

# PROCESS & PROGRAMMING

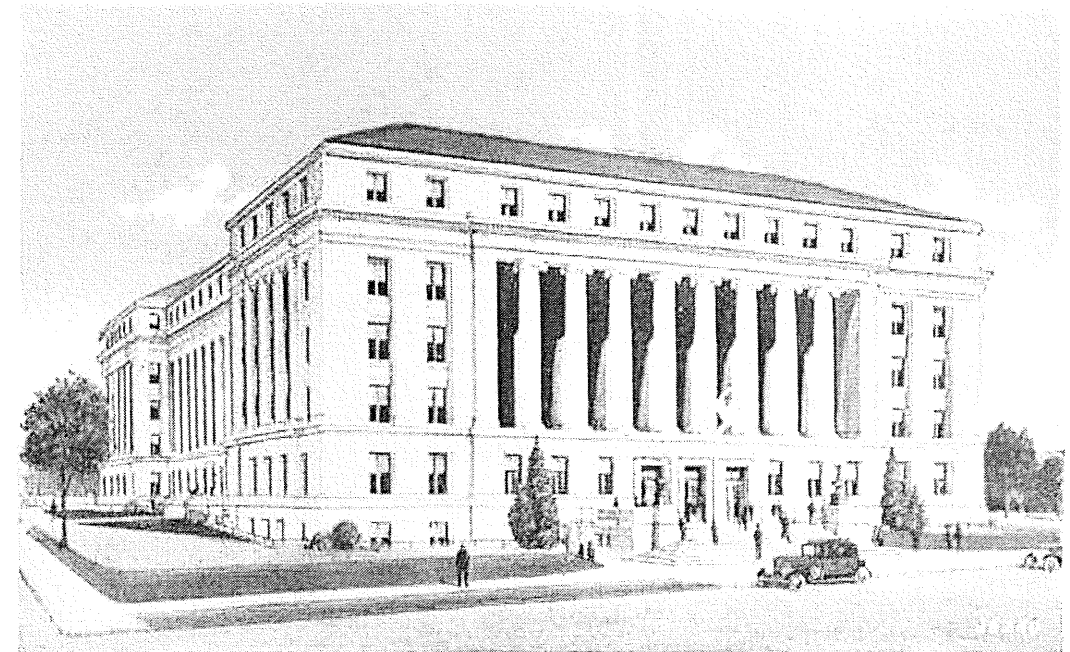
**Joe Stahlmann**  
Vice President

**MOCA + Touchplan**

*MOCA Systems, Inc.*

6 West Fifth Street, Ste 300B  
St. Paul, MN, 55102

15:—New State Office Building, St. Paul, Minn.



# **MOCA**

**Owner's Representative Project Management Firm**

**Specializing in Capitol Complex Projects**

**Minnesota State Capitol Restoration, Senate  
Building, Parking Ramp F**

**Wyoming, California, Missouri, and US Capitol  
Complex Projects**

**Selected through a Public RFP Process in March of  
2022 as OPM**

# **WORKSHOP PROCESS**

**25 Working Days over Nine(9) Total Workshops**

**Four(4) Full Months**

**25-35 Tenant Representatives at each Session**

**Break-out Meetings with each Tenant Group**

# **WORKSHOP PROCESS**

**Thorough Engagement with Members and Staff**

**Partisan & Non-Partisan**

**Elected Members & Staff**

**Department Heads**

**House Member Sessions**

**Leadership check-ins**



# WORKSHOP PARTICIPATION

## Examples

Name	Organization		
Sean Rahn	MN House		
Will Blauvelt	MN House		
Barb Juelich	MN House		
Bob Meyerson	MN House		
Andrew Olson	MN House		
Sharon Jarpey	MN House		
Annie Paruccini	MN House		
Bill Brunner	MN House		
Ryan Inman	Revisor		
Jason Judd	Revisor		
Diane Henry	LCC		
Michelle M. Weber	LCC		
Jenny Kurz	OSS		
Julie Strother	OSS		
Elizabeth Lincoln	LRL		
Christian Larson	LBO		
Mark Stein	MNIT		
Chris Guevin	Admin/FMD		
Sam Shafer	Admin/FMD		
Chad Olson	Admin/FMD		
Eric Radel	Admin/RECS		
Wayne Waslaski	Admin/RECS		

### MOCA

MEETING: MNSOB Workshop #3  
PROJECT: MN State Office Building

ATTENDANCE RECORD		
NAME	DEPT / DIVISION	TITLE
Nathan Hart	MN House	IT Analyst
David Hintze	MN House	Comm. Advisor
Amanda Rudolph	MN House	Committee
Paul Cummings	MN House	Eyes Assistant to Maj. Dir.
Bob Meyerson	MN House	Chief of Staff
Benny Knight	MN House	HR Director
Nike Specker	MN House	IT Dir.
Barb Juelich	MN House	Controller
Annie Paruccini	MN House	Minority
Barry LaGrave	MN House	Public Information
Sheree Speer	Revisor	Chief Deputy
Christian Larson	Legislative Budget Office	Entire Director
Julie Strother	OSS	Deputy SOS
Jenny Kurz	OSS	Dir. Mgr.
LEE MEYER	LCC	IT Mgr.
Elizabeth Lincoln	Legislative	Director
Helen Roberts	MN House	Fiscal Analyst
Tara Schaefer	MN House	Census Relations Manager

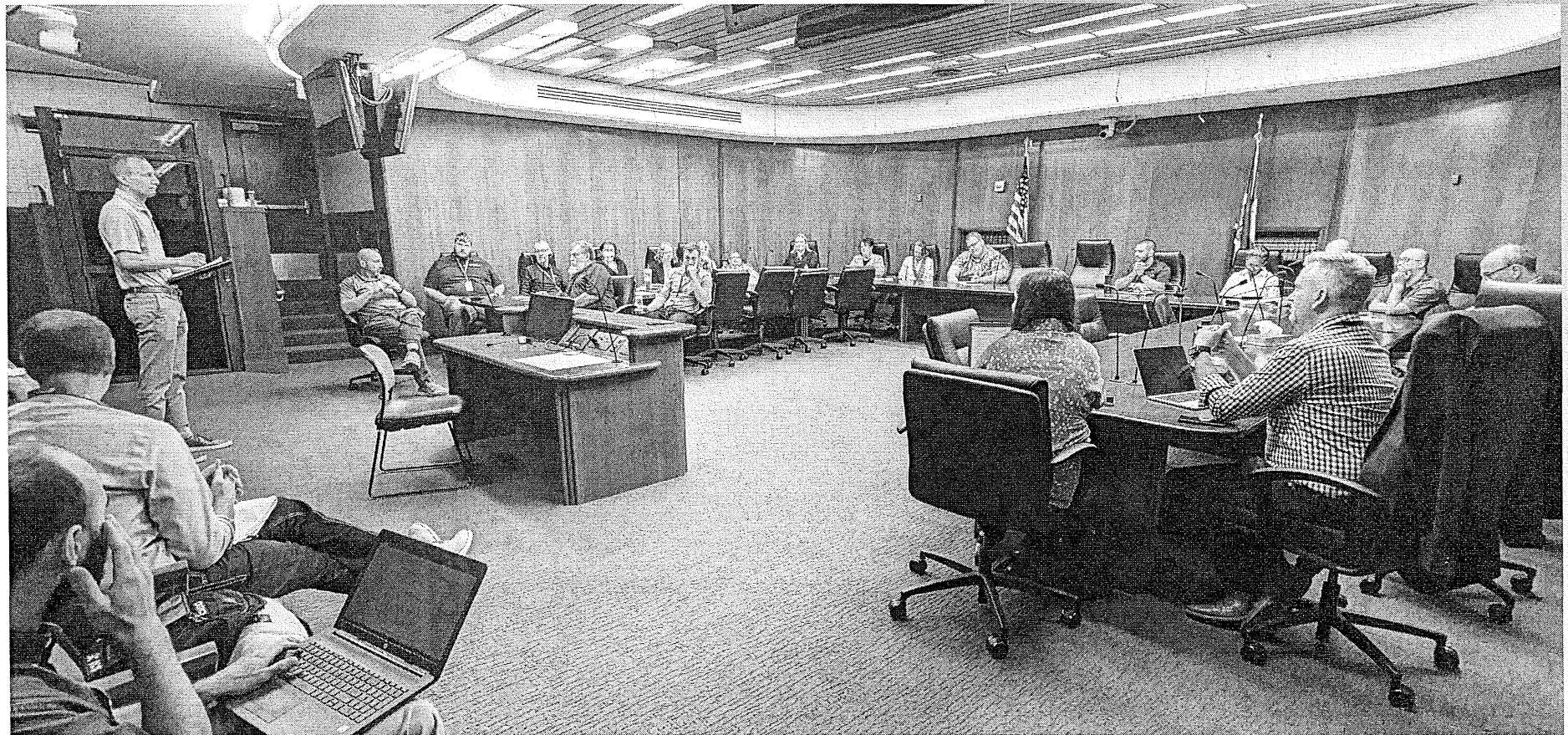
### MOCA

MEETING: MNSOB Workshop #3  
PROJECT: MN State Office Building

ATTENDANCE RECORD		
NAME		TITLE
Paul Cummings	House	Leadership Staff
Paul Torvelson	House	Rep
JERRY HERTAGIS	House	Rep 692-65
Barb Juelich	House	Controller
Bob Meyerson	House	Sgt. at Arms
Andrew Olson	House	Sgt. at Arms
Chris McCall	House	DFC Legislative Director
STEVE BERG	BWRP	ARCHITECT
MELISSA DELVECCIO	RANSA	PAINTER
MASON ROBERTS	RANSA	DESIGNER
LAURA FLYNN	BWRP	ARCHITECT
KIMBERLY J. SANDBULTE	NEW HISTORY	ARCHITECT
IVAN CEBALLOS	MOCA	
SUE STAHLMANN	MOCA	
DAVID HART	MOCA	
DAVE PINTO (on zoom)		
Barb Haley	House	Rep/Minority

