

Zoological Gardens

Projects Summary
(\$ in Thousands)

Project Title	2012 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations	Governor's Planning Estimate	
		2012	2014	2016	Total		2012	2014
Asset Preservation/Exhibit Renewal	1	\$30,000	\$15,000	\$15,000	\$60,000	\$0	\$0	\$0
Master Plan Projects	2	5,000	25,000	25,000	55,000	0	0	0
Total Project Requests		\$35,000	\$40,000	\$40,000	\$115,000	\$0	\$0	\$0

Asset Preservation/Exhibit Renewal**2012 STATE APPROPRIATION REQUEST:** \$30,000,000**AGENCY PROJECT PRIORITY:** 1 of 2**PROJECT LOCATION:****Project At A Glance**

The Minnesota Zoological Garden's request of \$30 million is for:

- Asset Preservation
- Exhibit Renewal

Project Description

State funding of \$30 million is requested to repair, replace, and renew facilities at the Minnesota Zoological Garden.

The Zoo opened 33 years ago, and many of the original facilities are still in use and are in need of repair, replacement, and renewal. Over \$60 million in needs have been identified. This request is for half of that total, based on institutional priorities and the logistics of conducting multiple projects over a two year period. These priorities include, but are not limited to:

- safety hazards and code compliance issues;
- roof repairs and replacements;
- fence replacement;
- mechanical and structural deficiencies;
- repairs to animal holding areas;
- Tropics building skylight replacement;
- road, pathways and parking lot repair and replacement;
- major mechanical and utility system repairs, replacements, and improvements; and
- exhibit renewal, specifically the former Tropics Nocturnal area, Discovery Bay and the Northern Trail.

Asset preservation is an ongoing need at the Zoo. In 1998 the Statewide Facilities Management Group, coordinated by the Department of Administration, assessed the appropriate level of annual building maintenance necessary for state agency facilities. According to the guidelines, now over ten years old, the Zoo should spend an additional \$3.4 million annually to maintain and preserve the state's investment in these facilities. The Zoo has spent some operating funds for repair, replacement and betterment, which has reduced resources available for programs. Recent asset preservation appropriations have allowed the Zoo to begin to address the backlog of deferred maintenance items, but as the facility ages, newly identified and increasingly critical infrastructure and exhibit deficiencies need to be corrected.

Impact on Agency Operating Budgets (Facilities Notes)

Funding this request will preserve the assets and improve safety, service and operations of the Zoo. If this request is not funded, deterioration and structural decay will continue. The public visiting the Zoo will experience a dated, deteriorating facility and attendance and revenues will decrease. Delayed repairs are likely to increase in cost the longer they are postponed. When funds are used to replace outdated equipment with more efficient models, operating costs may actually decrease.

Previous Appropriations for this Project

\$4 million was appropriated during the 2011 legislative session, \$6 million in 2010, \$3 million in 2009, \$2.5 million in 2008 and \$7.5 million in 2006 for asset preservation needs of Zoo facilities. Projects funded from these appropriations include:

- replacement of the chiller for the main building complex;
- approximately 75% of the identified needs for roof repair/replacement;
- inflow and infiltration issues;
- elevator replacement;
- expansion and upgrades of fire detection system;
- renewal of the Minnesota Trail exhibit;
- replacement of damaged sidewalks, pathways and curbing;
- repair and replacement of mechanical systems insulation;

Asset Preservation/Exhibit Renewal

- replacement of clerestory windows;
- repairs to animal holding areas;
- replacement of boiler;
- replacement of electrical switchgear; and
- repair and replacement of portions of the perimeter fence.

Other Considerations

As the facility ages, the need for asset preservation funding increases. The need includes mechanical systems, roofs, window replacement and other structural projects. Also, the Zoo is unique in that among our primary physical assets are exhibits of living animals and plants. In many instances, techniques of animal husbandry and display and public interpretation have advanced significantly since the inception of the Zoo, and renovation and renewal of these exhibits are a top priority for the institution. In some instances, such renewal is necessary to retain industry accreditation and meet regulatory requirements. Exhibit renewal can also be leveraged to maintain or increase attendance.

Project Contact Person

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Governor's Recommendations (To be completed by MMB at a later date)

Master Plan Projects**2012 STATE APPROPRIATION REQUEST:** \$5,000,000**AGENCY PROJECT PRIORITY:** 2 of 2**PROJECT LOCATION:****Project At A Glance**

Minnesota Zoological Garden request of \$5 million for completion of design development through construction documents for the second phase of Heart of the Zoo.

Project Description

Continued redevelopment and expansion of the Zoo's existing Main Building and adjacent areas. Heart of the Zoo Phase 2 will create a central visitor center with guest amenities and revenue generating functions; remodeled/expanded exhibits for snow monkeys and small African animals including meerkats; and a major new outdoor exhibit complex focusing on Minnesota Prairie wildlife, including cranes, prairie dogs and bison. Energy-saving systems and green building technology will be integrated into the design, which is intended to accommodate the Zoo's anticipated attendance growth and maximize revenue generation opportunities. Work will include reconfiguration of adjacent entry pathways and parking areas.

Impact on Agency Operating Budgets (Facilities Notes)

The design phase will not have an impact on operating costs. As we begin design, we simultaneously begin development of a business pro forma that addresses both increased revenue and operating costs associated with the project. As design progresses, the pro forma is updated so that we have on-going revenue and expense information prior to construction.

Previous Appropriations for this Project

In 2010 the Legislature appropriated \$15 million for Phase 1 of Heart of the Zoo. These funds, along with private contributions, resulted in opening the Target Learning Center in May 2011 and the Cargill Environmental Education Center and 3M Penguins of the African Coast exhibit in July 2011. In 2005, an appropriation of \$20.6 million, with an added \$7.5 in 2006, funded the initial projects of the Zoo's Master Plan, Russia's Grizzly Coast and the Central Plaza. These projects resulted in the two highest attendance years seen by the Zoo and, as a result, earned income and contributions increased.

Other Considerations

The Heart of the Zoo project is an adaptive reuse of the Zoo's original Main Building complex, which at 35 years old urgently needs extensive repairs and infrastructure upgrades. By renovating and expanding the existing state building, significant efficiencies will be realized, and a far better guest experience will be created than if simple "in kind" repairs were to be made.

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