



Potential Roof Depot Acquisition

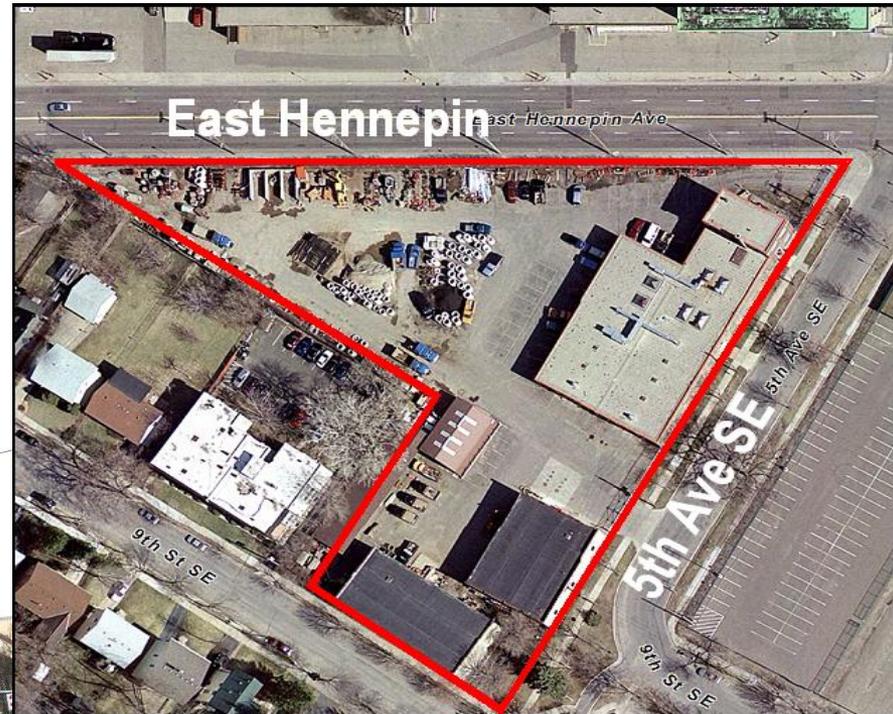
Acquisition would provide for the planned expansion of the existing City-owned Hiawatha Campus for Municipal Operations.

The current and most immediate need is to relocate and consolidate the Public Works Water Distribution Maintenance operation with existing Public Works operations at the Hiawatha Campus.

Current Staff request is limited to being authorized to enter in negotiations. Staff would return to council for authorization to acquire at a later date.

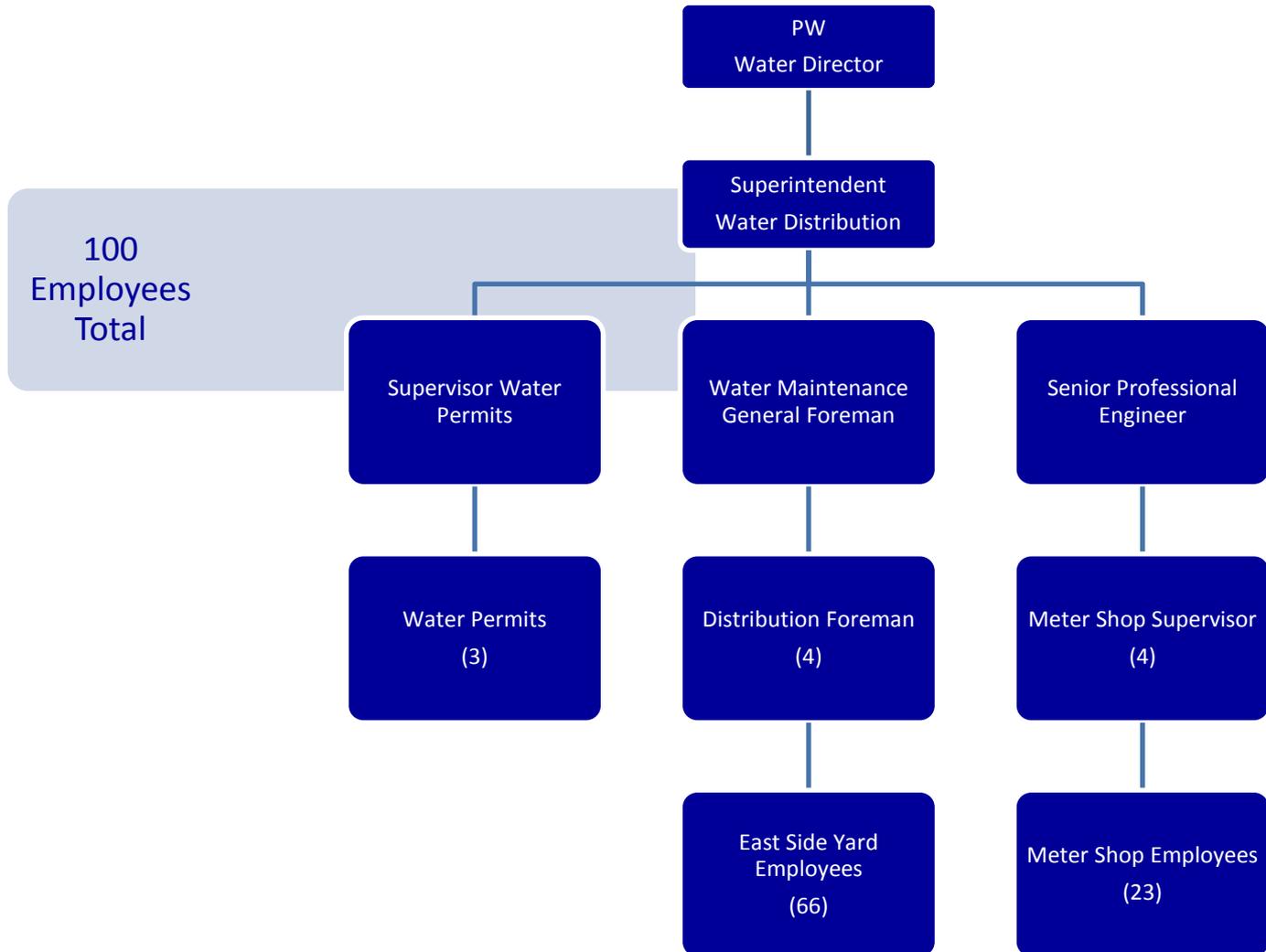
WTR18 Water Distribution Maintenance Facilities and Site

