

## Grain Belt 2011 RFP Questions and Answers

*Q: When was the Office Building last sand blasted?*

*A: City staff has no evidence of any past sand blasting on the Office Building.*

*Q: What roof repairs are needed beyond what is already planned to be completed?*

*A: The repairs will address leaking in the middle section of the roof (which had resulted in water damage in the past), and a corner of the barrel roof that was damaged by a nesting hawk. The roof is otherwise mainly intact. We decided not to re-shingle the barrel roof, as the developer may wish to do something different with it, especially related to the stained glass currently covered up.*

*Q: In addition to the drain tile work underway in the basement, will there be any waterproofing of the basement walls?*

*A: No. It is hoped the improvements underway will bring down the water levels enough that this is not needed.*

*Q: Will the State and HPC be reviewing proposed changes?*

*A: Yes, these properties (i.e. the Office Building and the Housing Parcel) will require State and HPC review based on their local and national designations, the use of Legacy Amendment funds, and the past use of federal historic preservation tax credits in the brewery complex.*

*Q: Who is the contact person at the State Historic Preservation Office (SHPO) regarding this project?*

*A: The SHPO contact person is Natascha Wiener.*

*Q: Why did the City decide to stop using the Grain Belt Office Building as office space?*

*A: Back in the early-1990's, there was a consolidation of City offices, concentrating them Downtown. The Office Building was subsequently leased out to other tenants, but has been vacant since 1999-2000.*

*Q: Why were past proposals unsuccessful?*

*A: The City purchased the entire complex over two decades ago to preserve this significant element of our community and state's shared heritage. Well-qualified developers with viable long-term uses and the capital to restore and maintain the buildings have successfully purchased and restored portions of the complex over time. The few proposals that were received during the recent economic downturn did not appear to meet these basic qualifications.*

*Q: What is the period of significance for the historic brewery complex?*

*A: 1891-1927*

*Q: When will the updated historic resources report be coming out?*

*A: The Phase II archaeological report (which updates the 2006 report and includes more technical data) is underway now and will be available in early July. When it is completed, it will be posted on the project website.*

*Q: Are federal and state historic preservation tax credits available for use with new construction or just for the rehabilitation of historic buildings?*

*A: Just for the rehabilitation of the historic building. Other funding sources are available for other potential development opportunities, such as treating the archaeological site, installing public art, and constructing affordable housing.*

*Q: As there is state and federal funding involved in this property, what sort of historical review will be triggered?*

*A: It is expected that SHPO will have a role in reviewing plans for renovation and new construction.*

*Q: Will any new structures be allowed on the plaza?*

*A: Possibly. New structures may be on the surface, but nothing (including footings) will be allowed underneath – at least not without close consultation with a qualified archaeologist. It was noted there is an existing trench through the site from a previous excavation that could be used for utility connections.*

*Q: Are there any records of the other buildings that used to be on the site, besides the Orth Brewery located under the plaza?*

*A: Yes. There are records of the former Caswell building and some residences. However, these are not considered historically significant.*

*Q: Have any development proposals been received yet for the Grain Belt Office Building and Housing Parcel?*

*A: The deadline for the submission of proposals is August 1, 2011. On RFP's, the City typically does not receive proposals until the deadline date - or close to it. While there's nothing to prevent developers from submitting a proposal earlier, they generally seem to take all the time that is allowed.*

*Q: What the nature and purpose of the archaeological report that is being prepared by Two Pines Resource Group and how does it relate to the 2006 report? When will this report be completed?*

*A: Two Pines is preparing a Phase II Archaeological Evaluation that will detail the results of its 2006 archaeological investigations. This report is more technical in nature and will provide the additional site history, detailed maps, and descriptions of the excavations, including drawings of soil profiles, features and photographs, and recommendations for submission to SHPO and the HPC. This type of information will be needed for consultation purposes and determinations of effect if there is potential for damage to the site, or impacts cannot be entirely avoided. The report is expected to be completed in early July and then will be posted on the RFP webpage. In the interim, Two Pines has provided the City a letter that clarifies the purpose of the technical report and a site location map that shows the "area of significant archaeological features." This site location map, along with the detailed site map in the 2006 report (Exhibit 3 of the RFP), should provide a better idea of the size and complexity of the foundation ruins.*

