

Project Title	Agency Priority	Strategic Score	Funding Source	Agency Request			Governor's Rec	Governor's Planning Estimates	
				2004	2006	2008	2004	2006	2008
Design of Capitol Interior Renovation	1	350	GO	\$1,700	\$10,255	\$38,940	\$0	\$0	\$0
Capitol Building Repair	2	335	GF	1,305	0	0	0	0	0
		335	GO	1,870	0	0	1,870	0	0
Capitol Signage and Elevators	3	260	GO	773	5,721	0	0	0	0

Project Total	\$5,648	\$15,976	\$38,940	\$1,870	\$0	\$0
General Obligation Bonding (GO)	\$4,343	\$15,976	\$38,940	\$1,870	\$0	\$0
General Fund Projects (GF)	\$1,305	\$0	\$0	\$0	\$0	\$0

Funding Sources:	GF = General Fund	THF = Trunk Highway Fund	OTH = Other Funding Sources
	GO = General Obligation Bonds	THB = Trunk Highway Fund Bonding	UF = User Financed Bonding

Agency Profile At A Glance

- ◆ The Capitol, built in 1905, will celebrate its centennial in 2005.
- ◆ Approximately 300,000 people visit the Minnesota State Capitol each year and another approximately 9,000 work within the Capitol Complex on a daily basis.
- ◆ Since 1986, capital budget appropriations totaling \$25.9 million have been dedicated to Capitol Building renovations and restoration.
- ◆ The Capitol Complex is comprised of a 60-block area that contains 15 state offices (two million gross square feet of office, ceremonial, and public spaces), six blocks of commercial/retail space, 12 residential blocks, and one primary care hospital campus.
- ◆ The board is comprised of 10 members, chaired by the lieutenant governor, with both house and senate representation as well as gubernatorial and city appointees.
- ◆ The board assists the chair and 14 member Capitol 2005 Commission in planning the 100 year birthday of the Capitol, and ensuring its endowment for the next 100 years.

Agency Purpose

Minnesota Statutes 15.50 provide for the Capitol Area Architectural and Planning Board (CAAPB) to preserve and enhance the Capitol Area’s unique aesthetic and historic character, and to plan and guide its future development by maintaining a framework for its physical growth. CAAPB was established by the 1967 legislature to ensure the architectural integrity of the Capitol, the buildings immediately adjacent to it, the Capitol grounds, and the Capitol Area.

Core Functions

As the planning and regulatory agency responsible for architectural design and long-range planning for the Capitol Area, the CAAPB has exclusive zoning jurisdiction and design review over both the state government complex, and the surrounding commercial and residential neighborhoods.

Key Service Strategies:

- ⇒ *Initiate* funding requests, promoting timely design, restoration, and maintenance of the Capitol Building.
- ⇒ Provide *framework* for the development and maintenance of the Capitol Mall and its memorials.
- ⇒ *Manage* internal agency operations, planning, and projects.
- ⇒ Provide planning tools and *guidelines* for future Capitol Area development.
- ⇒ *Coordinate* all historical documents for the Capitol Area.
- ⇒ Provide open *communication* and coordination with all clientele.
- ⇒ *Manage* the board’s human resources effectively.
- ⇒ Support executive order initiatives as they relate to the Capitol Building or Capitol Area.

Operations

As overseer of Capitol Area development, the CAAPB’s responsibility for public projects cover all phases of design and construction. Individual project planning occurs within a long-range framework for the area’s physical development. The board’s *1998 Comprehensive Plan* and the *Specific Actions for Implementation of the Comprehensive Plan* are the framework for its daily agenda, along with the *Zoning and Design Rules for the Capitol Area*, serving the 60 block area around Minnesota’s Capitol, published in January 2000.

The CAAPB works closely with many state agencies, especially the Department of Administration, the city of Saint Paul, neighborhood planning district councils and development groups, and with private sector architects, engineers, and developers.

Board performance focuses on good design, long-range planning, and efficient use of the public dollar. Composed of gubernatorial, legislative, and city appointees, the board often is in a position to coordinate and leverage public improvements in a cost-effective and result-orientated manner. An advisory committee of three professional architects serves the board, along with four staff.

Key Measures

The board meets every two to three months to review or approve issues directly affecting zoning/planning development or design within the 60-block area of the board's jurisdiction.

Based on solid planning tools and guidelines developed in concert with the *Comprehensive Plan* and the *Zoning and Design Rules*, the board has positive impact on the overall appearance of the Capitol Area and beyond. In recent years, the agency led the ongoing restoration of the Capitol Building, including the "Rathskeller" cafeteria, the exterior and immediate grounds, and the completion of the *Predesign Study* for interior restoration of the building, as well as participated in the review of recent design work for the new Agriculture/Health lab and office buildings, the Department of Human Services building, and a continuing number of memorials.

Based on the board's success in implementing a higher design standard, the advice of the Advisory Committee and staff is sought after by:

- ◆ other state capitols in their approaches to planning and development;
- ◆ the Saint Paul Design Center;
- ◆ surrounding district councils and citizen action groups;
- ◆ professional planning and architectural organizations interests; and
- ◆ nonprofit and community based initiatives; for example, Public Art Saint Paul, Summit Park redevelopment effort, Riverfront Corporation, and Saint Paul Farmers Market.

