



January 10, 2014

The Honorable Thomas M. Bakk, Chair  
Senate Committee on Rules and Administration  
Minnesota Senate  
226 State Capitol  
75 Rev. Dr. Martin Luther King Jr. Blvd.  
St. Paul, MN 55155

The Honorable Erin Murphy, Chair  
House Committee on Rules & Legislative Administration  
Minnesota House of Representatives  
459 State Office Building  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
St. Paul, MN 55155

**RE: Legislative Notification on Legislative Office Building and Parking Facilities**

Dear Senator Bakk and Representative Murphy:

In accordance with Minnesota Laws 2013, Ch. 143, Art. 12, Sec. 21, Subd. (e) and Minnesota Laws 2013, Ch. 136, Sec. 3, Subd. 4, this letter is for the purpose of notifying you of the program plan and cost estimates for elements necessary to complete the design and construction of the Legislative Office Building and Parking Facilities.

The notification requirements are in conjunction with Minnesota Laws 2013, Ch. 143, Art. 12, Sec. 21, which authorizes the Commissioner of Administration to enter into a lease-purchase agreement "for a term of up to 25 years, to predesign, design, construct, and equip offices, hearing rooms, and parking facilities for legislative and other functions."

The enclosed information on the project is for review and approval by the Senate and House Rules Committees as required by law to move forward with the preparation of final construction documents and delivery of the construction.

For construction related questions, please contact Wayne Waslaski, Real Estate and Construction Services at 651.201.2548.

Sincerely,

  
Spencer Cronk  
Commissioner

Enclosure (Project summary including scope, cost estimate, schedule)

c: Representative Lyndon Carlson, Chair, House Ways and Means Committee  
Senator Richard Cohen, Chair, Senate Finance Committee  
Kristin Hanson, Minnesota Management and Budget

## 1.0 Statement of Project Concept

### 1.1 PROJECT SCOPE

The project consists of the design and construction of two structures. The first structure is a new legislative office building with hearing rooms and underground parking on one parcel of land (lot B). The second structure is a stand alone parking ramp on a separate parcel of land (lot C).

#### **Legislative Office Building:**

A multi-story structure with approximately 155,000 gross square feet (gsf) of office, support and hearing rooms above grade. Below grade the office building is supported by roughly 115,000 gsf of parking and Capitol building support. The 265 parking stalls support the senators and staff located in the new legislative office building. In addition to parking for senators and staff, there will be 20 public accessible parking stalls serving the Capitol and the legislative office building. The loading dock incorporated into the design of the new legislative office building will also serve the Capitol building via the existing tunnel connection.

The site for the new legislative office building is directly north of the Capitol and west of the Administration building. The site is bound by Sherburne Avenue to the north, Capitol Boulevard to the east, Park Street to the west and University to the south. The site is currently a State owned parking lot.

#### **Parking Ramp:**

A new parking ramp will be constructed one block west of the legislative office building. This new ramp will have three structured levels above parking on grade level. This new structure is approximately 152,000 gsf and provides 474 parking stalls. This parking is intended to serve staff on the Capitol campus and provide public parking.

The site is bound by Sherburne Avenue to the north and Rice Street to the west. The site is currently a State owned parking lot.