*Q: What can be done on the portion of the site containing archaeological remains of the Orth Brewery?*

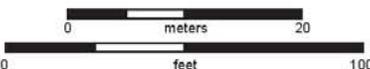
*A: A map prepared by Two Pines indicates the location of subsurface remains of the Orth Brewery: Minneapolis' first and Minnesota's second brewery. These archaeological ruins are historically significant. Work on the site should preserve these features and related artifacts or mitigate for any losses or impacts. The Grain Belt Brewery development objectives call for pedestrian improvements to Marshall Street and for a brewery plaza. To this end, existing asphalt pavement may be removed and fill (to include raised planters) added atop the archaeological site. Any excavation below the elevation of the existing pavement or proposed installation of trees with a deep root structure (existing or potential) will require review by qualified archaeologists. Their assistance will be required to determine whether the work can be approved with or without mitigation for the loss of features and artifacts. City and State Historic Preservation Office staff encourages applicants to include a historical archaeologist onto their proposal team to help with planning and interpretation.*



The John Orth Brewing Company Site (21HE0318) encompasses the foundations and associated archaeological features of the brewery complex. Orth's enterprise (1850-1890) was the second brewery established in Minnesota, which was then a territory, and the first to produce beer in Hennepin County. In 1890, the John Orth Brewing Company merged with three other breweries to form the Minneapolis Brewing and Malting Company, which was the parent company of Grain Belt Breweries, Inc.

The location of the former Orth Brewery is within the Minneapolis Brewing Company Historic District and the archaeological site is recognized as contributing to the district.

GRAIN BELT MARSHALL STREET SITE  
 CITY OF MINNEAPOLIS  
 HENNEPIN COUNTY, MINNESOTA



Two Pines Resource Group, 06/03/11  
 ARCHAEOLOGICAL FEATURES

*Q: Has the sprinkler system in the Grain Belt Office Building been maintained?*

*A: The sprinkler system is fully operational and is inspected or tested periodically. The last inspection/testing was on November 23, 2010.*

*Q: Are there any historical interior photos available of the Grain Belt Office Building?*

*A: No.*

*Q: What measures are being taken to address the Office Building's water infiltration issues?*

*A: In 2010, the City installed a new storm water line which runs from near the Office Building to 13th Avenue NE. This line accomplished the separation of the storm and sanitary sewer and also added capacity. By June 30, 2011, the City will be installing an interior drain tile and pump system with State Legacy grant funds that will solve the water infiltration problems in the Office Building basement. The City is also obtaining bids for repairs to the roof that will be done with any leftover Legacy grant funds. The City will post an update or addendum to the RFP that will describe all of the work that was done.*

*Q: Are the original construction drawings or plans for the Office Building available?*

*A: No, the City does not have the drawings or plans.*

*Q: Are any of the other Office Building proposals that have been submitted over the past few years available to the public?*

*A: City staff will check with the City Attorney's office to find out if the previous proposals for the Office Building can be made available to the public, or if they are considered proprietary information and protected by the Data Practices Act. When we find out, we will post the answer on the City website.*

*Q: Who is preparing the historical/archaeological report on the 1850 Orth Brewery foundation ruins?*

*A: The City has retained Two Pines Resources to prepare the final report on the Orth foundations. This report should be completed by mid-June and will be posted on the City website. Two Pines also worked on the preliminary 2006 archaeological report which is already posted on the City website.*

*Q: How would the City view a proposal for the Housing Parcel that included the construction of building that would attempt to replicate the 1850 Orth Brewery?*

*A: This would depend upon what the proposal would look like, what the proposed uses would be, and how it would conform to the City's policies and goals. In terms of historic preservation, the City and Minnesota State Office of Historic Preservation both utilize The Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at [www.nps.gov/history/hps/tps/standguide/](http://www.nps.gov/history/hps/tps/standguide/)). These standards allow for historically accurate reconstruction, but such reconstruction would necessitate excavation and installation of concrete for foundations. This excavation would likely destroy the remnants of the historic brewery and would likely result in the removal of other artifacts that would provide valuable data about historically significant uses of the site. In short, the reconstruction of the Orth Brewery would destroy the significant remaining remnants of the original brewery and would likely require full mitigation for loss of the historic site.*

