401 Nicollet
Project Overview

• Marquette Plaza Lease
  • 10 year lease ending June 2016
  • Study began in June 2012
    • Stay/Move
    • Lease/Own
    • Who/Size

• Scope of Project
  • Mid-2012: MP staff to new facility
  • Mid-2014: Campus Concept

• New Facility
  • Single Tenant - 212,000 square feet; LEED Silver
  • Campus - pairing work groups w/partners & facilities they work w/most
  • Access the Minneapolis skyway system
  • Re-BRANDing headquarters
  • Headquarters opens in conjunction with redevelopment of mall – gateway to the river
  • Term: 15 year lease w/(3) 5 year options to extend
CULTURE & WORKFORCE STUDY

Cultural Differentiators
- Employee engagement
- Pride in work + services provided to customers
- Committed, customer-driven culture
- Relationship-based culture
- Teamwork + passion
- Growth + focus on expansion
- Balancing act of compliance, security, shareholders, regulatory groups
- Long employee tenure – “Steady Eddie”
- Commitment to sustainability
- Energy leadership / achievements

Results:
- Wide variety of work settings are needed to keep up w/need
  - Teams -tactical deliverables
  - Specific tasks – data entry/document review
  - Connecting people – creativity/generate ideas
  - Concentration – strategic work/problem solving and ideation
- Flexibility – the unknown
Demolition of Baker Ramp
Construction Schedule

• April 2014 – Start Demo on existing Baker Ramp
• August 2014 – Foundation poured
• May 2015 – Steel Topped Out
• October 2015 – Building Fully Enclosed
• February 22, 2016 – First Phase, Turn Over Floors 1, 2 & 9
• March 14, 2016 – Second Phase, Turn Over Floors 7 & 8
• April 2, 2016 – Third Phase, Turn Over Floors 5 & 6
• April 18, 2016 – Fourth Phase, Turn Over Floors 3 & 4
Stack Plan of Floors
Typical Floor Plan