

CITY OF MINNEAPOLIS

The New Public Service Building/ City Hall Renovation Project

Public Meeting #3

April 18, 2018

Meeting Agenda

- Welcomes & Introductions – Peter Brown
- Vision – Lisa Goodman, 7th Ward Councilmember
- Need – Heidi Richie, Policy Director to the Mayor
- Business Case – Mark Ruff, CFO
- Design Team & Process – Matthew Kruntorad, MSR
- Design Update – Nina la Cour Sell, Mike McElderry, Henning Larsen
- Q & A
- Public Art Engagement – Mary Altman, Public Arts Coordinator
- Next Steps

Project Purpose

Strategically collocate City of Minneapolis employees to offer:

- the highest quality of service for the public
- reduce the overall real estate footprint
- provide effective space for the diverse needs of employees

Design a functional, responsible, and resilient building capable of continuously providing the highest level of support for both the public and employees over the next 50-100 years.

City Leased/Owned Facilities in the Downtown Core



Recent Council Actions

- Council endorsed strategy and location in 2016.
- Program development was a first step in 2016.
 - CPMI selected as owners representative.
 - Hired Perkins + Will as program architect.
- Explored ramp exchange to create a “Government Square”.
 - Purchase agreement for exchanging ramps in early 2017.
 - Closed on ramps Dec. 15, 2017 with lease to previous owner until June.
- Design and construction advisors hired in summer of 2017.
 - Henning Larsen/MSR as architects
 - BuroHappold as engineers
 - Mortenson as construction manager
- Ramp demolition contract awarded December 8, 2017.
- Smaller RFPs for consultants awarded in last six months.

Budget

- \$210 million for City Hall renovations and new public service building over four years.
- No increase in property taxes necessary.
- Sources:
 - Debt service phased in as payments on other bonds end.
 - Savings on existing leases/operating costs.
 - Cash from sale of existing buildings.
 - Rent payments from utilities and non-tax supported.

Design Team & Process

Henning Larsen —

Design Architect

Copenhagen, New York, Riyadh, Munich, Oslo, Hong Kong

MSR

Architect of Record

Minneapolis



Harpa Conference & Concert Halls, Reykjavik, Iceland



Mill City Museum, Minneapolis, Minnesota

BuroHappold Engineering

Coen + Partners

Faithful + Gould

Abacus Engineering

Greenway

CPMI

EVS

Jensen Hughes

MA Mortenson

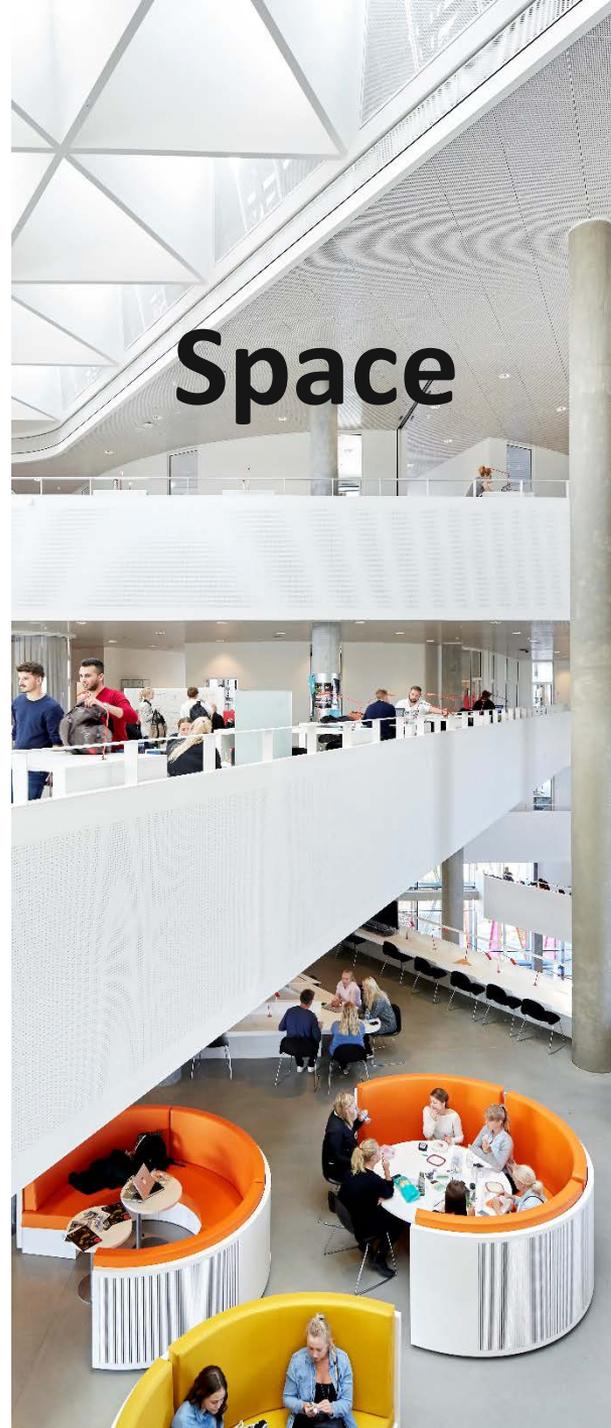
MWL Inc.

