

East Gateway District Capital Budget Amendment

February 2007

EXISTING SITE



The East Gateway District:

New Buildings

- Stadium
- Medical Bioscience Building and future biomedical research facilities
- Landcare Facility
- Sites for other future campus buildings

Transportation, Transit and Parking

- Surface and structured parking
- Planning for Central Corridor LRT & Buses

Infrastructure

- Utility expansion (water, sanitary sewer, electrical, steam, natural gas)
- Stormwater management system
- Road re-alignment and expansion
- Planning for Granary Road (City of Minneapolis)

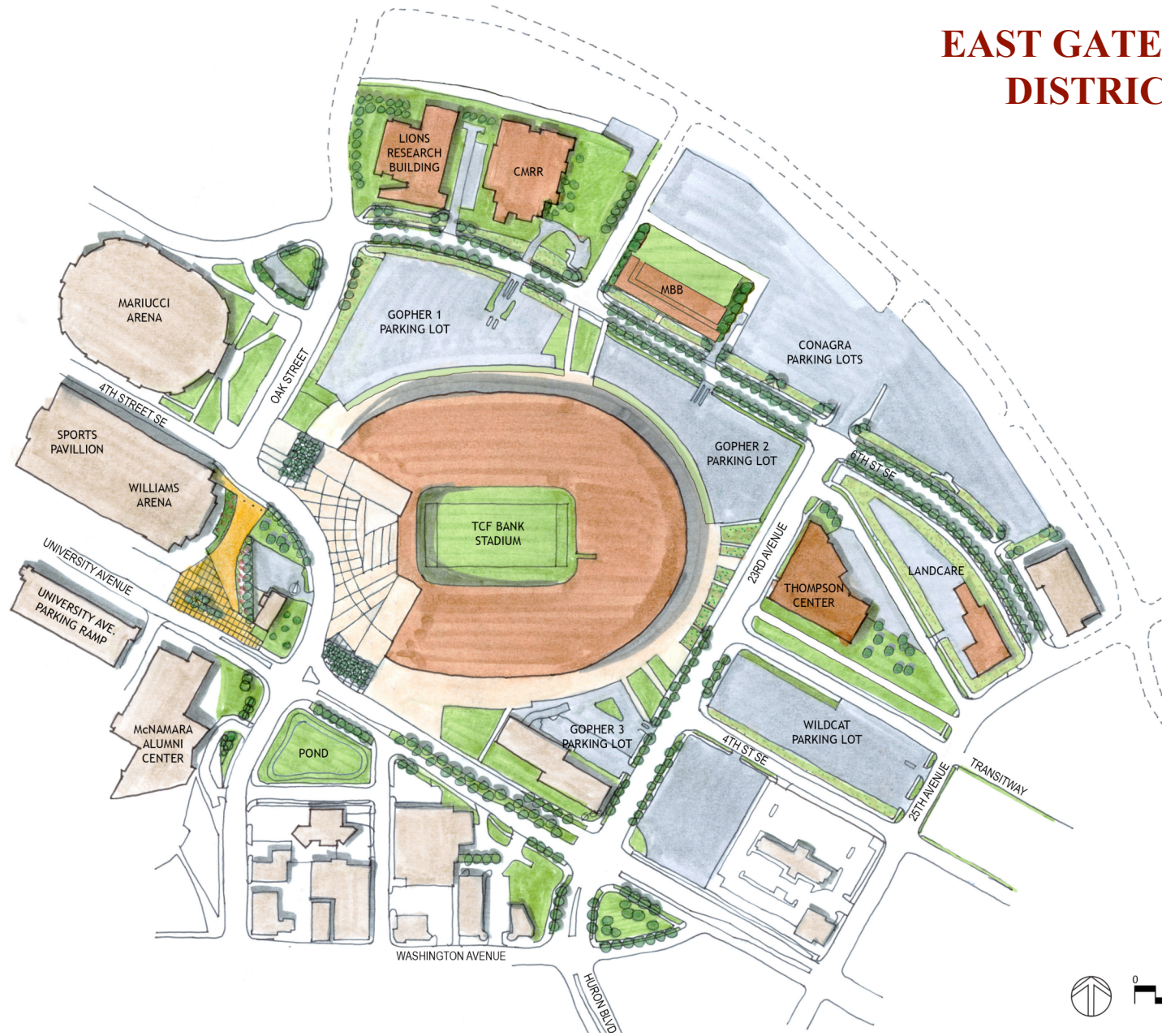
Urban Design

- Plazas, public spaces and streetscapes

Real Estate & Environmental

- Environmental remediation from past uses
- Land and easement acquisition

EAST GATEWAY DISTRICT



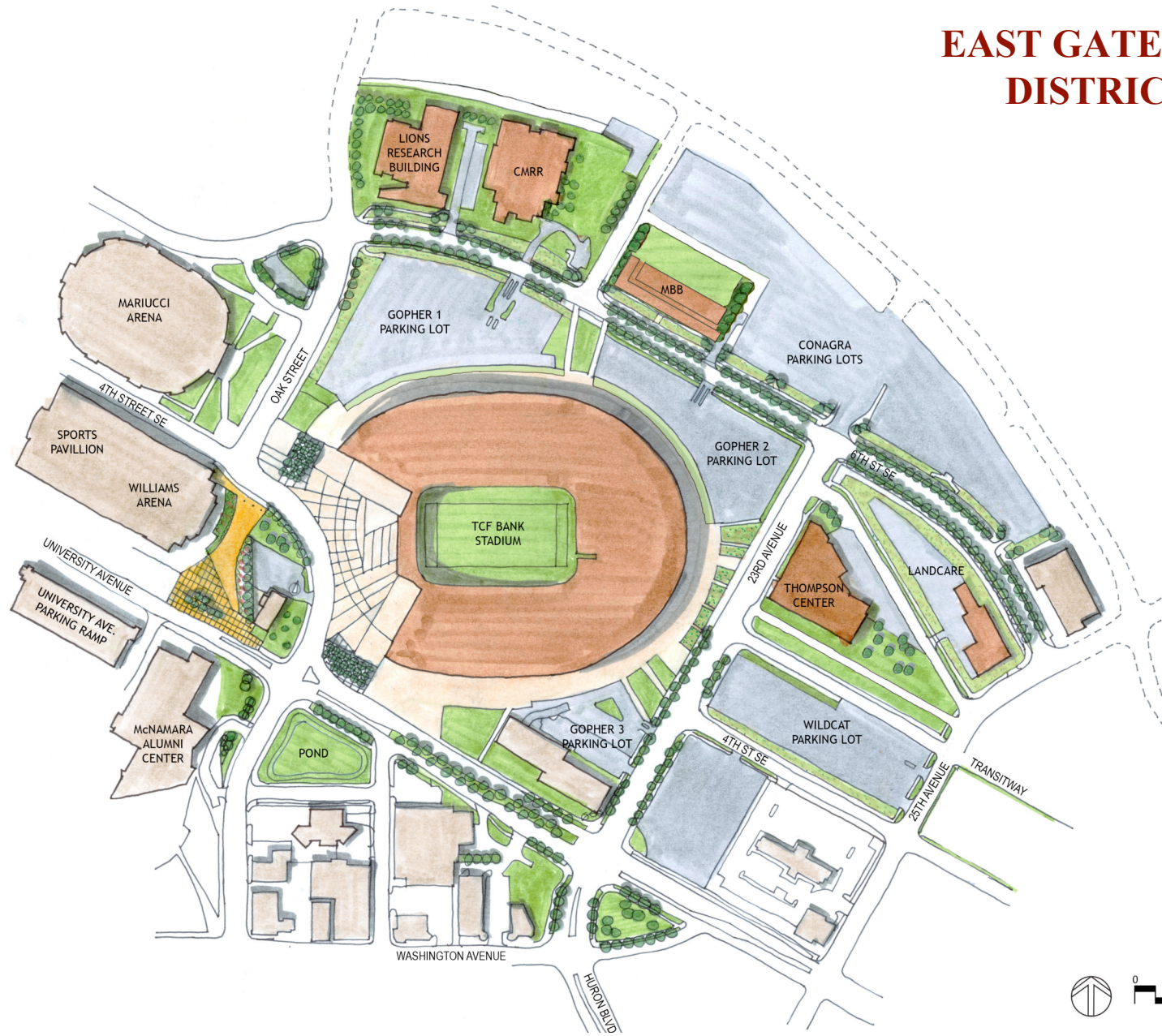
The East Gateway District Capital Budget Amendment:

- Total capital budget amendment: \$18,231,000

Hard / Construction Costs:	\$15,024,000
Soft / Non-Construction Costs:	<u>\$ 3,207,000</u>
Total:	\$18, 231,000

- The additional construction cost funding will be used for:
 - Environmental Remediation
 - Roads and Parking
 - Utilities
 - Storm water
 - Landscaping and Public Spaces
- Funding for the additional project costs will come from University Debt

EAST GATEWAY DISTRICT



Cost Allocation Principles TCF Bank Stadium & East Gateway District

- Cost allocation principles must be reasonable and given consistent treatment
- Overall cost of a project will be comprised of direct cost incident to its performance plus the allocable portion of the overhead costs (design services, fees and other soft costs)
- Cost should be allocated to a project in accordance with the relative benefits received and in proportions reasonably consistent with the nature and extent of their use (stadium turf, suites)
- Costs groupings may be established and each cost grouping will be distributed individually to a project using the most appropriate method (example: roadway improvements, stormwater)
- Acquisition of land or buildings are fully allocable to a project if the land is permanently assigned to the project, the cost is incurred under a 'but for' requirement, and for which no other future alternative use is planned.