

2006 Nonresidential Construction in the Twin Cities Region

Introduction

This report provides a regionwide review of nonresidential construction activity. The report summarizes information about commercial, industrial, and public projects for which building permits were issued during 2006. Metropolitan Council gathers the information through an annual construction survey sent to communities in the seven-county region. The report provides, where available, building name or owner/developer, project description, value, square footage, and whether the project is a new structure or addition.

The data set compiled by Metropolitan Council provides a fairly comprehensive representation of nonresidential construction begun in 2006. However, there are limitations: 1) Communities were only asked to provide information for projects valued at \$100,000 or more. 2) The primary focus is on commercial and industrial development. Public buildings are also included where information was provided. 3) There is a variable time lag between permit issuance and construction starts. 4) Most, but not all, communities in the region provided information.

This report provides a valuable complement to other market analyses of vacancy and absorption rates for Twin Cities commercial and industrial markets. Metropolitan Council appreciates the cooperation of local government units in supplying the information.

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Summary of Trends

Nonresidential construction pushes past 2005 level; office leads growth

Continued improvement in commercial and industrial vacancy rates and a shift away from residential development set the stage for a solid performance of nonresidential construction in 2006. In the Twin Cities region, nonresidential construction stepped up 15 percent over 2005's level, as measured by total permit valuations reported in the Metropolitan Council's 2006 construction survey. Office space activity jumped 74 percent (\$137 million more than in 2006), and accounted for 15 percent of the region's nonresidential building for the year. At the same time, retail construction saw some leveling off, though it still accounted for a 14 percent share.

The projects detailed in this report represent over \$2.1 billion in building permit valuation regionwide. Projects for which size information was available represent 19.3 million square feet. Square footage information was not available for 21 percent of the projects reported. Commercial uses totaled \$1.1 billion; industrial permits, \$238 million; and public uses, \$767 million.

Permits reported for new construction made up 81 percent of the regional total valuation, and additions accounted for 19 percent.

Commercial and industrial construction

Retail and office represented 46 percent of total non-public permit value

The region's nonpublic commercial and industrial permits carried a combined valuation of nearly \$1.4 billion in 2006. Of this, 24 percent was office development (\$321 million) and 22 percent was retail (\$306.6 million). Mixed use facilities accounted for 11 percent of the commercial/industrial valuation reported for the year (\$143.5 million). Office/warehouse, an industrial use, accounted for approximately 10 percent of commercial/industrial valuation (\$130 million). The remaining 33 percent of valuation came from a variety of commercial uses, among them hotels, medical clinics, and recreational facilities.

Square footage information is available for a majority of projects. Permits issued in 2006 represented the addition of nearly 4.4 million square feet of office space (plus another 23 projects for which square footage was not available). Retail projects carried a combined square footage of over 4.0 million square feet (13 projects not covered in this total).

Public sector construction

Annual investment in new and expanded schools increases once again

Permits were issued for \$236 million in school projects in 2006, by far the largest public construction subsector. The largest-scale project was the new Cristo Rey High School and community center, in Minneapolis. Elementary school projects went forward in Belle Plaine, Shakopee, Watertown, and Hugo. Special purpose educational institutions were added to the public school systems in Richfield and St. Paul, and the MacPhail Center for Music built a new facility in Minneapolis. Other large projects included a church-affiliated school in Eagan and a major addition to Inver Grove Heights' middle school.

Building permits were issued for several large hospital projects in 2006. St. Paul saw two large-scale projects go forward—St. Joseph’s and Region’s. Expansions were underway for Fairview’s Ridges (Burnsville) and Southdale (Edina) Hospitals, and Ridgeview Medical Center in Waconia.

Building activity at the Minneapolis-St. Paul International Airport continued, but at a much quieter pace than seen the last couple of years. Still, work at MSP totaled \$124 million in 2006.

The largest government buildings permitted during the year were the state correctional facility in Bayport (\$16 million), and the new Smith Avenue Transit Center in St. Paul (\$14 million). Nonprofit Wilder Foundation embarked on construction of its new headquarters, with adjacent parking facility, with structural permits totaling \$11 million.

Public recreation projects totaling \$49 million also represented a gain from 2005. Ice arenas were added at the National Sports Center in Blaine, and in Lakeville and Rogers. Other large projects included the new Jimmy Lee Recreation Center in St. Paul, and a new YMCA in Lino Lakes.

Development activity compared to 2005

Office construction volume up; tops retail as largest sector

Among commercial uses, four types of activity showed significant increases in valuation in 2006, compared to 2005. Mixed use activity registered a 179 percent increase in valuation. Hotel construction also more than doubled (106 percent), for an annual total significantly higher than any in this five-year data series. Substantial increases also occurred in parking ramp valuation (up 77 percent) and office space (up 74 percent).

The 74 percent increase in office construction valuation translated into a dollar increase of \$137 million, by far the largest of any of the tracked uses. The robust office rebound also represents an addition of 4.4 million square feet of space, up from the 2005 addition of 1.8 million square feet.

Medical construction shot up 80 percent, or \$85 million more than the 2005 total. This includes both the hospital projects included for purposes of this report in the Public category, and the typically much smaller-scale projects that are classified in the Commercial category. By far the largest project was the new patient tower at St. Joseph’s Hospital (187,000 square feet; \$51 million in permit value).

Though permits for retail projects tapered off slightly (down \$12 million), total retail valuation remained larger than for any other sector tracked, with the exception of office construction. Commercial recreation projects, which had nearly doubled between 2004 and 2005, posted another moderate increase in 2006 (up \$8 million).

The combined valuation of all types of industrial construction surpassed the total reported for 2005 by \$8.4 million, a modest 4 percent increase. Slightly less office/warehouse construction was reported in 2006, but this remained by far the predominant industrial construction type.

Highlights: office, retail, mixed use, industrial

The largest office project in 2006, in fact the largest permit of any type this year, was the new Medtronic campus in Mounds View (\$87 million and 1.2 million square feet). Another notable office project was the Marketpoint II in Bloomington, a 770,000 square foot structure with \$43 million in permit value. Woodbury office development represented \$16.5 million in permits, for 219,000 square feet. Projects included City Centre Professional Building, Crossroads Commerce Center, and Weir Drive Executive Suites. Eagan had nearly \$16 million in office development, while Plymouth, Chanhassen, and Inver Grove Heights saw between \$10 and \$14 million each. Combined these seven cities represented 61 percent of the region's 2006 office total.

The top permit-issuing city for retail in 2006 was Woodbury, with over \$34 million in permit valuation. Among the developments underway were Tamarack Hills, Woodbury Lakes, and Woodbury Village. Maple Grove retail permits totaled \$32 million, including both big box (Lowe's, Home Depot, and Costco) and several smaller projects. Roseville and Oak Park Heights issued over \$20 million each. Rogers, St. Louis Park, and Blaine issued over \$15 million each. The cities mentioned above made up over half of the region's 2006 retail total.

Two hotel projects were especially notable in 2006; both of them incorporating a residential component, and included in this data series as "mixed use". The Westin Hotel and Condominiums, with \$65 million in permits, is in Edina; and the Ivy Hotel and Residence, with \$57 million in permits, is in Minneapolis.

In industrial construction, St. Paul was the top permit-issuing city, with \$32 million overall; \$25 million of this amount was for a new Excel Energy electrical generation plant. Blaine's \$23 million total went for a number of office/warehouse buildings, topped by the \$16 million, 49,000 square foot Carlson Building. Rogers' \$18 million included the \$13.5 million, 32,000 square foot Advanced Response office/warehouse building. In Golden Valley, most of the \$11.5 million industrial total was for General Mills' new James Ford Bell research lab facility. Little Canada reported an \$11 million permit for expansion at St. Jude; which includes office space as well. These five cities accounted for 40 percent of the region's industrial total.

Construction types by planning area

Mix of project types varies within region

Developed communities provided the locations for more than half of the region's building permit value in 2006: \$1.16 billion out of the region's total permit value of \$2.13 billion. More than one-third of this value, \$394 million, was in the region's two central cities. The central cities picked up a larger share compared to 2005, with \$181 million more in permit valuation; while the aggregate value in the developed suburbs dropped by \$107 million.

The developing communities' share changed little, going from 39 percent in 2005, to 42 percent in 2006. Nonresidential development in rural areas remained a small proportion of the regional total (4 percent).

