



2026 Report of the Minnesota State  
Capitol Preservation Commission

**m** DEPARTMENT OF  
ADMINISTRATION

# **State Capitol Preservation Commission**

## **Annual Report – January 15, 2026**

As required by Minnesota Statutes 2025, section 15B.32, the State Capitol Preservation Commission shall report to the chairs and ranking minority members of the legislative committees with jurisdiction over state government operations, capital investment, finance, ways and means, and legacy finance regarding the maintenance and preservation needs of the Capitol building, including the recommendations adopted by the commission, the comprehensive financial plan required, and any proposed draft legislation necessary to implement the recommendations of the commission.

The report shall be filed by January 15th of each year.

## **Capitol Preservation Commission Members**

**Governor Tim Walz**  
**Lieutenant Governor Peggy Flanagan**  
**Attorney General Keith Ellison**  
**Chief Justice Natalie Hudson**  
**Senator Erin Murphy**, Senate Majority Leader  
**Senator Carla Nelson** for Minority Leader Mark Johnson  
**Representative Paul Torkelson** for House Speaker Lisa Demuth  
**Representative Brad Tabke** for House Leader Zack Stephenson  
**Senator Sandy Pappas**, Chair, Senate Capital Investment Committee  
**Senator Karin Housley**, Ranking Minority Member, Senate Capital Investment Committee  
**Representative Fue Lee**, Co-Chair, House Capital Investment Committee  
**Representative Mary Franson**, Co-Chair, House Capital Investment Committee  
**Senator Ann Rest**  
**Senate Minority Member**, vacant  
**Representative Liz Lee**  
**Representative Isaac Schultz**  
**Commissioner Tamar Gronvall**, Department of Administration  
**Commissioner Bob Jacobson** Department of Public Safety  
**Kent Whitworth**, Executive Director, Minnesota Historical Society  
**Erik Cedarleaf Dahl**, Executive Secretary, Capitol Area Architectural and Planning Board  
**Dan Hartman**, public member  
**Megan Kluthe**, public member  
**Daniel Miesle**, public member  
**Mark Westpfahl**, public member

*Kari Suchy, Capitol Complex Facility Manager*

***Note to Readers:*** *This report is limited to the Capitol Building and its physical components, surface finishes, and infrastructure only.*



