

To: Mayor Rybak
Minneapolis City Council
City Coordinator
Gene Ranieri

From: Michael Henson, President & CEO, Minnesota Orchestral Association

Date: May 15, 2008

Re: Capital Bonding Request for Orchestra Hall and Peavey Plaza

With this memo, we formally request consideration as a prioritized project for the 2010 state bonding cycle for the **redevelopment, furnishing and equipment of Orchestra Hall and Peavey Plaza** at its current downtown Minneapolis location.

Request Summary for Orchestra Hall and Peavey Plaza Redevelopment	
Total Project Cost	\$48 million
Request for state funds in 2010 *	\$22 million
Non-State funds:	
▪ Private funds raised to date	\$14 million
▪ Private funds still to be raised	\$12 million

* If this request is funded in 2010, we do not anticipate requesting funds for subsequent project costs/phases in 2012 or 2014.

Project Description and Rationale

This request is for **\$22 million** in state funding for the redevelopment, furnishing and equipment of Orchestra Hall and Peavey Plaza at its current downtown Minneapolis location.

Orchestra Hall was constructed as one of the community's first major arts venues in 1974. Today, Orchestra Hall serves as the center for hundreds of events produced by the Minnesota Orchestral Association and other community organizations. Nearly 500,000 individuals come through its doors each year to hear classical, jazz, pops, holiday and family concerts. These figures include nearly 60,000 students who attend Young People's Concerts each year, a Minnesota Orchestra community tradition since 1911. Orchestra Hall serves audiences from around the State and is the premiere concert hall in the upper Midwest.

Orchestra Hall was originally developed in two parts: the auditorium, and the wrap-around spaces including the lobby and backstage areas. The main auditorium is renowned for its excellent

acoustics and has a seating capacity of 2,450. The lobby and associated public spaces can comfortably accommodate 700.

The vision for Orchestra Hall is of a revitalized facility that fully enables the Minnesota Orchestra to thrive globally and locally while making a dramatic new addition to Minneapolis' already rich architectural heritage. This revitalized Orchestra Hall will benefit from the following major attributes:

- A holistic architectural and urban design solution that integrates interior public spaces with the exterior spaces surrounding the building and reweaves the urban fabric surrounding Orchestra Hall, Peavey Plaza, and Nicollet Mall
- Wonderful new public spaces designed to accommodate 2,450 patrons, multiple types of events and activities in a variety of spaces
- A revitalized auditorium with refreshed interior finishes and seating, new lighting, improved audio system, and modest on-stage acoustical improvements
- A facility that fully supports an increased emphasis on educational development based on interactive technology
- In summary, a facility that ensures nothing less than the wholesale transformation of the community's experience of Orchestra Hall, inside and out.

An Architect Selection Committee, led by Minnesota Orchestral Association Board Member Gordon Sprenger and advised by Project Managers Nelson, Tietz & Hoye and other professional advisors, has undertaken a rigorous process to identify an architect who can address the myriad needs of the Orchestra Hall renovation project. We anticipate naming an architect in the summer of 2009.

Peavey Plaza is adjacent to Orchestra Hall. Together they comprise the block bounded by 12th Street, Marquette Avenue, 11th Street, and Nicollet Mall. The property line between the two parcels runs through Peavey Plaza, which is owned by the City of Minneapolis. Designed by landscape architect M. Paul Friedberg and completed in 1975, Peavey Plaza is a modernist public park that is characterized by concrete steps, fountains, pools, and planters. Steps lead down from the street into a sunken hardscaped plaza with a large reflecting pool in the center that is used as an ice skating rink in winter. The plaza is used for orchestra programming and other public music events in good weather, although visual and physical connections between the hall and the plaza are limited.

The Minnesota Orchestral Association is in the process of working collaboratively with the City of Minneapolis to develop a plan for redevelopment of Peavey Plaza, in conjunction with the redevelopment of Orchestra Hall.

	Total square footage of current facilities	Estimated new square footage
Orchestra Hall	128,400 gross square feet	15,000-30,000 square feet (est.)
Peavey Plaza	1 acre (approx.)	N/A

Project Cost Breakdown	
Land acquisition	\$ 0
Predesign	\$ 600,000
Design	\$ 5,400,000
Construction	\$ 36,500,000
Furniture/fixtures/equipment	\$ 5,000,000
Relocation costs	\$ 500,000
TOTAL	\$ 48,000,000

Project schedule

The exact project schedule is still being developed. At this time, we are working toward a **tentative January 2013** date for project completion. This estimate is subject to change as timelines are further developed.

Project contact person

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