Within the central cities, medical construction was the largest sector; making up 20 percent of permit dollars. Mixed use projects accounted for 19 percent, and schools, 12 percent.

Excluding the airport area, office and retail were the top contributing sectors within the developed suburbs, with 28 percent and 15 percent of total valuation, respectively. This is a reversal in ranking from 2005, when office made up 18 percent, and retail 24 percent. Retail remained the largest sector in the developing suburbs, representing 21 percent of permit dollars. Office construction accounted for 14 percent. Overall, in 2006, 60 percent of the region's retail construction occurred in developing communities and 32 percent in developed suburbs. Of the region's office total, 56 percent went to developed suburbs, while 39 percent went to developing communities.

Retail activity made up only 8 percent of total nonresidential construction permit value in rural areas. New public schools in Watertown and Belle Plaine boosted the schools' share to 36 percent. Industrial development made up 21 percent of the rural area total, compared to only 10-13 percent in the other regional planning areas.

Different subcategories of industrial construction activity concentrated in different subareas of the region. Developing communities drew nearly half of the region's industrial dollars overall; with 64 percent of the office/warehouse and 58 percent of the warehouse construction. Developed suburbs reported 62 percent of manufacturing projects (in terms of permit value); but only 21 percent of office/warehouse projects. The central cities accounted for only 16 percent of 2006 industrial construction overall, but most of the "other" category; chiefly due to the new \$25 million Excel Energy facility.

Top cities in nonresidential building permits, 2006

St. Paul, \$212 million

(Hospital expansions at St. Joseph's and Regions; new electric generation plant; new transit center; significant other public construction).

Minneapolis, \$183 million

(Two large mixed hotel/residential projects; Cristo Rey High School and Macphail Center for the Arts).

Mounds View, \$124 million

(New Medtronic CRDM Campus).

Edina, \$101 million

(Westin Hotel and condos; Fairview Southdale Hospital addition; new Target store).

Blaine, \$84 million

(\$22 million in office/warehouse construction; four new ice arenas for the National Sports Center; \$16 million in retail).

Maple Grove, \$83 million

(Fairview Clinic, retail totaling \$32 million; office/warehouse totaling \$9.4 million).

Woodbury, \$83 million

(\$34 million in retail, \$16.5 million office space, Globe Business College, Cornerstone Clinic).

Bloomington, \$78 million

(\$43 million Marketpointe II office and parking ramp; Hampton Inn & Suites and Cambria Inn & Suites).

Rogers, \$61 million

(\$18.5 in various retail projects; Advance Response office/warehouse building; Mueller movie theatre).

Figure 1

2006 Nonresidential Building Permit Value
Percent Shares by General Type
Twin Cities Region

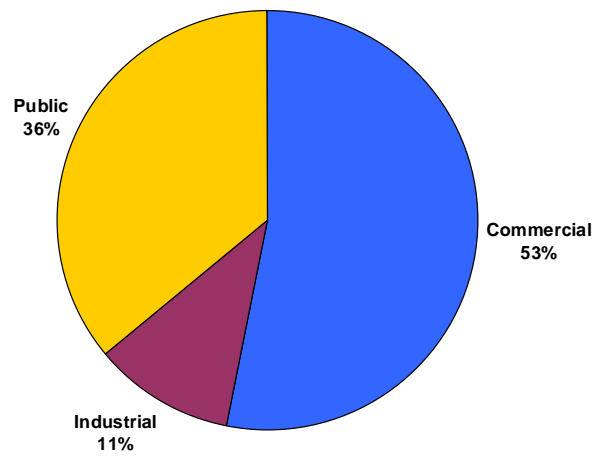
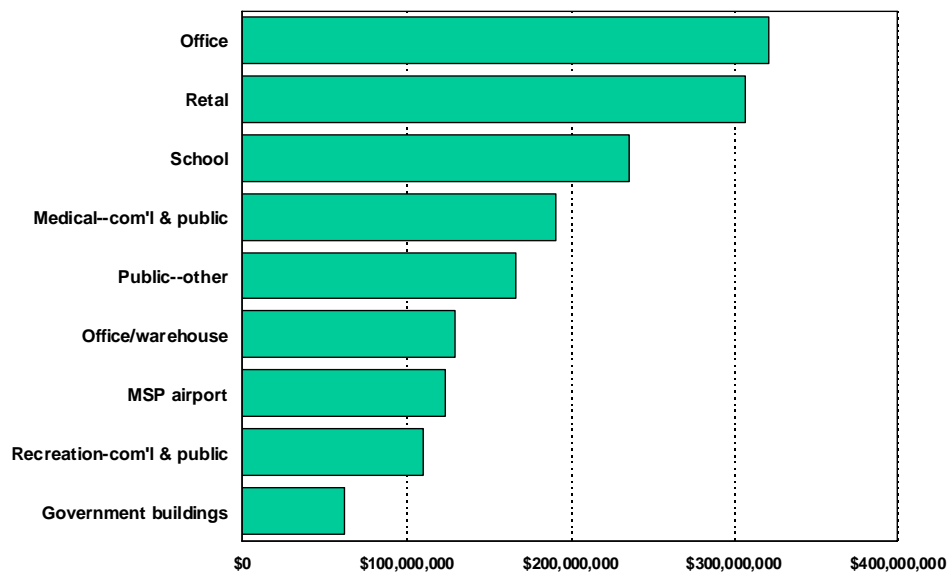


Figure 2

2006 Nonresidential Construction Valuation by Use
Twin Cities Region



Combined, the use categories shown in Figure 2 accounted for 73 percent of the region's total nonresidential construction value.

About the data

Measuring the volume of nonresidential construction activity over a given period of time is not entirely straightforward. Some information sources that report on new developments focus on when construction started, some on how much development is underway at a point in time, some on when a structure is completed or occupied. In this report, projects are counted at the time building permits are issued by local units of government. No information on demolitions is included, so the data represents a gross construction volume, but not the net gain in property value or space. With subsequent annual updates, the data should be useful for assessing longer-range trends.

Multiple building permits may be issued for a given project, separate from the permit for the major structural work—for example, for foundation work, mechanical, electrical, and finishing work. Metropolitan Council has attempted to represent the permit valuation and square footage for all new projects and additions (if over \$100,000) and to avoid duplicate reporting of these. However, there may be some inconsistency because of the complexity of some projects and differences among local permit record-keeping systems. Where it was possible to differentiate, we have not included permits that were only for remodeling, mechanical, electrical, plumbing, and finishing work.

Project “value” reflects the estimated cost of construction reported on the building permit. Permit values exclude some costs including land and landscaping, and are typically lower than market values of completed properties.

Some permits issued by federal and state agencies may not be included.

Data collection methods

--A survey form was sent to each city and township, requesting the following information:

- Building name or tenant (if unknown, list developer)
- Address
- Parcel identification number (PIN)
- Description of building use
- Square footage
- Permit value of building
- New building or addition

--Some cities and townships provided information in their own reporting format rather than using the survey form. This information was added to the data file as appropriate.

--To promote consistency and completeness, survey responses were validated with Service Availability Charge (SAC) reports where possible. Additional information from SAC reports was incorporated where appropriate.

--Each listing was designated as either “Commercial,” “Industrial,” or “Public”. A more detailed use descriptor was also added. Subtotals of construction volume by each use appear in Table 1. The Public category includes government-owned structures and semi-public buildings (hospitals,

schools, churches, community centers) owned or occupied by nonprofit organizations (including religious). All schools were coded as Public use, whether ownership is public or private.

--The Minneapolis-St. Paul International Airport is not within the boundaries of a minor civil division. The information on airport construction was received from the Metropolitan Airports Commission.

Other construction activity may have occurred, on properties of other state and federal jurisdictions, that are not included in this report.

Construction reported at MSP Airport includes airside, landside and environmental projects. Airside projects include: construction and paving of runways, taxiways, aircraft parking aprons; runway lighting, landing aids, air-traffic facilities, and safety features. Landside projects include: administration and maintenance facilities, aircraft maintenance and hangar facilities, fueling facilities, ground access roadways/infrastructure, including LRT, passenger and cargo terminals, parking ramps and lots, car rental facilities, lighting/HVAC/communications, and fire-rescue. Environmental projects include: aircraft deicing and glycol recovery facilities, stormwater facilities, sewer and water facilities and connections, aircraft noise mitigation, and wetland mitigation.