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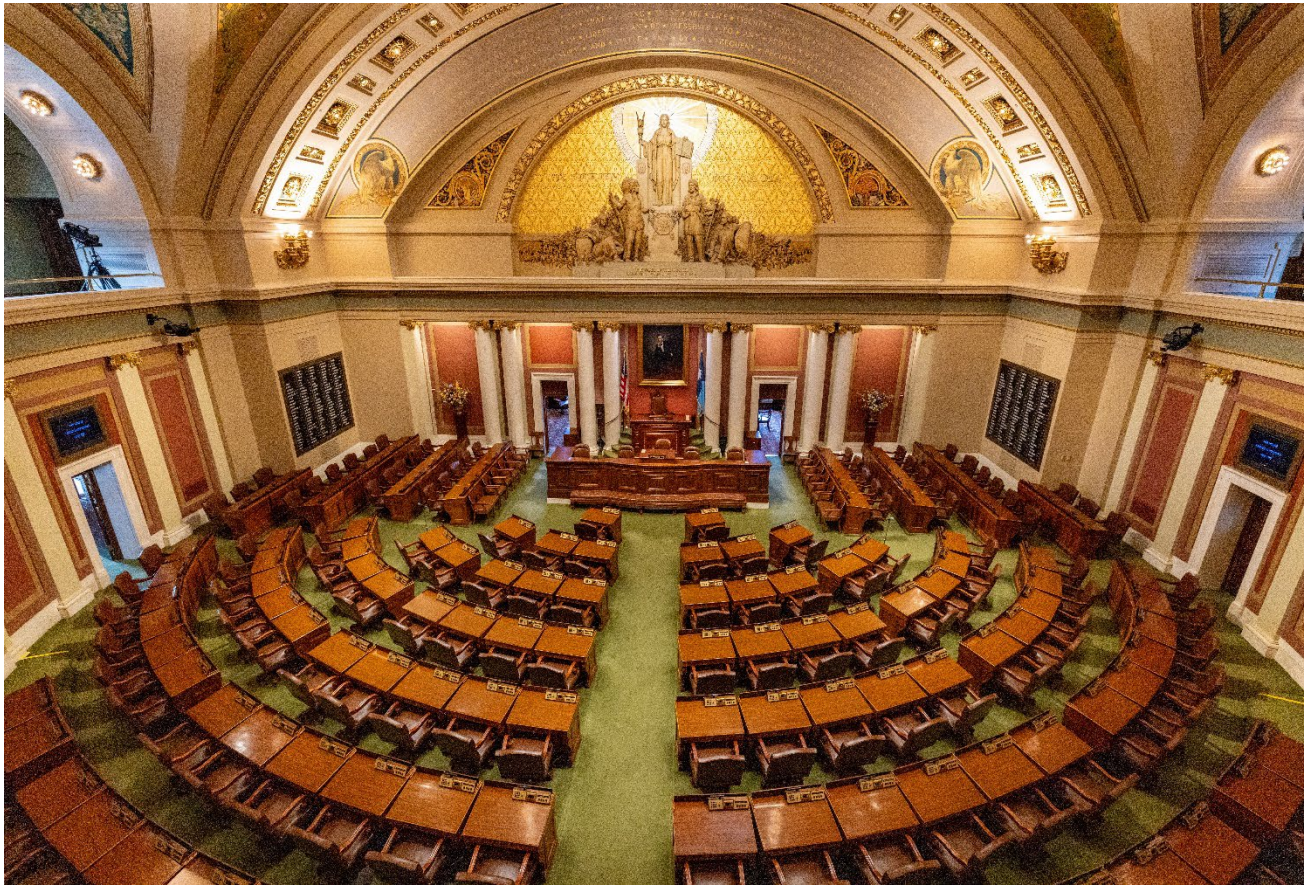
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*The Minnesota House of Representatives Chamber as seen from the Third Floor Spectator Gallery.*

# Introduction

In 2018, the legislature amended Minnesota Statutes 15B.32 Subdivision 2, Minnesota State Capitol Preservation Commission membership, and created an ongoing 24-member commission.

Membership is defined in statute and consists of the:

- Governor, Lieutenant Governor, Attorney General, and the Chief Justice of the Supreme Court;
- Senate Majority Leader, and an additional member of the Senate Majority; Senate Minority Leader, and an additional member of the Senate Minority;
- Speaker of the House, an additional member of the House Majority; House Minority Leader and an additional member of the House Minority;
- Chair and ranking minority member of the House of Representatives committee with jurisdiction over capital investment and the chair and ranking minority member of the Senate committee with jurisdiction over capital investment;
- 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.

## Duties and Responsibilities of the Capitol Preservation Commission

Per Minnesota Statutes 15B.32 Subdivision 6, the commission:

- (1.) shall exercise ongoing coordination of the protection, risk management, and preservation of the Capitol building;
- (2.) shall consult with and advise the commissioner of administration, the board, and the Minnesota Historical Society regarding their applicable statutory responsibilities for and in the Capitol building;
- (3.) shall develop a comprehensive, multiyear maintenance and preservation plan for the Capitol building, review the plan periodically, and, as appropriate, amend and modify the plan. The plan shall identify and address the long-term maintenance and preservation requirements of the Capitol building and shall take into account the recommendations of the long-range strategic plan under section 16B.24;
- (4.) shall develop and implement a plan to ensure a welcoming and accessible Minnesota State Capitol for all Minnesotans and visitors;
- (5.) shall develop and implement a comprehensive financial plan to fund the ongoing preservation of the Capitol building;
- (6.) shall provide annual reports about the condition of the Capitol building and its needs, as well as all activities related to the preservation of the Capitol building;
- (7.) may solicit gifts, grants, or donations of any kind from any private or public source to carry out



the purposes of this section. For purposes of this section, the commissioner of administration may expend money appropriated by the legislature for these purposes in the same manner as private persons, firms, corporations, and associations make expenditures for these purposes. All gifts, grants, or donations received by the commission shall be deposited in a State Capitol preservation account established in the special revenue fund. Money in the account is appropriated to the commissioner of administration for the activities of clause (4), the commission, and implementation of the predesign plan under this section. Appropriations under this clause do not cancel and are available until expended; and

