

Hiawatha Campus Expansion Project

January 2023

Project Overview

The Hiawatha Campus Expansion Project will allow the City of Minneapolis to relocate and consolidate the Public Works Water Distribution Maintenance and Meter Shop operation from three sites to a centrally located facility in South Minneapolis next to the existing Hiawatha Maintenance Facility. The project will replace the existing Water Distribution facility, which is more than 100 years old as well as eliminate staff workspaces that are not compliant with the Americans with Disabilities Act (ADA).

Public Works Water Treatment and Distribution Service distribute over 16.8 billion gallons of safe drinking water annually, over 55 million gallons daily to over 500,000 people, including eight suburban communities. Crews maintain and repair over 1,000 miles of water mains to distribute water, and 8,000 fire hydrants, over 100,000 water meters and 15,000 isolation valves to ensure water is available to respond to emergencies.

Project Highlights

- Environmentally friendly features
 - 100,000 square feet of building rooftops will be outfitted with solar panels.
 - Green fleet conversion opportunities will be supported and maximized by a scalable electric vehicle charging system.
 - Storm water rain gardens and retention features.
 - The building will be Leadership in Energy and Environmental Design (LEED) certified.
 - A new landscaping buffer between the campus and the neighborhood.
- Improved delivery of every day essential services from the City's Public Works Department, including water distribution and maintenance, surface water and sewer operations, along with street, bridge and traffic systems maintenance and repair.
- New public artwork.

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Project Timeline and Milestones

- The City purchased the property for the Project for approximately \$6.8 million in 2016.
- The warehouse was already in a dilapidated condition when the City purchased the property in 2016. Because the building was in such a bad condition when purchased, and the City did not intend to use the warehouse, and it would be extremely costly, the City has not maintained the warehouse in a manner that would preserve its immediate use.
 - City has not heated or cooled the warehouse
 - Repaired roof leaks
 - Remediated water in the basement
 - Remedied numerous other issues that existed at the time of purchase
- Making the outside structure of the building habitable again would require a significant investment. Based on a rough estimate that the City completed, it would cost approximately \$3 million, which would include replacing the existing roof, updating the heating, plumbing and electrical systems, and installing a required fire protection system. That \$3 million estimate is just to make the shell habitable, and does not include additional updates that would be required to make the building a usable working space (such as updates to FFE, phone/data/fiber updates, new lighting fixtures, door replacements, insulation, etc.).
- The City has studied whether the Roof Depot warehouse could be incorporated into the new Public Works facility, but because of its overall condition and narrow structural spacing, it is not feasible for the City to meet its operational needs while leaving the warehouse standing.
- The City has also studied whether the warehouse should be considered for historic preservation, and the City determined that the warehouse did not meet the appropriate criteria.
- In 2018, the City Council and Mayor unanimously approved the Master Plan for the Project. The Project continued in the planning and design stages for the next several years.
- In October 2021, the City Council voted to continue with the Project as previously contemplated, with the exception that 2.8 acres of land (on the southwest corner of the city-owned site bordered by 28th Street, Longfellow Avenue, and 27th Street) to be set aside exclusively for community use.
- In June 2022, the Minneapolis City Council and Mayor unanimously approved a settlement offer to EPNI.
- The City will suffer financial impacts if the Project is delayed further. Additional delays will force changes in the Project schedule that will result in accelerated costs related to season and annual construction escalation, estimated at \$175,000.00-\$250,000.00 per month of delay. The City will also continue to incur holdings costs for the property, and likely incur additional costs relates to the “stop/starts” with its multiple Project consultants.

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January 2023

- The City is not considering any alternative plans for the Roof Depot site, and the City has no plans to put the site up for sale.
- The City is committed to adhering to the RAP/CCP that was recently approved by the Minnesota Pollution Control Agency and the Minnesota Department of Agriculture, the 2022 Demo Specs developed by RSP Architects, Ltd., and any addendums thereto, and would not undertake the Roof Depot demolition absent this state regulatory approval.
- The City agreed to continuous air monitoring during the demolition and remediation process in response to concerns raised by community members.