Preliminary Pre-Design

MOCA

State of Minnesota
New Legislative Office Building
Real Estate and Construction Services

2013 Preliminary
Pre-Design
May 8, 2013
Final Draft

PRELIMINARY PRE-DESIGN
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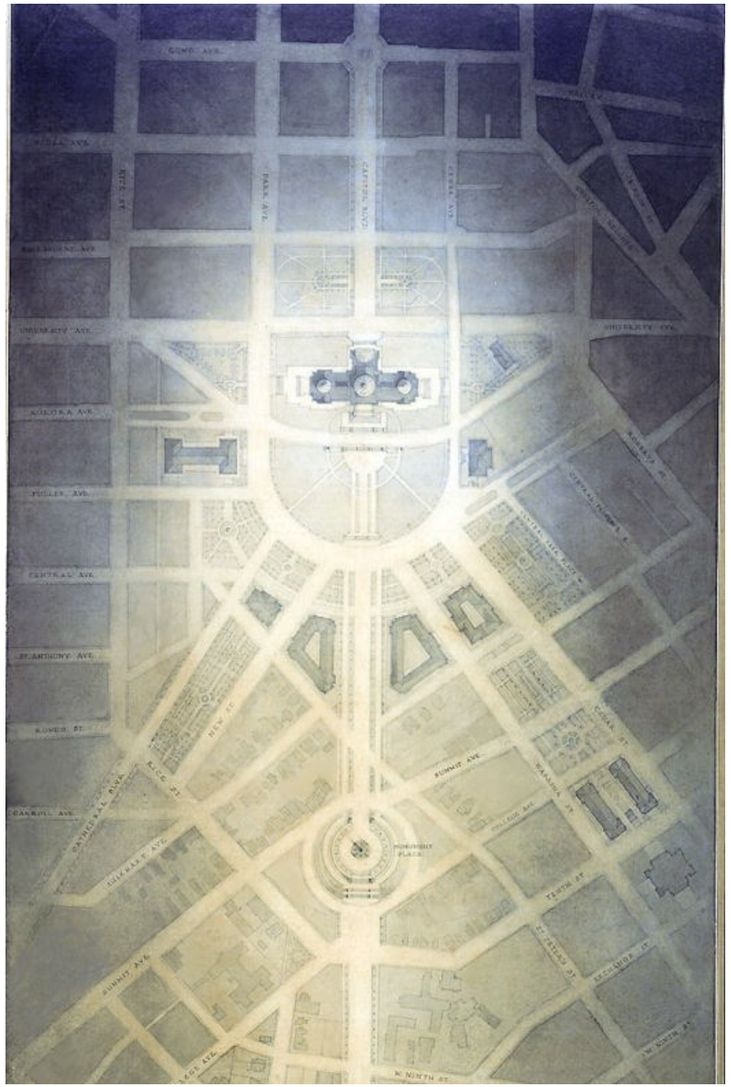
Implementation Statement

These are Preliminary Pre-design documents and they are not intended to be a complete set of pre-design documents, which will be developed and completed by the architect of record (AOR) hired by the State of Minnesota for this project.

What this package of preliminary pre-design documents are intended to do is to provide the fundamental groundwork required for those who are charged with making the final decision, as to scope, cost, schedule and location for a new legislative office building and associated parking should the determination be made to proceed in this direction.

Once the fundamental decisions have been made the AOR will be asked to complete the formal pre-design. To that end, sections may be left blank for the AOR to complete, while other sections of the document will provide a more complete analysis.



PRELIMINARY PRE-DESIGN

5/9/2013

SECTION 1: PREDESIGN SUMMARY STATEMENT

1.1 Summary Narrative

In 2011 the Capitol Preservation Commission stated that their Guiding Principles for the Capitol restoration were:

- To respecting the Architectural Integrity of the Cass Gilbert design
- To improve the functional relationships of the spaces for the legislature, executive and judicial branches of government.
- To provide for accessibility, life safety and mitigate security vulnerabilities.

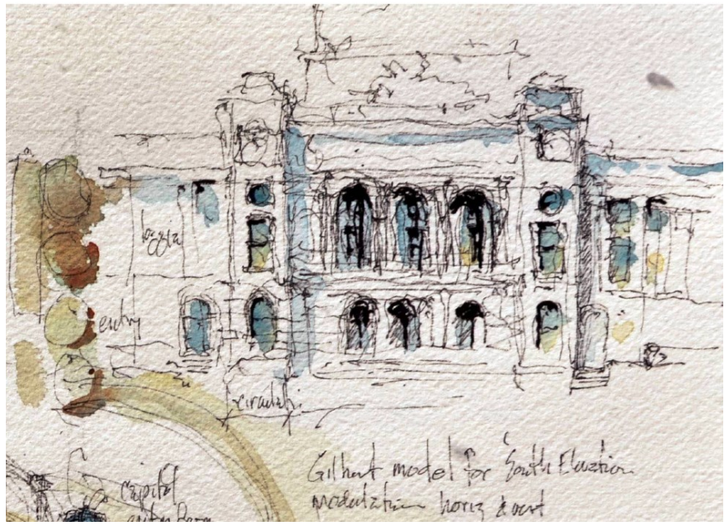
During Capitol Restoration planning, the preservation commission requested the project team to review multiple space planning scenarios for the Capitol Building, including but not limited to, the following: 1) all offices for Senators in the Capitol Building; 2) all offices for Senators out of the Capitol Building; and 3) Senate leadership in the Capitol Building.

Capitol Planning studies have demonstrated that it is highly impractical for the Capitol to hold all 67 Senator, Professional Staff and Support Staff.

Additionally, there is a need on the Capitol Campus for a couple of large (200 and 300 seat) hearing rooms that can provide for overflow and for other legislative and non legislative functions.

Upon review of the above space planning scenarios for the Capitol Building, House and Senate leadership sent a letter to the Governor and the Commissioner of Administration requesting consideration be given to a new legislative office building for all senators. Based on discussions with leadership, this study contemplates a new legislative office building to accommodate approximately 35 to 37 Senators, Professional Staff, and Support Staff. Committee Rooms will likewise be provided to offer to the pubic more overall accessibility to the hearings and to accommodate several overall needs that are experienced by both the House and the Senate.

It should be mentioned that a new legislative office building would result in the Senate vacating the State Office Building. This space would be repurposed back to the House.



1.2 Building Project Data Sheet

General Information

Name of Project:	New Legislative Office Building
Agency:	Real Estate and Construction Services and the Department of Administration
Project Location:	Saint Paul Minnesota, Capitol Campus
Building Occupancy:	By General Office B Occupancy – To be completed by the AOR
Primary Space:	General Office, Meeting Room, Mechanical Spaces, and Storage,
Building Size:	154,726 GSF
Number of Stories:	4 Levels above ground and 1 Occupied level below ground

Square Footage per floor

Basement	37,726 GSF
Ground	30,000 GSF
First	30,000 GSF
Second	30,000 GSF
Third	27,000 GSF
Total Square Footage	154,726 GSF – See Space Program Section 4.2

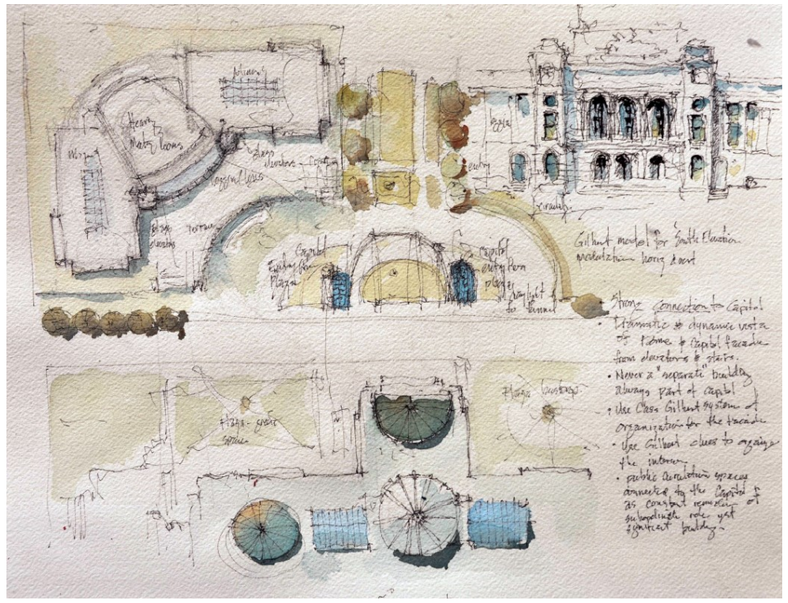
Space Efficiency

Usable vs. Circulation/Mechanical etc. is approximately 60%

Office Space

Typical Workstation Size is approximately 100 net square feet

Typical Senator Office Size is approximately 192 net square feet



North Site Size, # of Acres and Parking:

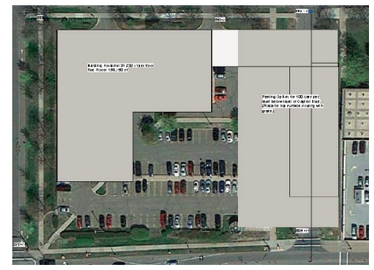
Number of Acres:	2.26 (lot B)
Site Parking:	CAAPB Parking Requirement for 154,726 GDF at 3/1000 GSF = 462 Cars
Spaces Below (Lot B)	250 stalls located on two below grade parking decks under Capitol Blvd. and part of the Lot B site. Which will accommodate all Senate parking on Aurora, Lot B, Lot N, and Lot O.
Spaces Above (Lot C)	730 stalls can be accommodated above grade behind Ford Building one block west on Lot C

- 212 Stalls would be for occupants of the New Legislative Office Building, per zoning requirements
- 110 Stalls would replace existing stalls on Lot C
- 408 Stalls would be available to address parking needs on the Campus for employees and the Public

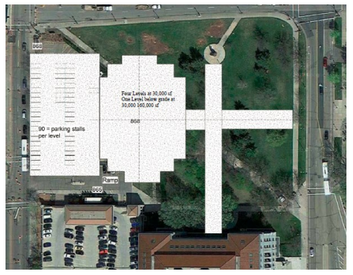
West Site Size, # of Acres and Parking:

Number of Acres	2.04 (Lot D, 1.03 Acres and Area West of Leif Erickson Park, 1.01 Acres)
Site Parking:	Parking Requirement for 154,726 GDF at 3/1000 GSF = 462 Cars
Spaces Below	180 stalls located to the west of the proposed building in Lot D. Which will accommodate all the Senate Parking on Aurora, Lot AA, Lot D, Lot N and Lot O.
Spaced Above	700 Spaces can be accommodated above grade on Lot AA across Rice Street to the west

- 282 Stalls would be for occupants of the new Legislative office building, per zoning requirements
- 132 Stalls would replace existing stalls on Lot AA
- 286 Stalls would be available to address parking needs on the Campus for employees and the Public



North Site (Lot B) Building location and Below Ground Parking Structure to the East



West Site, North or State Office Building. Building Location and Below Ground Parking Structure to the West.

Construction Types

Roofing Type:	To be provide by Architect of Record (AOR) in the final pre-design.
Exterior Wall Type:	To be provided by AOR in the final pre-design.
Interior Wall Type:	To be provided by AOR in the final pre-design.
Structural Systems:	To be provided by AOR in the final pre-design.
Mechanical System:	To be provided by AOR in the final pre-design.
Fire Protection System:	To be provided by AOR in the final pre-design.
Electrical System:	To be provided by AOR in the final pre-design.

SECTION 2: PROJECT BACKGROUND NARATIVE

2.1 Background Narrative

With the completion and presentation of the Comprehensive Master Plan and the appropriation of 44 million dollars, the Capitol Restoration project began. As part of the planning process the design team and the program manager explored different configurations of the Capitol. Each of these new configurations demonstrated that regardless of which organizational scheme that was decided upon there was space in the Capitol that would be displaced to another building other than the Capitol building.

Based on reviewing the different configurations for the Capitol Building, the Speaker of the House and the Majority Leader of the Senate drafted a joint letter to the Governor and the Commissioner of the Department of Administration to request that consideration be given to go outside of the original footprint of the Capitol and consider the option and cost of construction of a new legislative office building that could house the entire senate.

2.2 Operational Program Support

As part of the space planning it was clear that one plan above the others continued to develop support. This plan provided for:

- 30 to 33 Senators and their Legislative and Committee staff in the Capitol located primarily on the second and third floors of the Capitol.
- The retention of the Governor, Attorney General, House functions as well as Senate activates.
- The Secretary of the Senate and the critical floor functions in the Capitol
- Relocation to the terrace level of the Senate Research and General Council.
- Relocation of Sergeant at Arms for the Senate from where they are to a space that is more conducive to their function.

