program budget to the Metro Square Building Systems and Waterproofing Construction project budget for project activities.
5. Authorize the County Manager to account for the Metro Square Building Systems and Waterproofing Construction project as a budgeted project in Property Management.
6. Approve the attached resolution authorizing reimbursement of expenditures with the proceeds of bonds.

A motion to approve was made by Commissioner Xiong, seconded by Commissioner Reinhardt.

Motion passed.

Aye: - 7: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: 

Mee Cheng, Chief Clerk - County Board