



REQUEST FOR ACTION

Contract Award: Acoustical Panel Replacements Mayo Civic Center Riverview Suites

MEETING DATE:

May 4, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Zack Wood

Action Requested:

Awarding a contract in the amount of \$94,821.60 to Kramer Construction for replacement of acoustical panels within the Riverview Suites at Mayo Civic Center for the University of Minnesota Rochester classroom space.

Report Narrative:

As the University of Minnesota Rochester (UMR) advances planning for its long-term facility needs, the University has entered into a lease agreement with the Mayo Civic Center to utilize the Riverview Suites as temporary classroom space, commencing in August 2026. The Riverview Suites are currently underutilized and feature outdated finishes and technology infrastructure that do not meet the standards expected for academic use.

In accordance with the terms of the lease agreement, the Riverview Suites must be updated to satisfy UMR's technology requirements and provide modern finishes consistent with other facilities utilized by UMR students. This project addresses the replacement of existing acoustical panels throughout the Riverview Suites. The current acoustical panels are in excess of 20 years old, have surpassed their projected serviceable lifespan, and due to their age are in need of replacement. In addition to meeting the terms of the lease with UMR, having these spaces updated presents future opportunities for revenue generation at Mayo Civic Center by having these updated spaces available for rental.

Bids were solicited from 3 local vendors for this scope of work, 2 submitted proposals for this work. Following review of all submitted proposals, Kramer Contracting was identified as the lowest responsible bidder and is recommended to proceed with the project. A complete breakdown of bids received is listed below:

Contractor	Bid
Kramer Construction	\$94,821.60
Palmer Soderberg	\$98,900.00

Priorities & Foundational Principles:

Quality Services

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

The lease agreement with the University of Minnesota Rochester (UMR) presents a valuable opportunity to support the University's temporary space needs within the community. Updating the Riverview Suites

will enable the Mayo Civic Center to meet the operational and academic needs of UMR staff and students while simultaneously modernizing an underutilized area of the facility. These improvements will also position the space for future revenue generation by providing updated finishes and modern amenities attractive to prospective tenants and event users.

Prior Legislative Actions & Community Engagement:

No prior legislative actions on this item.

Fiscal & Resource Impact:

This project will be funded through \$168,000 in projected reserves from Hotel/Motel tax contributions allocated to the J3501 Mayo Civic Center Improvements Capital Improvement Plan (CIP) fund. The J3501 Mayo Civic Center Improvements CIP currently carries a fund balance of \$2,347,894. If approved, \$73,178.40 in additional reserves would remain available to support the continuing scope of work associated with this project.

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Zachary Wood

Attachments:

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