**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

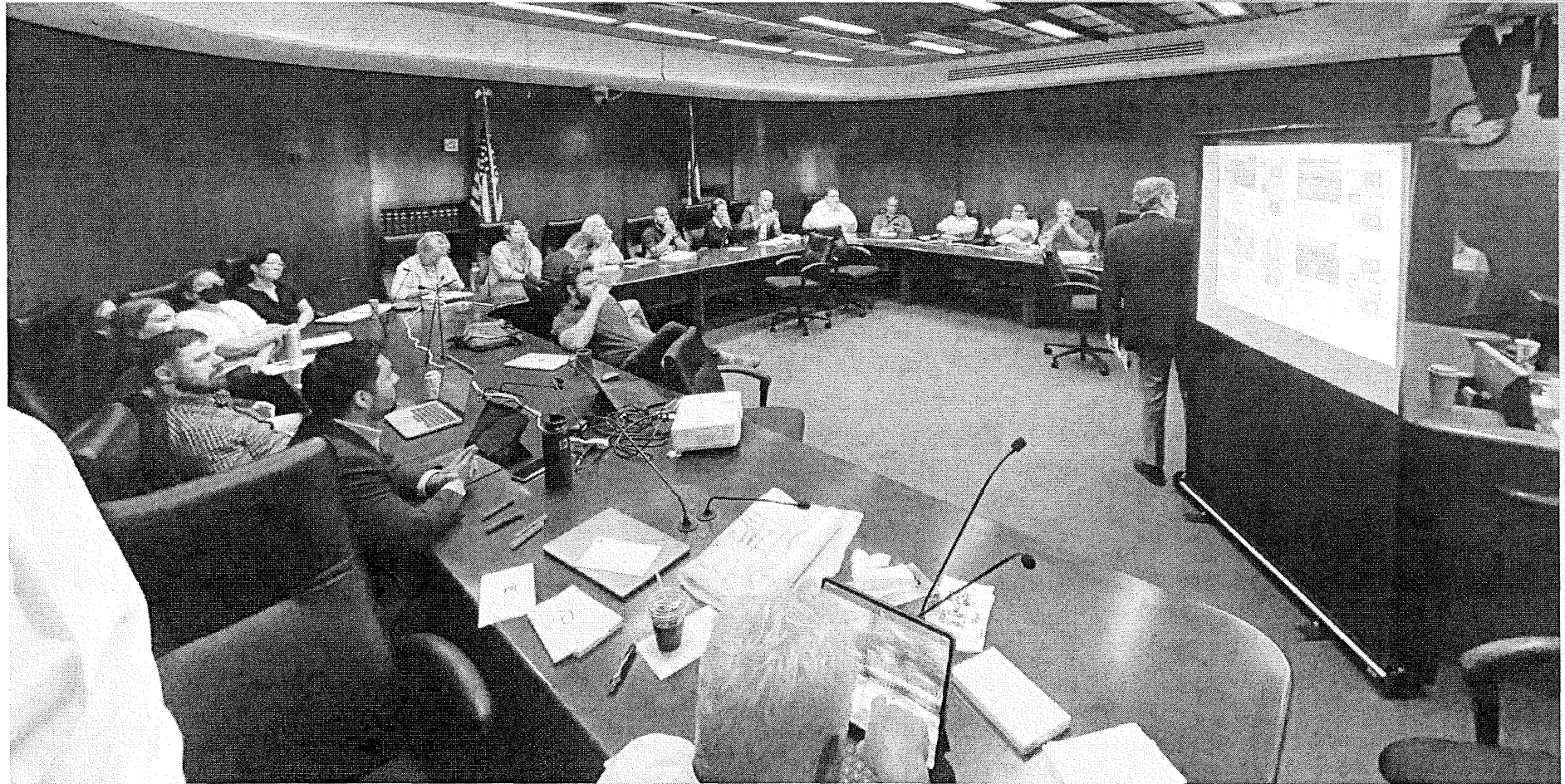
# **WORKSHOP PARTICIPATION**





**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP PARTICIPATION**



MOCA

**MINNESOTA STATE OFFICE BUILDING**

12/20/2022

# **MEMBER INVOLVEMENT**

## **House Member Sessions:**

**Rep. Kelly Moller  
Rep. Paul Torkelson  
Rep. Jerry Hertaus  
Rep. Dave Pinto  
Rep. Barb Haley  
Rep. Kaohly Vang Her**

## **Leadership Check-ins:**

**Speaker Melissa Hortman  
Majority Leader Ryan Winkler  
Minority Leader Kurt Daudt**







**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **VISIONING WORKSHOP**

**JUNE 1, 2022**

**Identify Values and Principles**  
**Affirming what is Most Important**  
**Goals**  
**Prioritization**



# **CORE VALUES**

**JUNE 1, 2022**

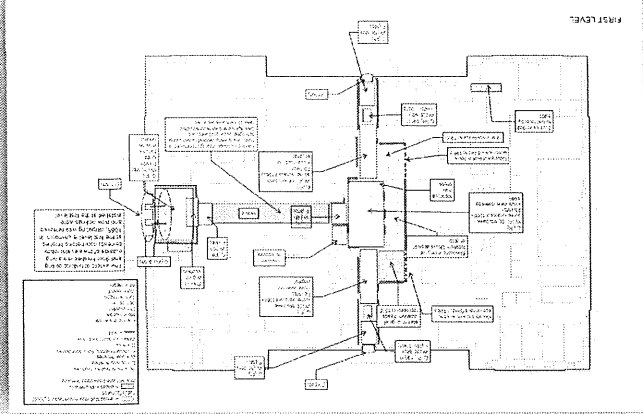
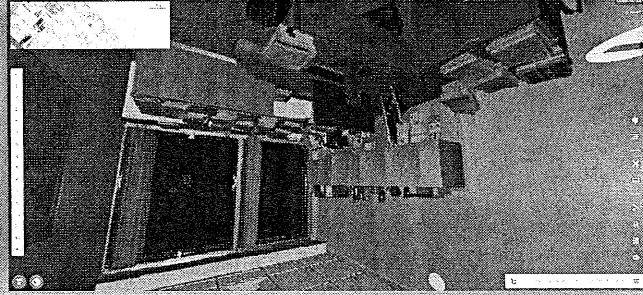
**SECURE & SAFE**  
**OPEN & ACCESSIBLE**  
**FUNCTIONAL**  
**CHARACTER**

A Visioning  
Workshop was  
held on June 1st,  
2022 in room 400N  
of the State Office  
Building. This  
resulted in the  
group identifying  
the four core  
values listed to  
the left.

HOUSE ROLES  
COMMITTEE  
DECEMBER 2022

# WORKSHOP #1

JUNE 14-16, 2022



Building Information Modeling (BIM)

Laser Scanning

File Sharing

Preservation Zoning

SF Needs Assessments

MOCA

MINNESOTA STATE OFFICE BUILDING

12/20/2022

# **WORKSHOP #1**

**JUNE 14-16, 2022**

It was determined that a Laser Scanning process would be scheduled for the week of June 27th, 2022.

The group agreed to follow, to the greatest extent possible, the state's Building Information Modeling (BIM) GUIDELINE, last updated in 2014.

The project team presented the building history and led a discussion on key features. This discussion led to the identification of key spaces both in plan (interior) and in elevation (exterior) that should be considered significant features of the building and

could be justified as elements that deserve to be saved.

The project team met with all tenant groups individually to go over the existing space assignments in the State Office Building to verify current use, as well as future needs.

There is a desire for spaces that foster bi-partisanship.

Although there will be a future workshop on security, it is important to note that security concerns come up throughout many, if not all topics. Particular attention was given to the parking situation both in

the ramp and the surface parking.