Facilities are beyond their useful life and need to be replaced



Distribution System Maintenance
(commonly called
"East Side Yard")

Water Distribution Maintenance



WTR18 Water Distribution Maintenance Facility

Hydrant Repair Shop



Metal Fabrication / Welding Shop

Existing Facility

WTR18 Water Distribution Maintenance Facility

Meter Testing Equipment



Existing Testing System

- Use about 50,000 gallons /week
- All water used goes to waste

Proposed Testing System

- Can't retrofit old building to install new equipment
- Water is reused and discharged weekly
- Use about 10,000 gallons/week

**Proposed system would reduce
wasted water by 2 million gallons
per year**

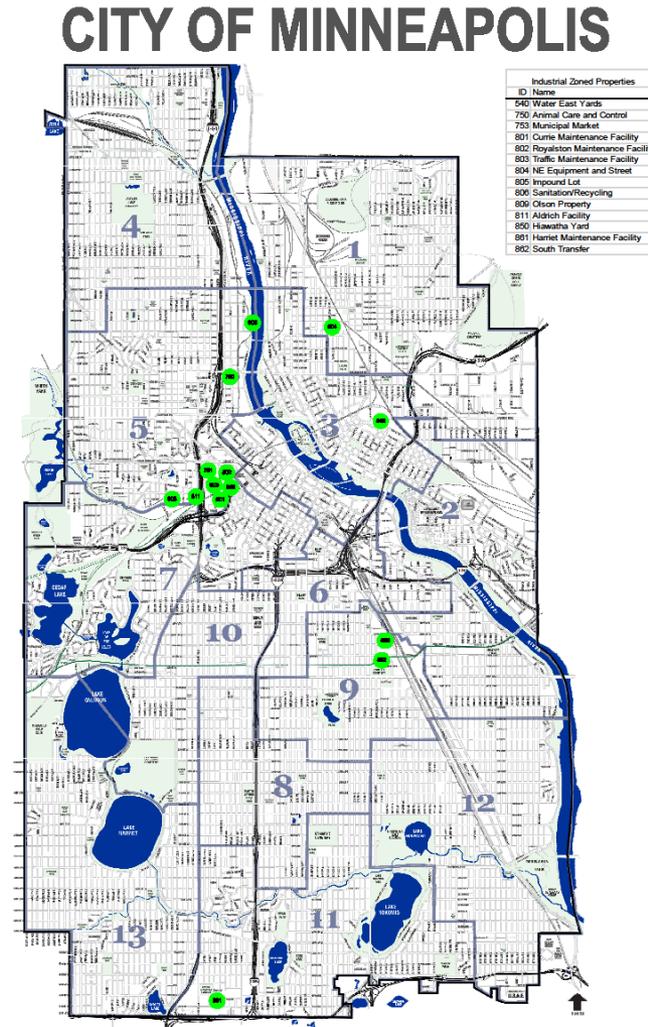
Existing Facility

Siting Public Facilities

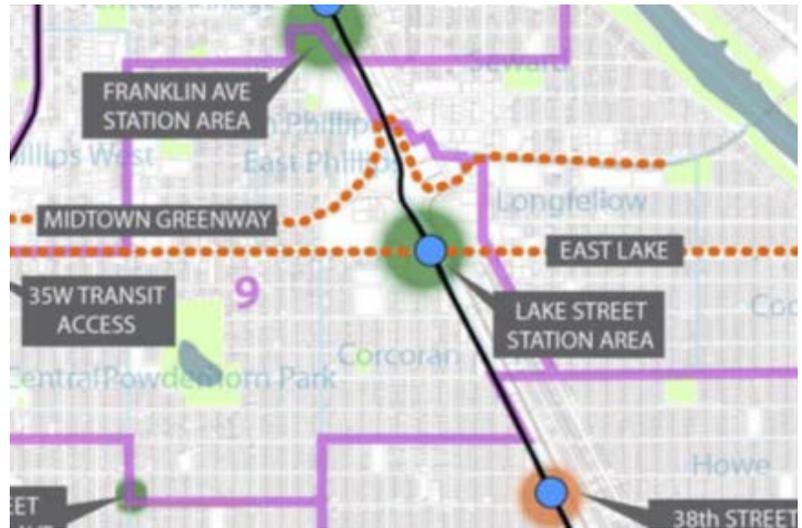
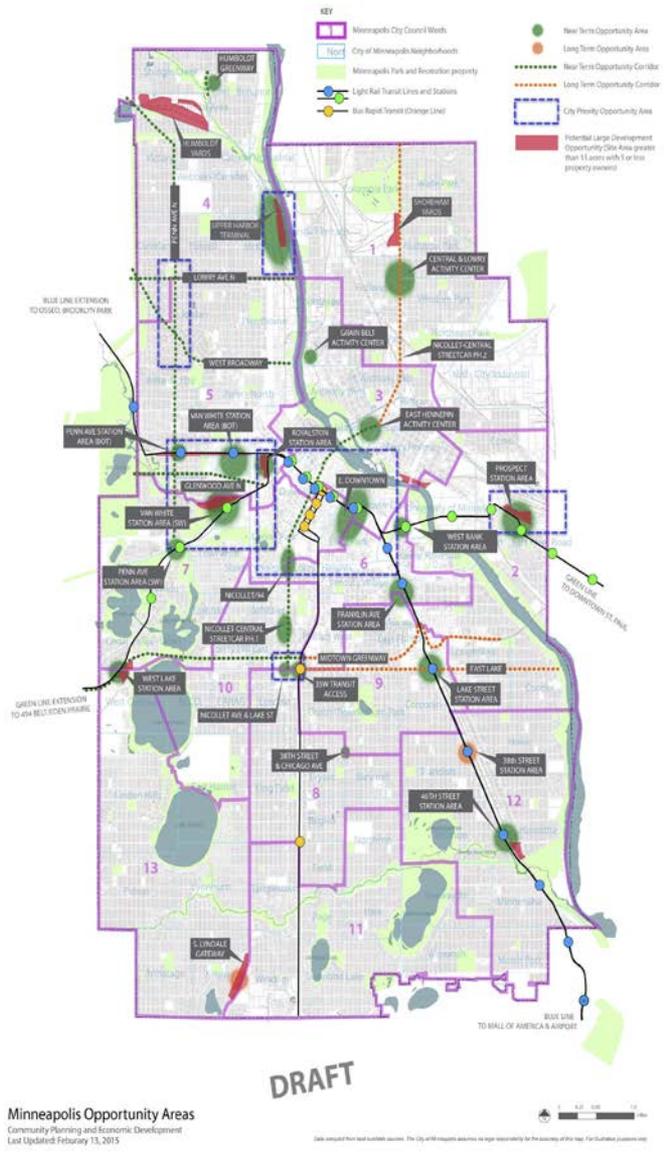
A guide for the City of Minneapolis

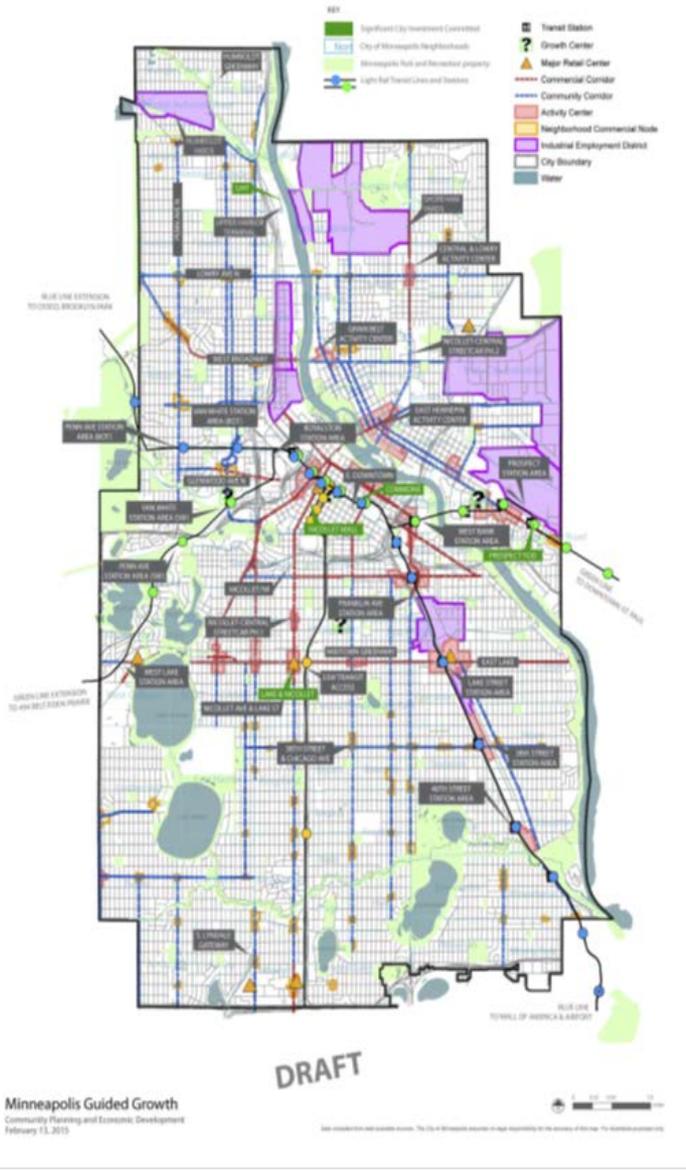


Industrial Zoned Properties used for Municipal Operations



Opportunity Areas





Guided Growth

Industrial Employment District



Hiawatha Campus Concept May 1991, when it all began...

