

2012

Report from the Capitol Preservation Commission



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MOCA

1/15/2012

Capitol Preservation Commission

A Moment in Time

117 years ago a The Board of State Capitol Commissioners came together to make a 100 year decision.

“We built the State Capitol on the theory that nothing was too good for Minnesota.”

Cass Gilbert Jan. 1901

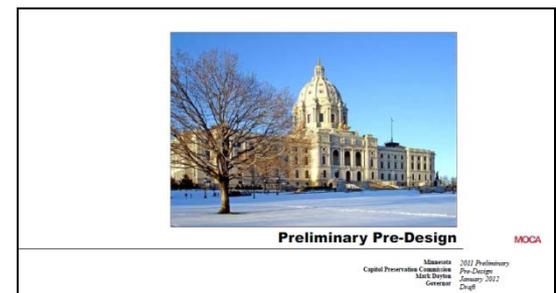


Today the Capitol Preservation Commission has a similar opportunity. The Commission has not only the responsibility to preserve the past but to protect and assure the Capitol's future.

Document Organizational Structure

Report from the Capitol Preservation Commission outlines the overall actions of the Commission and recommendations to the legislature as identified in the following documents

- **Comprehensive Master Plan**
 - 30 year or longer view of the Capitol. Includes restoration, preservation and maintenance long term planning.
- **Preliminary Pre-design**
 - Restoration focused towards the immediate actions to preserve the Capitol
- **Design Guidelines and Imperatives**
 - Informative document that address specific critical design elements that are the most important elements of the restoration.



Findings

- **The stone exterior is deteriorating rapidly.**
- **The mechanical systems are nearing the end of their useful life.**
 - Maintenance Issues.
 - No direct source of outside air In Rotunda.
 - The plumbing systems are at risk of leaking.
 - Much of the plumbing system is not accessible.
- **The electrical systems are inadequately sized.**
 - Electrical service to be upgraded to 480 volts.

Findings

- **Life-safety systems need to be improved:**
 - No smoke control system
 - Limited sprinkler system
 - Exit stairwells are not code compliant
 - Security design and technology to mitigate security vulnerabilities
 - The Capitol needs to be safe for all
- **Technology systems need to be improved:**
 - Are haphazardly strung/installed
 - Below the level of service now needed
- **Accessibility is inadequate or nonexistent:**
 - 100 years ago, access for the disabled not considered
 - Needs modernization with respect to accessibility

Findings

- **Committee Rooms need to be better organized**
 - Meeting spaces should accommodate public viewing of the proceedings.
- **The Public struggles to find Legislators located in the Capitol**
 - The physical location of offices should be improved for public access.
- **Accommodations for visitors should be improved**
 - School buses and school children to visit Capitol.
 - To witness and participate in the sessions.
- **Communications between the Senate and House Chamber**
 - Currently the building does not support movement between the bodies.
- **Restoration of the Capitol**
 - Should be a 100 year building life expectancy.

Comprehensive Master Plan

In the first meeting, the Commission summarized:

- 1. *Focus on fixing of the building*** – the Governor challenged the Commission to be Good Stewards.
- 2. *We are at a tipping point*** – The Capitol has reached a point in its life, where restoration is critical to extend the life of the building and reduce costs for the next 100 years.
- 3. *Work within the footprint of the building*** – No expansion beyond the Cass Gilbert Building.

Comprehensive Master Plan

- The Commission's second meeting provided guidance by identifying three principals:
 - **Architectural Integrity**
 - **Function**
 - **Life Safety/Accessibility**
- Decisions were to be made surrounding these three principals.

Comprehensive Master Plan

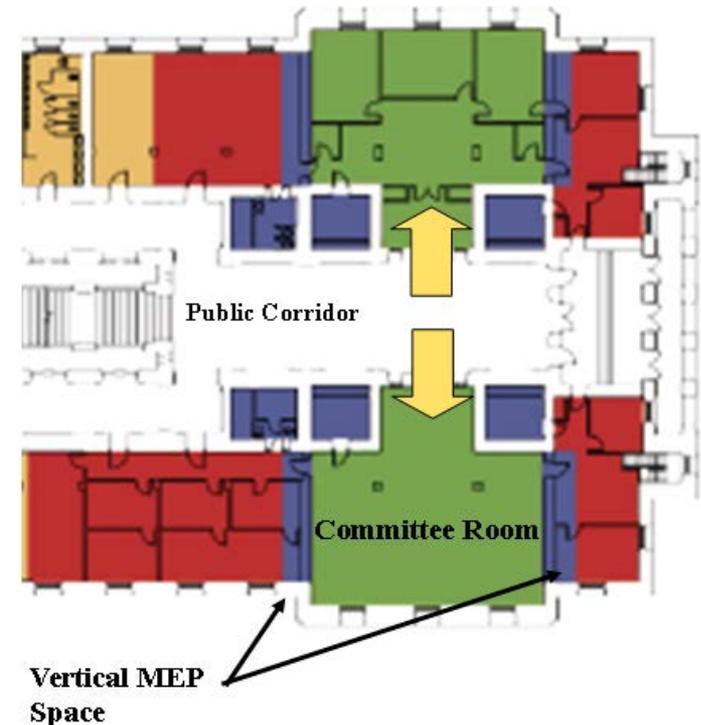
- In the Commission's third meeting, the Commission identified 8 Scenarios:
 1. *All Senators Housed in Capitol*
 2. *Constitutional Officers housed in Capitol*
 3. *People House – State Government at work*
 4. *Senate Majority with Attorney General in Capitol*
 5. *Increased public Accommodations*
 6. *Governor and Attorney General out of Capitol*
 7. *Senate Majority and Governor in Capitol*
 8. *Public Meeting Place, all committee & meeting Rooms*