Lerch Bates

Koliso



People



Space

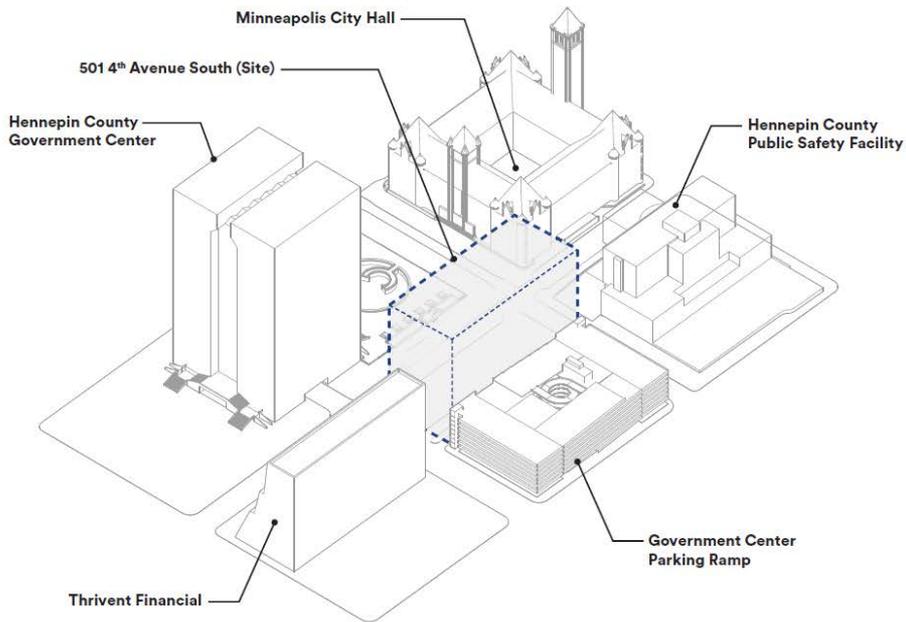


Daylight

Strategic Concept



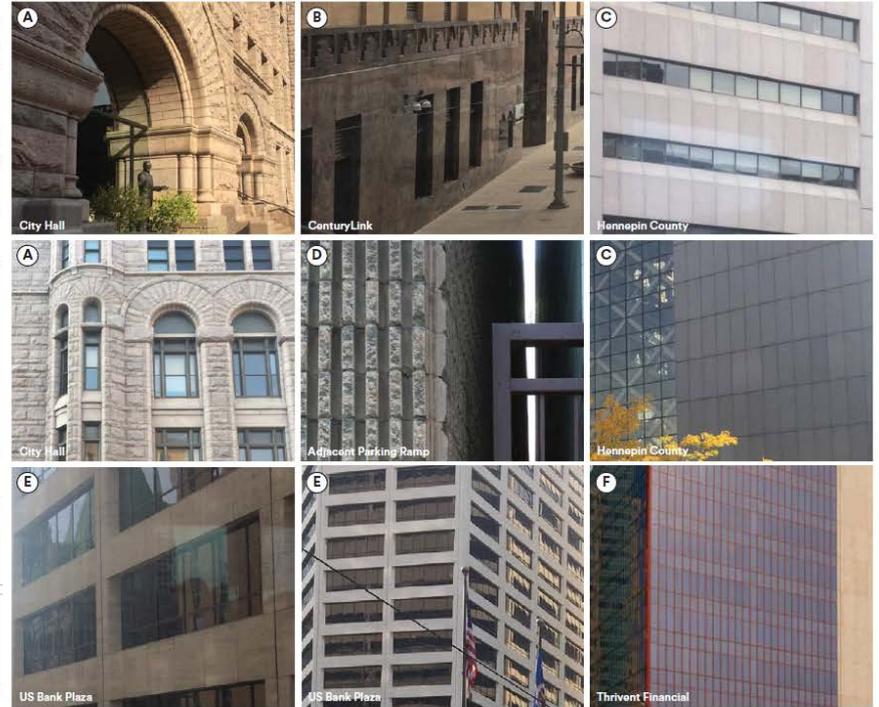
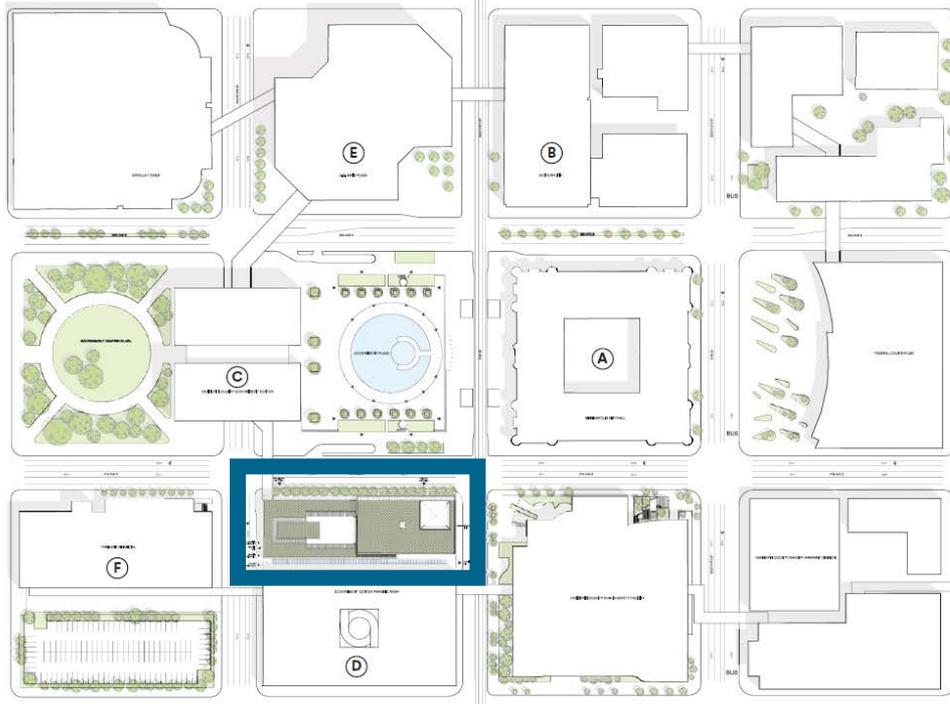
Site Overview



