

# OPEN SALE MEMORANDUM

## 807 Broadway Street Northeast



MINNEAPOLIS  
PUBLIC SCHOOLS  
Urban Education. Global Citizens.

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## Overview

Since 1930, Minneapolis Public Schools (MPS) has occupied the 807 Broadway Street NE campus as its headquarters. The campus includes five interconnected buildings on the 807 Broadway Street NE parcel as well as a large surface parking lot across the street on 1100, 1110, and 1112 Quincy Street NE.

In 2010, MPS made the decision to sell this property and relocate the School District Headquarters to a newly constructed building at 1250 West Broadway Avenue. The new building was completed earlier this year, and MPS headquarters staff and departments are in the process of vacating and relocating from their former headquarters building.

Under direction of MPS, the City of Minneapolis has been retained to oversee the request for purchase offers on this property. The primary objective and goal of this process is the successful disposition of the 807 Broadway St NE property to a qualified third party for proper redevelopment or acceptable use of the property.

MPS closed properties are not isolated entities and have served multiple roles over time. The future use of these properties must account for the community's needs, including:

- Using an open, transparent and equitable process
- Providing long-term, stable results
- Considering creative ideas and partnerships.

MPS will give significant consideration in regards to the reputation of the purchaser and any potential proposed use or redevelopment discovered within the marketing and sale process.

MPS has authorized The City of Minneapolis Department of Community Planning and Economic Development to exclusively market the 807 Broadway Street NE property. MPS makes no representations or warranties. This is an "as is" sale.

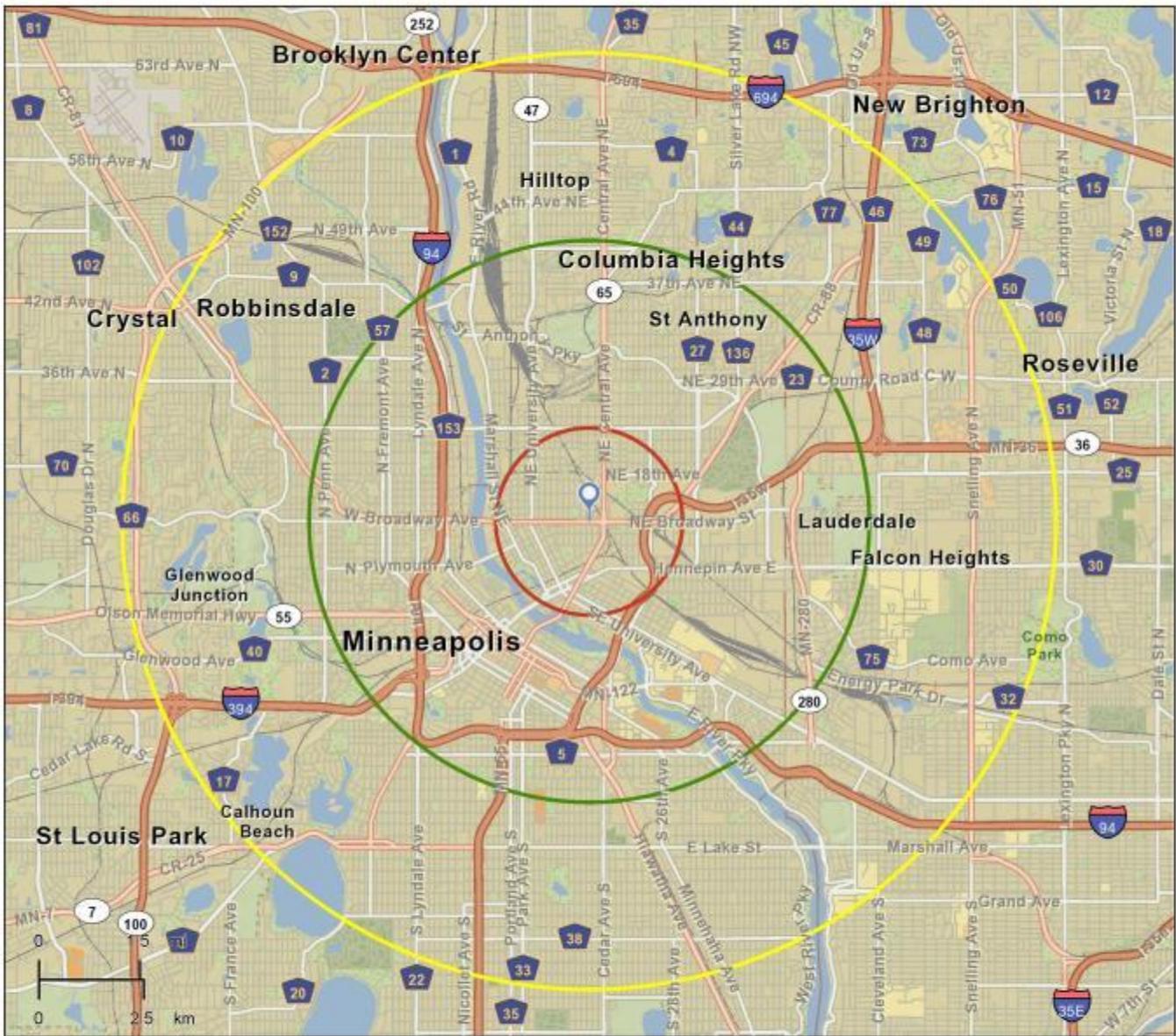




# Site Map

807 Broadway  
807 Broadway St NE, Minneapolis, MN, 55413  
Ring: 1, 3, 5 Miles

807 Broadway MPS property  
Latitude: 44.99875  
Longitude: -93.25054



October 22, 2012





### Property Available for Sale and Redevelopment

The 807 Broadway Street NE property is no longer being utilized by the school district, and is being marketed for sale. The buildings are well constructed and in an overall state of good repair. The property lends itself to a variety of reuses, including office, industrial, mixed use, or others.

Addresses	807 Broadway St NE and 1100, 1110, and 1112 Quincy St NE, Minneapolis, MN 55413
Parcel Size	Broadway parcel: 180,146 square feet Quincy parcels: 72,743 square feet Total: 252,889 square feet
Zoning	Light Industrial (I1), with Industrial Living Overlay
Parking	Quincy parcels are a surface lot; some surface parking on Broadway parcel – 324 spaces total
Year Built	1914
Major Additions	1920, 1931, 1959, 1968, and 1971
Building Size	236,741 square feet combined (all buildings)



CPED Recommendation to MPS

Friday, March 29, 2013

MPS Executed Purchase Agreement

Approximately four weeks later

\* Interested parties and development teams anticipating submitting formal purchase offers are encouraged to participate in the formal Open Houses. Participants are requested to contact CPED and provide a formal RSVP for each event. Additional property access may also be coordinated through CPED on a case-by-case basis.

Following the offer deadline the City of Minneapolis Department of Community Planning & Economic Development (CPED) will review all offers and make a recommendation to the Minneapolis Public Schools. All offers will be considered. However, MPS retains the right to reject any and all offers.

CPED will invite potential buyers who have submitted viable offers to present their intentions for the property to the neighborhood meeting on Wednesday, March 20, 2013 at 7:00p.m.

## Offer Contents

Offers must include the following information to be deemed complete and responsive and must be in the following order and with corresponding section numbering on tab dividers. The information being requested with offers is necessary for the City and MPS to adequately evaluate your offer. Failure to supply the requested information may result in rejection of your offer. Select items below must be presented in special format as noted. The City and MPS are not responsible for the costs incurred by respondents or their subcontractors in connection with this sale, including, but not limited to costs associated with preparing an offer or associated with participating in any related presentations or negotiations. Offers deemed incomplete and/or non-responsive will not be considered.