Addressing security concerns within the building will also likely require additional square footage. Areas of congregation need to be addressed as well as general circulation.

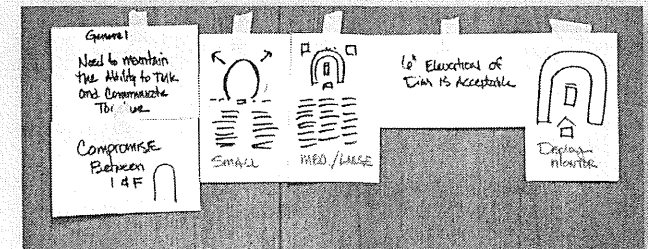


**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP #2**

**JUNE 28-30, 2022**

**Committee Rooms  
Conference Rooms  
Meeting & Support Spaces**



# **WORKSHOP #2**

**JUNE 28-30, 2022**

The group started by discussing qualities of committee rooms and ideal scenarios and features as they pertain to security and accessibility.

MOCA/BWBR/RAMSA utilized the Wednesday morning hours as an internal session to assess the information gathered on Tuesday and formulate an appropriate strategy for the afternoon session.

After reviewing the dais studies, the group collaboratively came to the conclusion that small

committee rooms could benefit from a horseshoe shaped dais. The medium and large committee rooms may require a straight termination at the sides, room for double loaded seating on the inside, and possibly an additional table-like feature in the center.

At the end of the workshop, the group agreed on the following quantities of Committee Rooms:

2 Large Hearing Rooms, 260-300, 29 members plus 10 staff (5 critical at dais). Tables in the wells (behind).

4 Medium Hearing Rooms, 150-200, 25 members plus 8 staff (5 critical at dais). Tables in the wells (behind).

4 Small Hearing Rooms, 75-100, 20 members, plus 5 staff. Functions as multi-purpose space.

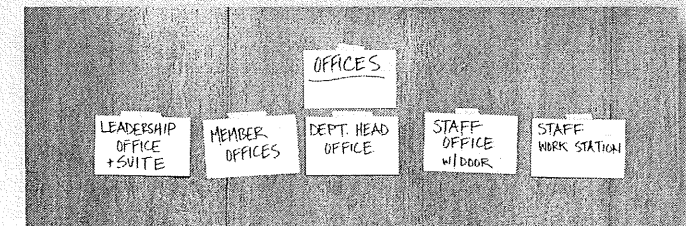
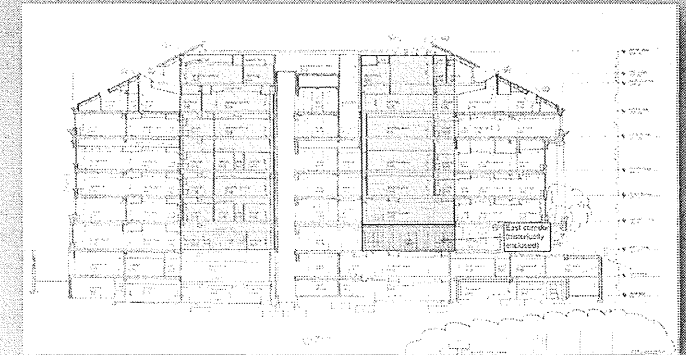
Additionally, there was discussion regarding conference rooms located near member offices.

**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP #3**

**JULY 12-14, 2022**

**Offices  
Circulation  
Natural Light**



# **WORKSHOP #3**

**JULY 12-14, 2022**

Historical Stairways - There is one historical stair that is located at the main core. These should be retained and restored to their original design.

Increased elevator function was recognized as an important consideration in the renovated building.

The group reviewed the history of the atrium. A reintroduction of the atriums would likely have workplace benefits.

The group also discussed Minnesota's B3 goals and the design challenges that will

need to be addressed because of that.

A recent study done by SOM Architecture found that good visual access to daylight through the use of interior glazing increases satisfaction in the workplace. 80% near windows were highly satisfied vs. 55% in interior spaces.

They also found a 5% increase in productivity, 25% increase in total output, and 10-23% better results on tests of mental function and mental recall. Upon conclusion of the non-house tenant discussion, it was suggested that there are really

five(5) different kinds of offices in the building. These consist of Leadership Offices, Member Offices, Department Head Offices, Staff Offices (with door), and Staff Work Stations.

These will sometimes require some adjustments, but were generally seen as a starting point for design and sizing.



# **WORKSHOP #4**

**JULY 26-28, 2022**

**Security Goals  
State Patrol Input  
Capitol Security  
Public vs Non  
Magnetometers  
After-Hours  
Loading Dock  
Secured Storage  
Shelter-in-place  
Duress Buttons  
Air Intakes  
Cameras/Monitors  
Access Badges  
Notification  
IT Security  
Leif Erickson Park**

**Fire Suppression  
Smoke Exhaust  
Signage  
Egress  
Stairwells  
Walking Surfaces  
Automobile Approach  
Outdoor Lighting  
MEP  
Fire Starters  
Entrances  
Circulation  
Hearing Loops**

**Security  
Life Safety  
Accessibility**

**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP #5**

**AUGUST 9-11, 2022**

**Mechanical**

**Electrical**

**Plumbing**



# **WORKSHOP #5**

**AUGUST 9-11, 2022**

**Electrical Power**—The group had an open discussion to understand how the current systems within the building operate and what improvements can be made. Backup Power, the Main IT room, raceways, phasing, B3 goals and charging stations were discussed.

**Lighting**—The focus of this group discussion was to identify current lighting conditions in the building and the room for improvement. Controls, sensors, fixtures, and emergency lighting was discussed.

The group had an open discussion to understand how the current plumbing systems within the building operate and what improvements can be made. Sanitary, storm, and domestic were all discussed in detail.

**Sustainability**—The focus of this group discussion was to understand the importance of sustainability and B3 requirements. The goal is to build a building that operates 80% better than a baseline standard set in 2003.

**Heating, Ventilation, and Air Conditioning (HVAC)** was

discussed in detail. Special attention was given to controls, filtration, redundancy, and humidification.

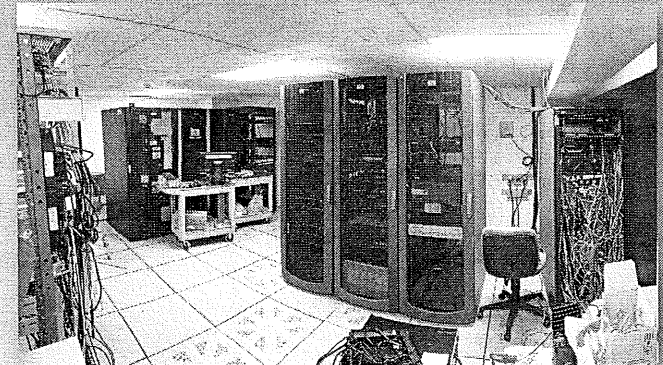
Connection to the tunnel system was also discussed as a challenge. The tunnel is not part of this immediate project.

**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP #6**

**AUGUST 23-25, 2022**

## **Telecom Broadcast**





# **WORKSHOP #6**

**AUGUST 23-25, 2022**

A smaller meeting with bi-partisan elected officials was held on August 23, 2022. MOCA summarized the Security, Accessibility and Life Safety workshop. A discussion was also held with the members to understand their high-level request for technology equipment. From a technology standpoint, the existing capitol 120 room meets their IT equipment needs.

A Telecommunication / Broadcast Media workshop was held on August 24, 2022. This workshop was intended to identify current and future needs for Telecommunication, AV, and Broadcast Systems.

Telecom discussions included a thorough study of the existing data center and Intermediate Distribution Frames (IDF's).

WIFI and Distributed Antenna System (DAS) needs were addressed, as well as the need for a Security Control Room.

Audiovisual needs were assessed for committee rooms and conference rooms. Specifics also included sound masking, notification systems and digital signage.

Broadcast Media needs were addressed in both the committee rooms and production/studio spaces.

There is a need for a Press Conference space with adequate lighting and prep space.

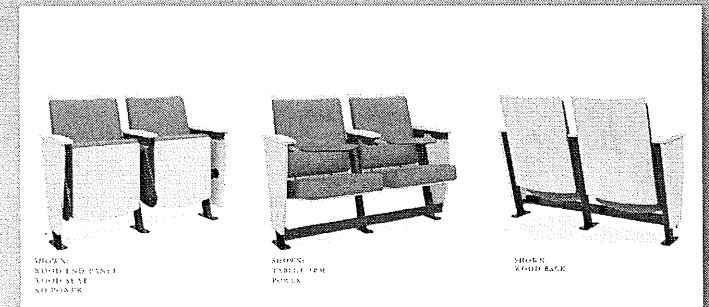
The need for hearings to be broadcast have increased since the pandemic and space needs, as such, for broadcast media have grown as a result.