More importantly, it provided for a more organized and collegiate Senate organization by arranging the second and third floors into suites and away from individual style offices to a more open office environment.

2.3 Agency Needs Analysis

The Senate and House both are seeing larger meetings more frequently and throughout the legislative session due to more public interest in a broader range of topics. A analysis of committee meetings from around the United States demonstrates a similar pattern. It is anticipated that this demand will not diminish over time but will continue to grow. To that end, it is recommended that two of the seven new proposed committee hearing room be shared between the House and the Senate. This would suggest that the new building be located within a reasonable distance to the State Office Building where the House is currently located.

The analysis of space for the Senate and for the proposed new legislative office building has been delineated in the space program included in this document.

SECTION 3: AGENCY / ORGANIZATION PLANNING

3.1 Agency

This Section of information is used as backup documents to support and inform other Sections of the Predesign.

Comprehensive Master Plan and the Design Scoping Workshops:
Per the direction of the Capitol Preservation Commission, the Capitol Comprehensive Master Plan that was developed by MOCA in 2011 was specifically focused upon the restoration of the Capitol building and did not suggest the addition or development of a new legislative office building.

The number of offices and staff for all 67 senators have never fit into the Capitol and the Capitol committee room were not designed to handle the size of the public that is gathering today to attend controversial hearings. The building that Cass Gilbert design does not have the space that can even accommodate a moderate sized committee hearing room of 150 to 175 people. In addition to these challenges, Media Services and other Senate office staff functions are working in spaces that were never designed for them and not properly organized.

Therefore, it has become imperative that a new plan for how the Capitol will be organized had to emerge. In working with Senate Leadership it was determined that a more collaborative and connected Senate needed to be organized.

Senator Offices needed to located in a suite configuration where collaboration and access to needed services was designed into the space.

Staff organizations needed to be designed to support their functions and in some cases those spaces have specific and technical requirements that must be better handled for the future.

Committee hearing rooms and meeting rooms in general must be designed and organized to accommodate the size of audiences that are now and in the future will attend hearing and these rooms need to provide for technology beyond what they currently provide.

On the following page we have provided for the architect of recorded a series of organizational charts that describe how the Senate is organized and what needs to be considered in the new building. These consideration also include the following organizational elements:

Site Selection:
There are two sites that have been identified as possible site locations for the new legislative office building. These sites have been evaluated and reviewed. A full analysis can be found in **Section 5.1 “Site Selection”.**

Technology Plan:
The architect of Record, once selected, will complete the Pre-design phase of the Technology Plan and will comply with this requirement. More about this requirement can be found in **Section 4.5 “Technology Plan”.**

Historic Documentation:
Historically, the most consistent driver of change in moving and relocating different agencies, commissions, executive offices, the judiciary, and the legislature, has been the need for more space.. Past relocation efforts are laid out in detail in **Section 4.4 “Precedent Studies”.**

Disposal of State Owned Buildings:
No buildings are anticipated to be demolished in the construction of the New Legislative Office Building, regardless of site selection.

Stakeholders:

Many different Agencies and offices will have an interest in this project. Those that have been identified to occupy the building are those who use Senate Hearing Rooms, Senate Offices with Staff, Journal Production Offices, Fiscal Services Offices, Index Offices, Media Services Offices, Senate Information Services, Senate Sgt. At Arms Offices, and Senate Minority Research.

Impacts:
Operations: The architect of Record, once selected, will complete the Pre-design phase of the O&M work and will comply with this requirement. More about the requirements can be found in **Section 4.7 “Operations and Maintenance”.**

3.1 Organization Planning

The primary tenant of the New Legislative office building is the "Senate". The Senate is broken into two primary groups and then several sub groups as follows:

Senators
There is 1 Senator that is elected to from each of the 67 Senate districts. They have been elected to serve and represent the people of the State of Minnesota. They are typically in two caucuses; the DFL (current Majority) and the Republican (current Minority). They each have Leadership positions, elected from the body to represent the caucus.

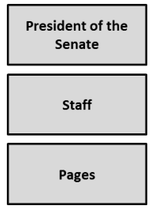
To Support the elected official (67 Senators) there are two structures:

- President of the Senate
- Senate Committee Structure

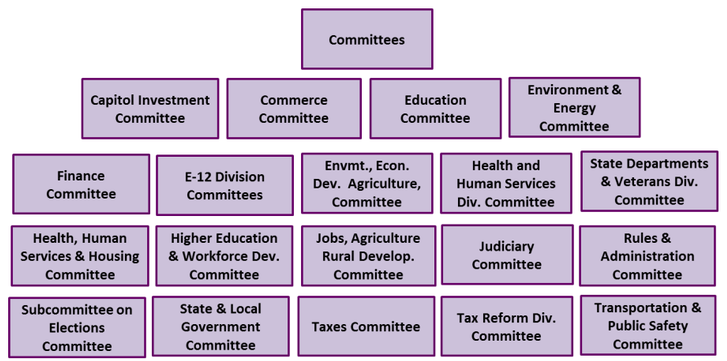
Senate Professional Staff
The professional staff or fulltime staff is broken into the three groups:

- Secretary of the Senate
- Senate Council, Research and Fiscal Analysis
- Senate Majority and Minority Research

There are 67 Senators and they are all organized by both Senate District (not Shown) and Committee Assignment. Each Committee and each Senator has support Staff

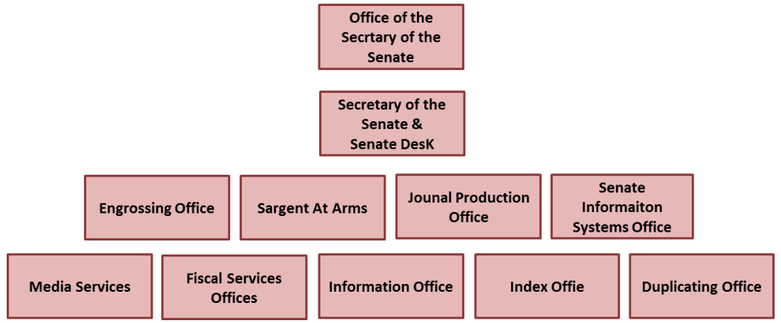


President of the Senate Organization

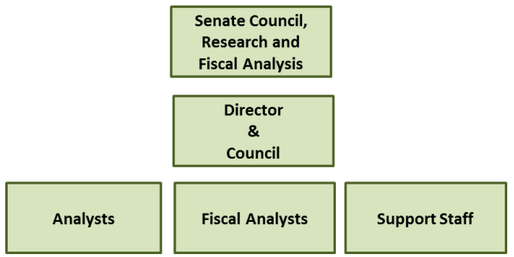


Senate Committee Organization

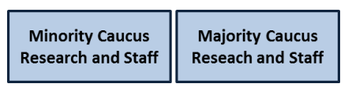
Senate Professional Staff is organized as shown below



Secretary of the Senate Staff



Senate Sargent at Arms Staff



Senate Majority and Minority Staff

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SECTION 4: PROJECT DESCRIPTION

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4.1 Architectural Program

The New Legislative Office Building is intended to address the following space needs. The project will provide for:

- Needed space to house the majority Senators and their immediate staff in one location.
- Needed space to house the Secretary of the Senate, Media and other Senate support functions and staff.
- Larger Committee Hearing and Meeting spaces that will more appropriately accommodate the growing demands of the public for participation in the legislative process.
- Parking consolidation from around the Capitol.
- Public events space and swing space for future renovation needs to be provided due to the ongoing needs and demands from both the public and the needed renovations over the next several years.

New Building Program

	Square Feet	Numer People	Audeance	Sq. Ft./person	Number of RM	Total	Subtotals	In Capitol
Senate Hearing RM.								
Small	2,500		100	25	0	0		7
Medium	3,125		125	25	3	9,375		
Large (1=Senate Chamber)*	5,000		200	25	3	15,000		
Ex. Large (1=House Cham.)*	7,500		300	25	1	7,500		
Technology & Equipment RM.	75				7	525		
Total (includes 20% circulation for assembly spaces)							38,880	
Senate Offices								
Senators Offices	192	34	4			6,528		33
Staff Legislative Assistant	80	34				2,720		37
Staff Committee Assistant	120	0	2			0		23
Seating	144		4		18	2,592		
Conference Rooms	300		12	25	14	4,200		
Work Rooms	100				14	1,400		
Break Rooms	150		6	25	14	2,100		
							19,540	
Secretary of the Senate | Desk								
Secretary of The Senate	Capitol 2nd FL	0	4	n/a		0		1
First Assistant	Capitol 2nd FL	0	2	n/a		0		1
Second Assistant	Capitol 2nd FL	0	2	n/a		0		1
Third Assistant	Capitol 2nd FL	0	2	n/a		0		1
Executive Assistant (T)	Capitol 2nd FL	0	1	n/a		0		1
Desk Assistant (T)	Capitol 2nd FL	0	1	n/a		0		1
Seating	Capitol 2nd FL	0	0	n/a		0		4
Conference Rooms	Capitol 2nd FL	0	0	n/a		0		6
Work Rooms	Capitol 2nd FL		0	n/a		0		
Break Rooms	Capitol 2nd FL		0	n/a		0	0	
Engrossing Office								
Engrossing Secretary	in Capitol	0	0	n/a		0		1
Assistant Engrossing Secretary	in Capitol	0	0	n/a		0		1
Legislative Assistant (T)	in Capitol	0	0	n/a		0	0	2
Journal Production Office								
Director Journal Production	120	1	0			120		
Assistant Director	100	1	0			100		
Legislative Assistant (T)	80	1	0			80		
Conference Rooms	100		4	25	1	100		
Work Rooms/Space	75				1	75		
Break Rooms	75		3	25	1	75		
							550	
Fiscal Services Offices								
Fiscal Services Manager	170	1	2			170		
Payroll manager	120	1	1			120		
Fiscal Services Technician	80	1	1			80		
Human Resources	80	1	1			80		
Open office	100		0		1	100		
File	300		0		1	300		
Copy/Supply	100		0		1	100		
Conference Rooms	100		4	25	1	100		
Work Rooms/Space	75				1	75		
Break Rooms	75		3	25	1	75		
							1,200	
Information Office								
Director Information Office	in Capitol w/SS	0	0	n/a		0		1
Assistant Director Information	in Capitol w/SS	0	0	n/a		0		1
Legislative Clerk (T)	in Capitol w/SS	0	0	n/a		0	0	1

4.2 Space Needs Inventory Sheets

Senate Hearing Rooms		38,880 sf.
Senate Offices with Staff	34	19,540 sf.
Journal Production Office	3	550 sf.
Fiscal Services Office	4	1,200 sf.
Index Office	5	750 sf.
Media Services Office	11	7,690sf.
Senate Information Serv.	11	4,065 sf.
Sgt. At Arms Office	7	4,028 sf.
Senate Minority Research	12	2,530 sf.
Other General Space		17,000 sf.
Grossing (40%)		36,483 sf.
Swing Space		20,000 sf.
Total Building SF.		**154,726 GSF**

