

Common Questions received related to the 4146 Fremont RFP

As of January 23, 2017

Question 1:

Have sufficient clean-up funds for hazardous materials and lead abatement been committed to the project? Where can I learn more about other possible grants/funding opportunities for the project?

Answer:

The City obtained an initial estimate of the cost to remediate the existing hazardous materials/lead from an environmental consultant based on the hazardous materials surveys conducted when the City acquired the property (those reports are posted on the City's website). The estimate provided was approximately \$69,000. In 2015 the City secured a \$68,600 Metropolitan Council grant to be used for the abatement work. Since then, approximately \$4,000 of the grant has been spent on additional testing, leaving approximately \$64,000 left to pay for future abatement costs. The exact costs for the abatement will depend on the ultimate scope of the project and may be more or less than the original estimate.

To the extent additional grant funding is sought to pay for abatement or other property improvements, the selected developer can seek other funding opportunities offered by public agencies such as the Met Council, DEED, and Hennepin County (see page 11 of the RFP document for additional details). The RFP also lists potential, additional City resources that may be sought for the project. However, please note that the Metropolitan Council abatement grant mentioned above is the only money that has been formally committed to date to assist with the redevelopment of the property.

Question 2:

Where can I find more information about the surrounding neighborhood (Webber-Camden)

Answer:

The City's website has information about each neighborhood in the City, including neighborhood profiles, and contact information for the official neighborhood organizations. <http://www.minneapolismn.gov/residents/neighborhoods/index.htm>.

Question 3:

What is the condition of the water lines?

4140/4142 Fremont Building (one-story building)

- Currently has two stop boxes, this will need to be consolidated to one line
- Need to repair/replace broken stop box
- Portion of the line from the water main to stop box is lead; will need to be replaced.

- The water cannot be turned off at the street due to the broken stop box; the City has a temporary heater in the basement of this building to prevent the line from freezing

4144/4146 Fremont Building (two-story building)

- Lines from main to stop box and from stop box to building are both copper, likely will not need to replace lines assuming they are in good condition.

Question 4:

Can interested parties request an informational meeting with other City Leadership to introduce the project and get insights?

Answer:

All questions specific to the project and proposals should be directed to City staff managing the RFP process.

Question 5:

Can I meet with the neighborhood group to better understand their goals for the site?

Answer:

Interested Parties are welcome to contact the Webber Camden Neighborhood organization to discuss the property (612.521.2100).

Question 6:

What level/amount of response interest are you seeing in the property?

Answer:

The City has responded to several inquiries and provided several showings. It is typical for City RFPs that formal proposals are not submitted until on/near the response deadline.