**HOUSE RULES  
COMMITTEE  
DECEMBER 2022**

# **WORKSHOP #7**

**SEPTEMBER 6-8, 2022**

**Furniture  
Fixtures  
Equipment**



# **WORKSHOP #7**

**SEPTEMBER 6-8, 2022**

The BWBR team led a discussion on Furniture. The groups discussed options for new furniture and the reuse of existing furniture. The team also addressed existing state contracts and our options for procurement and the furniture selection process.

Committee room discussion addressed the need for a back aisle in the space with a counter for technology.

Table near the entrance. 10' min. long table. Better in the vestibule or room. Rm. Used for materials/handouts. Along circulation path.

Flexibility is key in all public spaces. The use of fixed furniture will be necessary in committee rooms.

# **WORKSHOP #8**

**SEPT 27-29, 2022**

## **PROGRAM**

<b>Department</b>	<b>Proposed GSF Includes Grossing Factor</b>
Budget and Accounting Office	3,256.50
Human Resources (HR)	3,741.00
Sergeant-at-Arms Office (Administrative)	5,437.50
Sergeant-at-Arms (Supply)	10,462.50
House Public Information Services (HPIS)	17,332.10
House of Representatives	126,369.00
House Majority Media/Research/CS	9,169.80
House Minority Media/Research/CS	9,169.80
House Research (HRD) & Fiscal Analysis (Non-Partisan)	24,910.50



# **WORKSHOP #8**

**SEPT 27-29, 2022**

## **PROGRAM**

Office of the Revisor of Statutes (ORS)	21,724.50
Legislative Reference Library	13,495.50
Legislative Budget Office (LBO)	5,690.05
LCC	8,938.85
Legislative-Citizen Commission on Minnesota Resources (LCCMR)	3,248.80
Legislative Commission on Pensions and Retirement	1,283.40
Lessard-Sams Outdoor Heritage Council	1,300.45
Secretary of State	10,440.80
Committee Hearing Rooms	58,493.90
Facility Services / FMD	9,160.50
Services for the Blind	502.50
Shared Spaces	79,344.00
Building Support (Mechanical, Electrical, Plumbing)	33,015.00
Total Square Footage	456,486.95

# QUESTIONS?

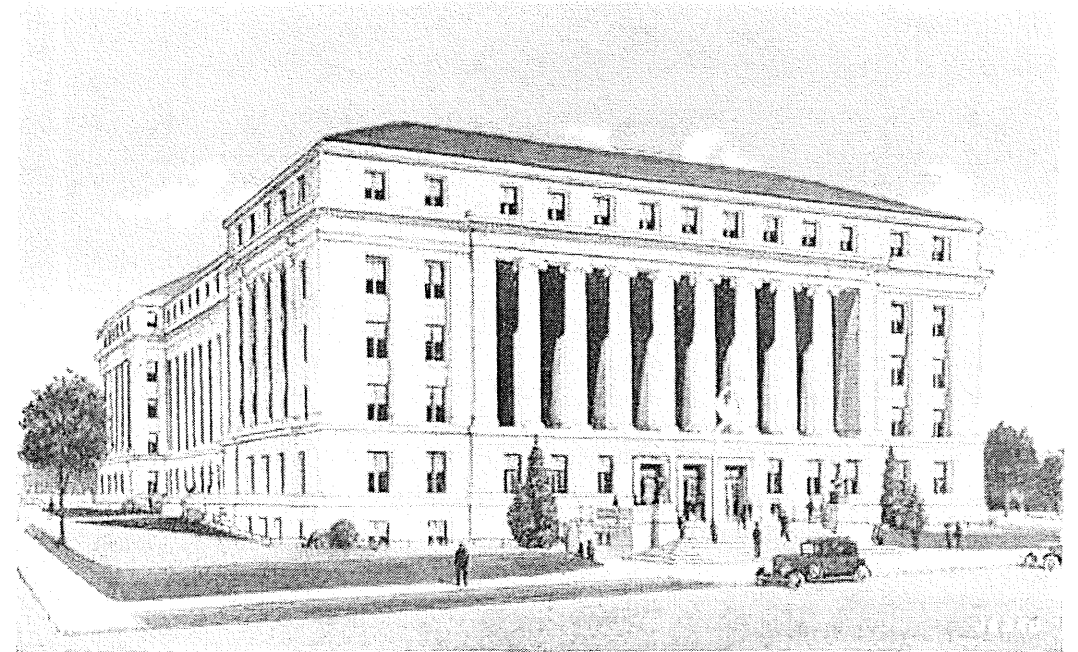
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15:—New State Office Building, St. Paul, Minn.



MINNESOTA STATE OFFICE BUILDING  
PROPOSED IMPROVEMENT AND EXPANSION



ST. PAUL, MINNESOTA

BWBR • ROBERT A.M. STERN ARCHITECTS • MOCA

MINNESOTA STATE OFFICE BUILDING  
PROPOSED IMPROVEMENT AND EXPANSION

**SECURE &  
SAFE**

SAFE BUILDING ACCESS  
ABILITY TO SECURE WORKPLACES  
PUBLIC / PRIVATE FUNCTIONS  
POINTS OF ENTRY

**OPEN &  
ACCESSIBLE**

OPEN, WELCOMING, AND  
INTUITIVE WAYFINDING  
OPEN TO PUBLIC, BUT SECURE  
LOGICAL FLOW FOR PUBLIC

**FUNCTIONAL**

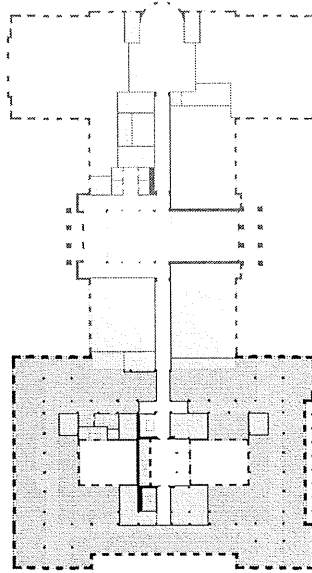
FUNCTIONAL SPACES  
MAXIMIZE DAYLIGHT  
DESIGN TO ADDRESS FUTURE NEEDS

**CHARACTER**

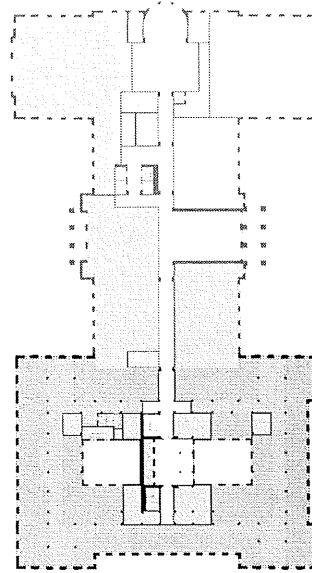
REFLECT MN HISTORY AND FUTURE  
PROFESSIONAL & DIGNIFIED SPACE  
HONOR HERITAGE AND  
HISTORICAL FEATURES

