

2018

Report of the State Capitol Preservation Commission

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MOCA

1/15/2018

m DEPARTMENT OF
ADMINISTRATION

Submitted on behalf of the
State Capitol
Preservation Commission



State Capitol Preservation Commission

This report is submitted on behalf of the State Capitol Preservation Commission whose duties and responsibilities are to preserve the Minnesota State Capitol as outlined below.

Commission Members

The 2011 Legislation forming the State Capitol Preservation Commission created a 22 member commission. Membership was defined in statute as consisting of the:

- Governor, Lt. Governor, Attorney General, and the Chief Justice of the Supreme Court;
- Senate Majority Leader, two additional members of the Senate Majority and two members of the Senate Minority;
- Speaker of the House, two additional members of the House Majority and two members of the House Minority;
- Commissioners of Administration and Public Safety;
- Historical Society Director and the Executive Secretary of the Capitol Area Architectural and Planning Board; and
- Four public members.

The 2016 State Capitol Preservation Commission Members.

No formal actions were taken by the Commission in 2017.

- **Governor Mark Dayton**
- **Lieutenant Governor Tina Smith**
- **Attorney General Lori Swanson**
- **Chief Justice Lorie Skjerven Gildea**
- **Senate Majority Leader Tom Bakk**
- **Speaker Kurt Daudt (Representative Matt Dean serves as the Speaker's designee)**
- **Senator Ann Rest**
- **Senator Warren Limmer**
- **Senator LeRoy Stumpf**
- **Senator David Senjem**
- **Representative Diane Loeffler**
- **Representative Dean Urdahl**
- **Representative Alice Hausman**
- **Representative Paul Torkelson**
- **Commissioner Matt Massman**, Department of Administration
- **Commissioner Ramona Dohman**, Department of Public Safety
- **D. Stephen Elliott** Minnesota Historical Society Director and CEO
- **Paul Mandell**, Executive Secretary, Capitol Area Architectural and Planning Board
- **Ted Lentz**—Public Member
- **James Dayton**—Public Member
- **Dana Badgerow**—Public Member
- **Peter Hilger** – Public Member

Duties and Responsibilities of the Commission

1. The Commission shall develop a comprehensive, multi-year predesign plan for the restoration of the Capitol building, review the plan periodically, and, as appropriate, amend and modify the plan. The predesign plan shall:

- Identify appropriate and required functions of the Capitol building
- Identify and address space requirements for legislative, executive, and judicial branch functions
- Identify and address the long-term maintenance and preservation requirements of the Capitol.

In developing the predesign plan, the Commission shall take into account:

- The comprehensive plan for the Minnesota State Capitol Area, as amended in 2010, (www.caapb.state.mn.us)
- The rules governing zoning and design for the Capitol Area
- Citizen access
- Information Technology needs
- Energy efficiency
- Security
- Educational programs including public and school tours
- Any additional space needs for the efficient operation of state government

2. The Commission shall develop and implement a comprehensive financial plan to fund the preservation and restoration of the Capitol building.

3. By January 15 of each year, the Commission shall report to the Chairs and ranking minority members of the legislative committees with jurisdiction over the Commission regarding the activities and efforts of the Commission in the preceding calendar year, including recommendations adopted by the Commission, the comprehensive financial plan required under paragraph (a), clause (5), and any proposed draft legislation necessary to implement the recommendations of the Commission.



EXECUTIVE SUMMARY

This is the seventh and final annual State Capitol Preservation Commission Report highlighting the progress of efforts to restore the Minnesota State Capitol. Since the last report in 2016, we are happy to report that the State Capitol reopened on January 3, 2017, having reached the “Substantial Completion” milestone, as scheduled. As anticipated, the final phases of restoration work were completed in 2017. A Grand Opening was held on August 11-13, 2017.

