

**Erin Murphy**  
State Representative

District 64A  
Ramsey County



# Minnesota House of Representatives

March 14, 2014

Commissioner Spencer Cronk  
Minnesota Department of Administration  
200 Administration Building  
50 Sherburne Avenue  
Saint Paul, MN 55155

Dear Commissioner Cronk,

During the February 27<sup>th</sup> House Rules hearing regarding the Capitol Restoration project and proposed new Senate legislative office building, there was discussion of alternative options for housing Senators during restoration of the Capitol. Based on that discussion, there are a number of questions remaining as to the cost of these alternative items discussed.

1. What would be the overall cost of leasing temporary space, including rent, build-out costs, operational costs, etc.? What current building and location leasing options are available to temporarily house the Senate during reconstruction? Given this would be a temporary option, would additional space need to be found for housing the Senate permanently?
2. What would be the overall cost of leasing permanent space for the Senate, including rent, build-out costs, operational costs, etc.? What is the likelihood that space is available on or near the Capitol complex to accommodate the Senate permanently?
3. Many members have had questions regarding repurposing of the existing Ford Building. Is the Ford Building capable of providing the additional space needed? If so, what would be the cost to repurpose the Ford Building? If not, what other options would need to be considered?
4. Is the Department of Administration capable of providing the additional space needed? If so, what would be the cost to repurpose the Department of Administration? If not, what other options would need to be considered? What would be the cost of relocating the current tenants should this option be pursued?



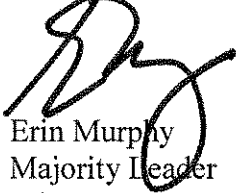
5. Would it be possible to move the Senate to the Department of Transportation? If so, what would be the cost to repurpose the Department of Transportation? What would the cost be to relocate current tenants should this option be pursued?

In your responses to these questions, please include both an annual cost estimate and a total, 30-year cost estimate, so as to provide easy comparison with the costs of a Legislative Office Building over the lifespan of that new building.

Your testimony at the hearing indicated the need to find swing space temporarily during Capitol Restoration, as well as, permanent space going forward due to an overall reduction in usable square footage after Capitol Restoration. As such, it appears that in order to move forward with restoration of the Capitol, space for the Senate must be found.

This information will be instructive as we consider this issue in the House Rules Committee. As such, I would request that you respond to these questions in writing as soon as possible.

Sincerely,



Erin Murphy  
Majority Leader  
Minnesota House of Representatives

Cc: Governor Mark Dayton  
Majority Leader Thomas Bakk  
Minority Leader Kurt Daudt



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April 3, 2014

Representative Erin Murphy, Majority Leader  
State Office Building, Room 459  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Dear Representative Murphy,

Attached please find responses to questions you raised in a letter to me dated March 13, 2014. The responses reflect information that is known at this time; if further information is made available to better clarify these answers, I will provide it to you as soon as practicable.

I hope this is helpful. My staff and I would be able to meet with you at your convenience if you want to discuss these responses in more detail.

Sincerely,



Spencer Cronk  
Commissioner

Attachment

cc: Governor Mark Dayton  
Senator Tom Bakk  
Representative Kurt Daudt  
Senator David Hann

**What would be the overall cost of leasing temporary space, including rent, build-out costs, operational costs, etc.?**

The new Capitol office building was planned to temporarily locate all of the Senate from the Capitol as of July 1, 2015 through the completion of Capitol restoration, including the chamber and 4 hearing rooms for the 2016 legislative session. This provided temporary space for approximately 240 occupants, including senators and staff. Broadcast Media equipment and operations were also planned to be located in the new building.

The main cost factors for a short term location, including through the 2016 session, are build-out, rent, relocation and parking. A request for proposal to provide the space required would need to be issued to identify the costs associated with this option.

The following are estimated costs:

- The build-out costs to be paid by the tenant on a short term lease are expected to be between \$2.5M - \$5M to address office, technology, security and other requirements. This is a build-out estimate for office space only and would not include legislative committee rooms, chambers or broadcast media functions as noted below.
- The rent paid for temporary space is estimate \$2M - \$2.5M
- The Capitol Restoration redesign, delay and scope costs are estimated be between \$20M - \$25M

The following are assumptions and other items for consideration:

- Capitol Restoration schedule/sequencing is revised to maintain chambers and hearing rooms in the Capitol through-out project.
- Broadcast Media in Capitol
- Additional space would be required for functions unable to be located back in the Capitol Post-Restoration
- Senate retains existing space in Capitol and State Office Building
- Senate Majority in Capitol, Senate Minority in State Office Building
- Three additional hearing rooms would be needed in Capitol
- Public ADA + staff Parking not included (Surface parking remains on Aurora Avenue and Lot N)
- Functional Impacts to Capitol not included

Any location not in close proximity to House functions and other Senate functions during legislative sessions would have operational impacts for the Senate and public. However, insufficient information is available to accurately estimate these costs.

**What current building and location leasing options are available to temporarily house the Senate during reconstruction?**



The space needed on a short-term basis depends on if all or portions of the Senate, including chambers and committee rooms, are relocated to leased space. Although there is not sufficient space available in immediate proximity to the Capitol, there are a number of buildings with sufficient space available to locate offices in downtown St. Paul. Multiple locations would be required to meet all space requirements for the Senate. The relocation of hearing rooms and chambers for the Senate for the 2016 session would likely require locating available convention type space. Legislative functions would not be well-suited for multi-tenant office buildings.

As noted above, there would be operational impacts for the Senate and public if House and Senate functions are not in close proximity during the legislative session. Those impacts would be further compounded if Senate functions are in multiple locations.

**What would be the overall cost of leasing permanent space for the Senate, including rent, build-out costs, operational costs, etc.? What is the likelihood that space is available on or near the Capitol complex to accommodate the Senate permanently?**

The new Capitol office building is programmed for approximately 255 occupants, including senators, full time staff, and session-only staff. Three large committee rooms and Senate Media equipment and operations are included in design the new Capitol office building. New construction would likely be required to provide this type of facility in close proximity to the Capitol. A request for proposal to provide the space required would need to be issued to identify the actual costs associated with this option.

The rent costs are estimated to be between \$5M and \$7M, with 2-3% annual escalation. The total cost over 30 years is projected to be between \$165M - \$210M.

Based on the assumption that portions of the Capitol Restoration project would be delayed until completion of the new building, the cost impacts to Capitol Restoration are estimated to be between \$15M - \$20M.