**CORE VALUES**

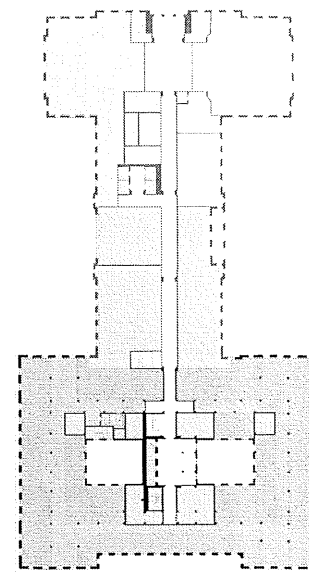




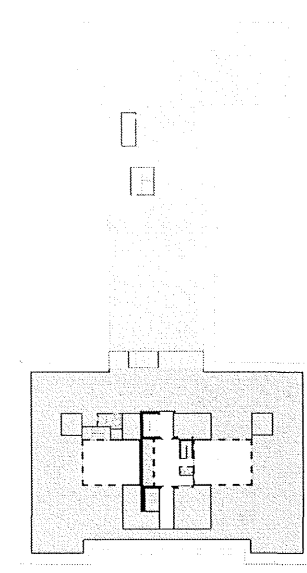
THIRD LEVEL



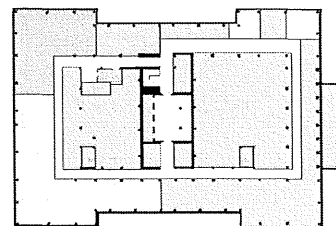
FOURTH LEVEL



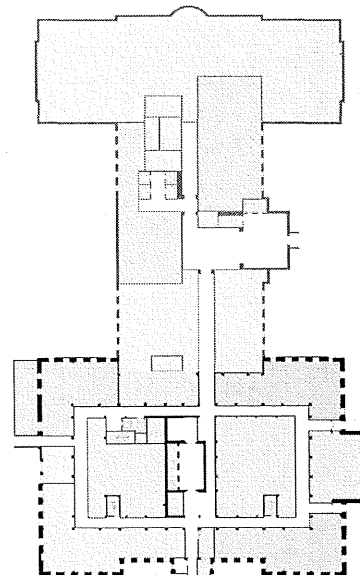
FIFTH LEVEL



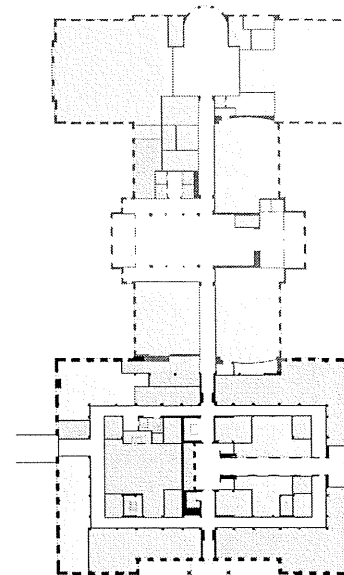
SIXTH LEVEL



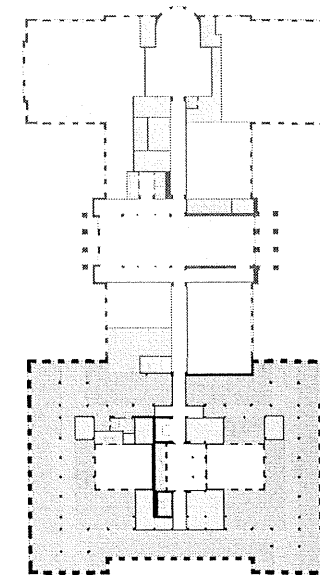
BASEMENT



GROUND LEVEL

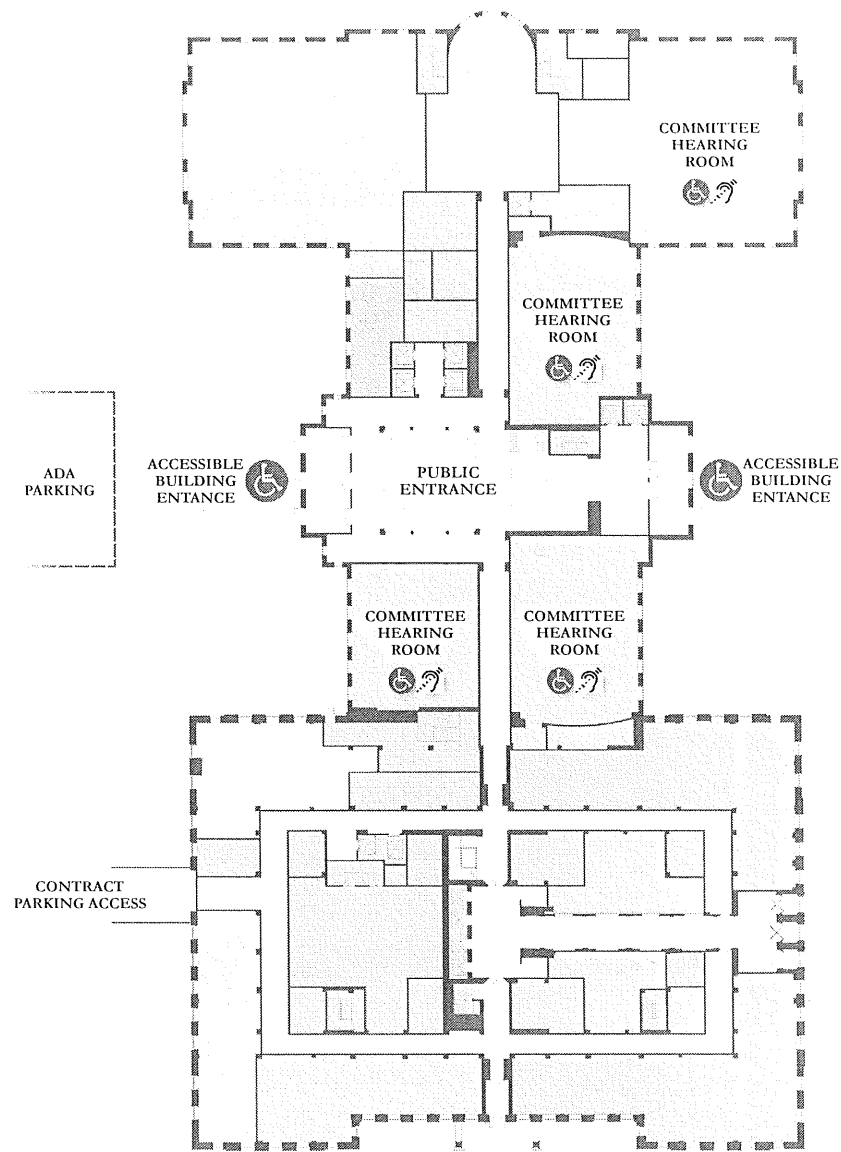


FIRST LEVEL



SECOND LEVEL

## PROPOSED TENANT FLOOR PLANS

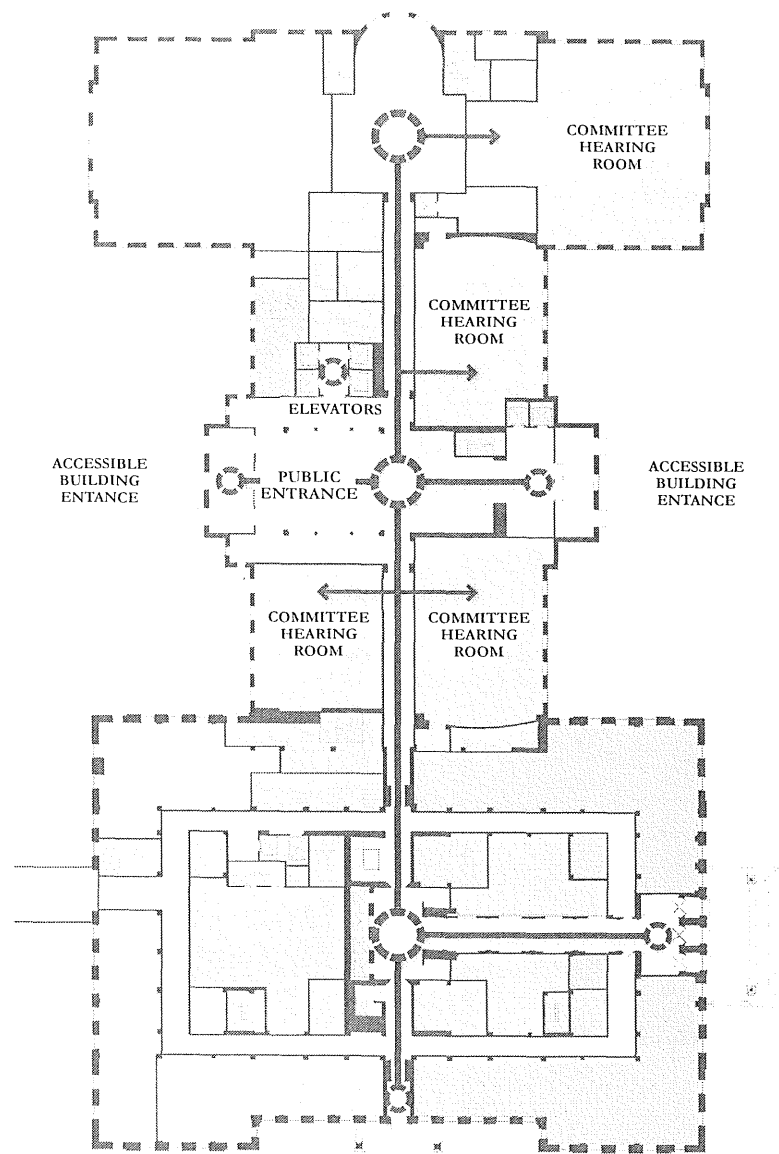


PROPOSED FIRST FLOOR

## ACCESSIBLE TO ALL

- ACCESSIBLE BUILDING ENTRANCES
- DESIGNATED ADA PARKING & DROP-OFF
- HEARING ROOMS FULLY ACCESSIBLE