1. A **cover page** that includes:
  - a. Respondent's name and mailing address
  - b. Respondent's current legal status: corporation, partnership, etc.
  - c. Contact person's name, title, phone number, and e-mail address
  - d. Signature of authorized corporate officer for each entity proposing as a partnership or team
  
2. A **description of the purchase offer** including:
  - a. The amount of the offer and the methodology and calculations that it was based on.
  - b. The amount of the earnest deposit and relevant terms, including conditions and contingencies to closing, and a timetable showing major milestones, i.e. finalizing financing, completing design, securing approvals and permits, and start of construction.

- c. The source and terms of the financing of the purchase of the property and evidence of a preliminary commitment for this financing. Respondents must also show how they will be able to meet MPS's condition of closing on the purchase in a timely manner, which is anticipated within 120 days from the date of signing of the purchase agreement with MPS.
  - d. A sources and uses pro-forma that demonstrates the financial feasibility of the proposed use or uses, and also evidence of a preliminary commitment for any debt financing for the development.
3. A **description of the entities involved** in the development team that includes:
- a. List of development team members, including developer(s), architect, building owner, property manager, tenants, professional consultants, and any other team members. For partnerships proposing more than one development project, separate development team members should be identified along with their respective development roles.
  - b. Summary of the development team's track record, including, but not limited to:
    - i. Experience working together and in developing projects of similar type or scale, with specific emphasis on your intended use. Include a list of similar developments, real estate experience within the City of Minneapolis and surrounding Metro area and, if redeveloping, the number of projects currently underway.
    - ii. Current real estate holdings – number, asset value and by market classification.
    - iii. Information on the location of past projects, their type, their development costs, their development funding sources, their current status, and any continued financial or operating interest in them.
    - iv. Previous relevant development experience working with public entities, including references and contact information.
    - v. The City and MPS may ask for supporting documentation substantiating claims of previous experience.
  - c. Summarize any lawsuits to which the members of the development team or any principals of the development team have been a party.
  - d. Identify the principal person who will speak for the development team and any other key participants who will be involved in negotiating the project terms.
  - e. Specify whether the development team is or intends to form a corporation, a limited liability company, a general or limited partnership, a joint venture or other type of business entity to carry out the development project.
  - f. Respondents must also provide two years of audited financial statements. If there is a concern about confidentiality, they may be submitted confidentially to the CPED Director under separate cover.
4. A **narrative project description** that includes, but is not limited to, the following information:

- a. Description of the development project, e.g., size of building(s) and square footage of specific components, nature of improvements, parking spaces, anticipated materials and design style(s), circulation patterns, and loading/service provisions to be built on the site, and the proposed demolition or rehabilitation plans for the various school buildings (as applicable).
  - b. Plan for transportation access, including parking needs.
  - c. "Green" building features, techniques, and/or certifications.
  - d. Exhibits of preliminary schematics, plans, and/or elevations.
5. An **executed "Consent for Release of Response Data" form (Attachment #1)**. Offers that do not include an executed "Consent for Release of Response Data" form shall be considered incomplete and grounds for rejection of the offer.
  6. Describe how your proposed use will promote and/or complement the interests of the Minneapolis School District.
  7. How will your organization interact with the surrounding community; specifically, what benefits or 'added value' will your organization bring to the community surrounding the property?
  8. Any **other information** that would help City and MPS staff understand/evaluate the concept.

The contents of the offer and any clarification to the contents submitted by the successful respondent may become part of future contractual obligations and be incorporated by reference into the purchase agreement and contracts between the selected developer and MPS.

### Purchase Offer Submission

All offers must be received no later than February 22, 2013. Respondents must submit copies of their offers as follows:

- One unbound copy
- Eight bound copies
- One electronic version in Microsoft compatible or PDF format on CD, including Excel files for project financial information as described above.

Offers must be on standard 8 ½" by 11" paper. Foldouts containing charts, spreadsheets, drawings, and oversized exhibits are permissible as long as they are packaged with the offer. Offers and supporting documentation must be submitted in a package labeled "**807 Broadway Street NE**" and sent to:

City of Minneapolis  
Community Planning & Economic Development  
Attention: Mark Garner  
105 Fifth Avenue South, Suite 200  
Minneapolis, MN 55401

Faxed offers will not be accepted. Respondents may choose to provide additional copies if and when invited to do so for presentation purposes. Submissions will not be returned.

Offers shall be delivered to the City on or before **4:00 P.M., Friday, February 22, 2013**. Offers received after the deadline will not be accepted. It is neither the City's responsibility nor practice to acknowledge receipt of any offer. It is the respondent's responsibility to assure that an offer is received in a timely manner.

### Evaluation Criteria

The Department of Community Planning and Economic Development will consider a number of criteria when evaluating or recommending acceptance of an offer to Minneapolis Public Schools.

In reviewing potential offers, the following criteria are among those that will be considered:

1. Proposed purchase price to MPS for the property, and proposed earnest deposit.
2. The experience and the financial and organizational capacity of the developer(s) in successfully planning and completing development projects of similar type and scale, on time and within budget.
3. The extent to which the proposed use of the property is in compliance with the Minneapolis Zoning Code and comprehensive plan.
4. Market and financial feasibility and the ability to secure necessary financing.
5. Project readiness and feasibility of proposed project schedule.
6. Overall quality of the submission and adherence to the offer content requirements.
7. How the proposed offer and the proposed use(s) will promote and/or complement the interests of the Minneapolis School District.
8. Review of related previous experience.

The City and MPS may, in their sole discretion, expand or reduce the criteria upon which they base their final decisions regarding recommendations and selection of the successful buyer, development team or developer for this site.

Following review of offers, MPS will negotiate with the prospective purchaser, which in the MPS's judgment, represents the best combination of price, terms, consistency with MPS objectives and Community Asset Development policies, and ability to perform. The MPS reserves the right to reject any offer for any reason.

## Neighborhood Overview

The property includes the parcels of 807 Broadway St NE, and 1100, 1110, and 1112 Quincy St NE. It is located within an industrial area, immediately adjacent to a single family residential neighborhood. The 807 Broadway parcel fronts on Broadway St NE, between Jackson St NE and Quincy St NE. The Quincy Street parcels are also along Broadway, covering the eastern side of the block between Quincy St NE and Monroe St NE.

Industrial and office uses are located to the north and east of the site. Residential uses are located to the south and west of the site.

The property is located within the Logan Park neighborhood, which is bounded by 19<sup>th</sup> Avenue NE to the north, Broadway St NE to the south, Central Avenue NE to the east, and Washington St NE to the west. The neighborhood has approximately 150 acres, of which 40% is residential-type development, 30% is industrial, and 11.5% is parks and recreation. Railroad tracks cross the eastern end of the neighborhood, serving the industrial area. The residential area is notable for a number of large Victorian homes, built around the park. It is at the heart of the Northeast Minneapolis Arts District.

The Northeast Minneapolis Arts District is home to several vintage warehouse buildings which have been renovated and converted into a diverse inventory of studio, gallery and office spaces; serving a wide variety of medium and small creative sector, professional and business services, technology, and arts-oriented businesses. These nearby buildings include but are not limited to the following: the Q.arma Building (1224 Quincy St NE), the Architectural Antiques Building (1330 Quincy St NE), the Waterbury Building (1121 Jackson St NE), the Solar Arts Building (711 15<sup>th</sup> Avenue NE), the Van Buren Building (1400 Van Buren Street NE), the California Building (2205 California St NE), the Casket Arts Building (1700 Madison St NE), the Crown Center (1229-1331 Tyler St NE), Grain Belt Studios (77-79 13<sup>th</sup> Ave NE), the Keg House (34 13<sup>th</sup> Ave NE), the Northrup King Building (1500 Jackson St NE), and the Thorp Building and Central Business Center (1618-1620 Central Ave NE).