CITY OF MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

COMPREHENSIVE FACILITY MASTER PLAN
FIELD OPERATIONS FACILITIES

EXECUTIVE SUMMARY

MAY 10, 1991

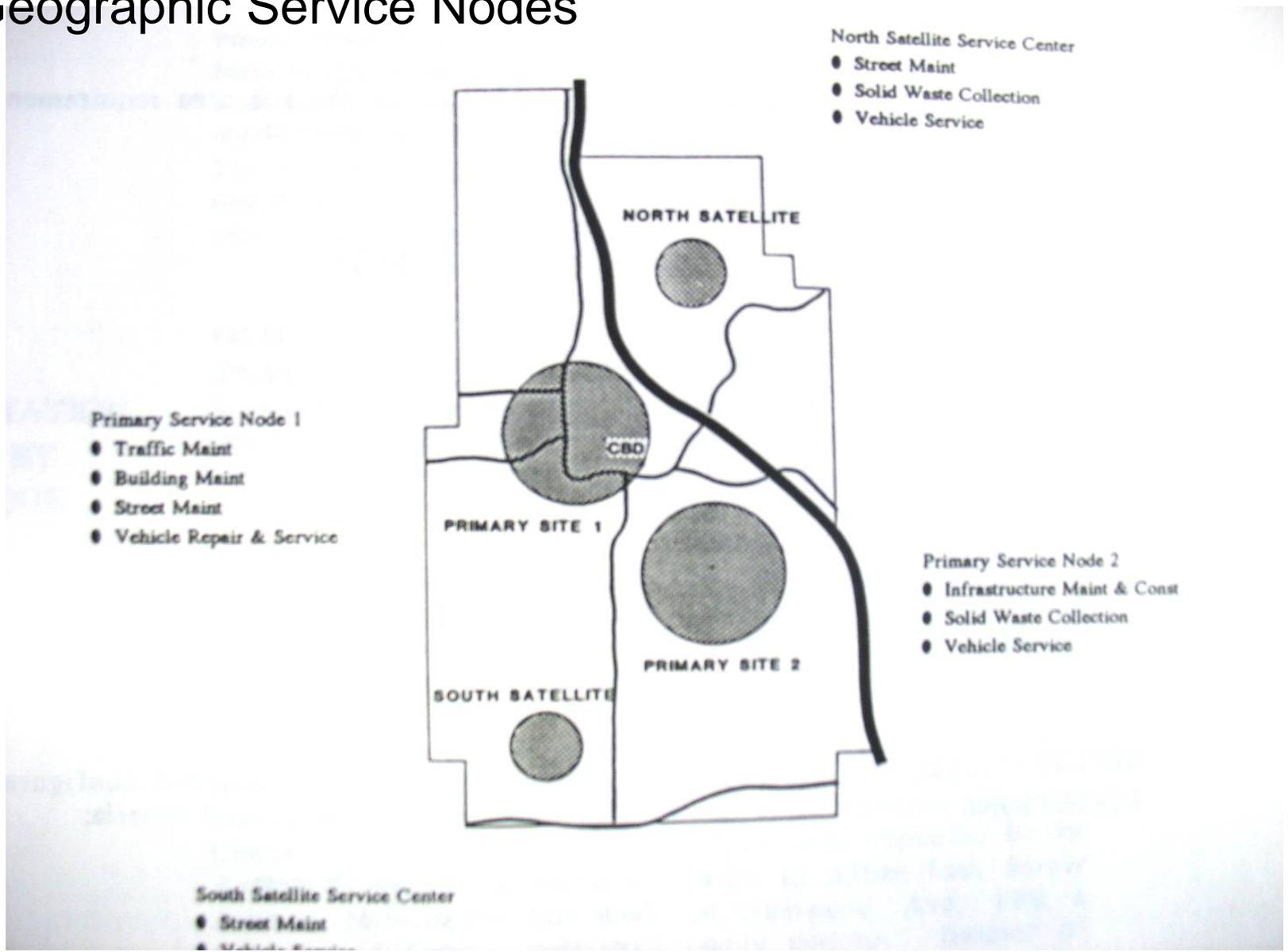


THORBECK ARCHITECTS, LTD
1409 Willow Street
Minneapolis, MN 55403
612-871-7979

in association with

GSA, LTD.
4815 Emperor Blvd., P.O. Box 12132
Research Triangle Park, NC 27709
919-941-5246

Geographic Service Nodes





2001 Council Committee Action

APRIL 6, 2001

T&PW & W&M/Budget – Your Committee, having received an update on planning for Primary Service Node 2 located at 26th and Hiawatha Av (as identified in the Public Works Comprehensive Facility Master Plan), now recommends that the proper City officers be authorized to begin discussions with Roof Depot, Inc., owners of the property at 1860 E 28th St, for possible acquisition of their property for the City facility.