- (8.) shall approve a program of art exhibits to encourage public visits to the Capitol and to be displayed in a space in the Capitol building that is listed in section 15B.36, subdivision 1, before an exhibit that is part of the program can be displayed for two weeks or longer. When considering recommendations made under section 15B.36, the commission must approve or reject recommended exhibits as a whole and may not approve or reject individual pieces within a recommended exhibit. The approved program must address the proposed schedule, how it addresses adopted themes for art in the Capitol, and the type or types of artwork.
- (9.) By January 15 of each year, the commission shall report to the chairs and ranking minority members of the legislative committees with jurisdiction over state government operations, capital investment, finance, ways and means, and legacy finance regarding the maintenance and preservation needs of the Capitol building, 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.



*The “Quadriga: Progress of the State” sits atop the Minnesota State Capitol featuring a chariot pulled by four horses that represent the forces of nature: earth, wind, fire, and water.*

# Current Condition of the Capitol Building

The Capitol Restoration was substantially completed in 2016. The Facilities Condition Assessment (FCA) conducted in July of 2025 evaluated the Capitol Building to be in excellent condition with a Facility Condition Index (FCI) of 0.03<sup>1</sup>. Most building systems are still ranked in excellent condition because they are in the first part of their useful life with little to no defects noted.

The Department of Administration's (Admin) Facilities Management Division (FMD) monitors the building for damage and deterioration. Through a combination of on-site staff and automated inspections, FMD monitors the Capitol's building and environmental infrastructure systems 24-hours per day, seven days per week. Surfaces, finishes, and equipment that experience damage or failure due to normal wear and tear are repaired as necessary by FMD or contract trades. Additionally, they perform preventative maintenance activities on building components and infrastructure systems as recommended in the *Capitol Restoration Regular Maintenance Activities & Budgeting Information Guide* provided by JE Dunn, the contractor that completed the Restoration. FMD general maintenance workers clean and maintain surfaces, finishes, and fabrics in accordance with the prescribed care schedule established by the manufacturers of those products.

The building is open to the public Monday through Friday from 8:00 AM until 5:00 PM and on Saturdays from 10:00 AM until 3:00 PM. It is closed on Sundays. In 2025, the Capitol Building hosted 415 public events. The electrolier, located in the Capitol Rotunda, is lit during regular business hours on all days when the legislature is convened.

The air handling equipment in public spaces run 24-hours per day, seven days per week to maintain level temperature and humidity levels. This slows down the peeling and degradation of paint. Air handlers in tenant spaces run from 5:00 AM to 5:30 PM, Monday through Friday. The air handling equipment also runs longer during legislative session or at the request of tenants due to extended or afterhours state business activities.

An assessment of the exterior envelope of the building including stone masonry, windows and doors, the exterior entrance stairs and plazas, copper and protected membrane roofing, and the exterior elements of the dome structures was completed in April 2025. Based on the results of the assessment, the design and construction for additional repairs will be completed in 2026.

Last spring, a loose stone railing was discovered above the west grand staircase. This staircase was closed during the first week of April 2025 so repairs could be completed.

Over the past year, crash bars have been installed, and the electromagnetic locks have been removed on all seven main building entrances to the Capitol on the ground and first floors. This project eliminated the delay to relock and secure doors. The project will be completed in January 2026.

<sup>1</sup> The State of Minnesota uses the industry standard FCI as the condition metric for its buildings. The FCI provides an excellent means for maintenance prioritization based on overall building conditions, and provides insight to problem areas, neglected building systems, and helps guide how maintenance should be prioritized when funds are limited. The FCI is primarily used to support asset management initiatives for federal, state, and local government facilities organizations. It is calculated by dividing the cost of building deficiencies by the current replacement value of a building.