Broadway St NE is a minor arterial, with average daily traffic volumes of greater than 18,000 vehicles, that provides access east-west across the width of the city, with connections to Interstate 35W and Interstate 94. Two blocks east of the site is Central Avenue, another minor arterial with similar traffic counts greater than 18,000 vehicles per day. Central Avenue provides direct access to Downtown Minneapolis and has high frequency bus service, via Route 10 and Route 59. One block west of the site, Route 17 provides another north-south bus connection between Logan Park, downtown Minneapolis, and southwest suburbs. The site is just a few blocks north of the northeast riverfront commercial area, with a range of shops, restaurants, and other amenities. It is also just a block east of Logan Park, a neighborhood park.

All four parcels are zoned Light Industrial (I1), with an overlay of the Industrial Living Overlay District (ILOD). This flexible zoning combination allows for a range of potential uses, including light industrial, office, commercial, institutional, and/or residential.

The City adopted the Central Avenue Plan, a small area plan that included this property, in 2008. The plan recommended that the property retain its industrial zoning and character, and that redevelopment be focused on job generating uses, “to align with the goals of the Northeast Arts District and the area’s history as an employment area.”

In the City’s comprehensive plan, the Minneapolis Plan for Sustainable Growth, the site is classified on the future land use map as “transitional industrial” – a flexible category designed to allow existing industrial uses to continue, but to allow them to transition to other uses over time if desired.

Recent neighborhood-led discussions by the “807 Broadway Task Force” have largely affirmed this general vision for the site, supporting a focus on office, creative industries, and related compatible uses. The final report prepared by Task Force is included as an attachment. Neighborhood and community engagement have been an important element of the process to-date and public input will continue to play a significant role as part of the development review process in the City of Minneapolis.

## **Building Descriptions and Floor Plans**

The site previously housed the headquarters for Minneapolis Public Schools from 1930 until 2012. Prior to that, it was the home of the Minneapolis Mazda Lamp Works Division of General Electric, a light bulb manufacturer. The connecting buildings on the campus were built incrementally and include:

- Main Administrative Building (built 1914, addition in 1920) – 187,446 square feet
- Garage addition (added 1931) – 8,938 square feet
- Butler Building (added 1959) – 9,000 square feet
- Warehouse building (added 1968) – 19,440 square feet
- Stores and Equipment Building (added 1971) – 11,917 square feet

A number of smaller additions, including most recently the Administrative Building entrance pavilion, have also been constructed. The Main Administrative Building is three above-grade floors and a mostly below-grade basement (referred to in the building floorplans as the ground floor), with three small separate fourth floor storage areas. All other buildings are single story slab on grade. The buildings are described in greater detail later in this memorandum.

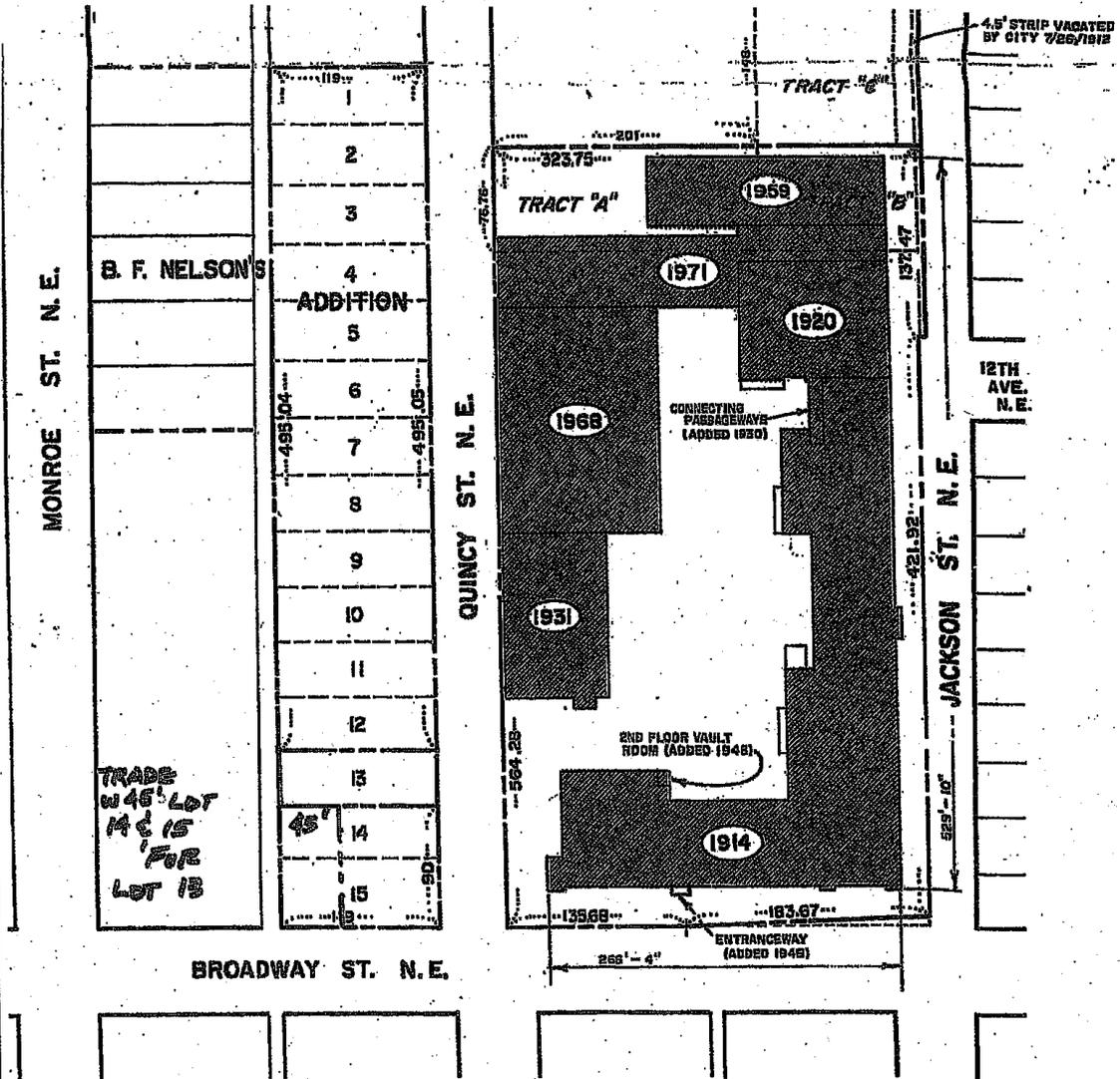
The functions and characteristics of these buildings reflect the diversity of departments housed in the MPS headquarters campus – including office and meeting spaces, storage, shops for building and equipment repairs, vehicle storage and maintenance, and other related functions.

Located within the Logan Park neighborhood, the site includes four parcels, totaling 251,989 square feet (5.78 acres):

- 807 Broadway St NE - 180,146 square feet; the site is rectangular and dimensions are approximately 319 feet by 564 feet

# 807 Broadway Street NE Minneapolis Education Service Center

Survey dated 1978 showing the date of construction of the main campus buildings.  
This map does not include small building additions and structures constructed after 1978.