New Building Program

	Square Feet	Numer People	Audeance	Sq. Ft./person	Number of RM	Total	Subtotals	In Capitol
Index Office								
Co-Director Index	120	2	2			240		
Senior Indexer	100	1	0			100		
Indexer	80	2	0			160		
Conference Rooms	100		4	25	1	100		
Work Rooms/Space	75				1	75		
Break Rooms	75		3	25	1	75		
							750	
Media Services Office								
Director Media Services	175	1	2			175		
Director Engineering	175	1	2			175		
Producer/Moderator	100	1	1			100		
Producer	100	1	1			100		
Photographer	150	1	1			150		
T.V. Director/Editor	225	1	0			225		
Production Coordinator	120	1	0			120		
Production Technican (T)	150	3	0			450		
Assistant Photographer (T)	120	1	0			120		
Reception/seating	180		0		1	180		
Printing/Copy	180		0		1	180		
Video Streaming Room	180		0		1	180		
Engineering Work Area	300		0		1	300		
Equipment Storage	450		0		1	450		
File/Tape Storage	300		0		1	300		
sink Area/Photo Storage	200		0		1	200		
Portrait Studio w/9 foot height requiren	150		0		1	150		
Four cubicles work area for Temp Emplc	240		0		1	240		
TV Studio w/15 foot height requiements	1,100		0		1	1,100		
Studio Production control room	375		0		1	375		
Studio Vestibule	140		0		1	140		
Sound Booth	80		0		1	80		
Guest Prep Area, Green Room	120		0		1	120		
Producer control	260		0		1	260		
Control Room	300		0		1	300		
Master Contol Room	180		0		1	180		
Graphics Control Room	180		0		1	180		
Terminal Room	150		0		1	150		
K2 Video Server/Router Room	350		0		1	350		
Conference Rooms	220		6	25	2	440		
Break Rooms	220		4	25	1	220		
							7,690	
SIS Office								
Director Information Tech.	150	1	2			150		
IT Network Assistant	80	1	0			80		
ItTComputer Network Eng.	120	1	1			120		
Help Desk	80	1	0			80		
Leg Assist	80	1	0			80		
IT Network Specialist	80	1	0			80		
IT Project Specilist	80	3	0			240		
IT Systems Administrator	80	1	0			80		
IT Network Assistant	80	1	0			80		
Electronics Tech	500				1	500		
Lan Admin	200				1	200		
File Area	200				1	200		
Printing/Copy	100		4	25	1	100		
Net Work Server RM	500				1	500		
Break Rooms	150		6	25	1	150		
Work Room	100				1	100		
Training Room	875		35	25	1	875		
Small Conference Rm	150		6	25	1	150		
Large Conference Rm	300		12	25	1	300		
							4,065	

New Building Program

	Square Feet	Numer People	Audeance	Sq. Ft./person	Number of RM	Total	Subtotals	In Capitol
Sgt. At Arms Office Support	Adjacent to loading dock							
Sgt Support Offices	100	3	0			300		
Post Office/Supply	100	1	0		1	100		
Postal Sorting Area	200	1	0		1	200		
Supply Storage	1,000		0		1	1,000		
Staff Workstations	64	2	0		2	128		
A/V Equipment Stor.	100		0		1	100		
Senate Workshop	200		0		1	200		
Journal & Tape Stor.	300		0		1	300		
Furniture Storage	1,000		0		1	1,000		
Receiving/Storage	400		0		1	400		
Conference Rooms	100		4	25	1	100		
Work Rooms/Space	100				1	100		
Break Rooms	100		4	25	1	100		
							4,028	
Senate Min. Research								
Republican Cacus Chief of Staff	160	1	2			160		
Director Research	160	1	2			160		
Assistant Research Director	150	1	2			150		
Communications Director	120	1				120		
Executive Assistant	80	1				80		
Executive Assistant	80	1				80		
Researcher	100	5				500		
Legislative Assistant	80	1				80		
open Reception seating	100				1	100		
copy work area	75				2	150		
supply Storage	100				1	100		
Central Space Work Area	500				1	500		
Conference Rm	150		6	25	1	150		
Media Rooms	100		4	25	1	100		
Break Room	100		4	25	1	100		
							2,530	
Other Spaces								
Vending	200		1	200	5	1,000		
Locker Room	2,000		68	29	1	2,000		
Physical Fitness Room	2,000		1	2,000	1	2,000		
Loading Dock and Offices	2,000		1	2,000	1	2,000		
Ground Level Public Gathering	5,000				1	5,000		
Lower Level Public Gathering	5,000				1	5,000		
							17,000	
Usable Square Feet		**160**					**96,233**	
Grossing Factor								
Restrooms				5.00%		4,812		
Vertical Circulations				5.00%		4,812		
MEP				5.00%		4,812		
Horizontal Circulation				15.00%		14,435		
Walls				10.00%		9,623		
Total				**40.00%**			**38,493**	
Gross Square Feet							**134,726**	
Swing Space For Capitol and Capitol Grounds Buildings						25,000		
							20,000	
Total Building Square Footage							***154,726***	

4.3 Space Planning Principles

The Architect of Record, once selected, will complete this phase of work in Predesign. However, the Senate requested the following to be considered as Guiding Principles for the new Building:

Building siting
On either site, it is strongly recommended that all offices for senators face the Capitol.

Senate offices
Provide Meeting spaces in close proximity to Senators offices:

- 12-person capacity conference rooms
- Several conference rooms that can accommodate around 30 participants.

It is expected that some senate committee chairs will prefer to be in the new building. There should be offices for CAs that are comparable in size to those in the Capitol.

All offices will also need duplicating, recycling, supply storage space along with seating and workspace for interns.

Human Resources Director
The HR Director's office should have a private entrance. Ideally, it should be located near but not within the fiscal services office.

Staff offices
standardization of staff office sizes is requested where possible.

Sergeant at Arms
Provide a staging area for sergeants preparing for committee hearings or the floor. It should contain lockers and seating for around 16 persons.

Accommodations for disabled persons
The new building must excel in providing a comfortable and inviting places for citizens with disabilities to interact with elected officials – not just meet ADA minimum standards. The MN Council on Disabilities should be engaged from the earliest planning stages to provide insight and design oversight to optimize the building's layout and fixtures for senators, staff and visitors with disabilities.

Energy efficiency
The new building should be as self-sustaining as can be practically achieved. Active and passive solar and other strategies should be employed to reduce electricity and heating costs.

Minnesota-made
We strongly urge the greatest use of Minnesota-sourced, Minnesota-made and Minnesota vended materials and contract work as possible. These include, but are not restricted to stone, glass, windows, iron, steel, wood, solar panels, flooring, fixtures, art and decoration.

4.4 Precedent Studies

In the history of the present day Capitol Complex, the most consistent driver of change in moving and relocating different agencies, commissions, executive offices, the judiciary, and the legislature, was the need for more space.

The construction of the Minnesota Historical Society Building in 1918 (690 Cedar St.) and the State Office Building in 1932 helped alleviate some of those space constraints, but as soon as an office or room was vacated in the State Capitol it was quickly filled by another state government entity.

Additional buildings were added to the Capitol Complex in the 1950s and 1960s. This period of relocation from the Capitol of other state agencies and commissions, and for the first time executive officers, began a transition of making the Capitol less an administrative headquarters and more a center of activity related to the legislative process, including the legislative and executive branches. That trend continued through the 1970s until the 1990s as the original 1905 office spaces were converted to committee hearing rooms and spaces for legislators and their support staff.

Timeline of Capitol Tenant Occupancy and Moves
1905 – All Executive officers and a variety of commissions and boards occupy the building. Each of the five Supreme Court justices has an office on the southeast 2nd floor. Senate and House members use their desks in chambers as office space. Other entities housed in the Capitol include:

Ground Floor:
- Board of Health
- Dairy and Food Commissioner
- Labor Commissioner
- Livestock Sanitation Board
- Minnesota Historical Society
- Board of Control
- State Public Library Commission
- Sec. of the Soldier's Home

First Floor:
- State Auditor (Room 123)
- State Treasurer (Room 125)
- Secretary of State (Room 128)
- Governor's Office (Room 130)
- Attorney General (Room 102)
- Adjutant General
- Railroad Commissioner
- Insurance Commissioner
- Public Examiner

Second Floor:
- Supreme Court
- Law Library
- House of Representatives
- Senate
- Committee Rooms

Third Floor:
- Superintendent of Public Instruction
- Game & Fish Commissioner
- Boiler Inspector
- Oil Inspector
- Law Library
- Forestry Board
- Committee Rooms

1918 – Minnesota Historical Society moves out of E. Ground Floor to new building at 690 Cedar St. The Education Department is temporarily located in this same building.

1918-1919 – The Supreme Court expects to use the space vacated by MHS, but for unknown reasons at this time, other commissions and agencies move into those ground floor spaces.

1932 – State Office Building opens and a large number of commissions and agencies vacate the Capitol or move from the Old Capitol to this new building. The basement floor of the Capitol is lowered several feet to accommodate pedestrian traffic coming to and from the State Office Building tunnel and allow for the creation of office spaces.

1930s-1958 – Dept. of Transportation Motor Vehicles License Bureau is located on W. Ground Floor corridor and in Room 15 until it moves into the new Highway Department Building (DOT).

1938 – House of Representatives chamber north public gallery seating removed and converted into two floors of office space.

4.4 Precedent Studies (continued)

1956 – Highway Dept. Building built (Dept. of Transportation).

1958 – Centennial Building opened for occupancy.

1967-1968 – Administration Building is completed.

Executive Offices (State Treasurer, State Auditor) and Department of Administration move from the Capitol to the Administration Building. The Secretary of State's Office moves to the State Office Building the same year.

The Governor's Office absorbs the former Sec. of State office space (SW offices-1st Floor).

The Lt. Governor takes over the State Auditor's office space (Room 105).

A joint Senate-House Rules committee approves giving the 1st Floor East Wing over as offices and committee rooms for the Senate (Rm. 120) and House (Rm. 123 & 125) committees.

1968 – Governor Harold LeVander suggests and is met with resistance to partition off the Governor's Reception Room for additional office space.

1969-1970 – Capitol undergoes significant changes by remodeling and converting former commission and agency office spaces into committee hearing rooms.

Room 15, 112 and 118 are remodeled and become shared legislative committee rooms. Additional committee rooms are created for the House on the Ground floor and for the Senate on W. 2nd and 3rd Floors.

Rooms 107, 123 & 125 are remodeled as House Hearing Rooms.

Temporary offices (the addition of plywood and plaster walls) are constructed in the E. and N. Ground Floor corridors and allow each House member an office space in the Capitol.

Senate Minority members are housed in a plywood enclosure in the 2nd Floor Rotunda, S. Corridor (built around and in front of the south French doors).

1971-73 –1st Floor W. Wing (Governor's office, 1st and A.G.'s offices) are remodeled.

Revisor of Statutes Office is located on the Ground Floor and Basement. Rooms are provided for the media in the Basement.

1972 – Passage of the Flexible Session Amendment (which allows the legislature to set their regular session dates) begins the process of expanding legislative needs and requires finding more office spaces and support staff.

Partitions removed from 2nd Floor Rotunda, S. Corridor.

1975 – House members and Senate minority members relocate to the State Office Building.

Each Senate majority member, after space is remodeled, is provided a private office in the Capitol.

1975-76 – Lt. Governor's Office moves to Room 122.

1984 – State Office Building is remodeled (which includes new committee rooms for the House of Representatives).

The addition of hearing rooms in the State Office Building leads to House committee rooms (including 123 & 125) being turned over to the Senate to use as office and committee rooms.

Revisor of Statutes Office moves from the Ground and Basement floors to the State Office Building.

1990 – Lt. Governor's Office is incorporated into the Governor's office suites on W. 1st Floor.

1991 – Supreme Court leaves the Capitol and moves to Judicial Center.

House, Senate and Governor's Office take over the vacated Supreme Court spaces on the second and third floor.

1995 – After several years of discussion between the House and Governor's Office about space usage on the second floor (formerly Supreme Court space), and a court order to settle the dispute, an agreement between the House, Senate and Governor's Office is reached that allows:

- the governor to get office space on the W. Ground Floor occupied by senators at that time.
- the Senate receives House and Governor Office space on the 2nd Floor, S.E. Wing.
- the House retains the contested space and gets legislative funding to remodel others spaces it controls in the Capitol.

