

CITY OF MINNEAPOLIS

# Municipal Building Commission



2017 Mayor recommended budget

November 3, 2016

Budget Book Pages H3

# The City Hall/Courthouse

- The City Hall/Courthouse is jointly owned by Minneapolis and Hennepin County
- MBC representatives:
  - Mayor Hodges & Council President Johnson
  - Chair Callison & Commissioner McLaughlin
- Construction period 1887-1906.
- Building Cornerstone laid 1891. 125<sup>th</sup> Anniversary Celebration in June 2016.



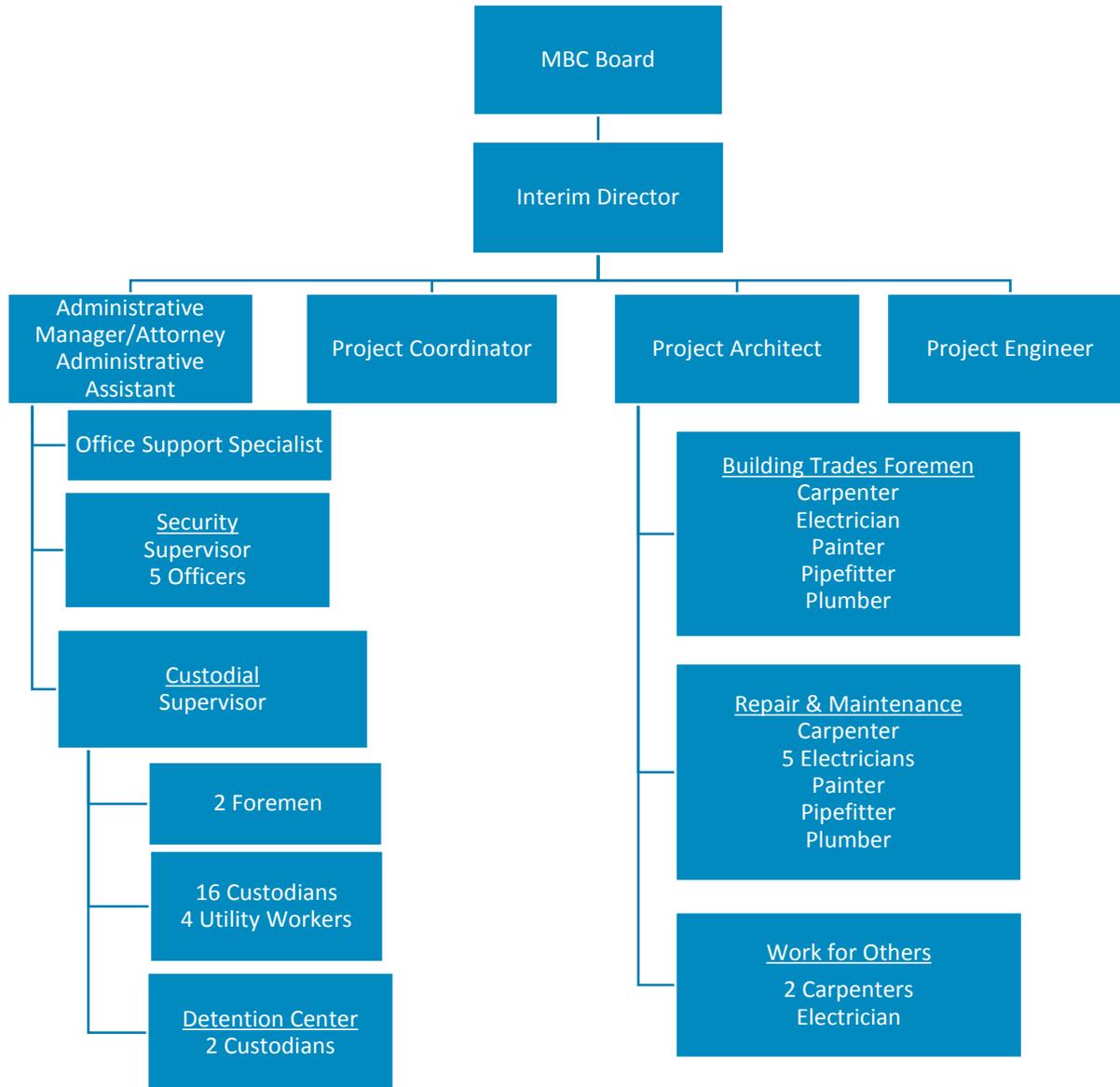
# The City Hall/Courthouse

- Downtown Icon – Accessible gathering place for members of the public.
- MBC Catering & Events program - 29 private events scheduled for 2016. Commission paid to Historic Preservation Fund.
- 354,000 usable square feet; City Offices occupy 205,000 square feet; 58% of the building.
- City Government first occupied the building in 1902.
  - Starting with the Council Chambers.
- Monthly Guided Tours – 3<sup>rd</sup> Wednesday / month at 12:00 noon.