Table 1 provides subtotals for each use category, for both square footage and permit value, and the resulting valuation per square foot calculation. Square footage information was not available for many of the projects. The column showing valuation per square foot is based only on those projects for which there was both valuation and square footage data.

Table 5 provides subtotals of total nonresidential permit activity by community. It also has columns to show the number of projects that had square footage data. *City-to-city comparisons may not be valid if there are differences in survey completeness or cities' methods of permit valuation.*

Detailed project information is provided in Table 6, including: community; name of building, firm or builder; project description; use; square footage; permit value; new or addition; and building type (C=commercial; I=industrial, P=public). Address and developer information is available on the Council's web site, www.metrocouncil.org/metroarea/stats.htm, under the "Development" heading.

A series of maps appears on pages 22-28, illustrating the distribution of all projects, of the commercial, industrial, and public sectors, and of the retail and office projects specifically.

Table 1**Regional Summary of 2006 Nonresidential Building Permits by Type**

	Square Footage	Permit Value	Value/ Square Ft.	# of Projects	
				Total projects	# With both Val & Sq.Ft. Reported
Commercial	12,617,048	\$1,125,081,962	71	498	406
Bank	204,068	31,558,336	117	25	19
Hotel	770,142	78,456,855	98	11	10
Medical	619,626	62,751,658	99	31	25
Mixed use	44,104	143,548,149	275	6	3
Office	4,376,363	321,019,545	71	127	114
Ramp	1,328,265	52,050,866	28	4	2
Recreation	638,016	61,134,933	87	29	18
Restaurant	188,941	29,622,356	109	50	32
Retail	3,969,350	306,573,446	67	177	154
Service	478,173	38,365,818	68	38	29
Industrial	2,719,974	\$237,713,969	64	157	115
Manufacturing	533,493	51,347,734	70	34	28
Office/warehouse	1,628,902	129,994,349	67	83	59
Warehouse	496,441	26,681,573	50	28	21
Other	61,138	29,690,313	57	12	7
Public	3,986,473	\$766,765,326	132	172	127
Government	346,727	62,476,542	156	17	14
Medical	502,460	128,344,225	200	11	7
Other incl. airport	430,193	186,602,750	127	31	17
Recreation	290,355	49,067,545	142	24	18
Religious	453,226	68,895,471	133	30	25
School	1,539,296	235,992,074	131	54	43
Ramp	424,216	35,386,719	34	5	3
TOTAL	19,323,495	\$2,129,561,257	83	827	648

(Value per square foot was calculated based only on those projects having data for both valuation and square footage.)

Table 2

Larger Nonresidential Projects in 2006, Twin Cities Region				
<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New Bldg. or Addition</u>
Commercial				
Hotel (at least 50,000 sq. ft. or \$3 million in value)				
Edina	Westin Hotel (+ 82 condos)		\$64,814,149	N
Minneapolis	Ivy Hotel & Residence (92 condos)		57,000,000	N
Minneapolis	Westin Hotel	208,236	23,689,659	N
Bloomington	Hampton Inn & Suites (+ ramp)	95,075	12,471,836	N
Bloomington	Cambria Inn & Suites	73,386	9,442,408	N
Lino Lakes	Hampton Inn	73,570	6,743,100	N
Rogers	Hampton Inn	74,686	6,000,000	N
Maple Grove	Courtyards by Marriott	68,670	5,330,852	N
Apple Valley	Grandstay Residential Suites (+ retail)	66,835	5,228,000	N
Shoreview	County Inn & Suites	57,843	4,000,000	N
Lino Lakes	Country Inn & Suites	50,012	2,301,000	N
Medical (facilities at least 50,000 sq. ft. or \$5 million in value)				
Maple Grove	Fairview Clinic (interior)	134,250	\$12,544,320	N
Coon Rapids	Camilla Rose Convalescent Center	5,164	9,000,000	A
Woodbury	Cornerstone Medical Specialty	56,975	6,700,000	N
Blaine	Blaine Multi-Care	83,624	6,500,000	N
Apple Valley	A.V. Medical Clinic (ramp + addn)	75,772	6,200,000	A
Inver Grove Hgts.	Inver Grove Prof. Bldg (shell)	60,000	3,560,000	N
<i>(See also medical projects in the Public category).</i>				
Office (at least 50,000 sq. ft. or \$5 million in value)				
Mounds View	Medtronic CRDM Campus	1,186,727	\$86,800,000	N
Bloomington	Marketpointe II (+ ramp)	770,021	42,828,335	N
Plymouth	Select Comfort (shell)	168,000	12,035,000	N
Inver Grove Hgts.	Flint Hills Resources	93,000	11,300,000	N
Chanhassen	Lifetime Fitness	100,749	10,000,000	N
Shakopee	Q-Logic	94,956	7,985,000	N
Roseville	Bonten	75,000	7,000,000	N
Minnetonka	American Medical Systems	56,412	6,875,000	A
Eagan	Grand Oak Office	94,244	6,300,000	N
Woodbury	City Centre Professional Bldg	54,582	4,401,000	N

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New Bldg. or Addition</u>
Office, continued				
Eagan	Dart	72,084	\$2,600,000	A
Maple Grove	Boston Scientific	110,000	2,363,900	N
Burnsville	Southcross Commerce Ctr	207,448	1,783,498	N
Retail (at least 50,000 sq. ft. or \$3 million in value)				
Roseville	Rosedale--The Shoppes	70,000	\$23,000,000	N
St. Louis Park	Sam's Club	147,683	14,500,000	N
Edina	Target		11,653,663	N
Richfield	Super Target	173,189	10,941,209	N
St. Paul	Target	111,965	10,400,000	N
Oak Park Hgts.	Lowe's	142,439	9,697,643	N
Maple Grove	Lowe's	136,191	9,646,356	N
Eden Prairie	Gander Mountain		9,500,000	N
Rogers	Lowe's	137,056	8,600,000	N
Hastings (pt.)	Walmart	80,000	8,224,000	A
Blaine (pt.)	Lowe's	170,169	8,198,000	N
Oak Park Hgts.	Wal-Mart	127,000	7,805,460	A
Maple Grove	Home Depot	114,712	7,332,391	N
Maple Grove	Costco	148,630	6,845,898	N
Oakdale	Menards	203,000	5,100,000	N
Blaine (pt.)	Home Depot	104,886	4,917,380	N
Burnsville	Target	172,887	4,017,128	N
Rogers	Cub Food	69,330	3,715,000	N
Woodbury	Slumberland	33,500	3,212,000	N
Rogers	Best Buy	46,153	3,169,180	N
Woodbury	Tamarack Hills (shell, Bldg F10)	45,560	3,164,000	N
Woodbury	Tamarack Hills (shell, Bldg F9)	45,560	3,164,000	N
Plymouth	Rockridge Center (shell)	27,270	2,750,000	N
Maple Grove	Dick's Sporting Goods (interior fin)	52,938	487,559	N
Retail buildings at least 50,000 sq. ft. or \$3 million in value				
Industrial				
Office/warehouse (at least 75,000 sq. ft. or \$2.5 million in value)				
Blaine	Carlson Building #9	49,280	\$16,200,000	N
Rogers	Advanced Response	31,600	13,500,000	A
Columbus	Zeigler Cat	65,000	5,750,000	N
Oakdale	Oaks Business Center	95,700	5,624,745	N
Shakopee	Federal Express		5,603,000	N
Maple Grove	Bell Tower South		5,532,118	N
Minneapolis	Mpls. Business Center	130,200	4,681,000	N

