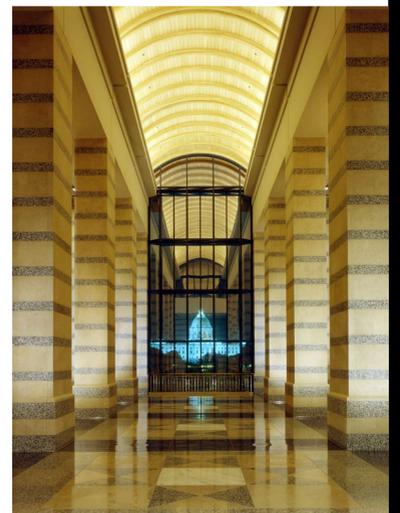
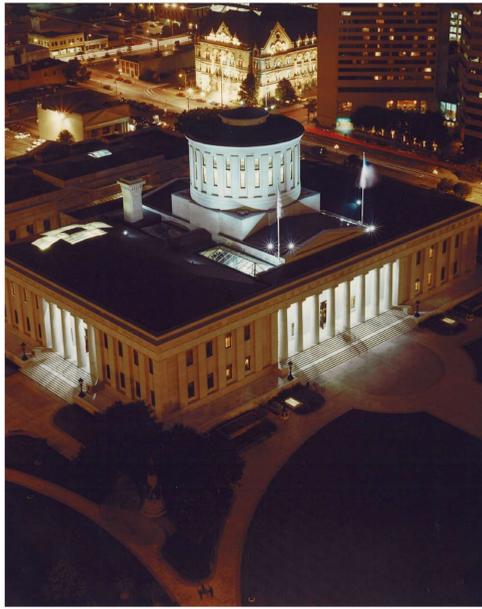


PROJECT TEAM



- HGA
Hammel, Green and Abrahamson, Inc.
Minnesota based firm founded in 1953
State's landmark buildings
Award winning design

- SCA
Schooley Coldwell Associates
Ohio based firm founded in 1944
Extensive State Capitol experience
Award winning design

For information, please contact Michael Bjornberg, Project Manager 612.758.4385 MBjornberg@hga.com

KEY TEAM MEMBERS

William Seale
Historian

- Will act as the Cass Gilbert conscience
- Restoration of eight American State Capitols
- Author of *Temples of Democracy*, the study of American Capitols

Terry Sullivan
Engineering Design Principal

- Experienced architect and engineer
- Responsible for the engineering design concept
- Facilitates coordination between disciplines

Leigh Harrison
Electrical Engineer

- Experienced with renovations and State of Minnesota projects
- Provides leadership for electrical, security and communications systems
- Coordination of project team and customer

Kermit Olson
Mechanical Engineer

- Experienced with restoration of landmark buildings
- Expertise with technical solutions to complex problems
- 19 years of experience in Capitol Complex area

Mark McDonald
Cost Estimator

- Understands complex renovations and State of Minnesota projects
- Communicates with local contractors and construction industry
- Provides accurate conceptual estimating



Michael Bjornberg
Project Manager, Architect

- Leads the project team efforts
- Expertise in phased renovations and restorations
- Strategic planner, organizer, consensus builder

Bob Loversidge
Design Principal, Architect

- Expert in historic preservation design
- Ohio, Kansas and Utah State Capitol buildings
- Bold, creative changes to extend the life of historic buildings

Rebecca Greco
Project Principal, Architect

- State of Minnesota building experience
- Skilled at leading large scale, complex projects
- Unwavering dedication to the project

Jayne Vandenburg
Interior Design Principal

- Develops design philosophy and aesthetic vocabulary
- Program development, space planning, interior design
- Functional, affordable, aesthetically appropriate

Chris Hartnett
Structural Engineer

- Leads the structural design and analysis of existing structure
- Focused on the renovation of existing buildings



PROJECT GOALS

■ PRESERVATION OF THE HISTORIC MINNESOTA STATE CAPITOL

■ FACILITATE INTERACTION BETWEEN THE CITIZENS OF MINNESOTA AND THEIR STATE GOVERNMENT

■ OPTIMUM UTILIZATION OF TENANT SPACE IN THE CAPITOL

THE PROJECT

The Minnesota State Capitol building has just celebrated its Centennial – a mere 100 years old.

But just like every 100 year old building – it needs attention and care.

While the interior of this building looks magnificent – the building systems that lie underneath the skin are at the end of their life span. They no longer meet the expectations for a modern building.

Times have changed and with the changes have come increasing technology needs for public buildings. This building was designed with some of the first electric lights in the country. Since that time – we have developed numerous sophisticated building systems and expectations.



SCHEMATIC DESIGN SCHEDULE 2006

	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Project Organization	■									
Gathering Building Information	■									
User/Tenant Interviews		■								
Preliminary Design Exploration		■								
Bench Marking Studies			■							
Design Options Presentations				■						
Design Option Development						■				
Schematic Design Presentations									■	

As the state's population has grown, so has the demand for services – the Capitol has become overcrowded.

The restoration project – to be phased so the Capitol can remain open – will address all these issues and more. One 'added value' feature will be enhanced facilities for the hundreds of thousands of visitors who come here each year.

RESTORATION WILL ADDRESS:

- Improve visitor services
- Life safety improvements
- New heating systems and controls
- New air-conditioning with zone controls
- New ventilation systems and controls
- Electrical system upgrades
- Data, phone and information systems upgrades
- Security and safety system improvements
- Efficient office spaces
- Enhanced public accessibility
- Better Legislative Hearing Room



"The works of those who have stood the test of the ages have a claim to that respect and veneration to which no modern can pretend." **Cass Gilbert**

FUN FACTS

The Minnesota State Capitol marks a high point in the Beaux-Arts mission that architecture could be truly modern and of its own era, yet embody the highest ideals of the past.



Crystal "Electrolite"

Natural Light

Murals by leading artists of the national muralist movement

Limestone

Kasota Limestone – Mankato, Minnesota
The predominant stone in the interior of the Capitol Building, its color variations served as the base colors for the interior decorative scheme. The tan/buff colored limestone is found on the walls in the corridors and rotunda.

Marble

Skyros – Greece
Balusters in both grand staircases and the second floor rotunda are made of this stone. Also found in the four benches below the statues in the second floor rotunda.



Pipestone

Pipestone Jasper- Pipestone, Minnesota
Also called Catlinite, this soft rose-red stone is found as an inlaid band wrapping around the rotunda above the eight granite columns. Pipestone has been used for hundreds of years by tribes of northern Great Plains Indians for carving ceremonial pipes and other decorative elements. The quarry in Pipestone is now a national monument.

Granite

Rockville (Speckled) – Rockville, Minnesota
Four of the eight columns in the second floor rotunda, east and west sides. Each column is a single piece of granite, eighteen feet tall.

Ortonville (Rainbow) – Ortonville, Minnesota
Four of the eight columns in the second floor rotunda, north and south sides. Each column is a single piece of granite, eighteen feet tall.

Marble

Hauteville – France
Stair treads in the grand staircase leading from the first to the second floor. It is the railing of the Grand Staircases and the second floor rotunda. Hauteville is also used as the baseboards on the first, second and third floors.

Marble

Verde Antique – Vermont
Dark green marble with light green or white veining is found in the rotunda around the brass and glass North Star symbol. Also used for the baseboards in the ground floor corridors.

Marble

Tennessee Pink – Tennessee
Found as an accent in some of the floor patterns – most notably as the points of the North Star laid into the rotunda floor. Also used as the hand-rail in the cantilevered stair and in the rest rooms throughout the Capitol.

Limestone

Joliet Limestone – Illinois
Light gray limestone found on the floors in all public corridors of the building. Also used as staircase treads in the cantilevered stair and the stairs leading from the first to the ground floor.

Marble

Moss-Sicily
Tan accent in the floor patterns of the rotunda.

Marble

Numidian – Nile River Valley, Egypt
Decorative floor highlight, this dark red/brown marble is found as inlay in the points of the North Star in the rotunda floor. Also found in the mantle of the fireplace in the House Retiring Room and in the fireplace surrounds in the Senate Retiring Room.



Marble

White Georgia – Georgia, USA
The whitish-gray exterior stone from the first floor to the top of the dome is actually a veneer over brick and iron. Also used for all of the building's carved exterior statuary and decoration (with the exception of the key-stone angel above the front door).



White Carrara - Italy

Granite

Gray St. Cloud - St. Cloud, Minnesota
Exterior ground floor walls, terraces, balustrades and steps.

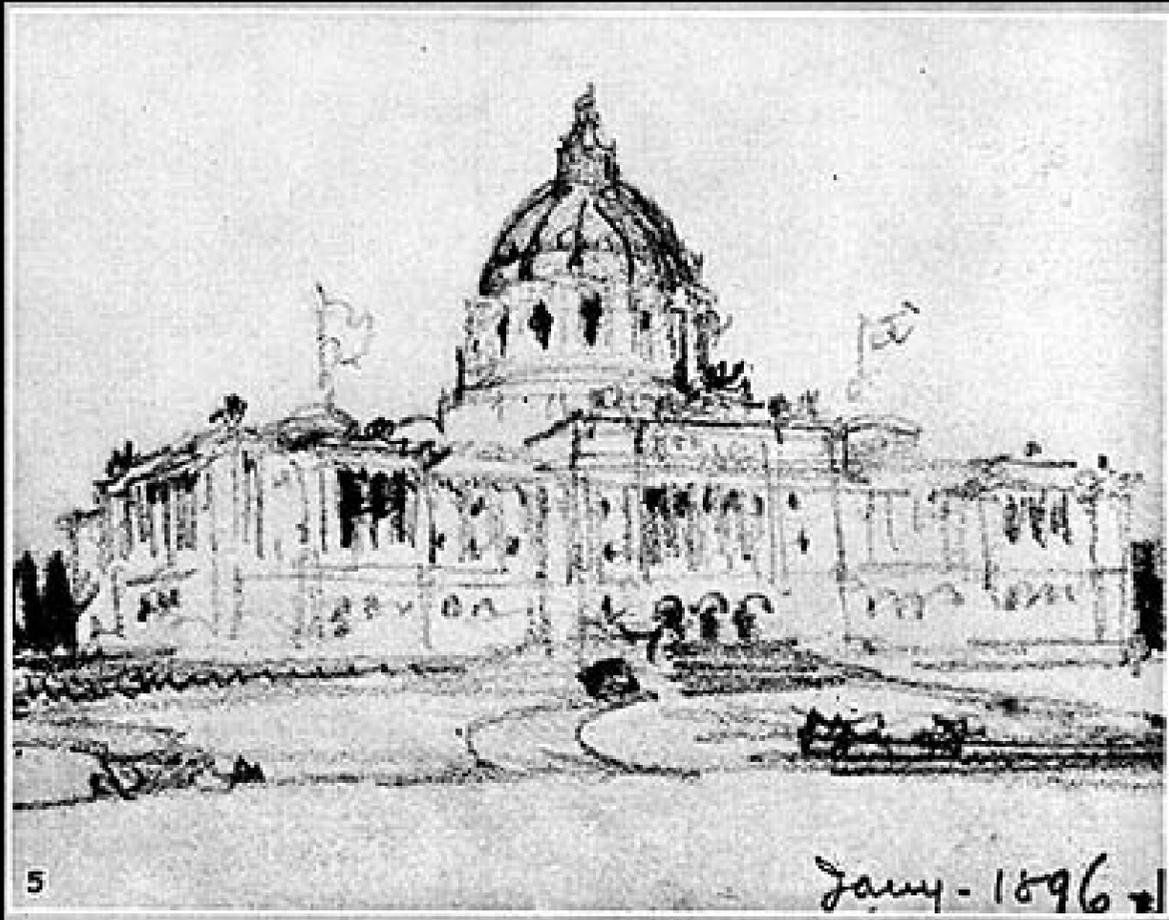
This building demonstrated, to the United States, that Minnesota had "arrived" on the national political scene.



The Minnesota State Capitol building, built in 1905, is considered to be a masterpiece of early twentieth-century American architecture and decorative art.

The Minnesota State Capitol is a symbol of a land of progress and a land of plenty.

Inspired by the City Beautiful Movement, this building stands today, as a monument to the American Renaissance – a palace with a decorated dome, a gold quadriga of horses, murals by leading artists of the national muralist movement, and stones from around the world.



Permanence Progress National Prominence





Project Understanding

Secretary of the Interior's *Standards for Rehabilitation*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

When should an addition be considered?