4.4 Precedent Studies (continued)

Significant Relocations from Capitol

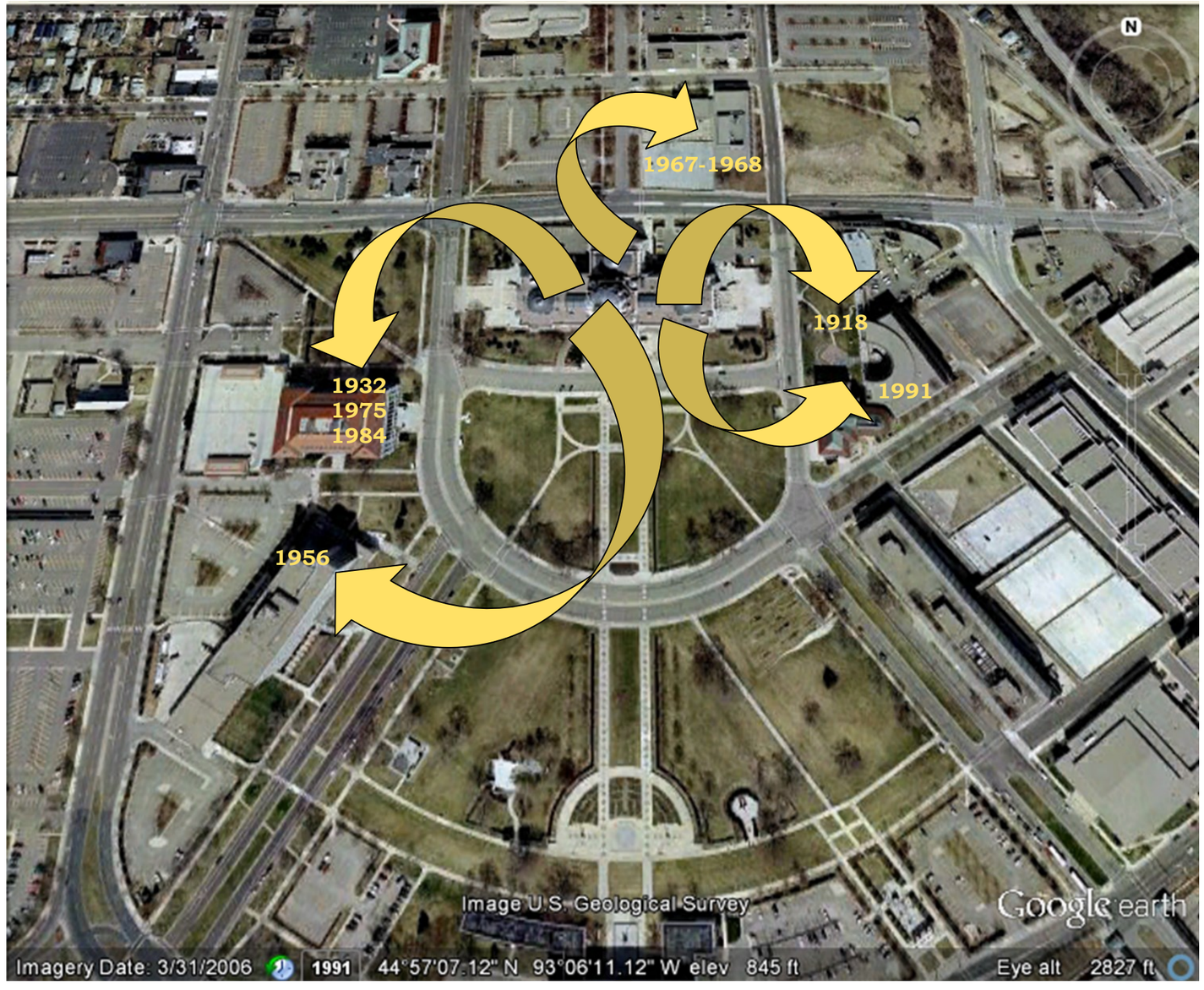
In reviewing the timeline showing some of the significant movements of Capitol occupants over time, it is clear the changes occurred due to crowding and space issues. The most logical means to attain relief in overcrowding was to build new buildings or update them, including the Capitol, as needed to accommodate the expansion of government. These buildings include:

- The Minnesota Historical Society's move out of the Capitol in 1918.
- The State Office Building opening in 1932.
- The Administration Building opening in 1967.
- The State Office Building remodeled in 1984.
- The Supreme Court moving out of the Capitol in 1991

With each successive move, the trend was to remove the state's administrative and service agencies and provide more room and spaces for legislative services and operation.

The New Legislative Office Building would bear opportunity for the Senate to consider it's overall operation as one consistent whole.

While some functions will remain in the Capitol the majority of the functions could be relocated to a new legislative office building.



4.5 Technology Plan

"A Technology Plan must be prepared and included in the Predesign submittal. Prior to submittal of the predesign document, a review of the plan by the MN.IT services is to occur. And, a letter from the State's Office of Enterprise Technology (OET) must be contained in the predesign document. The OET letter will indicate the need for and acceptance of an agency's Technology Plan for the project."

The architect of Record, once selected, will complete the Pre-design phase of the work and will comply with this requirement.

4.6 Sustainability

Sustainability and High Performance. Minnesota Statute § 16B.325 requires that the State's Sustainable Building Guidelines be applied.
Alternative Energy Sources
In accordance with MN Statute § 16B.32, Identify and include alternative energy sources and associated costs that will be incorporated into the design). A new State building must consider having two percent of its energy provided by alternative energy source. The predesign must include a written plan for compliance from the project proposer.

Heating and Cooling Systems

As required by Minnesota Statute 16B.326, predesign submittals must study geothermal and solar thermal applications as possible uses for heating or cooling for all building projects subject to a predesign review under section 16B.335 that receive any state funding for replacement of heating or cooling systems.
The predesign must include a written plan for compliance from the project proposer.
"Solar thermal" is defined as a flat plate or evacuated tube with a fixed orientation that collects the sun's radiant energy and transfers it to a storage medium for distribution as energy for heating and cooling.
Energy Usage. Include the ongoing estimated energy consumption (from all sources) and energy costs that will be incurred for operating the proposed project.

Beginning on **July 1, 2010** all Minnesota State bonded projects — new and substantially renovated — are required to meet the Minnesota Sustainable Building 2030 (SB 2030) energy standards. In lieu of the current B3 energy requirements of 30% less than current state energy code, the SB 2030 energy standard has been incorporated into the Minnesota Sustainable Building Guidelines (B3) which are also required for all state bonded projects.

SB 2030 may require either energy modeling or prescriptive energy reduction strategies on new and substantially renovated buildings to attain cost effective energy reduction standards. This may require additional design services to ensure compliance with these energy standards. In conjunction with SB 2030, it is anticipated that utility's energy conservation program incentives will be offered to help cost effectively meet SB 2030 energy standards.

General Criteria

• Construction and operation of buildings result in high levels of energy and resource usage.
Great care must be taken therefore when creating "sustainable" projects.
• Consultants shall design buildings to use resources in a way and at a rate that does not jeopardize the needs of future generations.
• Design decisions must balance economic, environmental and community needs.
• Sustainability may increase or reduce costs. Time and effort is required to make informed sustainable design decisions.
• Design decisions must consider the full life of materials including life-cycle assessment (LCA) and life-cycle cost (LCC) factors, and must also consider operating costs.
• Design decisions must be well documented since issues, suppliers, resources and product choices change frequently.
• Consultants shall use building components that are produced using reliable sustainable technology, avoiding untested systems, materials, and processes.
• The consultant shall develop and document the project using the 'Minnesota Sustainable Design Guide' as a resource, available at: www.sustainabledesignguide.umn.edu
• Note: Sustainability Guidelines will be updated periodically since issues, suppliers, resources and product choices change frequently.

Definitions

Commissioning - A systematic process for ensuring that building systems perform as efficiently as possible.

Deconstruction - The process of taking buildings / structures apart so that components can be reused or recycled.

Life-cycle Assessment (LCA) - Reviewing the full life of a product and its impact on the environment including: mining of the raw material; refining and creating a finished product; transportation to the site; installation in the project; resources used during its life; and its final disposal.

Life-cycle Cost (LCC) - Reviewing the full life cycle of a product and the cost to use it in the project including: the first cost of the product; the cost to operate and maintain it; and the cost of disposal.

Mandatory - A process or choice that must be included in the project.

Recommended - A process or choice that is not required but should be included in the project.

4.6 Sustainability (continued)

Sustainability - Using resources in a way and at a rate that allows people to meet their needs, while allowing future generations to meet their needs.

Volatile Organic Compounds (VOC) - Chemicals whose presence in the air may frequently cause poor air

quality.

Sustainability Guidelines For Renovation Projects

A. Site Issues

A.1 - Mandatory

1.1 Review site features with care. Avoid building on sites or portions of sites that tend to flood; are subject to erosion; have delicate plant or animal life; or include wetlands.

1.2 Audit the site for hazardous materials.

1.3 Prevent erosion to reduce effects on air and water quality, both on and off-site.

1.4 Reduce thermal effects generated by the building and parking design.

1.5 View and design the building and site as a whole "system".

1.6 Where existing site damage is present, reduce the need to develop additional "raw" land by repairing damage and reusing the existing site.

1.7 Remove topsoil and store for re-use.

1.8 Ensure that adequate time and space is allotted for deconstruction including removal and storage of salvaged materials.

A.2 - Recommended

2.1 Avoid building on inappropriate sites. Reduce environmental impact generated by placing the building on the site.

2.2 When appropriate, locate buildings where roads, utilities, and other services exist.

2.3 Reduce the amount of paving required for automobile use.

2.4 When appropriate, conserve natural areas and restore damaged areas to provide space for native plants and animals.

2.5 Reduce storm water runoff and increase on-site infiltration.

2.6 Reduce the amount of light leaving the site (light pollution).

B. Water Use

B.1 - Mandatory

1.1 Limit potable water use for landscape irrigation.

1.2 Design projects so that water is used efficiently thereby reducing local water and wastewater needs.

B.2 - Recommended

2.1 Design landscaping such that plants require minimal irrigation.

2.2 Design to accommodate collection and treatment of water used during the project.

C. Energy Use

C.1 - Mandatory

1.1 Design to decrease energy use and lower operating costs.

1.2 Design systems for easy operation and maintenance.

1.3 Verify that HVAC systems are designed, installed and adjusted to operate as planned (Commissioning).

1.4 Select materials that do not contribute to ozone layer damage. Support early phase out of chemicals causing ozone layer damage.

1.5 Whenever possible, use renewable technologies to reduce dependence on fossil fuels.

C.2 - Recommended

2.1 Projects should exceed the minimum State of Minnesota Energy Code requirements by 40%.

2.2 Provide a plan for ongoing review and adjustment of building energy and water use

D. Materials & Resources

D.1 - Mandatory

1.1 Design projects to accommodate recycling activities when occupied including providing appropriate storage spaces.

1.2 Review all material selections. Seek practical options to virgin or non-renewable materials.

1.3 Specify durable products or materials requiring little maintenance.

1.4 Make construction waste recycling part of the project. Minimum requirements include recycling of wood, metals, cardboard/paper and concrete.

1.5 Specify low VOC emitting materials.

1.6 Whenever possible, specify building products that have recycled content. Used salvaged materials and products when practical.

4.6 Sustainability (continued)

1.7 Whenever possible, use products produced locally in order to reduce material transport distances.

1.8 Specify reprocessed or re-blended paint products whenever practical.

1.9 Specify carpeting with recycled content and/or carpeting that is recyclable whenever possible.

D.2 - Recommended

2.1 Purchase wood products from organizations that follow sustainable forest management practices.

E. Indoor Environment & Air Quality

E.1 - Mandatory

1.1 Observe requirements listed in the DOA 'Building Air Quality Guide' available at: www.sao.admin.state.mn.us .

1.2 Include indoor air quality monitoring in the design.

1.3 Specify that the construction process does not cause indoor air quality problems in occupied spaces or adjacent properties.

1.4 Design to maximize day-lighting opportunities whenever possible.

1.5 Design so that daylight and outside views are provided to occupied spaces whenever possible.

E.2 - Recommended

2.1 Provide a reasonable level of occupant control of heat, ventilation, and lighting.

4.7 Operations and Maintenance

"Impact of the project on the agency/organization operations and budget

Documenting and incorporating maintenance requirements

Include changes in staffing levels, anticipated expenses for salaries, operations, maintenance, and utilities as a result of the project. These estimates should be amounts that are anticipated over present levels of funding. The predesign should indicate whether the maintenance and operational services are expected to be performed by agency staff or private sector vendors. Use Appendix E to record operating costs."

The architect of Record, once selected, will complete the Pre-design phase of the O&M work and will comply with this requirement.

The estimated Operating cost for the New Legislative Office building will be in the range of $10 to $15 per square feet.

4.8 Statute Requirements

Applicable Statutes for State Agency Projects Receiving State Funding

REFERENCE: Link to State Statutes: https://www.revisor.leg.state.mn.us/pubs

STATUTE Required by FUNDING RECIPIENT

1. §16B.241
Coordinated Facility Planning

2. §16B.32, Subd 1
Alternative Energy Sources

3. §16B.32, Subd 1a
Renewable Energy Sources - 2% of energy use
Solar or Wind

4. §16B.32, Subd 2
Energy Conservation Goals (may participate in Program – not mandatory)

5. §16B.325
Apply Sustainable Guidelines (B3)
when project is new building, addition, renovation greater than 10,000 sf, or adds/replaces a stand alone mech. system.

