

ATTACHMENT A

For Local Governments Requesting a 2008 Capital Appropriation, Please Provide Answers to all of the Following Questions (for each request) in a Letter or Memorandum to the Minnesota Department of Finance

- 1) Name of the local government or political subdivision that is submitting the request: *City of Minneapolis*
- 2) Project title: *University Northside Partnership Campus Municipal Parking*
- 3) Project priority number (if the applicant is submitting multiple requests):
- 4) Project location (please list county or counties, and town(s) or city(ies): *Penn and Plymouth Avenues in Minneapolis (at 1256, 1312, 1319 Penn or 2215 or 2201 Plymouth based on project definitions).*
- 5) Is this a subsequent phase of a project that received state funding in previous years? If yes, please explain: *This project has not received state funding in previous years.*
- 6) Total project cost for all funding sources – all years – for all capital costs (in thousands of dollars): *Estimated \$75 million for total campus construction (\$14 million for parking structures)*

Total Project Costs (all funding sources)			
For Prior Years	For 2008	For 2010	For 2012

- 7) Amount of state funds requested (in thousands of dollars):

	For Subsequent Project Phases:	
State funds requested for 2008	State funds to be requested in 2010	State funds to be requested in 2012
\$7,000,000	\$7,000,000	\$0

- 8) Non-state funds available or to be contributed to the project (list the dollar amount and sources – federal, city, private, or other – for all years): *\$25 million in Hennepin County bonds*
- 9) Project description and rationale (limit to one page maximum). *This request for \$14 million in state funding is to construct a 600-vehicle parking structure(s) for the University Northside Partnership campus, a partnership between the City of Minneapolis, University of Minnesota and Hennepin County, at the intersection of Penn and Plymouth Avenues in North Minneapolis. This project, estimated at \$75 million in total development costs, will transform a once vital commercial intersection on the City's Northside. The University Northside Partnership is a development project that will expand Northpoint Health and Wellness*

Center, create the University Family Health Center and a number of other University programs and services, bring in a YMCA fitness center and provide increased business, retail, and housing options for the area.

The University Northside Partnership campus has statewide significance. In recent University Board of Regents decisions, the Board determined that this project is within the mission of the University and it is essential for the institution to serve this area. The City and County have agreed to partner with the University with property and resource contributions and complementary community services.

10) Identify who will own the facility. Identify who will operate the facility. *The facility will be owned by the city and operated ---*

11) Identify total project costs (in thousands of dollars) for each of the following categories: land acquisition, predesign, design, construction, furniture/fixtures/equipment, and relocation costs.

	2008	2010	2012
Land acquisition	\$1,500,000		
Predesign	\$300,000		
Design (including construction administration)	\$300,000		
Project Management			
Construction	Buildings \$60,400,000 Parking \$7,000,000	Buildings continued Parking \$7,000,000	
Furniture/Fixtures/Equipment	\$4,000,000		
Relocation	\$250,000		

12) For new construction projects, identify the new square footage planned: *Office/academic 150,000 square feet; Commercial/Retail 30,000 square feet; Housing 24,000 square feet (20 units). State funding however is being requested for the 600 vehicle parking facility.*

13) For remodeling, renovation or expansion projects, identify the total square footage of current facilities and new square footage planned: *n/a*

14) Project schedule. Identify the date (month/year) when construction crews are expected to first arrive on site, and the date (month/year) when construction will be completed with a certificate of occupancy.

2007 – Partnership agreements between University/County/City finalized Pro forma and space definition and design development

2008 – Land acquisition, demolition and relocation. Final design and land use approvals; Construction begins (Fall 2008)

2009 – Construction continues

2010 – Construction complete (Spring 2010)

The parking facility construction should begin in 2008 and be completed in 2010.

(Please note: for facilities projects, this information will also be used to calculate an inflation cost, using the Building Projects Inflation Schedule that is posted on the Department of Finance website. Please indicate if instead you have already included an escalation factor in your cost information under Item 6.)

- 15) For projects with a total construction cost of at least \$1.5 million, has a project predesign been submitted to the Commissioner of Administration?¹ *The project has not been submitted to the Commissioner of Administration for predesign review.*
- 16) Identify any new or additional state operating dollars that will be requested for this project. (Specify the amount and year, if applicable). *No state operating funds will be requested for this project.*
- 17) Discuss how the project meets or exceeds the sustainable building guidelines established under Minnesota Statutes, section 16B.35 *(Included in Attachment B).*
- 18) Explain the extent to which the project will use sustainable building designs, if applicable.
- 19) Attach a resolution of support from the governing body of the applicant (with the project priority number if submitting multiple requests).
- 20) Project contact person, title, and contact information:

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ATTACHMENT B: Relevant Statutory Provisions

1. Project Evaluation Criteria (Excerpted from Minnesota Statutes 16A.86, subdivisions 3 and 4)

The commissioner shall evaluate all requests from political subdivisions for state assistance based on the following criteria:

- 1) *The political subdivision has provided for local, private, and user financing for the project to the maximum extent possible;*

¹ For a copy of the Predesign Manual, please visit the State Architect's Office web site (www.sao.admin.state.mn.us/) and follow the link in the top menu bar for *Designer Procedures Manual*)

- 2) *The project helps fulfill an important state mission;*
- 3) *The project is of regional or statewide significance;*
- 4) *The project will not require new or any additional state operating subsidies;*
- 5) *The project will not expand the state's role in a new policy area;*
- 6) *State funding for the project will not create significant inequities among local jurisdictions;*
- 7) *The project will not compete with other facilities in such a manner that they lose a significant number of users to the new project;*
- 8) *The governing bodies of those political subdivisions primarily benefiting from the project have passed resolutions in support of the project and have established priorities for all projects within their jurisdictions for which bonding appropriations are requested when submitting multiple requests; and*
- 9) *If a [required] predesign ... has been completed and is available at the time the project request is submitted to the commissioner of finance, the applicant has submitted the project predesign to the commissioner of administration.*

The state share of a project ... must be no more than half the total cost of the project, including predesign, design, construction, furnishings, and equipment ... (except for local school projects or disaster recovery projects, or if the project is located in a political subdivision with a very low average net tax capacity).

2. Sustainable Building Guidelines (Excerpted from Minnesota Statutes 16B.325)

The primary objectives of these guidelines are to ensure that all new state buildings initially exceed existing energy code, as established in Minnesota Rules, chapter 7676, by at least 30 percent.

The guidelines must focus on achieving the lowest possible lifetime cost for new buildings and allow for changes in the guidelines that encourage continual energy conservation improvements in new buildings.

The design guidelines must establish sustainability guidelines that:

include air quality and lighting standards and that create and maintain a healthy environment and facilitate productivity improvements;
specify ways to reduce material costs; and
must consider the long-term operating costs of the building, including the use of renewable energy sources and distributed electric energy generation that uses a renewable source or natural gas or a fuel that is as clean or cleaner than natural gas.