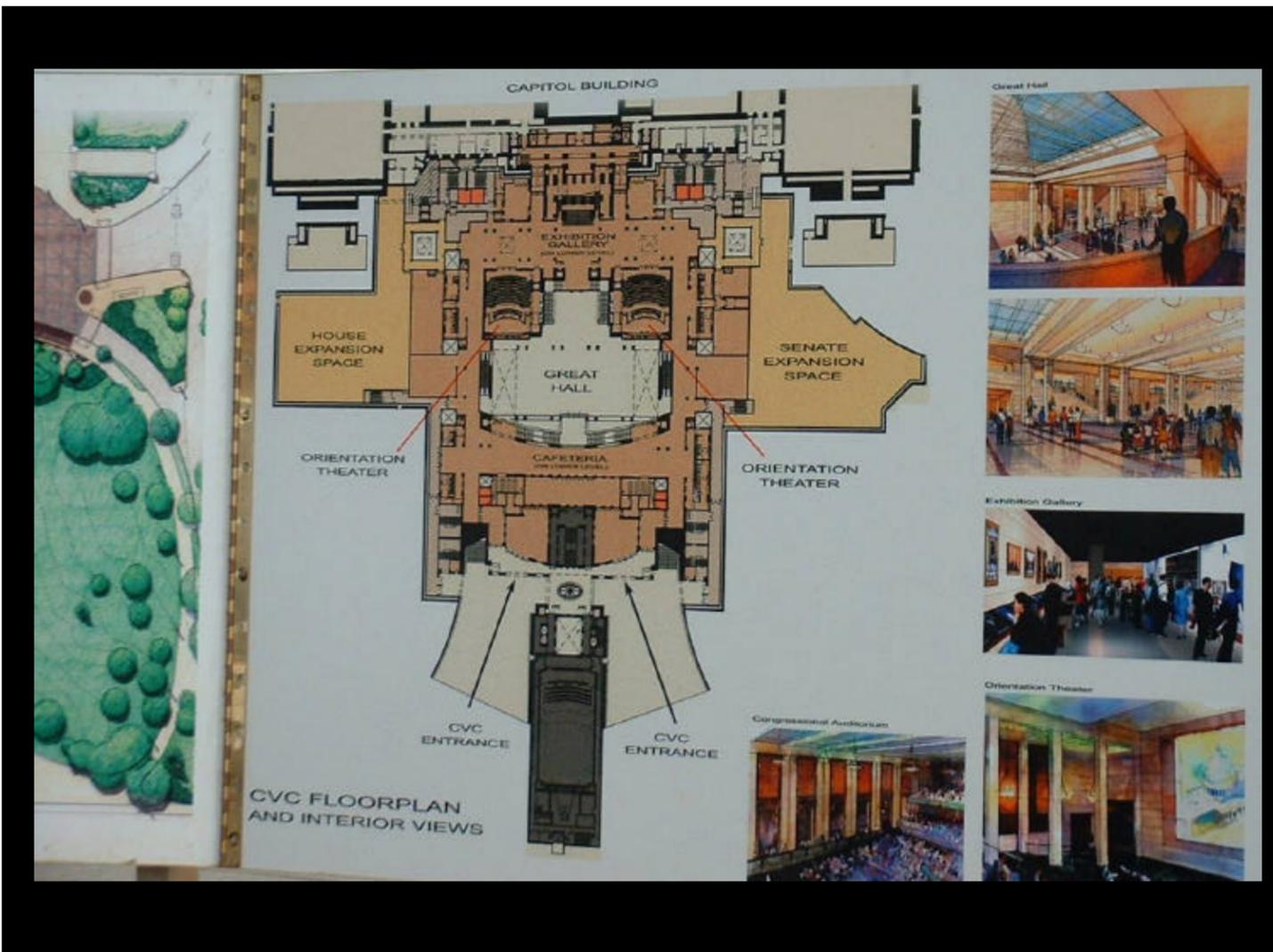
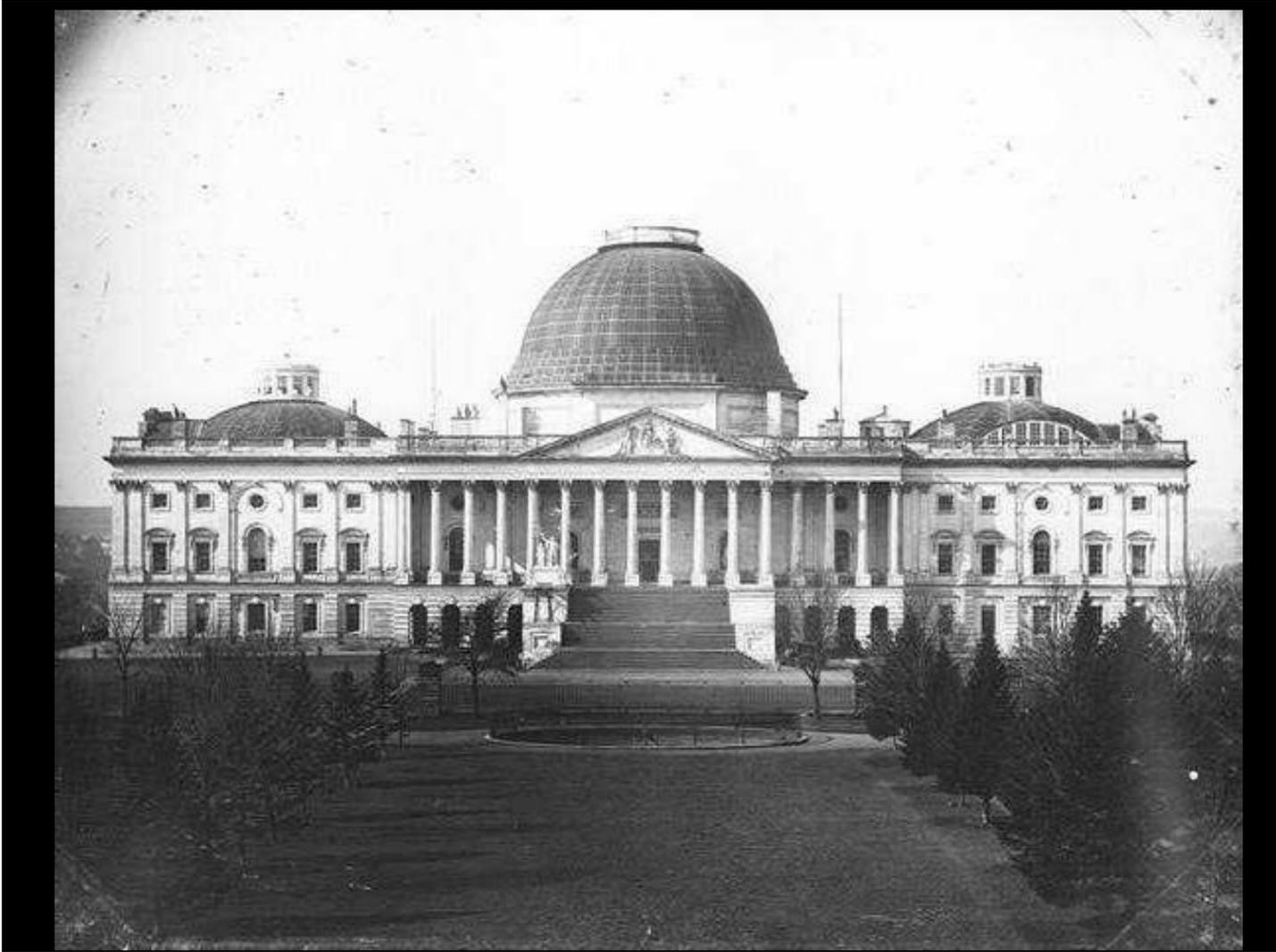
An exterior addition should be considered once it has been determined that ***the new program requirements cannot be met within the existing building envelope.***

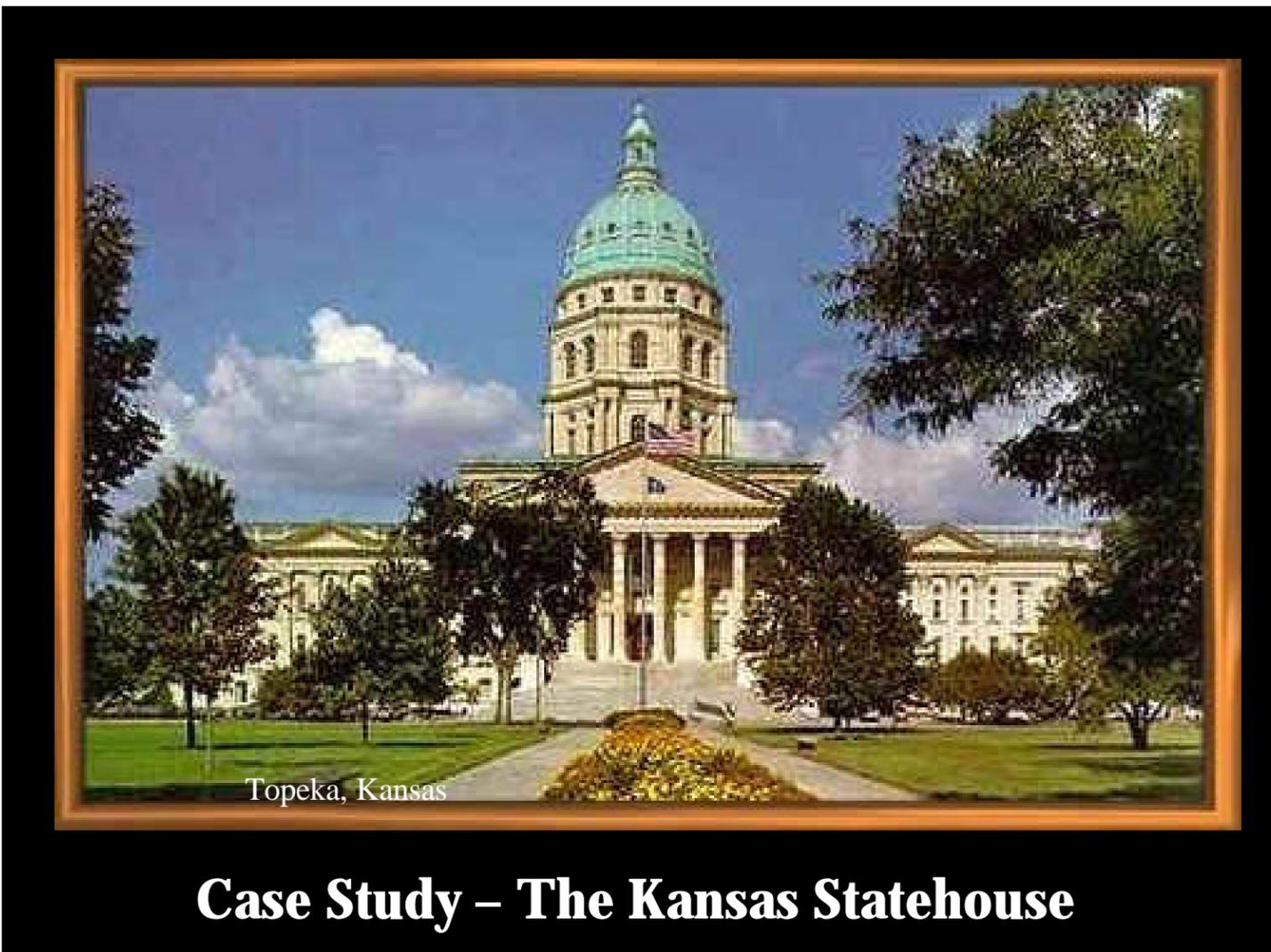
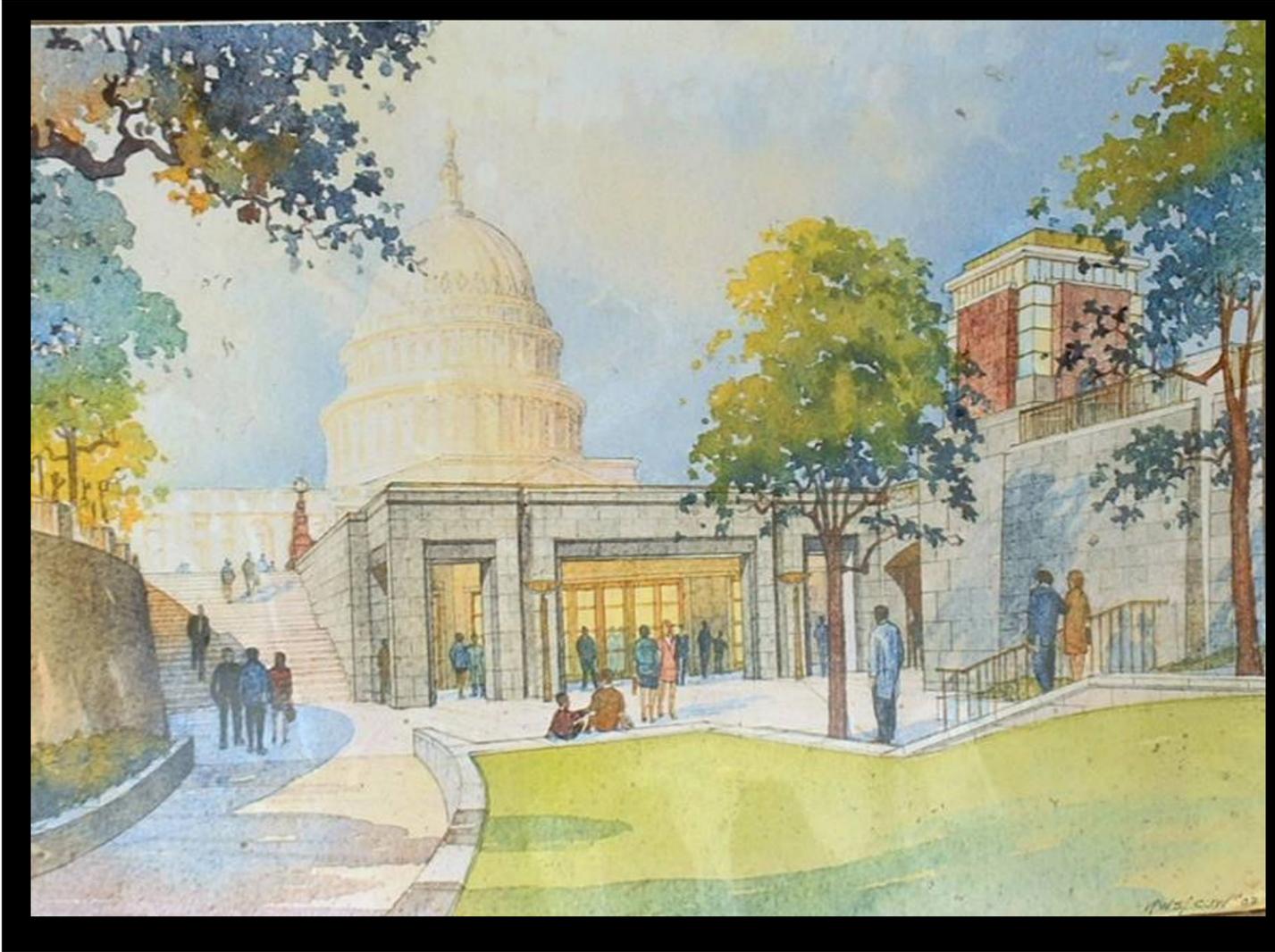
– National Park Service