6. §16B.326
Written plan w/predesign to consider providing Geothermal & Solar Energy Heating & Cooling Systems on new or replacement HVAC systems

7. §16B.33
State Designer Selection Board

8. §16B.335, Subd 1, Notification to House & Senate Committees

9. §16B.335, Subd 3
Predesign Submittal
See Statute for exempted projects

10. §16B.335, Subd 4
Energy Conservation Standards
(Minnesota Energy Code MN Rule 7676
http://www.doli.state.mn.us/bc_energy.html)

11. §16B.335, Subd 5 & 6
Information Tech. Review by OET

12. §16B.335, Subd. 3c
Consider the use of MINNCOR products
www.minncor.com

13. §16B.35 % for Art
When considered in original legislative request; & when construction is $500K or greater

14. §216B.241 Subd 9 Sustainable Building 2030 - Energy Conservation Goals
www.mn2030.umn.edu

4.9 Specialty Requirements

There are three Specialty Requirements for the new legislative office building:

1. This is a public building and will need to provide more than the normal or average public space. The nature of these buildings where the public will gather to present their concerns to the legislature must be designed and sized to accommodate up to 300 people at one time. These spaces need to also be able to accommodate technology to present the proceedings in the various committee-hearing rooms to the public not able to attend the hearing.
2. Committee hearing rooms will need to be outfitted with specialty technology that will provide for presentations, communication media including PowerPoint and excel spreadsheets. Video displays will also need to be accounted for. Seating for the most part will be flexible and not fixed to the ground with the exception of the vary large auditorium. All committee rooms should be connected so that overflow can be moved from one location to another without delay.
3. Two of the committee hearing rooms will be design in such a way as to accommodate the House Chamber functions in one (extra large committee hearing room) and Senate Chamber functions in one of the large committee hearing rooms. These would include the ability to disassemble and reassemble the space into a chamber. Provide for voting or at a minimum some way of electronic voting. As well as a gallery space for those who wish to watch and well as a public waiting area outside of the Chamber for the public to gather and participate in the process.

4.10 Procurement and Delivery

There need for the new legislative office building is immediate due to it's coordination and integration with the Capitol Restoration. To that end, it is critical that the building be delivered to the state no later than May of 2015. This 22-month design and delivery schedule is aggressive.

The Department of Administration will need to select an alternative delivery method such as Design Build or CM at Risk to achieve this.

5.1 Site Selection

There are two sites that have been identified as possible site locations for the new legislative office building. These sites have been evaluated and reviewed based upon criteria that has been developed from:

- Historic Writing from Cass Gilbert Regarding Growth
- Capitol Area Architectural Planning and Review Board
- Discussions with the Senate and House Leadership
- Good Planning Principles.

The following analysis looked at 6 categories of focus to evaluate both sites. We used a scale of Compliance with each issue as follows:

- 0 = Non Compliant
- 2.5 = Minimal Compliance
- 5.0 = Reasonable Compliance
- 7.5 = High Compliance
- 10 = Full Compliance

5.1 Site Selection

New Legislative Office Building Site Selection Matrix

No.	Criteria	Description	North Site 1 to 10 (10=best)	West Site 1 to 10 (10=best)	Ranking Explanation
A	**Public Accessibility**	**How does the site provide for public accessibility to the following:**	**4**	**8**	
1	Light Rail	Ease of access to and from light rail	2.5	7.5	*West site has a direct access to and from light rail while the North site requires crossing of the intersection and/or tunnel access.*
2	to House members	Ease of public to access both House and Senate members	2.5	10	*The west site is located next to the State Office Building.*
3	Public Parking	Ease of access to public parking or how easy is it to develop public parking on site	5	10	*While both sites can accommodate the parking for employees, the West site is across the street from public parking in lot AA*
4	Joint Use	Ease of Joint use of Large meeting room (200 to 300 seat spaces) by both House and Senate	2.5	10	*Due to the location of the West site the ability for both bodies to share equally in the use of the joint committee rooms is higher*
5	Understanding	Ease of the public understanding where they go to visit with their senator and Representative.	5	7.5	*To best serve the public, the co-location of senate and House members on the same site or next to one another will improve the ability for public access*
6	Capitol	Ease of access to and from the Capitol Building as the peoples house	7.5	5	*Both sites have to cross busy streets and both sites will require the use of tunnels in winter months the north is closer to the Capitol and will have less of a tunnel distance.*

5.1 Site Selection

B	**Legislative Function**	**How does the site contribute to the effective and efficient running of state government:**	**8**	**10**	
1	Footprint	Does the site provide for an adequate size building foot print	10	7.5	Both sites provide for a foot print to construct the building. The CAAP Board requirement for open spaces suggests that the north site would have more area available for the foot print.
2	Height	Does the site provide for a tall enough building to capture all the square footage	7.5	10	The west site can easily accommodate the height of the building since the ground is lower in elevation than the capitol. The north site starts at a slightly higher elevation and would be more difficult to accomplish.
3	Parking Capacity	Can site house the Senate Parking needs	10	10	
4	Parking Access	Can the site accommodate the public parking or additional parking	2.5	10	The north site will not accommodate the public parking needs unless the parking is comingled with the Senate parking and a deeper parking structure is built.
5	Parking Proximity	How available is the parking to the office space of the building for the public and the occupants	7.5	10	The parking for the member and employees is the same for both the north and south, the difficulty is that the north building is not as convenient for the public as the west building is.
C	**Planning Principles**	**Does the site follow the planning principle which Cass Gilbert supported**	**6**	**8**	
1	Follow Cass Gilbert	Cass Gilbert wrote that no building should be placed on the North site	0	10	*Cass Gilbert was very clear no building directly north of the Capitol.*
2	Wedge Vista	Cass Gilbert wrote that wedge vista should be preserved to view the Capitol from University Boulevard	10	5	*The north building will be designed to reinforce the vista, while the West will impact the vista to some degree.*
3	Building height	Not more than four stories above grade	10	10	
4	Public Open Space	provide public open space that enhances the environment immediately surrounding the Capitol.	2.5	7.5	*The light rail has separated the north site from the capitol campus. By so doing it has created a situation where the open spaces is a back door or private plaza to the north building. Whereas the West building return green space to the west and east of the design retaining and increasing public open space.*

SECTION 5: SITE SELECTION AND ANALYSIS

5.1 Site Selection

D	CAAP Board Guideline	Architectural Design Criteria from the CAAP Board	8	10	
1	Create Civic Architecture	Create Civic architecture through appropriate design, quality materials and creative use of color. Materials should be constant with the Capitol Campus	7.5	10	*The West building must be designed to be a civic building while the north building disconnected by the light rail can be less than a civic building.*
2	Capitol Order	Reflect the ordering system of the Capitol Building in new construction (base, middle and top)	7.5	10	*The west building site is flat and lends itself much better to the ordered design guidelines that are sympathetic to the Capitol. Where the north is on a slope wand will compete with the hillside during the design.*
3	Scale and Massing	Be responsive to the scale of the surroundings in the scale and massing of buildings	10	10	
4	Building height restriction	Maintain building height restriction to protect the visibility of the Capitol.	10	10	
5	Building height follow contours	Develop building heights to follow the contour of the hill and step up towards the Capitol.	5	10	*The west building is lower than the Capitol and the contours will not be as difficult a challenge to accommodate and the north will.*
6	Building Groups	Group buildings around civic spaces and boulevards	5	10	*The light rail has disassociated the site from the Capitol Campus, therefore the open space and the boulevards are less reinforced do to the disassociation.*
7	Building Edges	Locate new buildings to form edges of open spaces and streets	10	10	

5.1 Site Selection

8 Pedestrian Entrance	Emphasize major pedestrian entrances with ceremonial architectural treatments	2.5	10	*the west building has a entry that is easily aligned with the center axes of the Capitol and respects the north south axes of the SOB. The North building because of the site is not able to accommodate this request very well.*
9 Adaptable Spaces	Design Facilities that are adaptable to changing needs	10	10	
10 Natural Light	Design for natural light into lower-level courtyards and provide weather-protection.	7.5	10	*With the need to park as many cars below grade as possible to accommodate the north site it will struggle to provide lower level courtyards*
11 Visual Axes	Provide special architectural features at corners and visual axes	7.5	10	*The axial relationships will be stronger with the west site and the relationship to the Capitol.*
12 Entries	Orient entries to public open space	7.5	10	*The west site has the ability to create an entry that is directly off the public open space that is in front of the building. While the north building can create the open space in what will be considered behind the building.*
13 Transparency Total	Where building front sidewalks, encourage transparency to provide pedestrian orientation.	7.5	10	*Due to the flat site and the site orientation the ability for transparent design is much easer accomplished with the west building*

5.1 Site Selection

E	**Sitting of Buildings CAAP Board Guidelines**	**Support the concept of civic design and a cohesive Capitol Campus in the siting of buildings.**	**5**	**6**	
1	Accommodate Agency needs	Accommodate agency needs in the Capitol Area and Capitol city for a balanced approach that unites the Capitol with the city	7.5	10	*The light rail has disassociated the site to the north. Thus the campus will be enhanced by the development of the west*
2	Legislative Building near Capitol	Build future building that directly serve the legislature, judiciary, executive and elected policy-makers near the Capitol Building	7.5	5	*the distance from the north building to the capitol is less than the west site.*
3	Near Mass Transit	Site state buildings for convenient access by citizens, located near mass transportation systems and grouped in such a manner that ride-sharing programs ca be instated.	5	10	*The west site is directly south of the new light rail station while the North building is with in a five minute walk.*
4	Limited Public Access	Locate facilities with limited need for public access on sites that are least prominent.	2.5	10	*The west building site is a very prominent site and the senate building is a very public building. The west site, while across the light rail would be better served for a limited public access building since it is by disassociation a less prominent site.*
5	Redevelop service parking lots	Redevelop under-utilized surface parking lots on the periphery of the Capitol Campus for new State office Buildings and civic spaces, or consolidate when possible into structured parking	10	10	

5.1 Site Selection

6	Reconcile city and campus grid	Relate development to the adjacent street grids, neighborhoods and districts to reconcile the meeting of two of the city's grids in the east campus.	0	0	*Not applicable*
7	promote infill	promote infill on those blocks immediately surrounding the freeway.	0	0	*Not applicable*
	Total				
F	**Additional Considerations**	**Typical Planning considerations site selection**	**9**	**5**	
	Zoning	Does the site follow CAAP Board Zoning equipments	10	0	*The CAAP board call for a building where the north site would locate a building while the west site is considered a non-buildable green space. The West site would have a great tendency to keep traffic out of the capitol campus and on Rice street. Whereas the North building will be accessed heavily by ML King thereby continuing to run traffic through the campus.*
	Traffic Impact	Reduce Traffic on Capitol Campus	7.5	10	

5.1 Site Selection — North Site Option 1

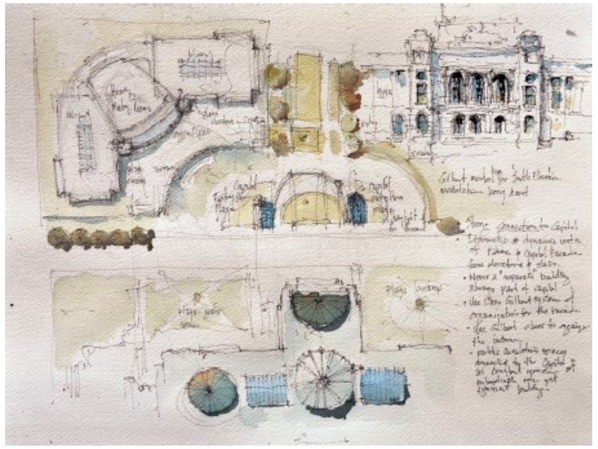
Site Location and Orientation - the North Site is located between Sherburne Ave to the North, Capitol to the East, MLK to the West and University and the Light Rail to the south.

The original connection to the Capitol Campus from this site was down Capitol Boulevard which provided a view to the Capitol ending at the north entrance to the Capitol. While the view corridor exists the access has been severed by the new Light Rail transit line that runs down University effectively changing the terminus to a dead end on the north side of university. With this the main connection to the capitol is more visual or to the west along MLK leading one to the West entry of the Capitol.

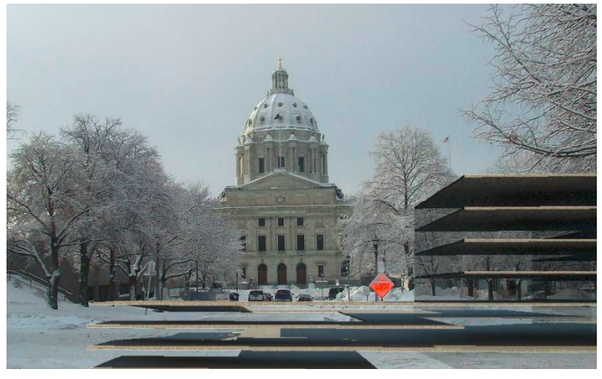
With this change in orientation and connection the development of a plaza just north of University and on axis with the capitol will be critical to maintain the visual connection with the Capitol. Additionally this plaza will preserve the view corridor which Gilbert felt was very important from this side of the Capitol.