**Is the Department of Administration Building capable of providing the additional space needed? If so, what would be the cost to repurpose the Department of Administration? If not, what other options would need to be considered? What would be the cost of relocating the current tenants should this option be pursued?**

The Admin Building does not contain sufficient space to meet the space requirements. Other buildings, such as the State Office Building, could be considered to meet the space requirements unable to be met in the Administration Building.

The following are estimated costs related to repurposing the Admin Building for consideration:

- Build-out Cost: \$12M - \$16M
- Relocation Cost: (240 staff) - \$750K
- Lease TI: \$1.5M - \$3M
- Capitol Restoration Re-Design, Delay, & Scope Costs: \$20M - \$25M

The following are assumptions and other items for consideration:

- Senate Staff Office functions relocate to Admin Bldg.
- Hearing rooms and temporary chambers are not relocated to the Admin Building
- Senate retains existing space in Capitol and State Office Building
- Broadcast Media in Capitol

- Senate Majority in Capitol, Senate Minority in State Office Building
- Three additional hearing rooms in Capitol
- Public ADA + Staff Parking Not Included (Surface Parking remains on Aurora Avenue and Lot N)
- Phase 4 Capitol Restoration is delayed until completion of Admin Bldg. Build-out
- Capitol Restoration schedule/sequencing is revised to maintain chambers and hearing rooms in the Capitol through-out project.
- Functional Impacts to Capitol not included.

**Many members have had questions regarding repurposing of the existing Ford Building. Is the Ford Building capable of providing the additional space needed? If so, what would the cost to repurpose the Ford Building? If not, what other options would need to be considered?**

The Ford Building does not contain sufficient space to meet the space requirements. Expansion of the Ford Building, in combination with other buildings, such as the State Office Building, could be considered to meet the space requirements.

Based on a 2007 estimate, the cost to renovate and expand the Ford Building would be in the range of \$55M - \$60M. This scenario would also involve Capitol Restoration re-design, delay, & scope costs in the range of \$15M - \$20M.

The following assumptions are included in this estimate:

- Senate Staff Office functions relocate to Ford Building
- Hearing rooms and temporary chambers not included
- Senate retains existing space in Capitol
- Three additional hearing rooms in Capitol
- Parking structure included
- Functional Impacts to Capitol not included.

**Would it be possible to move the Senate to the Department of Transportation Building? If so, what would be the cost to repurpose the Department of Transportation Building? What would the cost be to relocate current tenants should this option be pursued?**

The trunk highway fund would need to be reimbursed for the value of the building. This value would be established via an appraisal of the property. Outstanding trunk highway bonds would also need to be redeemed or refunded. Specific legislation would be required.

The following are estimated costs:

- Trunk Highway Fund reimbursement cost: \$30M - \$40M
- Build-out cost: \$40M - \$50M
- Relocation cost: (700 staff) - \$2M - \$3M
- Lease tenant improvements: \$4M - \$5M
- Capitol Restoration delay costs: \$15M

The following assumptions are included:

- Senate functions relocate to Transportation Building
- Hearing rooms and temporary chambers included
- Public ADA + staff parking not included
- Phase 4 Capitol Restoration is delayed until completion of Transportation Building build-out

Option	Functionality	Total approximate cost (including delay and design costs associated with Capitol Restoration)
New Capitol Office Building as adopted by the Senate	44 Senate offices included 3 Hearing rooms No reflecting pool No fitness room Lot B and Lot C parking included Public designated space in Capitol expanded 16 Conference rooms	\$93.5 Million
Alternative plan for New Capitol Office Building	67 Senate offices included 3 Hearing rooms No reflecting pool No fitness room User-financed parking for Lot B Delay Lot C parking More public space **See handout 8 Conference rooms	\$76.8 Million
Repurpose Ford Building	Senate divided into 2 buildings: staff office functions relocated to Ford building, Senate retains existing space in Capitol Planned increase in space and improved functionality in the Capitol for the public denied Senate and House would need to share hearing rooms located in the State Office building during one or more legislative sessions	\$70 Million - \$80 Million
Move Senate to the Transportation Building	Senate functions relocated to Transportation Building Trunk highway fund would need to be reimbursed for the value of the building (\$30M-\$40M). Specific legislation would be required. Capitol Restoration delayed until completion of Administration Building build out; incurring costly delays Senate and House would need to share hearing rooms located in the State Office building during one or more legislative sessions	\$91 Million - \$113 Million

Repurpose Administration Building	<p>Senate divided into 3 buildings: Senate Majority in Capitol, Senate Minority in State Office Building, and Senate staff relocated to Administration Building</p> <p>No public disability parking</p> <p>Planned increase in space and improved functionality in the Capitol for the public denied</p> <p>Capitol Restoration delayed until completion of Administration Building build out; incurring costly delays</p> <p>Senate and House would need to share hearing rooms located in the State Office building during one or more legislative sessions</p>	\$34.25 Million - \$44.75 Million
Lease Space - Short term	<p>Additional permanent space would be required for functions unable to be located in the Capitol, requiring additional repurposing costs in other Capitol complex buildings.</p> <p>Reduced access to Senate for the public as offices and functions may be scattered throughout Capitol Complex and downtown St. Paul</p> <p>Planned increase in space and improved functionality in the Capitol for the public denied</p> <p>No public disability parking</p>	\$24.5 Million - \$32.5 Million
Lease Space - Long Term	<p>New construction in close proximity to Capitol</p> <p>Last phase of Capitol Restoration delayed until completion of new construction of building to be leased</p>	Over 30 years: \$165 Million - \$220 Million

# Fact Sheet: Current vs. Planned

The Minnesota State Capitol Restoration will ensure that the iconic building continues to serve our citizens for the next 100 years. Guiding principles will help us meet objectives and better support the business of government in our state. Below are comparisons of the current vs. planned provisions.



## Minnesota State Capitol Restoration Project

Architectural Integrity. Building Functionality. Life Safety.

Public Spaces and Accessibility		
Current	Item	Planned
8	Hearing Rooms, Governor's Reception Room	6
0	Exclusive Public Events and Display Space	1
0	Reservable Public Dining Rooms	2
0	Exclusive Public Information Center	1
0	Public Classroom/Orientation space	2
92 seats	Public Dining Capacity	162 seats
3	Accessible Entries	5
3	Public Elevators	4
11	Restrooms	14
0	Mother's Room	1
0	2nd floor Dining Area	1
1 shared	Dedicated Press Conference Room	1

Life Safety		
Current	Item	Planned
0 %	Safe Fresh Air Intakes	100 %
40 %	Area of Building Protected by Fire Sprinklers	90 %
0 %	Area of Building Served by Exhaust Ventilation	65 %
0 %	Area of Building Served by New Plumbing	100 %
0	Enclosed Exit Stairs	1
0	Exit Stairs with Direct Access to Exterior	5

### STATISTICS

#### Tours

- Visitors: 120,000/yr.
- School Tours: 1,300/yr. 60,000 Students/yr.
- Info Desk Questions: 38,000/yr.