Existing Opus/InterPark Ramp

- 1.0 acres
- 974 stalls
- Built 1991

Neighboring Context



Government Plaza View

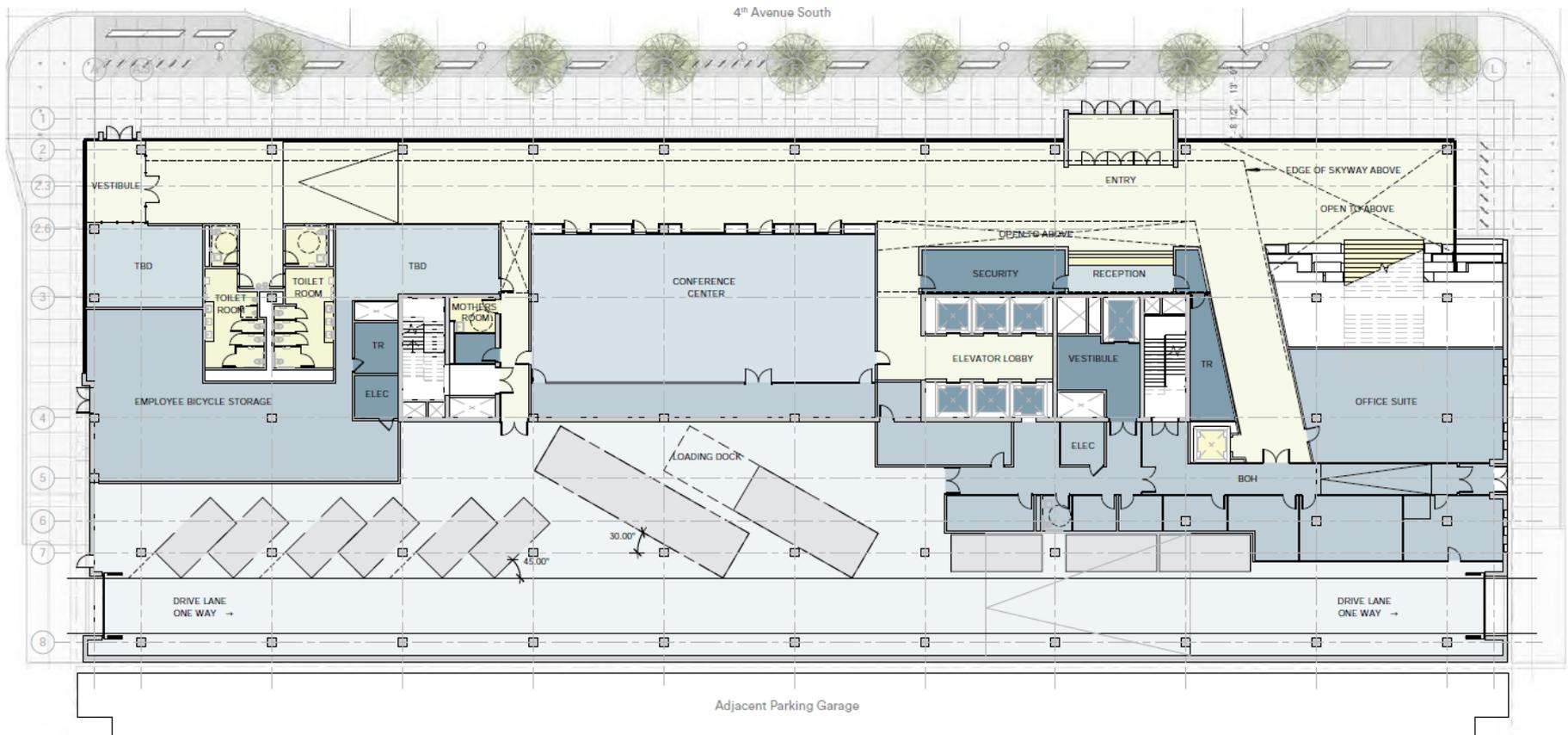


View from City Hall



Level 1: Streetscape & Public Space

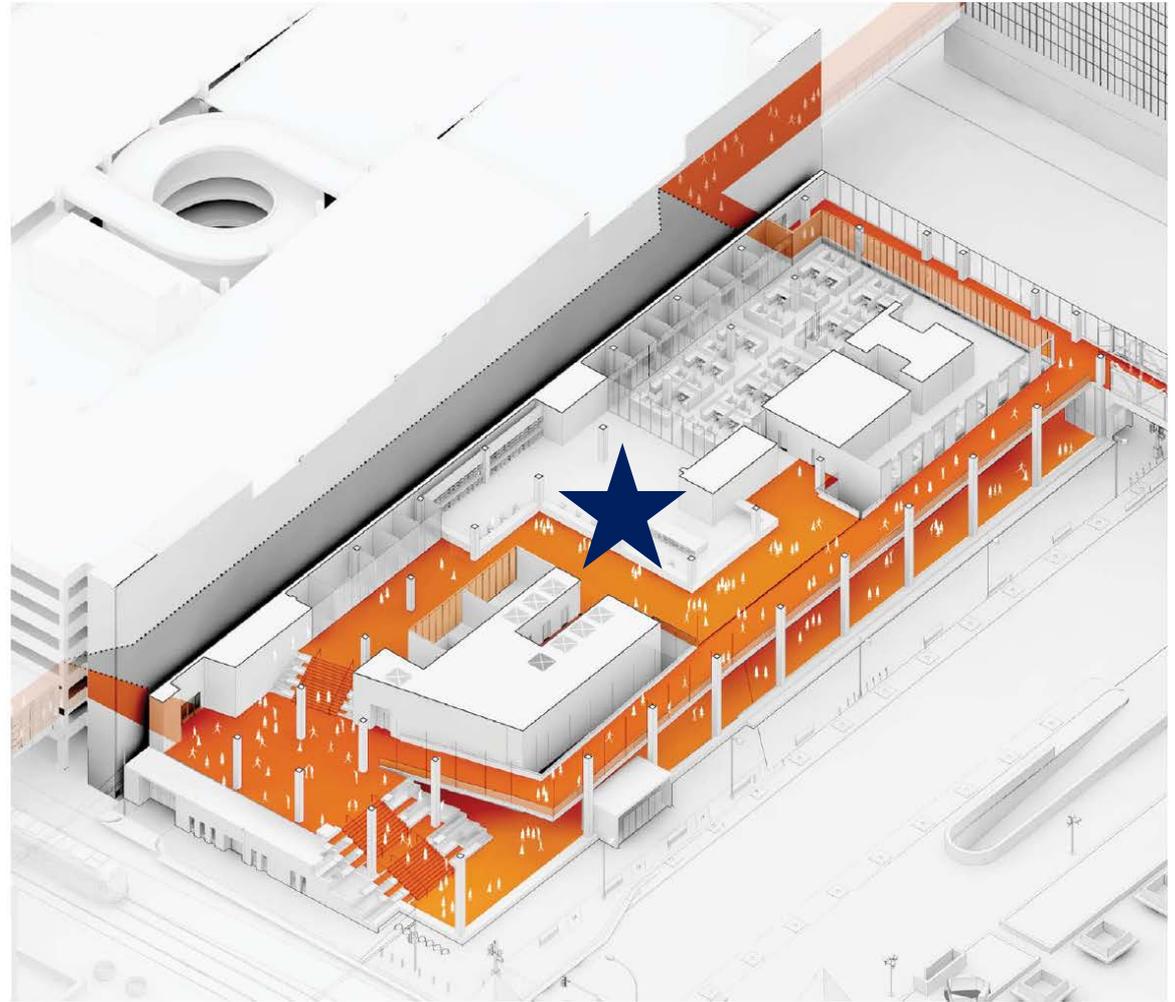
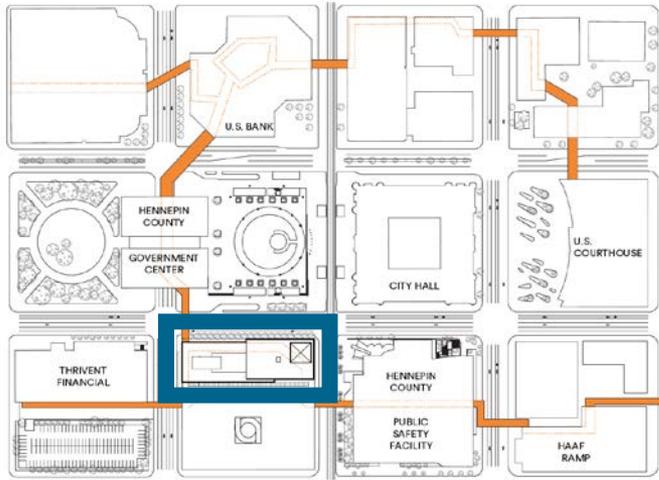
- Transparency and connection to the street.
- Welcome desk, central conference center, and social stair connection to corner.



Interior Lobby View

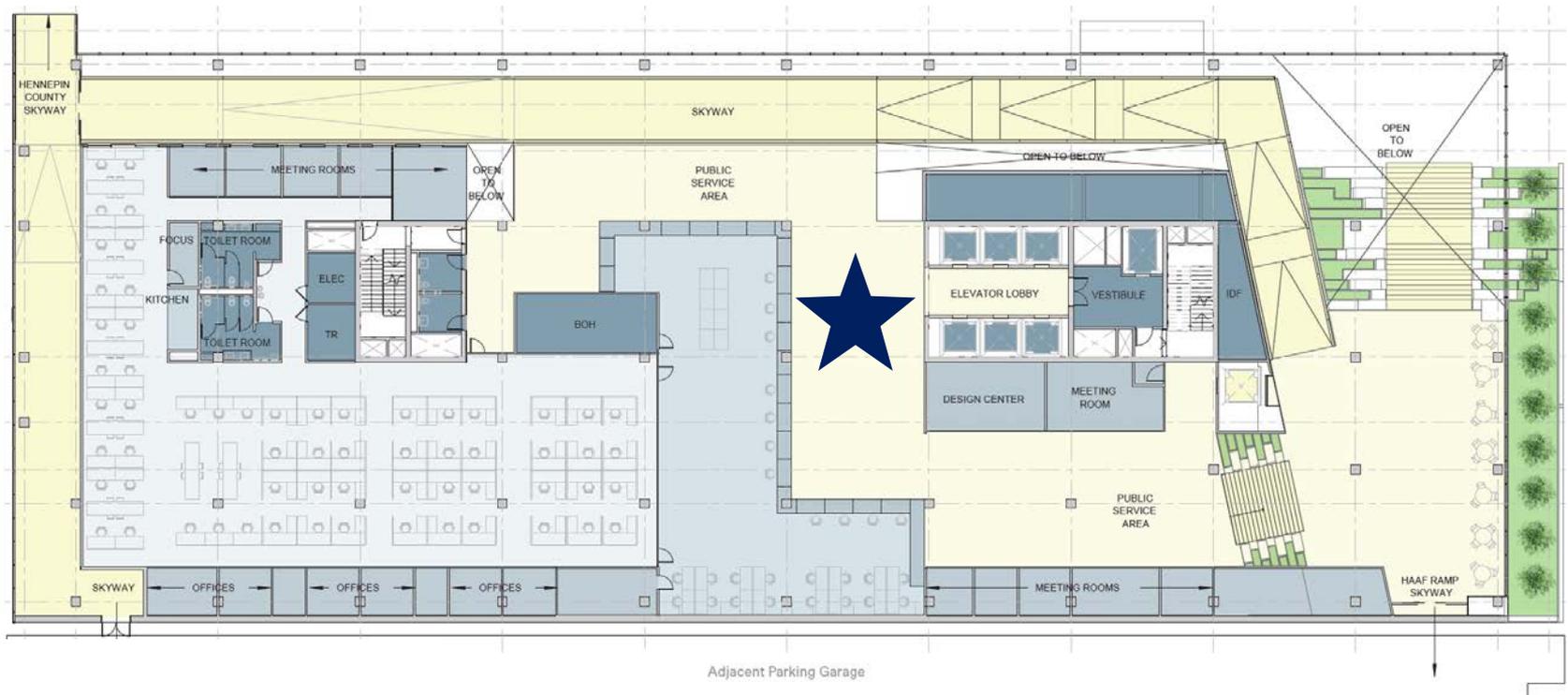


Level 2: Skyway Connection



Level 2: Public Service Area (PSA)

- Feature stair connection from street level.
- Accessible skyway connection.
- Visible and welcoming Public Service Area.