Budget

The CAAPB base budget is appropriated from the general fund. The budget covers salaries for four permanent employees, plus per diems for the three-member Advisory Committee and the ten-member board. Beginning FY 2002-03, a specific legislative appropriation provided some additional funding for technology costs. The committee's level of activity, outside CAAPB control, is contingent upon others who need CAAPB review or approval for development projects. Legislative language passed in 2001 and renewed in 2003 allows the CAAPB to charge for board, advisors, and staff time when

the projects are pursuant to the Capitol Area and requiring board review or approval, but these costs are only reimbursable through FY 2005.

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At A Glance: Agency Long-Range Strategic Goals

To upgrade, restore, and maintain the Minnesota State Capitol Building.

After nearly 100 years, building systems and equipment have outlived their advancement into this 21st century, and the Minnesota State Capitol's interior materials and furnishings are in need of restoration and refurbishing. The state must bring the facility up to code and invest in its infrastructure for it to sustain another 100 years.

The Capitol Area Architecture & Planning Board's (CAAPB) *Comprehensive Plan*, the zoning design ordinance, and the Department of Administration's strategic plan provide the basis for the CAAPB's work. With these tools, the CAAPB's capital budget plan will include Capitol Building renovation projects. The board expects to be involved with the Administration Department in the design of new buildings, renovating existing buildings, a transportation plan, and a comprehensive Capitol Complex sign program.

Trends, Policies and Other Issues Affecting the Demand for Services, Facilities, or Capital Programs

The CAAPB, in its fourth decade, is served by two major planning frameworks to guide its work into this new century: *The Strategic Plan for Locating State Agencies* (1993, rev. 1995) by the Administration Department, and its own newly revised 1998 *Comprehensive Plan for the Minnesota State Capitol Area* (1970, rev. 1982).

The CAAPB has accomplished many things since its 1967 establishment by the legislature. Its first comprehensive plans (1970, 1982) focused on improvements within the Capitol area itself.

As a result of the new *Comprehensive Plan*, the CAAPB's *Rules Governing Zoning and Design for the Minnesota State Capitol Area* were rewritten in 2000. This document governs zoning and design regulations in an approximate 60-block area around the Capitol Building.

The new comprehensive plan continues to focus on the Capitol area in its larger context as part of the capital city, as well as continued residential development for three Capitol area subdistricts: the East Capitol, Rice-University, and Summit Park areas. It also includes a policy framework for commemorative works in the Capitol area, adopted by the board in 1993.

The *1993 Strategic Plan*, a collaborative effort of the Department of Administration and the CAAPB, incorporated much of the original comprehensive plan's urban design framework. It has projected development of four to five new state buildings to be sited within the Capitol area over the next two decades.

The CAAPB's responsibility for public projects begins with site selection and architectural design competitions and continues its review through design and construction.

Besides review of and permitting new buildings, the CAAPB's recent planning efforts have included commemorative works, public safety and accessibility improvements, redesigned state parking lots, a much-needed Capitol complex comprehensive sign program, and a lighting master plan for the Capitol Building and its environs, enhancing the security of the area.

In 1998, the CAAPB adopted a *Policy for Works of Art in the Minnesota State Capitol*, as developed by the Minnesota Historical Society, the Department of Administration, and the CAAPB. The policy establishes standards and design guidelines, along with a process for the review and acceptance of new art, and restoration of existing art in the Capitol.

Provide a Self-Assessment of the Condition, Suitability, and Functionality of Present Facilities, Capital Projects, or Assets

Preserving the Capitol Building has been a high priority for the CAAPB for the past 30 years, but only since the mid-1980s has the legislature become fully involved in the effort. Maintenance of the building was deferred, for the most part, until a structural emergency required action.

Now approaching the Capitol's Centennial, the CAAPB and Administration have adopted the *Capitol 2005 Strategic Plan* to complete restoration/renovation of the building and environs with requests for accelerated

legislative appropriations over the 2004-2010 period. By means of an executive order, the past two governors have established a commission to oversee the 2005 Centennial and to raise private funding for the celebration, as well as assist in future capital improvements.

The CAAPB's overall responsibility for the Capitol and its grounds, as well as the buildings in the Capitol Complex, is primarily to protect existing assets and to plan for future investments. Campus development, in response to both state government needs and those of the public, has required broad flexibility in the CAAPB's overall planning. The impact of the recent economic downtrend and budget reductions leaves the Capitol Building and surrounding mall vulnerable to lower levels of maintenance than the public and employees have come to appreciate and expect. The board foresees the need to increase mall memorial budgets for maintenance from the typical 10% to 20%.

Increasing use of the Capitol Mall for public events and proposals for memorials require the board to refine the long-range plans for mall development. With these uses has come a growing concern for improved personal safety and access for both the general public and the disabled, and the need to balance open green space with that of future memorials.