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New Bldg. or Addition</u>
Office/warehouse, continued				
Chanhassen	Waytec Inc.	99,000	\$4,158,000	N
Chanhassen	Rosemount Inc.	45,556	3,735,000	A
Bloomington	Verizon Wireless	54,633	3,723,785	N
Bloomington	W. Bloomington Technology Park	74,192	3,380,051	N
St. Louis Park	Harry B Golden	79,000	3,100,000	N
Oakdale	Granada Business Park		3,000,000	N
Burnsville	EFH Company	43,411	2,749,786	N
Brooklyn Park	610 Business Park	78,561	1,596,988	N
Warehouse (at least 75,000 sq. ft. or \$2.5 million in value)				
Mahtomedi	Fedex (incl addn, remodel)	46,047	\$5,298,534	A
Farmington	R & L Trucking (2 bldgs)	76,314	3,825,600	N
Plymouth	Carlson Real Estate	64,114	2,590,000	A
Manufacturing (at least 75,000 sq. ft. or \$2.5 million in value)				
Little Canada	St. Jude Medical		\$11,000,000	A
Golden Valley	James Ford Bell Research Facility	10,842	10,000,000	A
Rogers	Abetech	42,678	3,050,000	N
Public				
Schools (at least 50,000 sq. ft. or \$5 million in value)				
Minneapolis	Cristo Rey High School	160,000	\$17,130,000	N
Inver Grove Hts.	Inver Grove Heights Middle School (+remodel)		17,100,000	A
Mahtomedi	Century College	66,930	16,000,000	N
Minneapolis	MacPhail Center for Music	58,000	14,325,000	N
Belle Plaine	Oak Crest Elementary	91,000	13,190,000	N
Richfield	Intermediate Dist #287, special school	108,000	12,331,000	N
New Prague	ISD #721, High school	67,200	12,000,000	A
Shakopee	Shakopee Elementary	98,000	11,800,000	N
Eagan	People of Praise Trinity School	121,447	11,490,000	N
Watertown	Watertown-Mayer Elementary School	86,418	11,068,791	N
Woodbury	Globe College	68,581	7,116,000	N
Hugo	ISD # 624 Elementary school	20,996	6,900,000	A
St. Paul	ALC School	34,000	6,400,000	N
Waconia	Waconia High School	93,900	6,150,000	A
Inver Grove Hts.	Hilltop Elementary School	30,727	5,266,600	A
Minneapolis	Augsburg College		5,260,000	A
Prior Lake	Edgewood Early Learning Center		5,152,000	N

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New Bldg. or Addition</u>
Medical (at least 50,000 sq. ft. or \$5 million in value)				
St. Joseph's	Hospital; new patient tower	187,300	\$51,000,000	N
Fairview Ridges	Hospital	69,000	18,065,210	A
Ridgeview	Hospital	41,000	12,900,000	A
Fairview Southdale	Hospital; tenant finish		12,000,000	A
Region's	Hospital, new ambulatory center	94,160	11,413,725	N
Region's	Hospital		8,500,000	A
St. Francis Medical Center	Medical building		6,500,000	N
United	Hospital; Nasseff Specialty Center	105,500	5,500,000	N
<i>(See also medical projects in the Commercial category).</i>				
Public projects other than schools (at least 50,000 sq. ft. or \$10 million in value)				
Bayport	State of MN Prison	172,030	\$15,850,000	N
St. Paul	Smith Ave Transit Center		14,242,865	N
Lake Elmo	Rock Point Church	54,000	12,500,000	N
Blaine	National Sports Center (4 ice arenas)	113,152	8,500,000	N
St. Paul	Wilder Foundation (office, services bldg)	86,600	7,930,000	N
Forest Lake	Washington Co. Service Center/Library	52,986	7,900,000	N
Maple Grove	Parking Ramp	117,816	6,041,604	N
Brooklyn Park	Metro Transit Park & Ride Ramp	203,000	5,449,981	N
Champlin	City Hall, Police/Fire Station	51,660	5,050,000	A
St. Paul	Wilder Foundation (parking ramp)	103,400	2,977,269	N

Table 3

**2006 Nonresidential Building Permits
Twin Cities Region by County**

<u>County</u>	<u>Square Feet</u>	<u>Permit Value</u>
Anoka	1,826,459	\$160,527,498
Carver	794,003	88,802,914
Dakota	2,796,048	262,085,935
Hennepin	6,114,437	822,225,500
Ramsey	4,182,175	430,797,651
Scott	728,090	121,308,489
Washington	2,882,283	243,813,270
Region	19,323,495	\$2,129,561,257

(Note, square footage information was not available on all projects).

Figure 3

**2006 Nonresidential Construction Valuation
Share of Twin Cities Region by County**

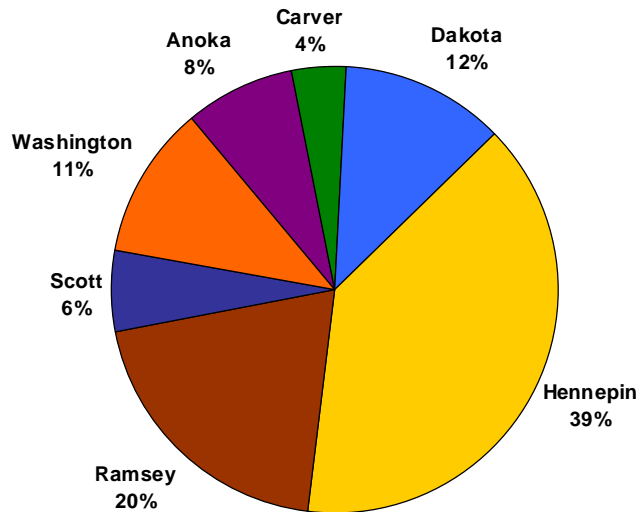


Table 4

2006 Nonresidential Building Permits Twin Cities Region by Planning Area	
<u>Planning Area*</u>	<u>Permit Value</u>
Developed Area	
Central Cities	\$394,183,082
Developed Suburbs	767,514,142
Developing Area	878,134,370
Rural Area	
Rural centers	45,275,113
Other rural	25,724,089
Outside Metropolitan Council jurisdiction	18,730,461
Region	\$2,129,561,257

*As defined in the Metropolitan Council Regional Development Framework; generalized to whole municipalities.

Figure 4

2006 Nonresidential Construction Valuation
Share of Twin Cities Region by Planning Area

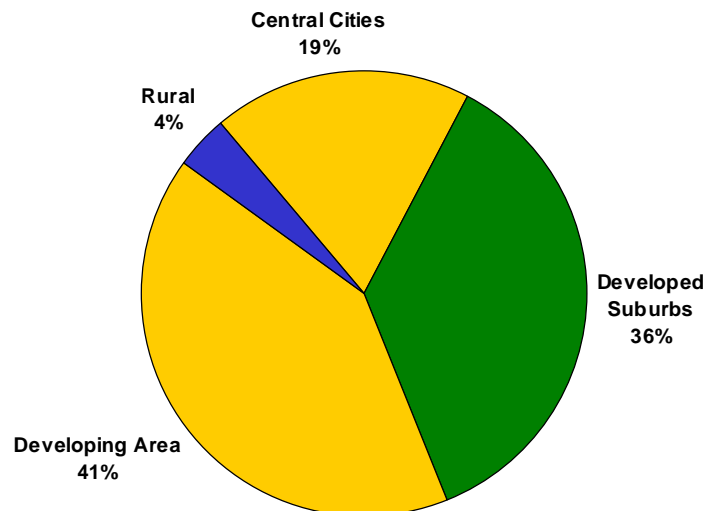


Table 5

2006 Nonresidential Permits Community Totals of Square Footage and Value					
Community	County	Square feet	Permit Value (\$)	# Projects	
				w/sq. ft.	w/value
Afton	Washington	18,550	3,200,000	1	1
Andover	Anoka	37,419	1,763,996	4	4
Anoka	Anoka	9,287	1,608,661	2	2
Apple Valley	Dakota	366,025	34,654,000	22	24
Arden Hills	Ramsey			-	-
Bayport	Washington	186,705	17,150,000	3	3
Baytown Twp.	Washington			-	-
Belle Plaine	Scott	106,381	18,440,000	3	3
Belle Plaine Twp.	Scott			-	-
Benton Twp.	Carver			-	-
Bethel	Anoka			-	-
Birchwood	Washington			-	-
Blaine	Anoka/Ramsey	1,017,846	83,511,080	34	35
Blakeley Twp.	Scott			-	-
Bloomington	Hennepin	1,147,256	77,889,929	12	13
Brooklyn Center	Hennepin	31,070	3,135,000	5	5
Brooklyn Park	Hennepin	372,667	12,540,420	10	11
Burns Twp.	Anoka	24,004	1,077,000	3	3
Burnsville	Dakota	760,252	48,947,304	25	25
Camden Twp.	Carver			-	-
Carver	Carver			-	-
Castle Rock Twp.	Dakota	27,456	1,177,910	2	2
Cedar Lake Twp.	Scott			-	-
Centerville	Anoka	12,128	600,000	1	1
Champlin	Hennepin	99,922	7,077,100	5	5
Chanhassen	Carver/Hennepin	318,815	23,458,000	8	8
Chaska	Carver	14,196	5,502,000	1	7
Circle Pines	Anoka			-	-
Coates	Dakota			-	-
Cologne	Carver	21,000	3,153,526	2	2
Columbia Hgts.	Anoka	7,500	643,327	1	1
Columbus	Anoka	65,000	5,750,000	1	1
Coon Rapids	Anoka	144,052	20,107,000	14	14
Corcoran	Hennepin	29,656	1,965,600	1	1
Cottage Grove	Washington	178,067	15,544,490	9	9
Credit River Twp.	Scott		128,754	-	1
Crystal	Hennepin		1,841,000	-	2
Dahlgren Twp.	Carver	400	140,000	1	1
Dayton (part)	Hennepin			-	-
Deephaven	Hennepin			-	-

