

Project Title	2008 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2008	Governor's Planning Estimate	
		2008	2010	2012	Total		2010	2012
Asset Preservation	1	\$15,000	\$10,000	\$10,000	\$35,000			
Master Plan Design Construction	2	15,000	50,000	15,000	80,000			
Total Project Requests		\$30,000	\$60,000	\$25,000	\$115,000			

Asset Preservation

2008 STATE APPROPRIATION REQUEST: \$15,000,000

AGENCY PROJECT PRIORITY: 1 of 2

PROJECT LOCATION:

Project At A Glance

Minnesota Zoological Garden Asset Preservation of \$15 million

Project Description

State funding of \$15 million is requested to repair, replace, and renew facilities at the Minnesota Zoological Garden (the Zoo).

The Zoo is celebrating its 30th anniversary in 2008. The facilities are in need of repair, replacement, and renewal. Over \$30 million in needs have been identified. These include, but are not limited to:

- ◆ safety hazards and code compliance issues;
- ◆ addressing significant water management issues;
- ◆ roof repairs and replacements;
- ◆ mechanical and structural deficiencies;
- ◆ building envelope work including tuck-pointing, window and door replacement, etc.;
- ◆ road, pathways, and parking lot repair and replacement;
- ◆ major mechanical and utility system repairs, replacements, and improvements; and
- ◆ exhibit renewal.

This request covers approximately 19 project areas ranging in estimated cost from \$25,000 (mechanical projects in one building) to \$2.5 million (water management and sanitary sewer corrections). The water issues were first presented and discussed during the 2007 legislative session and remain a top priority. Other projects include such items as insulation repair/replacement, skylight replacement in the Tropics, parking lot and road repairs, elevator work needed for code compliance, fencing and numerous HVAC projects.

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, 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.

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 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

\$7.5 million was appropriated during the 2006 session. Two million dollars during the 2005 session and \$3 million was appropriated from bond funds during the 2002 legislative session for the asset preservation needs of the Zoo facility. Projects funded from these appropriations include:

- ◆ replacement of a chiller in the main building;
- ◆ air handling work in the animal hospital;
- ◆ replacement and repair of decking and railing on main lake bridge;
- ◆ 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;
- ◆ duct cleaning and repair;
- ◆ renewal of Tropics Sun Bear exhibit; and
- ◆ repair and replacement of the perimeter fence.

Other Considerations

In the past the Zoo has requested funding for specific asset preservation projects including the "roads and pathways" and the "heating supply line/chiller replacement" projects. These projects were partially funded in the previous capital budget appropriations. The need for asset preservation

Asset Preservation

activities at the Zoo has been increasing significantly as the facility ages. This request has been expanded to include the total need for asset preservation funding at the Zoo.

Project Contact Person

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

Master Plan Design Construction

2008 STATE APPROPRIATION REQUEST: \$15,000,000

AGENCY PROJECT PRIORITY: 2 of 2

PROJECT LOCATION:

Project At A Glance

\$15 million in state funds for planning, design, and construction of the next phase of the Zoo's Master Plan: the renovation and expansion of the Zoo's entry and main building, to be called the "Northwoods Wander," Visitor Center and Environmental Education Center. This project will greatly improve the guest experience, generate additional revenue, result in important educational impact, and drive increased attendance. This request assumes state funds will be augmented by significant private funds. The Zoo has launched a comprehensive campaign for private funding called "The Heart of the Zoo."

Project Description

This request is for \$15 million which, together with private funds, will finance the design and construction of the next significant portion of the new and renovated facilities proposed in the **2001 Minnesota Zoological Garden Facilities and Business Master Plan**. It includes partial funding for the Zoo's proposed new entry and Visitor Center.

When the Minnesota Zoo opened to the public in 1978, it represented the most up-to-the-minute thinking in zoo design. The original Zoo development was based on a visionary plan completed in 1970 - **The Minnesota Zoological Garden: Mirror to the Environment** - which laid out a course for building the Zoo based on a sound foundation of education and conservation. The plan proposed many of the elements comprising the Zoo today, including the Northern Trail, the Monorail, and the Tropics Trail. But only about one-third of the original plan was actually built, and numerous additions to the Zoo have been developed, both conceptually and spatially, in ways not anticipated in that plan. The major facilities built at the Zoo after the 1978 opening, including the Bird Show Amphitheater, Discovery Bay and the Family Farm, have added to the Zoo experience but were developed without reference to a unifying long-term plan.

