



Request for City Council Committee Action From the Department of Public Works

Date: February 27, 2007
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **Approval to Obtain Proposals for Architectural and Engineering services for the proposed Hiawatha Maintenance Facility located at 1901 E. 26th St.**

Recommendation: That the proper City officials are hereby authorized to obtain proposals for Architectural and Engineering services related to the planning, design and construction of the Hiawatha Maintenance Facility.

Previous Directives:

- February 23, 2007 Council Action
Authorize Contract with Engineering Design Initiative, Ltd. for Commissioning Services.
- November 17, 2006 - HE&E, T&PW, and W&M Staff Report.
Recommended that Public Works staff be directed to plan and design the facility to a level of quality that achieves Leadership in Energy and Environmental Design (LEED) Gold Certification.
- July 21, 2006 – Resolution 2006R-381 of the City Council
Adopting the Leadership in Energy and Environmental Design (LEED) standards in the planning, design, construction, and commissioning of municipal facilities financed by the City of Minneapolis and utilized by the City's Charter Departments.
- December 19, 2005 – Resolution 2005R-658 of the City Council
Adopting the Hiawatha Maintenance Facility (PSD02) in the 2006-2010 Five-Year Capital Program.

Prepared by: Paul Miller, Project Manager Property Services (612) 673-3603.

Approved by:

Steve Kotke, P.E., City Engineer/Director of Public Works

Presenters: Paul Miller, Project Manager Property Services

Permanent Review Committee (PRC) Approval YES Not applicable _____

Policy review Group (PRG) Approval _____ Not applicable NA

Financial Impact (Check those that apply)

X No financial impact - or - Action is within current department budget (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
- ___ Business Plan: X Action is within the plan. ___ Action requires a change to plan.
- ___ Other financial impact (Explain):
- ___ Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: NA
City Goals: NA
Comprehensive Plan: NA
Zoning Code: NA

Background/Supporting Information

Currently, the Department of Public Works - Field Services Division operates in a variety of facilities that support construction and maintenance operations, which are located at various sites in Minneapolis. These facilities, due to age, location, and changes in function over time, no longer provide adequate or efficient use of space for the required Public Works operations. Several of the buildings have exceeded their life cycle and need to be replaced, while others are in need of major repairs and rehabilitation in order to continue service. The existing facilities are lacking in a variety of functional areas; HVAC, power, lighting, security and communication systems are inadequate or non-existent. Traffic flow into and through the sites is inefficient and available parking space is inadequate for the number of employees working at the facilities. In addition, the industrial nature of the sites coupled with the hap-hazard physical layout have a strong negative impact on the surrounding neighborhoods.

Public Works proposes a new facility for the site located at E. 26th Street and Hiawatha Ave. S., in Minneapolis (Hiawatha Maintenance Facility). The base Project will provide for the office, shop, storage and operational needs of Public Works - Field Services Division including the following construction and maintenance operations: Street Maintenance, Paving Construction, Sewer Maintenance, Sewer Construction, and Bridge Maintenance. In addition, the Project shall consider opportunities for providing additional operational space(s) for a new Asphalt Plant, Water Distribution and Maintenance, Stores, Engineering Lab, Equipment Dispatch, Sewer Design, and a satellite for Hennepin County Public Works. Specifically, the project will provide consolidated, functional working space for approximately 300 employees, including approximately 20,000sf of office space, 50,000sf of shop and interior storage space, and 250,000sf of yard space. Several of the existing buildings will be demolished. It is anticipated that one or more of the current buildings will be kept for the foreseeable future.

On July 21, 2006 the City Council and Mayor approved Resolution 2006R-381 that adopted LEED[®] standards for planning, design, construction, and commissioning of municipal facilities financed by the City and that "all new or significantly renovated municipal facilities (financed by the City of Minneapolis and utilized by the City's Charter Departments) of 5,000 square feet or greater, should be built to a LEED[®] Silver level of quality".

Subsequently, City staff worked to assess the feasibility of LEED[®] Gold Certification for the Project. An assessment of the Project was completed resulting in the conclusion that LEED[®] Gold Certification was an achievable goal for this Project. Based on that assessment, in November 17th of 2006, the City Council and Mayor determined that the Hiawatha Maintenance Facility shall, within the limitations of the existing budget, as the goal of the Project, be planned and designed as a LEED[®] GOLD Certified building under the LEED[®]-NC 2.2 Rating System.

Therefore, the Property Services Division is requesting permission to obtain proposals for Architectural and Engineering Services for this Project. Property Services staff has presented the Request for Proposal to the Permanent Review Committee at their regularly scheduled meeting held on February 15, 2007.