Addendum #1
Questions and Answers
1720 Marshall/Scherer Addition Lot 2

We provide the following answers to questions posed for the Solicitation of Interest for 1720 Marshall/Scherer Addition Lot 2:

1) We mention possible square footage of proposed buildings, but these are only a guess based on our projected needs. How precise do we need to be at this stage? The square footage mentioned is our best guess without having done design work with an architect.

RESPONSE: To initiate discussions with responders to the Solicitation of Interest, the MPRB asks for only a general depiction of potential development. That would suggest square footages noted in a Letter of Interest would be refined through the process of advancing the proposal and in discussions with MPRB staff.

2) I have the same question for the financial questions. Our range of construction costs as well as revenues and income are only an educated guess based on our past performance. Is it safe to assume that we can put forward and negotiate actual costs/revenues as we move ahead with planning?

RESPONSE: A response need only address costs of implementation in a general way. Refinements to proposals may occur through discussions with MPRB staff, engagement with the community, and presentations to the Board of Commissioners, all of which have the potential for further shaping costs related to a proposal. For a selected responder, we would expect costs to be refined (upward or downward) as we progress through necessary processes.

3) Is there a possibility of MPRB selling the land at 1720 Marshall Street NE, or a portion of the land to allow for a buffer or easement for a future trail?

RESPONSE: It is unlikely that the MPRB would be interested in selling any park land as the goal is to retain park land. The process is very lengthy and involved if MPRB would have an extreme reason to sell off any land which would begin with an amendment to the Master Plan approved by the Board of Commissioners. After that approval, a case study and request for approval would be referred to the Metropolitan Council. If that would be approved, the request and petition to sell would be then filed with the District Court for the Judge to rule on the disposition of the subject land and provide an Order for Sale.

The responses framed above do not changed any stated requirement or deadline indicated in the Solicitation of Interest.