## 1.2 COST SUMMARY

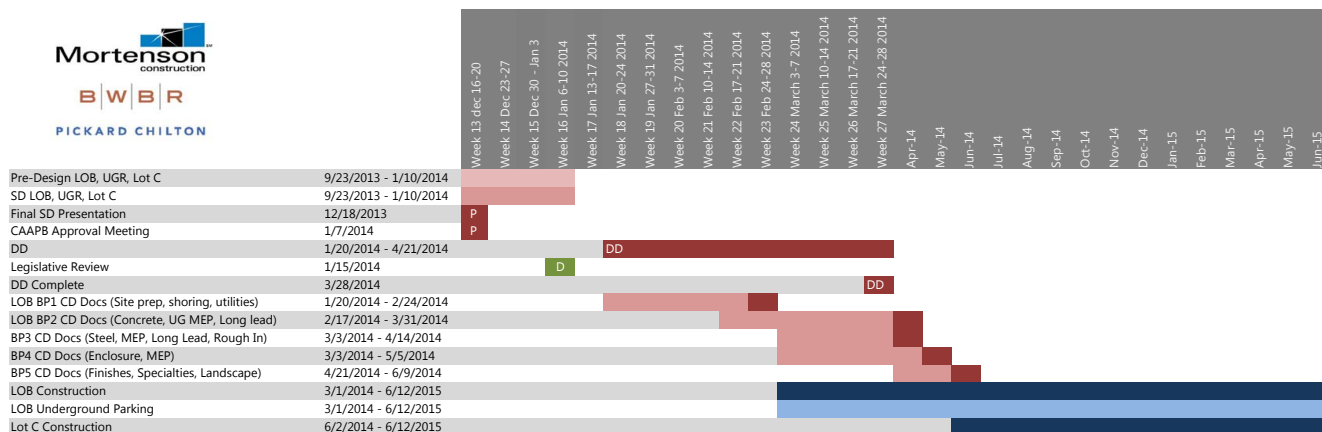
	Total	Lot B	Lot C
<b>Program Costs</b>			
Construction Costs	\$ 53,874,978.00	\$ 44,628,763.00	\$ 9,246,215.00
Contractor General Conditions	\$ 6,530,896.00	\$ 5,612,940.00	\$ 917,956.00
Contractor Fee	\$ 1,883,780.00	\$ 1,536,261.00	\$ 347,519.00
<b>Total Construction Costs</b>	<b>\$ 62,289,654.00</b>	<b>\$ 51,777,964.00</b>	<b>\$ 10,511,690.00</b>
<b>Owner Project Costs</b>			
Project Management	\$ 1,267,961.00	\$ 969,961.00	\$ 298,000.00
Architects	\$ 5,328,088.00	\$ 4,455,781.00	\$ 872,307.00
Inspections - Special construction and General	\$ 305,000.00	\$ 248,734.00	\$ 56,266.00
Hazardous Material Abatement	\$ 250,000.00	\$ 203,880.00	\$ 46,120.00
<b>Total Owner Project Costs</b>	<b>\$ 7,151,049.00</b>	<b>\$ 5,878,356.00</b>	<b>\$ 1,272,693.00</b>
<b>Occupancy Costs</b>			
Telecommunications (voice & data)	\$ 2,725,000.00	\$ 2,700,000.00	\$ 25,000.00
Commissioning	\$ 350,000.00	\$ 285,432.00	\$ 64,568.00
Security	\$ 732,000.00	\$ 600,000.00	\$ 132,000.00
Broadcast Media	\$ 4,000,000.00	\$ 4,000,000.00	\$ -
Furniture, Fixtures & Equipment	\$ 3,475,000.00	\$ 3,475,000.00	\$ -
General	\$ 225,000.00	\$ 183,492.00	\$ 41,508.00
<b>Total Occupancy Costs</b>	<b>\$ 11,507,000.00</b>	<b>\$ 11,243,924.00</b>	<b>\$ 263,076.00</b>
<b>Total Inflation Costs</b>	<b>\$ 3,041,000.00</b>	<b>\$ 2,468,000.00</b>	<b>\$ 573,000.00</b>
<b>Other Project Costs</b>			
General Expenses	\$ 1,016,039.00	\$ 829,481.00	\$ 186,558.00
Construction & Project Contingency	\$ 4,445,258.00	\$ 3,627,275.00	\$ 817,983.00
<b>Total Other Project Costs</b>	<b>\$ 5,461,297.00</b>	<b>\$ 4,456,756.00</b>	<b>\$ 1,004,541.00</b>
<b>Total Program Cost</b>	<b>\$ 89,450,000.00</b>	<b>\$ 75,825,000.00</b>	<b>\$ 13,625,000.00</b>

## 1.3 SCHEDULE SUMMARY

Design: September 2013 to June 2014

Construction: March 2014 to June 2015

Occupancy: June 2015



# 1.0 Statement of Project Concept

## 1.4 RISK FACTORS

The biggest risk factor for the project is schedule. Design Build procurement is the best method to achieve the schedule. Timely decision making will be key to project success. Other risk factors include:

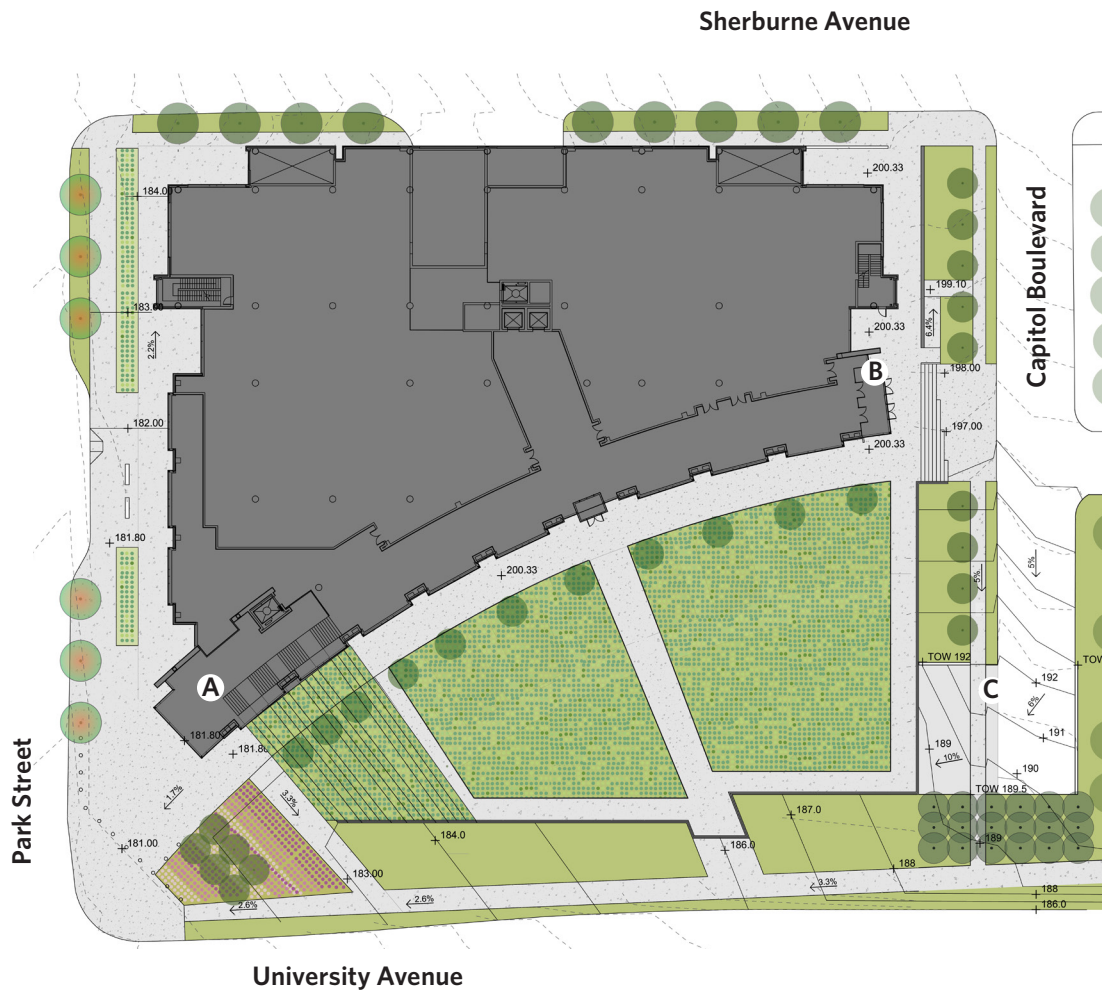
- Multiple, simultaneous project will create congestion on the Capitol Complex.
- Temporary provisions for lost parking will need to be coordinated with the State.
- Temporary provisions for the State Capitol loading dock will need to be accommodated. The current plan is to use the State Office Building loading dock during construction of the Legislative Office Building.
- Site logistics and existing overhead utilities will require detailed review and coordination.

## 1.5 BUILDING AREA TABULATION

Legislative Office Building	
Space	Area (Square Feet)
Senate Hearing Rooms	16,048
Senate Office and Support	36,608
Fiscal services	1,305
Index Office	860
Media Services	5,300
Information Services	3,995
Sergeant At Arms	3,640
S.C.R.F.A.	7,718
Majority Research	4,145
Minority Research	3,551
Human Resources	280
Information Office	200
Duplicating Satellite	639
Reference Library	371
Other Support	20,940
Swing Space	5,410
Plant Management	1,805
Subtotal	112,545
Building Multiplier	38%
<b>Total gross square feet</b>	<b>155,015</b>
Underground Parking Lot B	115,000
Lot C Parking Ramp	152,000

## 1.6 SCHEMATIC SITE PLAN

The site plan below illustrates the main entry at University and Park, loading off of Sherburne and vehicle access off of Capitol Boulevard. Vehicle access off Capitol was determined to be the best course of action at the end of schematic design. The design team is considering alternatives for access and egress from the exterior plaza and alternative planting strategies.