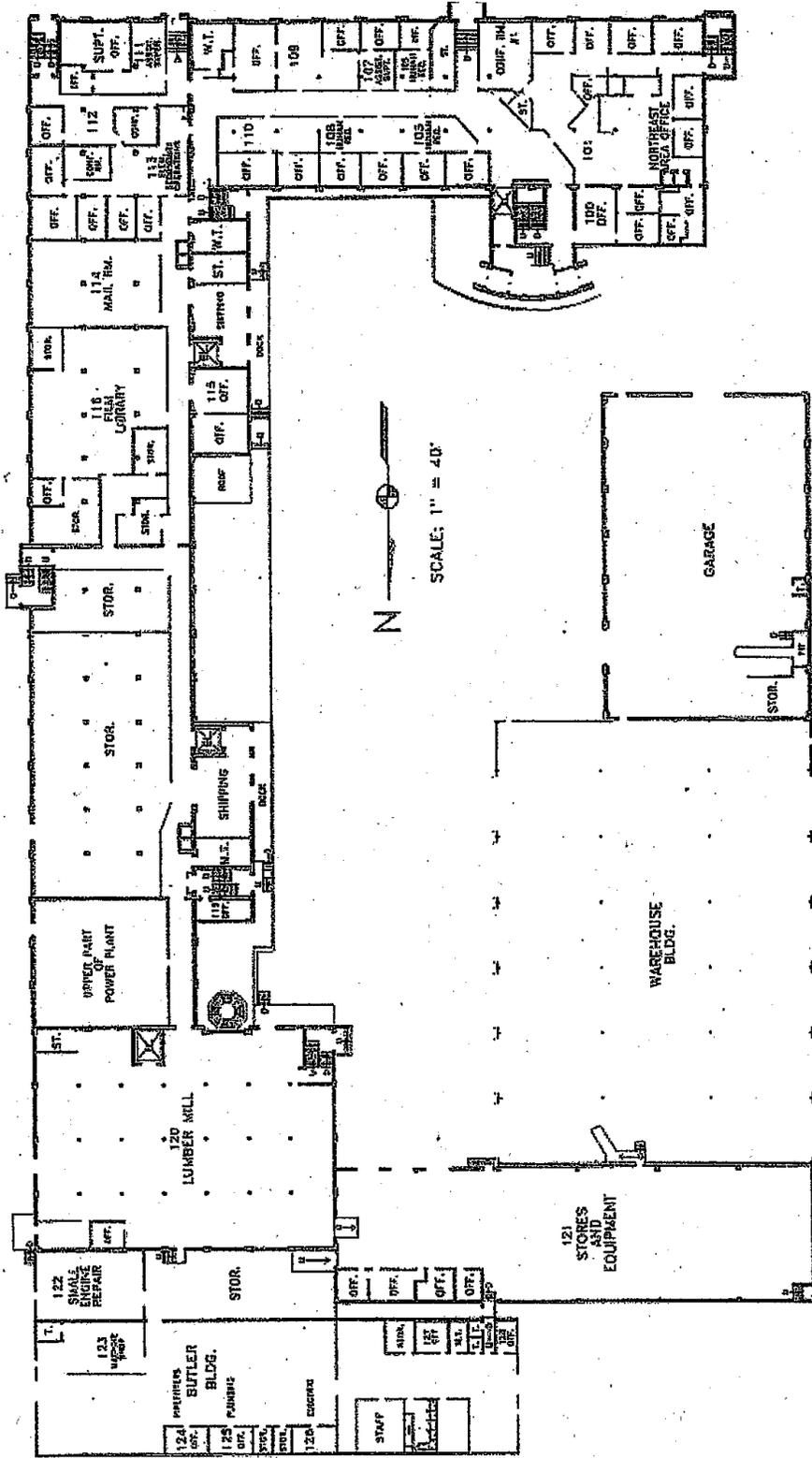


SCALE: ONE INCH = 100 FEET

SCHOOL PROPERTY LINE:

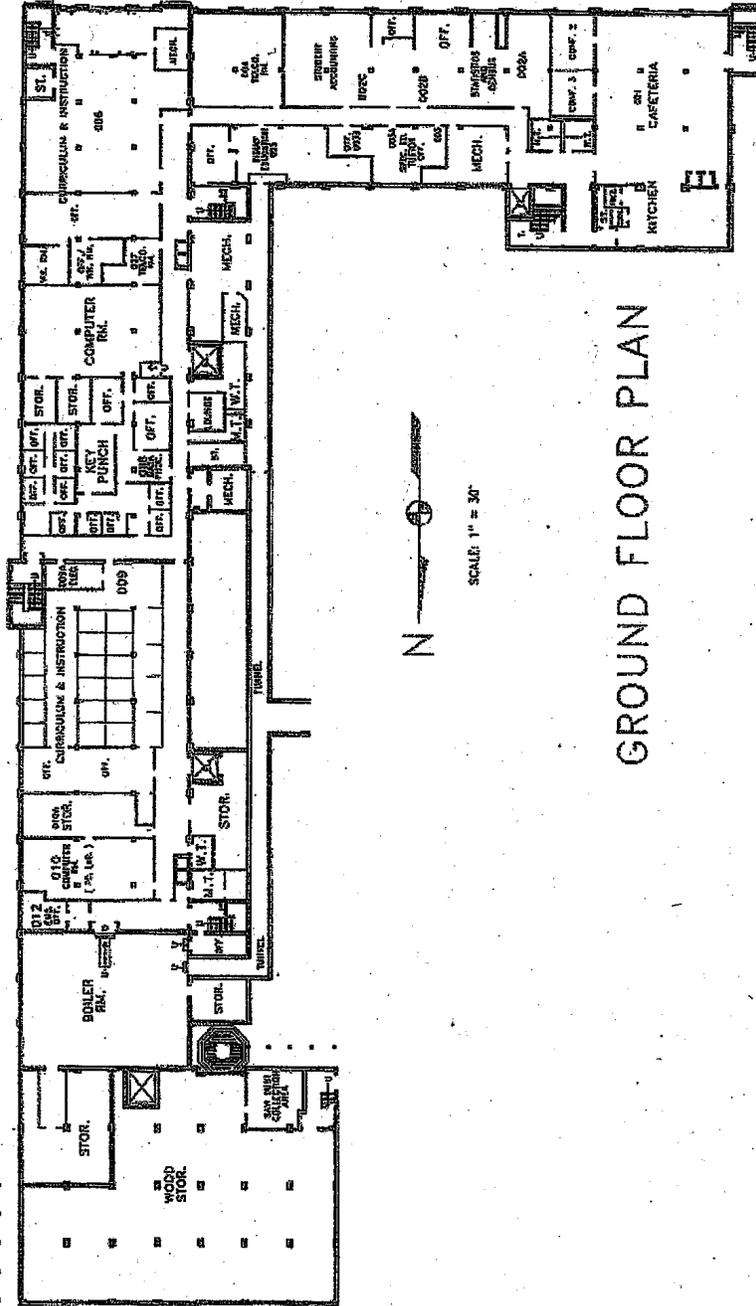
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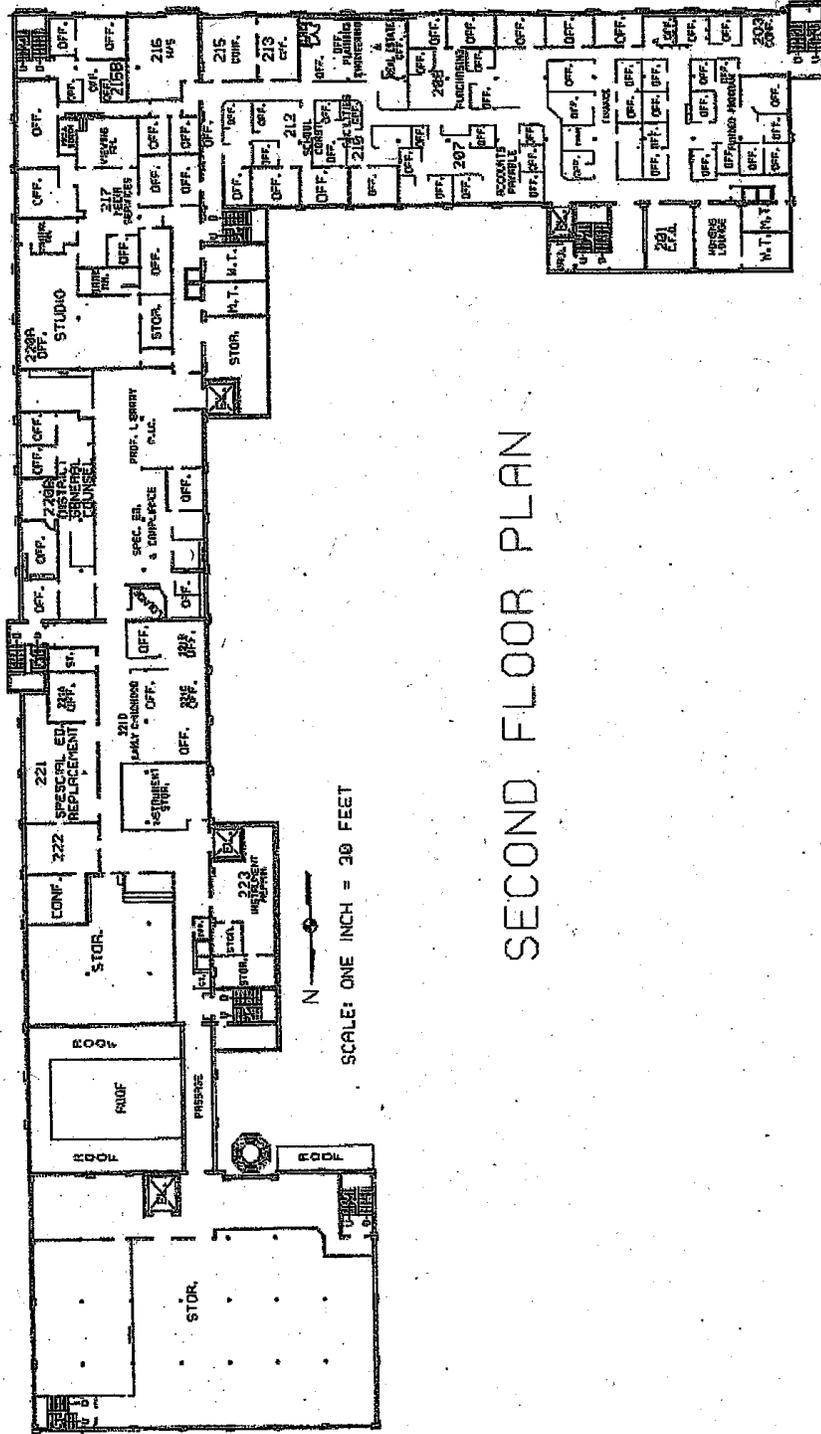
FIRST FLOOR PLAN