Comprehensive Master Plan

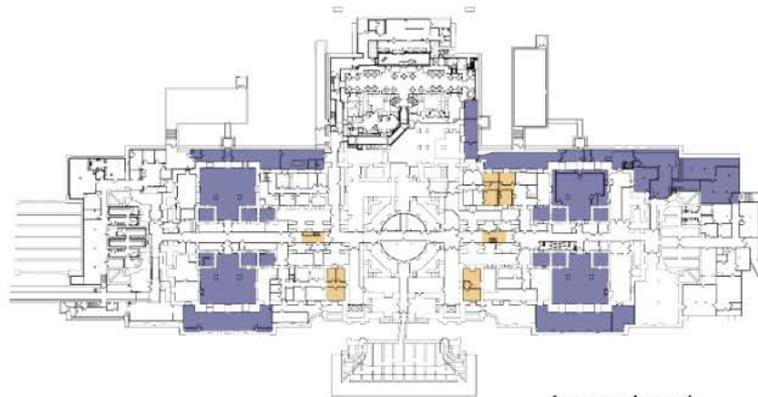
- Architectural Integrity

The Cass Gilbert solution;
Use what he designed
and provided.

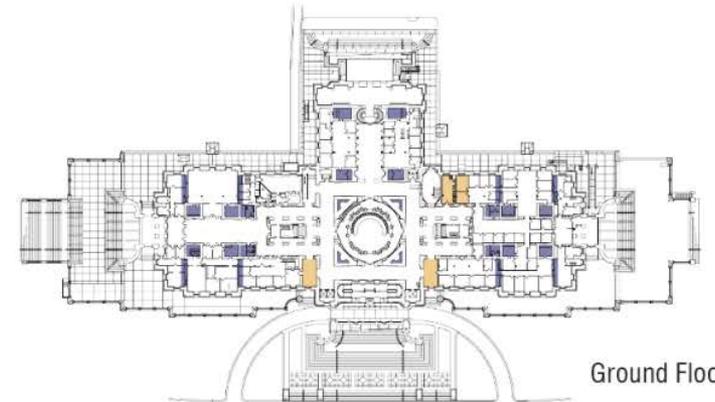
- Vertical Distribution Zones
 - Chases
 - Wiring
 - Mechanical Systems
- Large spaces for meetings
- Flexible Work Space



