

Administration, Department of	Projects Summary
(\$ in Thousands)	

Project Title	2014 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2014	Governor's Planning Estimate	
		2014	2016	2018	Total		2016	2018
Continue Capitol Restoration	1	\$126,300	\$0	\$0	\$126,300	\$0	\$0	\$0
State Office Building Restoration Design	2	7,000	60,000	30,000	97,000	0	0	0
Agency Relocation	3	1,500	0	0	1,500	0	0	0
Capitol Complex Monuments/Memorials Repairs and Restoration	4	5,000	0	0	5,000	0	0	0
Statewide CAPRA	5	2,000	5,000	5,000	12,000	0	0	0
Tunnel Connection Predesign - Rice St Station to Capitol	6	100	19,000	0	19,100	0	0	0
Total Project Requests		\$141,900	\$84,000	\$35,000	\$260,900	\$0	\$0	\$0

Continue Capitol Restoration

2014 STATE APPROPRIATION REQUEST: \$126,300,000

AGENCY PROJECT PRIORITY: 1 of 6

Project At A Glance

\$126,300,000 in general obligation bond dollars for continued restoration of the State Capitol Building and site.

Project Description

In 1896, Architect Cass Gilbert sketched his vision of a white marble American Renaissance state capitol to serve the people of Minnesota for generations. Ten years later, this vision was realized and the “new” Capitol had its grand opening. Gilbert went on to New York, becoming one of America’s great architects, and listed in the National Register of Historic Places in 1972, the Minnesota State Capitol took its place in the annals of American architecture as one of the great state Capitols.

Today, the building suffers from one hundred years of hard use. Throughout the past 30 years, there have been many attempts to launch a comprehensive restoration of the Capitol. These efforts culminated in the creation of a 22 member State Capitol Preservation Commission (Laws of Minnesota 2011, 1st Special Session, Chapter 6, Article 4, Section 3). The duties of the Commission include to 1) develop a comprehensive, multiyear, predesign plan for the restoration of the Capitol building, review the plan periodically, and, as appropriate, amend and modify the plan; and, 2) develop and implement a comprehensive plan to fund the preservation and restoration of the Capitol Building.

The report titled “2012 Report from the Capitol Preservation Commission” dated January 2012 described the following findings of the Commission:

- The Capitol, and particularly the stone exterior of the building, is deteriorating rapidly.
- The mechanical systems are nearing the end of their useful life and are difficult to control and maintain. The commons area of the building does not have a direct source of outside air, in violation of code requirements.

- The plumbing systems are nearing their end of useful life and are at risk of leaking. Most readily accessed areas have been replaced but much of the system is not readily accessible.
- The Electrical Systems are inadequately sized for the modern day usage demand placed upon them by the use of computers, copiers and printers. The electrical service needs to be upgraded to 480 volts and all the electrical lines should be upgraded as well.
- Life-safety systems need to be improved. There is no smoke control system and only a limited sprinkler system. Exit stairwells are not code compliant. Modern physical security design and technology can in fact be leveraged to mitigate many security vulnerabilities. The Capitol needs to be a safer and more secure building for all who work in it and visit it.
- The Technology Systems, which include the communication systems and wiring for internet access, are haphazardly strung and below the current level of service now needed for the proper function of State Government.
- Today, most of the Capitol has inadequate or nonexistent accessibility. When the Capitol was designed over 100 years ago, access for people with disabilities was not considered. From parking, to easily managed paths to and into the building, to modern and code-compliant fire alarm horns and strobes, and accessible restroom and hearing rooms, this building needs modernization with respect to accessibility.
- Committee Rooms need to be better organized and meeting spaces should be identified in areas with a minimal number of structural columns which impede the public viewing of the proceedings.
- The Public struggles to find Legislators located in the Capitol. The physical layouts and relationships of Senate offices should be improved for ease of access by the public.
- Accommodations should be made for the school buses and school children who visit the Capitol as well as providing better accommodations for visitors to witness and participate in the sessions.

Continue Capitol Restoration

- Communications between the Senate and House Chambers is critical to the function of state government. Currently the building does not support these functions and movement between the bodies.
- Restoration of the Capitol should focus on a 100 year building life expectancy.

In Feb. 2012 the State Capitol Preservation Commission approved a Comprehensive Master Plan providing a 20 year view of the restoration, preservation and maintenance of the State Capitol Building.