EDUCATIONAL SERVICE CTR.



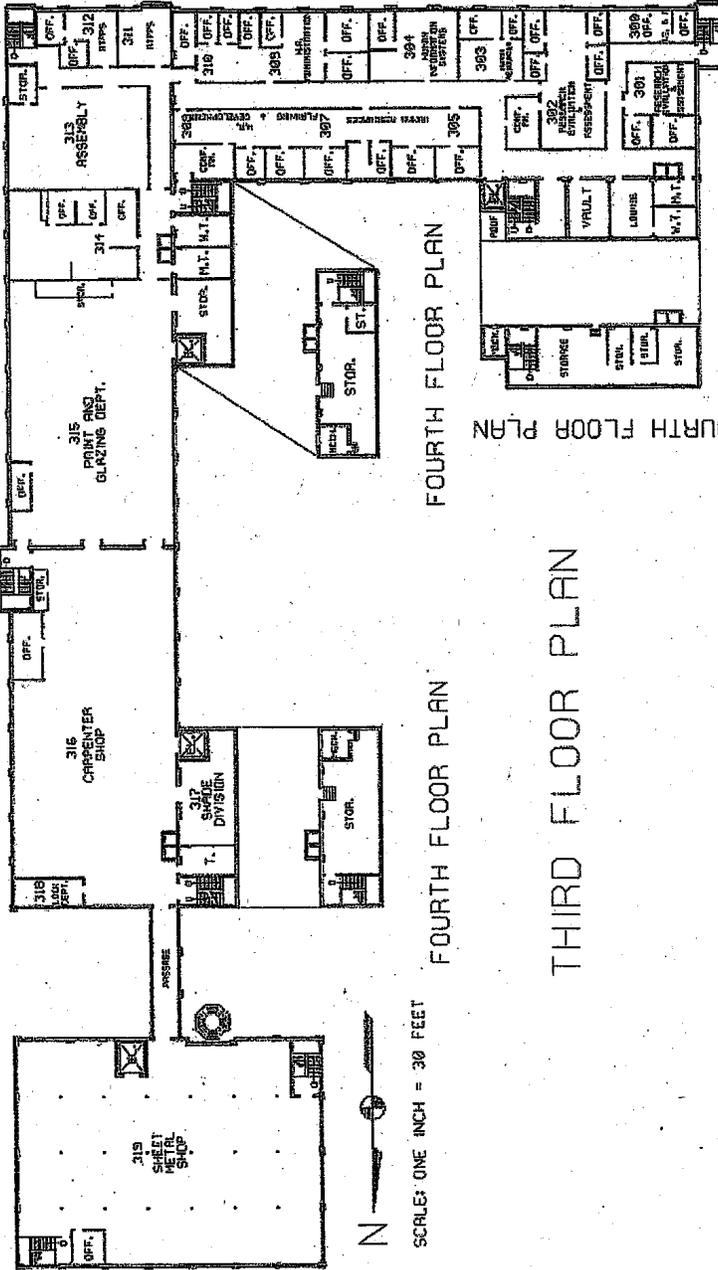
GROUND FLOOR PLAN

EDUCATIONAL SERVICE CTR.



SECOND FLOOR PLAN

EDUCATIONAL SERVICE CTR.



FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN















- 1100 Quincy St NE – 8,172 square feet; dimensions are 119 feet by 90 feet minus 56.5 feet by 45 feet
- 1110 Quincy St NE – 4,760 square feet; dimensions are 40 feet by 119 feet
- 1112 Quincy St NE – 58,911 square feet; dimensions are 495.05 feet by 119 feet

## Site Analysis

The site and building analysis included in this Open Sale Memorandum is provided for general descriptive purposes only, and is drawn from a number of sources, including several reports attached as exhibits to this document. The owner makes no representations or warranties. This is an “as is” sale. Interested parties are responsible for obtaining their own independent professional evaluations of site and building conditions as part of their due diligence process.

### Soils and geotechnical conditions

The soil conditions observed at the site appear to be typical of the region and adequate to support development. Unconsolidated sediments in the site vicinity consist of sand, gravelly sand, and loamy sand with thin deposits of silt, loam or organic sediment on top. The uppermost bedrock unit in the site vicinity is described as fine-grained limestone containing thin shale partings near the top and base, underlain by green sandy shale, which is very thin. The depth of bedrock in this general area is less than 50 feet below land surface, with some areas of shallower bedrock extending to within four to six feet below grade. Bedrock located closest to surface in this area is often soft and friable shale.