#### Rotunda Events

- **2012** - 370 Events, 52,392 Attendees

(This does not include outdoor rallies, protests, festivals, dedications, remembrance ceremonies, military memorial events or TC Marathon.

### Guiding Principles of the Capitol Restoration

*These principles guide all work and decision making*

#### Architectural Integrity

- Preserve and restore the essential design elements of both the exterior stone and interior details.
- Reclaim Cass Gilbert's 1905 vision of a functional and open building.

#### Building Functionality

- Ensure that the Capitol continues to support the functions of state government for the next 100 years.

#### Life Safety

- Ensure accessibility for all Minnesotans and other visitors.
- Upgrade the Capitol to current life safety codes.
- Provide security infrastructure to support and complement our tradition of an open and public capitol.

## State Capitol Complex

March 27, 2014

Buildings*	Useable Square Feet	Employee Count (Non-Session)	SqFt/Employee (Non-Session)	Employee Count (Session/Seasonal)	SqFt/Employee (Session/Seasonal)	Notes
<b>Capitol Complex:</b>						
Administration Building	59,350	241	246	241	246	
Andersen Building	335,673	1,495	225	1,495	225	
Centennial	240,794	825	292	825	292	Half of one floor is data center space
Freeman Office	261,559	1,119	234	1,119	234	
Stassen Building	338,200	1,354	250	1,393	243	
Transportation Building	274,551	1,156	238	1,156	238	
Veterans Building	61,010	193	316	193	316	
<b>Total Square Feet</b>	<b>1,571,137</b>	<b>6,383</b>	<b>246</b>	<b>6,422</b>	<b>246</b>	Average SqFt/Employee
Legislative Office Building	72,824	243	300	263	277	Current design; **See additional notes

\*Based on 2013 Building Population Survey

\*\*Hearing Rooms + Senate Broadcast Media not include for office space comparison; Assumes 20 interns for session

IFMA Survey Space Per Occupant	Plannable Area		Assignable Area	
	Mean	Median	Mean	Median
<b>Services Sector</b>	<b>SF</b>	<b>SF</b>	<b>SF</b>	<b>SF</b>
Banking	271	257	249	246
Health Care	385	281	356	281
Hospitality	190	213	162	159
Information Services	285	224	245	200
Insurance	251	250	233	227
Investment Services	249	224	223	195
Media	314	214	278	214
Professional Services	306	275	285	269
Trade	322	237	306	221
Transportation	293	296	273	276
Utilities	323	287	280	252
Services	832	866	790	844



