

Project Title	2006 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2006	Governor's Planning Estimate	
		2006	2008	2010	Total		2008	2010
Asset Preservation	1	\$10,000	\$10,000	\$10,000	\$30,000	\$0	\$0	\$0
Zoo Master Plan Design/Construction	2	16,000	20,000	0	36,000	0	0	0
<b>Total Project Requests</b>		\$26,000	\$30,000	\$10,000	\$66,000	\$0	\$0	\$0

## Asset Preservation

**2006 STATE APPROPRIATION REQUEST:** \$10,000,000

**AGENCY PROJECT PRIORITY:** 1 of 2

**PROJECT LOCATION:** Minnesota Zoological Garden - Apple Valley

**Project At A Glance**

- ◆ Minnesota Zoological Garden Asset Preservation of \$10 million

**Project Description**

State funding of \$10 million is requested to repair, replace and renew facilities at the Minnesota Zoological Garden (the Zoo).

The Zoo celebrated its 25<sup>th</sup> anniversary in 2003. 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;
- ◆ 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;
- ◆ storm water management; and
- ◆ exhibit renewal.

Asset preservation is an ongoing need at the Zoo. It is a fundamental component of the capital budgeting process. 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. Because of operating reductions in the past several years, funds for these purposes had to be reduced. In addition the Lottery in Lieu dollars received by the Zoo were less than projected. These funds were earmarked internally for asset preservation. The Department of Administration has also reduced CAPRA funds, which have been allocated to meet state agency needs. These combined circumstances lead us to request \$10 million.

**Impact on Agency Operating Budgets (Facilities Notes)**

Funding this request will preserve the state's asset 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 continue to experience a dated, deteriorating facility and attendance and revenues will decrease. Delayed repairs are likely to increase in cost the longer they are delayed.

**Previous Appropriations for this Project**

\$2 million was appropriated 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 decking and railing on main lake bridge;
- ◆ expansion and upgrades of fire detection system;
- ◆ replacement of damaged sidewalks, pathways and curbing;
- ◆ repair and replacement of mechanical systems insulation;
- ◆ duct cleaning and repair;
- ◆ replacement of Coral Reef exhibit life support systems;
- ◆ renewal of Tropics Sun Bear exhibit;
- ◆ repair and replacement of the perimeter fence; and
- ◆ rehabilitation of the elevator.

**Asset Preservation****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 previous capital budget appropriations. The need for 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.

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

## Zoo Master Plan Design/Construction

**2006 STATE APPROPRIATION REQUEST:** \$16,000,000

**AGENCY PROJECT PRIORITY:** 2 of 2

**PROJECT LOCATION:** Minnesota Zoological Garden- Apple Valley

#### Project At A Glance

\$16 million in state funds for planning, design and construction of the second phase of the Zoo's Master Plan. A renovation and expansion of the Zoo's main building into a complex called the **Biodiversity Center** will provide additional educational classrooms, improved retail food and gift spaces, a safer and more convenient zoo entrance and will feature major new permanent exhibits--including penguins and a Kid's Zone--as well as a space for temporary or traveling exhibits. 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 matched with significant private funds.

#### Project Description

This request is for \$16 million which, together with private funds, will finance the design and construction of the second 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 Biodiversity 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 27 years old, and with significant advances in zoological and informal education facility design that have occurred over the last quarter century, the Minnesota Zoo is poised for 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.

The Master Plan process included extensive visitor market analysis, which revealed that although nearly a million people visit the zoo on an annual basis, there is a perception that the zoo's product is dated and that it lacks many of the types of animals and kinds of experiences other major zoos throughout the country offer. It is clear that the Zoo needs to provide opportunities for Minnesotans and visitors to experience wildlife in more meaningful ways. 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. And as state operating support declines, the Zoo must 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.

The need for significant state and private investment in the Zoo's capital infrastructure was clearly addressed in the 1999 Governance Study. The Master Plan provides an integrated physical phasing strategy and business program for this investment, which if implemented will result in a revitalized Minnesota Zoo. Conversely, if major capital investments in the Zoo's product are not made, it is likely that attendance and operating performance will decline over time.

## Zoo Master Plan Design/Construction

Enhancements proposed in the Master Plan will improve the experience for all visitors and will specifically improve accessibility for seniors, handicapped, 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 creates an overall conceptual framework for the Zoo's future, but also specifically identifies four major projects selected for their ability – in combination – to attract public awareness and interest, and for their potential to improve the Zoo's economic performance. This in turn will help the Zoo achieve greater success in its efforts to effect conservation through direct action and education. When completed, the Master Plan will result in an institution of international renown, creating a zoo for the state of Minnesota that is a point of pride, a national attraction and an invaluable educational and recreational resource.

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

**Gateway to the North: Bears of the Ussuri (funded, projected opening 2008)****Biodiversity Center (Main Building Improvements)**

The Zoo's 27-year old main building complex will be completely renovated, providing improved visitor services and exhibits that will greatly enhance the zoo experience. The redevelopment of the building into a new "Biodiversity Center" will expand opportunities for school group education programs, address the current lack of capacity for admissions, bring accessibility levels up to contemporary standards, and generate increased revenues through improved retail, food service and group event rental facilities. New displays – featuring habitats for birds, reptiles and fish – will provide an introduction to the Zoo's overall presentation of the diversity of life. Orientation exhibits, each including living animals, will serve as "trailheads" for each of the Zoo's existing and proposed exhibit trails (Northern Trail, Oceans Trail, Minnesota Trail, Tropics Trail, Africa Trail). Two major new permanent exhibits will address the public's expressed interest in up close and personal experiences

with active social animals (penguins) and interactive opportunities for the younger "stroller crowd" (the hands-on, play/learn environment "Kid-Zone: the great backyard"). In order to offer a continual rotation of living and museum exhibits, a multi-use Special Exhibits Gallery is also proposed. This will facilitate new marketing and visitor attractions with minimal capital investment. The lower level of the existing main building will be reconfigured and devoted to the Zoo's Education Department, quadrupling the classroom and lab space available for school and other groups, while providing special access and assembly areas for groups.

**Prairie's Edge**

Minnesota's natural heritage will be celebrated and interpreted by this new complex, which will serve as an introduction to the entire Zoo experience. Dramatic prairie, woodland and marsh habitats, complete with iconic wildlife (Trumpeter Swan, Bison, Prairie Dog) will lead guests from newly reconfigured parking lots, designed to demonstrate best environmental management practices, directly into the heart of the Zoo. An overview of all of Minnesota's natural resources, together with the stewardship role of the Department of Natural Resources (DNR) and private natural resource/conservation organizations, will be highlighted as visitors enter the zoo through these habitat vignettes. In addition to providing an immediate immersion into a wildlife environment, the Prairie's Edge will significantly improve access, services, and orientation for the Zoo's millions of guests.

**Africa Trail**

The zoo's original master plan envisaged a major exhibit of African animals, and after 27 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.

**Zoo Master Plan Design/Construction****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.

**Previous Appropriations for this Project**

The 2005 legislature appropriated \$20.6 million for the first project.

**Other Considerations**

Past capital additions to the Zoo since the original construction have been funded in part or completely by contributions from the private sector. The Zoo envisions that the Zoo Foundation will undertake a major fund raising effort in support of the completion of this major development and renewal at the Zoo.

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