The New Face of Public Service (PSA)

- **Service First Concept**
- Services are consolidated to one location.
- Clear check-in / information desk or kiosk.
- Customer-centric: Cross-trained staff.
- Quick transaction and longer review meeting capacity.



View of Public Service Area from Skyway

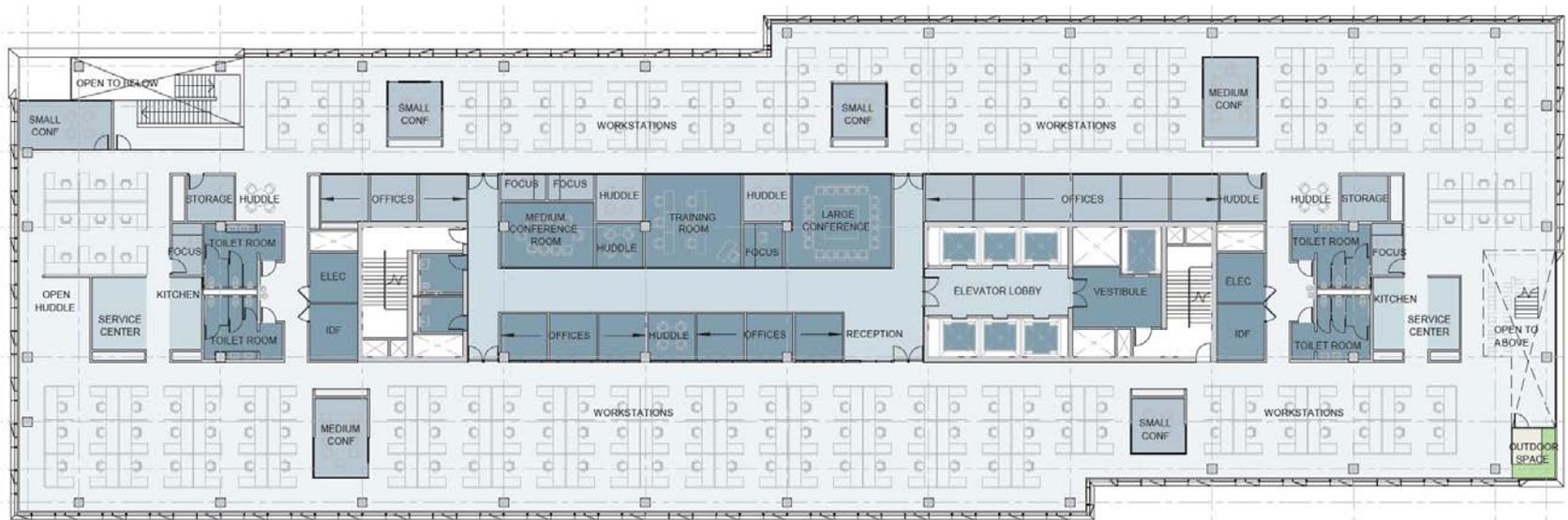


View of Public Service Area



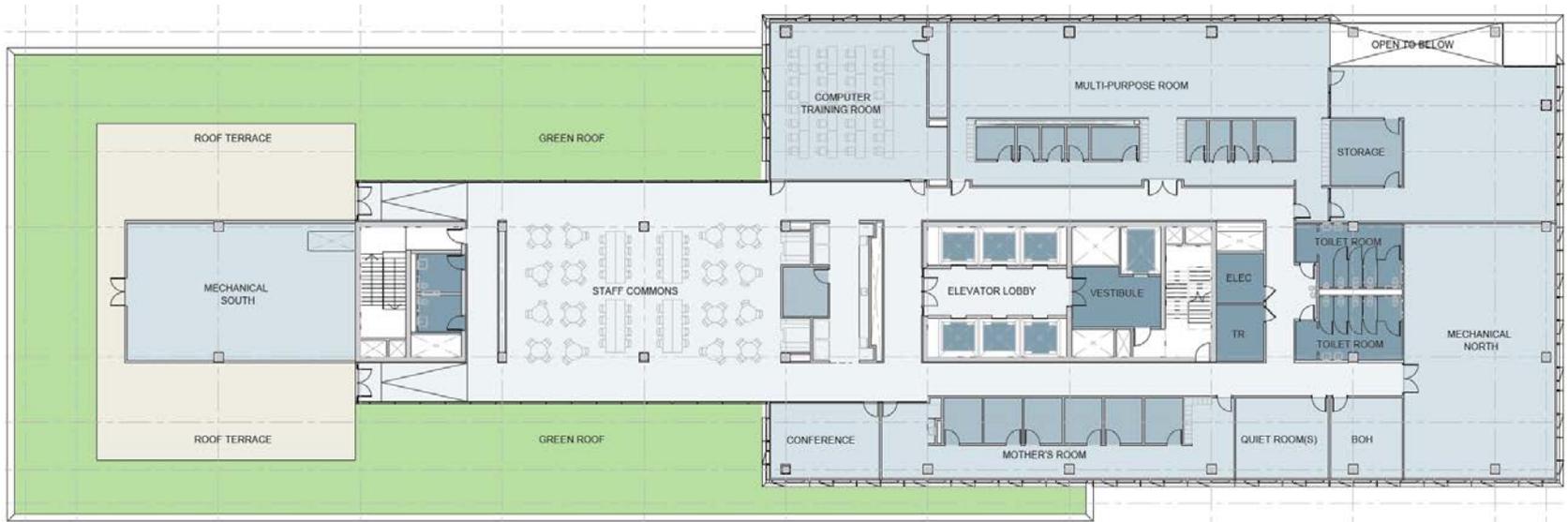
Levels 3-9: Departmental Workspace

- Central meeting room core.
- Perimeter open office environment.
- Communicating stair between floors.



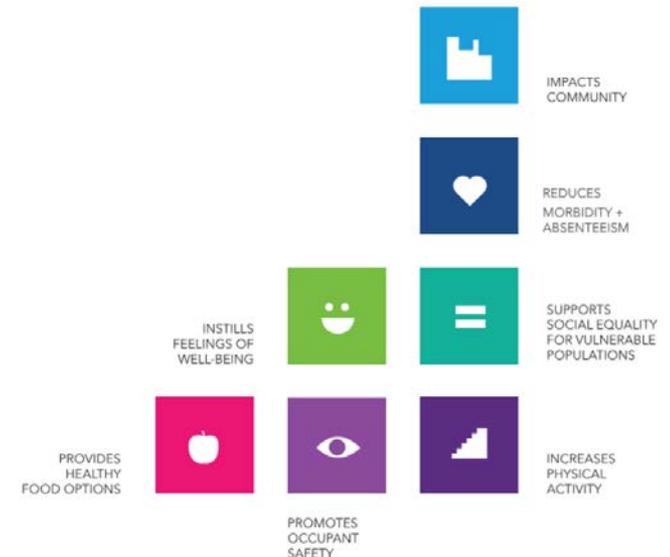
Staff Commons Level 10

- Staff lunch space.
- A variety of wellness spaces.
- Computer training facilities.
- Green roof.