With much of the Zoo now more than 29 years old, and with significant advances in zoological and informal education facility design that have occurred over the last quarter century, the Minnesota Zoo has begun a period of intensive redevelopment. At the direction of the 1999 state-mandated Minnesota Governance Study, a new master planning initiative was undertaken, funded by contributions from members of the Zoo Board and Zoo Foundation Board and a grant from the Bush Foundation. The resulting **Minnesota Zoological Garden Facilities and Business Master Plan** provides a strategic, flexible long-term vision for the Zoo's business approach and physical development and has been used to direct the Zoo's decision-making.

The Zoo's animals must be provided with optimal spaces for enriched lives and reproduction for conservation purposes. Already one of the state's top environmental education centers, the Zoo needs to increase its capacity to deliver these services to more Minnesotans. The Zoo must continue to develop new revenue streams to support its operations and programs. The addition of new exhibits - creating greater density and intensity of experience - is necessary to stabilize and increase attendance.

Enhancements proposed in the Master Plan will improve the experience for all visitors and will specifically improve accessibility for seniors, disabled, and small children. The renewed Zoo will be better able to meet the increasingly sophisticated public demands for education and recreation, while more actively addressing the conservation challenges facing wildlife in Minnesota and around the world.

The Master Plan document was completed and adopted by the Zoo Board in 2001. The major projects, and their status of development, are described below:

- ⇒ Russia's Grizzly Coast (funded, projected opening 2008) is a state of the art exhibit featuring grizzly bears, sea otters, wild boar and Amur leopards.
- ⇒ Central Plaza (first phase to reopen 2008), is the gateway to Russia's Grizzly Coast, the Northern Trail and the Wells Fargo

Master Plan Design Construction

Family Farm. It provides an interactive water fountain, covered seating, improved food service and an amphitheater for animal demonstrations and entertainment. Future plans include a Forest Adventure Playground.

⇒ North Woods Wander, Visitor Center and Environmental Education Center (this request, along with private funds from the Heart of the Zoo campaign will fund these projects) includes the North Woods Wander and the new Zoo Visitor Center which will create a gracious welcoming experience to the Zoo, showcasing the natural beauty and wildlife of the Minnesota landscape while providing improved and expanded amenities for more than one million guests each year.

- ◆ As guests enter the Zoo, they will walk past seasonal wildflower displays and a wetland habitat for Sandhill Cranes. In contrast to the current long gauntlet of concrete, the North Woods Wander Entry will establish an immediate connection between Zoo guests, wildlife and wild places.
- ◆ The Visitor Center will be a spacious, light-filled gallery where guests can quickly learn about the offerings of the Zoo. It will include additional space available for after-hours events, dramatically improving the Zoo's ability to generate earned revenue and better serve our guests.
- ◆ The new Education Center will increase educational program capacity three-fold. The Zoo Education Department functions will be centralized and a teacher resource area will be added. School groups will be able to enter the zoo separately from other guests and the area will provide storage lockers, lunch space and new classrooms. One classroom will support early childhood education programs.
- ◆ To continually and immediately immerse Zoo guests in the world of animals, the Visitor Center will include exhibits of three active, social species: meerkats, Japanese macaques (snow monkeys) and penguins of the African Coast.

⇒ Africa Trail (future fundraising campaign), was first envisaged in the zoo's original master plan, as a major exhibit of African animals. After 29 years this remains the development most desired by our guests, and the one that holds the greatest promise for significantly increasing Zoo attendance. The updated Master Plan proposes a dramatic new indoor/outdoor complex of exhibits,

where guests will be immersed in a simulated African environment featuring chimpanzees, hippos, giraffes, lions, cheetahs, crocodiles, and other species. Linkages to research programs at the University of Minnesota and conservation programs in Africa will be integral to the development, as will new revenue-generating facilities including food service and group rental spaces.

Impact on Agency Operating Budgets (Facilities Notes)

The additional exhibits and buildings to be constructed as envisioned in the Master Plan will require additional expenditures for employees and operations at the Zoo. It should also provide an opportunity for increased revenue.

Previous Appropriations for this Project

The legislature appropriated \$20.6 million in 2005 and an additional \$7.5 million in 2006 for the first project, Russia's Grizzly Coast and the Central Plaza.

Other Considerations

Success of the privately funded Wells Fargo Family Farm and spurred by the state's recent commitment of capital support, the Zoo Board and Foundation trustees have undertaken a comprehensive campaign, "Heart of the Zoo." Funds raised by this campaign will supplement the state funds for this project.

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