

# Collaborative Design Group

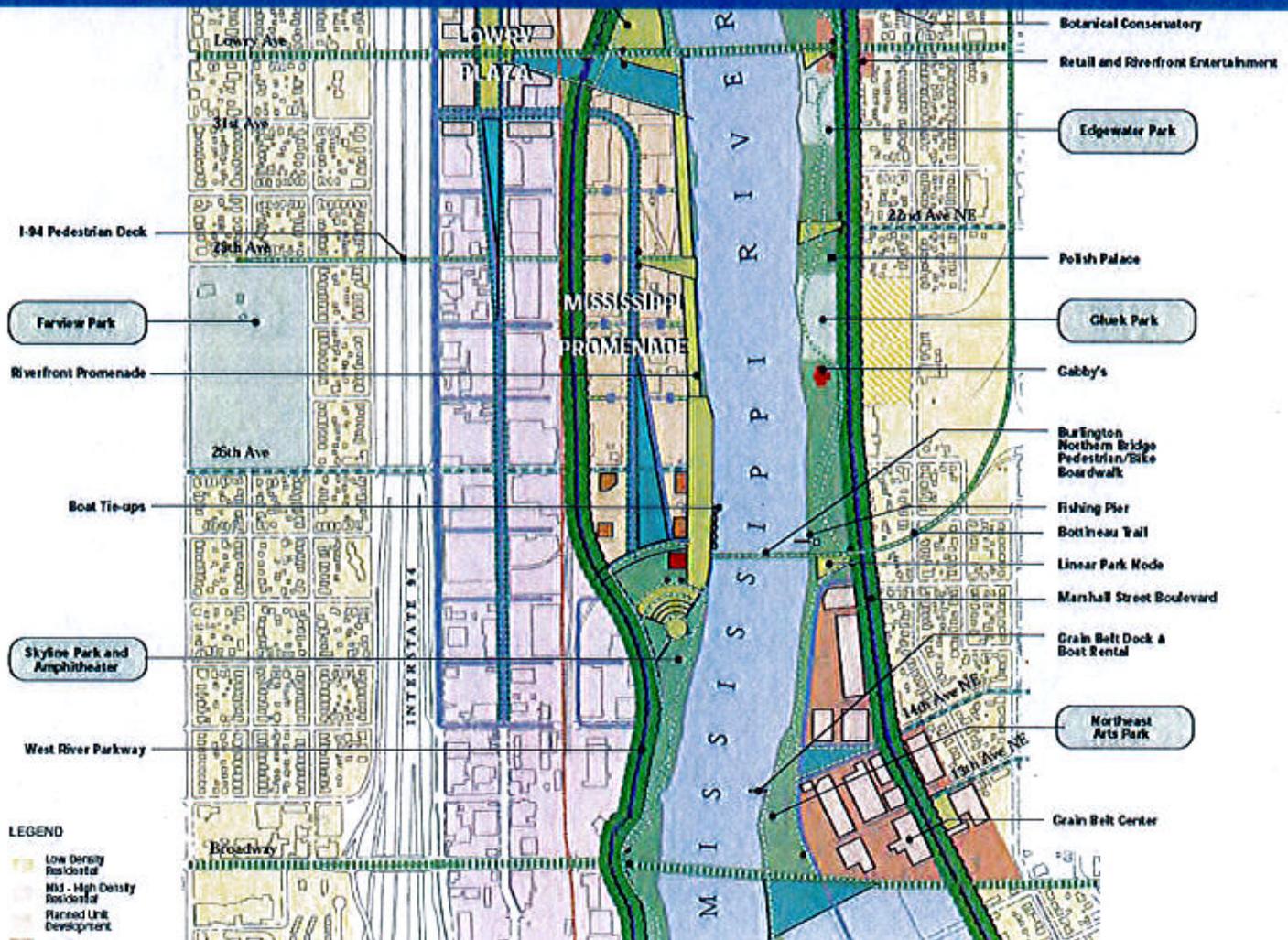
## B. PROJECT DESCRIPTION

Collaborative Design Group, Inc. has been providing professional design services to the Twin Cities area for 39 years. Started in 1972 by Wayne Winsor, former President of Ellerbe and Dick Faircy the firm was proudly rooted in the renovation and care of our most precious buildings. Past work includes the renovation and preservation of Landmark Center and Bandana Square. The spirit of our founders lives on as evidenced through our recent work on projects such as Midtown Exchange, Education Sciences Building, Historic Fort Snelling and Split Rock Lighthouse.