Types of Additions:

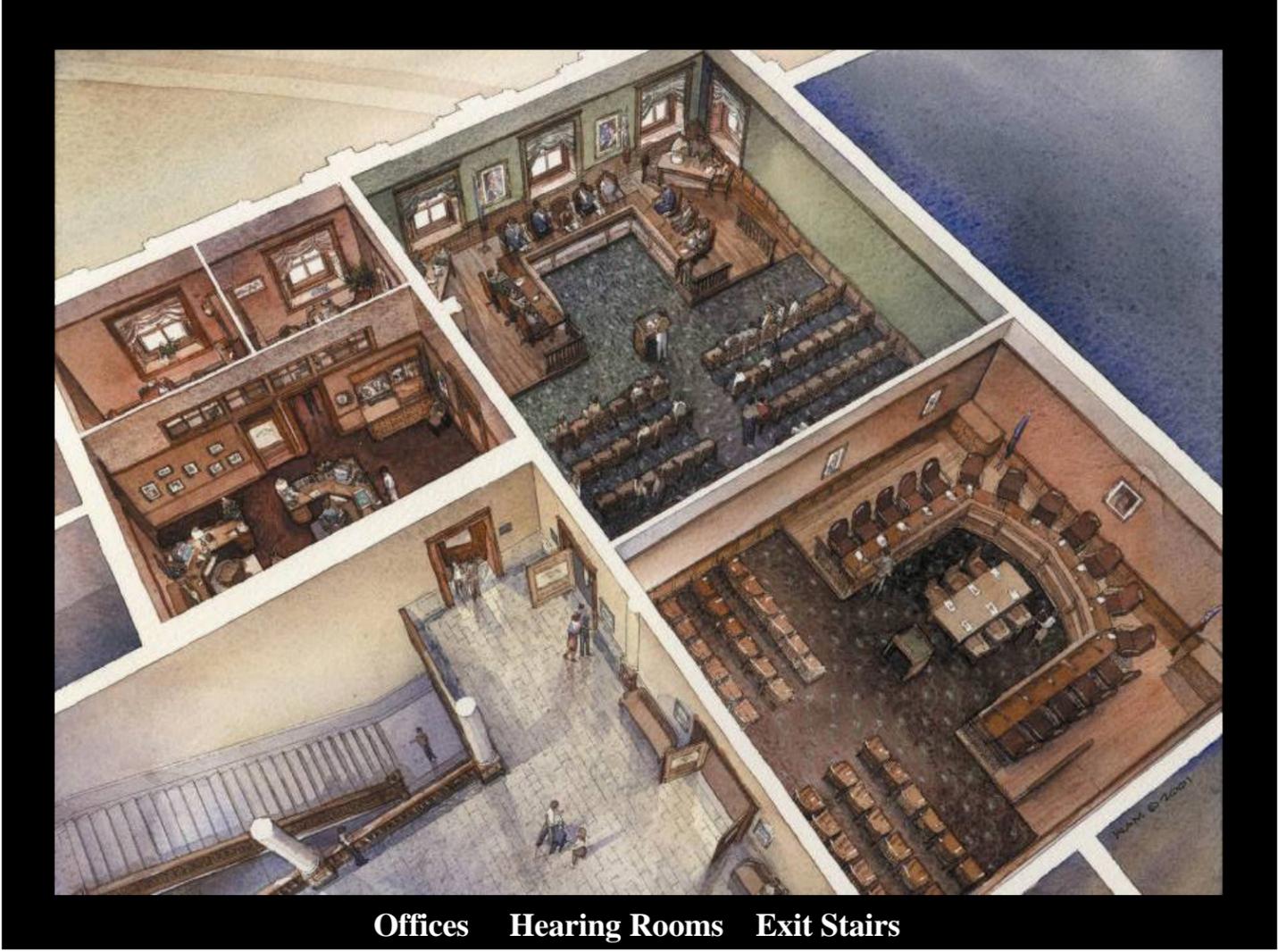
- Exterior Additions
- “Found Space”
- Underground







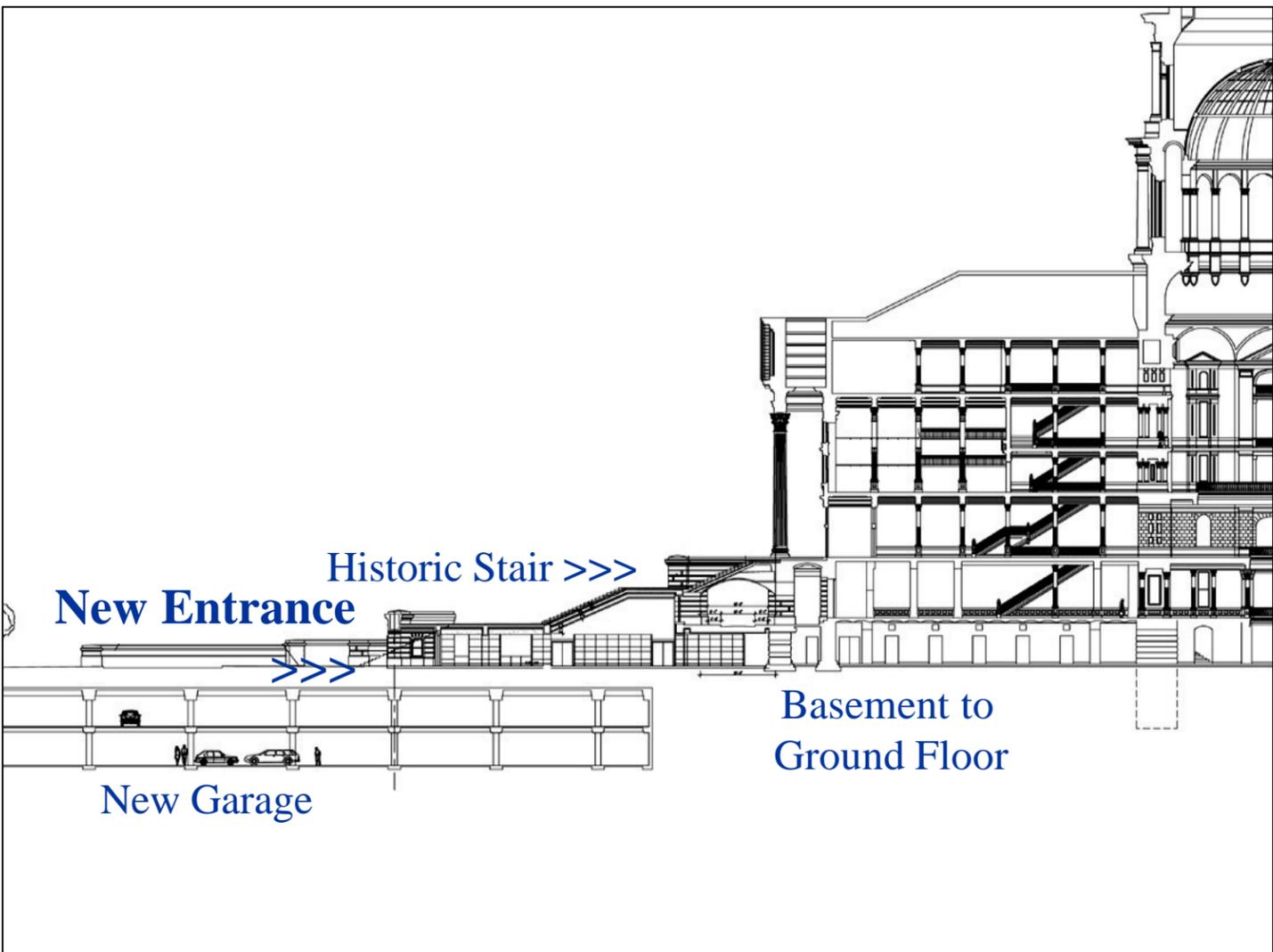
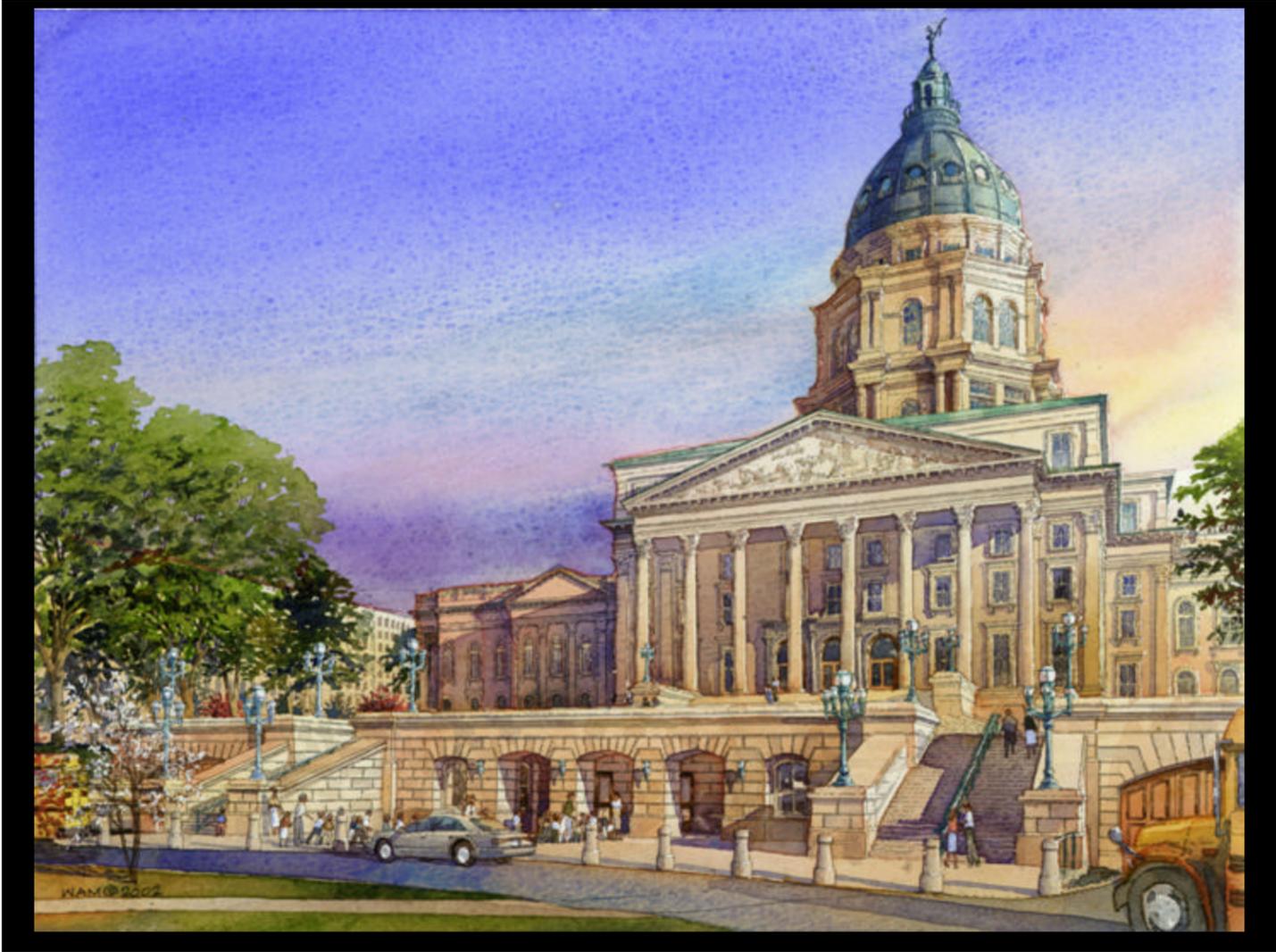
Case Study – The Kansas Statehouse