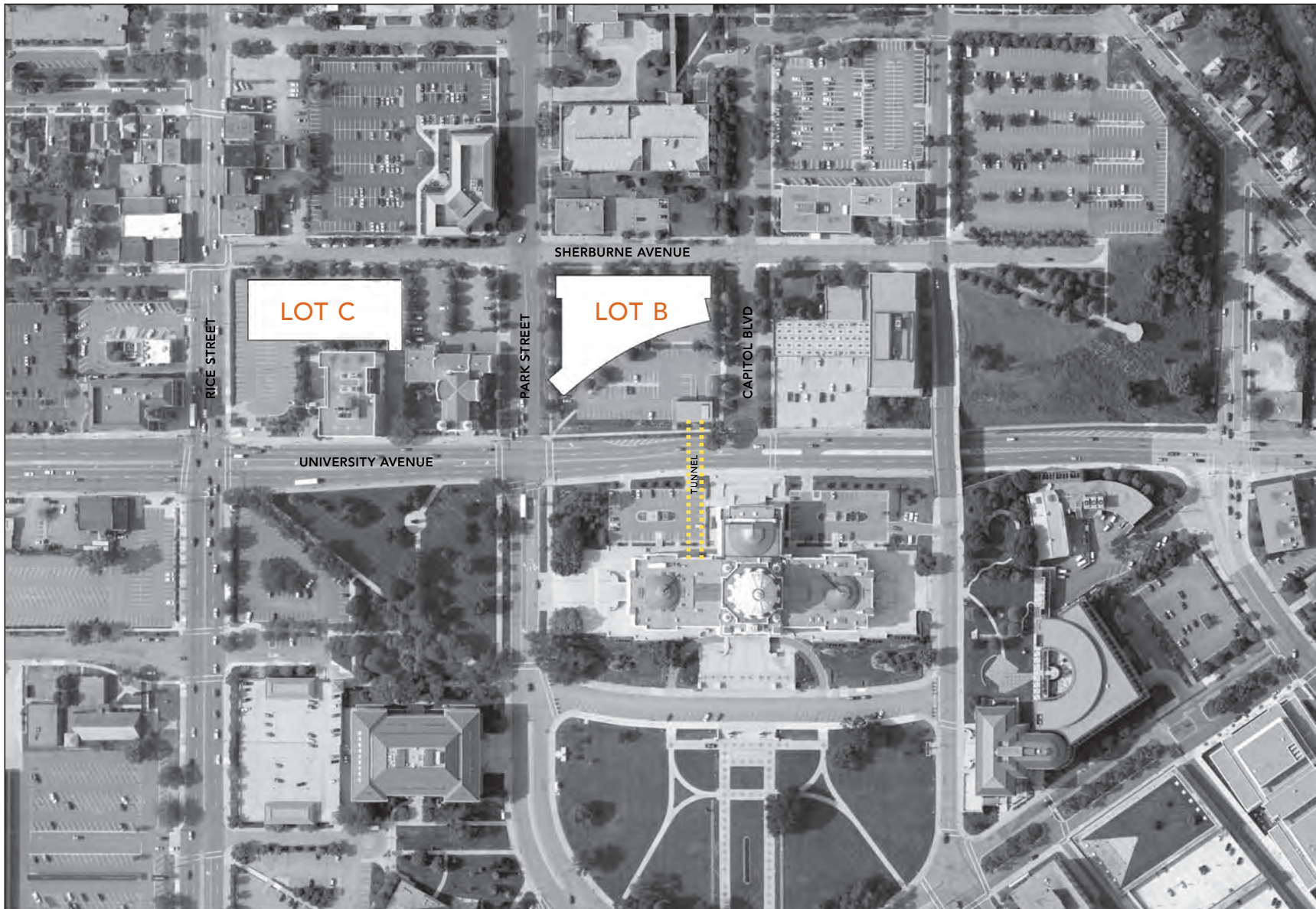


- A Primary Pedestrian Entry
- B Secondary Pedestrian Entry
- C Vehicle Entry

# LEGISLATIVE OFFICE BUILDING

SENATE COMMITTEE ON RULES & ADMINISTRATION





# LANDSCAPE SITE PLAN





LEVEL B  
BASEMENT LEVEL



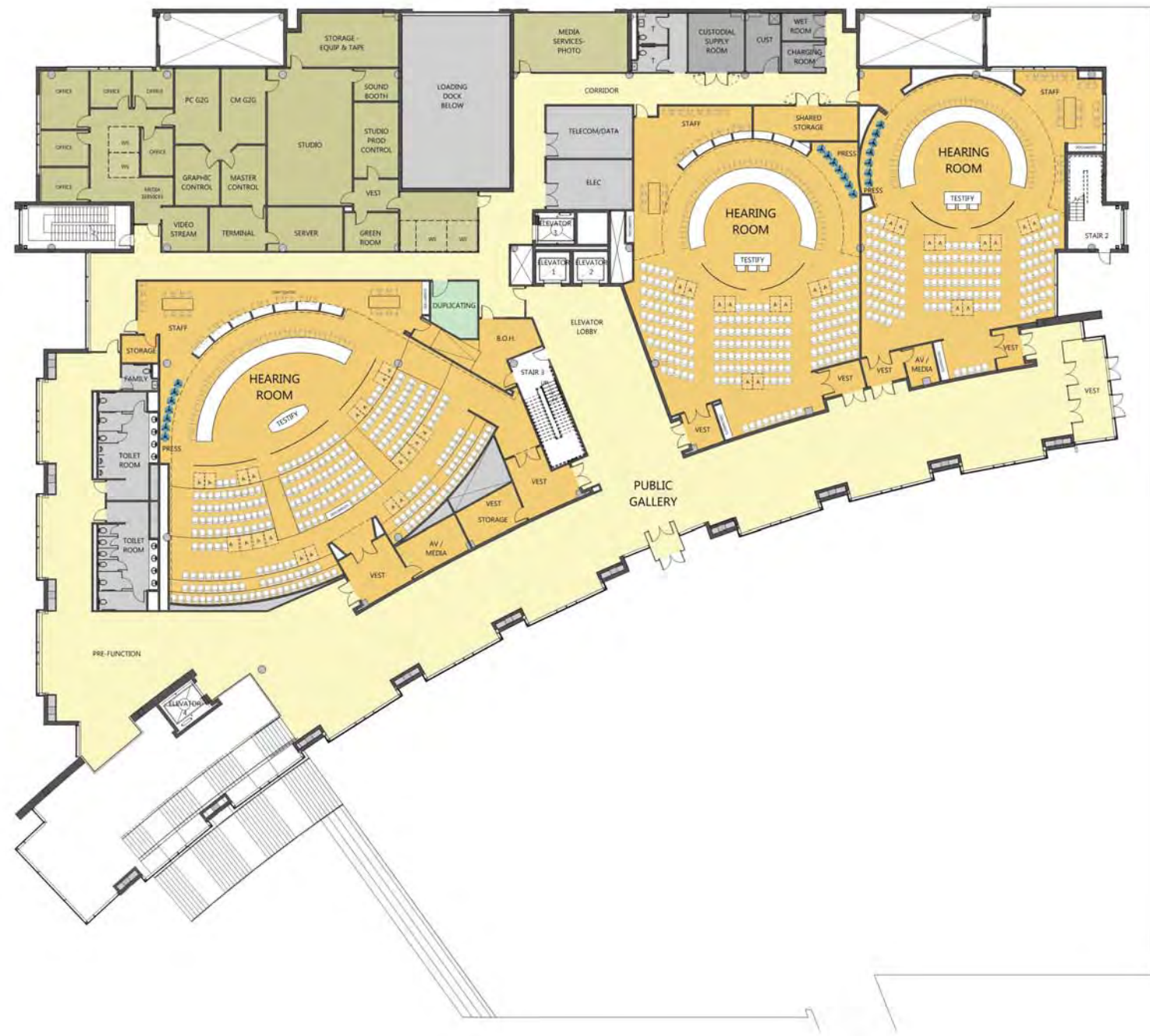
INTERIOR SPACE PLANNING

LEVEL G  
GROUND FLOOR



INTERIOR SPACE PLANNING

LEVEL 1  
FIRST FLOOR





LEVEL 2  
SECOND FLOOR





[illegible]