Through this proposal, we hope to occupy and call the Grain Belt Office Building, Collaborative Design Group's Headquarters and new home. Our promise to the City of Minneapolis is that we will be good custodians of the City's assets. Our dream is to grow and one day occupy the entire building and to continue to be an active participant in the rich culture, history and diversity that is "MINNEAPOLIS"!

### WHY CHOOSE THE COLLABORATIVE DESIGN GROUP

- CDG will be an Owner/Tenant and as such will provide immediate occupancy of 78%.
- CDG's Interest are in owning the office building long term - profit's associated with developer fees are not our goal.
- As a premier provider of historic renovation and preservation CDG will protect and preserve the City's assets.
- CDG and Winsor Faircy have been in business for 39 years providing quality design services locally, regionally and nationwide.
- Our proposal provides a financial solution that works and provides benefit to the City, neighborhood and CDG.



## B. PROJECT DESCRIPTION CONT'D.

### Description of Proposed Development

**TENANCY** - Collaborative Design Group (CDG) proposes to act as Owner, Tenant, Developer and Architect for the redevelopment of the Grain Belt Office Building, Marshall Street Site. Specifically CDG will initially occupy approximately 10,155 rentable square feet of the existing building including the entire lower level and approximately half of the first floor. Currently, CDG enjoys relationships with the following sub-tenants at their current location:

- **AArchitects**
- **PLACE**
- **Urban Design Lab**

Included in the "Other Information Section" are letters of interest from each of our current sub-tenant's to occupy space at the redeveloped Grain Belt Building as tenants. Based on our current needs and our tenant's needs we will occupy 78% of the building. Ultimately, at some time in the future, CDG anticipates that growth of the company will create a need for use of the entire facility by CDG employees. We are currently working with other potential tenants to obtain 100% occupancy by completion of construction.

**EXTERIOR IMPROVEMENTS** - Exterior improvements include restoring the original windows, repainting of existing brick and stone masonry, replacement of roof as required, new parking lot paving, repair of railings, repair as necessary of existing retaining wall, replacement of HVAC units, new doors where required, new signage, painting and repair/addition of skylight to open stain glass vault. All historically significant elements will be maintained.

**INTERIOR IMPROVEMENTS** - Interior improvements include necessary environmental abatement, removals (demolition), new walls where required, doors, floor finishes, hardware, paint, plumbing fixtures and lighting. All historically significant elements will be maintained.

**OFFERING PRICE** - We propose an offering price of \$50,000 for the existing Grain Belt Office Building and site. See the "Development Budget Section" for more information regarding sources and uses, proforma and budgets.

**CITY PARTICIPATION** - We anticipate very little to no City participation. We would however, like to investigate the possibility of obtaining a Legacy Grant, with the assistance of the City, for the repair/addition of a skylight in order to open the existing stain glass vault at the first floor of the building.