## KEY PLANNING ELEMENTS



PROPOSED FIRST FLOOR

## ACCESSIBLE TO ALL

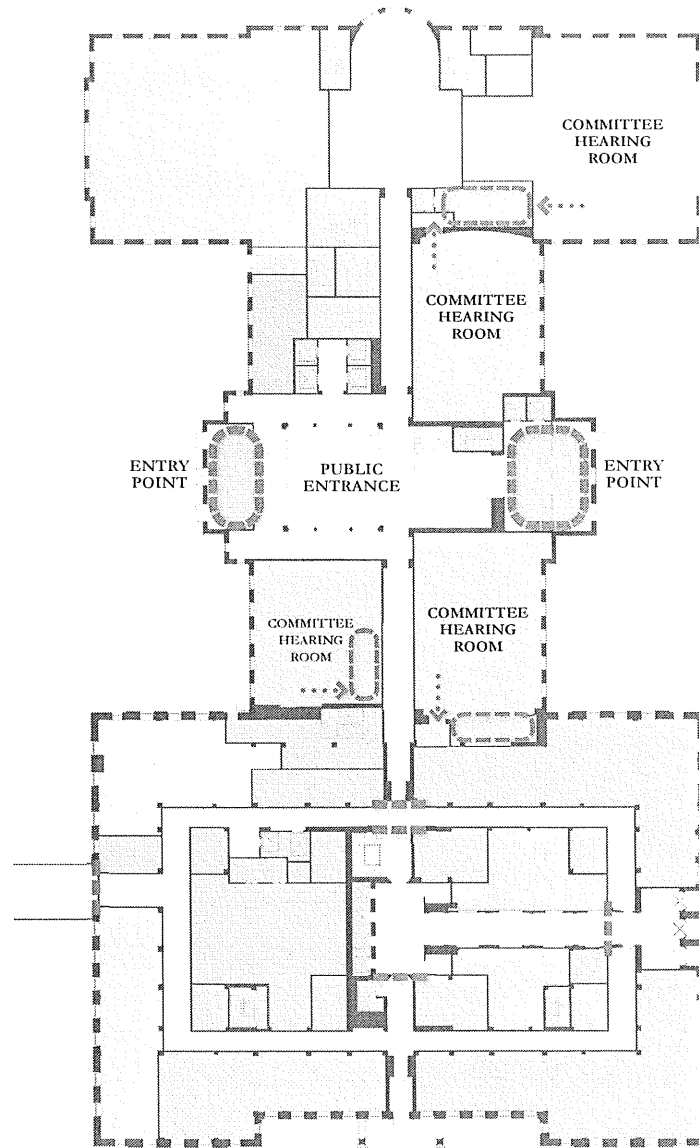
- ACCESSIBLE BUILDING ENTRANCES
- DESIGNATED ADA PARKING & DROP-OFF
- HEARING ROOMS FULLY ACCESSIBLE

## INTUITIVE WAYFINDING

- FUNCTIONAL INTERIOR CIRCULATION
- DIRECT ACCESS TO PUBLIC HEARING ROOMS
- CENTRALIZED STAIRS AND ELEVATOR

## KEY PLANNING ELEMENTS





PROPOSED FIRST FLOOR

## ACCESSIBLE TO ALL

- ACCESSIBLE BUILDING ENTRANCES
- DESIGNATED ADA PARKING & DROP-OFF
- HEARING ROOMS FULLY ACCESSIBLE

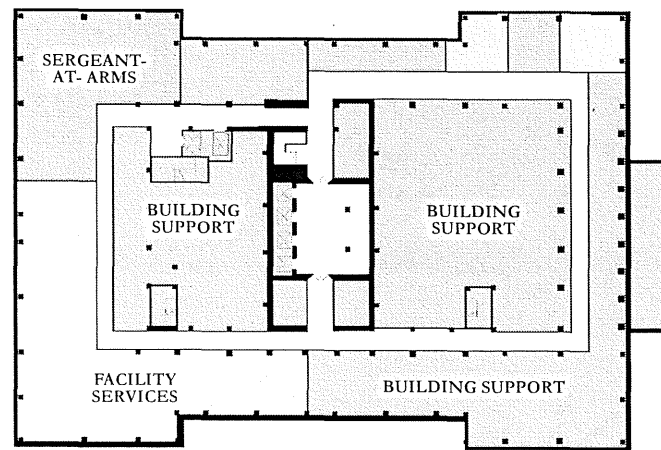
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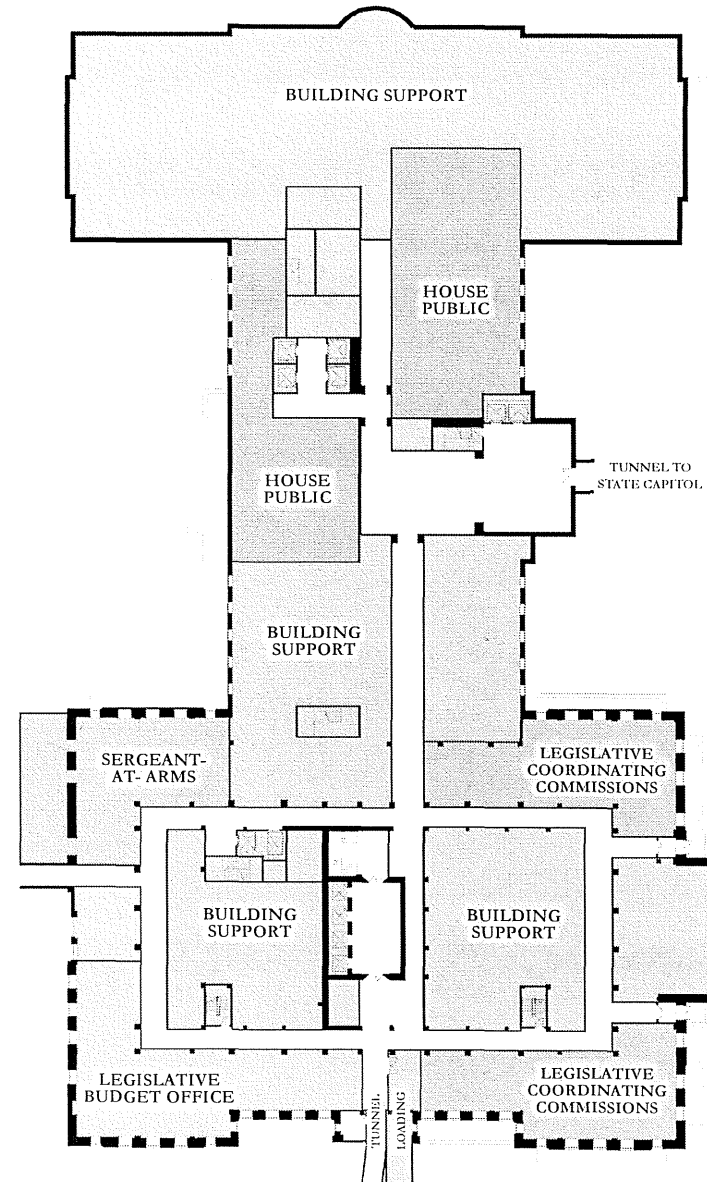
## INTEGRATED SAFETY