15 January 2014



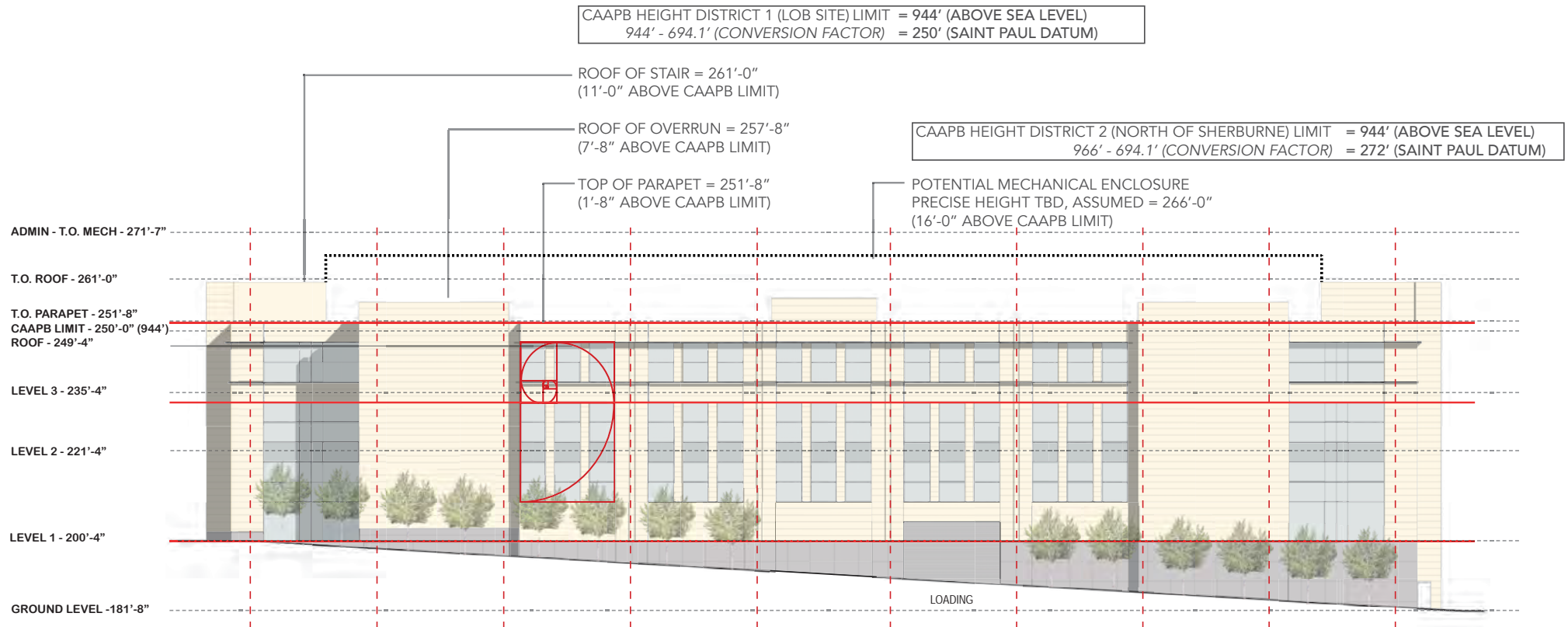








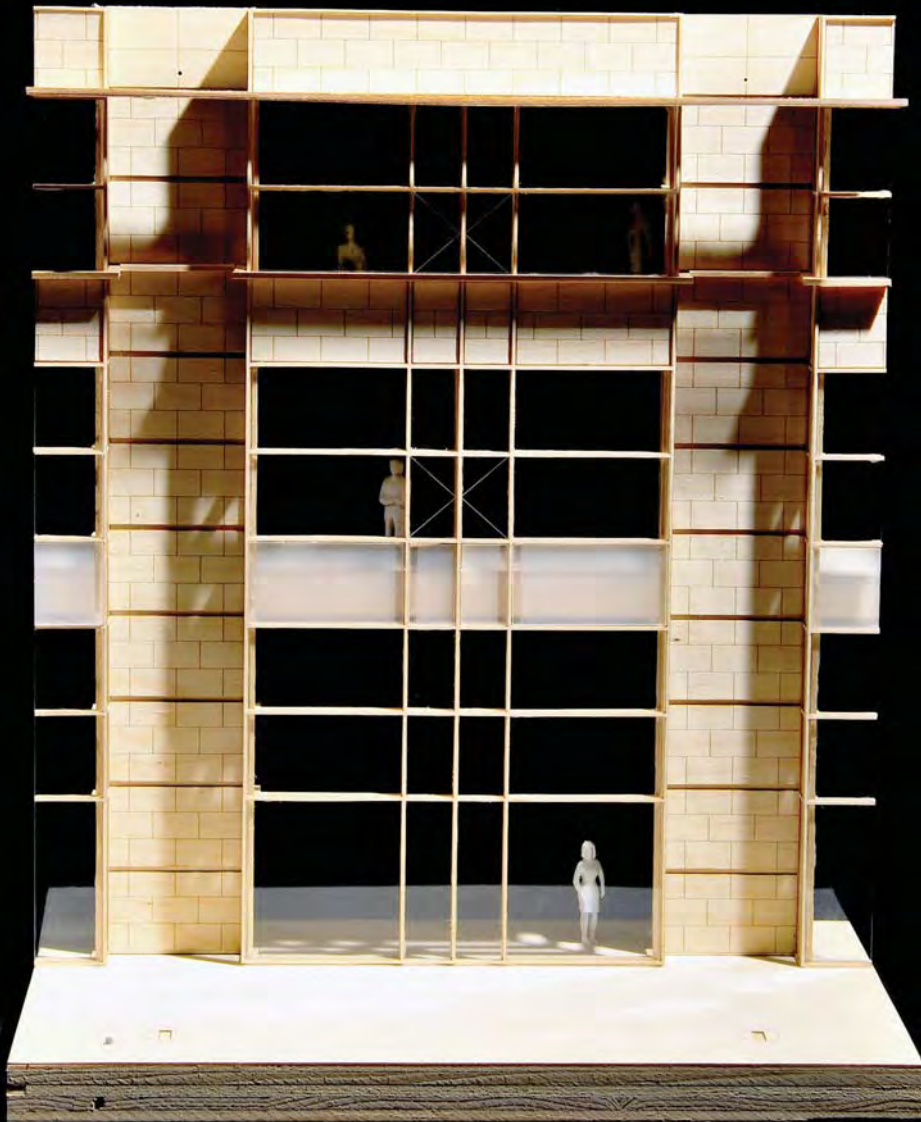
# APPLICATION



AXIS

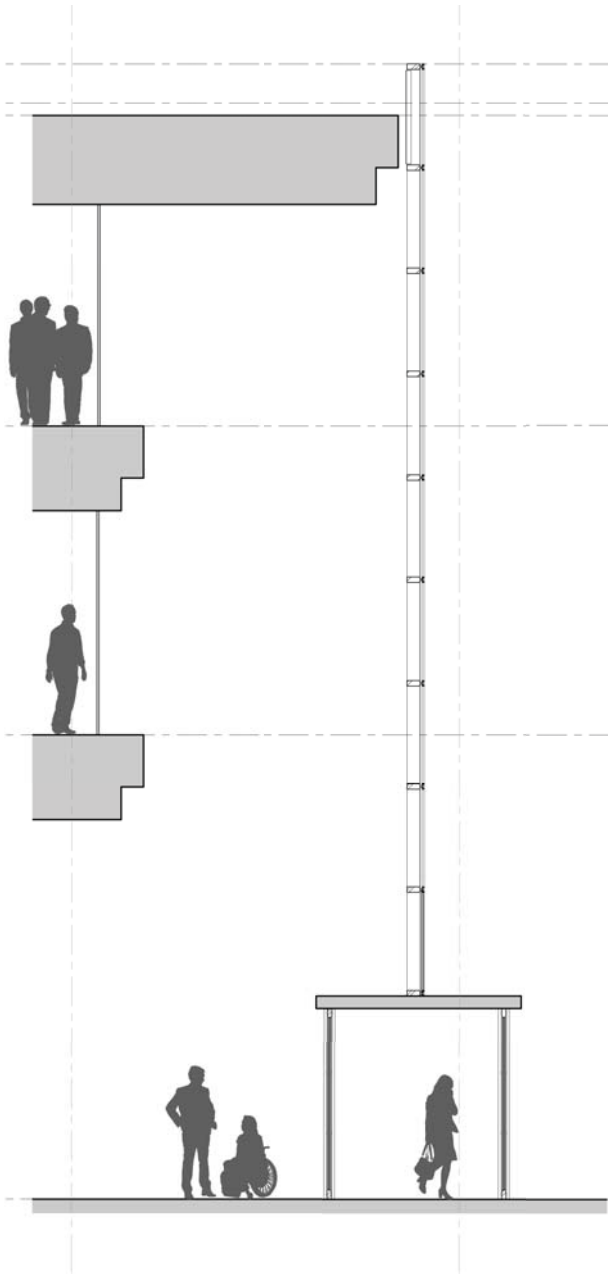
REPETITION

PROPORTION