Community	County	Square feet	Permit Value (\$)	# Projects	
				w/sq. ft.	w/value
Dellwood	Washington			-	-
Denmark Twp.	Washington	12,000	599,587	1	1
Douglas Twp.	Dakota			-	-
Eagan	Dakota	420,348	32,530,000	11	13
East Bethel	Anoka		3,668,185	-	5
Eden Prairie	Hennepin	58,352	21,274,000	2	12
Edina	Hennepin		101,156,495	-	9
Elko New Market	Scott	6,250	1,777,211	1	2
Empire Twp.	Dakota	24,420	5,729,063	1	1
Eureka Twp.	Dakota	21,600	1,000,001	1	1
Excelsior	Hennepin	24,084	3,250,000	2	2
Falcon Hgts.	Ramsey			-	-
Farmington	Dakota	116,284	8,869,801	6	7
Forest Lake	Washington	196,741	13,872,000	6	6
Fridley	Anoka	85,806	7,985,115	8	8
Gem Lake	Ramsey			-	-
Golden Valley	Hennepin	50,274	13,423,062	6	6
Grant	Washington			-	-
Greenfield	Hennepin		1,449,386	-	1
Greenvale Twp.	Dakota			-	-
Greenwood	Hennepin			-	-
Grey Cloud Twp.	Washington			-	-
Ham Lake	Anoka	61,635	3,888,000	5	5
Hamburg	Carver			-	-
Hampton	Dakota			-	-
Hampton Twp.	Dakota			-	-
Hancock Twp.	Carver			-	-
Hanover (part)	Hennepin			-	-
Hassan Twp.	Hennepin			-	-
Hastings	Dakota/Washington	148,831	14,621,310	7	7
Helena Twp.	Scott			-	-
Hilltop	Anoka			-	-
Hollywood Twp.	Carver	54,308	1,783,977	3	3
Hopkins	Hennepin			-	-
Hugo	Washington	118,400	13,916,000	6	8
Independence	Hennepin			-	-
Inver Grove Hgts.	Dakota	307,260	50,032,200	12	14
Jackson Twp.	Scott			-	-
Jordan	Scott		3,796,000	-	6
Lake Elmo	Washington	149,400	18,977,000	6	6
Lake St. Croix Beach	Washington			-	-
Lakeland	Washington			-	-
Lakeland Shores	Washington			-	-
Laketown Twp.	Carver	9,150	1,074,220	1	1

Community	County	Square feet	Permit Value (\$)	# Projects	
				w/sq. ft.	w/value
Lakeville	Dakota	477,520	46,398,000	24	24
Landfall	Washington			-	-
Lauderdale	Ramsey			-	-
Lexington	Anoka			-	-
Lilydale	Dakota			-	-
Lino Lakes	Anoka	241,036	21,577,439	6	7
Linwood Twp.	Anoka	1,440	181,000	1	1
Little Canada	Ramsey		11,000,000	-	1
Long Lake	Hennepin			-	-
Loretto	Hennepin			-	-
Louisville Twp.	Scott		1,488,474	-	1
Mahtomedi	Washington	184,828	27,259,700	7	7
Maple Grove	Hennepin	1,413,539	83,466,986	40	43
Maple Plain	Hennepin			-	-
Maplewood	Ramsey	195,295	21,024,800	8	8
Marine on St. Croix	Washington			-	-
Marshan Twp.	Dakota			-	-
May Twp.	Washington			-	-
Mayer	Carver	980	837,400	1	1
Mdewakanton (SMSC)	Scott	77,200		4	-
Medicine Lake	Hennepin	1,700	300,000	1	1
Medina	Hennepin	73,772	6,513,000	8	8
Mendota	Dakota			-	-
Mendota Hgts.	Dakota	42,400	2,833,000	2	2
Miesville	Dakota			-	-
Minneapolis	Hennepin	684,014	182,651,469	20	45
Minnetonka	Hennepin	122,168	13,743,215	6	6
Minnetonka Beach	Hennepin			-	-
Minnetrista	Hennepin	63,000	800,000	1	1
Mound	Hennepin	1,150	250,000	1	1
Mounds View	Ramsey	2,476,392	123,659,000	4	4
MSP airport*	Hennepin		124,000,000	-	1
New Brighton	Ramsey	12,265	2,100,000	1	1
New Germany	Carver			-	-
New Hope	Hennepin	124,542	5,442,377	8	8
New Market Twp.	Scott		660,000	-	1
New Prague (part)	Scott	134,204	18,730,461	6	6
New Trier	Dakota			-	-
Newport	Washington			-	-
Nininger Twp.	Dakota			-	-
North Oaks	Ramsey	13,005	1,300,000	1	1
North St. Paul	Ramsey		3,689,000	-	2
Northfield (part)	Dakota			-	-
Norwood Young America	Carver	12,000	984,000	1	2

Community	County	Square feet	Permit Value (\$)	# Projects	
				w/sq. ft.	w/value
Oak Grove	Anoka		1,280,000	-	2
Oak Park Hgts.	Washington	342,947	23,571,813	10	10
Oakdale	Washington	440,995	23,968,680	13	14
Orono	Hennepin			-	-
Osseo	Hennepin			-	-
Pine Springs	Washington			-	-
Plymouth	Hennepin	658,583	49,796,088	21	21
Prior Lake	Scott	18,786	12,635,000	1	6
Ramsey	Anoka	87,306	3,751,695	8	10
Randolph	Dakota			-	-
Randolph Twp.	Dakota			-	-
Ravenna Twp.	Dakota			-	-
Richfield	Hennepin	281,189	24,222,209	2	4
Robbinsdale	Hennepin			-	-
Rockford (part)	Hennepin			-	-
Rogers	Hennepin	563,562	61,046,553	16	16
Rosemount	Dakota	70,652	12,370,347	6	12
Roseville	Ramsey	281,500	38,160,000	5	5
San Francisco Twp.	Carver			-	-
Sand Creek Twp.	Scott			-	-
Savage	Scott	146,367	14,998,000	11	11
Scandia	Washington		750,000	-	1
Sciota Twp.	Dakota			-	-
Shakopee	Scott	238,902	48,154,589	7	26
Shoreview	Ramsey	135,205	10,964,000	5	5
Shorewood	Hennepin	26,036	2,200,000	1	1
South St. Paul	Dakota		1,442,999	-	14
Spring Lake Park	Anoka/Ramsey	32,000	2,565,000	2	2
Spring Lake Twp.	Scott		500,000	-	1
Spring Park	Hennepin			-	-
St. Anthony	Hennepin/Ramsey	40,033	1,951,738	7	7
St. Bonifacius	Hennepin			-	-
St. Francis	Anoka		570,000	-	1
St. Lawrence Twp.	Scott			-	-
St. Louis Park	Hennepin	268,896	21,181,611	6	6
St. Mary's Point	Washington			-	-
St. Paul	Ramsey	986,291	211,531,613	28	45
St. Paul Park	Washington			-	-
Stillwater	Washington		600,000	-	1
Stillwater Twp.	Washington			-	-
Sunfish Lake	Dakota			-	-
Tonka Bay	Hennepin			-	-
Vadnais Hgts.	Ramsey	18,069	1,833,000	3	3
Vermillion	Dakota			-	-

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u> (\$)	<u># Projects</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Vermillion Twp.	Dakota		350,000	-	1
Victoria	Carver	880	526,000	1	1
Waconia	Carver	256,800	38,975,000	10	13
Waconia Twp.	Carver	9,600	120,000	1	1
Waterford Twp.	Dakota			-	-
Watertown	Carver	93,138	12,048,791	2	2
Watertown Twp.	Carver	2,736	200,000	1	1
Wayzata	Hennepin	10,176	1,080,000	2	2
West Lakeland Twp.	Washington			-	-
West St. Paul	Dakota	13,000	1,130,000	1	1
White Bear Lake	Ramsey/Washington	47,509	2,889,500	6	6
White Bear Twp.	Ramsey		2,475,000	-	5
Willernie	Washington			-	-
Woodbury	Washington	1,039,090	83,154,000	70	75
Woodland	Hennepin			-	-
Young America Twp.	Carver			-	-
Region Total		19,323,495	2,129,561,257	652	823

*Note, listing for MSP Airport is composite, not individual project listings.