**Rating Scale:**

Excellent = Building FCI is less than 0.05

Good = Building FCI is between 0.05 and 0.15

Fair = Building FCI is between 0.15 and 0.30

## Funding for Recurring Maintenance and Minor Repair Work

Minnesota Statutes 16B.24 authorizes the Commissioner of Administration to operate and maintain the Minnesota State Capitol and state-owned buildings on the Minnesota State Capitol Complex, as well as any other state-owned buildings when advisable or practicable. Consistent with state statutes, Admin directly manages 23 buildings and 29 parking facilities. This includes the 16 buildings and 26 parking facilities on the 140-acre Capitol Complex. The department also oversees enterprise real property and state property leases.

In general, the funding required to operate and maintain state-owned buildings on the Capitol Complex comes through rents paid from the operating budgets of the state government entities that occupy that space. Lease rates are determined biannually by the Commissioner of Administration and approved by the Commissioner of Minnesota Management and Budget.

In contrast, the costs to operate and maintain certain legislative and other space defined in law is funded by a direct appropriation to the Commissioner of Administration, referred to as the “In-lieu of Rent” (ILR) appropriation. ILR-funded space is billed in the same manner and at the same rate per square foot as other tenant-occupied space in the same buildings.

More specifically, the ILR appropriation covers rent for:

- **Ceremonial Space** – Space in the Capitol Building such as the Rotunda, Governor’s Residence, ceremonial grounds, and monuments, memorials, and tributes on the Capitol grounds.
- **State Services for the Blind** – Space occupied by State Services for the Blind to operate vending operations and convenience stores in Admin facilities (M.S. 248.07 Subd. 7).
- **Rent Waived** – Space in the State Capitol Building, Centennial Office Building, State Office Building, and Veterans Service Building that is occupied by the House of Representatives, Senate, Revisor of Statutes, Legislative Reference Library, and Congressionally-chartered veterans’ organizations (M.S. 197.55 – 197.58). The public areas created during the Capitol restoration are also included in this category.

The current funding model for building operations—lease rates for Executive branch agencies and ILR for legislative and related space—works well because it provides the budget consistency needed to plan for and implement routine operations, basic infrastructure maintenance, and expeditiously repurpose space as needed to meet the changing and unique needs of tenants. Additionally, because the ILR rate is set in the same manner as lease rates, it ensures transparency in both the lease setting and ILR appropriation request level.

The ILR appropriation covers rent, which includes expenses such as utility charges, compensation for general maintenance workers and engineering staff, utilities, cleaning supplies and equipment, and routine maintenance, minor repairs, and inspection of equipment and mechanical systems (elevators, fire alarm and sprinkler systems, etc.). It does not cover large scale historic preservation or periodic needs for capital investment necessary to maintain buildings, such as roof replacement, mechanical system upgrades, or wholesale infrastructure and building replacements, etc.

Admin’s ILR appropriation is \$11.813 million for FY 2026 and \$12.391 million for FY 2027. These amounts will cover the programmed maintenance necessary to preserve the restoration efforts and ensure good up-keep of the building as well as other ILR covered facilities and spaces. Full funding of the



ILR appropriation is essential to cover the operating and maintenance costs of the large and sophisticated mechanical systems throughout the Capitol Building. Additionally, the critical funding covers the recommended inspections and related preventative maintenance on building infrastructure components.

Approximately 50 percent of the ILR appropriation is allocated to the Capitol Building. The ILR appropriation and facility lease rates (including non-ILR space) will need to be adjusted periodically in order to allow for major maintenance items such as widespread painting and caulking.

Periodic bonding requests will also be necessary to conduct large scale repairs and asset preservation such as the sanding and recoating of exterior windows and the interior decorative painting planned for 2027 and 2028.



