

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: *Orchestra Hall Redevelopment*
- 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): *Orchestra Hall, 1111 Nicollet Mall, Minneapolis*
- 5) Is this a subsequent phase of a project that received state funding in previous years? If yes, please explain: *This project is not a subsequent phase.*
- 6) Total project cost for all funding sources – all years – for all capital costs (in thousands of dollars): *\$100 million*

Total Project Costs (all funding sources)			
For Prior Years	For 2008	For 2010	For 2012
- 0 -	\$100,000,000	-0-	- 0 -

- 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
\$30,000,000		

- 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):
- 9) Project description and rationale (limit to one page maximum). *This request for \$30 million in state funding will help the Minnesota Orchestral Association design, construct and equip a renovated Orchestra Hall at its current downtown Minneapolis location. The people of Minneapolis and the entire State of Minnesota will enjoy a dramatically more enticing and versatile venue for great music of all genres.*

Key elements of the project include:

Public lobby space. The current Orchestra Hall lobby is able to accommodate only about one-third the capacity of the auditorium. A new lobby will encompass the existing space,

while an addition will be built on Minnesota Orchestral Association land (currently the north end of Peavey Plaza). Combined, the new public spaces will provide patrons with more restrooms, a convenient number of serviceable bars, a bistro café with indoor and outdoor seating and a publicly accessible walk-through section with displays. Additionally, terraces of various sizes will provide patrons and other visitors to the building with views of the city, and will act as a convenient and attractive meeting place. A major part of this expansion will be the creation of a flexible space that can be used for the Minnesota Orchestra's significant educational offerings, as well as by community groups. The enlarged lobby space will offer improved traffic flow for entering and exiting; allow greater access for patrons with disabilities; and more flexible space for educational offerings, entertaining, or meetings.

Inside the Auditorium. The Orchestra Hall auditorium itself will receive a complete refurbishing, including new seating and improved sightlines. The most substantial change to the current auditorium will be a permanent choir loft above the stage. When not in use by a choir, the loft will allow for 150 additional seats with close-up views of the musicians and conductor. The addition of the choral loft will push the stage forward, bringing the stage farther out into the Hall and closer to the audience. Up to two video screens will hang onstage for select concerts, providing audience members another view of the performers onstage. State-of-the-art sound and lighting equipment will be installed. Several adjustments will be made to improve onstage acoustics for musicians, and the auditorium's capabilities for amplified music.

Peavey Plaza. In its current form, Peavey Plaza (located between 11th and 12th Streets on Nicollet Mall) does not adequately function as the city square it can and should be. At present, the Minnesota Orchestra primarily uses the space for three weeks each year for Sommerfest presentations. At the December 2006 Annual Meeting of the Minnesota Orchestral Association, Minneapolis Mayor R.T. Rybak challenged the Board and staff to make Peavey the crossroads of downtown, an energetic place where people gather and enjoy Minneapolis. Though the Minnesota Orchestral Association does not own this space, we look forward to working closely with the City of Minneapolis to ensure that the renovation of Orchestra Hall integrates gracefully with an updated Peavey Plaza.

Orchestra Hall is situated in an ideal downtown setting, and the Minnesota Orchestral Association is committed to ensuring that the renovation enhances the vitality of downtown in many ways. Next steps include the selection of an Architecture Committee, which will select a building architect. The architect will work closely with an acoustical consultant to ensure that the Hall's exceptional acoustics are further improved and not compromised.

10) Identify who will own the facility. Identify who will operate the facility. *The City of Minneapolis would own the facility but the facility would be operated by the Minnesota Orchestral Association through an agreement with the city.*

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	\$0		
Design/Professional Services	\$15,100,000		
Fundraising/Contingency/Misc.	\$11,500,000		
Construction	\$70,000,000		
Equipment	\$2,100,000		
Relocation	\$1,300,000		

12) For new construction projects, identify the new square footage planned: The project is a combination renovation and expansion project. *The expansion will add approximately 30,000 square feet.*

13) For remodeling, renovation or expansion projects, identify the total square footage of current facilities and new square footage planned: *The current facility is approximately 128,400 gross square feet.*

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. *The project construction schedule anticipates a June 2008 start with a August 2011 completion.*

(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 Department 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.*

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.

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*

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;*
- 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).

<p style="text-align: center;">2. Sustainable Building Guidelines (Excerpted from Minnesota Statutes 16B.325)</p>
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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.