# 2017 Budget Overview

Program name	Agency Wide Funding		FTEs		Funding Type	
	2016 Adopted	2017 Recommended	2016	2017	One time	On-going
Administration	\$1,525,000	\$1,454,459	6.0	6.0		√
Custodial & Security	\$2,696,000	\$2,812,845	31.0	31.0		√
Repairs & Improvements	\$3,990,000	\$4,153,615	15.0	15.0		√
Adult Detention Center	\$213,000	\$212,959	0.0	0.0		√
Work for Others	\$700,000	\$705,275	3.0	3.0		√
<b>TOTAL</b>	<b>\$9,124,000</b>	<b>\$9,339,153</b>	<b>55.0</b>	<b>55.0</b>		
City's share of total (60% excluding ADC & Work for Others)	\$4,936,939	\$5,077,101				

# Department Organizational Chart



# Administration

## **Purpose and Context**

The Municipal Building Commission was created by state statute in 1904 and given exclusive care and control of the Minneapolis City Hall and Hennepin County Courthouse building to provide effective and efficient services to operate, maintain, and preserve this historic landmark building and ensure a safe and functional environment for City and County government employees, citizens, and elected officials.

## **Services Provided**

- Serving as staff to the MBC board and implementing board directives;
- Coordinating space assignment and city and county tenant needs; and
- For the agency - provide planning, human resources, labor relations, contract services, and operating and capital budgeting activities.



# Custodial & Security

## Purpose and Context

The Custodial & Security Program protects and preserves the historic 680,000 square-foot City Hall/Courthouse and maintains a clean and safe environment for tenants and visitors.

## Services Provided

- Promote waste reduction through mini-bins, one-sort and organics recycling.
- Mopping floors, vacuuming carpets and rugs, dusting furniture, polishing décor, cleaning glass surfaces, cleaning and sanitizing facility bathrooms, and emptying trash and recycling bins.
- Monitoring entry points and passageways through an extensive closed-circuit camera system and staffed lobby security desk.
- Coordinating security preparedness for large events and high-interest Council meetings.
- Patrolling the building both during open hours and after hour events.
- City Hall/Courthouse Building Use Rules.



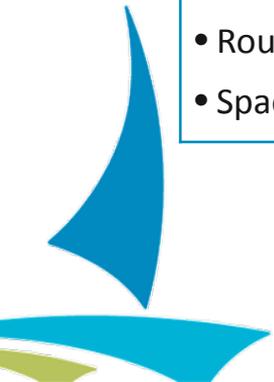
# Repairs & Improvements

## **Purpose and Context**

The Repairs & Improvement Program oversees and ensures that projects modernize mechanical, plumbing and electrical systems, while preserving the building's historical integrity and minimize disruption to tenant operations. The trades staff perform daily maintenance and repairs to keep the building and its facilities properly functioning.

## **Services Provided**

- Ensuring City Hall is environmentally responsible: improving temperature control, energy efficiency, and fresh-air intake.
- Expanding and updating fire alarms, smoke detectors, public address, and sprinkler systems.
- Abating asbestos, upgrading electrical, lighting, and security systems, and voice and data cabling.
- Overseeing renovations of historic building elements, rooms and equipment.
- Routine maintenance and emergency repairs (staff on site & available 24 hours/seven days a week).
- Space remodeling and modifications to better suit tenants' operations.



# Adult Detention Center

## Purpose and Context

The Hennepin County Sheriff's Office operates a 509-bed Adult Detention Center for arrested persons on the building's fourth and fifth floors. The Commission provides custodial and repair services, and MBC staff oversee major renovations and system updates.

## Services Provided

- Monthly administrative meetings with ADC management.
- Day, evening, and weekend cleaning, both routine and as requested.
- Plumbing, mechanical and electrical repairs during weekdays and after-hour emergencies.
- Closely adhering to jail standards for disinfecting cells and shower facilities, and disposing of medical and other hazardous waste to prevent disease outbreaks.