### Topography, Drainage and Hydrology

The overall site is approximately rectangular in shape. The site has level topography at grade and no areas of wetlands. The site is located at an elevation that ranges between 845 to 850 feet above mean sea level.

The approximate depth of groundwater in the vicinity of the site ranges from approximately 25 to 30 feet below land surface. According to published geologic information, the regional groundwater flow direction in the vicinity of the site is generally south-southwest towards the Mississippi River. Existing soils do not allow for infiltration.

Most of the 807 Broadway Street NE property is comprised of buildings, parking lots and other impervious surfaces. Stormwater runoff from building roofs currently drains into the sanitary sewer system. Separation of existing stormwater and sanitary sewer infrastructure will be required by the new property owner in a timely fashion as a condition of the sale.

### Environmental Investigation

A Phase 1 Environmental Site Assessment for the Minneapolis Educational Service Center was prepared in February 2012 and is attached as an exhibit to this offering memorandum. The study identifies several recognized environmental conditions and historical recognized

environmental conditions associated with previous land uses, adjacent properties, and site building improvements and land uses.

### **Title Investigation**

Title investigation completed in September 2012 identified no encumbrances or liens that would limit the sale of this property by the Minneapolis Public Schools. All existing easements impacting the use or ownership of the property can be identified on the Alta Survey that is provided as an attachment to this Open Sale Memorandum.

### **Building Analysis**

The 807 Broadway site has a 240,548 square foot of gross building area (GBA) in five main interconnected buildings. The GBA is broken down accordingly:

- Basement – 50,180 square feet
- First floor – 95,594 square feet
- Second floor – 45,438 square feet
- Third floor – 45,011 square feet
- Fourth floor – 4,325 square feet

The original building was constructed in 1914 and was utilized as a factory until approximately 1930, when it became the headquarters for Minneapolis Public Schools. The main administrative building is a multi-story brick and masonry building with an elongated L-shape, fronting on Broadway and Jackson Streets NE. Several significant single story additions were made between 1930 and 1971, wrapping around the site to create a horseshoe shaped interconnected campus complex. The campus has been used until recently as the main Minneapolis School District administrative offices for educational programs Citywide; the shops and maintenance facility for most School District facilities and equipment; a warehouse for school supplies, curriculum materials, equipment, and records; a garage for storing and servicing school vehicles; and associated on-site parking areas for staff and visitors.

The MPS campus and buildings are in overall fair to average condition and are of average construction quality. Although the buildings have minimal deferred maintenance, they are dated and need significant updating.

### **Main Administrative Building**

The original multi-level portion of the current building complex is comprised of 193,501 square feet of gross building area (GBA). The building's first floor is comprised of 48,547 square feet (the numbers for the other floors are shown above). Most of the building has steel post and I-beam framing, wood beam cross framing, and brick exterior walls. A majority of its ceiling heights range from 11'6" (basement) to 13'6" (first through third floors). The building has 95,040 square feet of storage/shop space (33.92%), 65,640 square feet of finished office space, and 32,821 square feet of mechanical, stairwell, bathroom, cafeteria, and kitchen space









(16.96%). There are several loading docks and delivery bays located on the west side of the main building. An entrance pavilion was added near the southwest corner of the building facing north.

The building has original hardwood flooring throughout; however, some areas have been covered with carpeting and tile. The building's windows consist of a combination of sliding, casement, single-pane stationary, and large multi-pane stationary windows. The windows vary in condition, ranging from poor to average, and have either aluminum or wood framing.

The finished office space has a combination of exposed, unfinished ceilings and false drop ceilings with acoustic tile panels. The office walls are comprised of painted drywall and brick. Permanently partitioned offices span the building's outside walls, whereas, temporary cubicle infrastructure occupies most of the center of each floor's office space area. The building's shop and storage space is unfinished. Its walls consist mainly of exposed brick and its ceilings are openly exposed. Most of the storage space is filled with wood frame/mesh wire or chain link storage cages; however, most of the shop space is completely open. The third level shop space is unique in that its ceilings are taller than those throughout the rest of the building. The northernmost shop area has ceiling heights of 15'8". Directly to the south of that area is a space with a unique two-tiered ceiling with skylights surrounding the second tier. The two tiers have ceiling heights of 17'9" and 25'. To the south of that are is a space with 18'4" ceiling height.

The building's primary mechanical/boiler room is located in the basement. The boiler room has a two-tiered ceiling, with heights ranging from 28' to 35'. Due to its high ceilings, there are no additional levels located above the boiler room. The northernmost portion of the building's first, second, and third levels are accessible only by way of a narrow hallway located along the building's west outside wall. There are two large boilers which provide low pressure steam heat to the main building and to several other interconnected building additions. The central gas boiler is equipped with #2 fuel oil backup capacity. There are also supplemental gas space heaters within portions of the shops, warehouse and storage areas. An areaway located on the west side of the basement level provides for steam, water and utility distribution throughout the main building with a tunnel connecting to the 1931 garage addition. Most areas have open ceilings and walls that allow for visible, readily accessible and easily traceable building systems and utilities. There are several roof and ground air conditioning units that provide zoned air conditioning serving most building areas. Window air conditioners are also visible in several areas.

The building appears to have adequate and updated electrical service. There is a central electrical room with a main electrical panel and distribution to subpanels serving all buildings, as well as the fire and security panels. The main electrical feed is from Jackson Street NE. Lighting is provided mostly by fluorescent fixtures, and the building is equipped with a wet sprinkler system. Both electrical and gas service is provided from Jackson Street NE.

The building is equipped with 19 small bathrooms, most of which consist of three fixtures. The basement kitchen and cafeteria are of modest size. The building is equipped with four elevators, of which two are used for freight. Water service for both sprinklers and potable domestic uses is from Broadway Street NE.

The Main Administrative Building and the 1941 garage building have flat built-up roofs that are readily accessible for inspection and repair. The majority of the roof is at least 40-50 years with an R-value of about 4. The section on the SW portion of the building is at least 25 years old. All sections, other than 2 penthouse areas, need replacing. The three significant metal shed buildings that have been added to the site have steel pitched roofs, and are interconnected with the other masonry and brick structures.

### **Other Building Additions**

The original building was accompanied on site by an 8,877 square foot garage, which was constructed in 1931 and remains on site. The garage has a steel I-beam frame with metal trusses and brick walls. The building has a height of approximately 25' and an interior clear ceiling height of 23'6". The interior has a concrete floor, exposed brick walls, and exposed ceilings. The building has two 12' high by 12' wide drive-in doors and is heated. It is lined with multi-pane stationary windows along its east and west walls. The garage is in overall average condition.

