

July 31, 2025

The Honorable John Marty, Chair
Senate Finance Committee
3235 Minnesota Senate Building
95 University Avenue West
Saint Paul, Minnesota 55155

The Honorable Zack Stephenson, Co-Chair
House Ways and Means Committee
5th Floor Centennial Office Building
658 Cedar Street
Saint Paul, Minnesota 55155

The Honorable Paul Torkelson, Co-Chair
House Ways and Means Committee
2nd Floor Centennial Office Building
658 Cedar Street
Saint Paul, Minnesota 55155

Dear Senator Marty and Representatives Stephenson and Torkelson:

The Legislature, through the 2023 Laws of Minnesota, Ch. 68, Art. 2, Sec. 2, Subd. 3, appropriated a total of \$87,440,000 for Minnesota Department of Transportation (MnDOT) facilities. Of this amount, MnDOT intends to use \$83,860,000 for the District 1 Virginia headquarters project -- \$78.42M for construction and design, and \$5.44M for inflationary impacts on the original 2020 estimate.

“This appropriation is for capital improvements to Department of Transportation facilities. The improvements must: (1) support the programmatic mission of the department; (2) extend the useful life of existing buildings; or (3) renovate or construct facilities to meet the department's current and future operational needs.”

In the 2024 Laws of Minnesota, Ch. 104, Art. 1, Sec. 101, the language was amended to: “This appropriation is for the transportation facilities capital program under Minnesota Statutes, section 174.595.”

In accordance with Minn. Stat. 16B.335, Subd.1, the enclosed program plan and cost summary include all elements necessary to complete the construction of the new headquarters. We submit these materials for your review and recommendation to proceed with final design, bidding, and construction.

Should you have any questions regarding this project, please contact me at 651-955-4349.

Sincerely,

Kyle Hart

Building Services Director | Office of Maintenance
Minnesota Department of Transportation (MnDOT)
395 John Ireland Boulevard, MS 245
St. Paul, Minnesota 55155
Office: 651-955-4349
Kyle.Hart@state.mn.us

Program and Cost Summary; Concept Rendering; Concept Floor Plans

The Virginia headquarters campus is centrally located within MnDOT's District 1 in northeastern Minnesota, and houses 18 departments under two state agencies. Originally constructed in 1959, with a significant addition and remodeling in 1993, the site and facilities have successfully served transportation needs in this region of the state for 65 years.

With evolving space requirements driven by staffing changes and operational equipment needs, alongside the demand for more efficient building systems, the deficiencies of the existing facility are beyond resolution within the physical constraints of its original structure and systems. Following these findings and the completion of a master plan study in late 2018, the district and agency concluded that replacing the existing facilities was the most viable path forward to ensure safe, efficient, and successful operations for the next 50 years. After an extensive search by district leadership to find a suitable replacement site it was found that retaining and rebuilding on the existing headquarters campus would be the most practical and cost-effective option for the State.

Facility occupants were actively engaged during the planning and design phases to address operational needs, spatial adjacencies, opportunities for efficiency, and unique functional characteristics that promote safety. Established standards governing workstation types and sizes were applied to the planning process. The total area of the new primary facility is approximately 162,000 square feet.

Estimates of probable construction costs were prepared at multiple stages throughout the design period and include escalation cost increases. The estimate of probable construction cost on date of bid opening is \$83,860,000. This figure includes owner contingency and soft costs (design services, consultant services, city fees, commissioning, and construction inspection and testing). It does not include occupancy-related costs such as furniture, fixtures, and kitchen and audio-visual equipment.



270 FORTY-SEVEN AVENUE, SUITE 200
ST. PAUL, MN 55105



STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
OFFICE OF MAINTENANCE
BUILDING SERVICES SECTION
TRANSPORTATION BUILDINGS
MAINTENANCE BUILDING
395 JOHN IRELAND BLVD.
ST. PAUL, MN 55155

PROJECT NAME



HALLBERG
ENGINEERING
1000 W. WASHINGTON AVE.
ST. PAUL, MN 55102



HDR
1000 W. WASHINGTON AVE.
ST. PAUL, MN 55102

A	B	C	D	E	F
---	---	---	---	---	---

KEY PLAN

THE SHOWN AREAS ARE NOT TO SCALE

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 07/31/2025

BY: [Signature]

FOR: [Signature]

PRELIMINARY
NOT FOR CONSTRUCTION
07/31/2025

MNDOT VIRGINIA HQ
CAMPUS PROJECT
395 JOHN IRELAND BLVD.
ST. PAUL, MN 55155
PROJECT ID: 7242103
FY FUND: 24-122211

ARCHITECTURAL SITE
PLAN