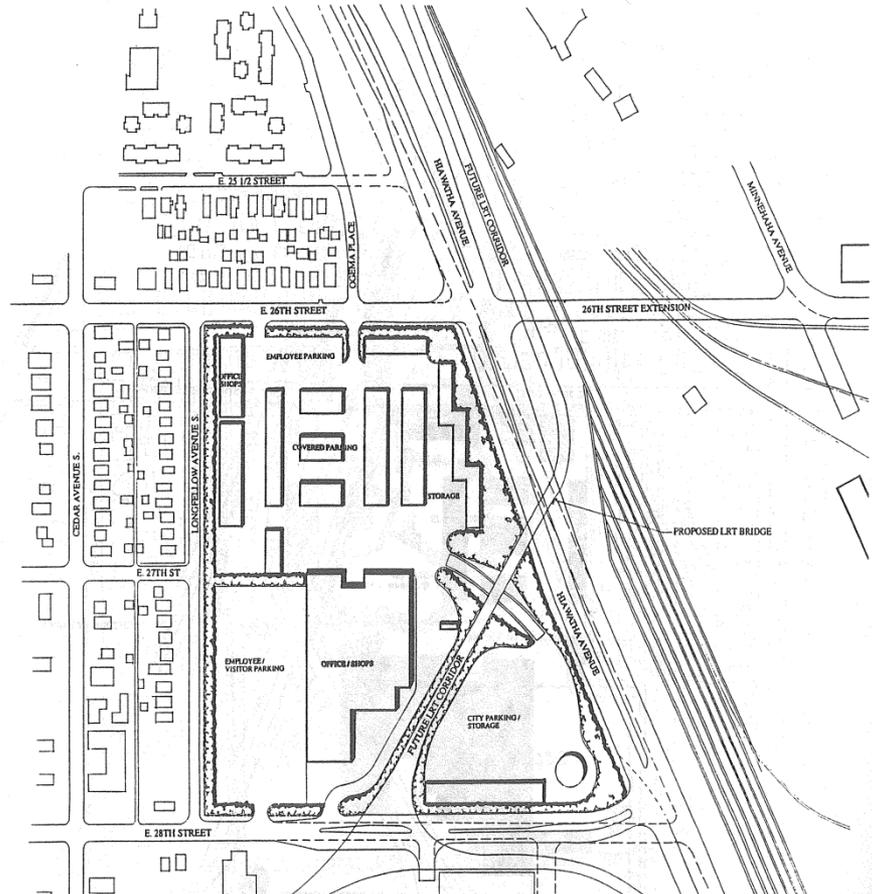
Adopted. Yeas, 13; Nays none.

Passed April 6, 2001.

Approved April 11, 2001. S. Sayles Belton, Mayor.

Attest: M. Keefe, City Clerk.

Early Planning Scheme

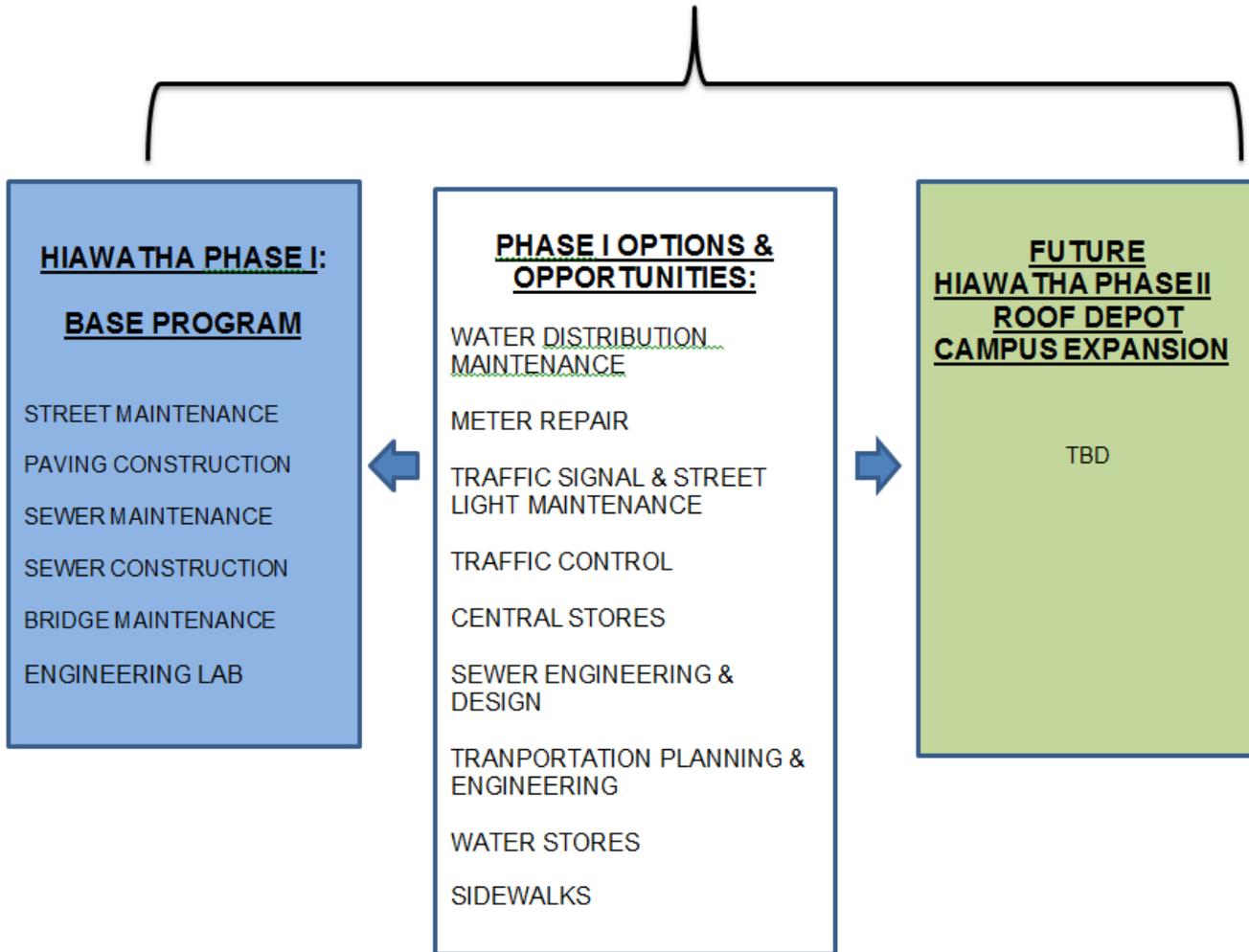




Hiawatha/Roof Depot Campus

- Intended outcomes for the City:
 - Supports consolidation of major maintenance and construction components of the Department of Public Works at a single consolidated site (Water Distribution/Meter, Street, Paving, Sewer, Bridge, Engineering Lab, and Central Stores)
 - Provides for a more effective and efficient use of staff and equipment and coordination of work.
 - Provides an opportunity to use additional space for other Municipal Operational needs.