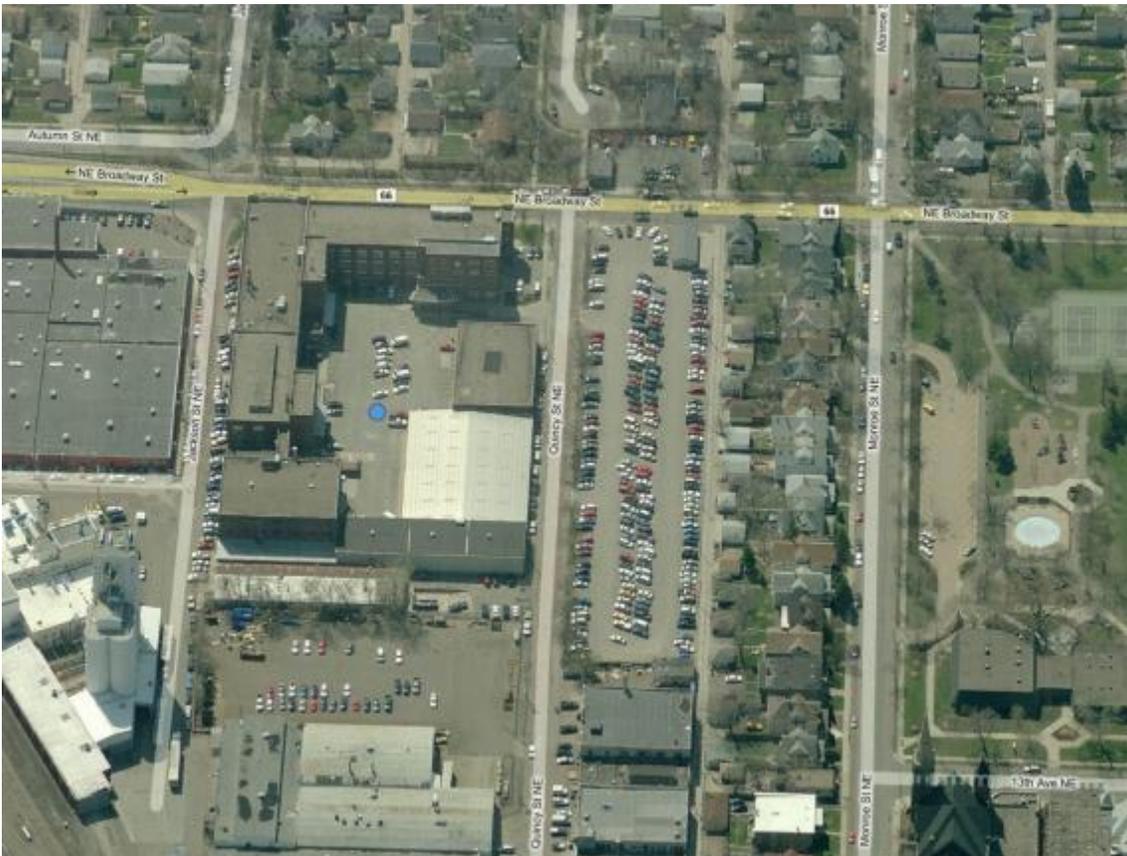
Three one level metal structures have been added between the two brick buildings, forming one contiguous horseshoe-shaped building. All three metal buildings are heated, have fluorescent lights, and wet sprinkler systems. In addition, each building is in fair to average condition.

A 9,837 square foot metal building was added to the north end of the original multi-level building in 1959. This building is comprised of a small engine repair shop and a building (referred to as the Butler building) that served as a machining, pipefitting, and electric shop. The structure has a concrete floor, steel I-beam frame, and a corrugated steel exterior and roof. Its side wall height is 10' and the roof has a 17' height at its center. The building has several portioned offices. There are 8'x8' overhead doors at its east and west ends, as well as a concrete loading dock outside the building at both ends.

In addition, an 8,933 square foot metal building was added to the west side of the multi-level building's north end in 1971. This building is referred to as Stores and Equipment and was used for shipping/receiving and storage. It also has a concrete floor, steel I-beam frame, and corrugated steel exterior and roof. Its side wall height is 20' and the roof has a 22'6" height at the center. Similar to the butler building, it has several portioned offices. The building has three loading docks with 9'x9' overhead doors on its south side.

The third metal building was constructed between this building and the original brick garage in 1968 and is referred to as the Warehouse Building. This building was used for service and storage of vehicles. It is comprised of 19,400 square feet of GBA, has a concrete floor, steel I-beam frame, and a corrugated steel exterior and roof. Its side wall height is 13'6" and the roof has an 18'6" height at the center. The building has six drive-through bays, with twelve 20' wide by 12' high drive-in doors.

In addition to these buildings, there are some other site improvements. There is approximately 2.50 acres (108,900 square feet) of asphalt on the site, as well as curbing, sidewalks, handicap ramps, loading dock pads, and some chain-link fencing. There are guard posts scattered around



the building, a fuel pump with underground storage tank near the garage, and a small flammable waste shed at the back of the courtyard.

### **Access and Parking**

The south end of the 807 Broadway site is accessed by two curb cuts along Quincy St NE. There is no curbing along the north part of the site along Quincy St NE, or along Jackson St NE. There are no curb cuts along Broadway St NE. There are two curb along Quincy St NE which access the 1112 Quincy parcel. The 1100 and 1110 Quincy parcels do not have their own street access, but are connected to the 1112 Quincy parcel.

Broadway St NE is a four-lane, two-way minor arterial with bituminous surface and concrete curb and gutter. There are sidewalks on both sides of the street.

Quincy St NE is a two-lane, two-way local street with a mixed cobblestone and bituminous surface. There is no curb and gutter except for along a portion of the 807 Broadway site. There are also no sidewalks.

Jackson St NE is a two-lane, two-way local street with a mixed cobblestone and bituminous surface. There is curb and gutter along the east side of the street, but no sidewalks on either side. The street dead-ends just north of the site.

12<sup>th</sup> Ave NE is a two-lane, two-way local street with a mixed cobblestone and bituminous surface. It has no concrete curb and gutter or sidewalks.

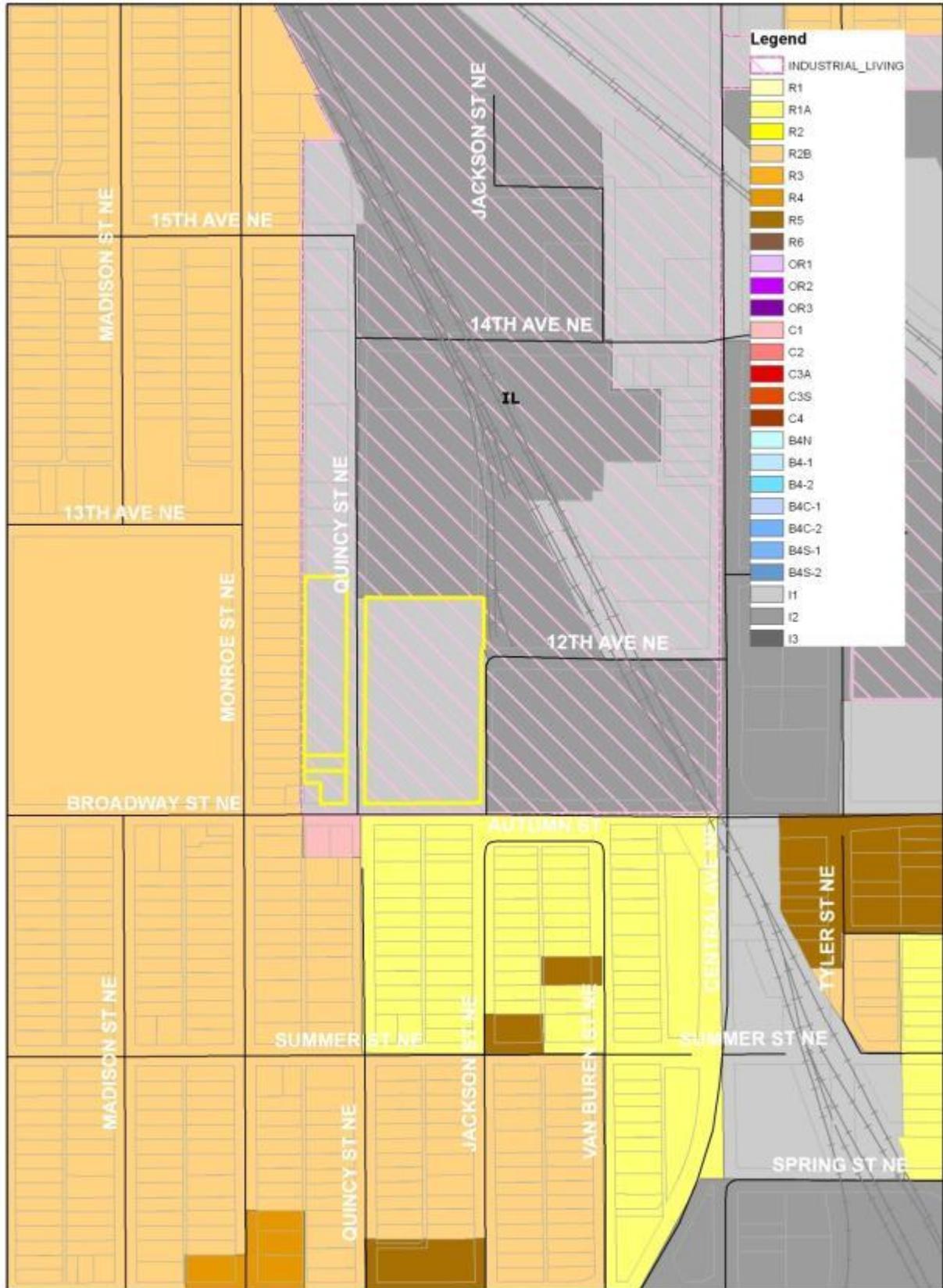
The main parking lot, covering most the three Quincy parcels, contains 232 spaces. There are an additional 92 spaces (including 15 ADA compliant spaces) around the 807 Broadway property, though some of these may be in the public right-of-way.