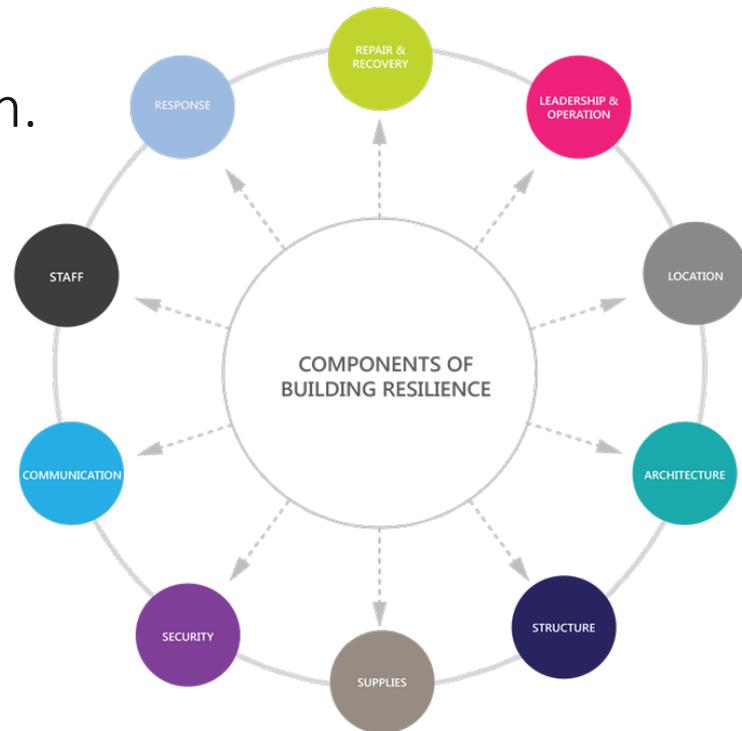
Sustainability Strategies

- LEED v4 (Leadership in Energy and Environmental Design)
 - “LEED is green building”.
 - “LEED Gold” certification goal.
- Fitwel Certification System
 - Fitwel optimizes buildings to support health & well-being.



Resiliency Strategies

- Adaptable and Energy Efficient Building Systems.
- High Performance and Low Maintenance Exterior.
- Redundant Electrical and Communications Infrastructure.
- Adaptable Security Strategy.
- Continuity of Operations Plan.



Public Advisory Committees

- Downtown Minneapolis Neighborhood Association (DMNA) Land Use Committee
- East Town Business Partnership (ETBP)
- Elliot Park Neighborhood (EPNI)

- Minneapolis Advisory Committee on People with Disabilities
- Minneapolis Bicycle Advisory Committee
- Minneapolis Transgender Equity Advisory Committee
- Downtown Skyway Advisory Committee (coming up)
- Minneapolis Pedestrian Advisory Committee (coming up)
- Citizens Environmental Advisory Committee (coming up)
- Energy Vision Advisory Committee (coming up)

Traffic & Parking Strategies

- Traffic Demand Management Plan (TDMP) underway.
- Parking Assessment & Availability.
 - Parking System Analysis by Public Works.
 - Public off-street parking within 1 block in all directions.
 - Jerry Haaf Ramp connected by Skyway
 - Street Parking
- City's Multi-Modal Strategy: balancing of modes.
 - Pedestrian, ADA
 - Bicycle
 - Transit: LRT, Bus
 - Skyway connection



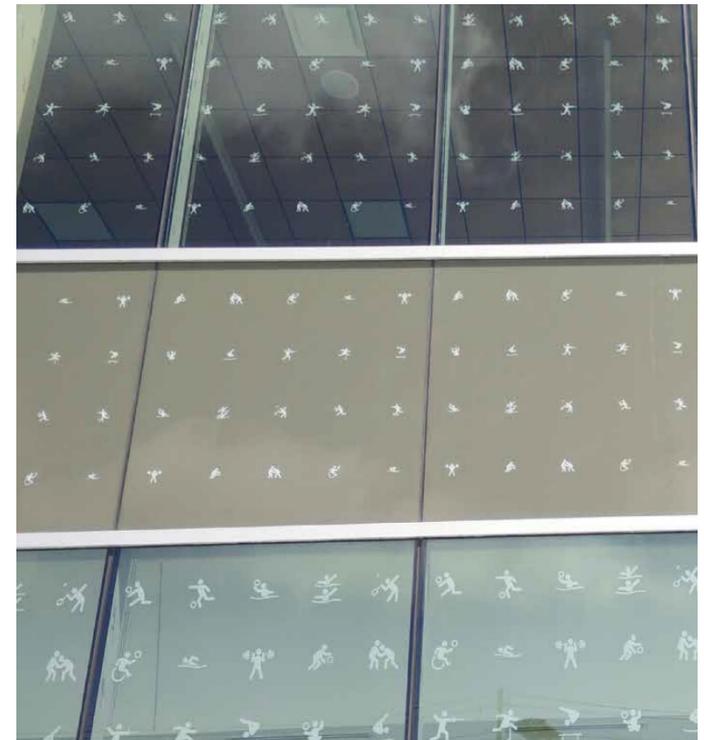
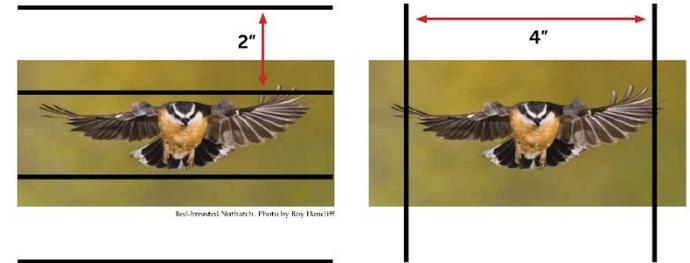
Bicycle Accommodation

- Interior bike parking & facilities for city staff.
- Exterior bike parking for public use.
- Process:
 - Met with Public Works.
 - Bicycle Advisory Committee 5E.
 - Resolution
 - Recommended current design
- Plan accommodates City's 15% bike use goal.
- Benchmarking:
 - 5th Street Towers Bike Hub (shown)



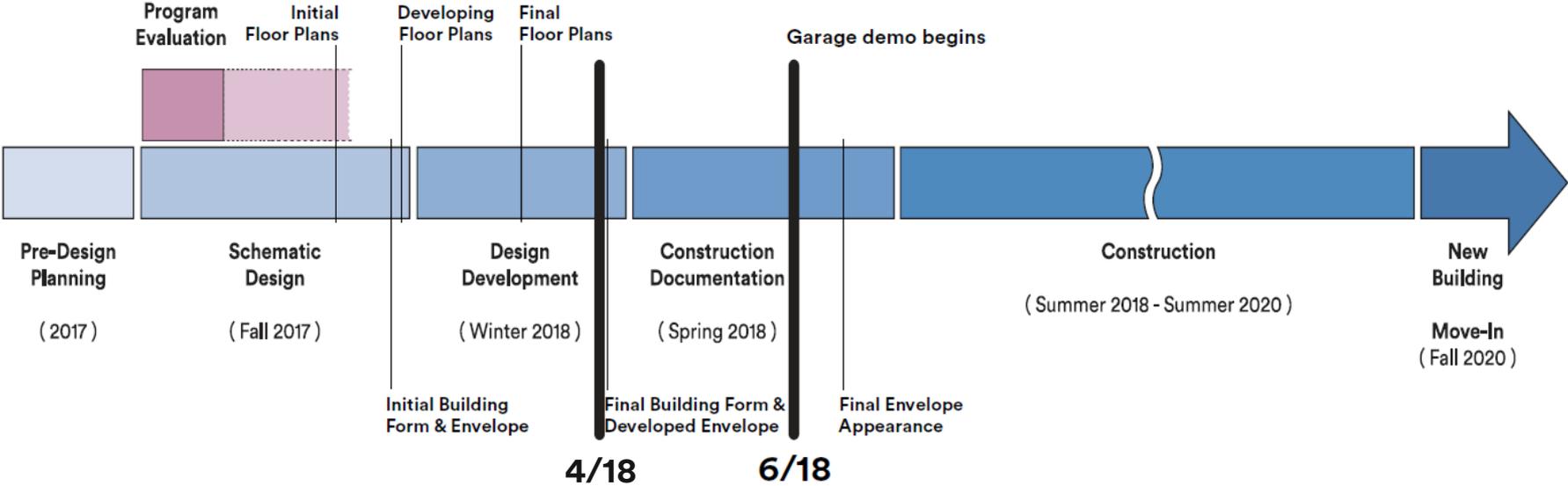
Bird-Friendly Design

- Advisory Guidelines:
 - Audubon Minnesota Bird-Safe Guidelines.
 - City's Bird-Safe Skyway Ordinance as standard of care.
- Bird Safe Glass Strategies:
 - Visible stripes, dots, or custom "frit" pattern.
 - UV range visible to birds only
- Bird Safe Glass zones:
 - Large clear glass areas.
- Lights Out during migration period.