*Q: Will there be another opportunity for people to visit the Office Building with contractors, architects, or other development team members to more extensively inspect the building and develop cost estimates?*

*A: City staff will check out the possibility of arranging individual appointments for inspection or scheduling another group tour for this purpose and any liability concerns. We will announce the arrangements on the City website.*

*Q: What kind of interior alterations to the Office Building would be acceptable under historic preservation guidelines?*

*A: The City and Minnesota State Office of Historic Preservation both utilize The Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at [www.nps.gov/history/hps/tps/standguide/](http://www.nps.gov/history/hps/tps/standguide/)) to determine the appropriateness of proposed changes. It is not always clear which features of the building are historic, thus the city cannot provide a simple list of acceptable and unacceptable alternations. The City will take a flexible approach and is open to creative proposals which it will evaluate in terms of what is in the best interest of the building.*

Q: *When did the City use the building for offices?*

A: *Approximately 1989-1999.*

Q: *Which floors held City offices?*

A: *The first and second floors.*

Q: *Do the building's two elevators meet building code standards for accessibility?*

A: *Unsure. Please check with building code plan reviewers in the Public Service Center.*

Q: *Can you provide us a full scale survey of the site?*

A: *The City of Minneapolis does not typically provide an ALTA survey for its properties. However, the [boundary survey](#) has been incorporated into the Grain Belt Marshall Street Site RFP materials along with the [final plat](#).*

Q: *Is this property nationally designated?*

A: *Yes. And this opens up the possibility of significant federal and state historic tax credits*

Q: *When did the skylights get covered? Could they be uncovered?*

A: *We don't know for certain, although it was before the 1940's. The roof does not sit directly on top of the skylights, but rather was built on a frame above it, with a space in between. It would be possible to uncover the skylights, though probably not required – details not yet decided. Also likely possible to install lighting between the skylights and roof.*

Q: *What is the condition of the roof? What are the plans to fix it?*

A: *The city is evaluating what repairs can be made, based on what is needed and the amount of remaining funds after the completion of repairs to the basement to prevent water infiltration. More details will be forthcoming. Any repairs done will be made by June 30.*

Q: *When did the internal partitions get added? Do they have to be maintained?*

A: *This is also unknown, though it is thought some might not be original. Up to the applicant to make the case for their removal. It is likely this will be allowed to some extent.*

Q: *Has any environmental testing been done?*

A: *Yes. Results are posted on the website.*

Q: *Is the building handicapped accessible?*

A: *To a degree, but more improvements are needed. For instance, the elevator is undersized by current ADA standards and may need to be replaced.*

Q: *When was the building last occupied?*

A: *The building has been owned by the City for over 20 years, and was used as office space up until the late 1990's. It has been vacant since then.*

Q: *What can be done to upgrade the basement area?*

A: *The basement is secondary in terms of historic value, and many of the materials there are not original. Significant renovations may be appropriate, though historic review will still be needed of what is proposed.*

*Q: What can be done with the plaza area? Can ruins be exposed as an interpretative exhibit?*

*A: The Grain Belt Development Objectives (which were approved in 1996 and amended in 2000) require the development of a “Brewery Plaza” along the Marshall Street frontage where the historic Orth Brewery foundation ruins are located, although they do not provide specifics in terms of the size or features of this plaza. No building construction is allowed in this area. Since ruins are 16-36” below ground, improvements for a plaza cannot be done that damage them (e.g. large trees), though this varies by area. The exact extent of the ruins is not finalized – this information will be available in mid-June when the City receives a final archaeological report from its historical consultant. It is possible that some of the ruins could be exposed (or uncovered but protected by glass), but this would need historic review and approval – there has been a difference of opinion about this in the past.*

*Q: Could historic tax credits be used to make improvements to the ruins area?*

*A: Typically, these are only available for renovating buildings, so probably not. However, other sources of funding for historic preservation may be available.*

*Q: Is the amount of parking allocated to the office building (35 spaces) enough?*

*A: It would be adequate for some uses, but not for others. Refer to the City’s zoning code for details regarding use-specific parking requirements. It was suggested that a developer could investigate shared parking arrangements with nearby properties, or accommodate additional (structured) parking as part of the residential development.*

Last updated 7/21/2011