Agency Process Used to Arrive at These Capital Requests

An initial capital project list was developed by examining unfunded requests from previous years and assessing their compatibility with the Capitol area comprehensive plan and other long-range goals. CAAPB staff then consulted with several departments to discuss related projects. In the case of the Capitol Building, this process included the Historical Society, Capitol Security, and the Administration Department, as well as the CAAPB's consulting architect for the Capitol Building restoration. Throughout the entire process, CAAPB staff worked closely with the Administration Department to ensure that proposals for the next six years are coordinated.

Once the information had been incorporated into the preliminary list of capital budget requests, staff reviewed the requests with the Capitol Area Board and its Architectural Advisory Committee.

Major Capital Projects Authorized in 2002 and 2003

The CAAPB has continued to focus on restoration of the Capitol Building. Since 1994, capital budget appropriations totaling \$25.9 million have been dedicated to Capitol Building projects, ranging from fire management systems updates, re-roofing, repair of the lantern above the dome, and restoration/renovation of the Quadriga to reconstruction of all terraces, restoration of the Capitol Building Cafeteria, and restoration of all exterior doors and hardware for improved energy and building security. The *2001 Minnesota State Capitol Predesign Study* to guide future interior restoration/renovation of the Capitol was also a portion of this funding.

Capital improvements funded in 2002-03 were very limited. There had been a 2002 general fund appropriation of \$646,000 for the repainting and replastering of public ceremonial areas in the Capitol Building's ground, first, and second floors. However, in 2003, due to the budget deficit, this appropriation was cancelled.

The CAAPB continues, however, to work with the Administration Department on the \$60 million Agriculture and Health Lab Building for the Capitol area, a 2002 bond appropriation. The board is also reviewing for approval the Ag/Health Office Building and the Department of Human Services Office Building, which the Saint Paul Port Authority is building in the Capitol area and the state will lease-purchase from the Port.

The board, mindful of the Capitol Building's Centennial in the year 2005, is committed to complete some of the major renovation/restoration projects by that time. Preliminary estimates for the comprehensive scope of interior restoration, as outlined in the *Capitol Predesign Study*, has this work forecasted to be in excess of \$55 million.

Nationally, as state capitol buildings continue to age, they continue to serve the need of the citizens and their governments, and many are finding that the bill for deferred maintenance and upkeep has finally come due. A 1999 article in Saint Paul's *Legal Ledger* (9/7/99 by Glenn Adams) cited over \$1 billion in expenditures or commitments spent nationwide, with millions more to come. Some recent restoration projects to our nation's state Capitol buildings include:

- ◆ \$20 million in Nebraska (for the exterior stabilization only)
- ◆ \$80 million in Kansas
- ◆ \$145 million in Wisconsin
- ◆ \$121 million in Ohio
- ◆ \$187 million in Texas

Inadequate funding or lack of commitment to the needs of a 100-year-old building has hampered the balance of phased work to be done on the Capitol. Meanwhile, the building's infrastructure is being taxed to its limits, its architecture requires restoration, and the price tag for these projects is increasing as the building ages. While this would require substantial funding to address, it pales in comparison to the cost of replacing the Capitol Building, which has an estimated replacement value of \$800 million, if it could ever be totally replaced.

Design of Capitol Interior Renovation

2004 STATE APPROPRIATION REQUEST: \$1,700,000

AGENCY PROJECT PRIORITY: 1 of 3

PROJECT LOCATION: Capitol Campus, Saint Paul

Project At A Glance

The Capitol Area Architecture and Planning Board (CAAPB) requests the following funding:

- ◆ \$1.2 million to complete the schematic design of the Capitol Building's interior restoration study. (A \$1.5 million request for design development, construction documents, and construction administration will be forthcoming in 2006.)
- ◆ \$500,000 for predesign of expansion space for the Capitol Building.

Project Description

The *Minnesota State Capitol Predesign Study*, completed in June 2001, determined that there is an impending need to restore the Capitol's interior spaces and upgrade the building's infrastructure. The study also concluded that the Capitol Building does not contain sufficient space to support the needs of the public and its current tenants. Thus, the study recommends exploring expansion space, either in the form of a new building or converted space in an existing campus building.

Schematic Design (\$1.2 million)

The first part of this request would fund the schematic design work for the phased renovation and restoration of the Capitol's interior, including all floors, ceremonial and public spaces, office suites, and spaces currently serving as hearing rooms. The schematic design is the next sequential step in the Capitol's interior restoration following the completed predesign, in

accordance with approved state procedures requiring three phases prior to construction.

The 2001 *Predesign Study* identified critical deficiencies and future needs of the building's infrastructure, code compliance, and adaptability to increased technology demands. Signage throughout the building fails to meet the American Disabilities Act (ADA) Accessibility Guidelines or the Minnesota State Building Code. The east wing lacks fire sprinkler and smoke detection systems required by code.

The Capitol's HVAC systems do not provide an adequate number of fresh air exchanges. Many of the existing mechanical units are near the end of their life, with most of the air intakes at ground level, making them totally vulnerable. Due to age and design of the existing system, balancing of air for heating, cooling, and humidity is inconsistent throughout the building. The unbalanced air has contributed to the visible deterioration of plaster and paint. Additionally, lighting components are failing at a rate that is cost prohibitive compared to the cost of replacing the system.

