

Capital Budget Request

And

2012 Legislative Process

Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Monday, October 17, 2011 2:53 PM
To: Robison, Mary (MMB)
Subject: RE: the most basic fix..

I still get blocked. The good news is that the only thing that looks like it disappeared is the Projects Summary information. I was afraid all the cost and funding data I entered the previous week would be gone. If you can enter it, the numbers are 2012- \$30,000 2014- \$15,000 2016- \$15,000. I'll try again a little later.

Peggy A. Adelmann
Chief Financial Officer
Minnesota Zoological Garden
13000 Zoo Boulevard
Apple Valley, MN 55124
952-431-9309
Email: Peggy.Adelmann@state.mn.us

From: Robison, Mary (MMB) [<mailto:Mary.Robison@state.mn.us>]
Sent: Monday, October 17, 2011 2:45 PM
To: Peggy Adelmann
Subject: the most basic fix..

Hi Peggy,

I checked with Mary Crosson, and she says that you have access. Please try closing out of the system completely, and then going back in. If you were in the system when she gave you access, it would not take effect. I hope that is it!

Mary

Mary Robison
Executive Budget Officer (EBO)
Minnesota Management & Budget (MMB)
400 Centennial Building
658 Cedar Street
Saint Paul, MN 55155

Voice: 651-201-8022
Fax: 651-296-8685
mary.robison@state.mn.us

Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Tuesday, November 01, 2011 2:15 PM
To: James Clark
Subject: RE:

Yes. It's on the list - after lunch. Because of the size (and ages) of the group, we will probably have half looking at the shark tank while half do the dolphin pool, then switch. Also, not sure of the really young ones as far as whether they are willing to be carried, etc. We'll have to play it a bit by ear, but dolphins are expecting us.

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-----Original Message-----

From: James Clark [<mailto:JClark@MesserliKramer.com>]
Sent: Tuesday, November 01, 2011 1:48 PM
To: Peggy Adelmann
Subject: Re:

Thanks Peggy any chance of seeing dolphins...

Sent from my iPhone

On Nov 1, 2011, at 1:35 PM, "Peggy Adelmann"
<Peggy.Adelmann@state.mn.us<<mailto:Peggy.Adelmann@state.mn.us>>> wrote:

Attached is the tentative agenda for Saturday. I've included names and children's ages of those we believe are attending.

Please call if you have questions.

See you at the front entrance around 10:00!

Peggy A. Adelmann
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<Zellers-Dean Tour.doc>

Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Friday, November 04, 2011 12:57 PM
To: Campbell, Erin (GOV)
Cc: Ehmke, Lee (MNZOO)
Subject: Tour of the Zoo

Erin,
It was nice meeting you this morning. I wanted to extend our invitation again to visit the Zoo. Pictures are helpful, but seeing the exhibits and infrastructure first hand provides the total perspective. Lee and I would love to provide a tour for you and anyone else from the Governor's Office, at your convenience. Please give me a call at any time.

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Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Thursday, November 10, 2011 11:52 AM
To: Campbell, Erin (GOV)
Subject: MN Zoo Capital Budget Request

Hi, Erin,

At our capital budget presentation last week you asked several questions and asked that we get back to you:

What projects in your request are considered "shovel ready?"
How many jobs do you expect to create, both short-term and long-term?
How do you anticipate public funds will leverage private dollars?
What are your priorities at a \$15 million level? At a \$10 million level?

I anticipate having a response to all of these questions to you by the end of the month. As fall projects are coming to completion and bids are coming in on remaining projects, we are in the process of allocating the remainder of the appropriation we received in the bonding bill signed in July. Those decisions will inform the priorities in our current request.

Peggy

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Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Tuesday, November 29, 2011 4:02 PM
To: Campbell, Erin (GOV)
Cc: Robison, Mary (MMB); Roelofs, Mike (MMB)
Subject: Additional Requested Information
Attachments: Bonding and the Public-Private Partnership.doc.docx; 20111116_FY13 Asset Preservation--jobs.xlsx; 2012 Asset Preservation Priorities11 11.doc.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Erin,
When the Minnesota Zoo presented our bonding request, you asked us to submit some additional information. Attached, please find:

A statement on the private dollars that the previous public funding has helped the Zoo to leverage

Estimated jobs created by project. In the past, it was our understanding that the industry standard was to count a job as full time for one month. We rely on Mortenson Construction, which has been the primary contractor for two recent major projects at the Zoo, to help define "construction job." Recently they have been using 2-3 months to count as "a job." At the far right of the spreadsheet you will note that we break out the number of jobs using a 1, 2, and 3 month definition. So, for example, using the conservative 3 month definition, the top three priorities at the \$10 million dollar level would create 166 direct jobs in construction. That does not include jobs associated with soft costs, such as project management. All of these are preliminary estimates, including breakdown of labor and materials and total cost for the projects.