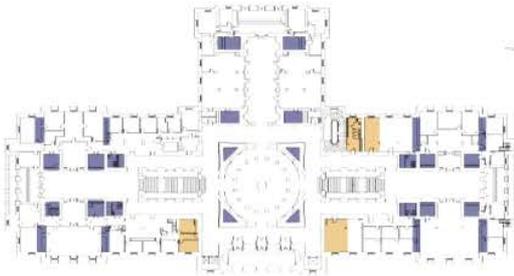
Mechanical Systems Concept



Lower Level



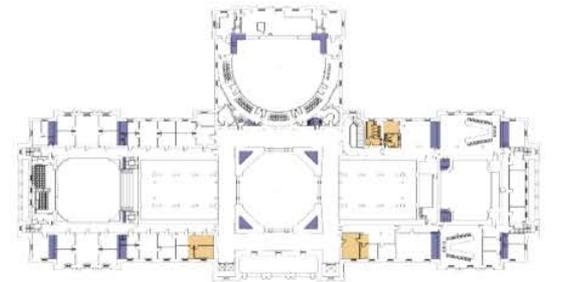
Ground Floor



1st Floor



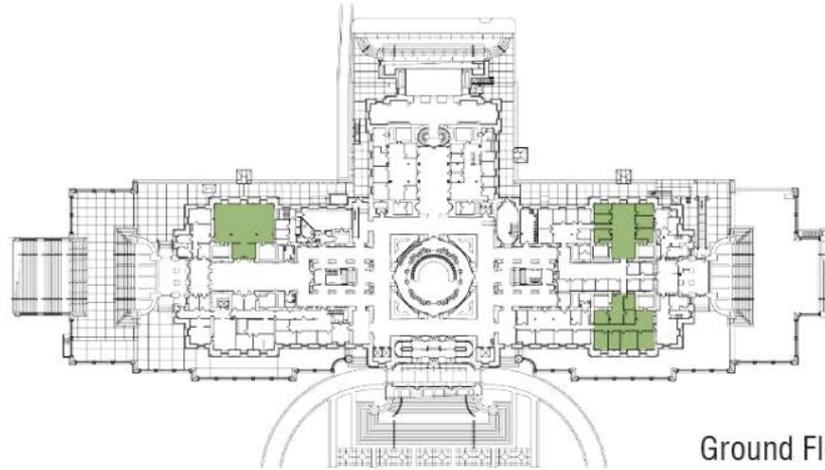
2nd Floor



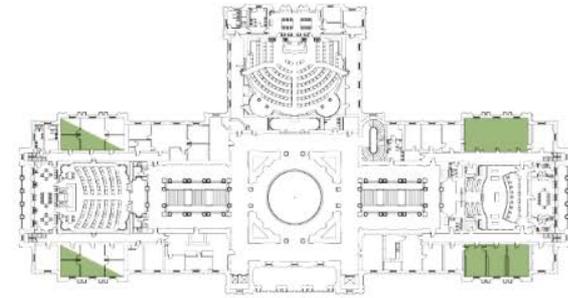
3rd Floor

Building off of Cass Gilbert's design utilize the Vertical Shafts and mechanical space allocated in the building.