Figure 5
Twin Cities Metropolitan Area
 Value of Non-Residential Construction Added in 2006

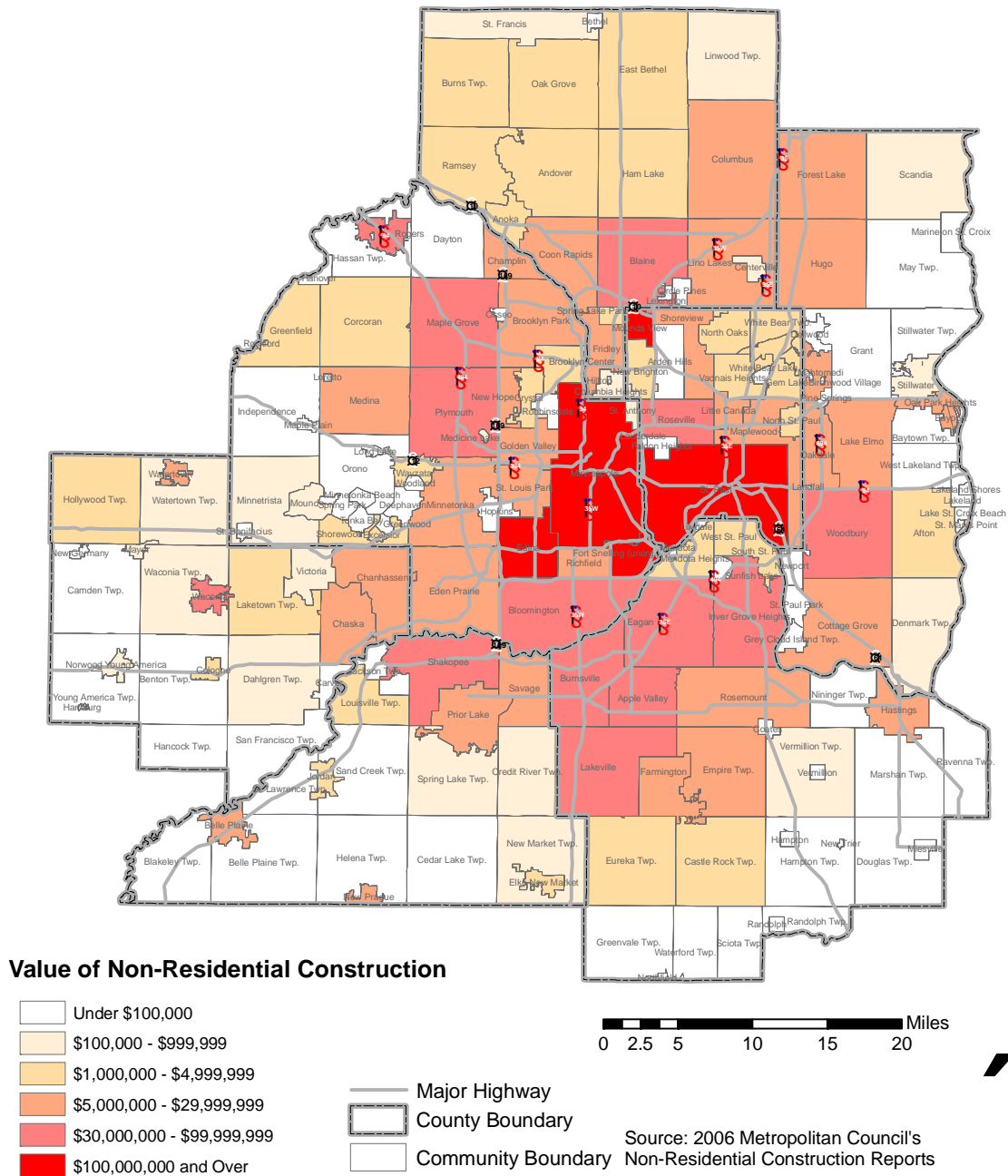


Figure 6
Twin Cities Metropolitan Area
 Value of Non-Residential Construction Added in 2006