The New Legislative office building should them be sited to take full advantage of the visual connection to the capitol by locating it on the north west corner of the site in an “L” shaped configuration. The Center portion of the building should be focused on providing the pubic spaces and should be organized as Gilbert did the capitol around the rotunda and the view to the south. The new building view should be toward the capitol across the plaza.

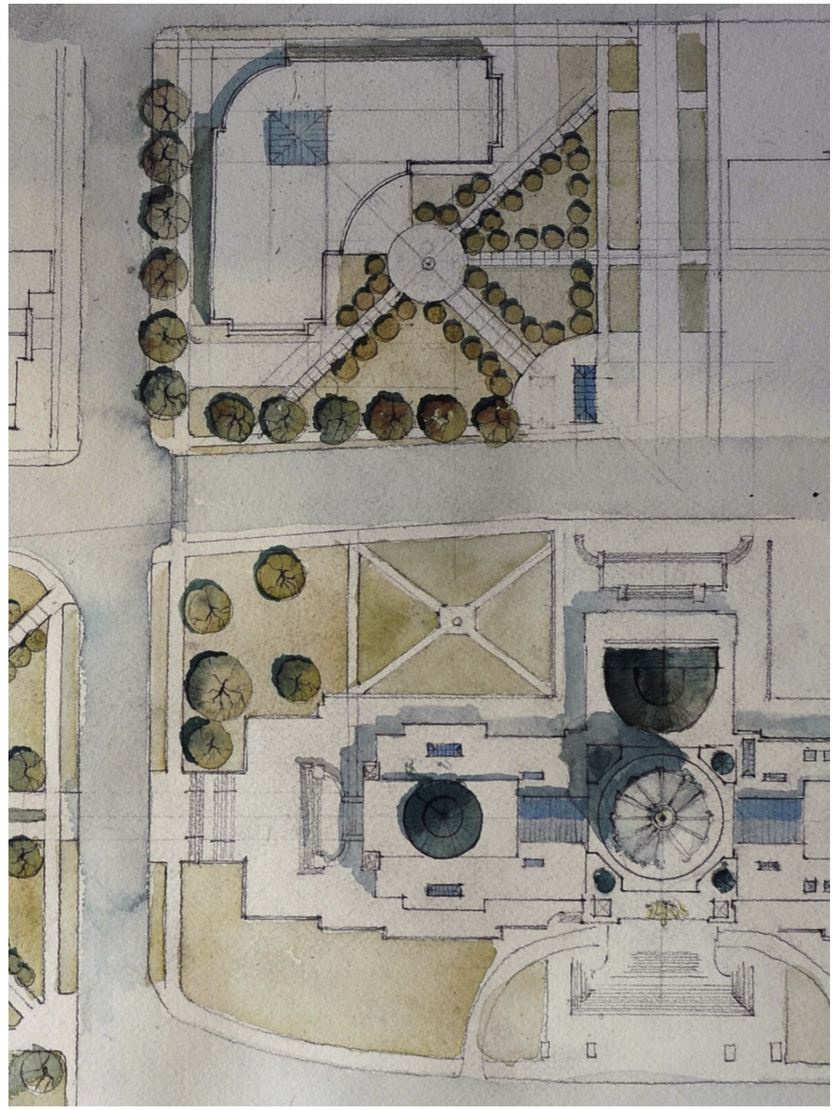
Parking should be designed to be completely below ground (under the Plaza) and should not interfere with the pedestrian use of the plaza. Which should be designed as great outdoor public space.



Design Guidelines for the New Legislative Office Building North site. Which Reference Cass Gilbert and his organization of elements



View corridor looking south towards the Capitol down Capitol Bullard as designed and planned by Cass Gilbert.



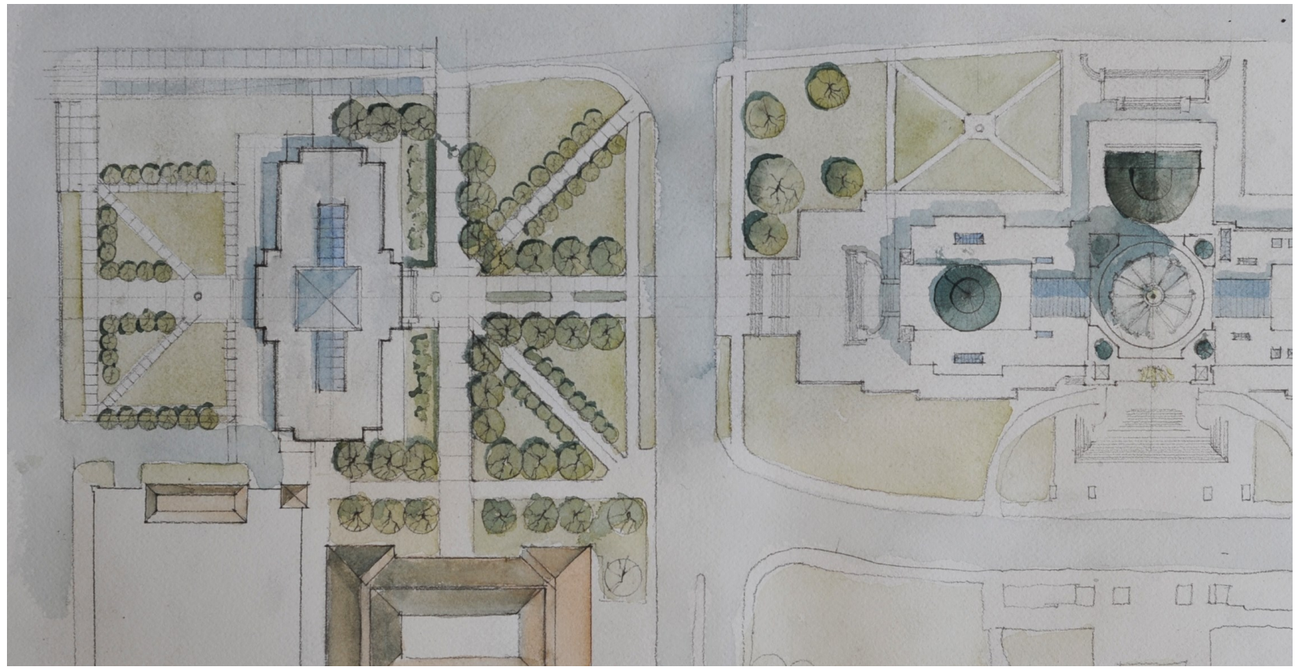
5.1 Site Selection — West Site Option 2

Site Location and Orientation - the west site is bounded by University and the Light rail to the immediate North, Rice to the West, MLK and the Capitol to the East and the State Office Building to the South.

The building is set back from MLK to the west side of the center axis of the State office building and is centered on the east west axis of the Capitol. This orientation is critical to the preservation of the green space and the triangle which cuts across the site from university south revealing the capitol. The location of the building is outside of the green space which is now defined by the end of the Light rail station on the east. Additionally the orientation and placement of the building to the west reinforces the placement and building edge of the judicial complex on the east side of the Capitol. Thereby framing the Capitol between to edges as called for by the CAAP board guidelines.

The placement of the building also provides for an increased green space or pubic plaza above the below grade parking to the west and boarded by Rice. This plan and placement increases the amount of green space on the Capitol ground due to the removal of at grade parking and replacing that with a plaza above the parking area. This is a net increase in green space of approximately 5,000 square feet.

The siting of the New Legislative Office building provide for improved access for the public and those with disabilities. The building is located just steps away from the light rail, bus service, and public parking. The adjacent State Office building will make it very convenient for the public coming to visit both the Senators and House members. The axis of the building is also focused on the West axis of the Capitol which will likewise improve access to the Capitol above and below ground.



SECTION 5: SITE SELECTION AND ANALYSIS

5.1 Site Selection — West Site Option 2

A new tunnel will be required for access to the New Legislative Office building to the West. This tunnel will need to provide the following:

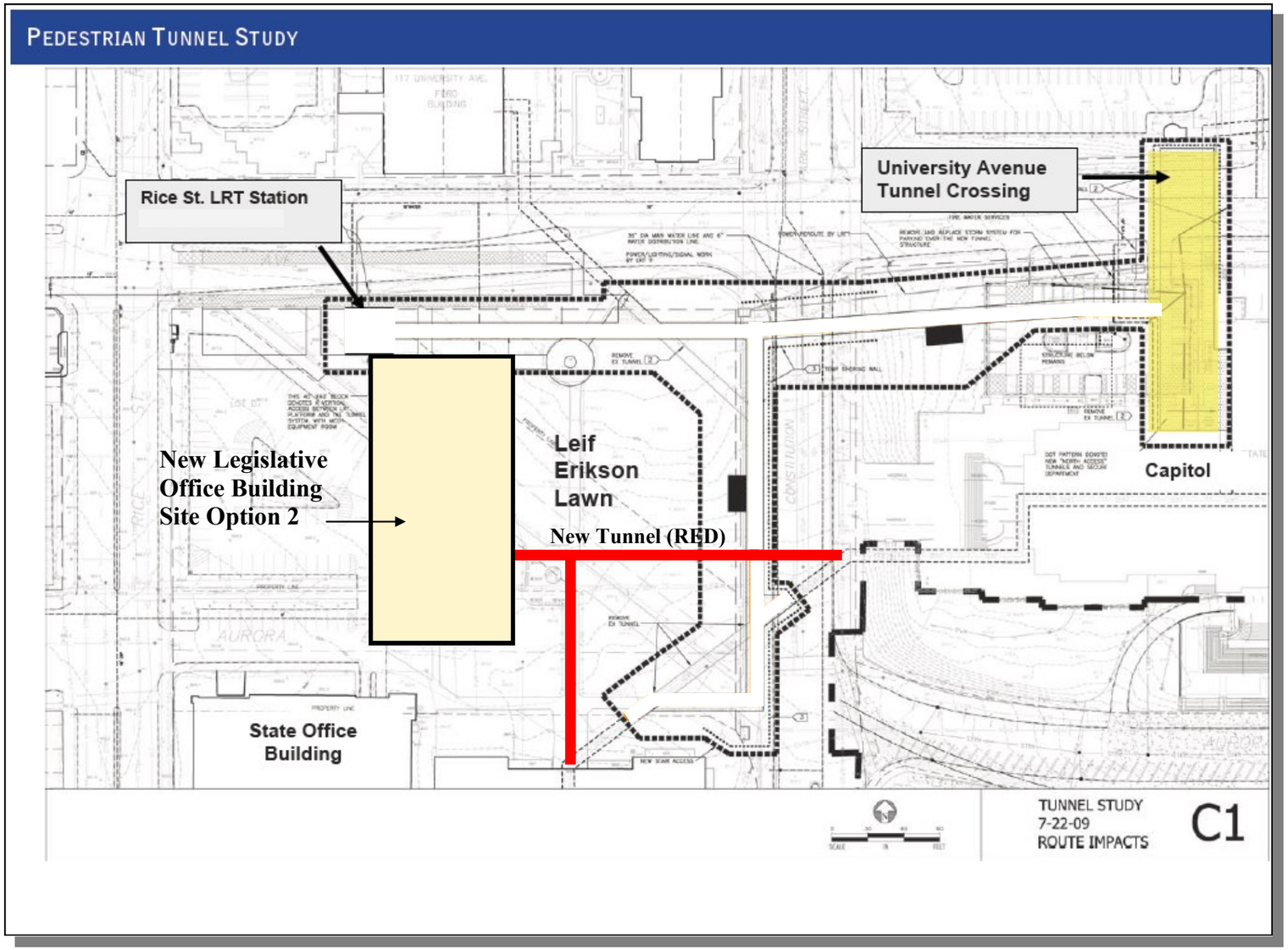
The current tunnel to the State Office Building is not ADA accessible. Due to it orientation and location, the current tunnel is competing with the natural slope of the site and the elevation of the basement of the State Office Building. This elevation difference is too great to make up with the current tunnel design.

The new tunnel will be parallel to the slope of the site and will connect to the Capitol's existing west tunnel to the south west of the stairs and Capitol Terrace. This does not physically impact the west stairs of the Capitol. The elevation difference between the Capitol and New Legislative Office Building will allow the new tunnel to be constructed to comply with ADA.

An extension from the New Legislative Office Building to the State Office Building shall be designed and built to comply with ADA Accessibility standards.