*An example of exterior window repair work needed. This is a part of Admin's 2026 Capital Budget Request.*



# 2025 Maintenance Activities in the Capitol Building

## Preventative Maintenance:

Maximizing the Capitol Building's longevity is a primary goal for Admin as we work to provide an aggressive preventative maintenance plan. During 2025, FMD operations and maintenance teams were on site performing preventative maintenance in accordance with the *Capitol Restoration Regular Maintenance Activities & Budgeting Information Guide* completed by JE Dunn.<sup>2</sup> Work typically consists of visual inspections, filter changes, pump and motor lubrication, belt alignment and tension adjustments, and test operation as required. Work is accomplished quarterly, semi-annually, annually, or at custom intervals as prescribed by the maintenance plan.

The major systems that have received inspections and/or preventative maintenance include but are not limited to:

- Lighting control systems
- Building heating ventilation and air conditioning systems
- Roof and rain leader heat tape/ice melt systems
- Electrical systems (life safety generator)
- Fire suppression systems
- Smoke evacuation system
- Door openers and control systems
- Lot N barricades and Aurora Promenade bollards
- Elevator power and pulley equipment
- Main power automatic transfer switches

## Service Maintenance:

Over the past year, the following service maintenance projects were accomplished on the infrastructure and finishes in accordance with the maintenance plan:

- Semi-annual carpet cleaning and hard floor recoating (as appropriate)
- Pigeon droppings removal at various areas around the building (monthly)
- Touch-up painting (non-decorative) throughout the building as needed
- Drapery and window treatment vacuuming
- Fixed furniture lubrication and tightening
- Elevator shaft wall cleaning
- Exterior window cleaning
- Bronze supply and return air grill cleaning
- Cast iron rail cleaning
- Gallery seat vacuuming and spot cleaning

## Surveys, Assessments, Studies, Tests, and Design Initiatives:

After the loose railing was discovered and repaired above the west grand staircase in the spring of 2025, a study was completed that reviewed all interior railings at stairs, balconies, ramps, and handrails within the Capitol Building. A few minor issues were found, and repairs will be completed by FMD prior to the 2026 legislative session.

<sup>2</sup> JE Dunn, the construction contractor for the Capitol Restoration was required to submit this plan at project closeout in November 2016.

The legislature appropriated funds in 2025 to Admin to construct an ADA tunnel between the Capitol and the State Office buildings. This tunnel will be completed in conjunction with the reopening of the State Office Building in Fall 2027.

In the summer of 2026, the Quadriga will undergo routine maintenance. There was a review conducted in May 2023, and it was determined the overall condition of the sculpture, base, and surrounding area is good. There are several areas to be addressed next year, including the bird screen under the chariot, the structural elements, and the base. General condition issues seen throughout the sculpture include small, localized area of exposed and corroded copper, cracks/open seams in the copper sheet, abrasion and gilding loss, lifting paint and paint loss, and deterioration of wax coating.



*Examples of peeling paint surrounding the fine art in the Capitol Rotunda.*

# Completed Maintenance and Repair Projects

## 2025

Interior Paint Repairs	\$25,000
Repair Marble Railing	\$15,000
Replace First Floor Cove Lighting	\$68,000
Improve Security Features on Vestibule Doors	\$1,700,000
<b>Total:</b>	<b>\$1,808,000</b>



*One of three entrance doors and archways atop the south facing front steps of Minnesota State Capitol.*



# Multi-Year Maintenance and Preservation Plan

In accordance with the Capitol Restoration Regular Maintenance Activities & Budgeting Information Guide, the latest exterior surface inspection, and FMD recommendations, the following projects are planned over the next four years, including projected costs:

## 2026

Exterior Wall, Plaza, Window, Door, and Stairs Maintenance and Repairs (continued from 2025)	\$350,000
Conservation Work on Quadriga	\$300,000
Change Exterior Lighting to LED	\$1,700,000
Random Plaza Tuck- Pointing	\$40,000
Interior Decorative Paint Study	\$150,000
Carpet Replacement	\$100,000
Total Projected Costs:	<b>\$2,640,000</b>

## 2027

Exterior Wall, Plaza, Window, Door, and Stairs Maintenance and Repairs	\$250,000
Full Exterior Assessment	\$50,000
Design: Sand and recoat exterior windows	\$690,000
Design: Interior painting, including decorative painting	\$460,000
Design: Replacement of indirect lighting	\$37,300
Total Projected Costs:	<b>\$1,487,300</b>