The schematic design work would recommend more efficient and effective mechanical and electrical systems, as well as comprehensive, updated fire and life safety systems, and a full reassessment of security issues as a result of the findings of the Capitol Security Task Force following 9-11-01. All work would be phased one wing at a time.

Predesign of Expansion Space (\$500,000)

The second part of this request would fund a predesign for the study of expansion space for the Capitol Building. This new space, either in the form of a new building, or converted space in an existing campus building, needs to be provided before the interior renovation work of the Capitol can proceed.

The 2001 *Predesign Study* found that there is a critical need for new, improved, and expanded space for hearing rooms. These rooms must be capable of accommodating heightened security, difficult to implement in the historic Capitol, while providing for the latest in technologies to address such advances as video conferencing, live feeds, and other outreach or access issues. Flexible hearing rooms are needed to accommodate 50 to several hundred participants.

Design of Capitol Interior Renovation

The CAAPB *Comprehensive Plan for the Minnesota State Capitol Area* (1998) and the Administration Department's *Strategic Plan for Locating State Agencies* (1995) precede the Capitol's 2001 *Predesign Study* in that those plans also recommended expansion space for the Capitol Building, on a site north of University Avenue. This new site would consolidate existing surface parking with a parking ramp shared with the Administration Building, whose current ramp has less than a five-year lifespan.

The requested predesign for expansion space goes hand-in-hand with the schematic design, because they both would address the needs of the building's occupants and the sequencing of all restoration projects to minimize disruption. Both would serve as the basis for CAAPB capital budget requests in 2006 and beyond.

Impact on Agency Operating Budgets (Facilities Notes)

The 2001 *Minnesota State Capitol Predesign Study* identified during the course of restoration, tenants might be temporarily or permanently relocated. The public would experience some inconvenience. The schematic design would address how to accomplish this restoration efficiently and with minimal disruption. It is anticipated that cost and time efficiencies would be achieved by restoring a total wing of the Capitol, one at a time. Other states have proven this sequencing the most effective in restoring their capitols.

The cost of this project would increase lease rates in FY 2008 and would affect state agency and in lieu of rent appropriations. It is estimated that the lease rate would increase \$.63 per square foot.

Previous Appropriations for this Project

\$300,000 for Capitol Building predesign for interior restoration (2000).

Other Considerations

Continuing to expect the Capitol Building to accommodate growing public needs with an infrastructure designed for vastly different purposes is a constant threat to its continued viability and life span. Other states have already come to acknowledge their state capitol building's need for major restoration projects, ranging from \$35 million to over \$145 million (Wisconsin)

or even higher. Texas addressed restoration needs of their historic capitol and also expanded into an annex, spending over \$250 million.

This request is appropriate given the forthcoming centennial of the Minnesota State Capitol Building in 2005, for which the previous and current governors saw fit to establish the Capitol 2005 Commission by executive order, in order to plan the celebration as well as to raise funds for future restoration efforts.

The 2005 Centennial Celebration will be a time to reflect on the value this historic building holds in the hearts of Minnesotans. The Capitol 2005 Commission is planning not only the celebration during that year, but also looking to establish a private endowment for future work on the Capitol Building. At a time when there is the opportunity to seek private monies for the much needed interior restoration work for the Capitol Building (estimated at roughly \$55 million in the 2001 *Predesign Study*), the state has the responsibility to outline the needs, to develop a long term plan, and then to work toward a public match for future projects. When full restoration is complete, it will have taken over 10 to 12 years.

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Governor's Recommendations

The Governor does not recommend capital funds for this project.

TOTAL PROJECT COSTS All Years and Funding Sources	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
1. Property Acquisition	0	0	0	0	0
2. Predesign Fees	300	500	0	0	800
3. Design Fees	0	1,200	1,500	0	2,700
4. Project Management	0	0	0	0	0
5. Construction Costs	25,600	0	12,000	43,500	81,100
6. One Percent for Art	0	0	0	0	0
7. Relocation Expenses	0	0	0	0	0
8. Occupancy	0	0	0	0	0
9. Inflation	0	0	1,755	10,440	12,195
TOTAL	25,900	1,700	15,255	53,940	96,795

CAPITAL FUNDING SOURCES	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
State Funds :					
G.O Bonds/State Bldgs	25,900	1,700	10,255	38,940	76,795
State Funds Subtotal	25,900	1,700	10,255	38,940	76,795
Agency Operating Budget Funds	0	0	0	0	0
Federal Funds	0	0	0	0	0
Local Government Funds	0	0	0	0	0
Private Funds	0	0	5,000	15,000	20,000
Other	0	0	0	0	0
TOTAL	25,900	1,700	15,255	53,940	96,795