Appropriations

- \$38.2 million in 2012
- \$109 million in 2013
- \$126.3 million in 2014
- \$32.924 million in 2015 (Appropriation granted for out-of-scope items)
- \$3.25 million in 2015 (Legacy Fund appropriations for Capitol art restoration)

No appropriations were necessary in the 2017 session. Operating, Facility Repair & Restoration, and past asset preservation costs are not included.

Restoration Progress

The project has reached final completion. This process was directed by the Guiding Principles established by the Capitol Preservation Commission prior to design, focusing on Architectural Integrity, Building Function, and Life Safety and Security.

Commission Approvals

No project approvals were needed in 2017.



2017 Annual State Capitol Preservation Commission Report

The following is a brief discussion of the project activities and accomplishments during 2017.

Construction Phasing

Overall construction was divided into four separate phases. The Capitol re-opened to the tenants and public on January 3, 2017. Work in 2017 consisted of completing copper roofs, Lot O restoration, removal of temporary parking lots, landscaping, selective decorative painting, selective finishes in tenant spaces, commissioning and completion of punch list and warranty items.

A description of construction activities by month is summarized on the following pages.

January 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below.
- Substantial Completion was achieved for Ground Floor North Wing Zone 2/3 Architectural Finishes and Elevator #3 on 1/30/2017.

Work Package #2 work:

- Copper re-roofing project; Inner dome heating project coordination.
- Work Package #3 / 4 work:
- General: punch list; directional signage; commissioning; decorative painting at 3rd floor rotunda corridor ceilings and walls, 1st floor rotunda corridor ceiling, lunettes at 1st west vestibule, and at justice dining room.

- Basement: door/hardware & lighting punch list; press conference room lighting and hallway investigation.
- East Wing: added restroom grab bars.
- North Wing: door/hardware and lighting punch list; ground floor furniture installation.
- West Wing: door/hardware, stone cleaning, decorative painting and lighting punch list; duress buttons; 3rd floor furniture installation.

Building Systems Completed This Period:

- Drinking fountains; HVAC management system



graphics; Fire sprinkler; general electrical; fire alarm; lighting control except punch; access control; video surveillance except focusing and cameras at other campus buildings; intercom pending digital upgrade; cable TV; telephone.

February 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below.

Work Package #2 work:

- Copper re-roofing project; Inner dome heating project.

Work Package #3 / 4 work:

- General: Quadriga stairway plaster repair;

building directories; punch

- list repairs; commissioning; decorative painting at 3rd floor rotunda corridor ceilings and walls, 1st floor rotunda corridor ceiling, 1st west vestibule lunettes and justice dining room; 800 MHz head
- end equipment at Centennial Office Building;
- North Wing: transom glass installation.

Building Systems Completed This Period:

- Video surveillance cameras at other campus buildings; intercom / emergency call stations.

March 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below.



Work Package #2 work:

- Copper re-roofing project and Inner dome heating project.

Work Package #3 / 4 work:

- General: Quadriga stairway plaster repair; room signage; punch list repairs; commissioning; stone cleaning 3rd floor rotunda corridors; decorative painting at 3rd floor rotunda corridor ceilings and walls, 1st floor north corridor, Rathskeller stairs and Justice Dining room; 800 MHz head end equipment at Centennial Office Building; Upper Mall bronze railing installation; security cameras and EBI lighting control integration.



April 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below.

Work Package #2 work:

- Copper re-roofing project, flag pole replacement and Inner dome heating project.

Work Package #3 / 4 work:

- General: code signage installation; punch list repairs (primarily painting, decorative painting, door hardware, elevator and lighting); commissioning; Justice Dining room decora-

tive painting; 800 MHz system testing; Upper Mall bronze railing installation; added wall & door in B320/B321 to separate air handlers; miscellaneous added scope including integration of lighting controls and EBI system, 317A lighting control and security camera, House Chamber attic planking, House Chamber page light wiring rough-in, added signs and Press Conference Room wall graphic.