# Work for Others

## **Purpose and Context**

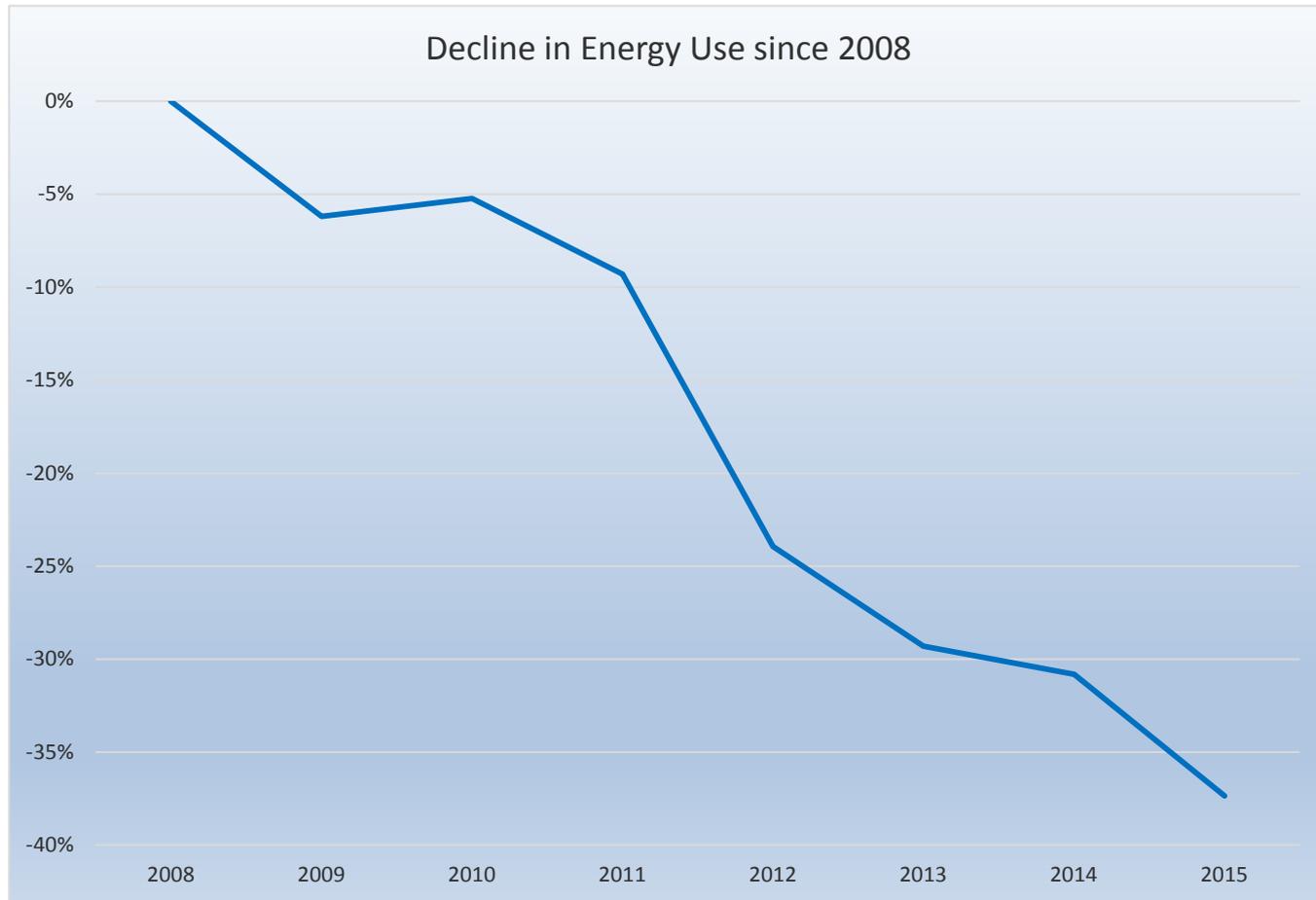
Building tenants may request special remodeling projects for their assigned spaces. These project costs are directly funded by the tenants.

## **Services Provided**

- New construction and remodeling.
- Wall removal.
- Built-in cabinetry installation.
- Security systems.



# City Hall/Courthouse participates in the Minneapolis Building Energy Challenge



# 2017 Expenditure Budget Highlights

- MBC Administrative, Custodial & Security, and Repair & Improvement operating costs are divided between the City (60%) and County (40%).
- The proposed 2017 shared-services budget is 2.4% higher than the 2016 budget.
- Funding is within the City and County property-tax targets:
  - City = \$5.1 million (includes Local Gov't. Aid)
  - County = \$3.6 million (includes Detention Center)

# MBC Capital Projects: Funding is shared 50 / 50 between the City and Hennepin County

Project name	2017 Proposed	Project Goal
1. Life Safety	\$575,000	Meet fire codes by installing sprinklers, fire alarms, smoke detectors & fire-proof material.
2. Mechanical	\$450,000	Improve indoor air quality and energy efficiency through new air handling units, ductwork, exhaust fans & energy recovery units.
3. Critical Power	\$2,500,000	Design and replace aging and undersized emergency power system.
4. Elevators	\$90,000	Install new freight elevator/ convert existing service elevator. Modernization of rotunda elevators.
5. Exterior Repairs	\$1,105,000	Identifies problems related to waterproofing, windows and building masonry. Windows/air infiltration biggest component of project
<b>CITY TOTAL</b>	<b>\$4,720,000</b>	



CITY OF MINNEAPOLIS

# Questions?

Thank you for your time & consideration

Erin M. Delaney

Municipal Building Commission

612- 596-9517