# CAPITOL OFFICE BUILDING

MINNESOTA HOUSE OF REPRESENTATIVES

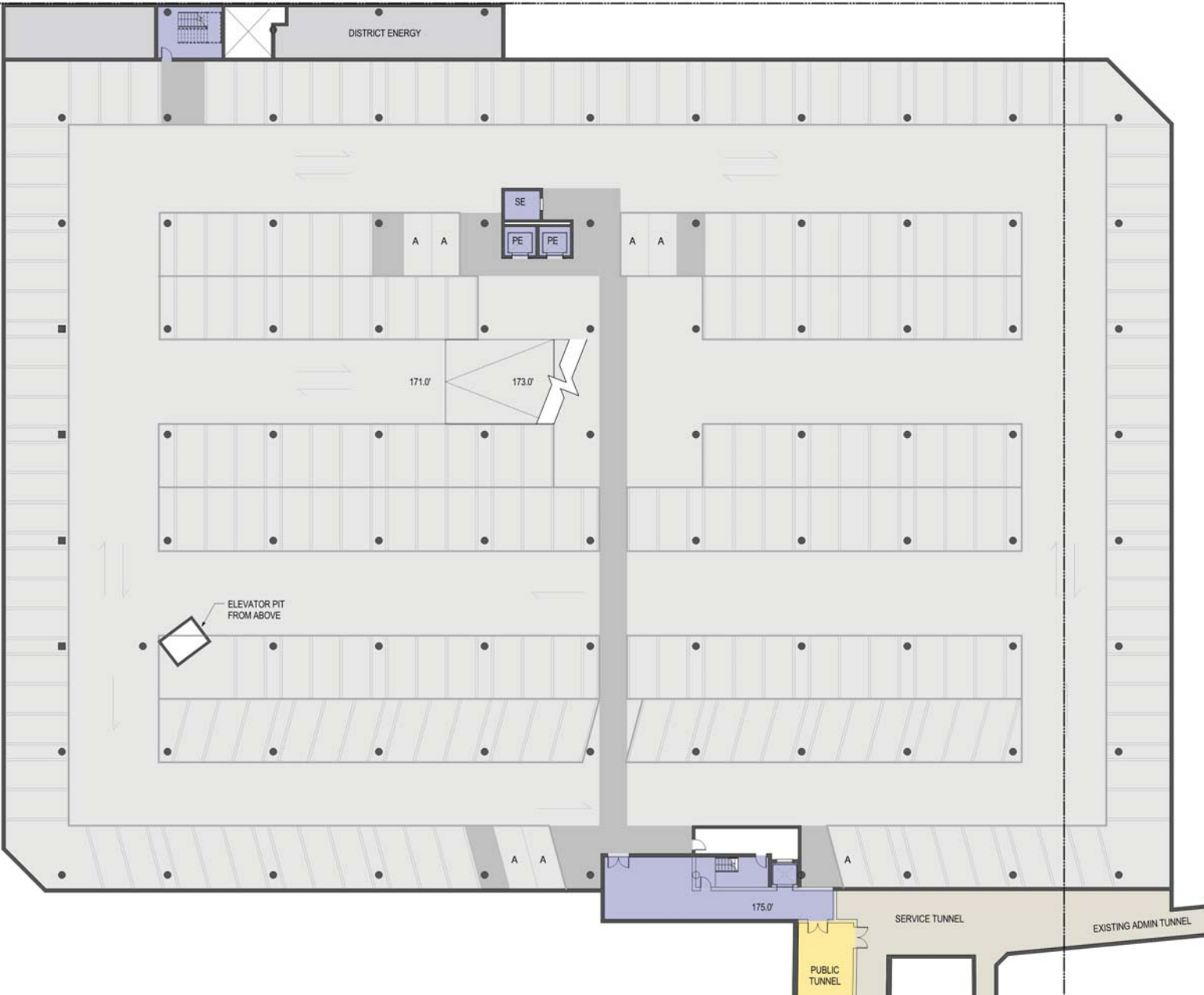
RULES AND LEGISLATIVE ADMINISTRATION COMMITTEE



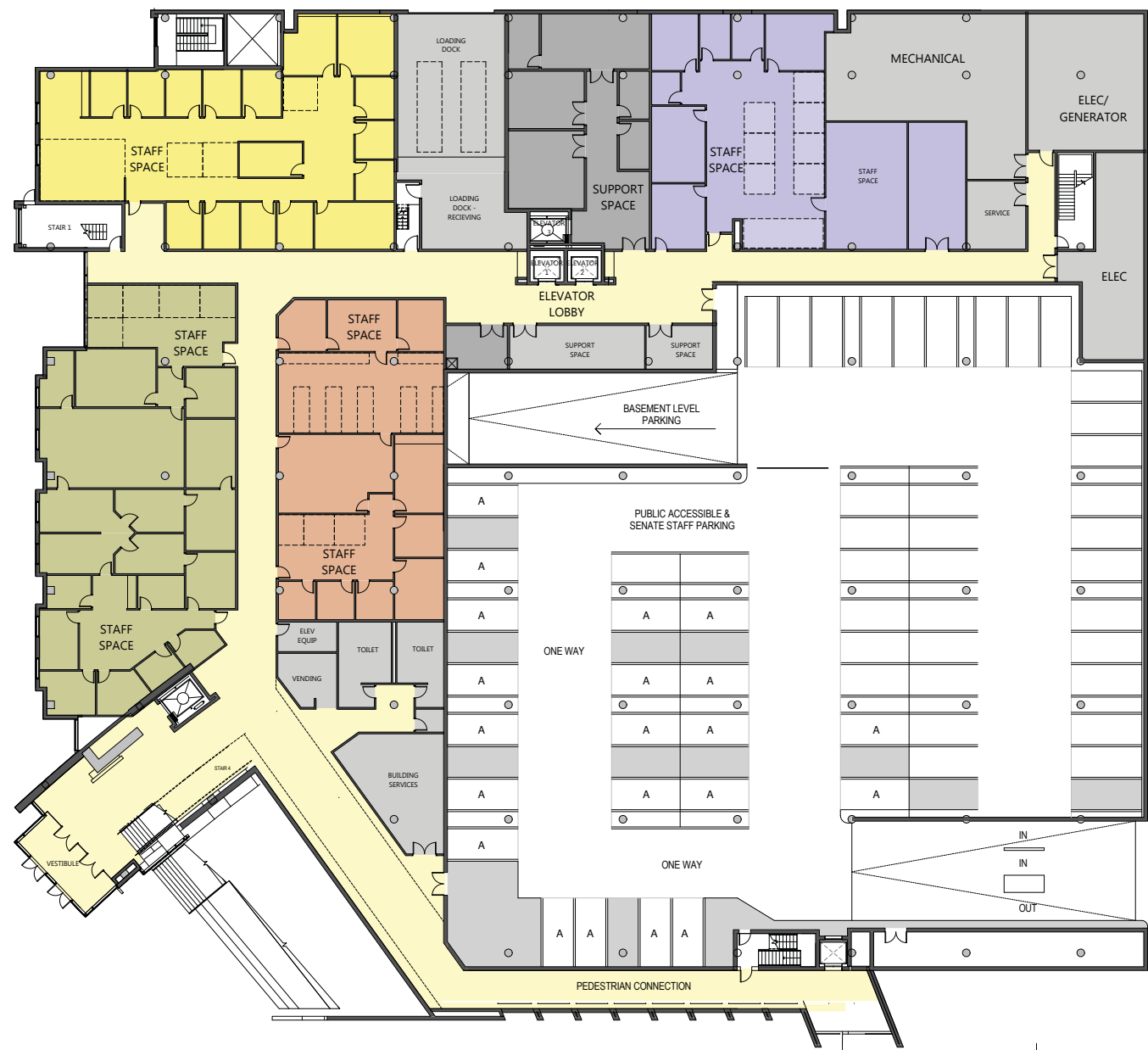




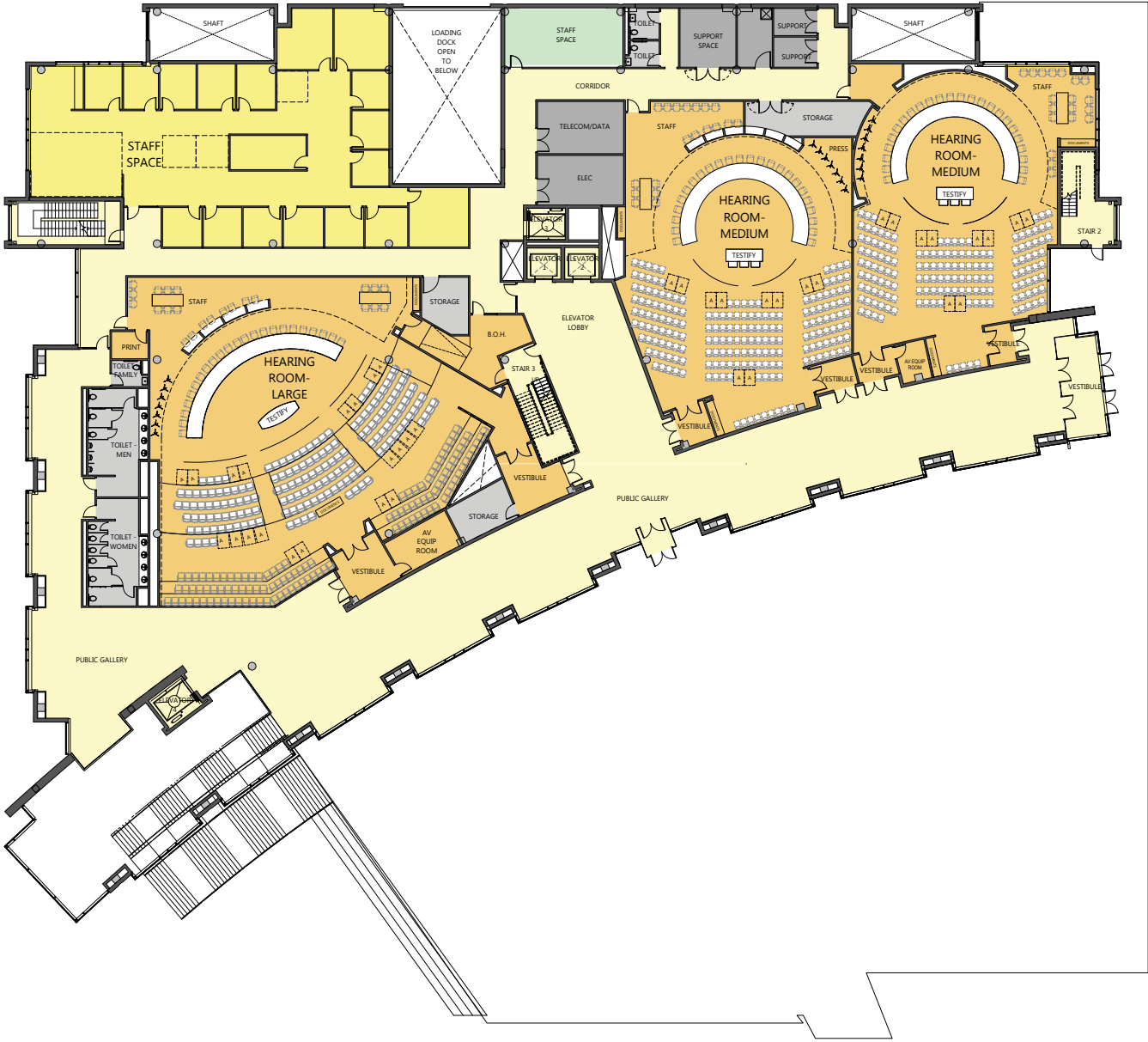