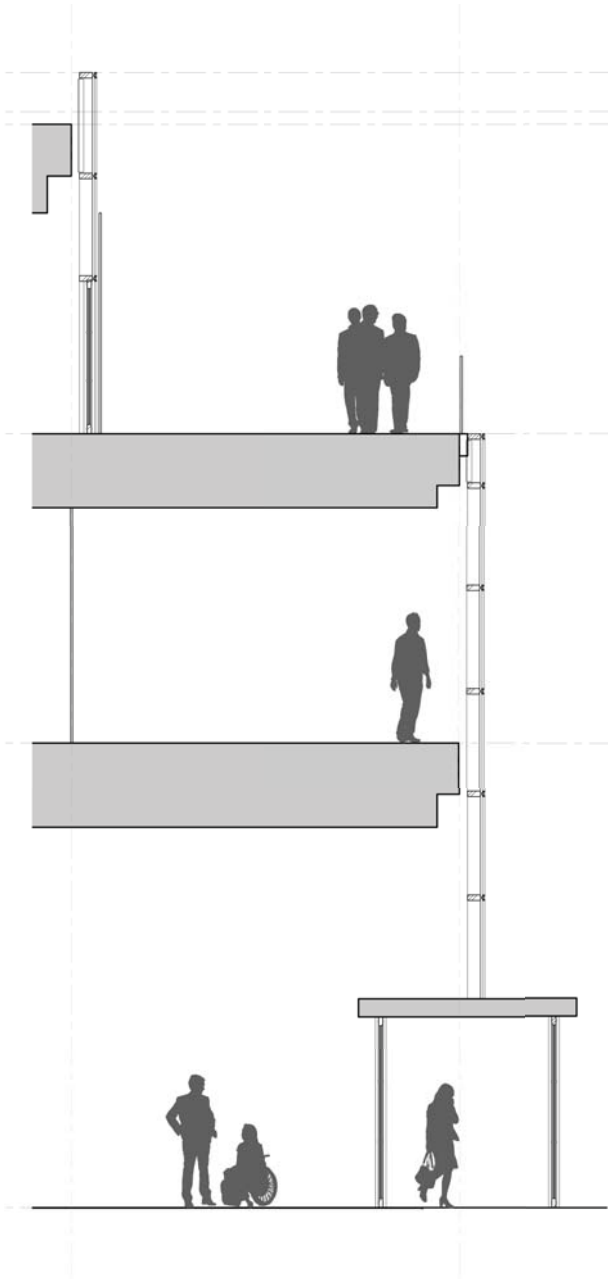


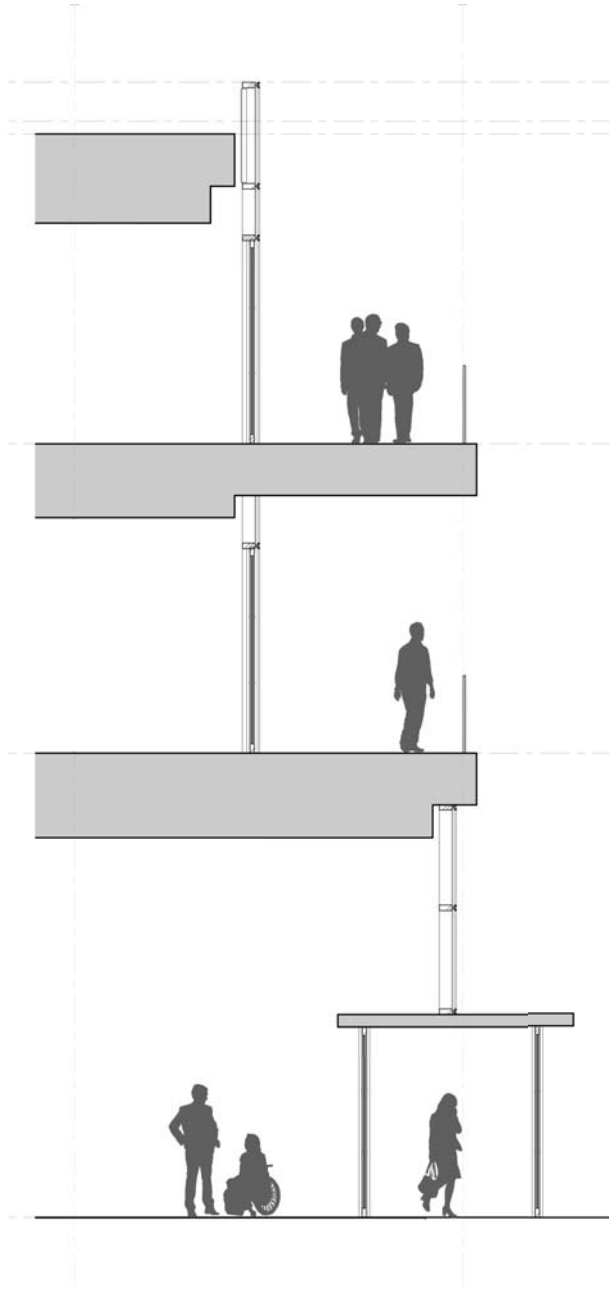














# LEGISLATIVE OFFICE BUILDING - LOT C

SENATE COMMITTEE ON RULES & ADMINISTRATION

