

Project Title	2006 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2006	Governor's Planning Estimate	
		2006	2008	2010	Total		2008	2010
Capitol Interior Renovation - Phase 1	1	\$26,400	\$19,500	\$24,100	\$70,000	\$0	\$0	\$0
Total Project Requests		\$26,400	\$19,500	\$24,100	\$70,000	\$0	\$0	\$0

2006 STATE APPROPRIATION REQUEST: \$26,400,000

AGENCY PROJECT PRIORITY: 1 of 1

PROJECT LOCATION:

Project At A Glance

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

- ◆ \$1.8 million to complete the design for Phase I – East Wing of the Capitol Building's interior restoration, to include design development and construction documents.
- ◆ \$23.2 million for full restoration of the East Wing of the Capitol Building (Ground through Third Floors), to include temporary relocation of all current occupants; in the wing all mechanical, electrical, fire and life-safety and all other upgrades for offices and hearing rooms and any outstanding technology improvement, followed by reoccupancy of the entire wing by the occupants.
- ◆ \$1.4 million for design of Phase II, West Wing of the Capitol Building's interior restoration, to include design development and construction documents.

Project Description

The *Minnesota State Capitol Predesign Study*, completed in June 2001, determined there is an impending need to restore the Capitol's interior public spaces and upgrade the building's infrastructure. While the study also concluded that the Capitol Building does not contain sufficient space to support the needs of the public and its current tenants, the only expansion space anticipated in this project would be the result of greater efficiencies, possibly through changes to the current mechanical and electrical systems.

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 2005 schematic design work should 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.

As outlined in the Predesign Study, we would anticipate three or four phases, depending on the level of success in securing funding, both public and private. At least three phases would be required to address the various wings, starting first with the East Wing, followed by the West Wing, and then the North Wing and Rotunda area. A fourth phase might be anticipated to conclude all work in the basement. Reopening and reclaiming new spaces resulting from consolidation of mechanical and electrical areas may improve spaces for the public and/or access needs of the current users.

In discussions with the Department of Finance, the CAAPB spoke to the appropriateness (given this year's celebration and advocacy work regarding the building's Centennial) and the urgency (given the critical need to protect the Capitol Building against the increasing demands and everyday wear and tear of a twenty-first century) of launching into the project to fully restore the building. In order for the Capitol Building to serve the public of our state for another 100 years, we must, as a State, dedicate ourselves to funding of this overdue, but now very timely project.

Capitol Interior Renovation - Phase 1

The 2001 *Predesign Study* concluded that the full scope of this project was approximately \$53 million (in 2001 dollars), which if extended out starting in 2006 through 2012 with inflation factored in, comes to \$70 million, allocated across three bienniums. Given the scale of this project, it was the recommendation of the Finance representatives that we sequence the capital budget requests in phases over three or four bienniums, rather than asking for the full package in 2006, provided we can adequately secure a "buy-in" from the Governor and Legislature toward remaining committed to the project.

As work progresses through schematic design in 2005 and 2006, it is expected that the CAAPB, working with the Administration Department and current occupants of the Capitol, will be able to firm up plans and more accurate budgets to address swing space in or near the campus for those to be relocated from each wing over the next decade. A result of planning for each phase would then include a greater clarity on both costs of construction within the Capitol Building itself, as well as all related costs associated with the necessary temporary relocations, covering both actual move costs as well as temporary adjustments to leasing costs.

Impact on Agency Operating Budgets (Facilities Notes)

The 2001 *Minnesota State Capitol Predesign Study* identified during the course of restoration that tenants might be temporarily or permanently relocated. The public would experience some inconvenience. The 2005 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

In 2000, \$300,000 was appropriated for the Capitol Building predesign. In 2005, appropriations were \$1.2 million for schematic design for the full

restoration of the Capitol, and \$1.170 million for restoration of the paint, plaster, and other surfaces of the public corridors of the third floor.

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 integrity 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 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 has been a time to reflect on the value this historic building holds in the hearts of Minnesotans. The Capitol 2005 Commission planned not only the celebration during that year, but also established 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, 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 years.

A key element of the work of the Capitol 2005 Commission has been establishment of "The Friends of the Minnesota State Capitol", and that group has been charged with work toward an endowment for future Capitol Building needs. While originally hopes centered on raising a private match of upwards of \$20 million, more realistic expectations, along with initial investigation, will probably look to generate a total of \$10 million to match the \$60 million that will be sought over time from the Governor and Legislature. The first step, referenced in the 2005 bonding bill, would be to raise private dollars of roughly \$1 million for the restoration of the Dome's interior.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)