CHANGES IN STATE OPERATING COSTS	Changes in State Operating Costs (Without Inflation)			
	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
Compensation -- Program and Building Operation	0	0	0	0
Other Program Related Expenses	0	0	0	0
Building Operating Expenses	0	0	0	0
Building Repair and Replacement Expenses	0	0	0	0
State-Owned Lease Expenses	0	0	0	0
Nonstate-Owned Lease Expenses	0	0	209	209
Expenditure Subtotal	0	0	209	209
Revenue Offsets	0	0	0	0
TOTAL	0	0	209	209
Change in F.T.E. Personnel	0.0	0.0	0.0	0.0

SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS (for bond-financed projects)	Amount	Percent of Total
General Fund	1,700	100.0%
User Financing	0	0.0%

STATUTORY AND OTHER REQUIREMENTS	
Project applicants should be aware that the following requirements will apply to their projects after adoption of the bonding bill.	
Yes	MS 16B.335 (1a): Construction/Major Remodeling Review (by Legislature)
Yes	MS 16B.335 (3): Predesign Review Required (by Administration Dept)
Yes	MS 16B.335 and MS 16B.325 (4): Energy Conservation Requirements
Yes	MS 16B.335 (5): Information Technology Review (by Office of Technology)
Yes	MS 16A.695: Public Ownership Required
No	MS 16A.695 (2): Use Agreement Required
No	MS 16A.695 (4): Program Funding Review Required (by granting agency)
No	Matching Funds Required (as per agency request)
Yes	MS 16A.642: Project Cancellation in 2009

Design of Capitol Interior Renovation

STATEWIDE STRATEGIC SCORE		
Criteria	Values	Points
Critical Life Safety Emergency - Existing Hazards	0/700	0
Critical Legal Liability - Existing Liability	0/700	0
Prior Binding Commitment	0/700	0
Strategic Linkage - Agency Six Year Plan	0/40/80/120	80
Safety/Code Concerns	0/35/70/105	35
Customer Service/Statewide Significance	0/35/70/105	70
Agency Priority	0/25/50/75/100	100
User and Non-State Financing	0-100	0
State Asset Management	0/20/40/60	40
State Operating Savings or Operating Efficiencies	0/20/40/60	0
Contained in State Six-Year Planning Estimates	0/25/50	25
Total	700 Maximum	350

Capitol Building Repair

2004 STATE APPROPRIATION REQUEST: \$3,175,000

AGENCY PROJECT PRIORITY: 2 of 3

PROJECT LOCATION: Capitol Campus, Saint Paul

Project At A Glance

The CAAPB requests funds for repair, restoration, and renovation of the Capitol Building in concert with its centennial celebration in 2005. The requested funds are for:

- ◆ Plastering and repainting of public spaces on floors G through 2 (\$1,305,000, not eligible for bonding).
- ◆ Major restoration of public spaces on Floor 3 (\$500,000 est., eligible for bonding).
- ◆ After the Capitol 2005 Centennial Celebration, restoration of the entire dome (\$1,370,000 est., eligible for bonding).

Project Description

In preparation for the centennial celebration of the Capitol Building in 2005, the Department of Administration (DOA), the Capitol Area Architectural and Planning Board (CAAPB), and the Minnesota Historical Society (MHS) have examined the completed 2001 *Minnesota State Capitol Predesign Study* for interior restoration to determine those projects that can be completed prior to 2005 and that will have the greatest positive impact on improving the appearance of the building, while addressing the ever increasing deterioration of the building's walls and ceilings.

As part of the 1998 Capitol stabilization project, a humidity study of the building was recently completed. The study found more severe degradation of many ceiling areas than in the original project scope as requested in 2002. Therefore, this request now includes restoration of the third floor and dome based on these findings at a total project cost of \$3.175 million.

The prior governor and legislature supported this project, minus the third floor and dome, in 2002 with an appropriation of \$646,000 from the general fund, but this funding was canceled in 2003 as part of an unallotment to address the budget deficit. Because additional deterioration has occurred since the original request and there exists an impending threat to the integrity of sections of walls and ceilings, especially those on the third floor and those integral to the dome, a portion of this request now qualifies to be financed with bond proceeds.

This project would restore and repair the paint and plaster of walls and ceilings of the public spaces on floors G through 3, and the dome of the Capitol. This would include stairs, public corridors, ceilings, and new in this request, the third floor. The third floor and dome have been added to the scope after the completion of a humidity study, which suggests inclusion of these areas without fear of further significant damage.

The plaster surfaces throughout the Capitol public corridors and dome have a wide range of existing conditions. While some wall and ceiling surfaces are in good condition, significant areas include deterioration such as surface and subsurface cracking, efflorescence of salts, inappropriate repairs, and puncture and impact damage. The corridor wall surfaces are constructed of a three-coat plaster system applied to masonry structural wall tiles. A majority of this plaster can be repaired in place, with only the most deteriorated areas requiring removal back to the tile with new plaster.

The corridor ceilings, dome walls, and curved dome are constructed of open metal framing wrapped with metal lath and then covered with a three-coat plaster system. Because damage and deterioration of these metal framed plaster areas are primarily from water infiltration, repair would require the removal of plaster and metal lath to complete inspections and repairs of the metal framework. Then the installation of new metal mesh and three coats of plaster would complete the repair. The repair would require scaffolding up from the floor of the Rotunda.