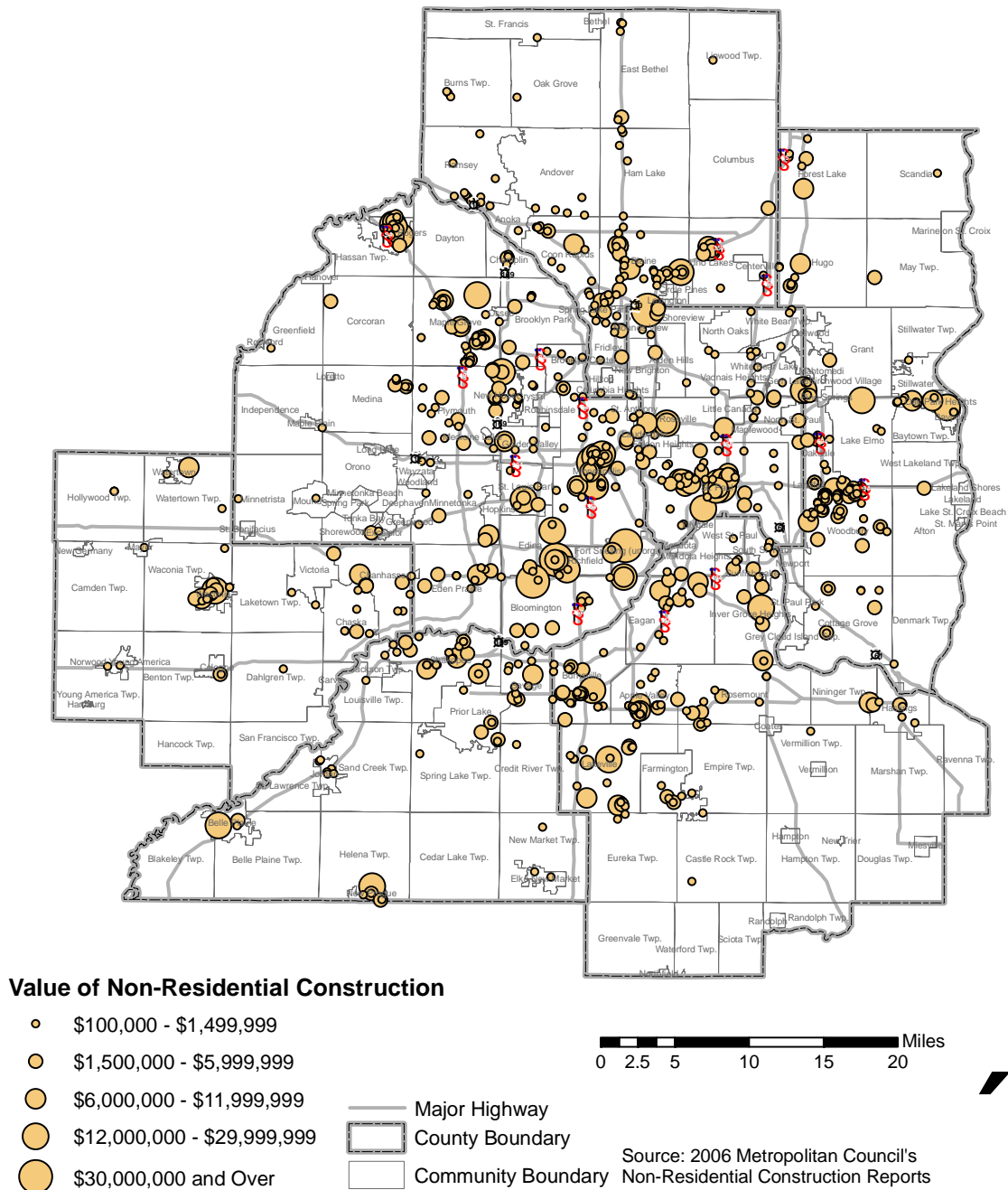


Figure 7

Twin Cities Metropolitan Area

Value of Commercial Construction Added in 2006

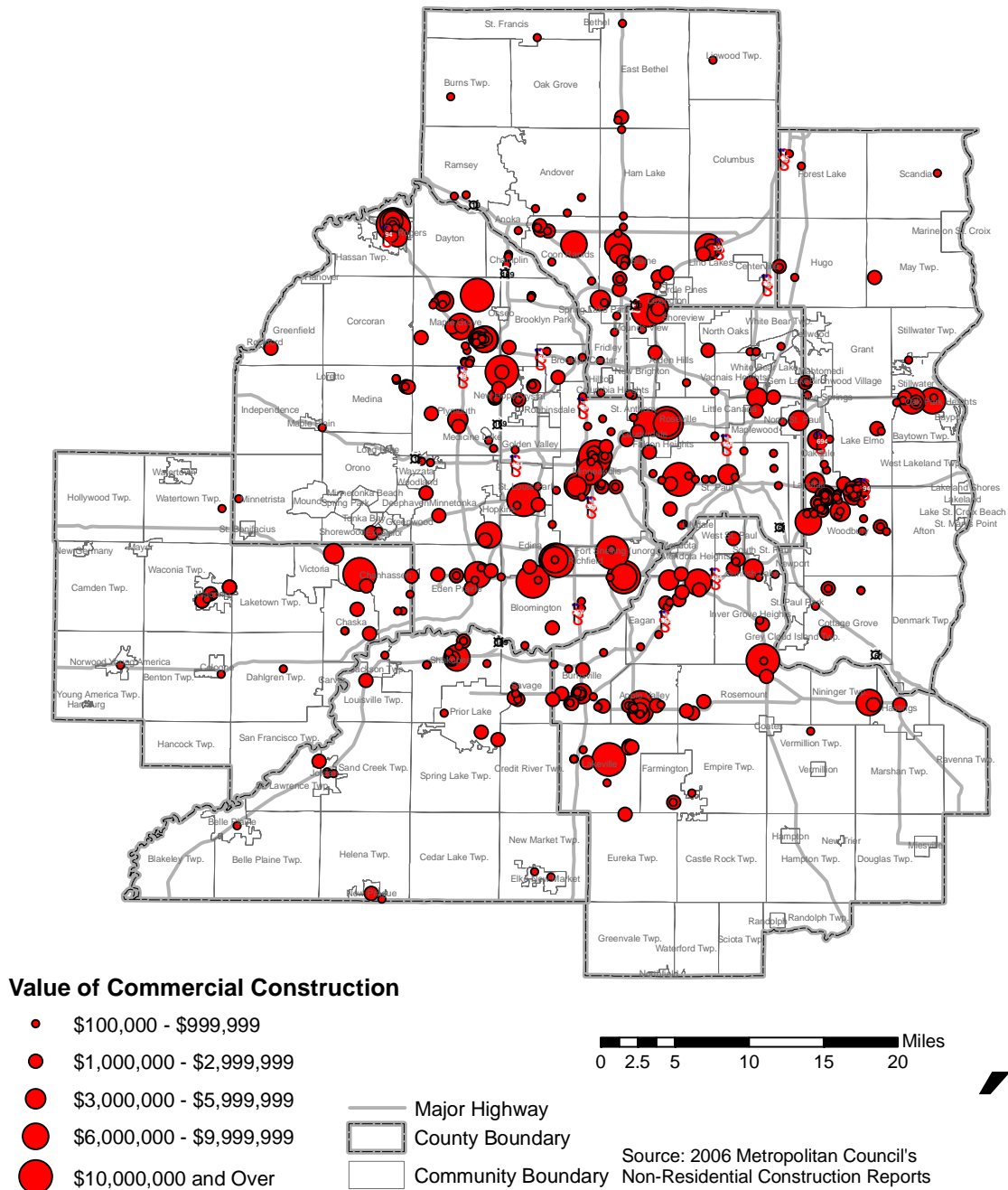


Figure 8
Twin Cities Metropolitan Area
 Value of Industrial Construction Added in 2006

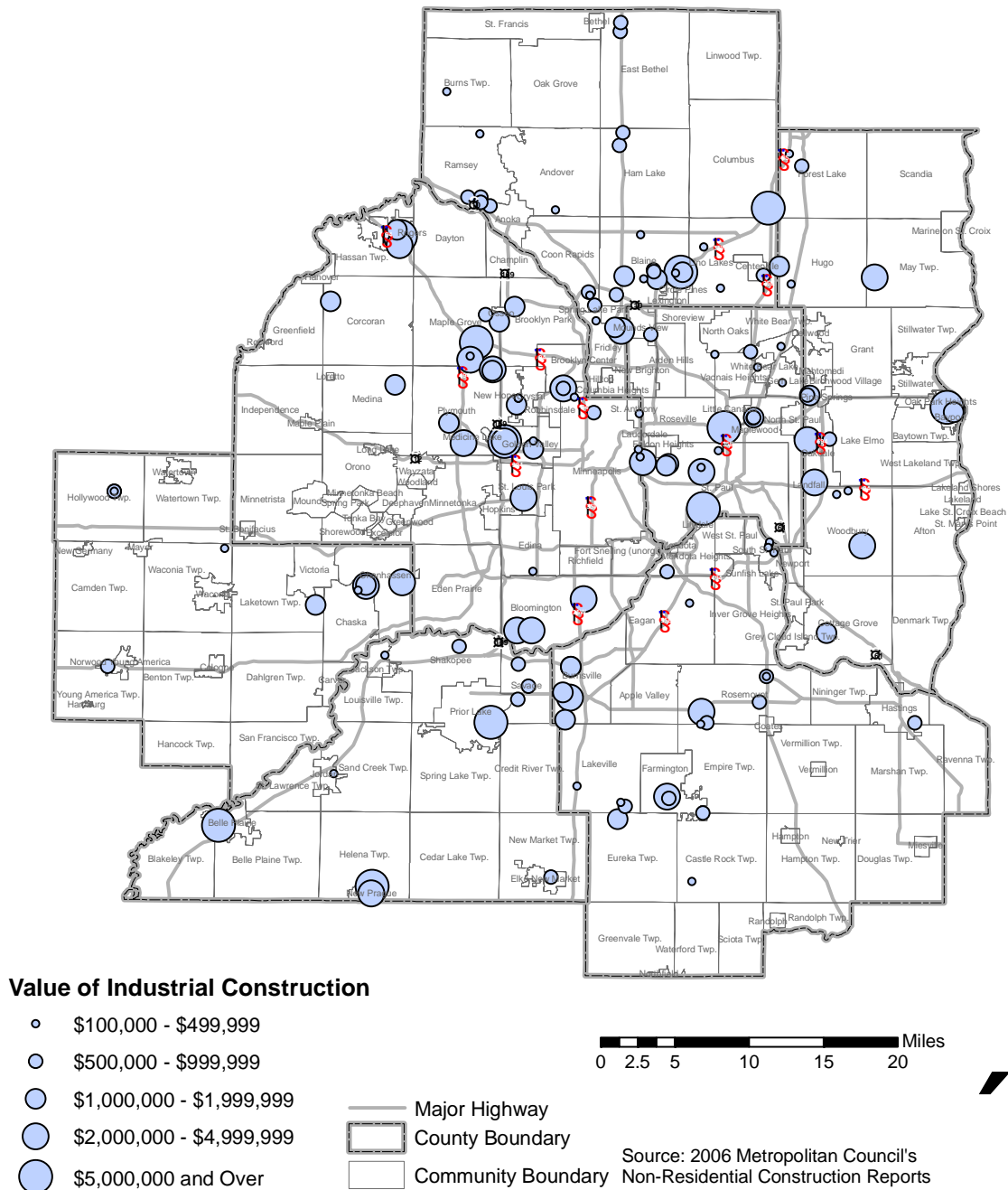


Figure 9
Twin Cities Metropolitan Area
 Value of Public Construction Added in 2006