PREVIOUS PLANNING
LONG TERM VISION FOR THE CITY (2005)





Proposed Roof Depot Acquisition

Water Distribution Maintenance Program for Space and Site

Site Potential

<u>Total site area (7.46 Acres)</u>	324,900 square feet
Water Maintenance Building Program:	(78,500) square feet
Outside Vehicle Parking and Site Circulation	(79,700) square feet
Landscaping Requirement	<u>(49,300) square feet</u>
 <u>Remaining Available</u>	 117,400 square feet

Water Distribution Maintenance Building Program

Office/Admin	4,644
Support area - locker/showers	2,785
Hydrant Shop	1,950
Blacksmith shop	1,950
Meter shop	2,600
Fleet Maintenance shop	1,820
Truck wash bay	1,495
Stores – window	520
Evidence, Paper	520
Supply storage - parts, supplies	8,710
Meter storage	3,250
Inside City vehicle storage	31,460
<u>Cold storage</u>	<u>16,770</u>

Total building area **78,475**



The Water Distribution Division vehicle usage of the site will include:

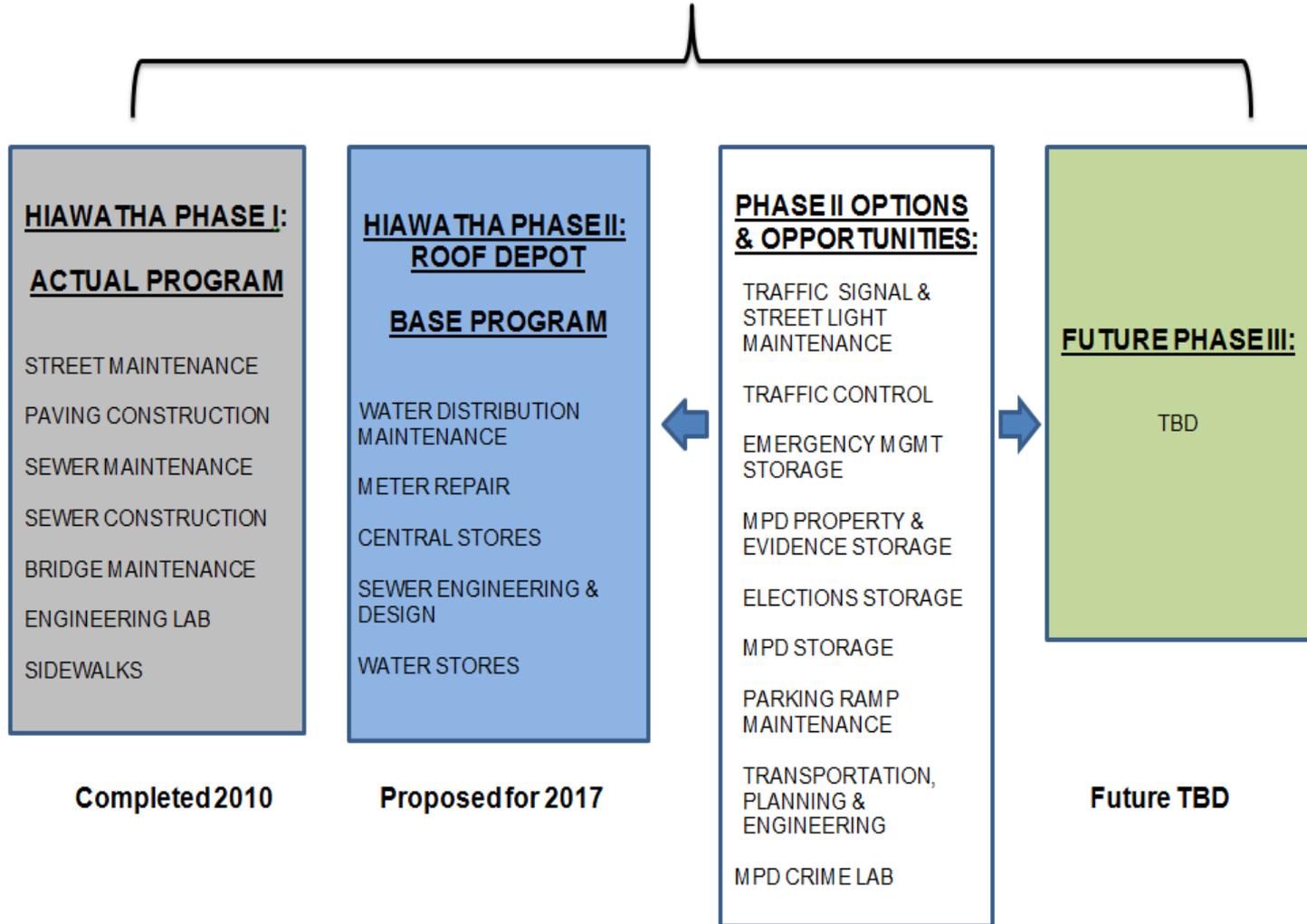
Type of Vehicle	Fuel	Number of Vehicles
Passenger Vehicles	E10 Gasoline	6
Light Trucks	E10 Gasoline	45
Heavy On and Off Road Trucks/Equipment	E10 Gasoline Bio-Diesel Mixture	9 19
Personal Vehicles in Parking Lot	E10 Gasoline	90

All of the diesel vehicles that would be housed at the new site are Tier IV compliant and are outfitted with active particulate collection systems utilizing liquid urea to reduce the particulate emissions.