Anticipated Project Timeline

- Today: project currently in Design Development phase.
- Mid-June 2018: Garage demolition begins.
- Sept 2018: Construction start.
- Fall 2020: Move-in.



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The New Public Service Building / City Hall Renovation Project
Q & A

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Public Art Goals

- Create an inviting, pleasant and compelling space.
- Reflect the culture and diversity of the city.
- Reflect the mission of public service.
- Educate the public about City services.
- Support a collaborative work environment.
- Be integrated into the identity and design.
- Be timeless and meaningful.
- Enhance the public spaces.
- Celebrate the facility's sustainability.
- Be durable.



Denver, Colorado Donald Lipski
Edmonton, Alberta, Scott Parsons

Public Art Goals

- City of Minneapolis Ordinance
- This project: approx. \$2M allocation.



Denmark, Tobias Rehberger (with Henning Larsen)
San Jose, CA, Myklebust Sears

Artist Selection

Tristan Al-Haddad
Formations Studio (Atlanta)
Selected to Work with
Design Team

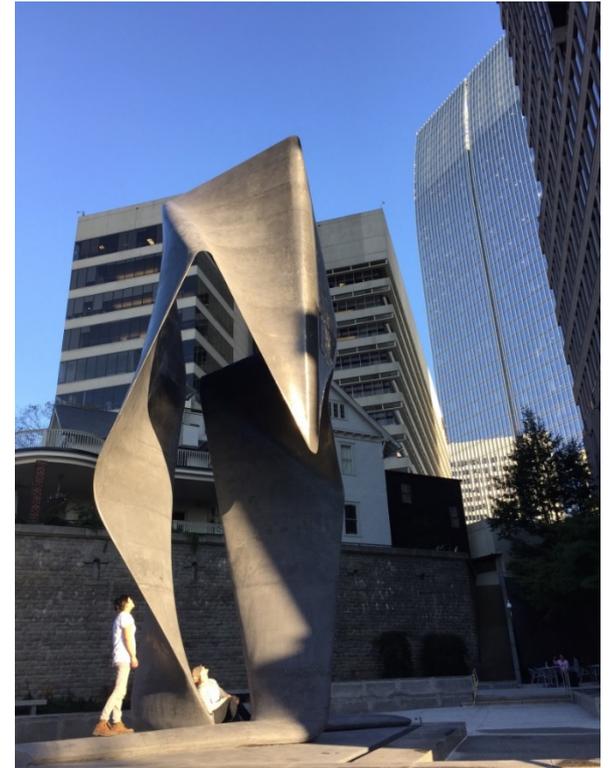
- To identify public art opportunities to integrate into the building.
- To design one signature artwork.

Future Calls for Artists

- For a number commissions and artists, in a range of media, representing the many diverse communities of the City.



Pedestrian Bridge,
University of Louisville



Stealth, Atlanta

New Public Service Building Public Art Precedents

City of Minneapolis + Formations Studio

April 18, 2018

Formations Studio



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Public Art Precedents
New Public Service Building
City of Minneapolis
April 18, 2018

Type of artwork to be considered

Door pull for main entrance

Handrail for feature stair

Glass frit pattern for double height spaces

Art Core: Luminous ceiling + interior mural glass in Art Core

Lobby / Atrium sculpture

Drinking fountains

Benches



Location of artwork to be considered

Main Entrance Door

Main Atrium Volume

Main Atrium Ceiling

Monumental Stair - Handrail

Public Service Area Ceiling

Public Service Area Partition connecting the Skyway

Art Core: Ceilings and Glass (see next slide)

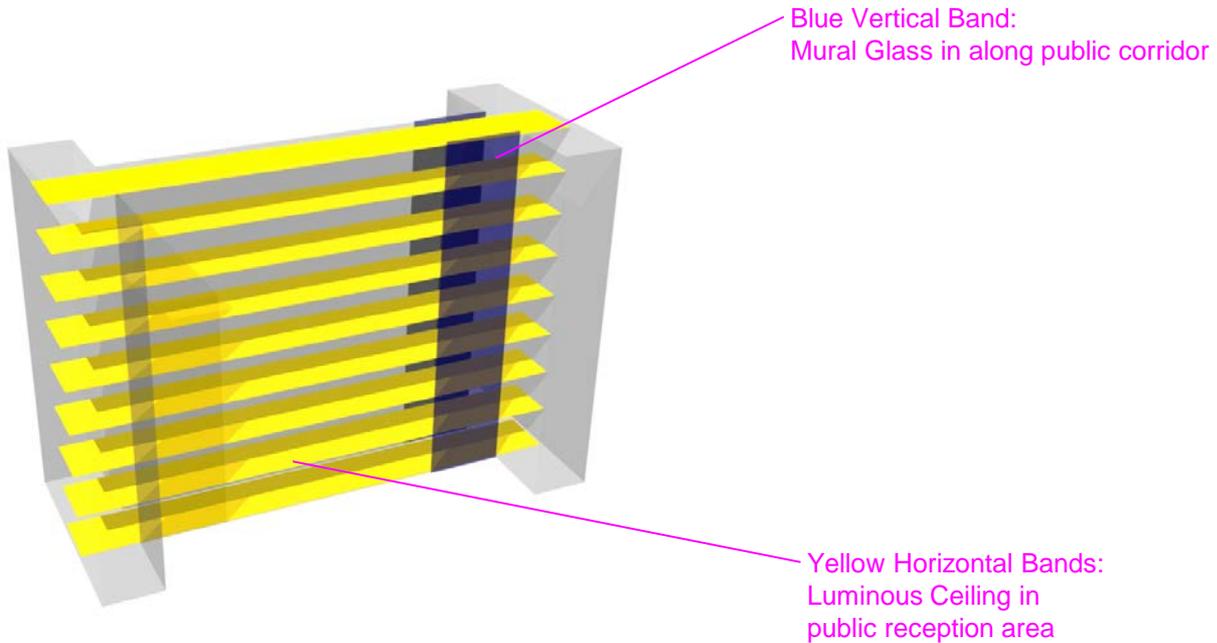
Exterior terracing at sidewalk, north side of building

Mother's Room

Double Height Spaces

Employee Commons





Art Core: Luminous Ceilings and Transparent Glass Mural Walls in Public Meeting Areas



Door pulls

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Door pulls



Cari Sokoloff

La Jolla, CA

N/A

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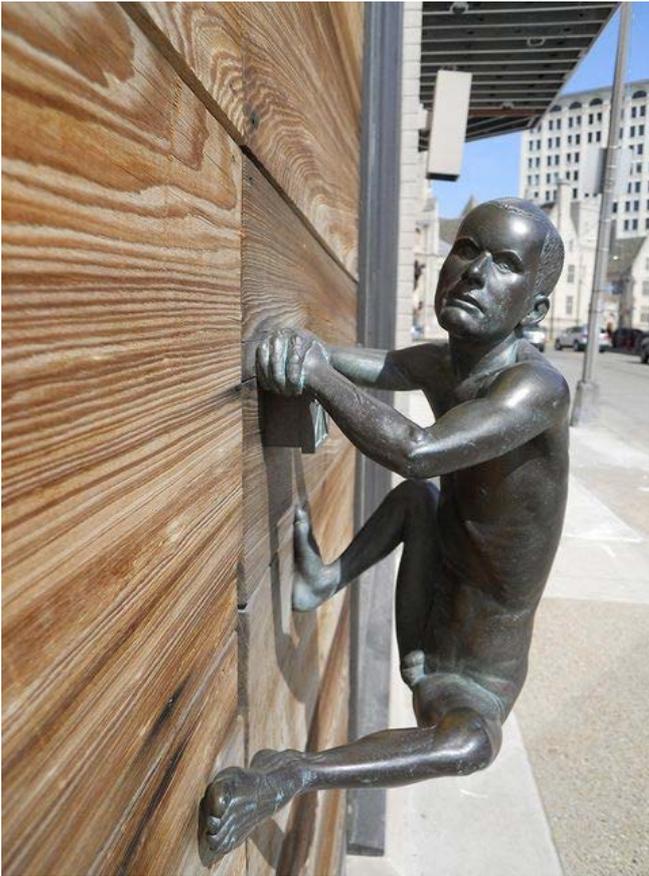