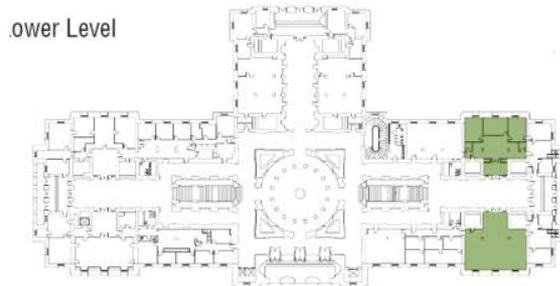
Public Meeting/Committee Rooms



Ground Floor

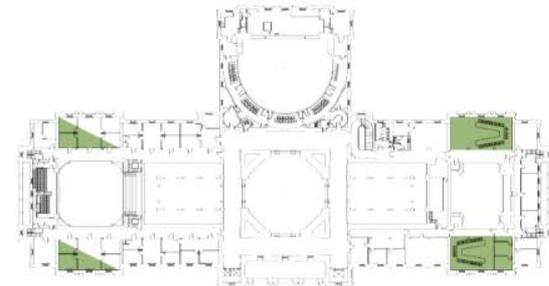


2nd Floor



Lower Level

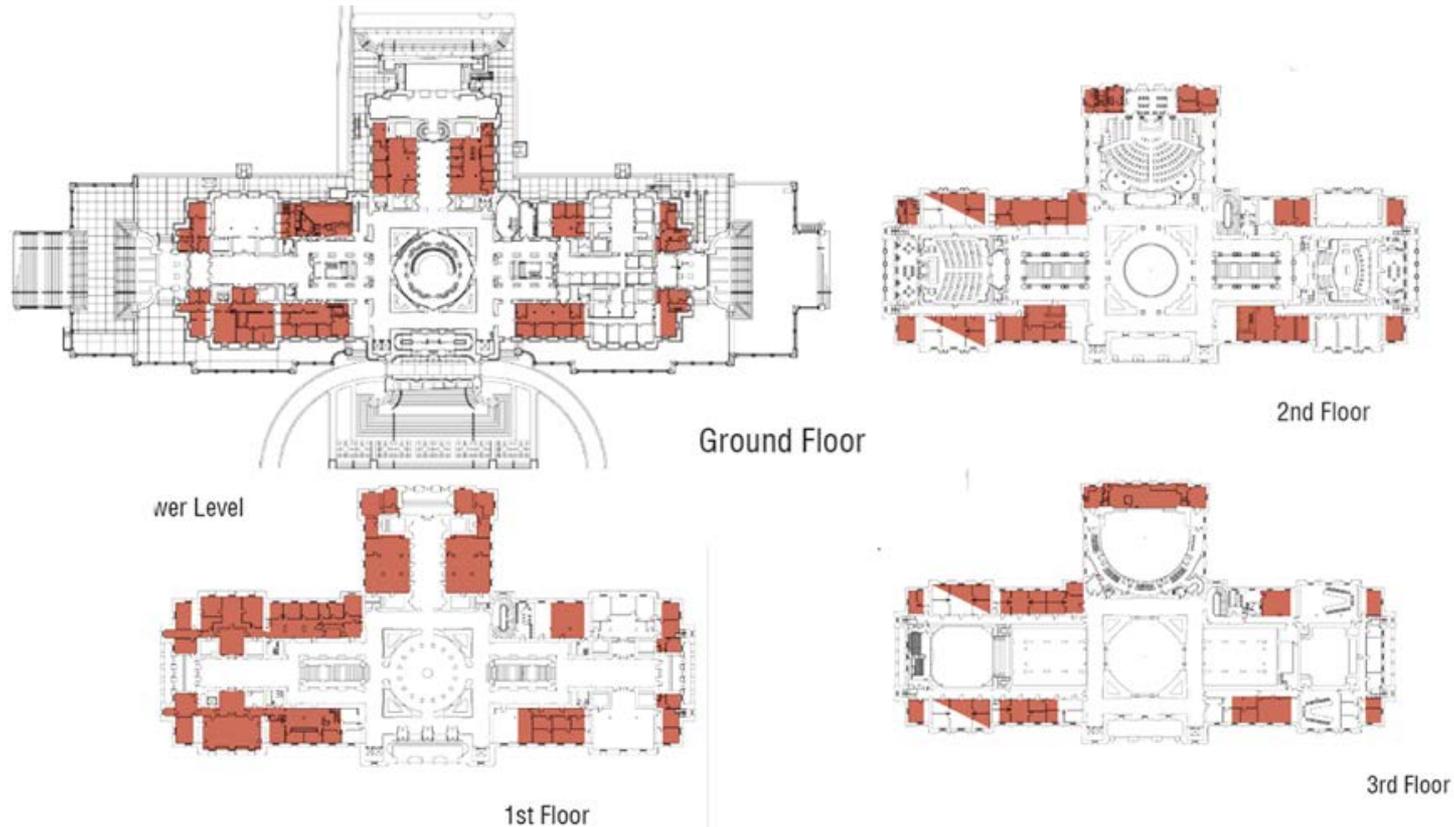
1st Floor



3rd Floor

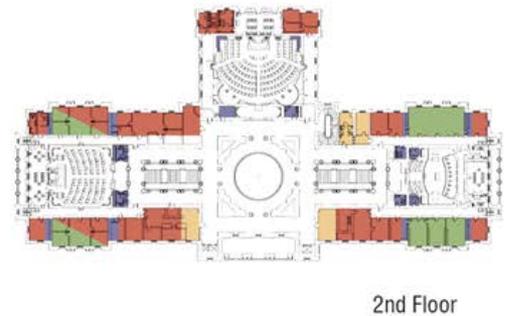
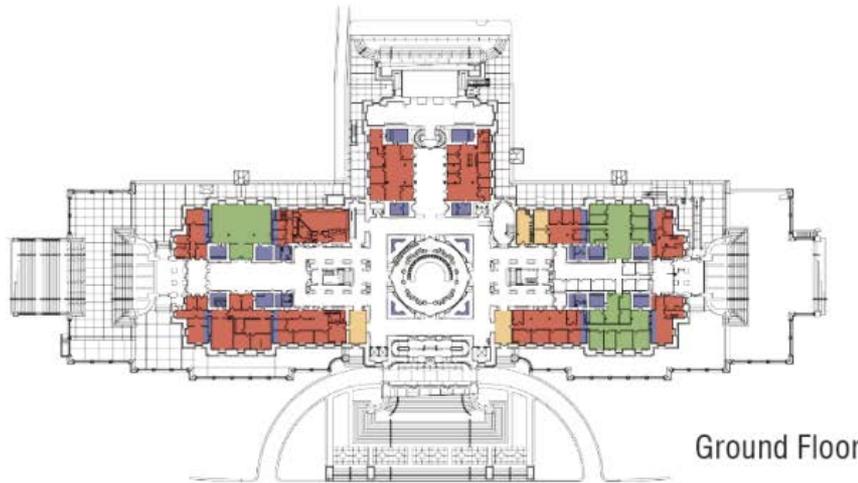
Cass Gilbert provided a large open “column free” space in each quadrant on each floor of the Capitol – these are ideal for meeting space

Government Tenant Office Space

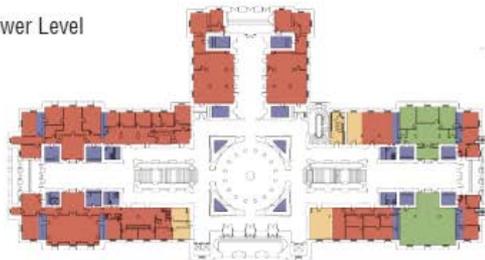


Cass Gilbert originally designed the Capitol to house every state agency. These spaces were flexible and accommodated many different uses. The plan preserves that concept.