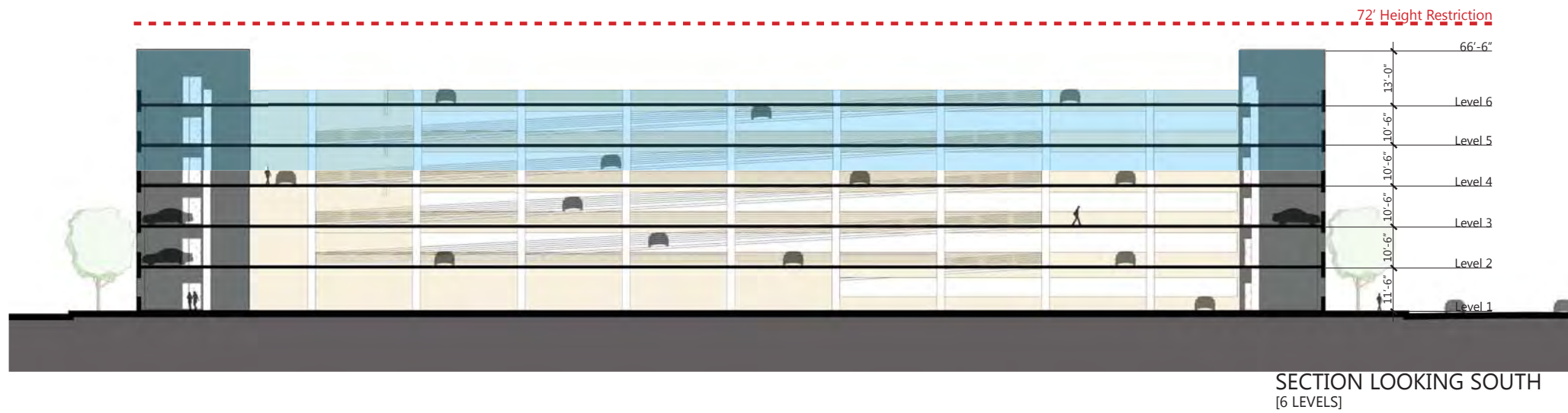
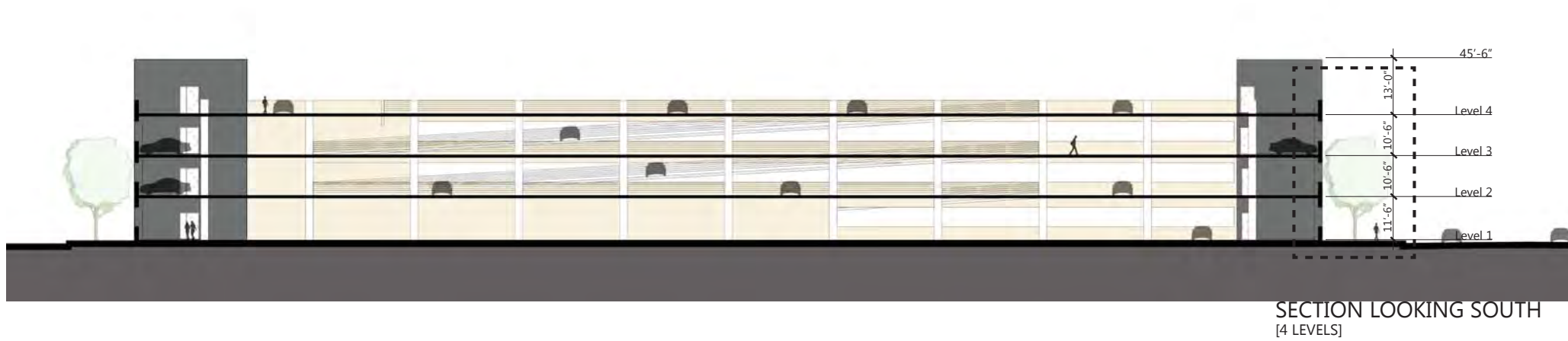




# GROUND FLOOR PLAN











VIEW FROM RICE/SHERBURNE LOOKING SOUTHEAST



VIEW FROM SHERBURNE LOOKING WEST



VIEW FROM RICE LOOKING NORTH



Buff-Colored Precast

Thin Brick on Precast

Thin Brick on Precast

Aluminum Grille

Alum. Canopy/Signage

Cast-in-Place Concrete

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