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Door pulls



Source unknown

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Door pulls

Drinking fountains

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Drinking fountains



Source unknown

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Drinking fountains



Source unknown

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Drinking fountains

Handrail for feature stair

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Handrails



Source unknown





Source unknown

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Handrails

Source unknown



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Handrails



Source unknown

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Handrails

Glass frit pattern for double height spaces

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Glass Frit



Ryerson University
Student Center
Snohetta
Toronto
2017

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Glass Frit



Source unknown



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Glass Frit

Benches

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Benches



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Bench of Plates

AL-a

Multiple locations

Benches



“Drift” Collection

Fernando Mastrangelo

Switzerland

2016

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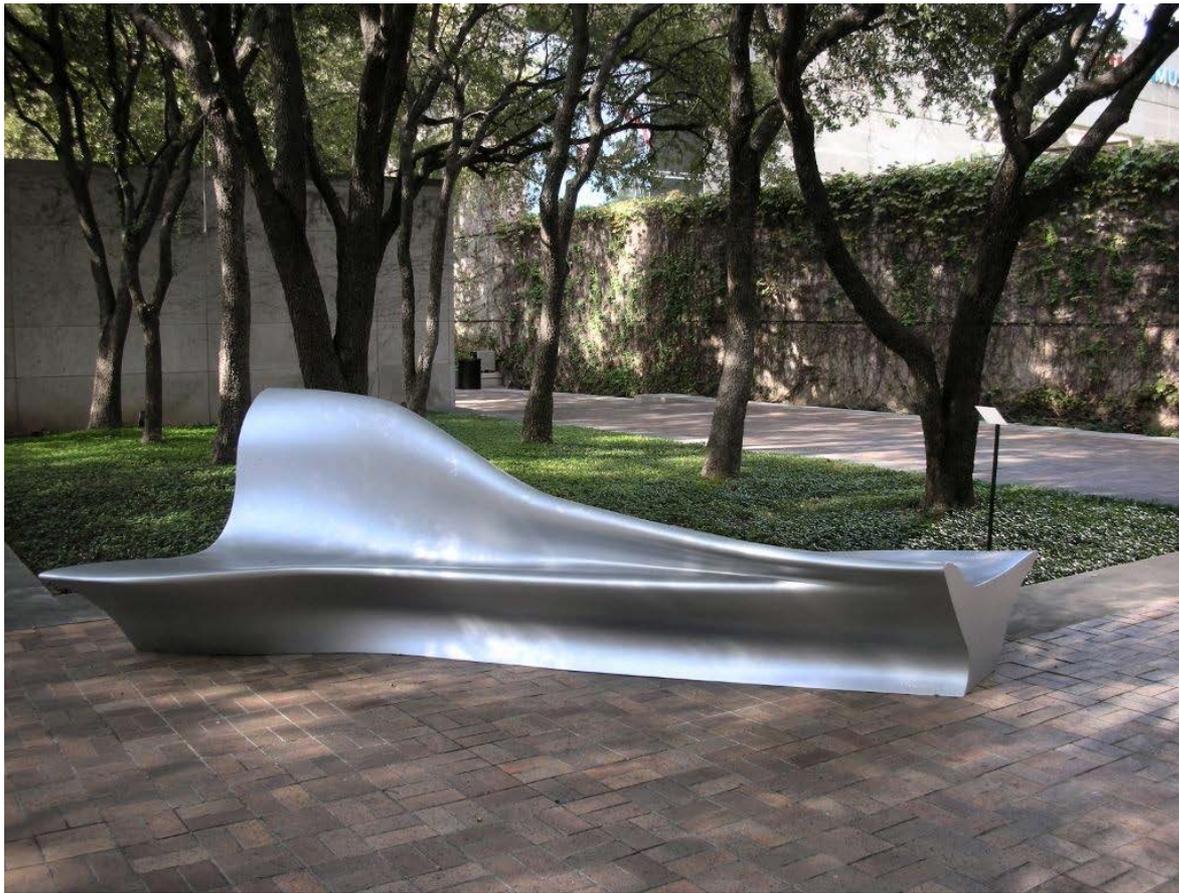
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Benches

Les Angles
dEEP Architects
Beijing, China
2014





Serac Bench

Zaha Hadid

Boston, MA

2014

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Benches

Art Core: Luminous Ceiling

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Luminous Ceiling



Wavelengths
Paul Raff Studio
Toronto, Canada
2015

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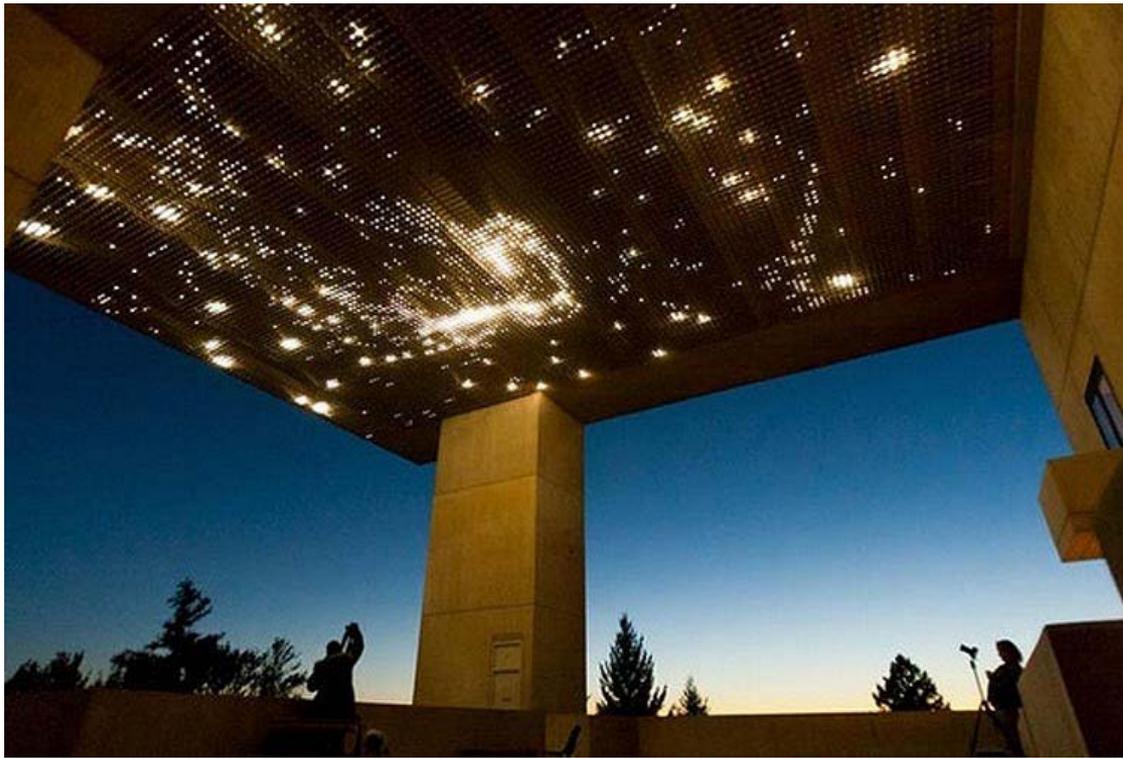