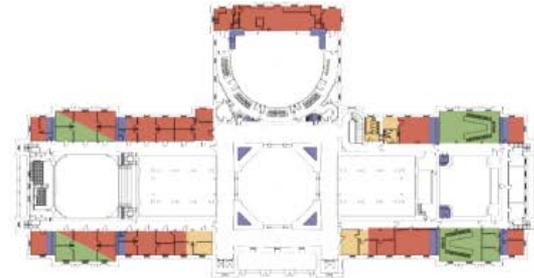
Space Utilization Diagrams



Lower Level



1st Floor



3rd Floor

Generic Space Plan

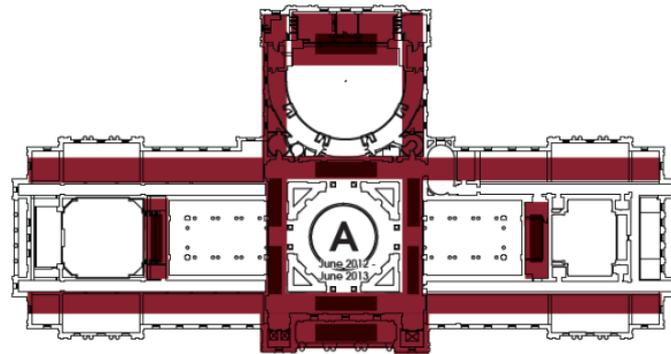
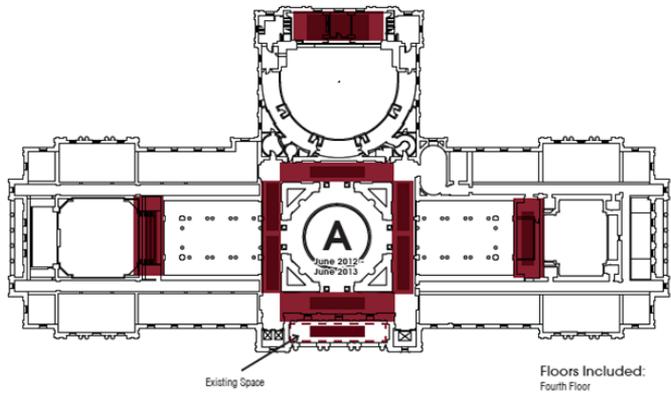
- MEP
- Office Space
- Stair / Toilet
- Meeting Space

Space Planning Scenarios that provide for flexible space use/tenant finish approach . This will provide flexibility and allow the decision of space organization to continue by the Commission.

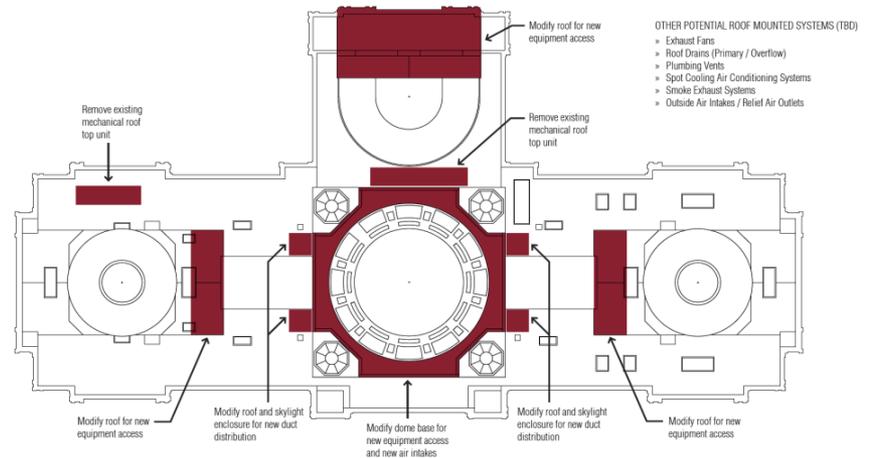
Capitol Preservation Commission

Sequence "A"

FY 2012 – 2013 – Retain Consultants Provide Attic Mechanical & Electrical



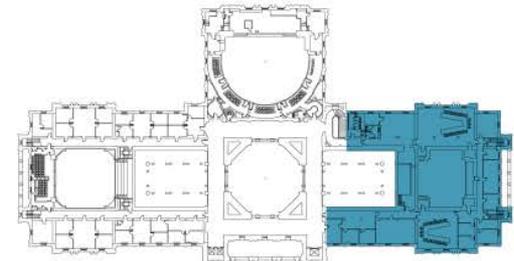
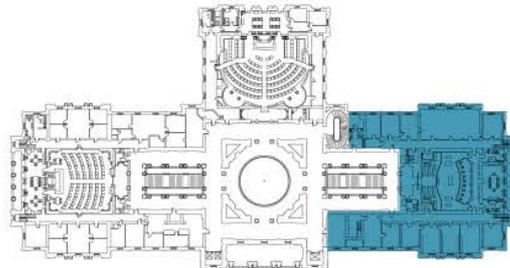
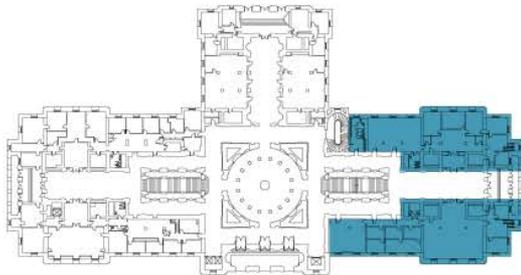
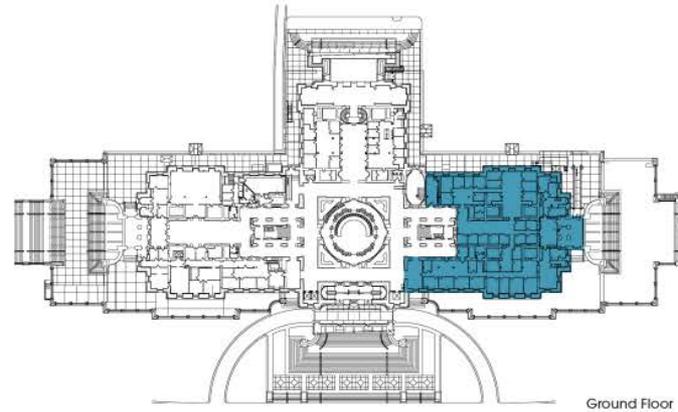
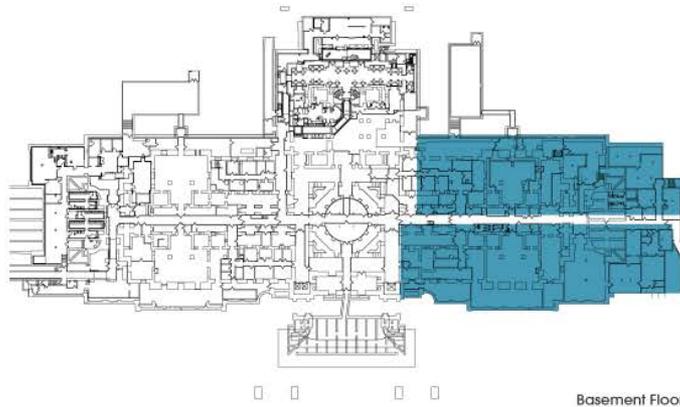
Sequence One –B Duct work installation