The paint finish on the walls and ceilings of the public corridors and dome are in various levels of physical deterioration, often related to the plaster on which it is applied, and there are also areas where the historic paint colors and designs have been obliterated or changed by applications of non-historic paint. Restoration of the historic Cass Gilbert paint colors and design would

Capitol Building Repair

require onsite exploration of the painted surfaces and the development of painting design and color documents that would be reviewed and approved by the CAAPB, MHS, DOA, and the consulting preservation architect. Scaffolding to support this investigation and repair work would need to be erected to best maintain circulation flows and respond to life safety and security considerations.

As in the 2002 session, this project would also include the removal, restoration, and chronological repositioning of the governors' portraits in order to place them in a more efficient manner for viewing by the public, while gaining more space for future portraits. Although the take down and relocation of these paintings is under the advisement of the MHS, stripping the corridor walls of all plaques, paintings, signage, and other works of art is seen as integral to the scope of work of this project. MHS has separate capital budget requests for furnishings and furniture for the Capitol Building.

All the work of restoring floors G-3, if funded now, could be completed in time for the Capitol 2005 Centennial year of celebration and would arrest the increasing deterioration and failure of 100-year old building materials in Minnesota's State Capitol. The restoration of the dome would be after 2005 and its celebration, possibly using a mix of public/private funding.

Findings of the previously mentioned humidity study suggest that the project, with the exception of the dome, could be completed prior to the centennial. Therefore, the CAAPB and the Capitol 2005 Commission recommend that restoration of the Capitol Building's public spaces be completed prior to the beginning of 2005. With the Capitol 2005 Commission's efforts to plan both the celebration in 2005 and build an endowment for future restoration of the Capitol, it becomes critical for the state to show its commitment to Minnesota's premier public building.

Impact on Agency Operating Budgets (Facilities Notes)

Restoration at this time would curtail the ever-increasing need to regularly patch and conduct temporary fixes to many of the areas undergoing failure.

The cost of this project would increase lease rates in FY 2008 and would affect state government in-lieu-of-rent appropriations. It is estimated that the lease rate would increase \$.33 per square foot.

Previous Appropriations for this Project

\$646,000 for ground through second floors and portrait work (2002). (Canceled in a 2003 unallotment, except for a \$54,386 contract for investigation and design work, much of which was completed prior to unallotment.)

Other Considerations

The CAAPB has secured bonding appropriations of \$25.9 million over the past two decades to make the building watertight, completely replacing the roof and reworking the dome and lantern while working to arrest deterioration of exterior stone. However, much remains to be done inside on a more wholesale basis, needing to approach it one wing at a time. In the interim, the building requires a strong commitment from the state during these next few years to prepare for its 100th birthday and all the public exposure anticipated during the year of celebration.

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Governor's Recommendations

The Governor recommends general obligation bonding of \$1.87 million for major restoration of Floor 3 and the dome of the Capitol (bondable expenses). The board is encouraged to seek non-state private sources for funding minor restoration and repainting of Floors G through 2 (non-bondable expenses).

TOTAL PROJECT COSTS All Years and Funding Sources	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
1. Property Acquisition	0	0	0	0	0
2. Predesign Fees	0	0	0	0	0
3. Design Fees	54	280	0	0	334
4. Project Management	0	0	0	0	0
5. Construction Costs	0	2,800	0	0	2,800
6. One Percent for Art	0	0	0	0	0
7. Relocation Expenses	0	0	0	0	0
8. Occupancy	0	0	0	0	0
9. Inflation	0	95	0	0	95
TOTAL	54	3,175	0	0	3,229

CAPITAL FUNDING SOURCES	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
State Funds :					
G.O Bonds/State Bldgs	0	1,870	0	0	1,870
General Fund Projects	54	1,305	0	0	1,359
State Funds Subtotal	54	3,175	0	0	3,229
Agency Operating Budget Funds	0	0	0	0	0
Federal Funds	0	0	0	0	0
Local Government Funds	0	0	0	0	0
Private Funds	0	0	0	0	0
Other	0	0	0	0	0
TOTAL	54	3,175	0	0	3,229

CHANGES IN STATE OPERATING COSTS	Changes in State Operating Costs (Without Inflation)			
	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
Compensation -- Program and Building Operation	0	0	0	0
Other Program Related Expenses	0	0	0	0
Building Operating Expenses	0	0	0	0
Building Repair and Replacement Expenses	0	0	0	0
State-Owned Lease Expenses	0	0	110	110
Nonstate-Owned Lease Expenses	0	0	0	0
Expenditure Subtotal	0	0	110	110
Revenue Offsets	0	0	0	0
TOTAL	0	0	110	110
Change in F.T.E. Personnel	0.0	0.0	0.0	0.0

SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS (for bond-financed projects)	Amount	Percent of Total
General Fund	1,870	100.0%
User Financing	0	0.0%