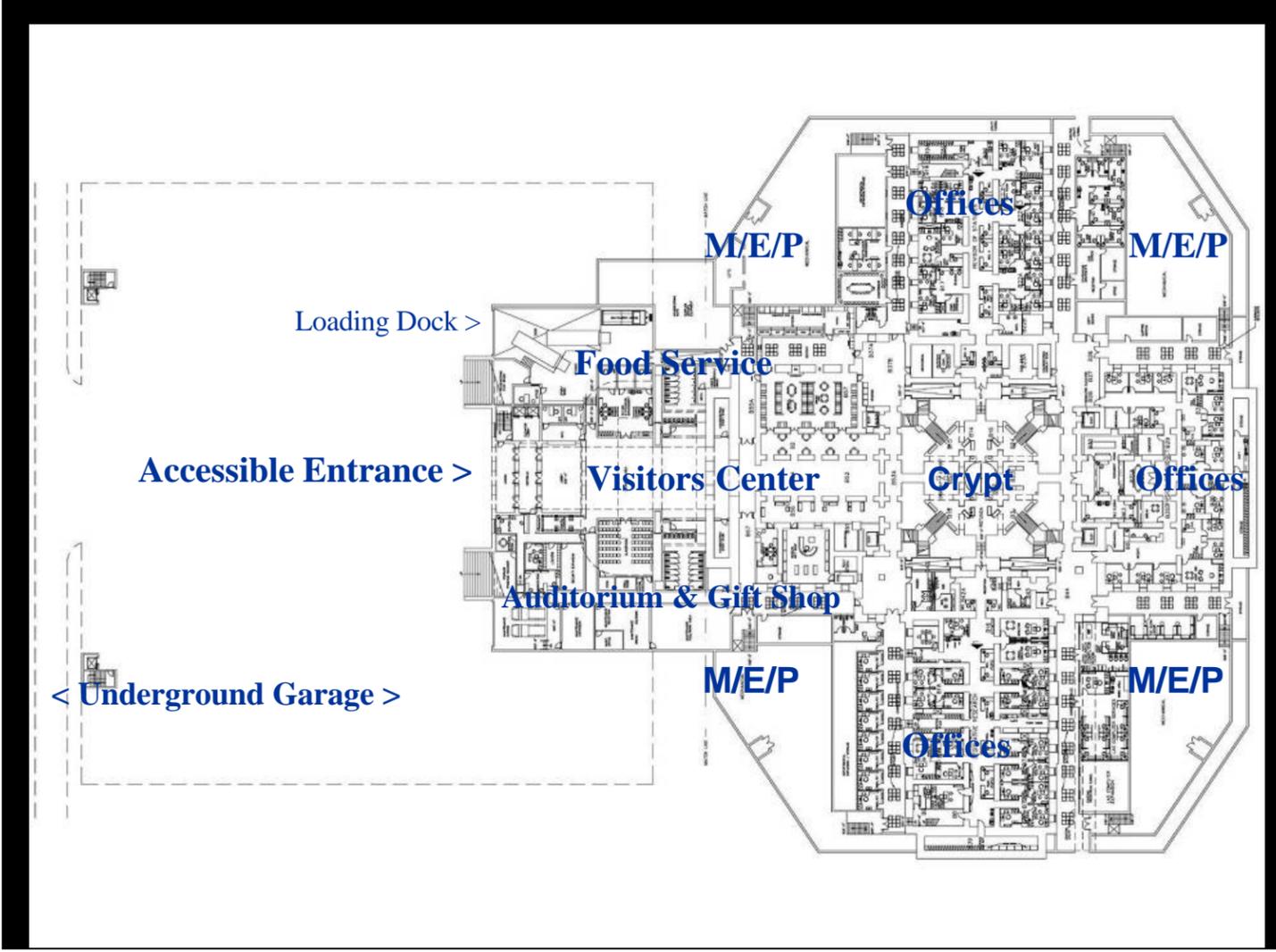


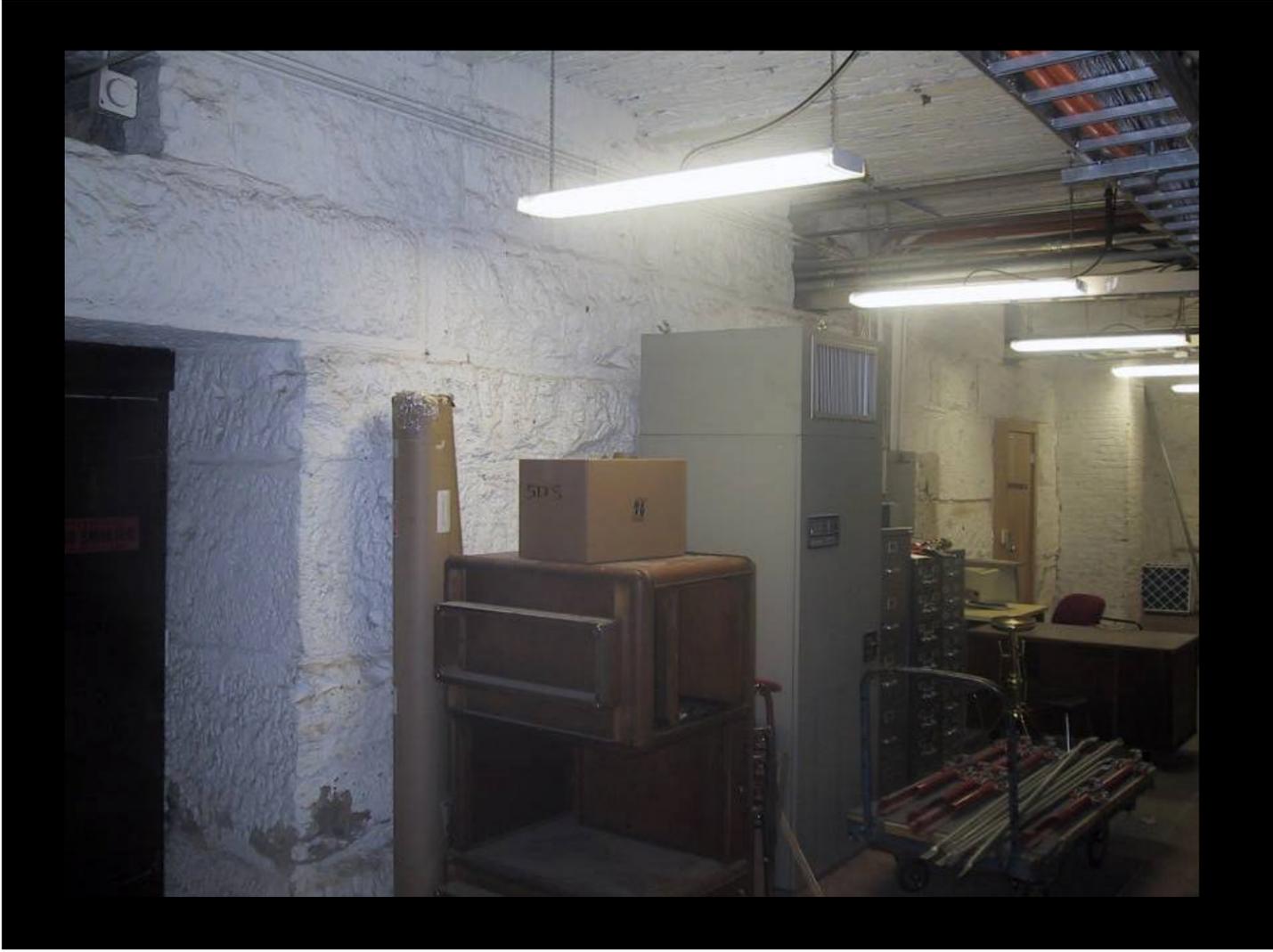
Offices Hearing Rooms Exit Stairs







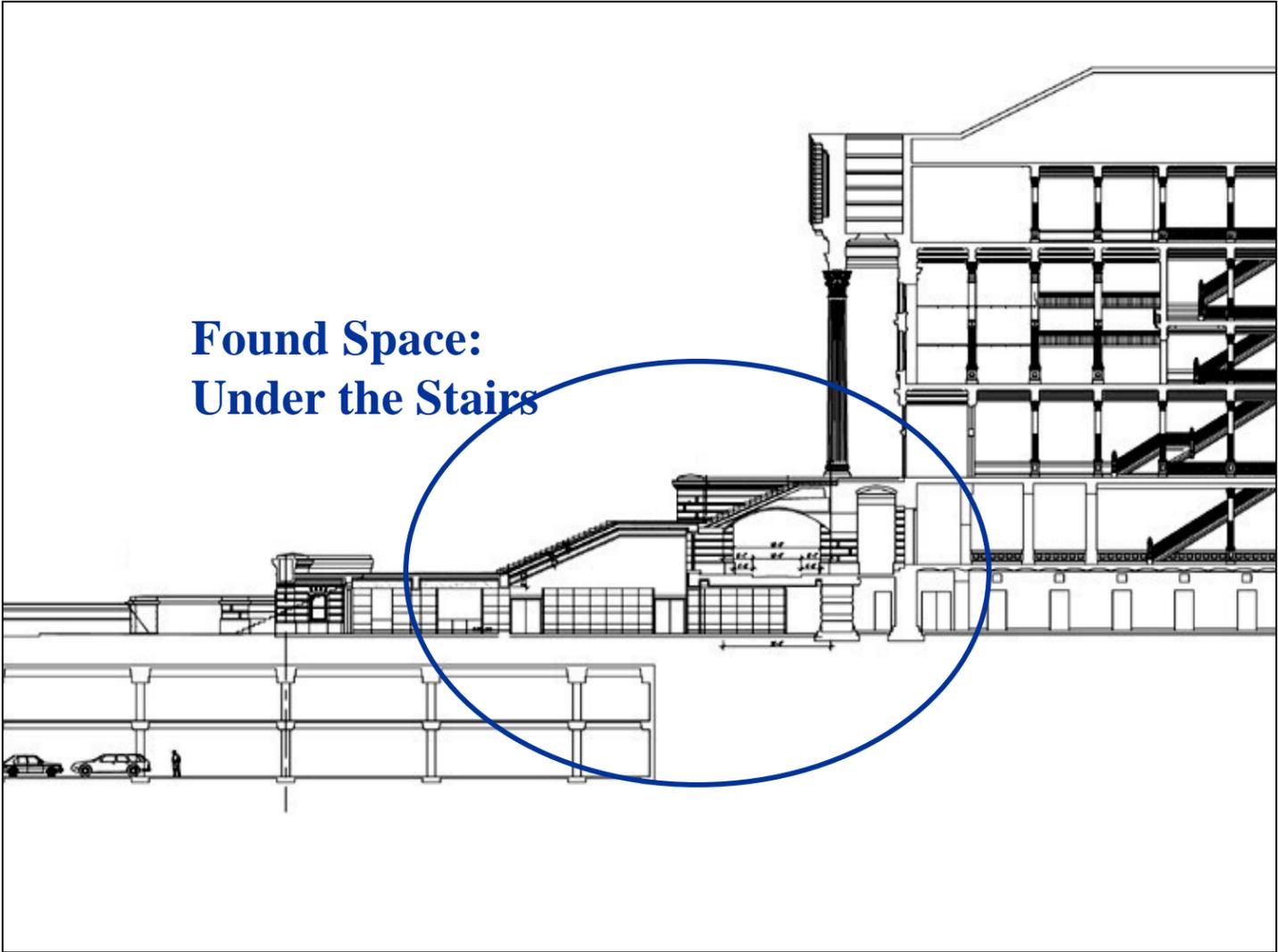


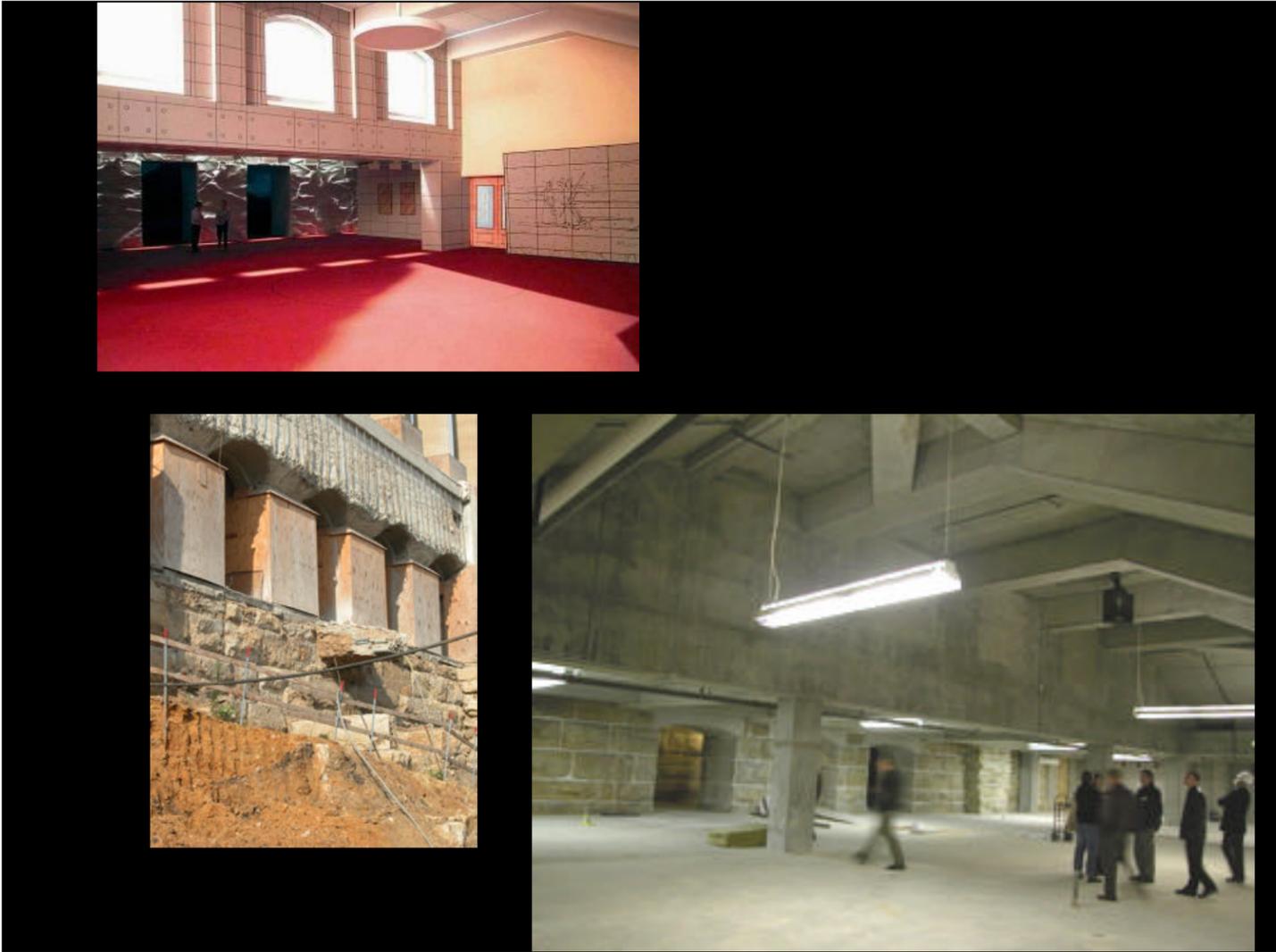
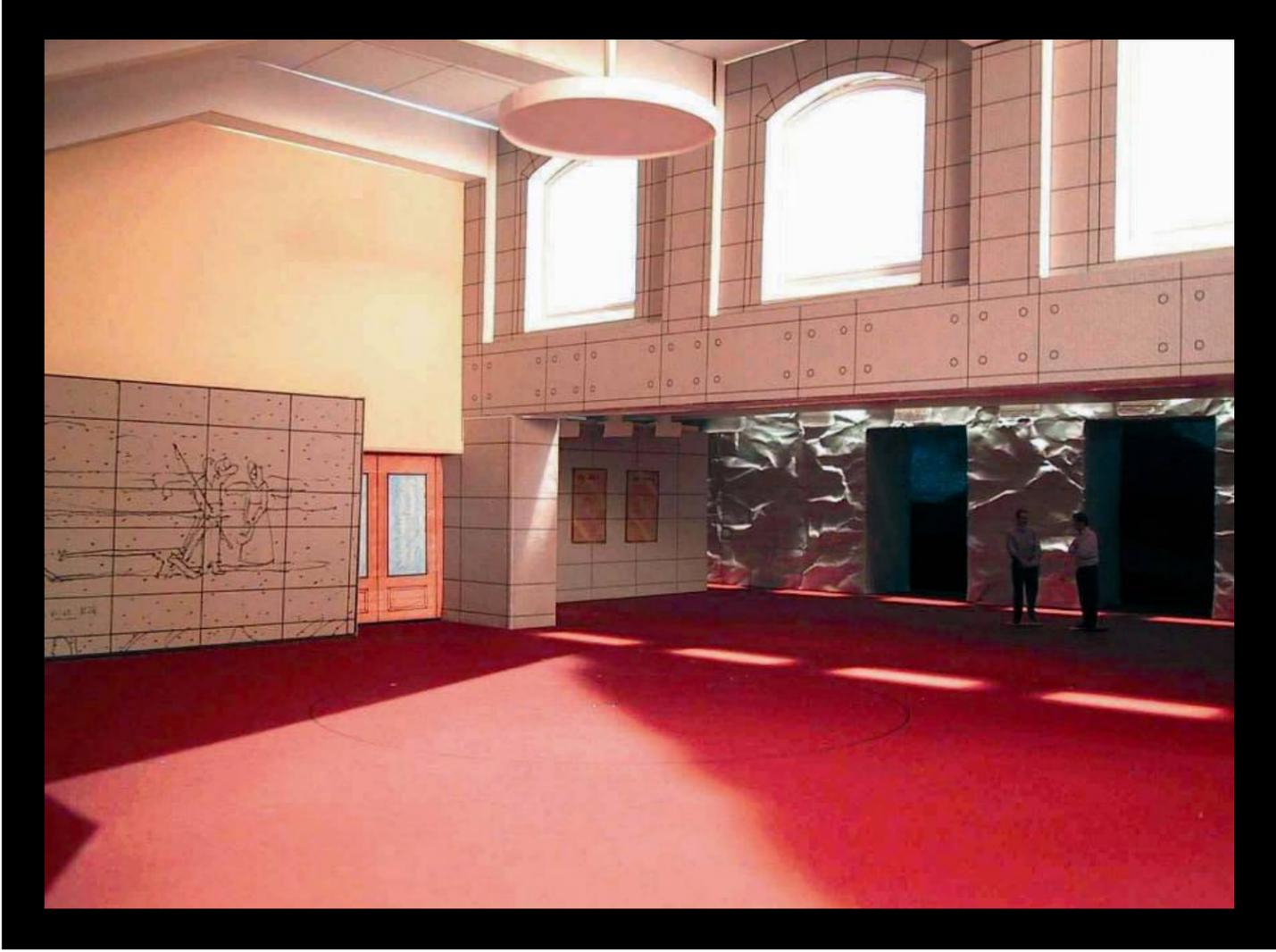