Roof Plan

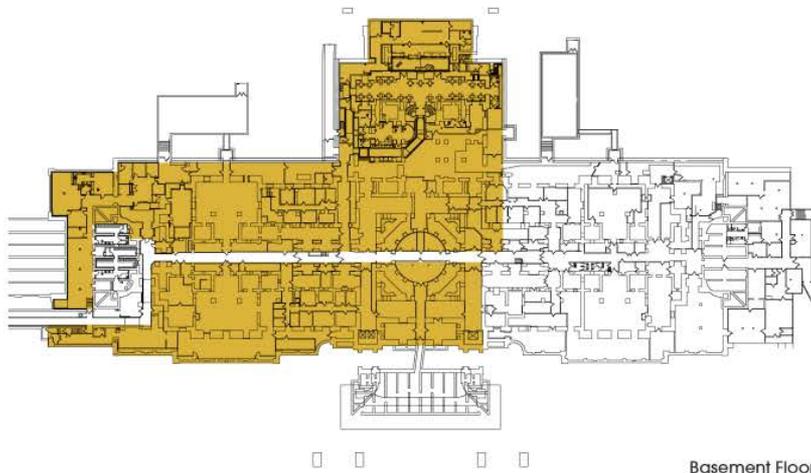
Capitol Preservation Commission Sequence “B”

FY 2013 – 2014 – Restoration of the East Wing, Close and Relocate Occupants

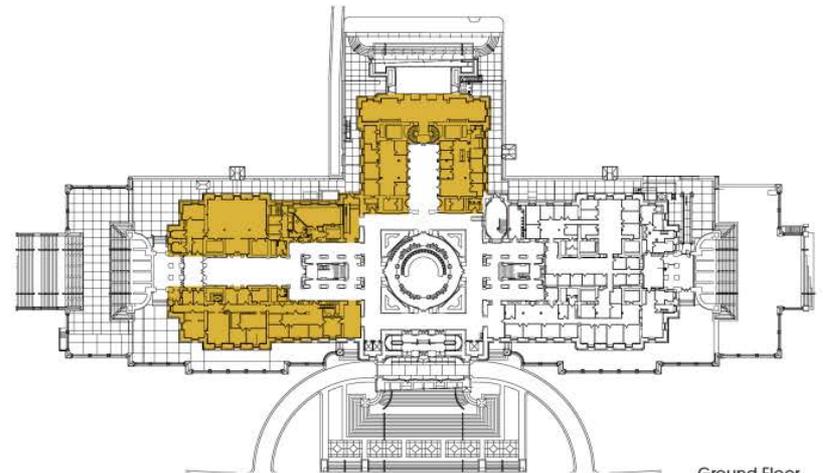


Capitol Preservation Commission Sequence "C"

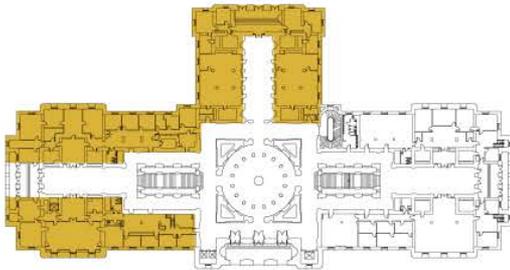
FY 2014 – 2016 Restoration of the North and West Wings, Close entire Capitol



