

Investments supporting all domains

Making people-centered connections





Facility Services

Today's presentation and discussion

- Department and real estate overview
- Major projects
- Aligning county priorities

Facility Services Department



Land
Management



Planning &
Project
Development



Energy &
Engineering



Design &
Construction



Facilities
Management



Security



Accounting &
Business
Support

Real estate portfolio

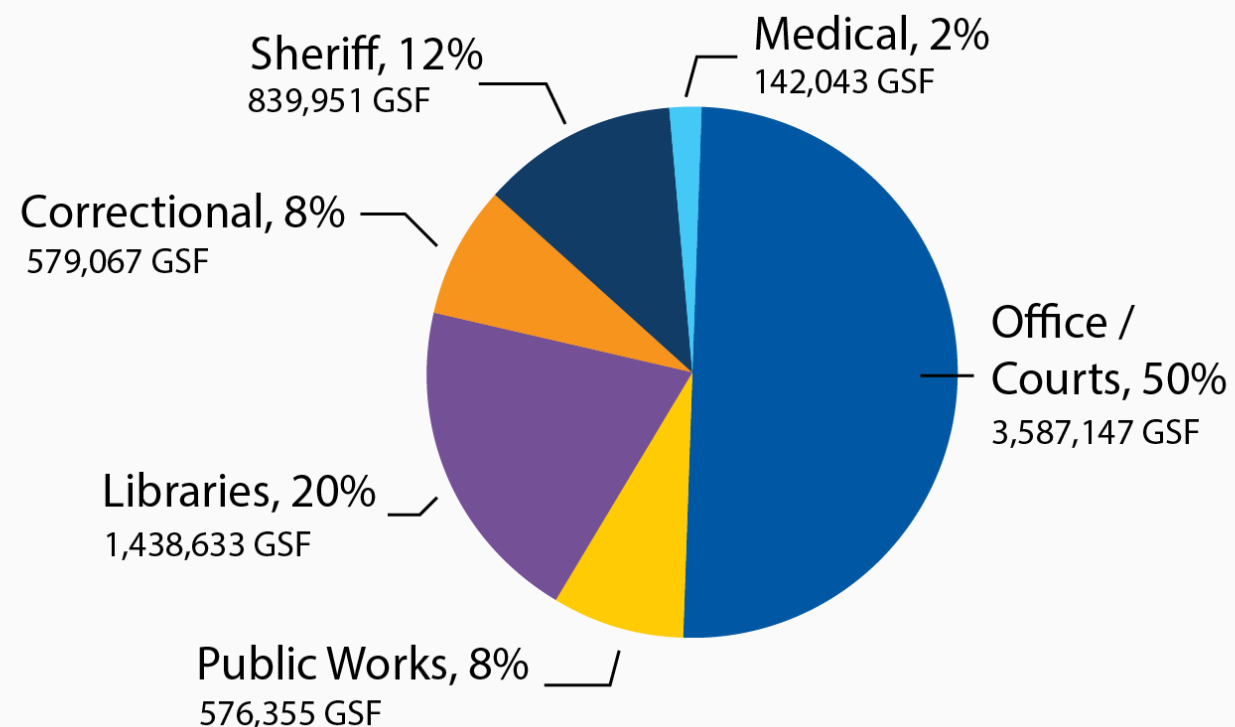
Facility summary

Owned: 81 6,948,000 GSF

Leased: 24 215,000 SF

Total: 105 7,163,000 SF

Does not include parking or HHS Facilities



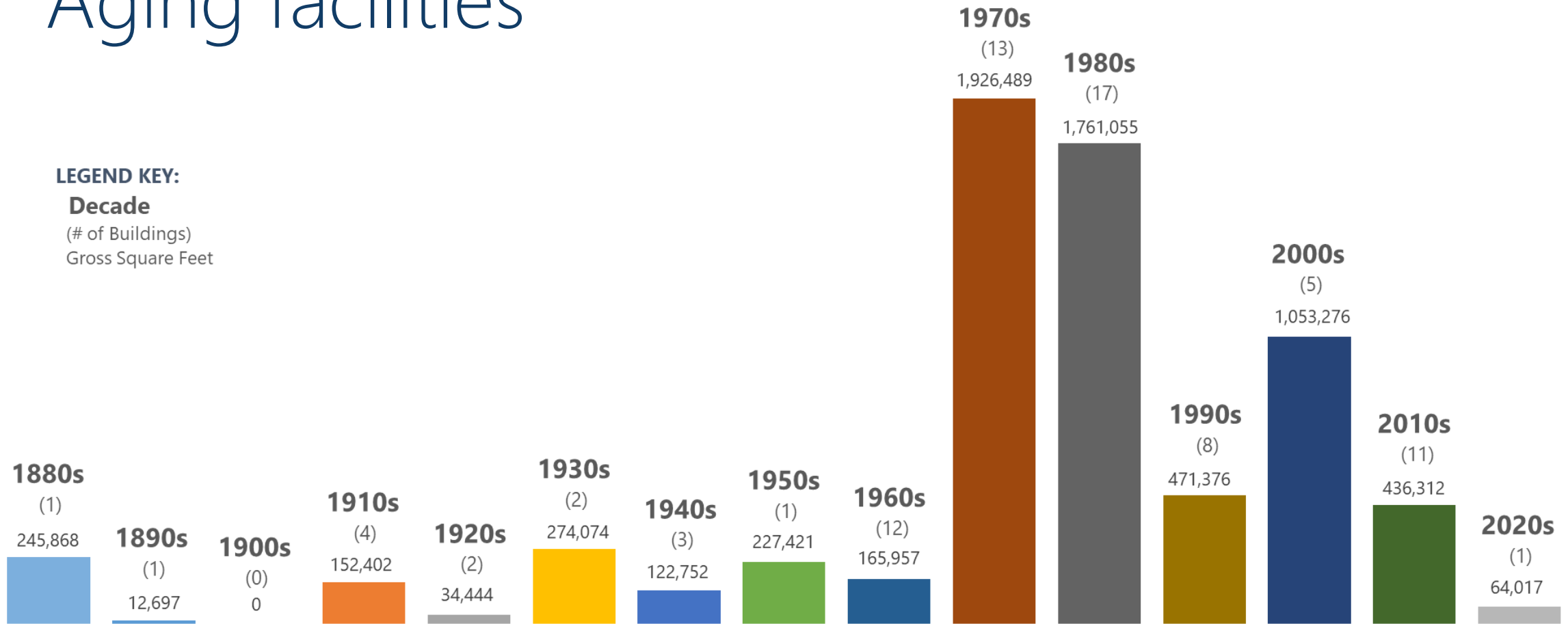
Aging facilities

LEGEND KEY:

Decade

(# of Buildings)

Gross Square Feet



NOTES:

- This list only includes County-Owned facilities - No leased facilities
- This list does not include HERC and HCMC and all of its subsidiaries