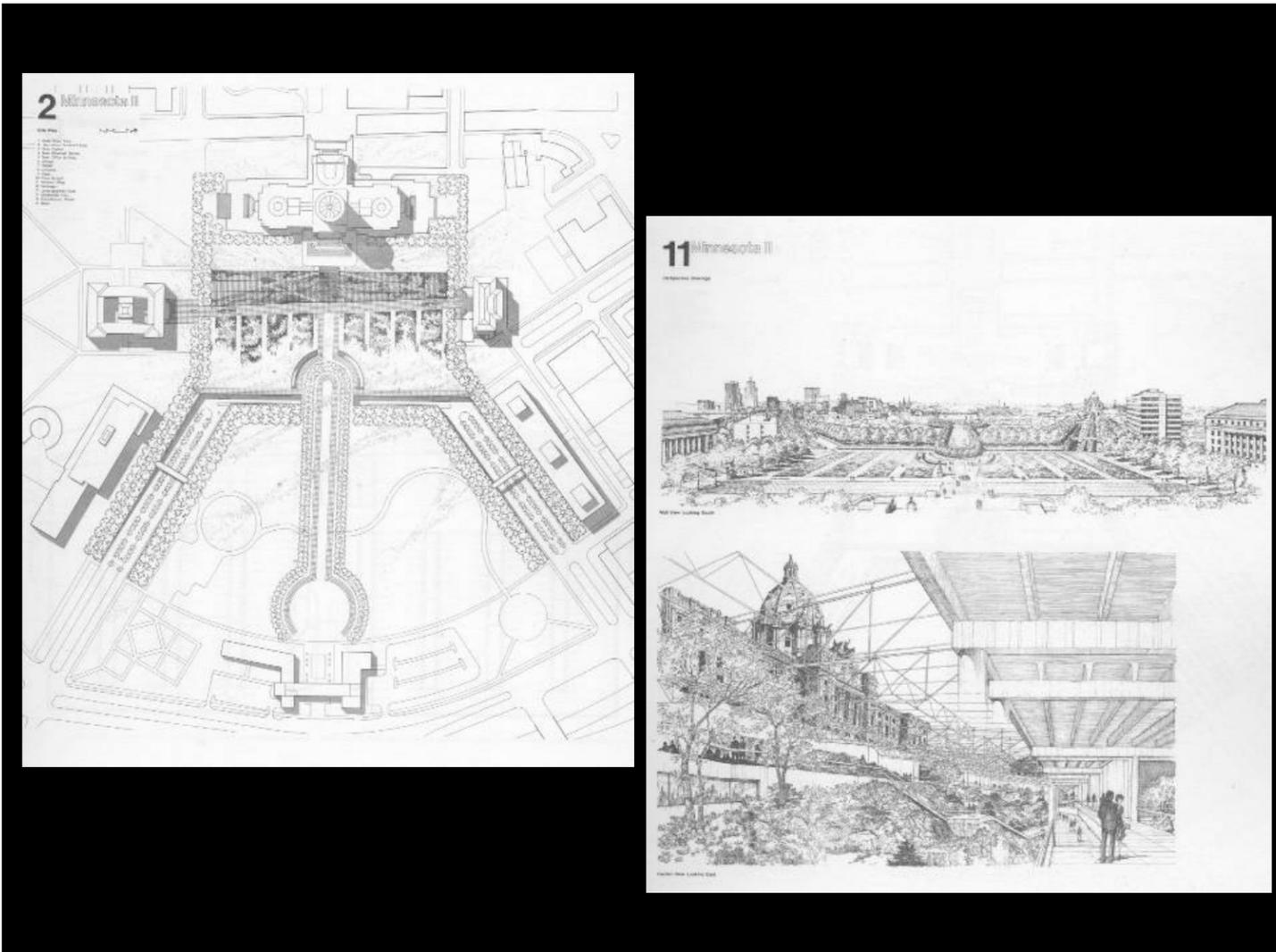




The Next 100 Years



Minnesota II Terratectural Competition 1976



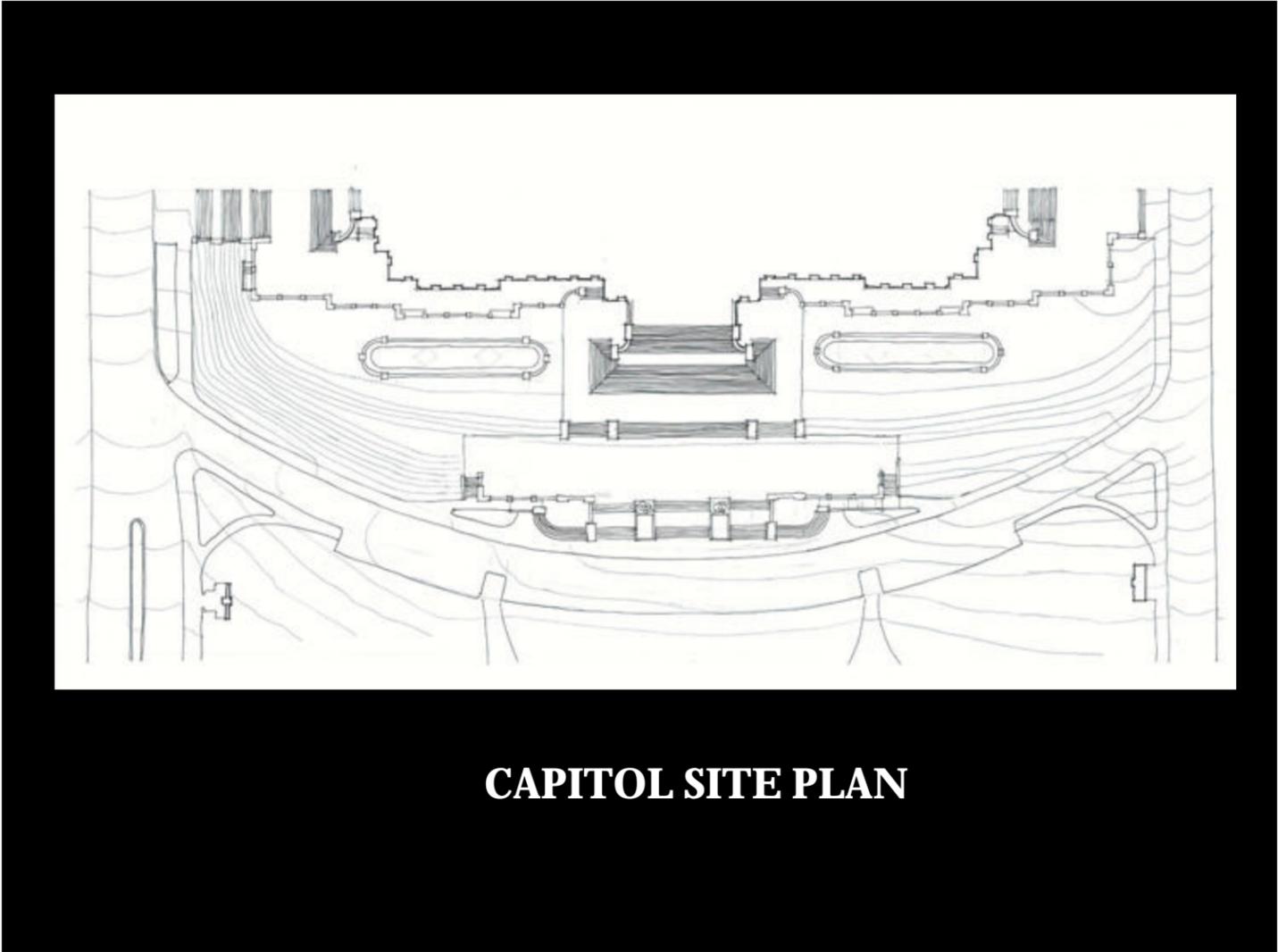
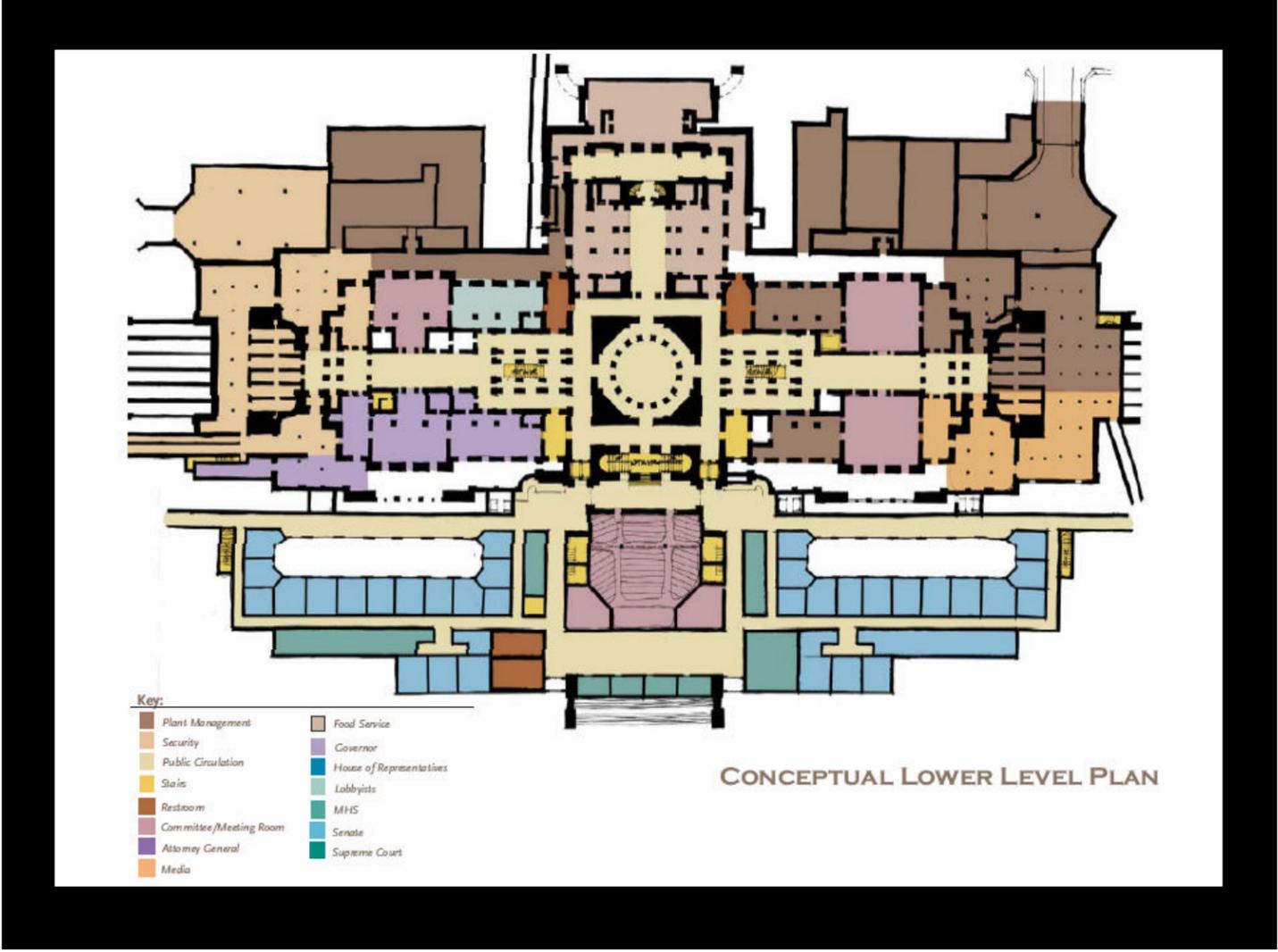
Statement of Probable Cost