## 2028

Exterior Wall, Plaza, Window, Door, and Stairs Maintenance and Repairs (continued from 2027)	\$350,000
Construction: Sand and recoat exterior windows	\$6,210,000
Construction: Interior painting, including decorative painting	\$4,140,000
Construction: Replacement of indirect lighting	\$335,700
Total Projected Costs:	<b>\$11,035,700</b>

## 2029

Exterior Wall, Plaza, Window, Door, and Stairs Maintenance and Repairs	\$250,000
Full Exterior Assessment	\$50,000
Total Projected Costs:	<b>\$300,000</b>

# Projected Funding Needs

Admin has the funding needed for Fiscal Years (FY) 2026 and 2027 to ensure compliance with the *Capitol Restoration Regular Maintenance Activities & Budgeting Information Guide*, that will protect both the building's longevity and the significant investment of state funds into the Capitol Restoration.

In Lieu of Rent (ILR) funds help pay for the programmed maintenance necessary each year to preserve the restoration efforts and ensure good up-keep of the Capitol building and for other ILR-covered facilities. Fully funding ILR is critical to meet the operational and maintenance of the large and sophisticated mechanical systems throughout the building, and to perform recommended inspections and related preventative maintenance on building infrastructure components. Admin requests increases to the ILR budget as needed to cover inflationary and potentially new maintenance cost. The ILR appropriation will need an increased adjustment beginning in FY 2028 to account for the increased square footage of the State Office Building.

Additionally, bonding requests are periodically necessary to cover asset preservation and large-scale repair work such as repainting exterior windows. Admin's 2026 Capital Budget Request includes \$11.873 million for Capitol Building Asset Preservation for exterior window repair, interior decorative painting, and lighting replacements. The Capitol Preservation Commission shares this information to aid in the decision-making process, to continue adequate stewardship of the Capitol Building, and to ensure the longevity of the restoration effort completed in 2016.

## Capitol Art Exhibit Advisory Committee Update

Created under Minnesota Statutes, [Chapter 15B.36](#), the Capitol Art Exhibit Advisory Committee (CAEAC) is responsible for recommending to the Capitol Preservation Commission (CPC) exhibits for placement in the Minnesota State Capitol's 3rd Floor Exhibit Gallery and other spaces in the Capitol. The Minnesota Historical Society's role is to provide administrative support for the CAEAC, in addition to managing the exhibits in the 3rd Floor Exhibit Gallery, with the assistance of staff from the MN Department of Administration.

Over the past year, the 3rd Floor Exhibit Gallery at the Minnesota State Capitol hosted three exhibitions:

- ***Willmar: What Comes to Your Mind?!*** by Willmar, MN photographer and human rights educator, John Salgado Maldonado, was on display from May through October 2024
- ***Portraits of Indigenous Authors and Artists*** by the late John Ratzloff from Ely, MN was on display from December 2024 through September 2025
- ***122 Conversations: Person to Person, Art Beyond Borders – The Archive*** by artist Anne Labovitz opened in October 2025 and will be on display until October 2026

All exhibitions shared space with the Legislative Reference Library, which is operating out of the 3rd Floor Exhibit Gallery space during the State Office Building construction project.