STATUTORY AND OTHER REQUIREMENTS	
Project applicants should be aware that the following requirements will apply to their projects after adoption of the bonding bill.	
Yes	MS 16B.335 (1a): Construction/Major Remodeling Review (by Legislature)
No	MS 16B.335 (3): Predesign Review Required (by Administration Dept)
Yes	MS 16B.335 and MS 16B.325 (4): Energy Conservation Requirements
Yes	MS 16B.335 (5): Information Technology Review (by Office of Technology)
Yes	MS 16A.695: Public Ownership Required
No	MS 16A.695 (2): Use Agreement Required
No	MS 16A.695 (4): Program Funding Review Required (by granting agency)
No	Matching Funds Required (as per agency request)
Yes	MS 16A.642: Project Cancellation in 2009

Capitol Building Repair

STATEWIDE STRATEGIC SCORE		
Criteria	Values	Points
Critical Life Safety Emergency - Existing Hazards	0/700	0
Critical Legal Liability - Existing Liability	0/700	0
Prior Binding Commitment	0/700	0
Strategic Linkage - Agency Six Year Plan	0/40/80/120	80
Safety/Code Concerns	0/35/70/105	0
Customer Service/Statewide Significance	0/35/70/105	70
Agency Priority	0/25/50/75/100	75
User and Non-State Financing	0-100	0
State Asset Management	0/20/40/60	60
State Operating Savings or Operating Efficiencies	0/20/40/60	0
Contained in State Six-Year Planning Estimates	0/25/50	50
Total	700 Maximum	335

Capitol Signage and Elevators

2004 STATE APPROPRIATION REQUEST: \$773,000

AGENCY PROJECT PRIORITY: 3 of 3

PROJECT LOCATION: Capitol Campus, Saint Paul

Project At A Glance

The Capitol Area Architectural and Planning Board (CAAPB) requests:

- ◆ \$773,000 to complete design, fabricate, and install a comprehensive signage program for the Capitol Building and Capitol grounds including, design fees, exterior directional, informational, parking, and building signage for the Capitol campus, and interior directional signage for the State Capitol Building.
- ◆ The board will request funding for replacement, restoration and creation of elevators in the Capitol Building in 2006 (\$5.721 million).

Project Description

In preparation for the centennial celebration of the Capitol Building in 2005, the Department of Administration, the Capitol Area Architectural and Planning Board (CAAPB), and the Minnesota Historical Society (MHS) have examined the completed 2001 *Minnesota State Capitol Predesign Study* for interior restoration to determine those projects that can be completed prior to 2005 and that will have the greatest positive impact on improving the appearance of the building. While it would have been preferable to have restored the building's elevators for the centennial, only the signage project can be completed prior to 2005.

Signage (\$773,000 in 2004)

Current signage, both exterior and interior, is inadequate. The Capitol's interior signage was installed in the late 1970s and earlier, as was that for the

Capitol campus. Added to over the years, it often confuses the one million plus yearly visitors to the Capitol campus and lacks appropriate letter size and mounting heights for current Americans with Disabilities Act (ADA) requirements.

The Capitol campus has expanded significantly over the past two decades; new buildings have been built, streets closed, and parking lots and ramps have been added. ADA requirements have added to the demand for a comprehensive campus signage program.

Saint Paul emergency authorities demand building identification signs with street addresses to provide prompt response to calls from state government facilities. Existing signage for this purpose is incomplete and/or of substandard design and materials, and lacks consistency of appearance.

Similarly, visitors to the Capitol campus are ill served by a lack of directional signs and quick identification of public parking areas in the complex. "Way-finding" maps and directional signs at critical entry points to the Capitol campus would enable pedestrians and motorists to reach their destinations more quickly and safely, something that will be critically important in 2005 during the centennial of the State Capitol Building.

As designed, the new sign system would meet traffic code, public safety requirements, and ADA standards, and would greatly improve services for visitors to the Capitol campus and within its buildings and tunnel system. This new sign system proposal is phased with an adjusted \$773,000 for the Capitol Building and campus for 2004 and a balance of \$325,000 for future program needs in the tunnel, State Office Building, and other campus buildings.

Elevators (\$5.721 million in 2006)

In 2002, the CAAPB requested funding for restoration of the Capitol elevators. Had funding been secured, the elevators and signage projects both were achievable by 2005. Funding for the Capitol's elevator restoration will now be requested in 2006 at an anticipated cost of \$5.721 million. Scope of the work will consist of design and construction of historic "open-grille-work" passenger cabs for elevators (two cabs per shaft) for the west bank

Capitol Signage and Elevators

with the east bank converted to two cabs, and creation of a new freight elevator in the building's east wing.

The elevators have been updated over time, generally with regard to improved function. Unfortunately, in the 1950s, a screen wall installed in the cabs, closed off the tiled and naturally lit elevator shafts from the interior of the Capitol Building. This future request would return the shafts and cabs to the original conditions as designed by Cass Gilbert. Two clear glass cabs in each shaft, designed with more dependable speeds, would allow riders to enjoy the fully tiled elevator shafts with windows opening out to the Capitol Mall. The benefit of this project would allow light into the interior of the building through the redesigned glass and iron walls in front of the cabs.