LEVEL B  
BASEMENT FLOOR



LEVEL G  
GROUND FLOOR



LEVEL 1  
FIRST FLOOR





LEVEL 2  
SECOND FLOOR (FLEX SPACE)



LEVEL 2A  
SECOND FLOOR



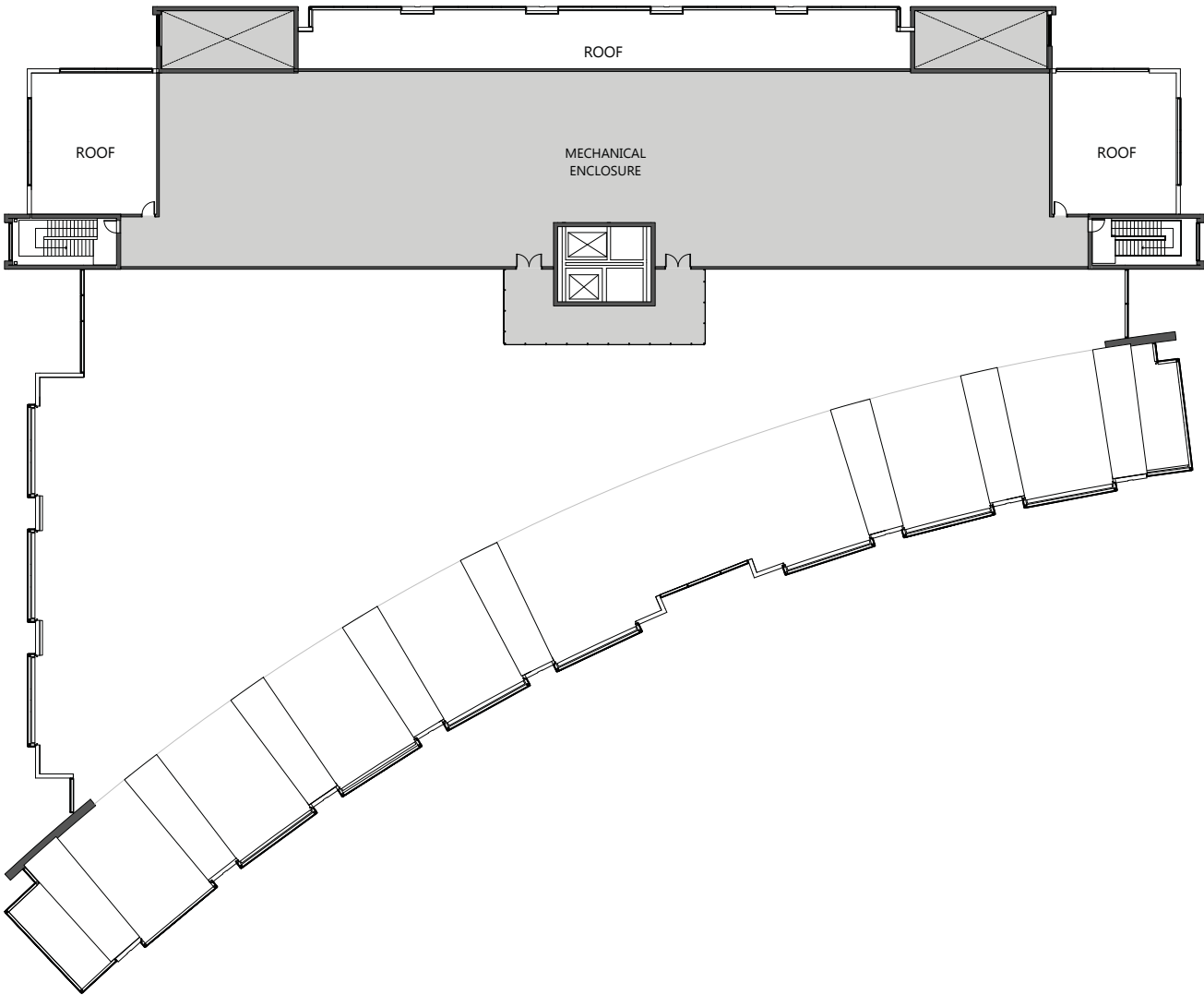
LEVEL 3  
THIRD FLOOR (FLEX SPACE)