### **Current Zoning and Planning**

The property is located in a zoning district described as I1, Light Industrial District. This district was established to provide clean, attractive locations for low impact and technology-based light industrial uses, research and development, and similar uses which produce little or no noise, odor, vibration, glare or other objectionable influences, and have little or no adverse effect on surrounding properties. Permitted uses include a range of light industrial, office, commercial, and institutional uses.

The property is also located within the Industrial Living Overlay District. This district was established to encourage the rehabilitation and reuse of existing industrial structures and to provide for limited residential and retail uses in the I1 and I2 Industrial Districts where such uses are compatible with other uses in the area. This overlay adds some flexibility and potential additional uses to the base I1 zoning.

The Central Avenue Small Area Plan, the adopted small area plan for the area, guides this site

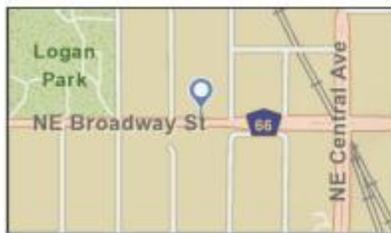




# Traffic Count Map - Close Up

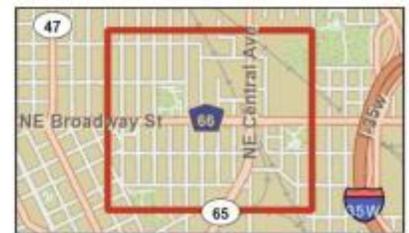
807 Broadway  
 807 Broadway St NE, Minneapolis, MN, 55413  
 Ring: 1, 3, 5 Miles

807 Broadway  
 Latitude: 44.99875  
 Longitude: -93.25054



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

October 22, 2012

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for office-light industrial development, compatible with the existing context.

The property is not currently designated as an historic property at either the local, state or federal level.

## Seven Year History of Costs

Information on the cost to maintain and operate the property during the seven year period from FY 2006 to FY 2012 is included in the table below. A more detailed log of the self-performed repairs by the MPS between November 5, 2010 and November 5, 2012 is also provided as an attachment to this report.

### Education Service Center Cost History Ave Cost per sq. ft.

#### 807 Northeast Broadway

Square Feet 237,742

	FY 06	FY 07	FY 08	FY09	FY10	FY11	FY12	Three Year Average	Cost per Square Foot
4/29/2009									
Electricity	156,261	164,485	181,347	161,699	185,515	207,408	206,534	199,819	0.84
Gas	274,724	268,324	256,104	223,146	182,281	174,017	117,174	157,824	0.66
Water/Sewer	23,191	27,044	33,212	36,283	36,780	41,804	42,823	40,469	0.17
Building Maintenance	453,384	570,400	440,181	376,080	343,537	343,537	343,537	343,537	1.45
Capital Improvement	480,340	303,695	76,989	60,546	49,336	10,000	-	19,779	0.08
Playground Maintenance	-	-	-	-	-	-	-	-	-
Grounds Maintenance-Fields	-	-	-	-	-	-	-	-	-
Snow Removal-Parking Lots	8,150	8,313	8,479	8,649	8,822	8,998	9,178	8,999	0.04
Snow Removal-Playgrounds	-	-	-	-	-	-	-	-	-
Elevator (four)	7,942	8,360	8,800	8,800	8,893	9,168	9,452	9,171	0.04
Custodial	470,739	437,382	454,988	489,644	420,380	329,466	295,380	348,409	1.47
Trash	13,115	13,805	14,532	14,968	14,968	14,968	14,978	14,971	0.06
Subtotal Operating Costs	1,887,846	1,801,808	1,474,632	1,379,815	1,250,512	1,139,367	1,039,056	1,142,978	4.81
Building Insurance								15,453	0.07
Debt Service								508,564	2.14
Subtotal Other Costs	-	-	-	-	-	-	-	524,017	2.20
Total Costs	1,887,846	1,801,808	1,474,632	1,379,815	1,250,512	1,139,367	1,039,056	1,666,996	7.01

#### Notes:

Maintenance totals are pulled from the district work order system

Capital Improvement FY06 Server Room, FY07 Retrap, Server room.

Snow Removal is based on 10 removals per year plus 10 sandings for parking lots.

Elevator costs are district averages that include state inspections, routine maintenance and repair.

## School District Plans to vacate 807 Broadway Street NE building

The complete vacation of the building is a negotiable item to be included in the offer.

### Minnesota Government Data Practices Act

All government data is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Ch. 13 (the “Act”). To satisfy the City’s citizen participation requirements, the City requires each offeror to authorize the City to share the contents of its offer at one or more public meetings. Therefore, each offeror shall execute and submit a “Consent for Release of Response Data” form, which is included as Attachment 1. Failure to submit the “Consent for Release of Response Data” will be grounds for rejection of the entire offer as unresponsive. Notwithstanding the foregoing, if offerors are being asked to provide financial statement, offerors may submit such financial statements confidentially under the Act.

### Attachments

1. Consent of Release of Response Data
2. Final Report by 807 Broadway Task Force
3. ALTA/ACSM Land Title Survey by Sunde Land Surveying, dated December 12, 2012
4. Building Floorplans
5. Phase 1 Environmental Site Assessment by Braun Intertec, dated February 9, 2012
6. Two Year review of MPS Self-Performed Repairs Only: November 5, 2010 – November 5, 2012
7. Minneapolis Public Works preliminary review of site hydrology and stormwater management conditions
8. City of Minneapolis Zoning Maps (Base Zoning and Overlay)
9. City of Minneapolis Central Avenue Small Area Plan (2008)
10. East Sector Map of Future Land Use from Minneapolis Plan for Sustainable Growth
11. MPS Photographs of Building Roof Conditions, dated December 7, 2012