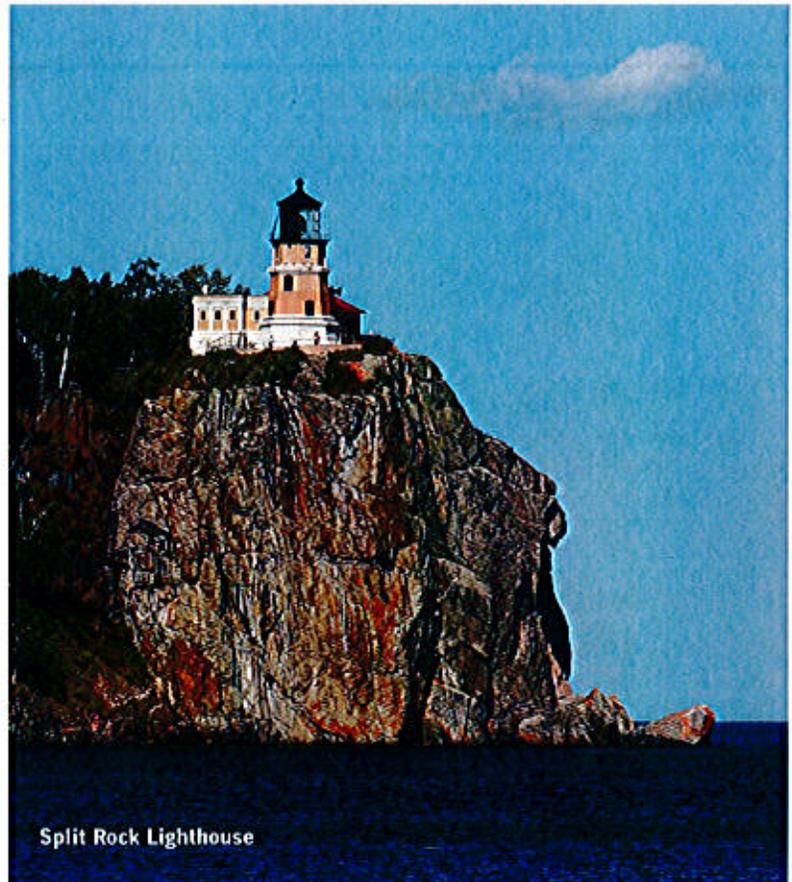
**PROJECT PHASING (SCHEDULING)** - No phasing would be required for this project. For a detailed project schedule see the "Timeframe for Redevelopment Section".

**PARKING & TRANSPORTATION** - We anticipate an initial need for 20 parking spaces and feel that the estimated 35 spaces provided in the RFP will be adequate for additional tenancies and growth. Any additional required spaces above and beyond this would be allocated at the Grain Bell Brewery site immediately across the street. Currently, 20% of CDG employees use public transportation and have expressed that they would continue to do the so at the new facility. Public transportation is currently available on Marshall and Broadway.

**GREEN BUILDING FEATURES** - CDG's restoration of the Grain Bell Office Building will be LEED® Certified. Preliminary planning indicates LEED GOLD level is attainable. Highlights include:

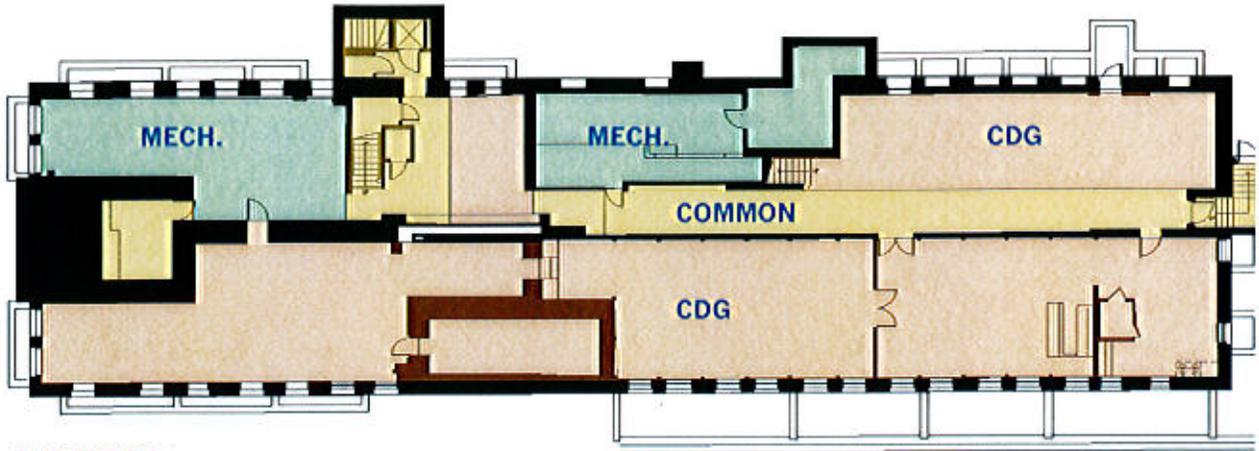
- High-efficiency HVAC and Electrical renovation
- Daylighting throughout
- Low water use
- Innovative use of sustainable products in restoration
- Extensive reuse and salvage/repurposing of building elements
- Intensive connections to public transit, bicycle routes, and other community resources

And most of all – **revitalizing and re-occupying this historic property** and reconnecting it to this vibrant community