- REDUCED ENTRY POINTS FOR CONTROL
- ABILITY TO MITIGATE POTENTIAL THREATS
- INTEGRATED TECHNOLOGY INFRASTRUCTURE

## KEY PLANNING ELEMENTS



BASEMENT

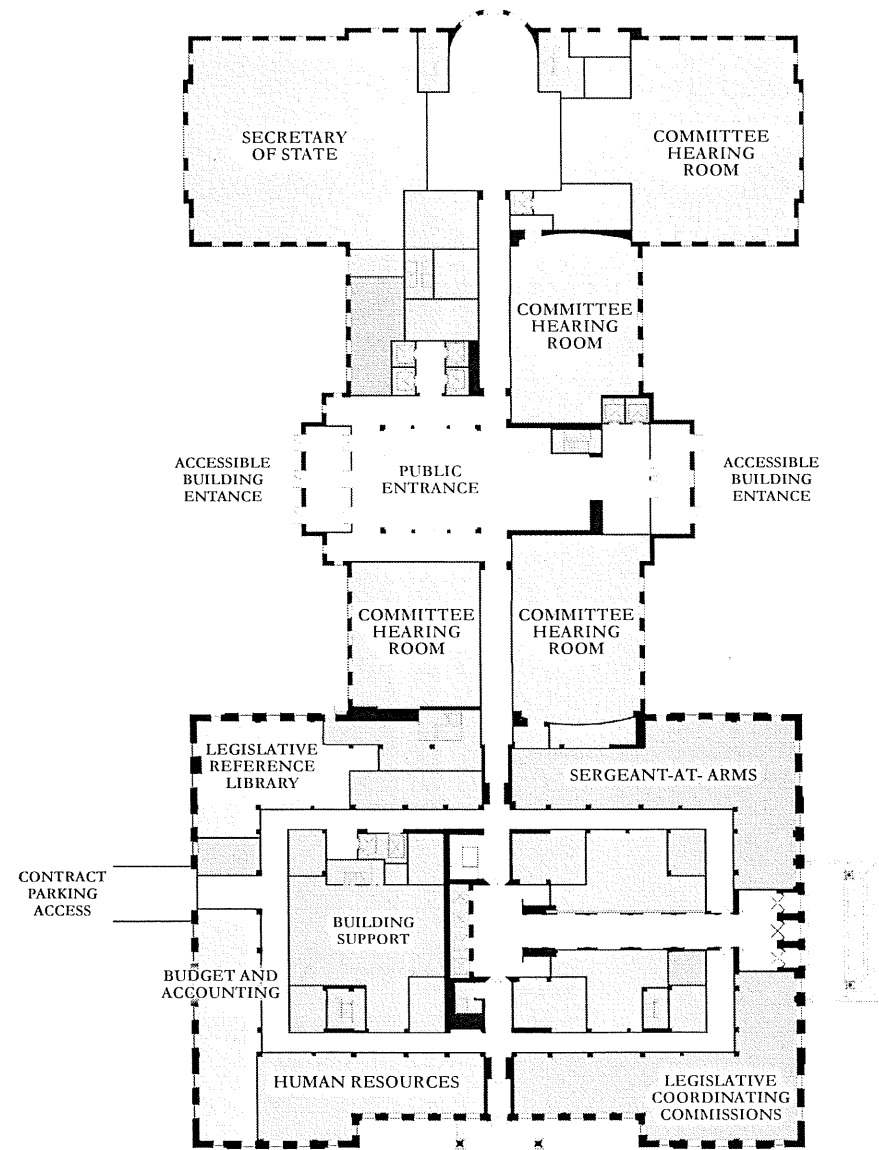


GROUND

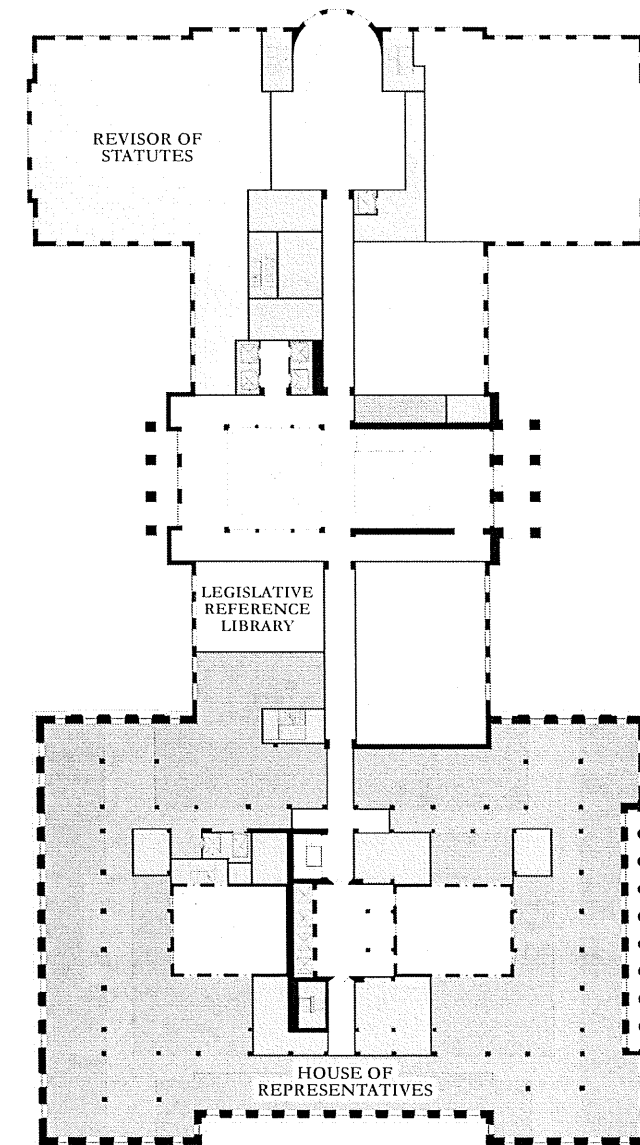
## PROPOSED FLOOR PLANS

DECEMBER 2022

MINNESOTA STATE OFFICE BUILDING • ST. PAUL, MINNESOTA  
BWBR • ROBERT A.M. STERN ARCHITECTS • MOCA



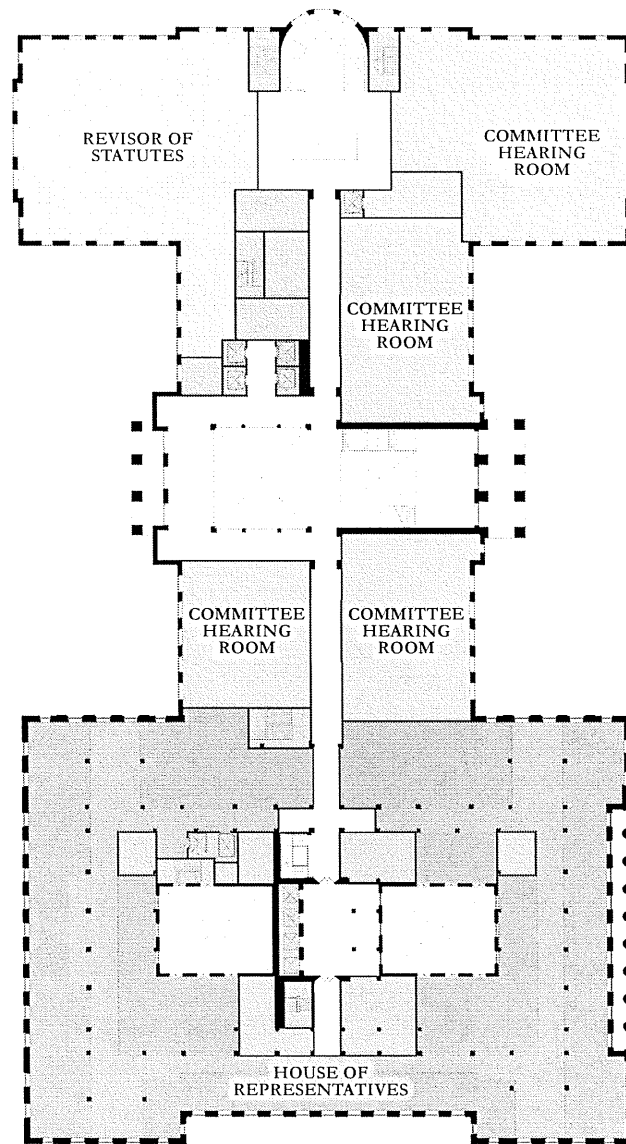
FIRST



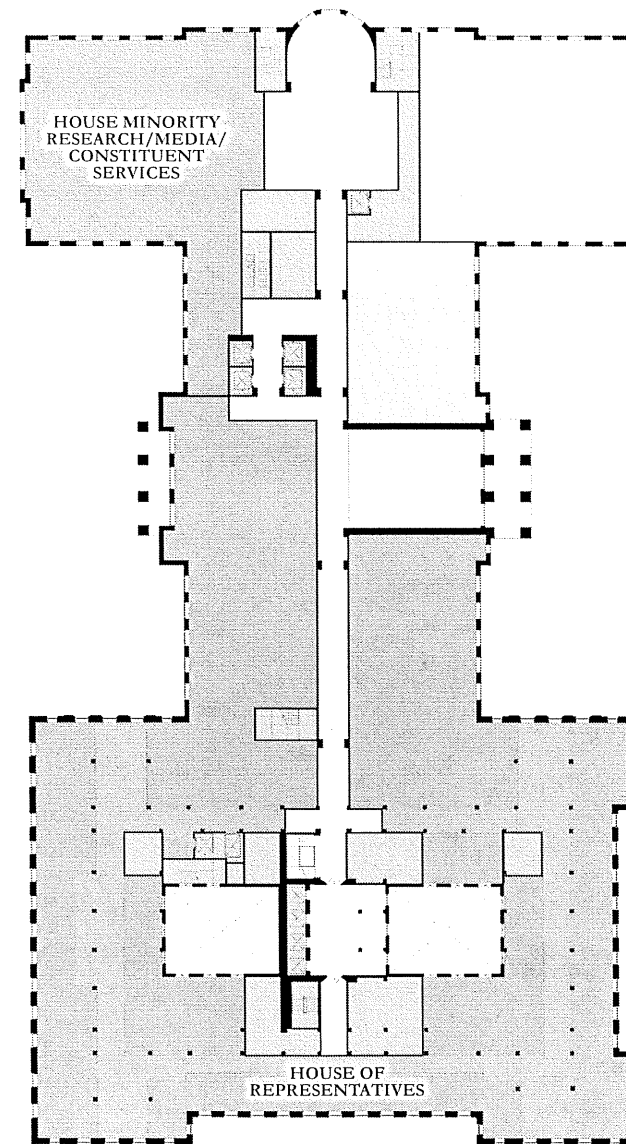
SECOND