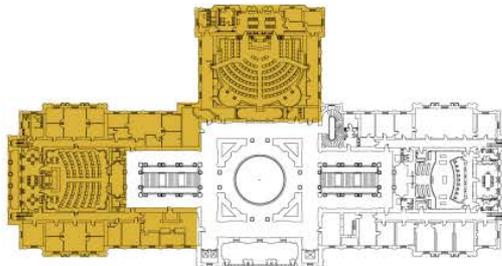
Basement Floor



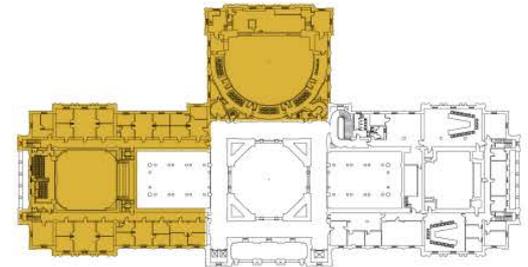
Ground Floor



First Floor



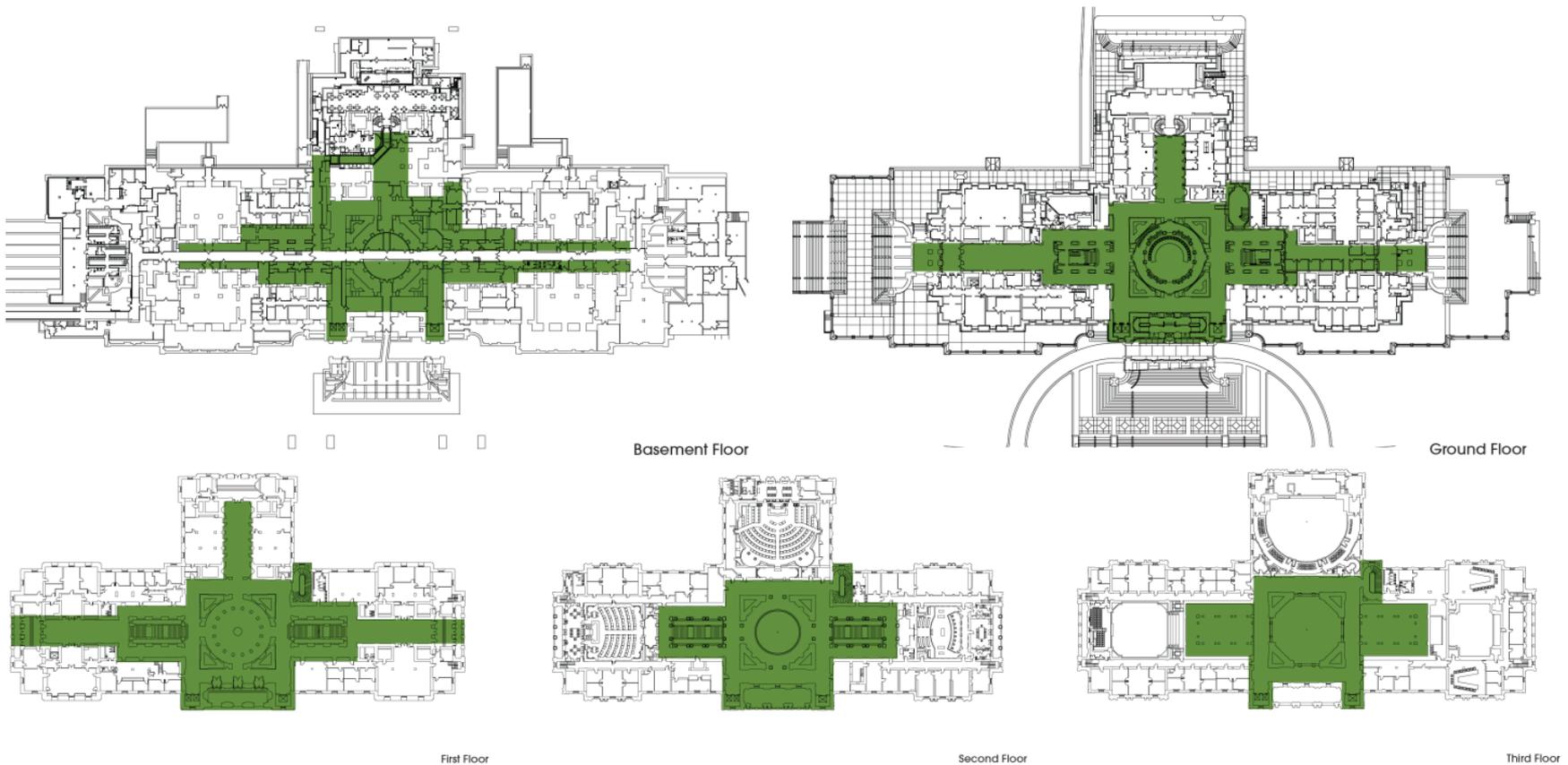
Second Floor



Third Floor

Capitol Preservation Commission Sequences “D”