The guiding principles in the Comprehensive Master Plan are:

A. Architectural Integrity

1. Implies that the restoration of the Capitol architecture is the most important aspect of the restoration.
2. Not everything must be absolutely returned to the 1905 plan.
3. The building must work for the next 100 years.
4. When considering new space in the Capitol, it should be done with great care and respect to how Cass Gilbert would have done it in 1905.
5. It is critical to preserve the integrity of the building and its great architecture.

B. Building Function

1. The building must work to improve and support the function of Government.
2. Some in the group felt strongly that by solving some of the functional issues with the building, it would also solve issues within State Government.
3. Understanding the government function and process of work in the Capitol will help to identify how it should be laid out going forward.

C. Life Safety and Security

1. The public and those who work and visit the Capitol deserve to have a building that is safe:
 - i. Safe from security threats
 - ii. Safe from fire
 - iii. Safe from deterioration of systems
2. It must provide for accessibility of all Minnesotans and other visitors.
3. It should be upgraded to current life safety codes.

Impact on Agency Operating Budgets (Facilities Notes)

Improvements to building systems, such as the replacement of obsolete mechanical systems will result in energy and cost savings. However, bringing spaces up to compliance with modern standards of lighting and air quality will impact costs.

To avoid unsustainable rent costs for tenants in the State Capitol Building, Laws of Minnesota 2013, Chapter 136, Section 18 provided the following: Notwithstanding M.S. 16B.24, Subd. 5, para. (d), the commissioner of administration shall not collect rent to recover bond interest costs or building depreciation costs for any appropriations utilized in the restoration of the State Capitol, between calendar years 2012 and 2017.

Previous Appropriations for this Project

Laws of Minnesota 2012, Chapter 293, Section 13, Subdivision 3 appropriated \$44M for the following purposes:

- to design, construction and equip a new tunnel extending from the Capitol Building and passing under University Avenue
- for predesign and design of the renovation and restoration of the State Capitol Building
- for repairs to exterior stone, window replacement and preparation of mechanical space in the attic of the State Capitol Building
- for construction to restore and improve the Capitol building and grounds
- up to \$5,000,000 of this appropriation may be used to predesign, design, construct and equip certain state-owned buildings to meet temporary and permanent office and other space needs in furtherance of an efficient

Continue Capitol Restoration

restoration of the Capitol building and for the effective and efficient function of the tenants currently located in the Capitol Building

Laws of Minnesota 2013, Chapter 136, Section 3 appropriated \$109M for the continued work on the restoration of the Capitol.

The \$109M will be utilized for work that will be contracted for in 2013 and spring 2014, including the following:

- Asbestos abatement and demolition for the basement, north and west wings
- Mechanical, electrical & plumbing (MEP) systems replacement for entire building
- General construction (i.e. life-safety, accessibility, security, telecommunications, etc.) for basement, north and west wings
- Roof Replacement
- Preparation of swing space, including for House Media and related permanent moves in State Office Building
- Finish work for basement, north and west wings
- Stone Repairs

Other Considerations

The Capitol Restoration Project is underway and has been very carefully planned, budgeted, and scheduled so as to be on track for completion in 2017. Any gap in funding appropriation would impact the cost and schedule of the Restoration.

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State Office Building Restoration Design

2014 STATE APPROPRIATION REQUEST: \$7,000,000

AGENCY PROJECT PRIORITY: 2 of 6

Project At A Glance

This request for \$7.0 million is to prepare a design and conduct pre-construction services to address building systems that are beyond their useful life and other deficiencies in the State Office Building and Parking Ramp, as identified in the Facility Condition Assessment prepared in 2011 and in the Predesign Report prepared in December of 2012.

Project Description

This project request involves the repair, replacement, and renewal needs specific to the State Office Building and Parking Ramp. Funding of this request will enable the department to prepare a design to comprehensively address deferred maintenance including but not limited to:

- Safety hazards and code compliance issues
- Major mechanical, electrical and structural deficiencies
- Tuck pointing and other building envelope work
- Elevator repairs/upgrades/replacements
- Security issues
- Energy conservation & sustainability

A major renovation on the building was last completed in 1985. Since then only routine maintenance and repairs have occurred. Consequently, the plumbing, mechanical, controls, and air distribution systems are now at the end of their rated useful life, causing higher operating and repair costs and risking shut down in the event of a total system failure. The lighting system is outdated and inadequate and the windows and skylights do not meet today's energy codes. Additionally, the emergency power, emergency lighting and fire alarm systems are well beyond their rated life and may be inadequate in the event of an emergency. This project will provide a comprehensive approach for the restoration and preservation of the building.

