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February 14, 2022

Cal R. Ludeman, Secretary of the Senate
Minnesota Senate
State Capitol Building
75 Rev. Dr. Martin Luther King Jr. Blvd
Saint Paul, MN 55155

Patrick Murphy, Chief Clerk
Minnesota House of Representatives
State Capitol Building
75 Rev. Dr. Martin Luther King Jr. Blvd
Saint Paul, MN 55155

Subject: Cost Analysis Notification for Lease More than 50,000 square feet

Dear Secretary Ludeman and Chief Clerk Murphy:

Pursuant to Minnesota Statutes §16B.31, subd. 6(b), the attached cost analysis is hereby presented for the purpose of entering a lease of more than 50,000 square feet for the Minnesota Department of Education (MDE).

The lease is for 95,085 square feet in a building located at 400 Stinson Boulevard, Minneapolis, Minnesota. MDE will vacate its current leased premises upon expiration of its lease. The ten-year lease will provide for a phased occupancy over the next few months.

The Minnesota Department of Administration, on behalf of MDE, received and evaluated three competitive proposals. Subsequently, a lease agreement was successfully negotiated with the highest-ranking proposal.

Please note on the attached cost analysis document that the state negotiated over \$2,400,000 reduction in the lease costs from the original offer. In addition, lease space was reduced from 164,422 square feet under the current lease to 95,085 square feet, resulting in an overall savings of \$17,726,766 over the ten-year term of the lease.

If you have any questions, please reach out to Julie Bayerl at julie.bayerl@state.mn.us or 651-338-1131.

Sincerely,

A handwritten signature in black ink that reads 'ARobertsDavis'.

Alice Roberts-Davis
Commissioner

Enclosure

Cc: Legislative Reference Library