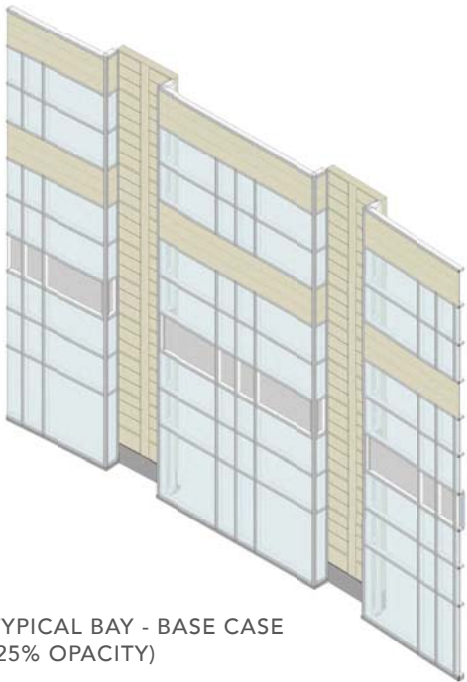
LEVEL 3A  
THIRD FLOOR



LEVEL R  
MECHANICAL ROOF LEVEL



KEY CHANGES FROM ORIGINAL CONCEPTS:  
EXTERIOR MODIFICATIONS



TYPICAL BAY - BASE CASE  
(25% OPACITY)



TYPICAL BAY - REVISED  
(44% OPACITY)



SOUTH ELEVATION - REVISED (44% OPACITY)



1. Elimination of exterior sun shade and columns
2. Elimination of reflecting pool
3. Mechanical moved to rooftop - creating interior space for 67 Senators
4. Reduction in conference room quantity and office size - creating interior space for 67 Senators
5. Simplification of the North facade - less articulation  
Less glass on the South facade - more opacity
6. Reduction in the number of landscape trees
7. Reduction in the landscape paver scope
8. Elimination of the service tunnel at parking level
9. Elimination of the 'blade' at roof level
10. Elimination of skylight options at roof level and green roof
11. Simplification of interior material palette
12. Potential elimination of exterior stair and or elevator







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April 4, 2014

The Honorable Erin Murphy  
House Majority Leader  
State Office Building  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
Saint Paul, MN 55155

Dear Majority Leader Murphy:

The proposed Legislative Office Building, presently intended to be used for office space for Senators, their staff, and meeting and hearing rooms, would provide critical support functions to the Legislature for generations to come. Such an undertaking deserves serious consideration and scrutiny. I believe it is worthwhile to document the path that brought us to the design before you today. Hopefully that will provide us a better understanding of the decisions and compromises made.

The history of Capitol preservation efforts has revolved around space needs in a century old building. There have been proposals dating back to the 1970s on how best to accommodate the necessary government functions in the Capitol. In more recent history, a 2000 pre-design plan recommended a new legislative office building and a 2006 Capitol restoration plan called for a 160,000 square foot expansion of the Capitol building to house all senators.

As the current restoration process progressed, the long-standing space issues again surfaced as an insurmountable problem within the current footprint of the Capitol. In 2012, the Master Plan for the Capitol plan noted that the installation of new mechanical and life safety systems would cause the loss of significant space. The Legislature mandated a space study in the 2012 bonding bill to provide options for addressing the space challenges in a restored Capitol. That report was issued in January 2013. As a result of these concerns, the Senate Majority Leader and Speaker of the House wrote a letter to the Governor and Commissioner of Administration requesting study of a new legislative office building.

Based upon that request, a preliminary pre-design was delivered to the Legislature on May 8, 2013. This document outlined the space and functionality needs of a legislative office building and provided the basis for the bid solicitations issued in the summer of 2013. The solicitations detailed the project's scope and estimated costs.

A Selection Committee, comprised of House and Senate members and chaired by Justice Paul Anderson, voted unanimously to select BWBR Architects and Mortenson Construction to design and construct the



new office building. No objections were expressed and no revisions were requested by any Member of the Committee to the proposal submitted by the design-build team for design or construction of the building, which utilized the funding for the project enacted by the Legislature. The Committee members were:

Justice Paul Anderson  
Selection Committee Chairman

- Representative Erin Murphy
- Representative Matt Dean
- Representative Raymond Dehn
- Senator Tom Bakk
- Senator David Senjem
- Senator Ann Rest

The subsequent designs were the result of numerous stakeholder workshops held last fall to ensure that a new building would meet the needs of tenants and the Legislature as a whole. Members and staff participated, as well as interested stakeholders. Although a design was approved by the Senate Rules Committee and the Capitol Area Architectural and Planning Board, significant changes have been made at the request of the House Rules Committee and stakeholder input.

The design before you today is the result of a productive collaboration between the legislators, staff and the designers hired by the Department of Administration to provide hearing rooms that can adequately accommodate the public, provide office space for all senators, and facilitate the opening up of public spaces in a restored Capitol building.

I thank you for holding today's hearing and assistance in creating a cost-effective solution to what had been for decades an intractable impediment to restoring Minnesota's Capitol.

Sincerely,



Spencer Cronk  
Commissioner

## 1.0 Statement of Project Concept

### 1.1 PROJECT SCOPE

The project consists of the design and construction of a new office building with hearing rooms and underground parking on one parcel of land (lot B).

**Capitol Office Building:**

A multi-story structure with approximately 166,000 gross square feet (gsf) of office, support and hearing rooms above grade. Below grade the Capitol 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 office building. In addition to parking for Senators and staff, there will be 20 public accessible parking stalls serving the Capitol and the Capitol office building. The loading dock incorporated into the design of the new office building will also serve the Capitol building via the existing tunnel connection.

The site for the new Capitol 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.



## 1.2 COST SUMMARY

	Total
<b>Program Costs</b>	
Construction Costs	\$ 55,132,114.00
Contractor General Conditions	7,167,200.00
Contractor Fee	1,874,900.00
<b>Total Construction Costs</b>	<b>\$ 64,174,214.00</b>
<b>Owner Project Costs</b>	
Project Management	1,327,500.00
Architects	4,830,781.00
Inspections - Special construction and General	273,600.00
Hazardous Material Abatement	203,880.00
<b>Total Owner Project Costs</b>	<b>6,635,761.00</b>
<b>Occupancy Costs</b>	
Telecommunications (voice & data)	3,022,000.00
Commissioning	300,000.00
Security	600,000.00
Broadcast Media	4,200,000.00
Furniture, Fixtures & Equipment	4,924,000.00
General	225,700.00
<b>Total Occupancy Costs</b>	<b>13,271,700.00</b>
<b>Total Inflation Costs - Included in Construction Cost</b>	
<b>Other Project Costs</b>	
General Expenses	1,020,300.00
Construction & Project Contingency	4,492,200.00
<b>Total Other Project Costs</b>	<b>\$ 5,512,500.00</b>
<b>Total Program Cost</b>	<b>\$ 89,594,175.00 *</b>