The proposed funding and implementation plan is as follows:

- 2014 - \$7,000,000 for design and pre-construction services

- 2016 - \$60,000,000 construction and occupancy costs
- 2018 - \$30,000,000 construction and occupancy costs

Impact on Agency Operating Budgets (Facilities Notes)

The cost of bond interest over 20 years and depreciation over 30 years will be recovered through lease rates to building tenants.

Previous Appropriations for this Project

Predesign funded from the 2011 Capital Budget asset preservation appropriation.

Other Considerations

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Agency Relocation

2014 STATE APPROPRIATION REQUEST: \$1,500,000

AGENCY PROJECT PRIORITY: 3 of 6

Project At A Glance

\$1,500,000 in general fund dollars is requested for agency relocation funding to facilitate moves of state operations from existing locations when it improves agency operations, yields positive budget impacts, and/or facilitates better service to customers. This funding is also needed to optimize the use of state-owned facilities and backfill pockets of vacant space when agencies downsize or adjust their operations or vacate to other locations.

This request is for needs not covered under other capital requests.

Project Description

Funds are needed to relocate agencies where an unanticipated situation occurs that requires relocation such as a landlord not renewing an agency's lease at its expiration, a facility is sold, an agency needs to reduce space, reorganization needs to be implemented, remodeling needs to be accomplished, or when an agency has an opportunity to substantially reduce its rent.

Because these events are typically of an unforeseen nature for which the agency has not programmed funds, the lack of access to relocation funding can create a disincentive to beneficial moves. Relocation funding is used to move furniture and equipment, including voice and data.

The data center consolidation is an example of an initiative that creates pockets of vacant space in state facilities. Relocation funding will aid in re-purposing the spaces for other uses.

Impact on Agency Operating Budgets (Facilities Notes)

If relocation funds are not available, agencies may not be able to reduce space, fully implement reorganization initiatives, accomplish needed remodeling to more effectively and efficiently deliver services, or reduce their rent.

Previous Appropriations for this Project

The following are the most recent appropriations: 1) 2002 - \$1,500,000; 2) 2003 - \$500,000; and 3) 2005 - \$9,829,000. The majority of the funding in 2005 was to relocate the Departments of Agriculture, Health and Human Services to new facilities on the Capitol campus. In addition, 2013 appropriation included funding for relocation related to restoration of the State Capitol Building.

Other Considerations

None

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Capitol Complex Monuments/Memorials Repairs and Restoration

2014 STATE APPROPRIATION REQUEST: \$5,000,000

AGENCY PROJECT PRIORITY: 4 of 6

Project At A Glance

This request for \$5M (placeholder amount pending study completion; anticipate final budget estimate in August) is for the repairs to 23 Memorials and Monuments on the Capitol Complex that were identified as urgent in the 2013 Monument Condition study.

Project Description

The Minnesota State Capitol Complex has 23 memorials and monuments located throughout its ceremonial grounds and public spaces. These monuments range from over 80 years (Christopher Columbus) to 1 year (firefighters memorial) in age. All of these monuments were donated by citizen groups and other private organizations from throughout the state over the years. While the monuments that are 9 years old or younger have maintenance funds, which were raised by the sponsoring group and transferred to the Department of Administration at the dedication and set aside in a maintenance perpetuity account, the majority (17) of the monuments have no maintenance and repair accounts and are left to the State to maintain. Over the years, the normal weathering process has taken its toll on many of them to the point they are beginning to deteriorate rapidly. If significant repairs are not made soon they will begin to fall apart or have to be dismantled in order to eliminate the safety hazards that will result as they become unstable. This project will provide the stabilization, stone and joint repairs, statue and plaque refinishing, landscape rejuvenation and other elements as necessary to restore them.

Each year an estimated 230,000 people visit the Capitol Grounds and these monuments to learn about the State's heroes, leaders, visionaries and others who have had significant influence on our destiny and wellbeing to date. These monuments and memorials represent the valor of the people of this State and we believe it is our duty to maintain them for all to see for many years to come.

A joint Department of Administration, Capitol Area Architectural Planning Board and Minnesota Historical Society managed study is currently underway to assess each monument and memorial, prioritize needed restoration and repair work, and identify an ongoing maintenance plan and budget for each. Once the stabilization and restoration work is completed, the intent going forward would be to include the recommended maintenance work in the In-Lieu-of-Rent appropriation which Admin manages as fiscal agent.

Impact on Agency Operating Budgets (Facilities Notes)

The cost of bond interest over 20 years and depreciation over 30 years will be recovered through the in lieu of rent account.