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Luminous Ceiling



Cosmos

Leo Villareal

Ithaca, NY

2012

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Luminous Ceiling



Paper Chandeliers

Cristina Parreño Architecture and MIT

Madrid, Spain

2013

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Luminous Ceiling



Vaho

Brossy & Associates

Brooklyn, NY

2016

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Luminous Ceiling

Art Core: Mural Glass

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Mural Glass



Pursuit of Happiness

HOK Architects +
Jack Travis

Harlem, NY

2015

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Mural Glass

Wavelengths

Tony Chi & Associates
& Amanda Weil Studio

Toronto, Canada

2015



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Mural Glass



Carmel Campus
Knafo Klimor Architects

Carmel, Israel

2009

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Mural Glass

Lobby / Atrium sculpture

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Lobby / Atrium Sculpture



100 Colors
Emmanuelle Moureaux
Tokyo Japan
2013

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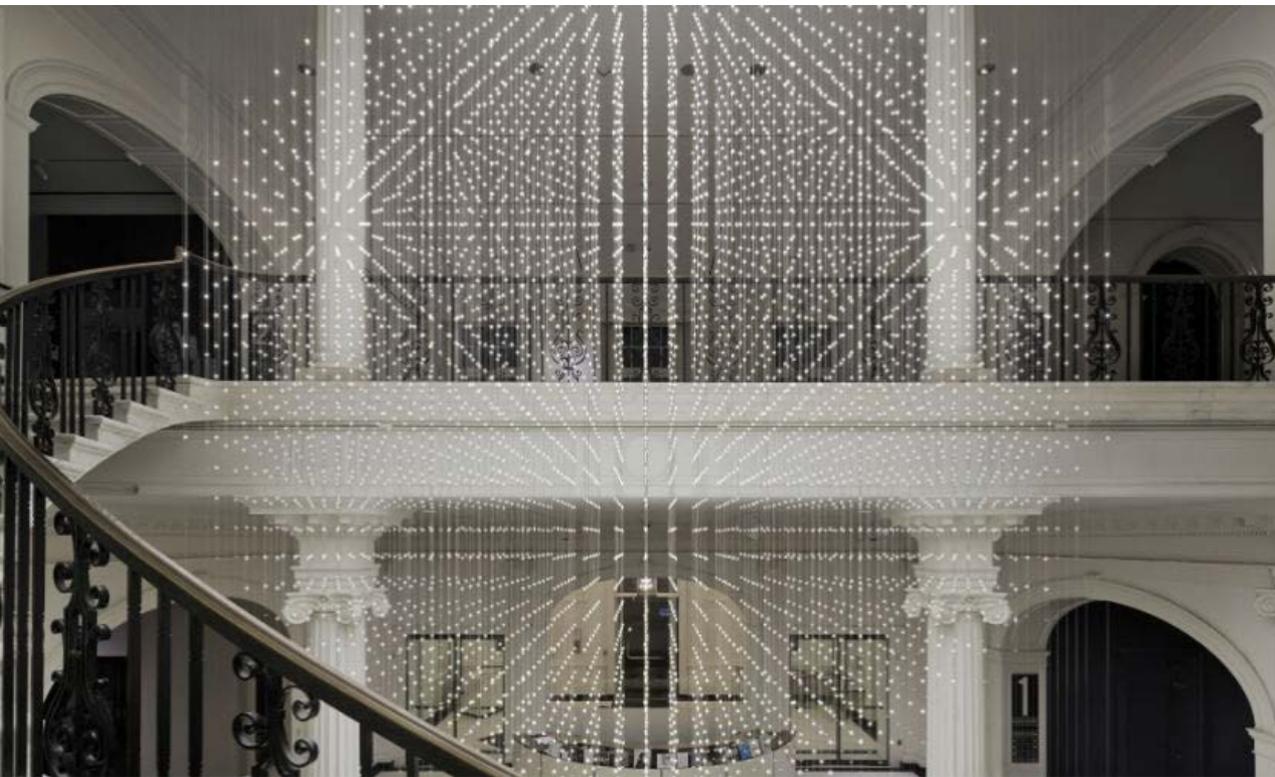


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Lobby / Atrium Sculpture



Starlight

Cooper Joseph Studio

New York, NY

2013

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Lobby / Atrium Sculpture



Plexus No. 35
Gabriel Dawe
Toledo, OH
2016

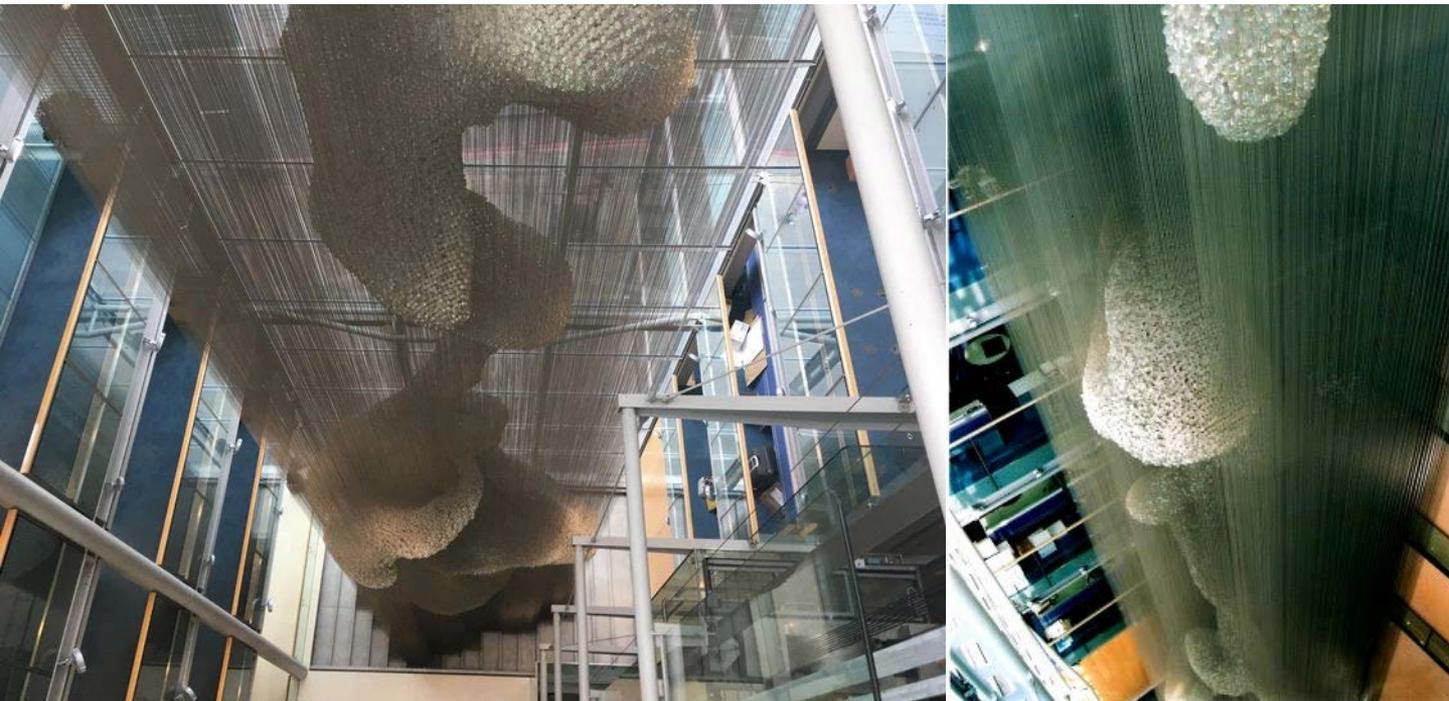
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Lobby / Atrium Sculpture



Bleigiessen

Thomas Heatherwick

London, UK

2004

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Lobby / Atrium Sculpture



Hanging Heads

Sophie Cage

Toronto, Canada

2015

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Lobby / Atrium Sculpture

Next Steps

- Next Meeting: This Summer
- Additional information at:
 - <http://minneapolismn.gov/cped/officebuilding>
- Please send comments to:
 - COBinfo@msrdesign.com



Thank you!

Government Plaza View