Based on an anticipated bid opening date of June 1978 the total costs are estimated at \$ 24,335,340.

This cost is based on SF estimates level by level. In areas without sufficient information available, allowances have been used. A contingency of \$ 1,500,000 covers unknown items.

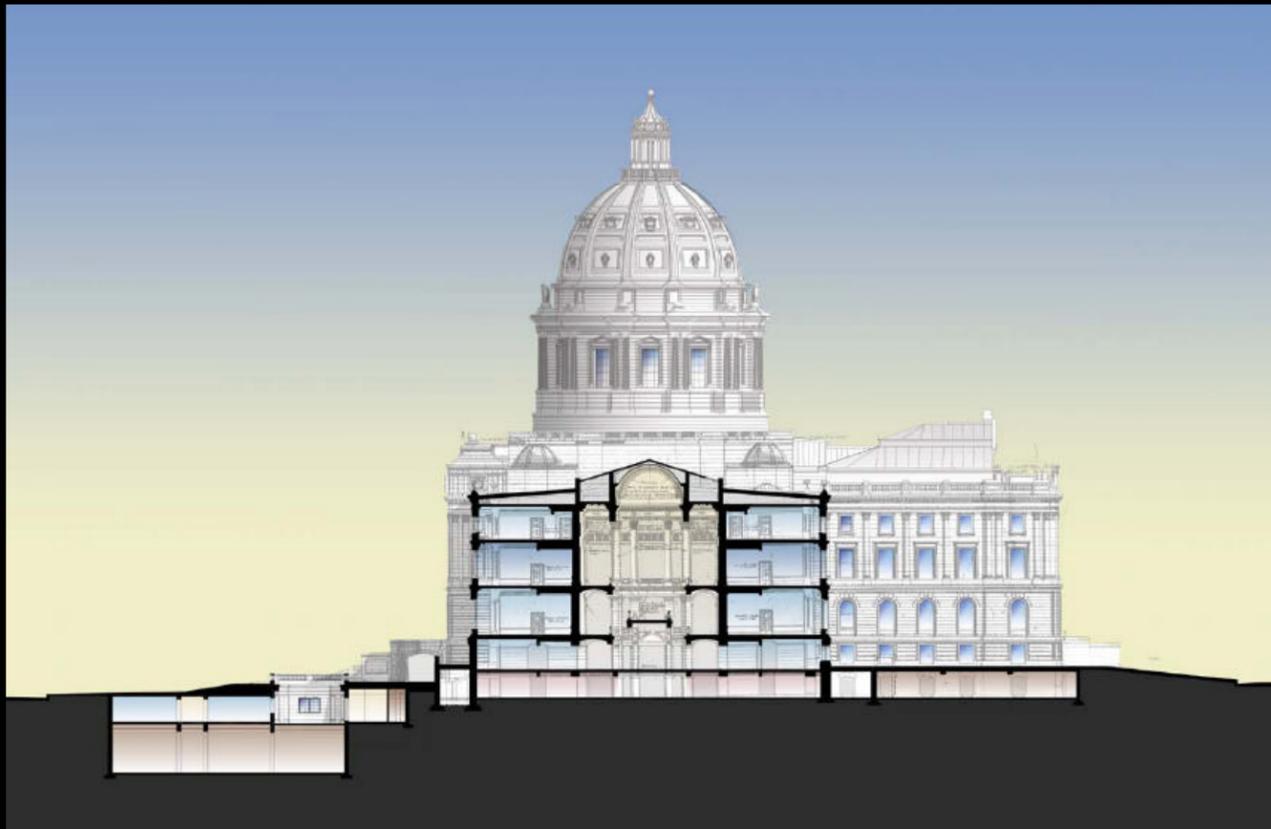
ITEM	QUANTITY	UNIT COST	TOTAL
1 Utility Relocation		allow	\$ 1,000,000
2 Landscaping		allow	2,000,000
3 Paving		allow	250,000
4 Irrigation, Lighting		allow	400,000
5 Signage			100,000
6 Sitework			\$ 3,750,000
1 Parking Level	197,880 SF	\$ 18	3,561,840
2 Main Level	149,430 SF	\$ 45	6,724,350
3 Mezzanine	48,250 SF	\$ 45	2,171,250
4 Cafeteria	10,000 SF	\$ 45	450,000
5 Entrance Drive	20,000 SF	\$ 20	400,000
6 Garden & Connections	71,660 SF	\$ 20	1,433,200
7 Structured Grade Level	165,600 SF	\$ 12	1,987,200
8 Skylight	24,300 SF	\$ 25	607,500
9 Slurry Wall		allow	850,000
10 Excavation		allow	900,000
11 Building Construction			\$19,085,340
12 Building Construction & Sitework			\$22,835,340
13 Contingency			\$ 1,500,000
14 Grand Total			\$24,335,340