Site work:

- Removal of temporary parking lot light poles, asphalt and gravel base material as well as import of fill soil and top soil.

May 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below. Decorative painting and 800 MHz system were deemed Substantially Complete 4/28/2017.

Work Package #2 work:

- Copper re-roofing project, Quadriga level roof tile, flag pole replacement and Inner dome heating project.

Work Package #3 / 4 work:

- General: decorative painting and 800 MHz system were deemed Substantially Complete 4/28/2017; miscellaneous added scope including integration of lighting controls and EBI system, 317A drywall expansion joints, east wing auto door operators, east tunnel door relocation, press conference room vestibule.

Site work:

- Restored irrigation, replaced sod and public sidewalk at former Lower Mall temporary parking lot; removed upper mall temporary parking lot, imported top soil, installed irrigation lines and restored sidewalk; Installed remainder of landscape plantings; demobilized 300 ton crane; excavation, masonry repairs and foundation waterproofing at Lot O.

June 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below. Decorative painting and 800 MHz system were deemed Substantially Complete 4/28/2017.

Work Package #2 work:

- Copper re-roofing project, Quadriga level tile sealant and copper flashing, flag pole finial replacement

Work Package #3 / 4 work:

- General: miscellaneous added scope including integration of lighting controls and EBI system, 317A drywall, east wing auto door operators, east basement door relocation, press conference room vestibule, basement corridor rubber flooring, Hearing Room 120 acoustic panel installation.

Site work:

- Restored irrigation, replaced sod at former Upper Mall temporary parking lot; completed restoration of upper mall retaining wall along MLK Blvd.; relocated emergency call stations on Aurora Promenade; completed foundation waterproofing/drainage lens, backfill, paving base, topsoil, irrigation mains and light pole bases at northeast quadrant.

July 2017

Work Package #1:

- Substantially Complete.

Work Package #2, 3, 4:

- Substantially Complete 12/31/2016 except for select areas noted below.

Work Package #2 work:

- Copper re-roofing project, Quadriga level tile sealant and copper flashing, flag pole finial replacement work completed.

Work Package #3 / 4 work:

- Miscellaneous added scope including main entry copper door refurbishment, exterior grille repairs, workers memorial plaque, renovation project commemorative plaque, warranty repairs.
- **New / Pending added scope:**
- House chamber voting cable and paging light upgrade, Hearing Room 123 acoustic panel installation, skylight cleaning and re-gasketing chandelier hoist replacement.

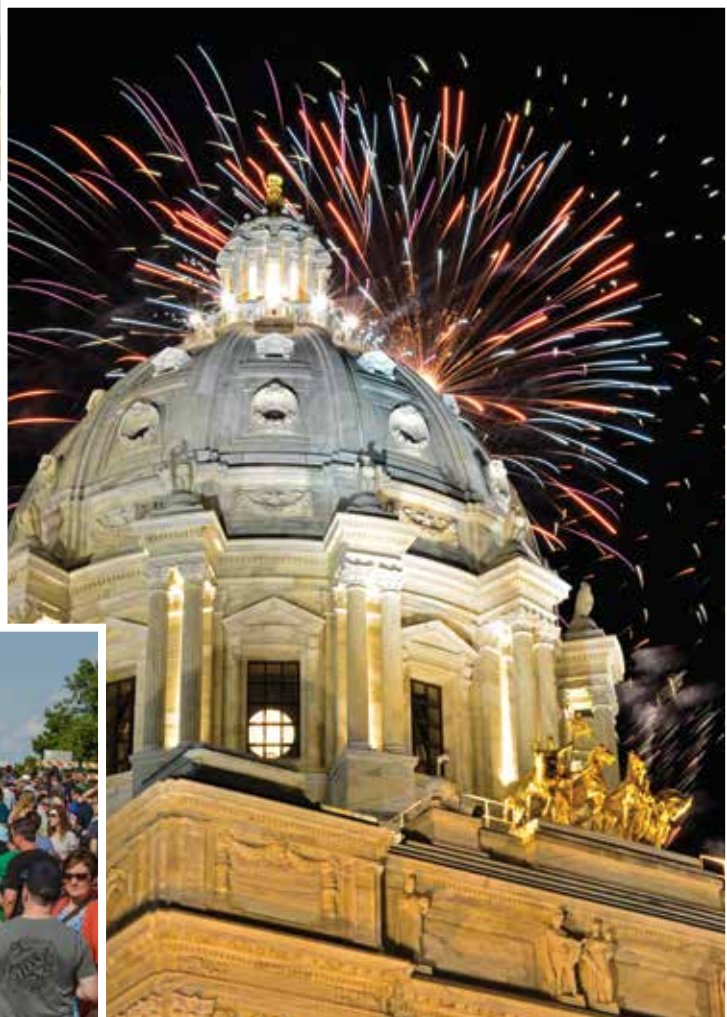
Site work:

- Northeast quadrant sidewalks, light poles, security bollard, irrigation, sod, trees, shrubs, mulch, benches and bus drop-off lane completed. Removal of temporary jobsite trailers and restoration of Cass Gilbert Park.



August 2017- Grand Opening





Minnesota State Capitol Restoration Budget Recommendation
January 4, 2018

MOCA + CPMI

Program Costs	
Construction Costs	190,003,662.00
Contractor General Conditions	16,688,577.00
Contractor Fee	3,108,691.00
Total Construction Costs	\$209,800,930.00
Owner Project Costs	
Project Management	2,591,530.00
Architects	11,914,749.00
Construction & Project Contingency	3,127,900.00
Telecommunications /Voice & data (Infrastructure in Construction)	1,203,700.00
Inspections - Special construction and General	350,305.00
Commissioning Energy services	478,250.00
Security Equipment	1,747,000.00
Audio/Visual and Broadcast Media	3,784,200.00
Furniture, Fixtures & Equipment	3,245,500.00
Total Owner Project Costs	\$28,443,134.00
Total Project Costs	\$238,244,064.00
Inflation/Escalation	0.00
Total with inflation	\$238,244,064.00
Other Project Costs	
PreDesign	150,000.00
Relocation moving costs*	0.00
Historic Structure Report	150,000.00
General Expenses	1,533,200.00
Swing Space	7,414,100.00
Exterior Stone, Windows & French Doors	0.00
Conserve Fine Arts	3,250,000.00
Additional Scope (2015 Funding)	26,724,000.00
Capitol Site Security	6,200,000.00
Total Owner Costs	45,421,300.00
Subtotal Program Costs	\$283,665,364.00
Operable Windows and Tier 3 Stone	26,872,741.00
Total Appropriations Funding	\$310,170,000.00

* Relocation Costs are not bondable - General Fund Appropriation is Required

**Operating and FR&R Costs are not included in the above. ...

***Past asset preservation appropriations not included.

Summary

The State Capitol reopened January 3, 2017, as scheduled. And, as anticipated in project time lines, some restoration work remained to be completed in 2017. A tremendously successful and well-attended Grand Opening was held August 11-13, 2017.

The preservation and restoration of the Minnesota State Capitol has been carried out in accordance with the Comprehensive Master Plan, which included the following Guiding Principles established by the Capitol Preservation Commission:

- Architectural Integrity
- Building Function
- Life Safety and Security

The Comprehensive Master Plan and the Guiding Principles developed by the Capitol Preservation Commission informed and guided the work and activities of the Project Team throughout the project.

The Design Scoping Workshops brought together the stakeholders and the design and construction teams in a collaborative manner - solving problems prior to the start of schematic design. This, along with review, guidance and final approval by the Capitol Preservation Commission of all phases of the construction documents, permitted the project team to successfully complete their work.

The close work between the Commission and the project team has resulted in a Capitol that will serve the public for generations to come.