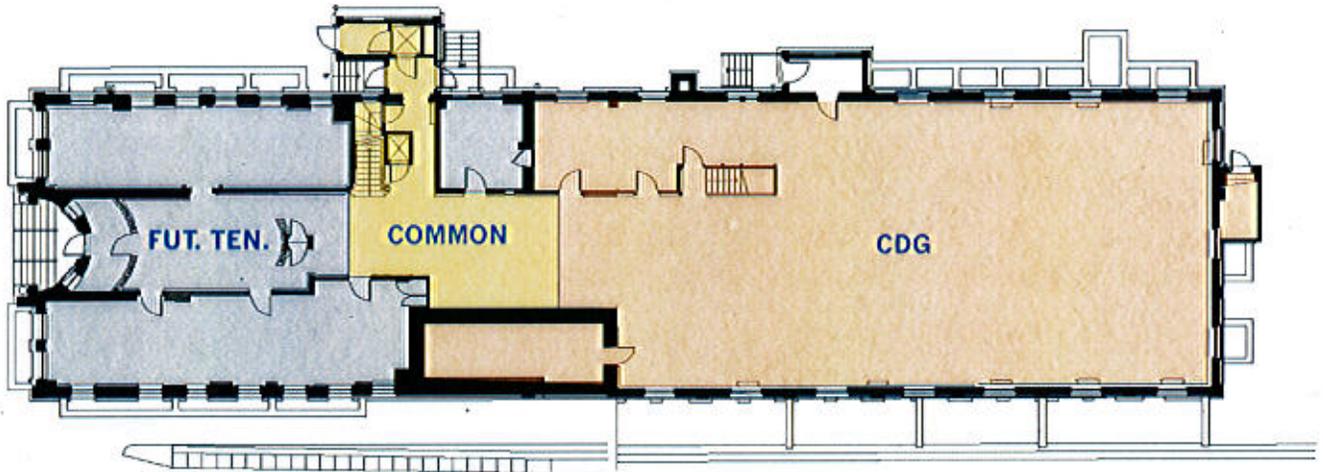


Split Rock Lighthouse

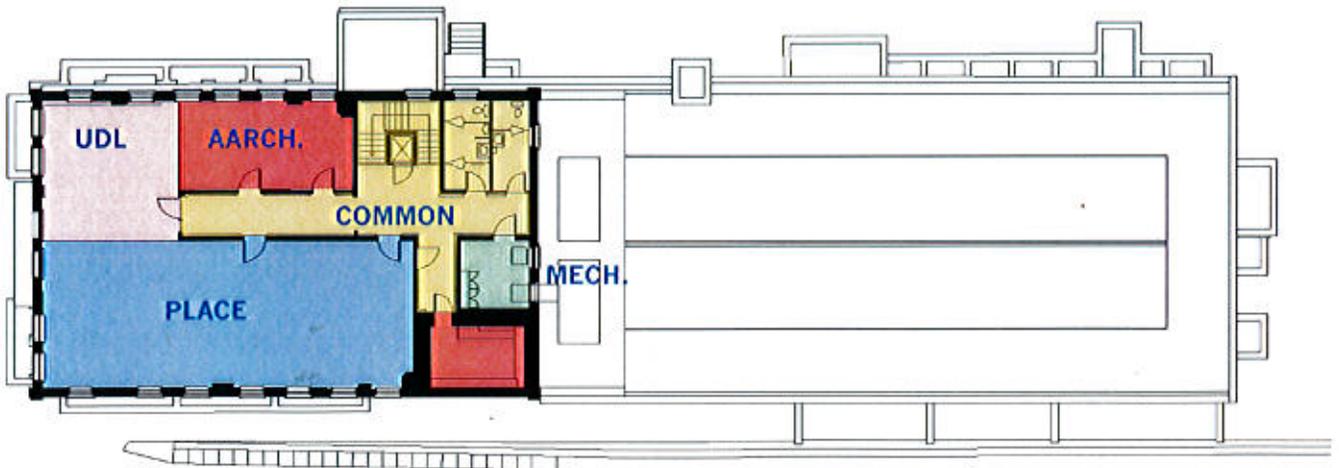
## Proposed Plans



**BASEMENT**



**FIRST FLOOR**



**SECOND FLOOR**