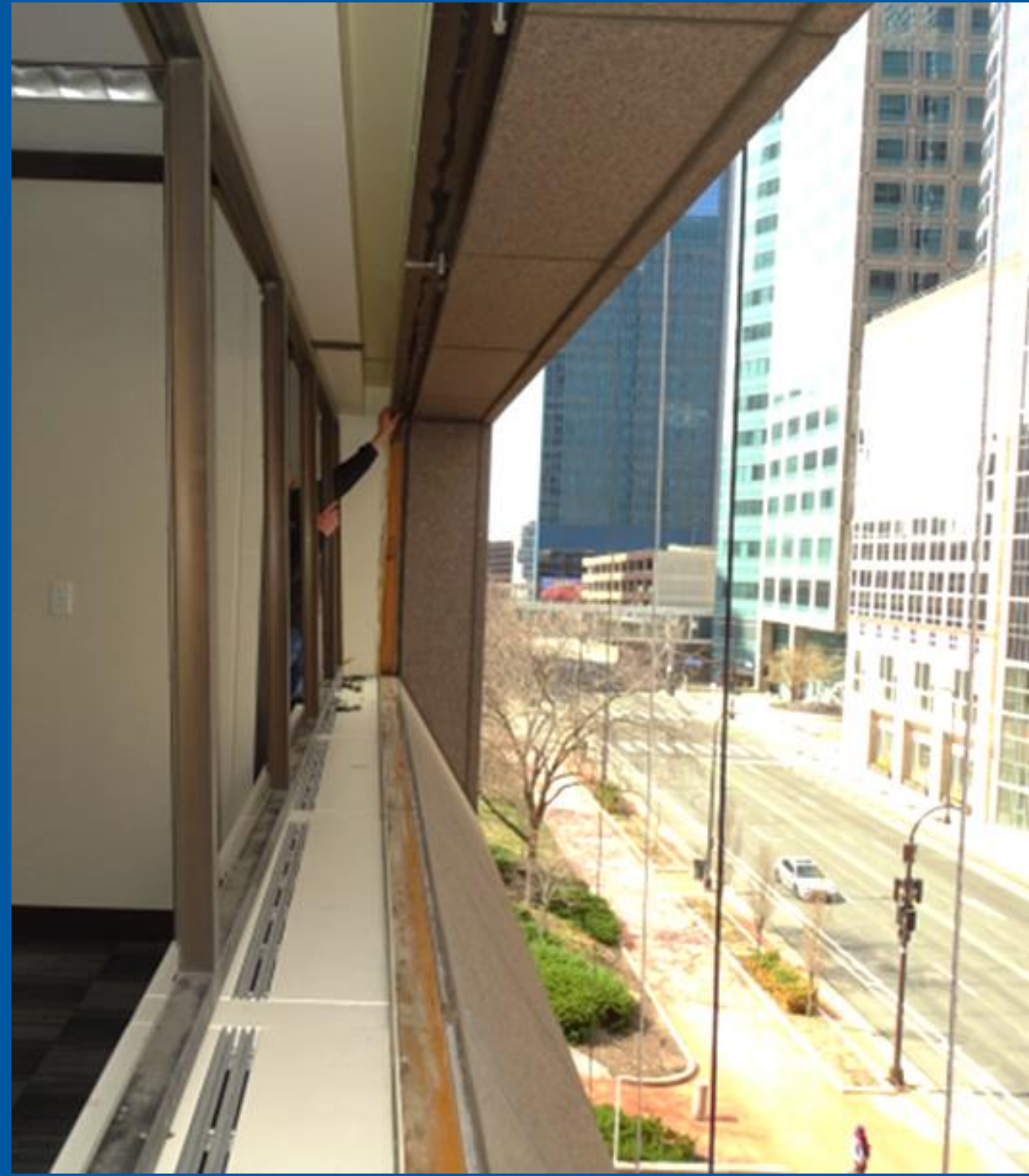
Major projects

Christi Duffy – Manager, Design and Construction

Brett Bauer – Manager, Planning

Major projects – HCGC infrastructure

- Elevator/escalator replacements
 - 4-year project, completed in 2023
- Window replacement
 - Construction from Q2 2023 – Q3 2024
- HVAC upgrades
 - Construction from Q3 2022 – Q3 2025



Major projects – NorthPoint

- 135,000 GSF Building
- Contractor inclusion
- Construction on North & South expansions to be complete by Q1 2023
- Remodeling of existing building to be complete by Q4 2023
- Solar ready and stormwater retention system with greywater reuse



Major projects – Public Safety Services Div. HQ

- New 100,000 GSF
- Construction: Q3 2023- Q4 2024
- Designed to B3 and other Climate Action initiatives:
 - Full Solar photovoltaic above garage
 - Full green roof system above office
 - Water reuse system / geothermal system



Major projects – hotel conversions

- Metro Inn – 39 Single Room Occupancy (SRO) affordable units
 - Construction underway
 - Occupancy planned for Q3 2023
- University Inn – 43 SRO affordable units
 - Construction starts Q2 2023
 - Occupancy planned for Q3 2023
- Federal Plaza – 55 units for Human Services



Major projects – Rockford Road, Sumner, Westonka



- Major exterior repairs, including windows, roof, parking and storm water management
- Refresh of interior patron and staff spaces
- Construction in 2023



- Refurbish patron and staff spaces for better functionality
- Includes facility preservation work
- Construction in 2023-2024