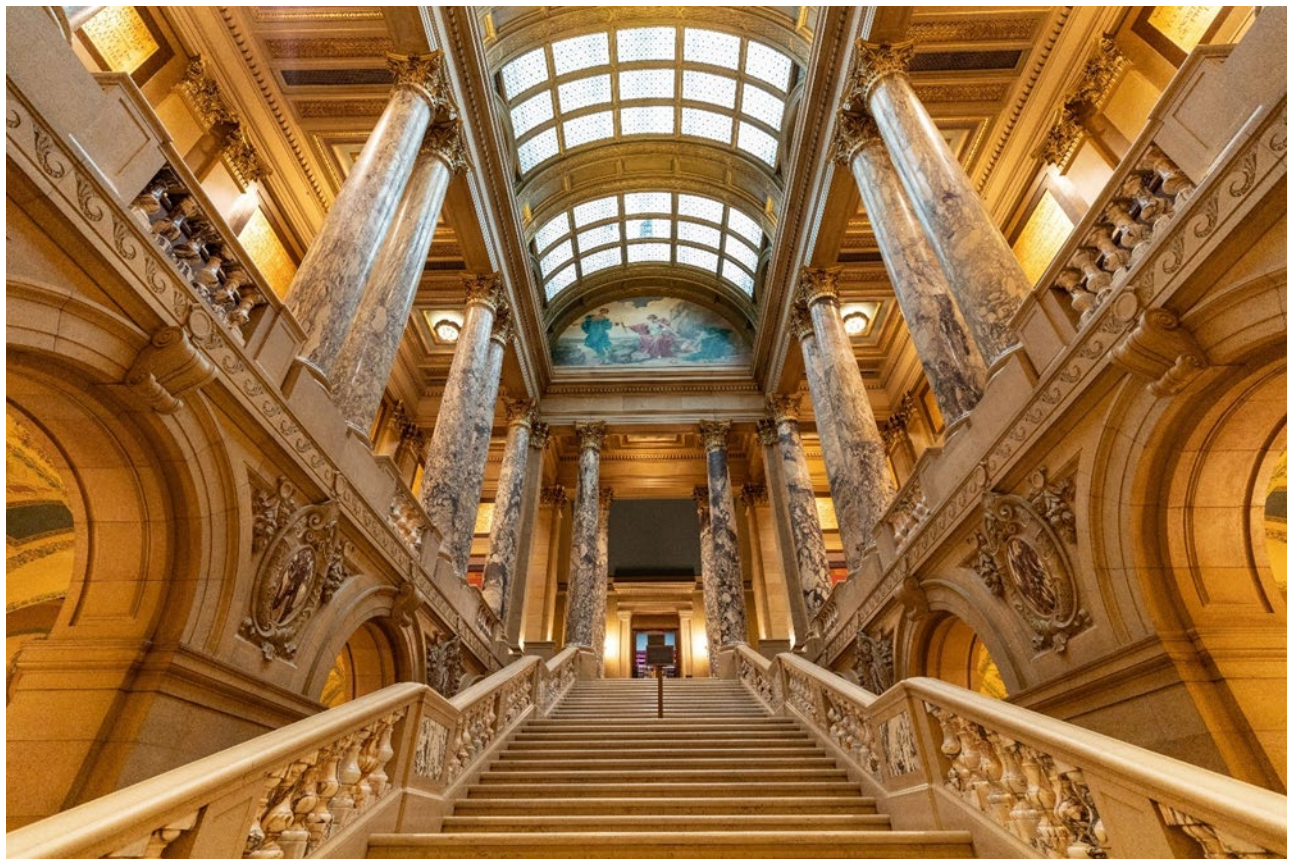
The CAEAC also developed and launched a new Call for Proposals process which opened in May 2025. Thirty-two applications were received from throughout the state. The committee utilized a new scoring matrix to narrow the applicant pool to the exhibitions that are recommended for CPC approval at the December 2025 meeting. The exhibitions (which were selected at the November CAEAC public meeting)

are slated for installation in calendar year 2027; all exhibitions will include an opening reception which will be open to the public. These exhibits fulfill the program's statutory requirement for exhibits to:

- Reflect on Minnesota history
- Understand Minnesota government
- Recognize the contributions of Minnesota's diverse peoples
- Inspire citizen engagement; and
- Appreciate the varied landscapes of Minnesota

The CAEAC looks forward to continuing to recommend and promote educational and inspiring exhibitions in the 3rd Floor Exhibit Gallery while increasing awareness of this exciting opportunity for artists of all career stages through the state.

Additional information about the CAEAC can be found at: <https://mn.gov/admin/government/public-events/artcommittee.jsp>



*The west grand staircase leading to the Minnesota Senate Chambers located on the second floor of the State Capitol.*