Our request broken down in priority order at levels of \$30 million, \$15 million and \$10 million.

Please feel free to call me after you have reviewed the materials with any questions. Better yet, come out to the Zoo and we'd be happy to show you the locations and details of the various projects.

Peggy

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2012 Asset Preservation/Exhibit Renewal Priorities

Construction of the Minnesota Zoological Garden began in 1974, and it opened to the public in 1978. At 35+ years old, many of the Zoo's physical plant facilities are in need of significant investment to simply remain functional and safe. In addition, the science and art of zoo exhibition has advanced greatly in the years since the Zoo was built, and coupling basic repairs with new techniques of presentation and interpretation can "leverage" new experiences for zoo guests. Therefore the Zoo's Capital Budget Request for Asset Preservation/Exhibit Renewal is comprised of projects that can be characterized as either Asset Preservation or Exhibit Renewal, although many projects contain some element of both of these categories:

Asset Preservation: Bonding for Asset Preservation is intended to fund renewal/replacement/rehabilitation of existing infrastructure. Given the age of the facilities, and the fact that so much of the Zoo has been in operation for the entire 34 years since we opened, these are on-going needs that are becoming more critical.

Exhibit Renewal: Given that much of the space at the Zoo is used for animal exhibition and management, when funds are available for infrastructure repair/replacement, the Zoo will use the opportunity to improve the public experience and animal husbandry aspects of the facility at the same time. We classify these as exhibit renewal projects. For these projects we have provided detailed descriptions of the proposed improvements. For those projects that are strictly addressing basic mechanical and infrastructure requirements, context has been provided when possible.

Projects:

Discovery Bay (\$7,000,000)

Discovery Bay opened to the public in 1997 as a major aquarium exhibit and venue for our dolphin presentations. In addition to these public uses, it also serves as a unique wedding and corporate event venue, making it a significant revenue generator for the Zoo. This facility has had little capital re-investment since it opened almost 15 years ago. The lack of investment is in part due to competing priorities, but also because of the sensitivity to construction activities of the marine mammals and other aquatic species that make Discovery Bay their home. The aquarium inhabitants, including the dolphins, all require salt water environments. While this space was designed and constructed using materials to accommodate this, saltwater is notoriously corrosive, and has not been kind to the building. In particular, the coating on the dolphin pool that allows us to keep it clean and meet animal care standards is beginning to fail in numerous locations. The pool lining in similar facilities needs to be replaced after 10-15 years, so replacement at this time is "industry standard." However, it appears that salt water is getting past this barrier and penetrating deeper into the concrete structure of the pool itself, resulting in structural degradation of some of the areas. There are multiple support columns, pool decks and portions of the public seating area that will require extensive rebuilding. The HVAC system has never met the original performance criteria, and will essentially need to be rebuilt. Beyond these basic infrastructure needs, there is a desire to modernize the public audiovisual

systems, add more comfortable bench seating to the dolphin stadium, and upgrade some of the smaller marine aquariums in the lower level of the building, budget allowing.

Roof Replacement (\$1,000,000)

A comprehensive assessment of the roofs of over 20 zoo buildings was done in 2009. To date we have been able to address approximately 25% of the identified needs.

Tropics Building Skylight Replacement (\$1,800,000)

We have addressed about 40% of skylight replacements to date. This allocation would complete the recommended replacements identified.

Tropics Building Pipe Insulation (\$2,200,000)

This project will improve both energy efficiency and safety. Our pipes are not as insulated as they should be. In some cases the pipes can be 400 degrees, creating a potential safety issue if a staff member comes into contact with one.

Window Replacement (\$200,000)

These funds will address highest priority window replacements in the original Zoo buildings.

Restroom Repairs (\$500,000)

This will address the highest priority repair needs in the 18 public and staff restrooms throughout the Zoo.

Northern Trail Exhibit (\$5,000,000)

The Northern Trail is the primary outdoor exhibit area of the Zoo, and was largely constructed as part of the original 1978 Zoo. The Trail has been a frequent source of guest dissatisfaction, as it lacks diversity and density of animal viewing opportunities, in part because only some of the originally-planned exhibits were built. In addition, there are significant infrastructure upgrades needed on much of the Trail (storm water and sewer systems, pathway paving and security fencing, animal holding buildings and paddocks).. The zoo proposes to address these challenges using an approach similar to the very successful 2007 Asset Preservation upgrade of the Minnesota Trail: to fix the priority infrastructure problems while simultaneously upgrading exhibits to create a "new" guest experience, adding value to the Zoo. In the case of the Northern Trail, this allocation would be used to install long-planned but never implemented habitats for species including snow leopards and red pandas, adaptively re-using existing exhibit areas and infrastructure on the Trail.

Hospital Building Renovation (\$5,500,000)

The animal hospital is one of the original Zoo buildings, and was designed to support the Zoo's animal collection as it was comprised in 1978. Our collection has changed in scope and size in the intervening years, but the available care space and facilities have remained static. Current veterinary standards and practices obligate the Zoo to substantially upgrade the existing facility.

