

Hiawatha Campus Expansion Project Fact Sheet and FAQ

Public Works divisions planned for expanded Hiawatha Campus

WATER TREATMENT & DISTRIBUTION SERVICES

The City's Water Distribution Systems Operations and Metering division will be located at the expanded Hiawatha campus in the East Phillips neighborhood. The operations group operates, maintains, repairs and replaces the City's water distribution system, including 1,000 miles of water main, 8,000 hydrants, 16,000 valves and 16,000 manholes. The Meter Shop maintains the operation of the 105,000-plus meters that measure water consumption in homes and businesses, as well as the automated meter reading system that provides Utility Billing with the readings.

At present, the Distribution Operations Group and the Meter Shop are in separate locations. The new facility will provide an opportunity to better balance seasonal workloads by allocating more staff to capital improvement projects in the summer and to meter change outs in the winter. The City is starting a major project for a citywide change out of the 105,000-plus water meters and the automated reading system that are nearing the end of their service life. With the flexibility of the consolidated workforce, most of the meter change outs can be accomplished in-house without the addition of staff.

The addition of the Water Distribution Group to the Hiawatha Campus will provide an opportunity to put in shared training space for all Public Works field staff. The ability to train and further develop field operations skills on-site will facilitate professional development in job-related skills and safety training.

About 100 Water Treatment & Distribution Services employees will be based at the new location. Public Works has launched annual recruitment efforts with extensive outreach to Minneapolis communities for Public Works Service Workers and Water Service Workers. The Public Works Service Workers perform a variety of tasks, such as street maintenance, snow plowing, sewer construction and maintenance, traffic sign operations, and dump truck driving. The Water Service Workers work exclusively on drinking water infrastructure.

The division will have an administration office, a maintenance shop and garage space at the new site. About 60 vehicles, mostly pick-up trucks, will leave the Yard at 7 a.m. and return at 3:30 p.m. Four backhoes, three dump trucks, and a flatbed truck are also included and will operate on that schedule.



SURFACE WATER & SEWERS

The entire Surface Water and Sewers (SWS) Division will be located at the Hiawatha Campus. The division includes four sections:

- Sanitary and Stormwater Engineering Design: oversees/executes the design for new and rehabilitated pipes and associated infrastructure.
- Water Resources: leads compliance with the City's Clean Water Act stormwater permit to protect the water quality in the City's creeks, lakes and rivers.
- Operations and Maintenance: Responsible for the day-to-day work on the 830 miles of sanitary pipe, 560 miles of storm pipe, 16 miles of deep storm tunnels, 19 stormwater ponds and basins, 35 infiltration facilities, 25 pump stations, 400+ outfalls, 127 grit chambers and 31,000 catch basins.
- Business Support Group: Oversees the IT and finance aspects of our work.

The co-location of the entire division will improve overall efficiency in the work because the engineers, field inspectors, maintenance and construction crews and support functions will more readily be able to coordinate and innovate. Currently, 94 division employees work at the site and another 31 people in engineering design and water regulations will be moving to the expanded campus.

The majority of SWS equipment/vehicles are already housed at the Hiawatha Maintenance Facility, including vacuum trucks, jet trucks and combination jet/vac trucks, among other things.

There will be an opportunity to highlight the work of the SWS through the inclusion of different stormwater best management practices on site. They can serve as educational tools or opportunities for the community to partner with the City.

TRANSPORTATION, MAINTENANCE AND REPAIR

TM&R has several employees at the existing [Hiawatha Campus](#).

Paving Construction includes staff engineers and technicians, and an Office Support Specialist III. This is a seasonal group engaged in street construction during the summer construction/maintenance season. Some of the field staff work out of the site, but many report directly to construction sites. The Sidewalk Inspections section is staffed there as well, and work citywide, year around.



Hiawatha is also the home site for the Street and Bridge Maintenance & Repair Group along with two district Street Department offices as well. Their work involves street repair, street sweeping and cleaning, maintenance of city-owned plazas and green spaces (mowing, litter control etc.). The Bridge maintenance group performs minor structural repair and maintenance of bridges. Street and Bridge then are responsible for management of snow and ice control and related winter activities like temporary pothole repair in the winter season.

The Special Service District team manages and oversees 15 [service districts across the City](#). These are commercial corridors and nodes that elect to have the City perform extraordinary services in their area and the City recovers the costs through service charges that are collected as assessment on their property taxes. Most of the actual work is outsourced, but the team (two staff) manages it all. The site also has a shop where minor repairs are performed on equipment.

Frequently Asked Questions

Hiawatha Campus Frequently Asked Questions

Why is this expansion necessary?

A core goal of the City is to provide safe drinking water and fire suppression to all residents of Minneapolis. To accomplish this goal, the Hiawatha Campus Expansion project will relocate water distribution operations and employees to one central site. The current Minneapolis water distribution facility (also called the “Wateryard”) is more than 100 years old. It is too small for the current demands on the system and does not meet City workplace minimum standards or accessibility standards. The current water distribution facility site is too small to build a new facility on and would also not benefit from the efficiency of being on the same site as the existing Hiawatha staff and buildings.

Other Public Works staff and functions important to storm water management and protecting our creeks, lakes and the Mississippi River will be relocated from other City facilities.