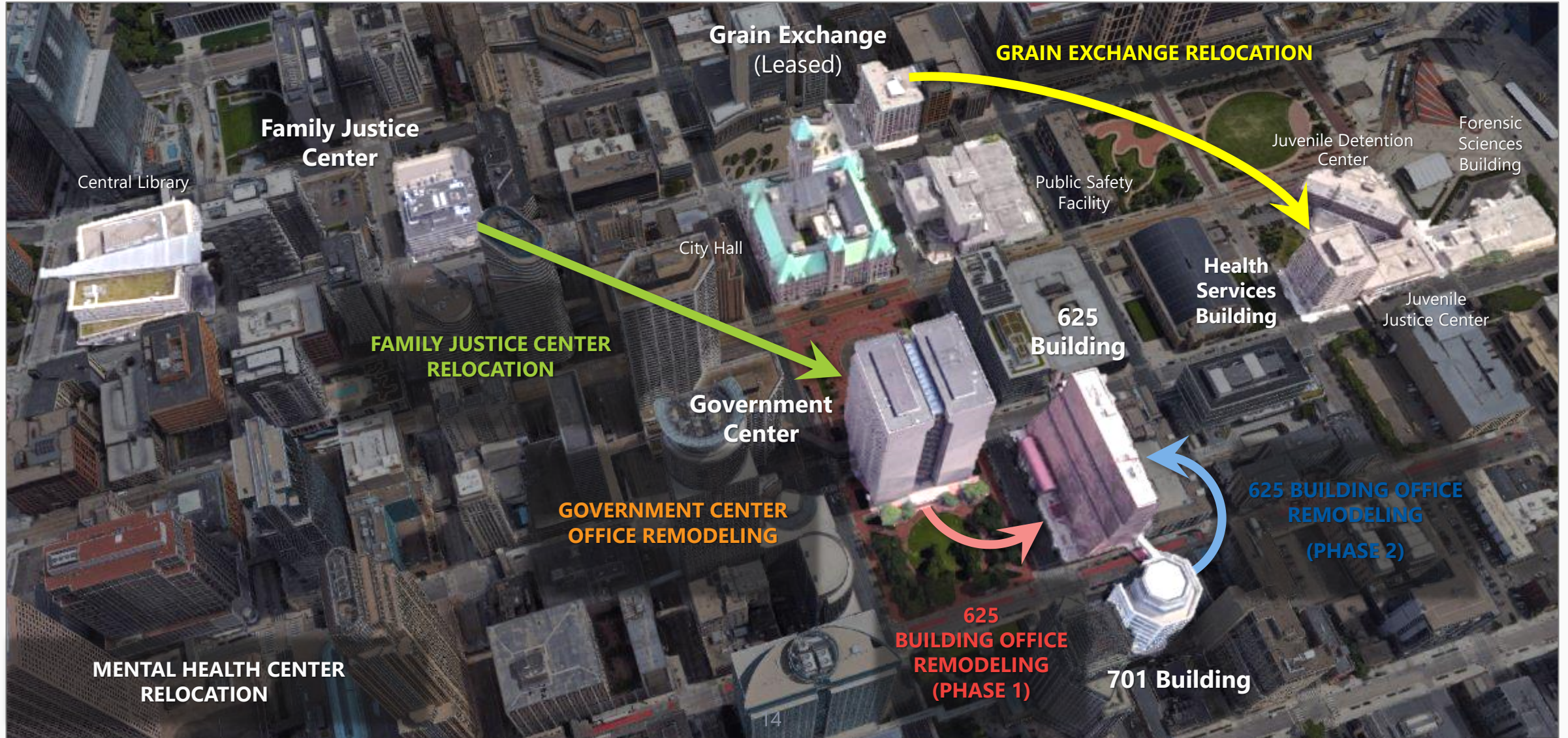
- New 10,000 GSF building
- Net-Zero building
- Construction in 2024-2025

Major projects – Southdale Library

- New 40,000 GSF building
- Construction in 2025
- Will follow MN B3 guidelines
- Southern portion of site for development/greenspace