The previous study (prepared prior to Preliminary Predesign) proposed a tunnel to the north from the LRT Station to the newly completed north tunnel that crosses University. The New tunnel (shown in RED) would provide a shorter, less expensive tunnel that will also provide direct access to the two buildings.

Access from the Rice Street LRT Station Tunnel to the Capitol will be through the New Legislative Office building. This will also serve as a connecter for individuals coming to the State Office Building.



Capital Expenditure

General

This budget request is based on the Preliminary Predesign prepared by MOCA and CPMI for Real Estate and Construction Services. It contemplates the construction of a New Legislative Office Building and structured parking.

The recommended method for accomplishing this work is through a Design Build procurement method due to the schedule and the need to have the building complete in the early summer of 2015. This method relies upon the selection of a team comprised of the Contractor and Architect in one selection process.

Cost Estimate (please see the attached this page)

The cost estimate for the two options has been developed based upon and determined level of quality that is a combination of "Capitol Quality" and that of a high quality office building. Both estimates have considered the sizes and spaces of the building, including such areas as committee hearing rooms, offices and support spaces. Hearing rooms for example have been estimated to include a higher level of finish, fixed or loose seating and development of millwork with regard to the legislative tables and witness desks.

Both buildings have included underground parking and above ground parking as part of the project budget. The underground parking is planned to occur within the a 20 foot high below grade floor of the office building which will also include the larger committee (auditorium) rooms. The above grade parking structures have been developed around the parking study that was provided by RECS and identified the parking options for lots associated with each of the two sites.

CONCEPTUAL
COST MANAGEMENT REPORT
MINNESOTA STATE LEGISLATIVE OFFICE BUILDING
SAINT PAUL, MINNESOTA
09 MAY 2013

CPMI

New Construction	Total SF		Unit Cost	TOTAL
NORTH PARCEL				
Building Construction Cost	154,726	GSF	$240.00	$37,134,000
Parking Structure #1, Below Grade - Stalls	250	EA	$28,000.00	$7,000,000
Site Development (Including Plaza Roof at U.G. Parking)	92,000	SF	$25.00	$2,300,000
Utilities/Infrastructure	1	LS	$750,000.00	$750,000
12' Wide Pedestrian Tunnel (North of University to LOB)	250	LF	$7,500.00	$1,875,000
Inflation to Construction Midpoint - 09/2014 (4.8%)				$2,355,000
SUBTOTAL				$51,414,000
Parking Structure #2 (Lot C), Above Grade - Stalls	730	EA	$15,700.00	$11,461,000
TOTAL NORTH PARCEL – CONSTRUCTION COST				**$62,875,000**
WEST PARCEL				
Building Construction Cost	154,726	GSF	$240.00	$37,134,000
Parking Structure #1, Below Grade - Stalls	180	EA	$28,000.00	$5,040,000
Site Development (Including Plaza Roof at U.G. Parking)	142,000	SF	$17.00	$2,414,000
Utilities/Infrastructure	1	LS	$750,000.00	$750,000
12' Wide Pedestrian Tunnel (Capitol to LOB & SOB)	450	LF	$13,500.00	$6,075,000
Inflation to Construction Midpoint - 09/2014 (4.8%)				$2,468,000
SUBTOTAL				$53,881,000
Parking Structure #2, Above Grade - Stalls	700	EA	$15,700.00	$10,990,000
TOTAL WEST PARCEL – CONSTRUCTION COST				**$64,871,000**

Tunnel Cost for West Parcel includes demolition of parts of existing tunnel and utility relocation.

EXCLUSIONS:

- Land acquisition costs or real estate fees.
- Professional design and consulting fees.
- Owner furnished fixtures, furniture, equipment and technology.
- Owner administrative and occupancy costs.
- Rock excavation for below grade parking structures is excluded.

Utilities and Tunnels have also been budgeted in the estimates based upon the unique qualities of the each site and connection to the tunnel system. In the west site option the plan is to analysis the existing tunnel in order to design and construct a fully accessible route to the new Legislative Office building, Capitol and the State Office building. Which may include the abandonment of the existing tunnel.

Finally the costs do include inflation of 4.8% to what we have determined the mid point of construction or September of 2014.

State Budget Form (See the attached this page)

The State Budget Form has been developed to include all the associated costs of the project including both hard costs (Construction related costs) and soft costs (Administration or professional services costs).

Impacts on Agency Operating Budgets

The impact of the project on lease rates will be determined as the scope, budget, and schedule for the restoration project is being finalized. This will be in conjunction with effective changes on leases in the Capitol building and the State Office Building.

North Parcel & Building without Parking Structure

Department of Administration — Project Cost

Legislative Office Building - North Parcel — ($ in Thousands)

	Project Costs All Prior Years	Project Costs FY2014-2015	Project Costs FY2016-2017	Project Costs FY2018-2019	Project Costs All Years	Project Start (Month/Year)	Project Finish (Month/Year)
1. Property Acquisition							
Land, Land and Easements Options	0	0	0	0	0		
Buildings and Land	0	0	0	0	0		
Other Costs	0	0	0	0	0		
SUBTOTAL	0	0	0	0	0		
2. Pre Design SUBTOTAL	25	150	0	0	175		
3. Design Fees							
Schematics	0	540	0	0	540		
Design Development	0	720	0	0	720		
Contract Documents	0	1,440	0	0	1440		
Construction Administration	0	900	0	0	900		
SUBTOTAL	0	3,600	0	0	3,600		
4. Project Management							
State Staff Project Management	0	35	35	0	70		
Nonstate Construction Management	0	1286	0	0	1286		
Other Costs	0	0	0	0	0		
SUBTOTAL	0	1,321	35	0	1,356		
5. Construction Costs							
Site and Building Preparation	0	500	0	0	500		
Demolition/Decommissioning	0	1,250	0	0	1250		
Construction	0	45,809	0	0	45809		
Infrastructure/Roads/Utilities	0	1,250	0	0	1250		
Hazardous Materials Abatement	0	250	0	0	250		
Construction Contingency	0	1,962	0	0	1962		
Other Costs (inspections)	0	405	0	0	405		
SUBTOTAL	0	51,426	0	0	51,426		
6. Art SUBTOTAL	0	0	0	0	0		
7. Occupancy							
Furniture, Fixtures and Equipment	0	0	3475	0	3,475		
Telecommunications (voice & data)	0	0	2700	0	2,700		
Security Equipment	0	0	600	0	600		
Broadcast Media	0	0	4000	0	4,000		
Other Costs	0	0	225	0	225		
SUBTOTAL	0	0	11,000	0	11,000		
8. Inflation							
Mid Point of Construction (mo/yr)		9/1/2014	9/1/2014				
Inflation Multiplier		0.048	0.048	0.000	0		
Inflation Cost **SUBTOTAL**		2,468	0	0	2,468		
9. Other SUBTOTAL		2,900	2,900		5,800		
GRAND TOTAL	**25**	**61,865**	**13,935**	**0**	**75,825**		

North Parcel & Building with Parking Structure

Department of Administration							Project Cost
Legislative Office Building - North Parcel With Parking Ramp							($ in Thousands)
		Project Costs All Prior Years	Project Costs FY2014-2015	Project Costs FY2016-2017	Project Costs FY2018-2019	Project Costs All Years	Project Start (Month/Year)	Project Finish (Month/Year)
1. Property Acquisition								
Land, Land and Easements Options		0	0	0	0	0		
Buildings and Land		0	0	0	0	0		
Other Costs		0	0	0	0	0		
	SUBTOTAL	0	0	0	0	0		
2. Pre Design	**SUBTOTAL**	25	150	0	0	175		
3. Design Fees								
Schematics		0	665	0	0	665		
Design Development		0	887	0	0	887		
Contract Documents		0	1,774	0	0	1774		
Construction Administration		0	1,109	0	0	1109		
	SUBTOTAL	0	4,434	0	0	4,434		
4. Project Management								
State Staff Project Management		0	35	35	0	70		
Nonstate Construction Management		0	1584	0	0	1584		
Other Costs		0	0	0	0	0		
	SUBTOTAL	0	1,619	35	0	1,654		
5. Construction Costs								
Site and Building Preparation		0	500	0	0	500		
Demolition/Decommissioning		0	1,250	0	0	1250		
Construction		0	57,366	0	0	57366		
Infrastructure/Roads/Utilities		0	1,250	0	0	1250		
Hazardous Materials Abatement		0	250	0	0	250		
Construction Contingency		0	2,425	0	0	2425		
Other Costs (inspections)		0	305	0	0	305		
	SUBTOTAL	0	63,346	0	0	63,346		
6. Art	**SUBTOTAL**	0	0	0	0	0		
7. Occupancy								
Furniture, Fixtures and Equipment		0	0	3475	0	3,475		
Telecommunications (voice & data)		0	0	2700	0	2,700		
Security Equipment		0	0	600	0	600		
Broadcast Media		0	0	4000	0	4,000		
Other Costs		0	0	225	0	225		
	SUBTOTAL	0	0	11,000	0	11,000		
8. Inflation								
Mid Point of Construction (mo/yr)			9/1/2014	9/1/2014				
Inflation Multiplier			0.048	0.048	0.000	0		
Inflation Cost	**SUBTOTAL**		3,041	0	0	3,041		
9. Other	**SUBTOTAL**		2,900	2,900		5,800		
	GRAND TOTAL	**25**	**75,489**	**13,935**	**0**	**89,449**		

West Parcel & Building without Parking Structure

Department of Administration							Project Cost
Legislative Office Building - West Parcel							($ in Thousands)
		Project Costs All Prior Years	Project Costs FY2014-2015	Project Costs FY2016-2017	Project Costs FY2018-2019	Project Costs All Years	Project Start (Month/Year)	Project Finish (Month/Year)
1. Property Acquisition								
Land, Land and Easements Options		0	0	0	0	0		
Buildings and Land		0	0	0	0	0		
Other Costs		0	0	0	0	0		
	SUBTOTAL	0	0	0	0	0		
2. Pre Design	**SUBTOTAL**	25	150	0	0	175		
3. Design Fees								
Schematics		0	565	0	0	565		
Design Development		0	753	0	0	753		
Contract Documents		0	1,506	0	0	1506		
Construction Administration		0	941	0	0	941		
	SUBTOTAL	0	3,764	0	0	3,764		
4. Project Management								
State Staff Project Management		0	35	35	0	70		
Nonstate Construction Management		0	1344	0	0	1344		
Other Costs		0	0	0	0	0		
	SUBTOTAL	0	1,379	35	0	1,414		
5. Construction Costs								
Site and Building Preparation		0	500	0	0	500		
Demolition/Decommissioning		0	500	0	0	500		
Construction		0	49,063	0	0	49063		
Infrastructure/Roads/Utilities		0	1,250	0	0	1250		
Hazardous Materials Abatement		0	100	0	0	100		
Construction Contingency		0	2,057	0	0	2057		
Other Costs (inspections)		0	305	0	0	305		
	SUBTOTAL	0	53,775	0	0	53,775		
6. Art	**SUBTOTAL**	0	0	0	0	0		
7. Occupancy								
Furniture, Fixtures and Equipment		0	0	3475	0	3,475		
Telecommunications (voice & data)		0	0	2700	0	2,700		
Security Equipment		0	0	600	0	600		
Broadcast Media		0	0	4000	0	4,000		
Other Costs		0	0	225	0	225		
	SUBTOTAL	0	0	11,000	0	11,000		
8. Inflation								
Mid Point of Construction (mo/yr)			9/1/2014	9/1/2014				
Inflation Multiplier			0.048	0.048	0.000	0		
Inflation Cost	**SUBTOTAL**		2,581	0	0	2,581		
9. Other	**SUBTOTAL**		2,900	2,900		5,800		
	GRAND TOTAL	**25**	**64,549**	**13,935**	**0**	**78,509**		