Where else in the city are similar facilities located?

Both the City and the Park Board have maintenance facilities throughout Minneapolis. A new Public Works facility is under construction in northeast Minneapolis at 27th and University Ave.

[Map of other facilities](#)

What are the opportunities with an expanded Hiawatha campus?

The expanded campus provides a single location for the Public Works operational teams working in the right of way provides great opportunities to communicate and coordinate our work. It creates opportunities to share equipment and other fleet vehicles, makes it easier to shift staff to the highest priority work, reduces the overall footprint of material storage and because it is centrally located in the City there will be fewer vehicle miles traveled.

Over 470 jobs will be based out of the expanded campus surrounded by neighborhoods with historically higher unemployment rates. A new training facility on the campus will enhance opportunities for Minneapolis residents to be placed in living wage jobs with high-quality benefits.

An important part of the project is to include green site development and construction practices that can serve as a catalyst for Green Zone development including solar energy, storm water retention and a Leadership in Energy and Environmental Design (LEED) certified building, which is the most widely used green building rating system in the world. The expansion will also reduce soil contamination that exists today.

What did the City Council decide in December 2018?

The City Council endorsed the Hiawatha Campus expansion plan known as “Option A” with all of the former “Roof Depot” site designated for municipal uses. The endorsement was included in a staff direction, which allows the Council to set parameters for City staff to follow over the course of the project. The [staff direction](#) in its entirety is available on the City’s website.

A key component of Option A municipal use is a training and job recruitment facility that will also provide space for potential community and entrepreneurship opportunities. Details for Option A can be found [on the City’s webpage](#).

How large will the jobs recruitment and training center building be?

A committee consisting of building trades, unions that represent city workers, City staff, area businesses, local non-profits, and neighborhood representatives will provide input to the City Council on the exact size

of the building. The City Council will then decide on how large the job recruitment and training facility will be and how the cost of the construction should be paid. The original concept plan assumed about 9,000 square foot of building footprint with some parts of the building on two levels.

Can I attend the meetings of the Hiawatha Advisory Committee?

Yes, the meetings are open to the public and there will be an opportunity to address the Committee and City staff at the end of most of the committee meetings.

Who will pay for the capital and operating costs of the jobs recruitment and training center building?

It will be up to the City Council to decide how costs are split among the various public, non-profit and private entities that may use the job recruitment and training center.

What is the schedule for the Hiawatha expansion project?

Generally, the City will spend 2020 working on planning and design. Environmental cleanup, along with demolition, is also expected to start in 2021. Construction will occur on both the existing Hiawatha Campus as well as the former Roof Depot property from 2021 to early 2024.

Will the City be requesting permits or determinations from the MPCA?

Once the master plan is more defined, the City will be submitting the applicability determination request to the MPCA which will inform additional submittals and next steps. The project will submit a Response Action Plan (RAP) to the MPCA which will define the proposed environmental remediation procedures.

How will the expansion impact traffic around the site?

This consolidation of work groups increases the number of employees at the location by 140 people. That means there are more employees walking, biking, taking transit and driving as well as more work equipment entering and exiting the site. There will be an increase of almost 100 work vehicles and equipment. That number includes skid steers and trailers that are pulled by a truck.

The traffic study shows a total increase of 1.6% of average daily vehicles traveled on the adjacent streets and most of that increase is related to employees arriving for work and the beginning of the day and going home at the end of the day. The project will work to mitigate the impact by staging start times to distribute the peak, follow the idling policy and work to grow our pipeline of employees from the neighborhood.

What kind of vehicles and equipment will be at the Hiawatha Facility?

Employees get to work by walking, biking, transit and vehicles. In addition to the approximately 400 personal vehicles and bicycles, there are 303 work vehicles and 191 pieces of equipment, including generators, mixers, forklifts and trailers anticipated at the Hiawatha Campus.

The City is transitioning to electric vehicles and equipment (such as generators) where possible and has already installed numerous charging stations. Many vehicles simply are not available in electric format yet, such as heavy-duty sewer repair trucks.

The city vehicles generally fit into three categories:

- Trucks and cars used to maintain streets, sidewalks, bikeways and bridges, clean and repair the sewer system, flush hydrants, respond to water main breaks and move people and material around the city
- Equipment which is stored at the Hiawatha Facility and hauled to work locations throughout the city
- Trailers which are pulled behind trucks to get material and equipment to work sites throughout the city.

The staff direction mentions Green Zones. What is a Green Zone?

The City Council has designated Green Zones in two locations in the city. [Read more](#) about the details of these Green Zones.

How is the Hiawatha Campus expansion being paid for?

The cost of the expansion will mostly be covered by revenues from the water fund. Some of the cost will be allocated to the sanitary sewer fund and the storm water fund for their portions of the improvements. A smaller portion of the costs related to street maintenance facilities and central stores at the site will be paid with property taxes. The exact breakdown of costs will be known when the design is finalized for all components, including the job recruitment and training facility.

How do I provide input on the site and how it will look?

The City will invite input on the exterior materials, public art, landscaping, sidewalks and trails through a public engagement process. In 2020, the City will arrange for open houses and other forms of public engagement.

What is happening to the old water facility that is being relocated?

The site will become a new City fire station.