Major projects – Downtown master plan



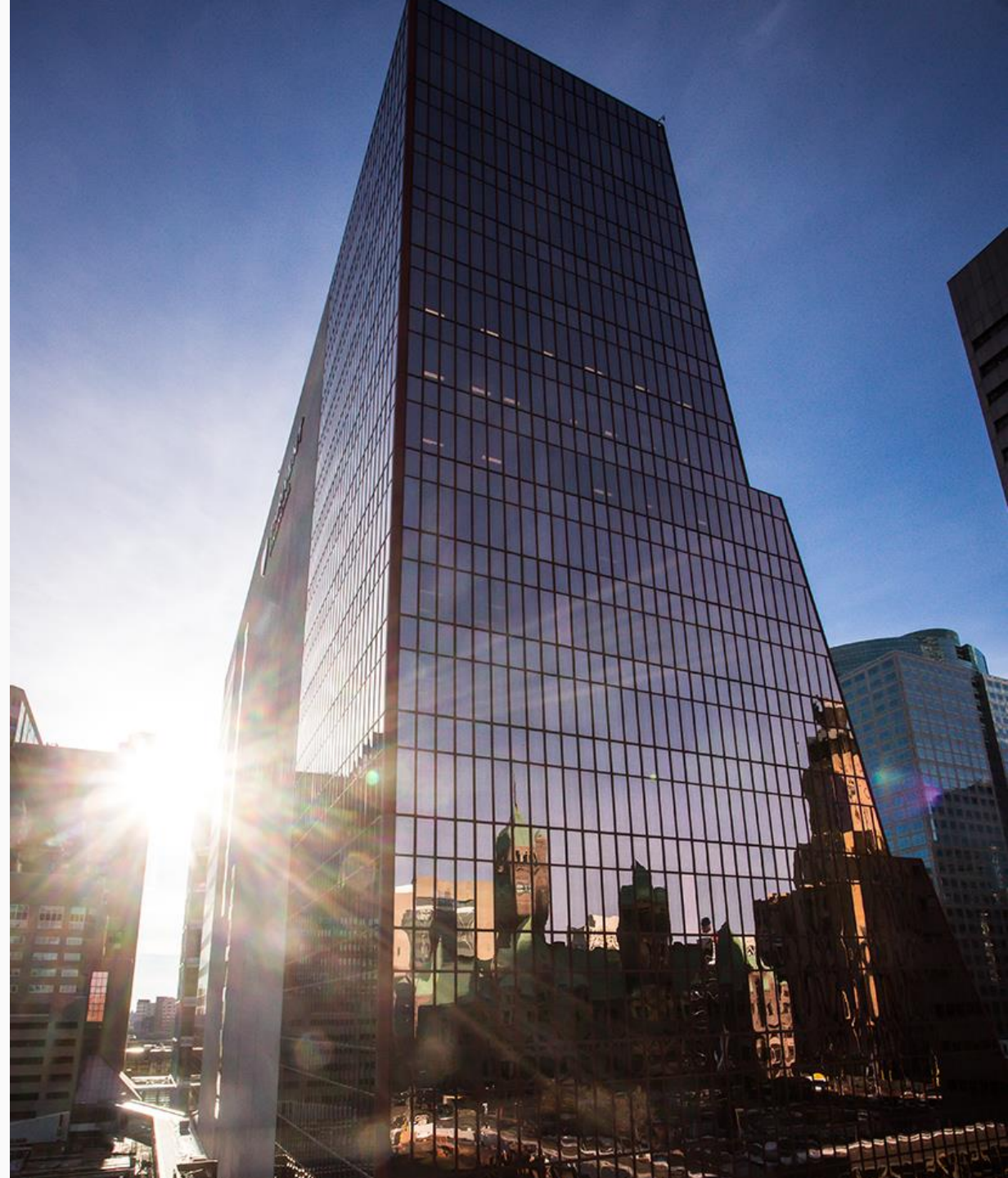
Future of Work in action

- Activity based work environment
- Smaller department footprints
- More collaborative/shared spaces
- Advanced meeting technology supports meetings with mixed in person and offsite participants



Major projects – 625 Building

- Occupancy preparation & rehabilitation
 - Complete Q1 2023
- Phase 1 office remodeling
 - Complete Q3 2023 (5 floors)
- Phase 2 office remodeling
 - Q4 2023 – Q2 2024 (3 floors)