Previous Appropriations for this Project

None

Other Considerations

None

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Statewide CAPRA

2014 STATE APPROPRIATION REQUEST: \$2,000,000

AGENCY PROJECT PRIORITY: 5 of 6

Project At A Glance

Capital Asset Preservation and Replacement Account (CAPRA): request for \$2 million in general obligation bond funds to support emergency repairs and unanticipated hazardous material abatement needs for state-owned facilities throughout Minnesota.

Project Description

CAPRA, established under M.S. Sec. 16A.632, is a statewide fund centrally managed by the Department of Administration (Admin) for use by all state agencies. CAPRA funds support emergency repairs and unanticipated hazardous material abatement needs for state agency facilities.

(Note: Asset preservation capital budget requests are made by individual state agencies to address known facility repair and maintenance needs of the facilities under their custodial control.)

State Agencies served by the CAPRA program in the past include Corrections, Employment and Economic Development, Human Services, Military Affairs, Minnesota Historical Society, Minnesota State Academies, Minnesota Zoological Gardens, Natural Resources, Perpich Center for Arts Education, Veteran Affairs, Iron Range Resources, Minnesota Amateur Sports Commission, and Admin.

Impact on Agency Operating Budgets (Facilities Notes)

CAPRA funding provides rapid financial assistance to state agencies to help address emergencies and unanticipated abatement needs. The program helps to minimize the impact on the delivery of services and programs from unanticipated emergencies and to prevent or reduce additional damage to state facilities.

Previous Appropriations for this Project

Since 2005, \$16,230,000 has been appropriated for CAPRA projects through state bonding bills, including \$2,830,000 in the 2011 Special Session and \$1,000,000 in the 2012 bonding bill.

As of June 3, 2013, the current available balance is approximately \$3,928,000.

Other Considerations

This CAPRA request does not fund known agency repair and maintenance projects. Those types of projects are included in agency asset preservation requests. The amount of this request is based on historical spending. Asset preservation continues to be an issue, and adequately maintaining state facilities is imperative to support the efficient and effective delivery of services and programs to our customers, the taxpayers and citizens of Minnesota. To the degree that agency asset preservation requests are reduced, we can expect to see an uptick in emergency requests for CAPRA funding.

Although Admin has been projecting biennial CAPRA requests of \$5 million, which is based on historical emergency needs, events can trigger the need for additional funding to address emergencies. Projects that have typically received CAPRA funding include asbestos and lead abatement; emergency roof, pipe, and structural repairs; fire and water damage repairs; replacement of failed air conditioning, boiler, and water heater units, and life-safety systems repairs (e.g. fire sprinkler protection, fire alarm/detection systems, emergency generators).

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Tunnel Connection Predesign - Rice St Station to Capitol

2014 STATE APPROPRIATION REQUEST: \$100,000

AGENCY PROJECT PRIORITY: 6 of 6

Project At A Glance

This request for \$100 thousand is for a predesign of a pedestrian tunnel which will connect the new Central Corridor Light Rail Transit (CCLRT or Green Line) Capitol/Rice Street Station with the Capitol Building and the Capitol Complex Pedestrian and Materials Handling Tunnel system.

Project Description

With the imminent completion of the Green line there is a need to provide a clear path from the Capitol/Rice Street Station to the Capitol Building and other buildings on the Capitol Complex. A new tunnel entry point in close proximity of the Capitol/Rice Street Station would be a natural entry point for this path for Capitol Complex commuters, individuals doing business with various entities of State government, visitors, and tourists.

The Department of Administration commissioned a Pedestrian Tunnel Study in 2009. It recommended improvements to the existing tunnel system to maximize the benefits of co-location of executive, legislative, and judicial branches of government in a campus setting and to provide a safe, convenient and functional environment for visitors and employees. The study included consideration of how movement of vehicles, people, and materials would be impacted when the Central Corridor LRT becomes operational. Specifically, the study recommended new tunnel connections to provide links between the Rice Street Station (Leif Erikson Park), Capitol Building, State Office Building, and Lot B (site of the new Legislative Office Building). This request is to complete that section of tunnel.

This project will involve construction of a tunnel section from the Capitol/Rice Street Station (Leif Erickson Park) to the Capitol Building's North Tunnel which crosses under university Ave. This new tunnel will also intersect the existing tunnel that runs from the Ford Building south to the State Office Building/Capitol Building connector tunnel.

Impact on Agency Operating Budgets (Facilities Notes)

The cost of bond interest over 20 years and depreciation over 30 years will be recovered through lease rates to tenants in all buildings on the Capitol Complex tunnel system.

Previous Appropriations for this Project

None

Other Considerations

None

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