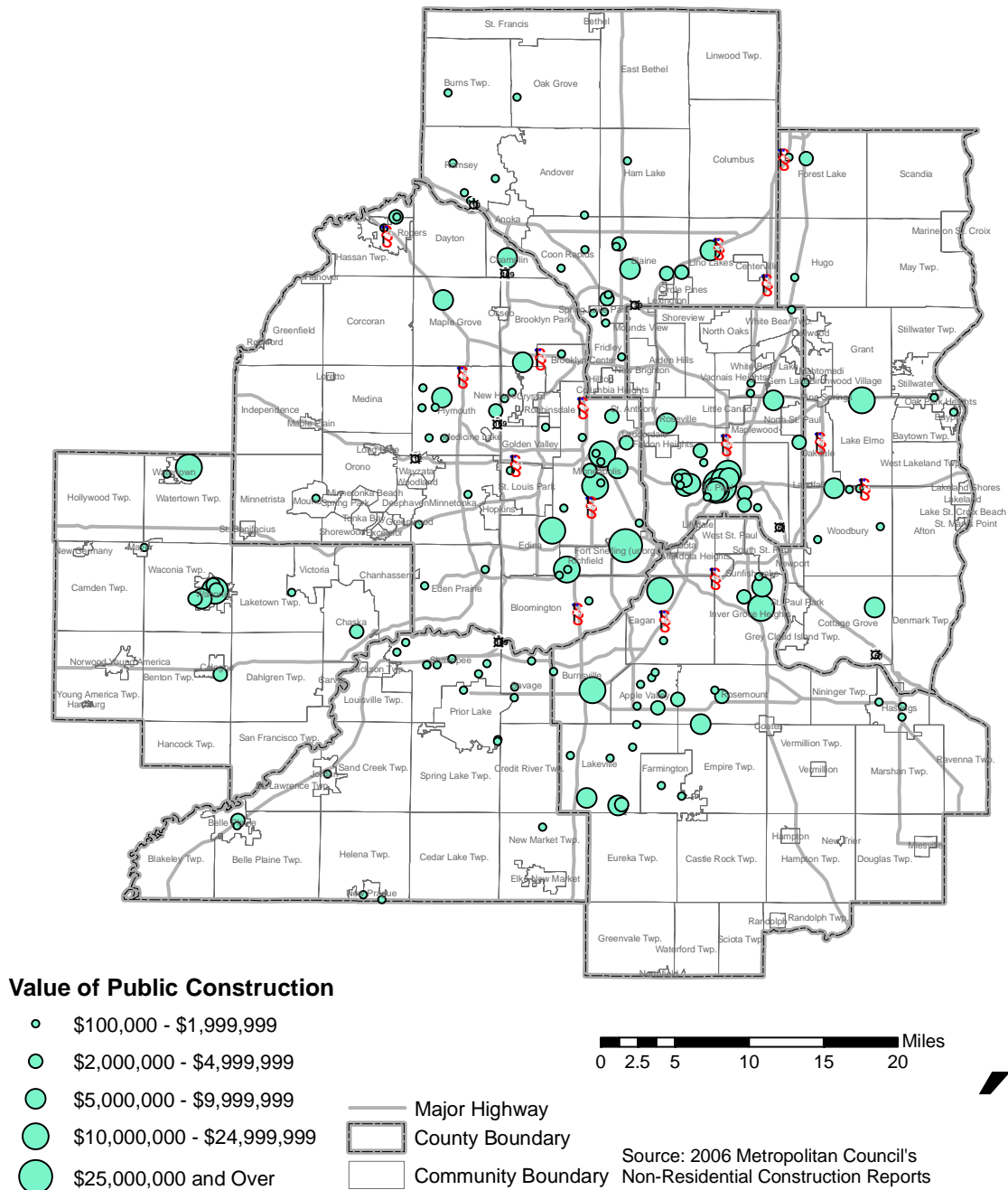


Figure 10

Twin Cities Metropolitan Area

Value of Retail Construction Added in 2006

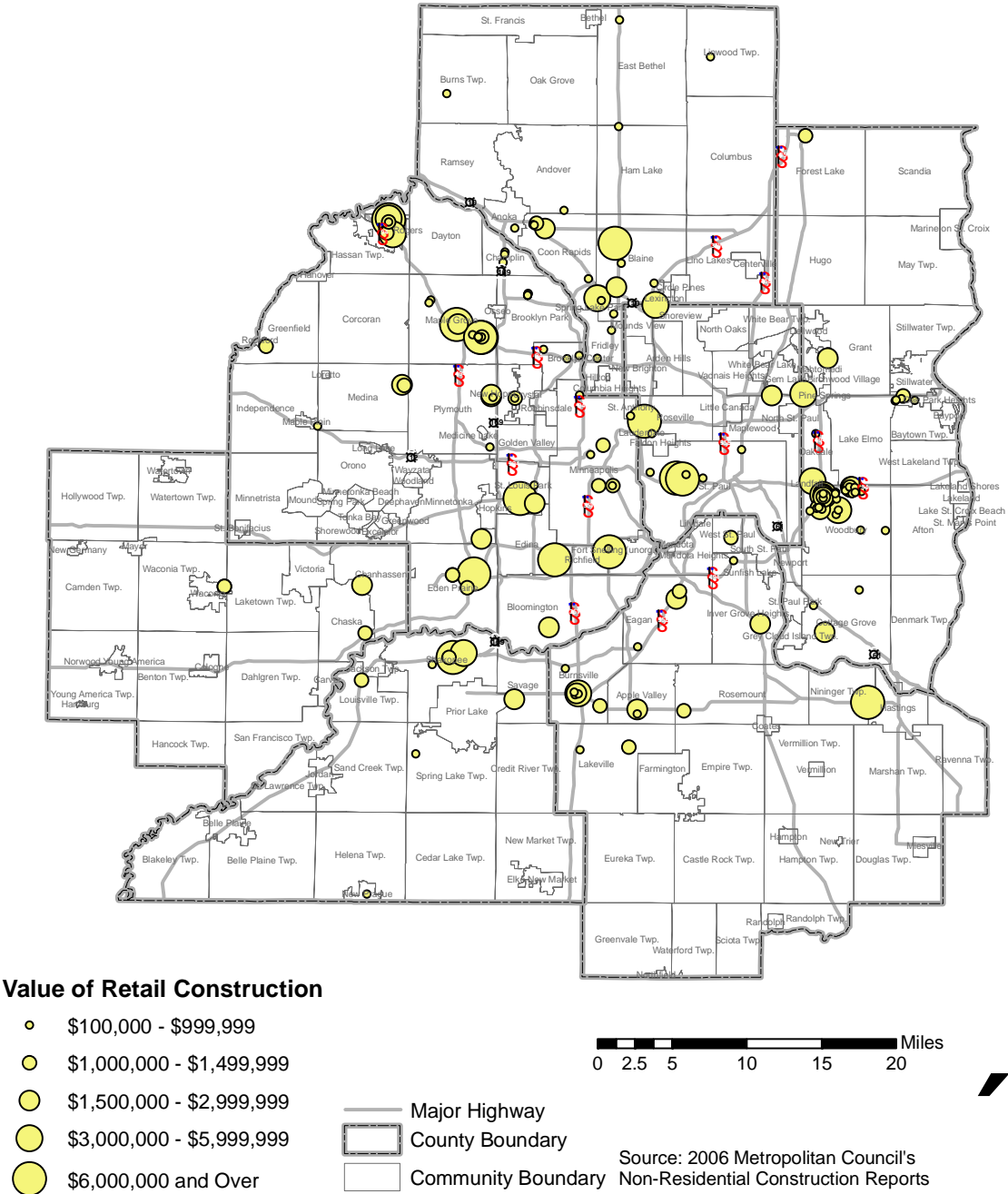


Figure 11
Twin Cities Metropolitan Area
 Value of Office Construction Added in 2006