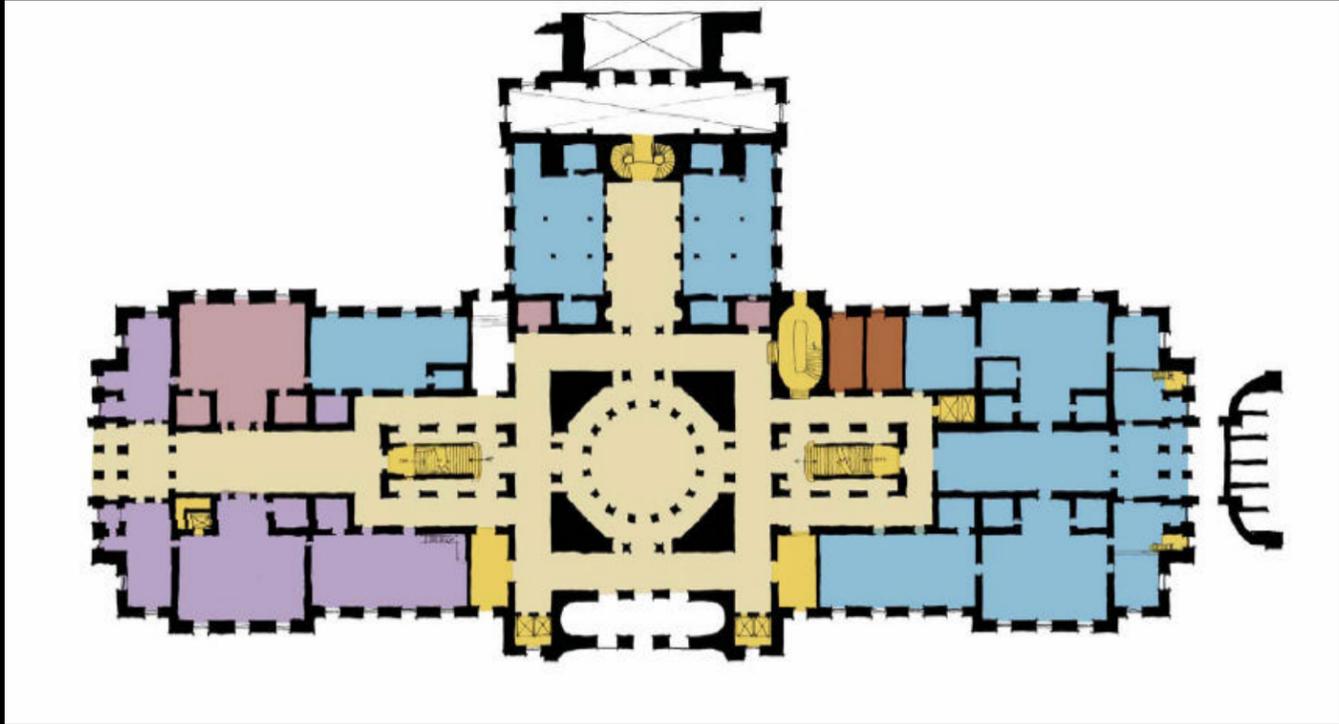




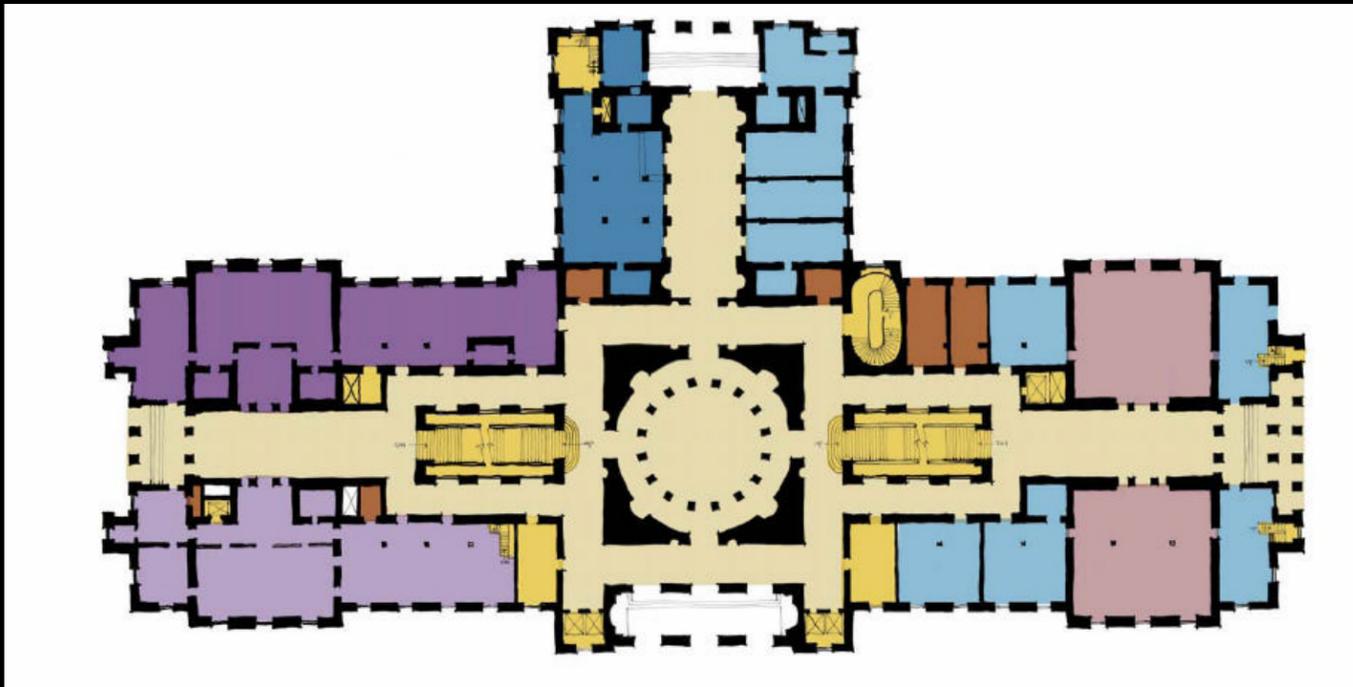
BUILDING SECTION THROUGH DOME



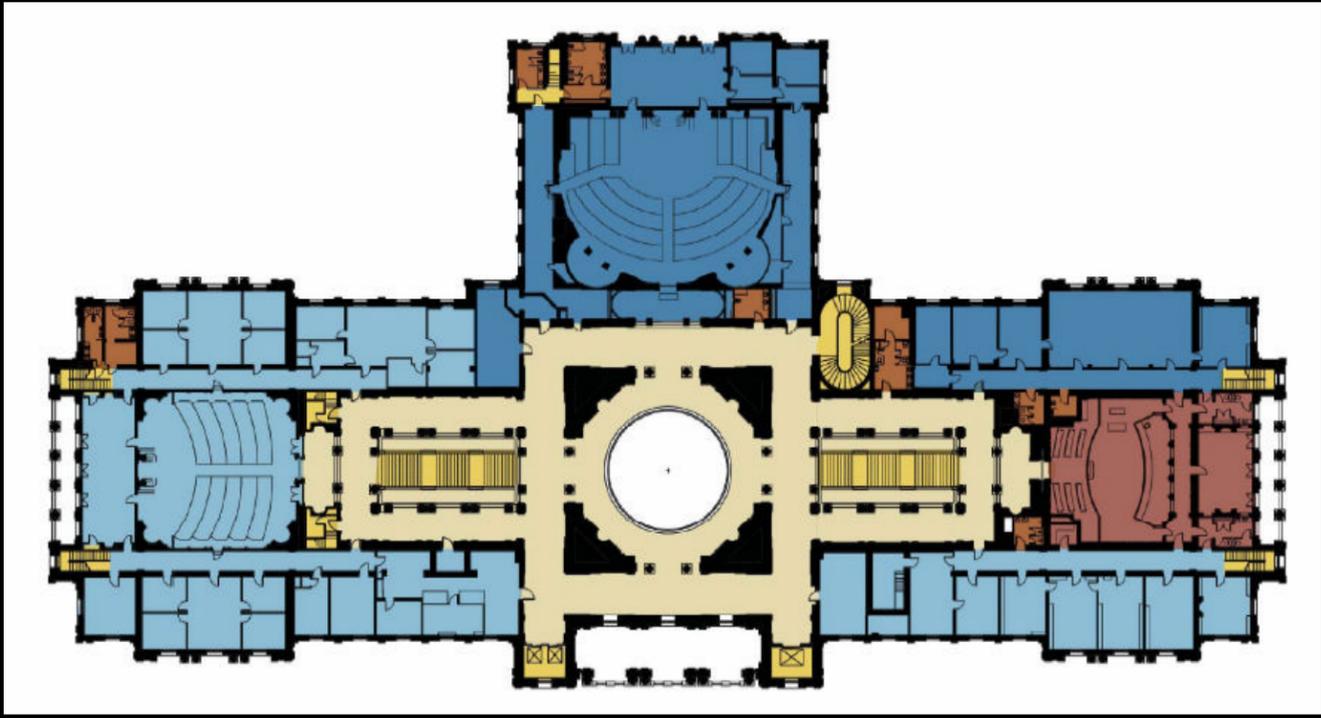
BUILDING SECTION THROUGH EAST WING



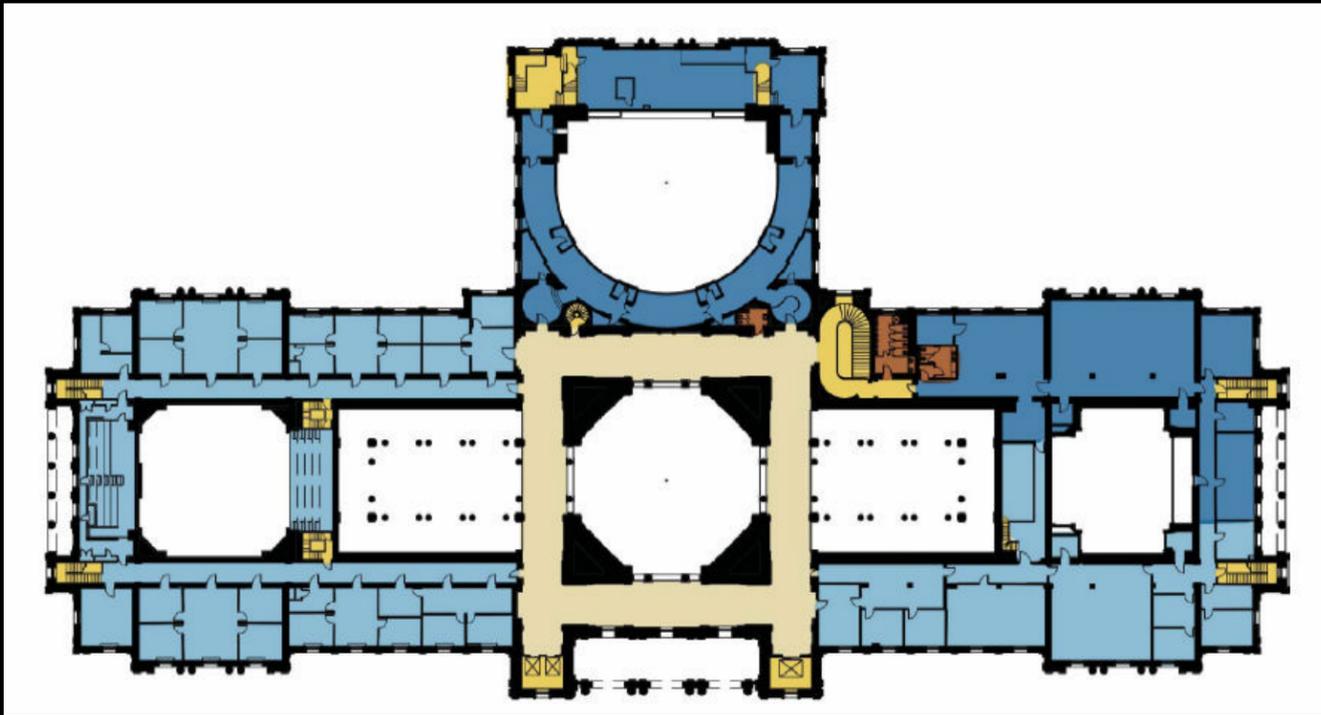
GROUND FLOOR PLAN



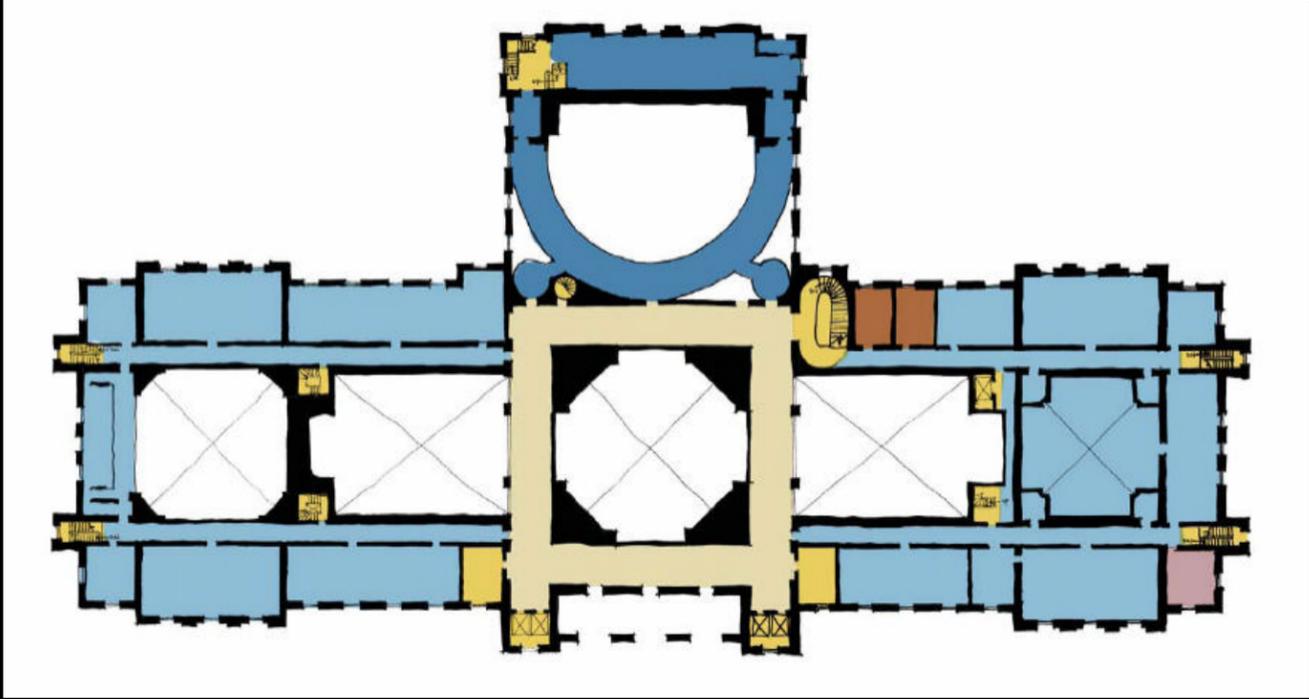