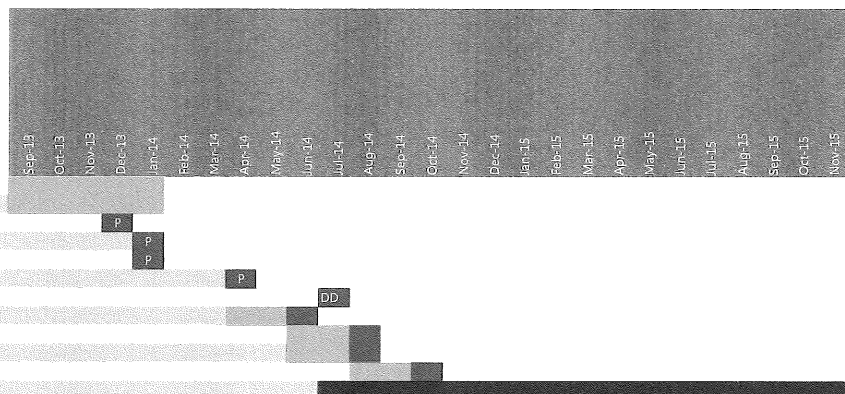
\* Parking will be user financed resulting in a \$76,794,175 total program cost for the Capitol Office Building.

## 1.3 SCHEDULE SUMMARY

Design: Complete October 2014  
 Construction: July 2014 to November 2015  
 Occupancy: November 2015



Pre-Design OB and UGR	9/23/2013 - 1/10/2014
SD OB and UGR	9/23/2013 - 1/10/2014
Final SD Presentation	12/18/2013
CAAPB Approval Meeting	1/7/2014
Senate Rules Committee Review	1/15/2014
House Rules Committee Review	4/4/2014
DD Complete	7/31/2014
BP1 CD Docs (Site prep, shoring, utilities)	4/14/2014 - 6/12/2014
BP2 CD Docs (Concrete, UG MEP, Long lead)	6/27/2014 - 8/8/2014
BP3 CD Docs (Steel and Endosure)	6/27/2014 - 8/29/2014
BP4 CD Docs (Finishes, Specialties, Landscape)	8/7/2014 - 10/28/2014
Construction	7/1/2014 - 11/20/2015



# 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

### Capitol Office Building

Space	Area (Square Feet)
Hearing Rooms	16,048
Office and Support	*38,018
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
Vending	200
Shared Conferencing	700
Swing Space	**12,200
Plant Management	1,805
<b>Subtotal useable square feet</b>	<b>100,875</b>
<b>Total rentable square feet</b>	<b>158,022</b>
<b>Total gross square feet</b>	<b>166,015</b>

Underground Parking Lot B	115,000
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\*44 Senators.

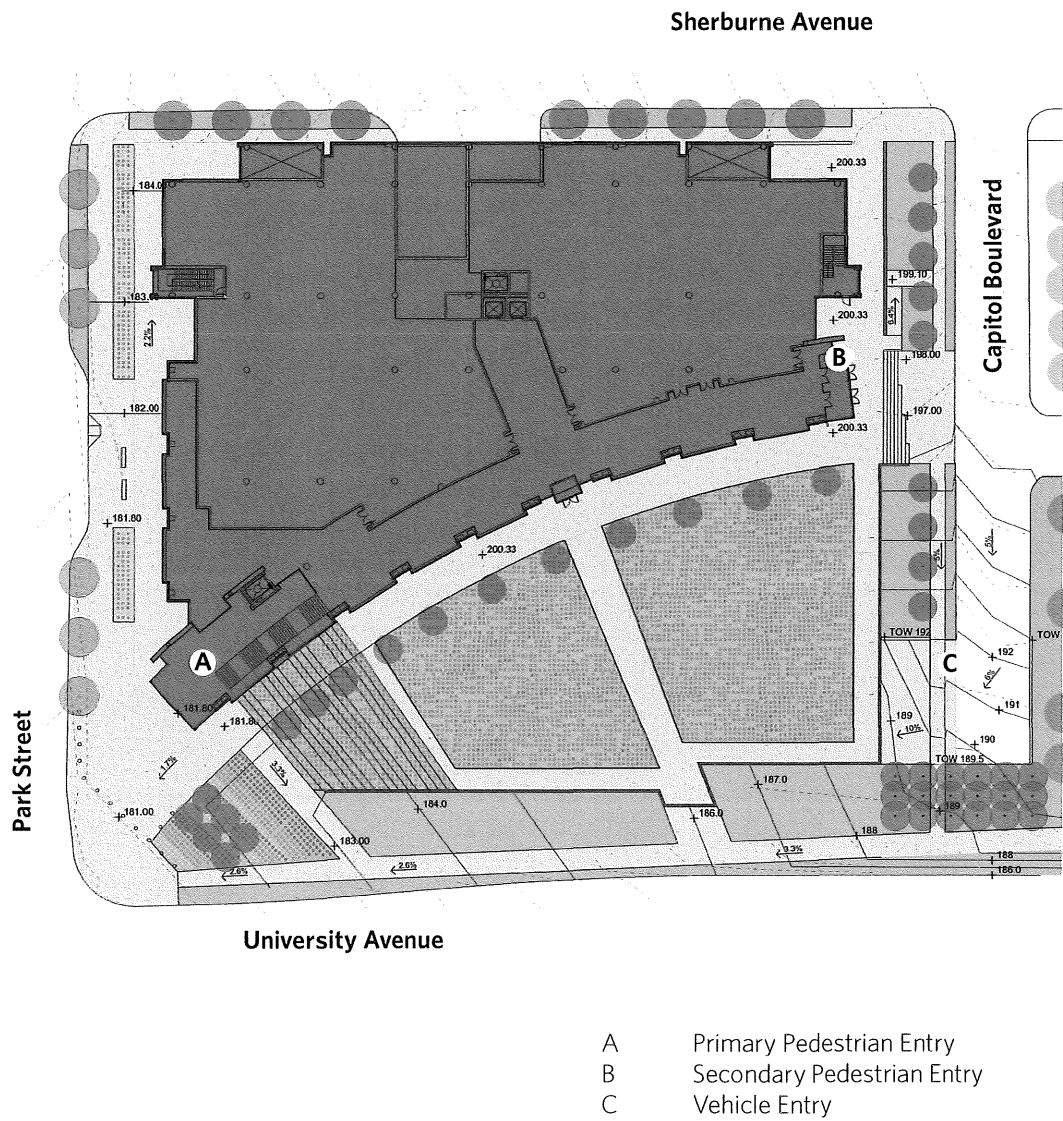
Total Occupants for this phase is 255 people, including 30 Senate interns and 12 temporary session staff.