Breakdown of Heavy On and Off Road Trucks/Equipment by vehicle type:

DIESEL	19
air compressor	3
back hoe/loader	3
crane truck	1
van	2
Dump Truck	4
Flatbed	1
articulated loader	1
5 ton truck	4
UNLEADED GASOLINE	9
3/4 ton pick up	2
Auger- Trailered	2
Platform	1
trailer	1
Forklift	1
van	2
Grand Total	28

**CURRENT PLANNING
LONG TERM VISION FOR THE CITY (2014)**





Why Acquire Now?

- Willing Seller (other buyers may be interested)
- Expiring Tenant Leases
- Fits the City's Comprehensive Plan & PW's Planning and Operational Goals
- Current Water Maintenance facilities and site are functionally obsolete and don't meet the needs of an effective and efficient operation.



Hiawatha/Roof Depot Campus

Neighborhood Goals and Concerns related to expanded site:

- Prefer a non-industrial land use (either City or Private)
- Portion (or all) of the Property be utilized for neighborhood goals for development
- Air Quality Impacts
- Traffic Impacts at the intersections of 26th and 28th Avenues and Highway 55

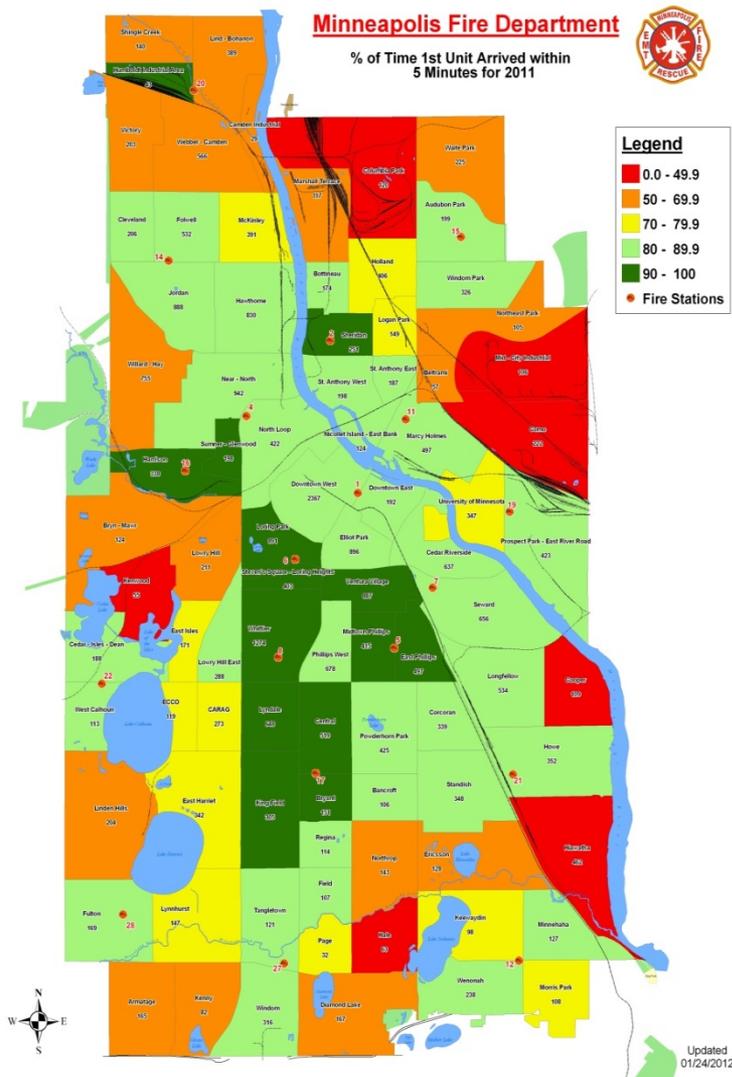


Moving Forward

If staff recommendation is approved it sets in motion a set of activities that will provide detailed information for more informed decision making by all stakeholders on:

- Terms and Conditions of Potential Sale
- Phase I and Phase 2 Environmental Studies
- Impacts to Air Quality
- Impacts to Existing Traffic