## PROPOSED FLOOR PLANS



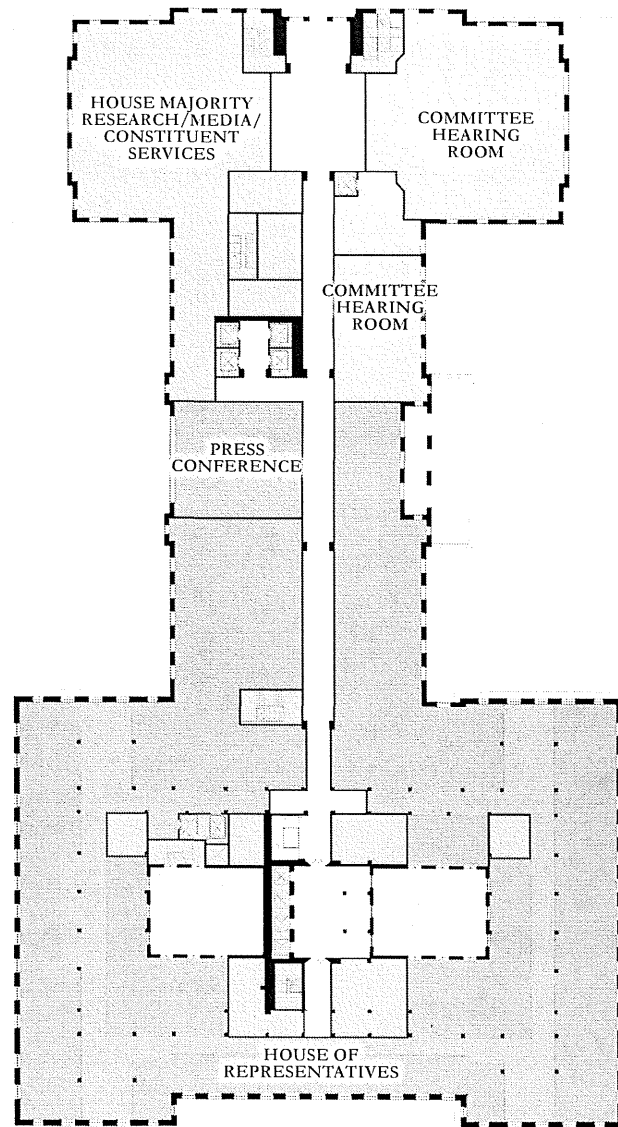


THIRD

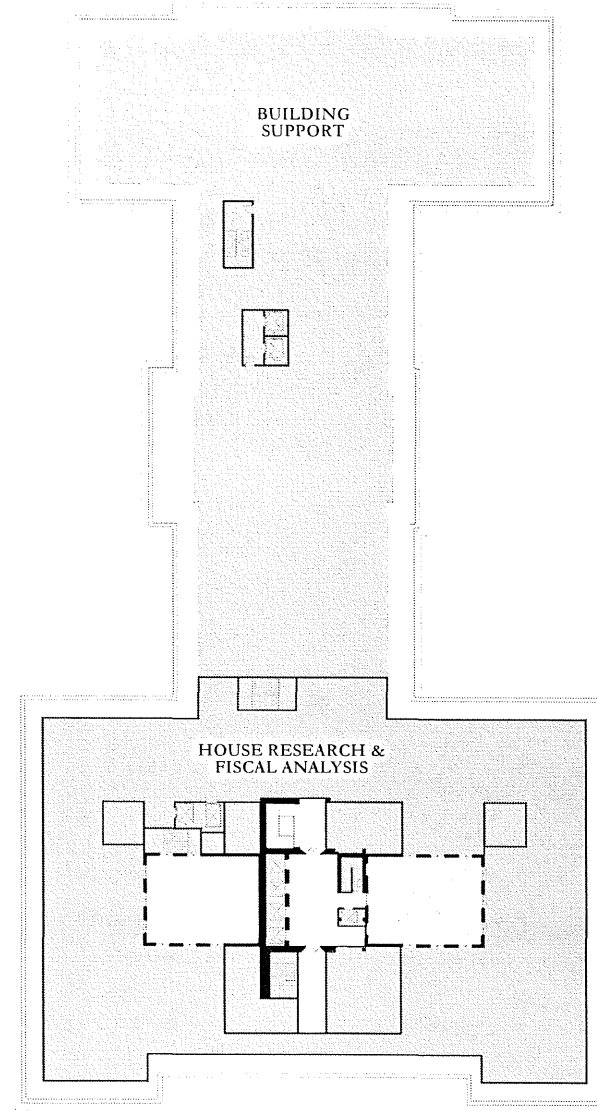


FOURTH

## PROPOSED FLOOR PLANS

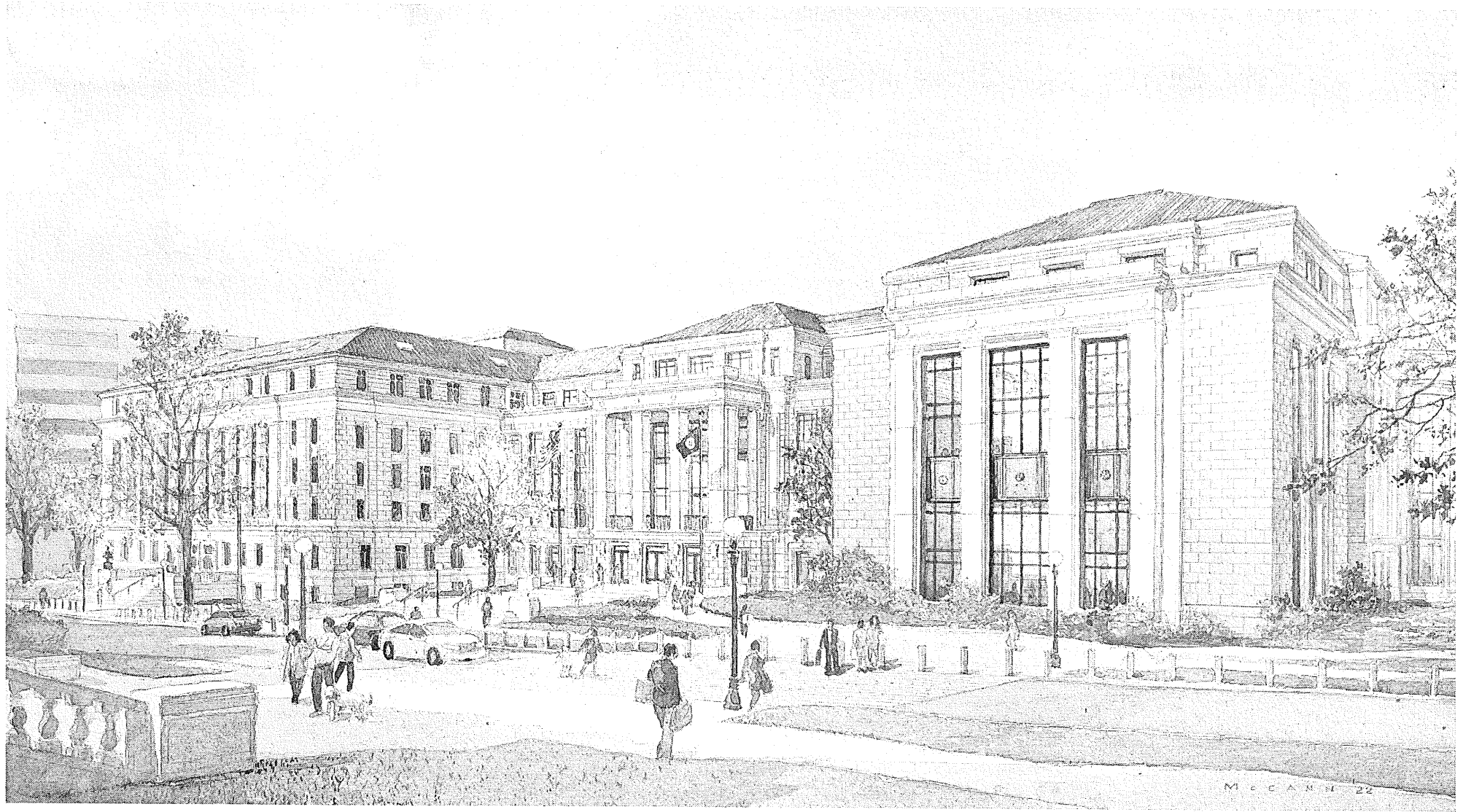


FIFTH



SIXTH

## PROPOSED FLOOR PLANS



## PROPOSED EXTERIOR VIEW FROM NORTHEAST

DECEMBER 2022

MINNESOTA STATE OFFICE BUILDING • ST. PAUL, MINNESOTA  
BWBR • ROBERT A.M. STERN ARCHITECTS • MOCA



Proposed Program Plan for the Minnesota State Office Building

SOBPP 2022.12.21

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