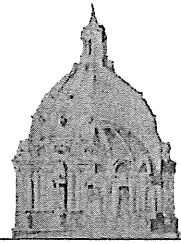
\*\*Swing Space converted to Senate Office and Support allows 67 Senators and associated staff in the building.

Total Occupants for this phase is 322 people, including 30 Senate interns and 12 temporary session staff.

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.





## **Restoration Timeline**

### *Governor Perpich memo on Capitol Restoration – 1984*

- “Remodel the State Capitol to restore, in as much as possible, the original Cass Gilbert Design”
- “Long-term plan should be built around a bipartisan, all-branch approach, to cement the idea that the plan will be carried out even if not finished when contemporary leaders leave office.”
- “A consensus on that willingness was felt at a meeting August 22, 1984, attended by representatives of the Senate, House and Governor’s Office.”
- “Restoration of the Capitol historic dimensions will result in a loss of some space now used by the Legislature. By moving certain Constitutional Officers to a new Executive Office Building, some of this legislative space can be regained.”

### *Capitol Restoration Predesign – 2001*

- “Because there is not enough space in the Capitol to meet the tenant needs, additional space needs to be found for some of the tenants outside of the Capitol.”
  - “The first alternate is to find existing space on the Capitol Complex. Because there is no vacant space on the Capitol Complex, this will require the relocation of some other Capitol Complex tenants into space off of the Complex.”
  - “The second alternate is to build a new building on the Capitol Complex. The site closest to the Capitol, and therefore the most desirable to current Capitol tenants, is parking lot “B”.”

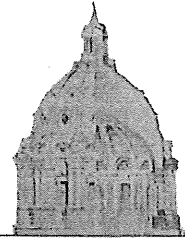
### *Capitol Restoration Predesign Update – 2006*

- Plans provided for all Senators in the Capitol
- 157,730 gross square feet expansion underground to the South of Capitol

### *Capitol Preservation Commission – Established in 2011*

- Attachment 1 - Commission Responsibilities and Members

The Commission was organized in its inaugural meeting on October 14, 2011. Governor and Commission Chair Mark Dayton challenged the Commission to set aside political differences and work for the good of the people of Minnesota in regard to the restoration of the historic State Capitol which was designed by renowned architect Cass Gilbert. Governor Dayton stated, “The time is now. The Building has significant problems that must be addressed. It is our responsibility to do so as stewards. We can no longer put this off to future generations.”



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*Capitol Restoration Master Plan and Preliminary Pre-Design – Approved in Feb. 2012*

- Preservation Commission – Master Plan Guiding Principles
  - Architectural Integrity
  - Building Function
  - Life Safety and Security
- Restoration of the Capitol should focus on extending the life of the building for the next 100 years

**Preservation Commission – Building Function and Space Planning Process**

The Annual Report approved by the Preservation Commission in Feb. 2012 (Attachment 2) details the early work of the Commission related to determining how space should be utilized in the Capitol:

*Space Utilization*

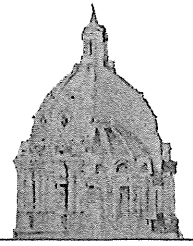
- Benchmarking - Comparative Analysis of Space Utilization of other Capitols
- Historical Functions in State Capitol Building

*General Reduction of Useable Square Footage due to Restoration*

- Building Systems (Mechanical, Electrical, IT)
- Restrooms
- Exit Stairways
- Returned Public Space
- Meeting Space

*Space Planning Scenarios*

- All Senators Housed in Capitol
- Constitutional Offices Housed in Capitol
- State Government Functions
- Senate Majority with Attorney General in Capitol
- Increased Public Accommodations
- Governor and Attorney General out of the Capitol
- Senate Majority and Governor in Capitol, Attorney General out of Capitol
- All Committee Rooms and Senate Committee Chairs in Capitol



*Key Findings and Questions*

- Increased demand by public to participate in legislative process
  - Hearing Room capacity
- Basic services for public at the Capitol
  - Restrooms
  - Information Center
  - Food Service
  - Meeting/gathering space

*Key Approval Processes (including as established with 2012 and 2013 appropriations)*

- State Government Finance & Capital Investment Committees – Approval of funding
- Commission approval - Schematic Design, Design Development and Work Packages
- M.S. 15B.155, Subd. 2 – Changes to current space allocations must be approved by Tenants
- Governor, Speaker of the House and Senate Majority Leader – Must approve changes to current space allocation agreement (current agreement executed in 2003)

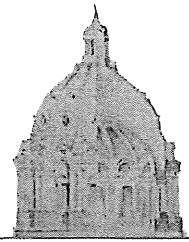
*Project Timeline*

- Initial Appropriation – May 2012
- Capitol Restoration Project Team Selection – Summer 2012
- 11 Design Scoping Workshops – Fall 2012 to April 2013
- Schematic Design and WP#1 approved by Commission – July 2013
- Abatement and Demolition – Sept. 2013
- Design Development Meetings - Fall 2013 to January 2014
- WP#2 and WP#2A approved by Commission – Jan. and Feb. 2014

*Space Planning Report – January 15, 2013 (Attachment 3)*

- M.S. 15B.155, Subd. 4
  - “The space recommendation report shall identify appropriate and required functions of the Capitol Building and make recommendations to address space requirements for the tenants currently located in the Capitol building for the effective and efficient function of State Government.”
- Outlined scenarios for further exploration in Design Scoping Workshop #5
  - Scenario 1 – Senate Majority in the Capitol, Senate Minority out of the Capitol
  - Scenario 2 – All Senators in the Capitol
  - Scenario 3 – Majority and Minority Leadership and Committee Chairs in the Capitol





- Noted previously identified options for meeting space needs unmet in the Capitol
  - Restoration of the Ford Building
  - Repurpose parts of the State Office Building
  - Construction of a New Building

Capitol Restoration Space planning meetings occurred through-out summer and fall 2013.

*Capitol Restoration Space Plan – Functional Improvements for the Public*

- Basement Level - New Public Events/Exhibit Space
- Basement Level - Additional Public Dining/Seating Areas
- Ground Floor – Great Hall East Restored to Cass Gilbert Design
- Ground Floor – New Historical Society Orientation/Classroom
- First Floor - Public Information Center
- First Floor – Mother’s Room
- Second Floor – Food Service/Lunch Counter
- All Floors – Male and Female Restrooms
- Ground, First and Third Floors – Family Room