MFD Response Times



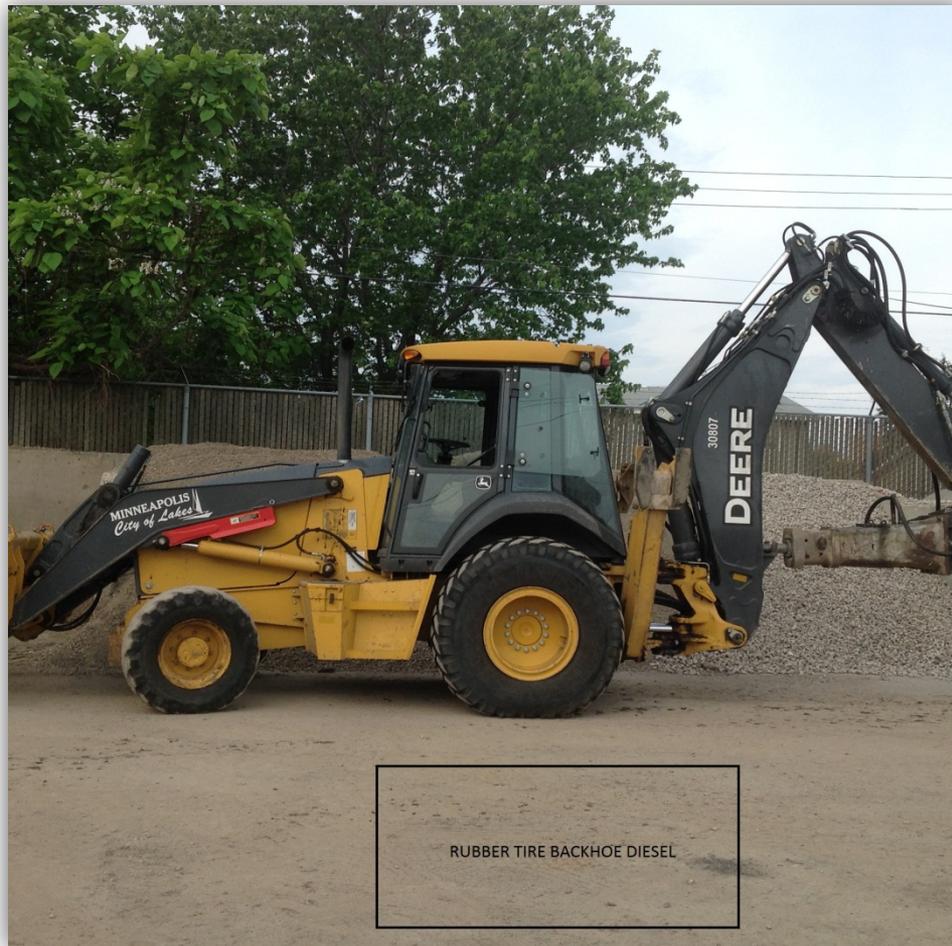
The relocation of Fire Station No. 11 will maintain the Department's capability to deploy and provide for the arrival of an MFD Engine Company within a 5 minute response time in accordance with the National Fire Protection Associations Standard. (NFPA)



Public Safety and Community Development Impacts



Rubber Tire Backhoe: Diesel



Front End Loader: Diesel



FRONT END LOADER DIESEL

Gate Truck: Gas



GATE TRUCK GAS

Service Truck: Gas



SERVICE TRUCK GAS

Gate Machine: Gas



Small Tapper Truck: Diesel

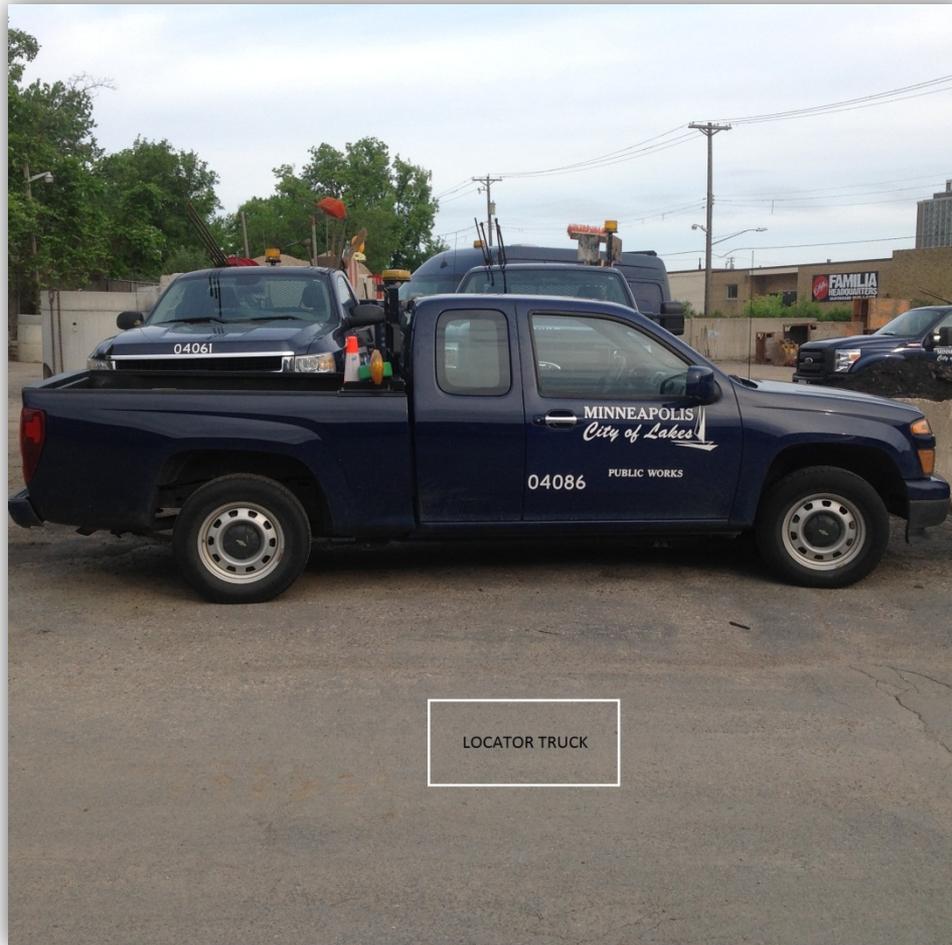


SMALL TAPPER TRUCK DIESEL

Beat Truck: Gas



Locator Truck



LOCATOR TRUCK

Air Compressor



AIR COMPRESSOR

Small Dump Truck: Gas



Dump Trailer



DUMP TRAILER

Auger



AUGER

One-Ton Flat Bed: Gas



Maintenance Truck: Diesel



MAINTENANCE TRUCK DIESEL

Cargo Van: Gas



CARGO VAN GAS

Dump Truck: Diesel



Boom Truck: Diesel



I-2 Zoned Properties (between 5 and 7 acres)