B Building (Administrative and Shop) Renovation (\$1,500,000)

This project contains some mechanical work and will address health and safety issues. Our shops (carpentry, exhibits and welding) are in this original Zoo building, as is our delivery/commissary area.

Northern Trail Viewing (\$250,000)

Little has been done to improve the public areas along the Northern Trail. This project would repair and upgrade the public viewing areas and safety fencing at and between several exhibits along the $\frac{3}{4}$ mile length of the Trail.

Zoo-wide Mechanical Systems (\$500,000)

Highest priority needs will be addressed.

Lower Level Lake Plaza (\$750,000)

The cantilevered concrete lower level plaza on the east side of the main lake appears to be slumping toward the lake. This is a public area that receives considerable use during the summer months. We need to assess the causes of the slumping and stabilize the area.

Zoo-wide Door Replacement (\$100,000)

To address highest priority needs to existing infrastructure.

Repair Animal Holding Areas (\$450,000)

This will address the highest priority needs for repairs to animal care and containment areas.

Fencing (\$250,000)

The Zoo has approximately 3.5 miles of perimeter fencing. In addition to that we have another 3.5 – 6.5 miles of fencing for containment.

Asphalt (\$500,000)

With over 1.6 million square feet of asphalt surface, the Zoo addresses the highest priority areas based upon the availability of asset preservation funds.

Tropics Nocturnal Exhibit (\$2,500,000)

Since 2004, Asset Preservation funding has allowed the Zoo to maintain and upgrade major portions of its signature "Tropics Trail" building. Many of the building's original exhibits were deemed insufficient under current animal welfare and public exhibition standards, and have been modified to house more appropriate species in displays that are more attractive and educational for our guests. However, one large section of the Trail--midway along its length, formerly housing nocturnal mammals--has been empty for several years and is in serious need of renovation. Because the existing exhibit areas are now considered too small and inflexible for their original inhabitants, the Zoo plans to retrofit the space to display a variety of amphibians and reptiles, popular animals that are poorly represented in the Zoo's current collection. In addition, there is an opportunity to increase guest comfort and satisfaction by adding public restrooms and spaces for facilitated hands-on animal encounters in this strategically important location. Damaged and obsolete flooring, ceilings, drains, HVAC and public address systems, graphics and lighting will be replaced and/or improved as part of this project.

Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Tuesday, December 27, 2011 11:00 AM
To: Campbell, Erin (GOV)
Subject: Visit to the Zoo

Hi, Erin,

Below is a link to directions to the Zoo. I will meet you at our front entrance at 3:00 tomorrow. Ken Kornack, our Facilities Manager, will probably join us. I thought we would start with Discovery Bay, since it is a high priority (and high estimated cost). Besides looking at rust and crumbling infrastructure, you can meet the dolphins. Even business can be fun. In the time we have I hope to give you a sense of both the public and behind-the-scenes parts of the Zoo. If you have time at the end of the day, we can go visit the grizzly bears in their holding area. We can call it "seeing how past bond funds have been spent," but in reality it is to provide an amazing experience of seeing grizzly bears up close and personal – but SAFE.

http://www.mnzoo.org/planVisit/planVisit_gettingHere.asp

I look forward to seeing you again.

Peggy

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NOTE:
MEETING
CANCELLED
BY ERIN AT
LAST MINUTE -
STUCK AT
CAPITOL

Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Tuesday, February 28, 2012 11:11 AM
To: amy.zipko@house.mn
Subject: Hearing on Wed

Amy,
First, thanks for guaranteeing Lee a slot tomorrow morning.

In the interest of time we won't do a PowerPoint. I will have a handout.

Lee Ehmke, Director, will present. I'll sit at the table with him in case any questions come up but won't present.

Let me know if you need anything else.

Peggy

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Adelmann, Peggy (MNZOO)

From: Adelmann, Peggy (MNZOO)
Sent: Friday, May 11, 2012 1:45 PM
To: Campbell, Erin (GOV)
Subject: RE: Bonding Bill

Thanks, Erin. We'll be sending our communication out Monday morning around 8:30. This communication is where we will talk about movement of the dolphins and the future of the exhibit. The Governor will be receiving a communication directly from Lee Ehmke, our Director.

Hope you now get some well deserved time off!

Give me a call when you want to come out to the zoo.

Peggy A. Adelmann
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From: Campbell, Erin (GOV)
Sent: Friday, May 11, 2012 1:42 PM
To: Adelmann, Peggy (MNZOO)
Subject: Bonding Bill

Hi Peggy,
The bonding bill has been signed!
EC

Erin Campbell
Policy Advisor
Office of Governor Mark Dayton and
Lt. Governor Yvonne Prettner Solon
651-201-3423
erin.campbell@state.mn.us



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