FY 2015 to 2016 Restoration of the Public Spaces



Swing Space – Capitol Occupants

Minnesota State Capitol Occupants

	ESTIMATED NO. OF STAFF	CURRENT OFFICE SQ FTG	CURRENT STORAGE SQ FTG	ESTIMATED NEW OFFICE SQ FTG (200 sf/emp)	POTENTIAL RELOCATION SPACE OPTIONS
Attorney General	17	5,404		3,400	Bremer Tower (current location of AG office)
DPS - Capitol Security	49	7,156		7,156	Administration Building
Governor's Office	40	8,878	177	8,000	Governor's residence/Admin Building/525 Park
Historical Society		1,229	827	1,229	History Center
House	39-session	18,031	5,041	8,600	G56 - COB
	29- non-session				
	4 - IT				
Media		3,751			Kelly Inn
Plant Management	17-session	1,332	923	3,400	Admin G-10/691 N. Robert
	15- non-session				
Senate	253-session	77,027	5,048	50,600	Administration Building
	?- non-session				
Services for the Blind		142	64		N/A
Supreme Court		3,631	171		Judicial Building

The availability of Swing space in state owned facilities has been analyzed.

- **2013** – the space needs can be met in existing state owned facilities.
 - Will require space modifications, build out and relocation
- **2014** – require a combination of state owned and leased space.
 - Will require space modification, build out and relocation

Capitol Preservation Commission

Bonding Options

Cost Estimate

The restoration of the Capitol is estimated to cost \$241,000,000 in FY2012 dollars.

- The benchmark cost per square foot was \$600, not including swing space, furniture, fixtures, and equipment costs.
- At \$241,000,000, the restoration of the Minnesota State Capitol is estimated to cost \$625 per square foot.

Minnesota State Capitol Restoration Budget Recommendation By MOCA December 31, 2011		
Program Costs		
Construction Costs	\$ 126,544,011.74	
Contractor Contingency	\$ 10,559,280.94	8.34%
Contractor Fee	\$ 4,619,685.41	3.65%
Total Construction Costs	\$ 141,722,978.09	
Owner Project Costs		
Project Mangement	\$ 1,483,000.00	1.05%
Architects	\$ 15,331,000.00	10.82%
Pre-design - A/E Package	\$ 500,000.00	0.35%
Construction Contingency	\$ 14,832,000.00	10.47%
Telecommunications (voice & data)	\$ 5,746,000.00	4.05%
Inspections - Special construction and General	\$ 741,000.00	0.52%
Commissioning Energy services	\$ 2,000,000.00	1.41%
Security Equipment	\$ 1,851,000.00	1.31%
Furniture	\$ 7,416,000.00	5.23%
Total Owner Project Costs	\$ 49,900,000.00	
Total Project Costs	\$ 191,622,978.09	
Inflation at 11.79%	\$ 22,592,349.12	11.79%
Total with inflation	\$ 214,215,327.21	
Other Project Costs		
Design Guidelines/Master Plan	\$ 700,000.00	0.33%
CM PreConstruction	\$ 2,225,000.00	1.04%
Relocation moving costs	\$ 2,000,000.00	0.93%
Historic Structure Report	\$ 741,000.00	0.35%
General Expenses	\$ 741,000.00	0.35%
Swing Space	\$ 20,000,000.00	
Total Owner Costs	\$ 26,407,000.00	
Total Program Costs	\$ 240,622,327.21	
Total Estimated Cost	\$ 241,000,000.00	

Bonding Options

Bonding Option 1 – Single Appropriation

FY2012 total bond to be **\$241,000,000**

– All sequences from A to D.

Bonding Options

Bonding Option 2 – Bonding Year

FY2012 and FY 2014 are the typical bonding years.

- FY2012 total bond to be **\$146,000,000**
 - Sequence A - Retain Consultants Provide Attic Mechanical & Electrical \$40,000,000
 - Sequence B - Restoration of the East Wing, Close and relocate occupants -\$106,000,000

- FY 2014 total bond to be **\$95,000,000**
 - Sequence C - Restoration of the North and West Wings, Close entire building - \$48,000,000
 - Sequence D - Restoration of the Public Spaces - \$47,000,000

Bonding Options

Bonding Option 3 – Annual Appropriations

Annual Appropriations - funding in 3 consecutive legislative sessions:

- FY2012 total bond would be for **\$40,000,000**
 - Sequence A - Retain a portion of the Consultants services; provide the Structural Slab installation for Attic mechanical and electrical

- FY2013 total bond recommendation would be for **\$106,000,000**
 - Sequence B - Retain the remaining professional fees and Restoration of the East Wing, Close and relocate occupants.
 - Sequence C - Preparation of the Restoration of the North and West Wings

- FY2014 final bond for **\$95,000,000**
 - Sequence C - Restoration of the North and West Wings, Close entire building
 - Sequence D - Restoration of the Public Spaces

Approvals

- Approval of the Report from the Capitol Preservation Commission to be sent to the Legislature on behalf of the Board