Aligning county priorities

Janet Mills – Assistant Director

Ensuring gender inclusivity

- Building inventory
 - New restrooms coming to:
 - Public Works Facility in Medina
 - Health Services Building
 - Government Center bridge floors
 - Standard moving forward
- Restroom signage update
- Building use policy



Creating opportunities

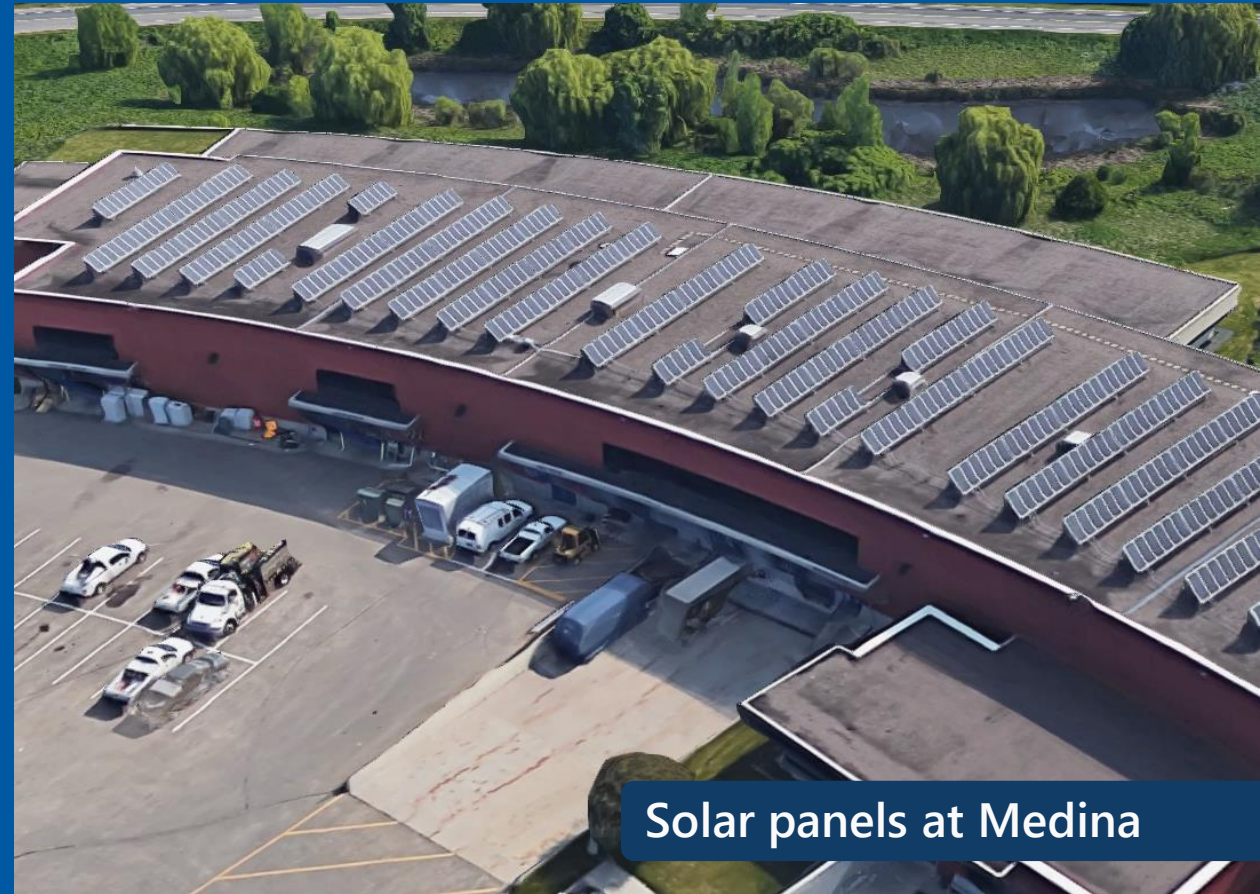
- Emerging businesses as tenants
- Contracting
 - Set-Aside
 - Benches
- Pathway programs
 - New security officers
 - Building operations technician



Acting boldly

Carbon Neutral by 2050

- 3% annual energy reduction
- Strategic electrification of HVAC equipment
- Solar site assessment and installation



Solar panels at Medina

Discussion