Impact on Agency Operating Budgets (Facilities Notes)

Due to the signage request, in FY 2008, the lease rate for space in the Capitol would increase by \$.06 per square foot, and the lease rate for space in other Capitol Complex buildings would increase by \$.02 per square foot.

Previous Appropriations for this Project

Every two years since 1994, the CAAPB has unsuccessfully requested funds for a new signage program. In 1994, representatives of the CAAPB and the Department of Administration's Plant Management and Building Construction Divisions used existing agency funds (\$30,000) to select a design consultant to plan a comprehensive sign program. These funds were used for predesign and to develop signage through the schematic design stage.

Other Considerations

Here in Minnesota, the CAAPB has secured roughly \$25.9 million over the past two decades to make the Capitol Building watertight, completely replacing the roof and reworking the dome and lantern while working vigilantly to arrest the deterioration of exterior stone. However, much remains to be done inside on a more wholesale basis, needing to approach it one wing at a time. In the interim, the building requires a strong commitment from the state during this next year to prepare the building for its 100th birthday and all the public exposure anticipated during the year.

Since the beginning of 1999, the CAAPB has received monthly calls from the public regarding lack of Capitol campus directional signage and the inability of existing signage to convey simple, clear, legible messages.

The Minnesota Historical Society maintains records that indicate the Capitol Building receives over several hundred thousand visitors each year, while the Capitol campus receives upwards of a million visitors. Combined with all other public business in the Capitol campus each year and the state employees relocating to the campus, the lack of consistent signage and "way finding" is a disservice to Minnesota citizens and visitors to the state.

Project Contact Person

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Governor's Recommendations

The Governor does not recommend capital funds for this project.

TOTAL PROJECT COSTS All Years and Funding Sources	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
1. Property Acquisition	0	0	0	0	0
2. Predesign Fees	0	0	0	0	0
3. Design Fees	30	80	475	0	585
4. Project Management	0	0	0	0	0
5. Construction Costs	0	670	4,750	0	5,420
6. One Percent for Art	0	0	0	0	0
7. Relocation Expenses	0	0	0	0	0
8. Occupancy	0	0	0	0	0
9. Inflation	0	23	496	0	519
TOTAL	30	773	5,721	0	6,524

CAPITAL FUNDING SOURCES	Prior Years	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
State Funds :					
G.O Bonds/State Bldgs	30	773	5,721	0	6,524
State Funds Subtotal	30	773	5,721	0	6,524
Agency Operating Budget Funds	0	0	0	0	0
Federal Funds	0	0	0	0	0
Local Government Funds	0	0	0	0	0
Private Funds	0	0	0	0	0
Other	0	0	0	0	0
TOTAL	30	773	5,721	0	6,524

CHANGES IN STATE OPERATING COSTS	Changes in State Operating Costs (Without Inflation)			
	FY 2004-05	FY 2006-07	FY 2008-09	TOTAL
Compensation -- Program and Building Operation	0	0	0	0
Other Program Related Expenses	0	0	0	0
Building Operating Expenses	0	0	0	0
Building Repair and Replacement Expenses	0	0	0	0
State-Owned Lease Expenses	0	0	95	95
Nonstate-Owned Lease Expenses	0	0	0	0
Expenditure Subtotal	0	0	95	95
Revenue Offsets	0	0	0	0
TOTAL	0	0	95	95
Change in F.T.E. Personnel	0.0	0.0	0.0	0.0

SOURCE OF FUNDS FOR DEBT SERVICE PAYMENTS (for bond-financed projects)	Amount	Percent of Total
General Fund	773	100.0%
User Financing	0	0.0%

STATUTORY AND OTHER REQUIREMENTS	
Project applicants should be aware that the following requirements will apply to their projects after adoption of the bonding bill.	
No	MS 16B.335 (1a): Construction/Major Remodeling Review (by Legislature)
No	MS 16B.335 (3): Predesign Review Required (by Administration Dept)
No	MS 16B.335 and MS 16B.325 (4): Energy Conservation Requirements
No	MS 16B.335 (5): Information Technology Review (by Office of Technology)
Yes	MS 16A.695: Public Ownership Required
No	MS 16A.695 (2): Use Agreement Required
No	MS 16A.695 (4): Program Funding Review Required (by granting agency)
No	Matching Funds Required (as per agency request)
Yes	MS 16A.642: Project Cancellation in 2009

Capitol Signage and Elevators

STATEWIDE STRATEGIC SCORE		
Criteria	Values	Points
Critical Life Safety Emergency - Existing Hazards	0/700	0
Critical Legal Liability - Existing Liability	0/700	0
Prior Binding Commitment	0/700	0
Strategic Linkage - Agency Six Year Plan	0/40/80/120	80
Safety/Code Concerns	0/35/70/105	35
Customer Service/Statewide Significance	0/35/70/105	70
Agency Priority	0/25/50/75/100	25
User and Non-State Financing	0-100	0
State Asset Management	0/20/40/60	0
State Operating Savings or Operating Efficiencies	0/20/40/60	0
Contained in State Six-Year Planning Estimates	0/25/50	50
Total	700 Maximum	260