West Parcel & Building with Parking Structure

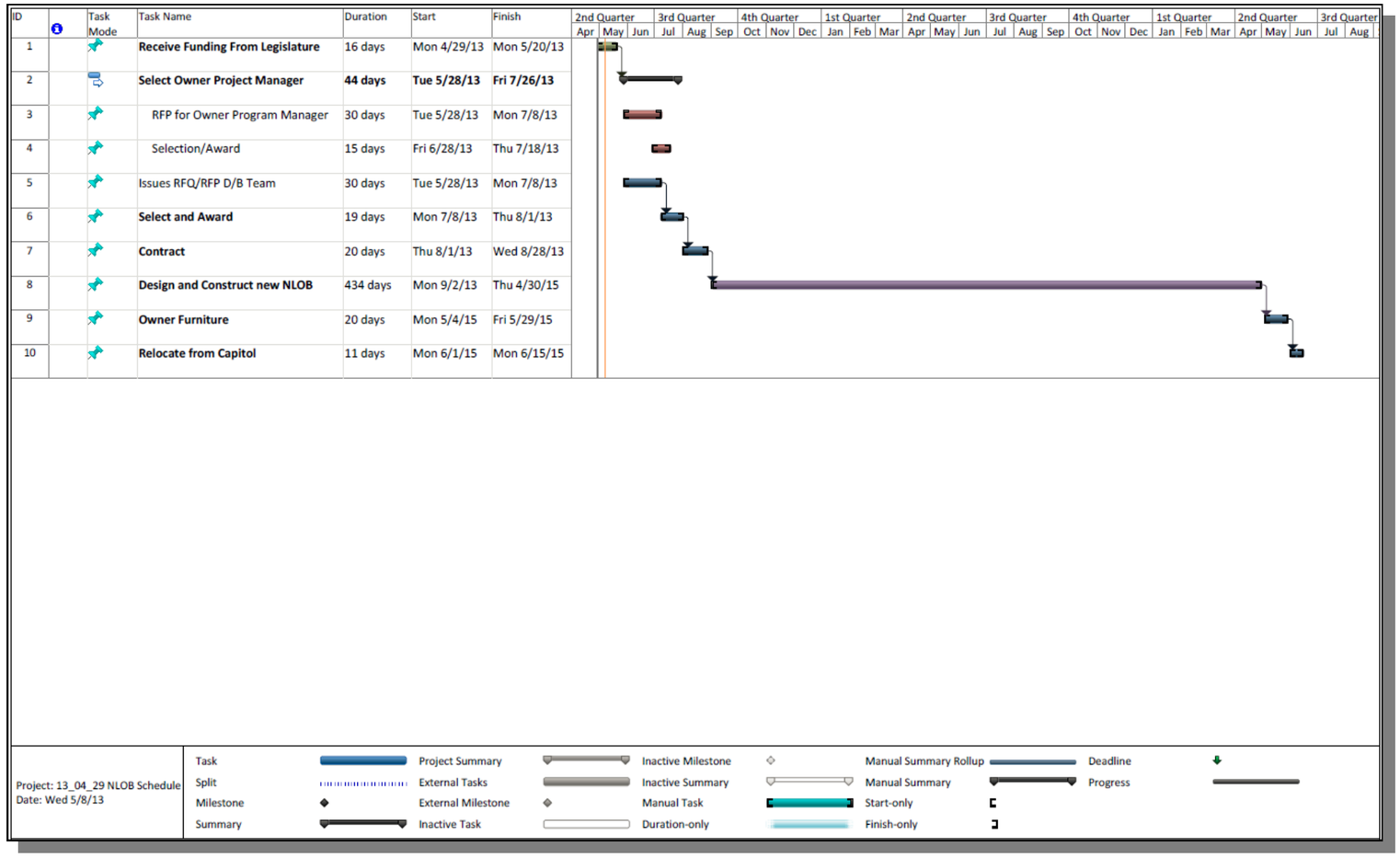
Department of Administration								Project Cost
Legislative Office Building - West Parcel With Parking Ramp								($ in Thousands)
			Project Costs All Prior Years	Project Costs FY2014-2015	Project Costs FY2016-2017	Project Costs FY2018-2019	Project Costs All Years	Project Start (Month/Year)	Project Finish (Month/Year)
1. Property Acquisition									
	Land, Land and Easements Options		0	0	0	0	0		
	Buildings and Land		0	0	0	0	0		
	Other Costs		0	0	0	0	0		
		SUBTOTAL	0	0	0	0	0		
2. Pre Design		**SUBTOTAL**	25	150	0	0	175		
3. Design Fees									
	Schematics		0	685	0	0	685		
	Design Development		0	913	0	0	913		
	Contract Documents		0	1,826	0	0	1826		
	Construction Administration		0	1,141	0	0	1141		
		SUBTOTAL	0	4,564	0	0	4,564		
4. Project Management									
	State Staff Project Management		0	35	35	0	70		
	Nonstate Construction Management		0	1630	0	0	1630		
	Other Costs		0	0	0	0	0		
		SUBTOTAL	0	1,665	35	0	1,700		
5. Construction Costs									
	Site and Building Preparation		0	500	0	0	500		
	Demolition/Decommissioning		0	500	0	0	500		
	Construction		0	60,053	0	0	60053		
	Infrastructure/Roads/Utilities		0	1,250	0	0	1250		
	Hazardous Materials Abatement		0	100	0	0	100		
	Construction Contingency		0	2,496	0	0	2496		
	Other Costs (inspections)		0	305	0	0	305		
		SUBTOTAL	0	65,204	0	0	65,204		
6. Art		**SUBTOTAL**	0	0	0	0	0		
7. Occupancy									
	Furniture, Fixtures and Equipment		0	0	3475	0	3,475		
	Telecommunications (voice & data)		0	0	2700	0	2,700		
	Security Equipment		0	0	600	0	600		
	Broadcast Media		0	0	4000	0	4,000		
	Other Costs		0	0	225	0	225		
		SUBTOTAL	0	0	11,000	0	11,000		
8. Inflation									
	Mid Point of Construction (mo/yr)			9/1/2014	9/1/2014				
	Inflation Multiplier			0.048	0.048	0.000	0		
	Inflation Cost	**SUBTOTAL**		3,130	0	0	3,130		
9. Other		**SUBTOTAL**		2,900	2,900		5,800		
		GRAND TOTAL	**25**	**77,613**	**13,935**	**0**	**91,573**		

Schedule

General

The development of the schedule has been done to interface with that of the Capitol Restoration which is currently underway. The Capitol will require swing space for each of the phases. In the first and second phase (Terrace Construction and North/West Construction) the swing space for the Governor, Attorney General, Senate and others impacted tenants can be accommodated in either state owned or lease space. At the start of the third phase (East Construction) additional swing space is required. In order to accommodate there need for swing space the new building would need to be available for occupancy (substantial completion) on or before June 1, 2015. The attached schedule provides as such.

An alternative delivery method such as design/build will need to be used to reduce the time frame for the project.



Schedule interface with Capitol Restoration

As mentioned above the development of the schedule has been done to interface with that of the Capitol Restoration which is currently underway.

The schedule to the right demonstrates how the completion of the New Legislative Office Building interfaces with the Capitol construction.

The New Legislative Office building would be ready for occupancy as the capitol enters the fourth phase of construction. This will allow the remaining occupants of the capitol to relocate to the new building as well as other permanent occupants. Freeing up the space in the capitol

On the following page the diagrams demonstrate the various occupant relocations and timing.

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Capitol Restoration**			
2		Design of Capitol	92 days	Thu 5/9/13	Fri 9/13/13
3		Construction Phase 1	210 days	Mon 9/16/13	Fri 7/4/14
4		Construciton Phase 2	449 days	Mon 1/20/14	Thu 10/8/15
5		Construction Phase 3	416 days	Mon 7/7/14	Mon 2/8/16
6		Construction Phase 4	405 days	Mon 6/15/15	Fri 12/30/16
7		<New Task>			
8		**New Legislative Office Building**			
9		Receive Funding From Legislature	16 days	Mon 4/29/13	Mon 5/20/13
10		Select Owner Project Manager	**44 days**	**Tue 5/28/13**	**Fri 7/26/13**
11		RFP for Owner Program Manager	30 days	Tue 5/28/13	Mon 7/8/13
12		Selection/Award	15 days	Fri 6/28/13	Thu 7/18/13
13		Issues RFQ/RFP D/B Team	30 days	Tue 5/28/13	Mon 7/8/13
14		Select and Award	19 days	Mon 7/8/13	Thu 8/1/13
15		Contract	20 days	Thu 8/1/13	Wed 8/28/13
16		Design and Construct new NLOB	434 days	Mon 9/2/13	Thu 4/30/15
17		Owner Furniture	20 days	Mon 5/4/15	Fri 5/29/15
18		Relocate from Capitol	11 days	Mon 6/1/15	Mon 6/15/15

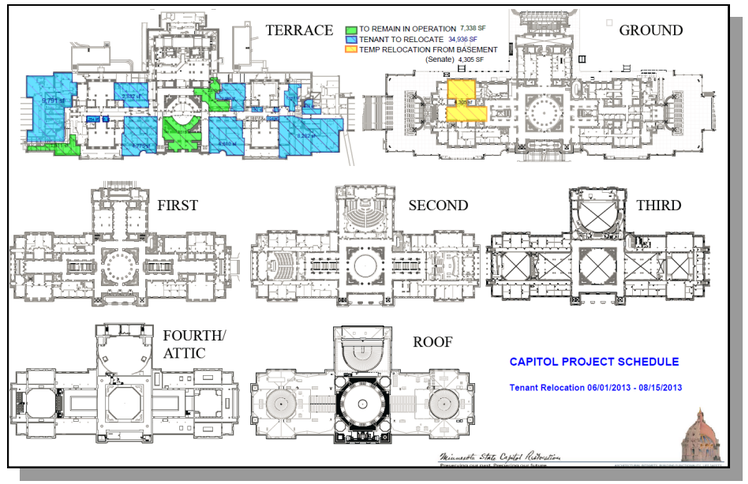
Project: 13_04_29 NLOB Schedule
Date: Thu 5/9/13

Task	Project Summary	Inactive Milestone	Manual Summary Rollup	Deadline
Split	External Tasks	Inactive Summary	Manual Summary	Progress
Milestone	External Milestone	Manual Task	Start-only	
Summary	Inactive Task	Duration-only	Finish-only	

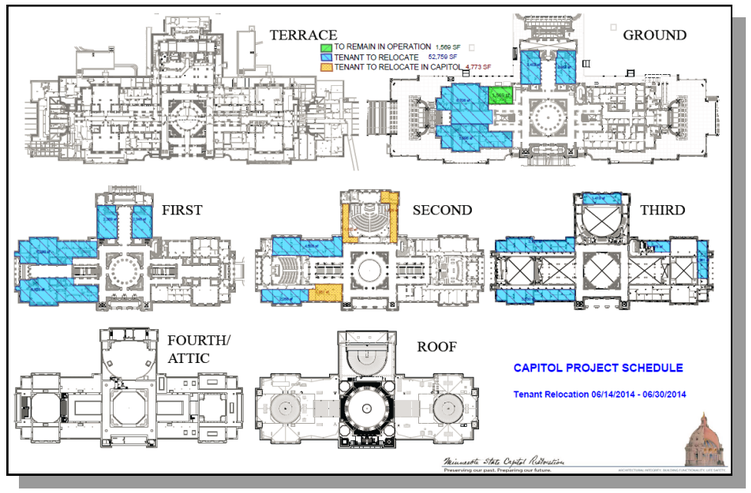
Page 1

Schedule

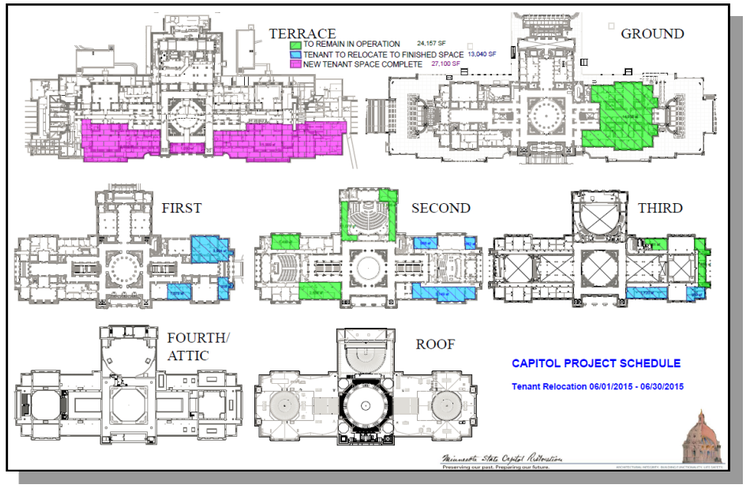
The drawings on the right show the various phases of anticipated relocation during the Capitol Restoration construction.



Phase one of the Capitol Restoration—Swing in Capitol



Phase two of the Capitol Restoration—Swing in campus buildings



Phase Three of the Capitol Restoration—Swing Space would be accommodated in the New Legislative Office building. Additionally the building tenants would with the exception of House, and executive branch tenants would be relocated to the NLOB.