FIRST FLOOR PLAN



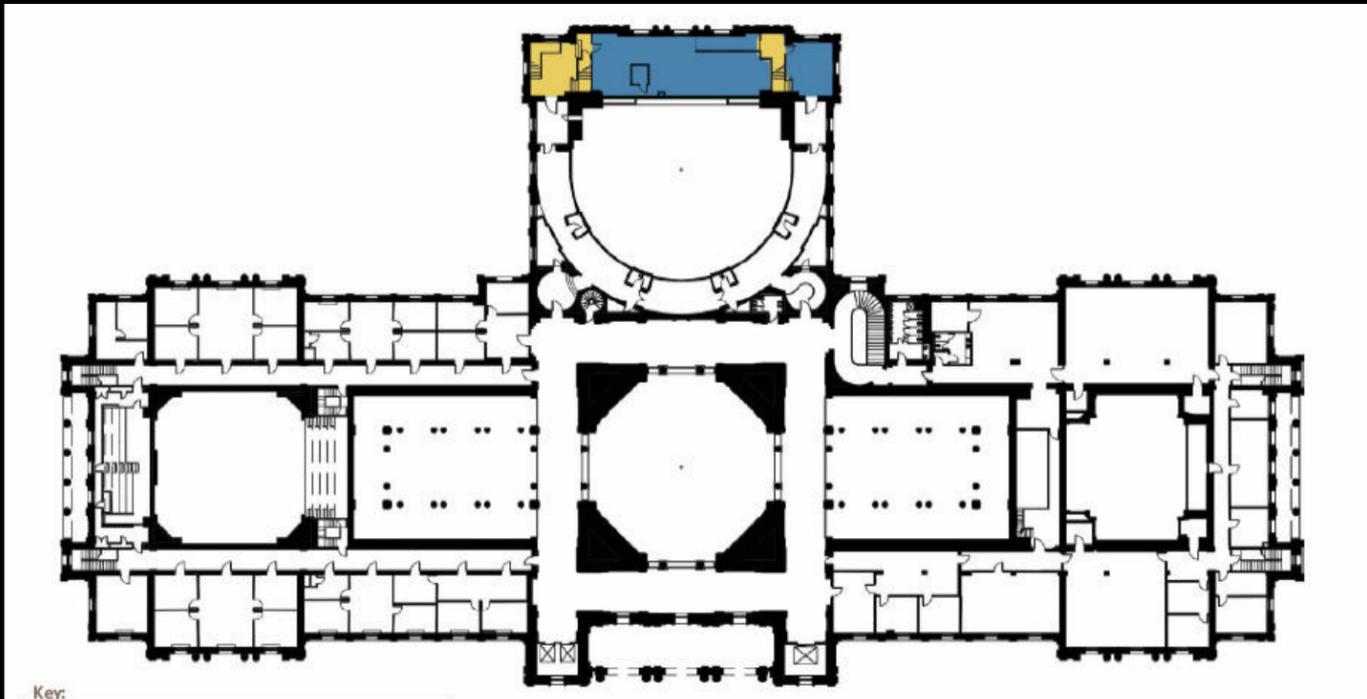
SECOND FLOOR PLAN



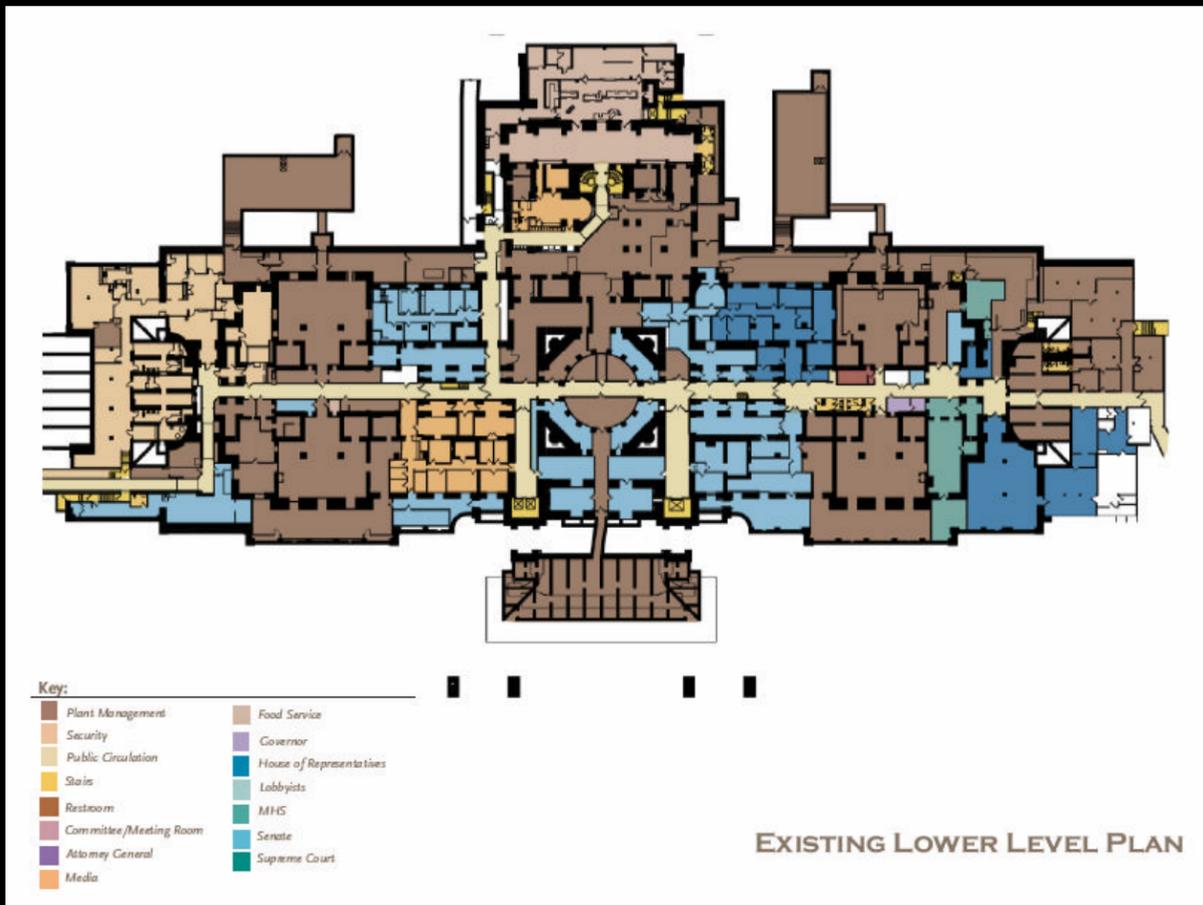
THIRD FLOOR PLAN

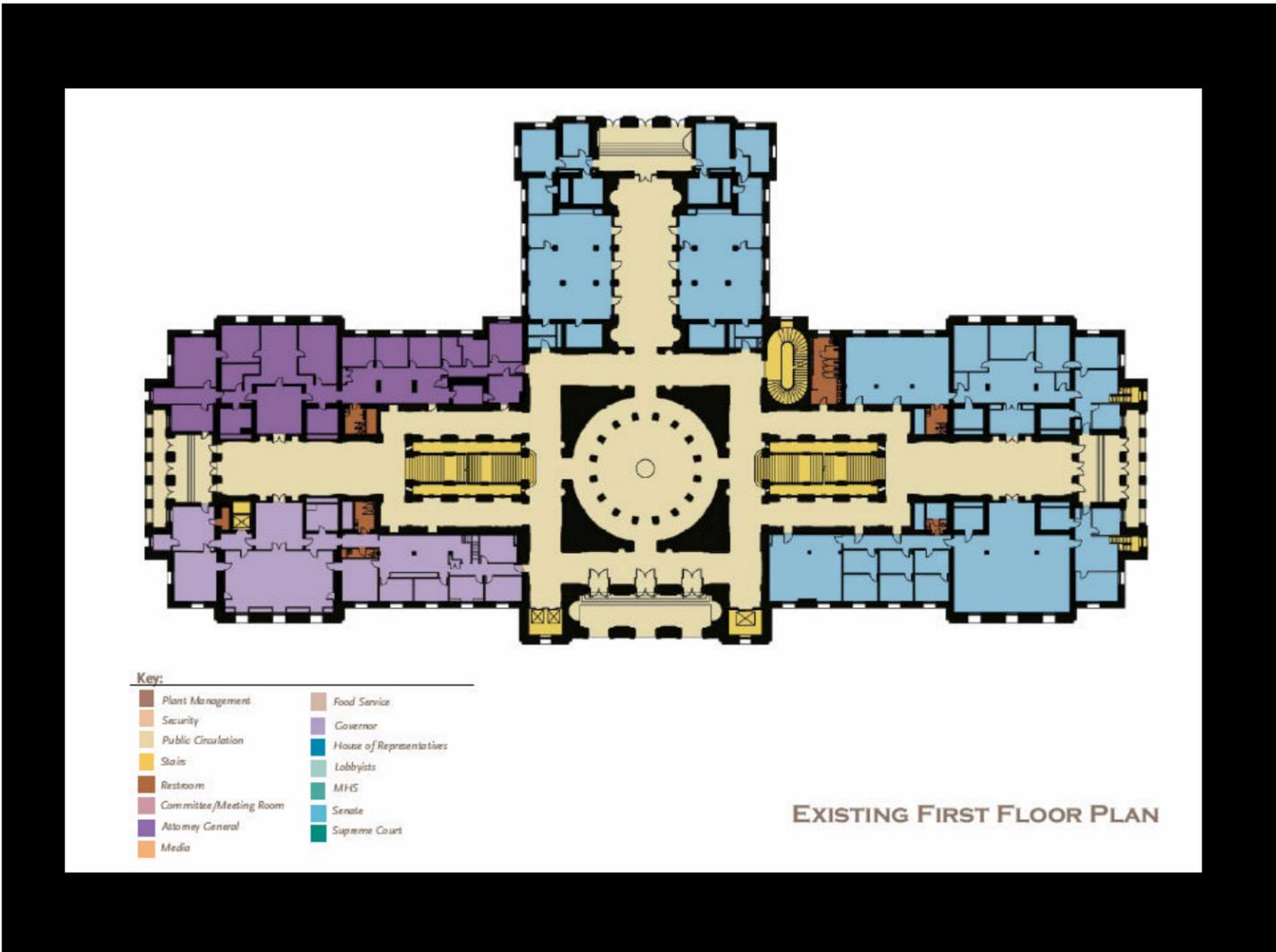
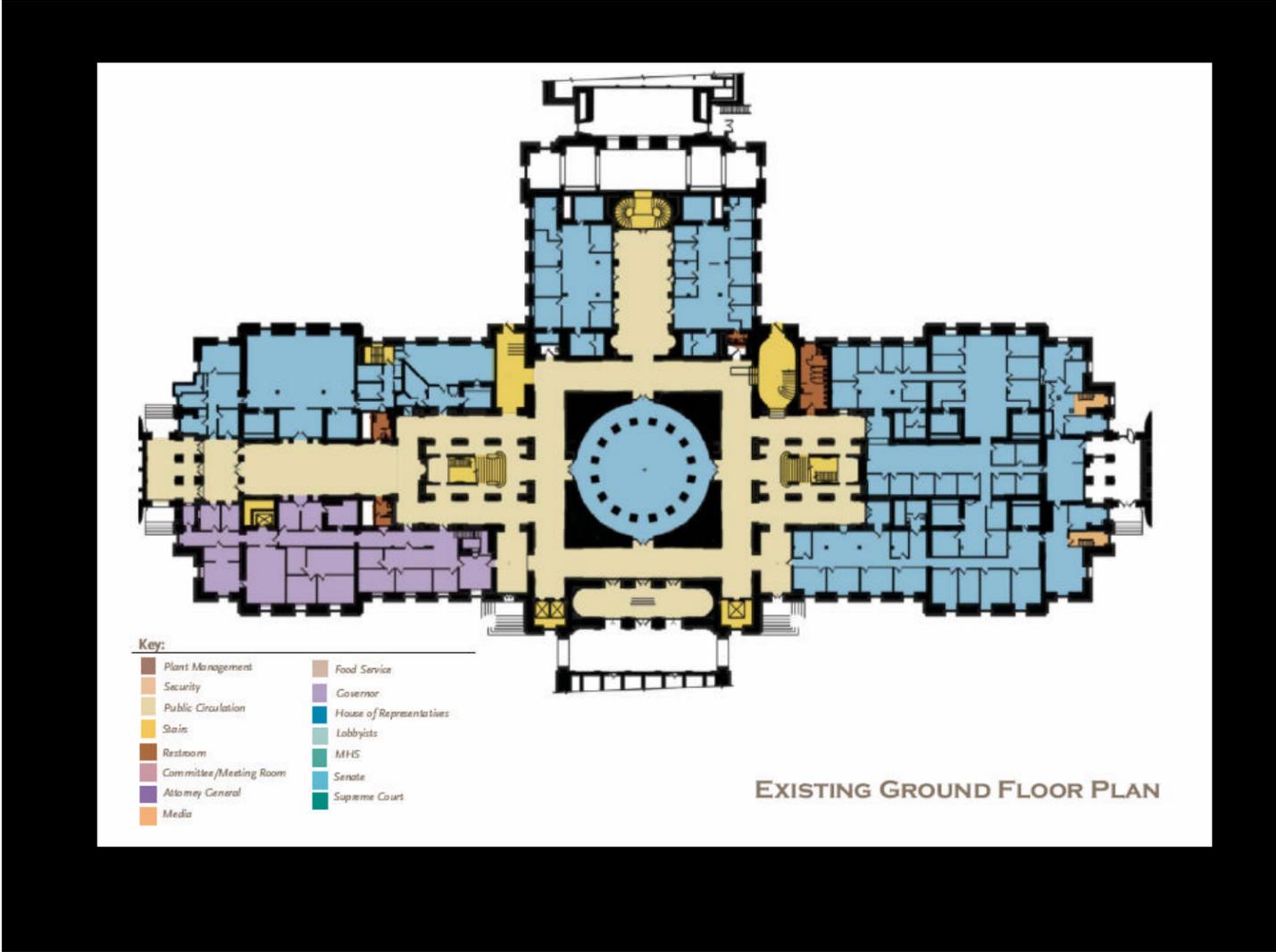


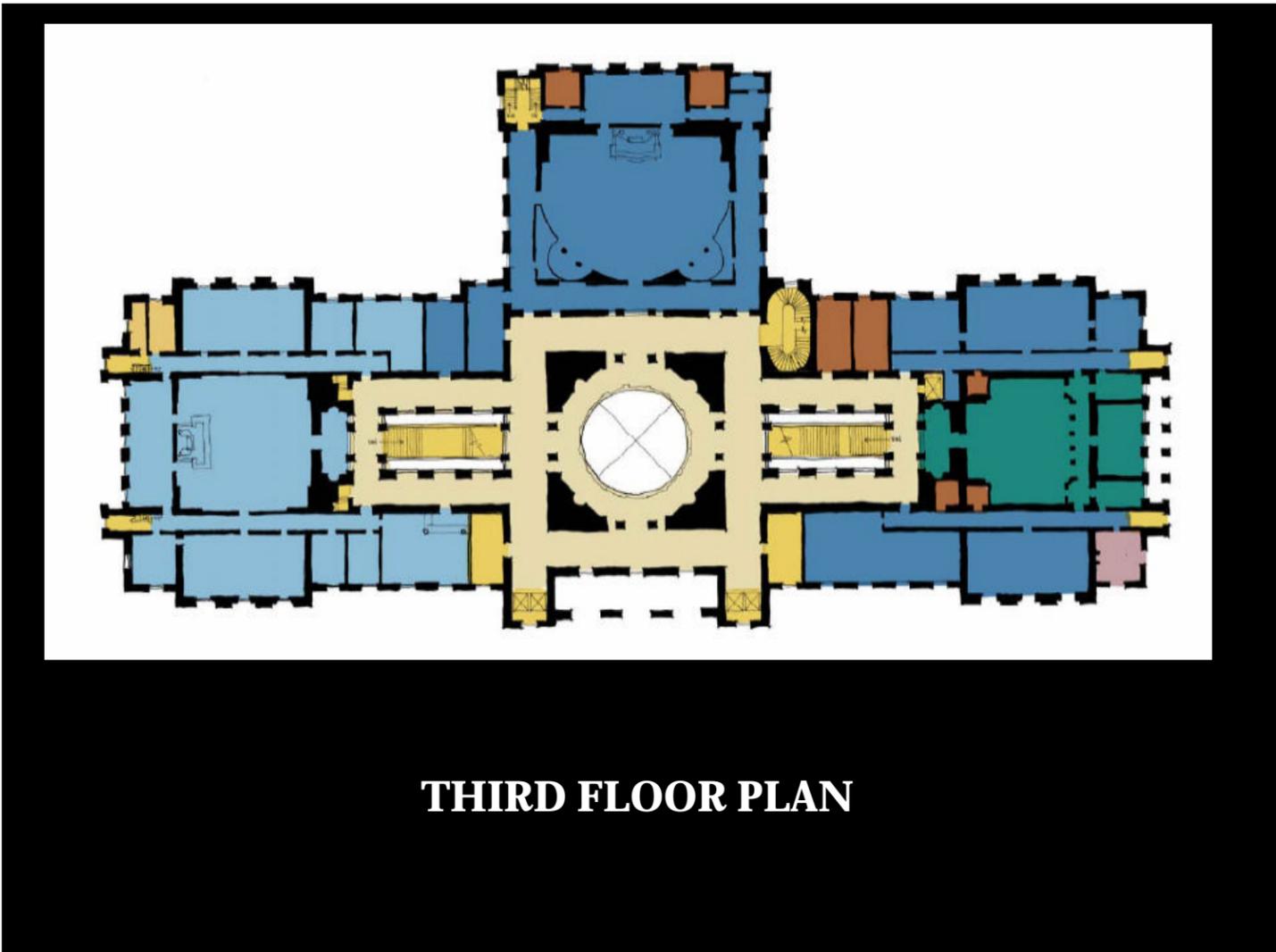
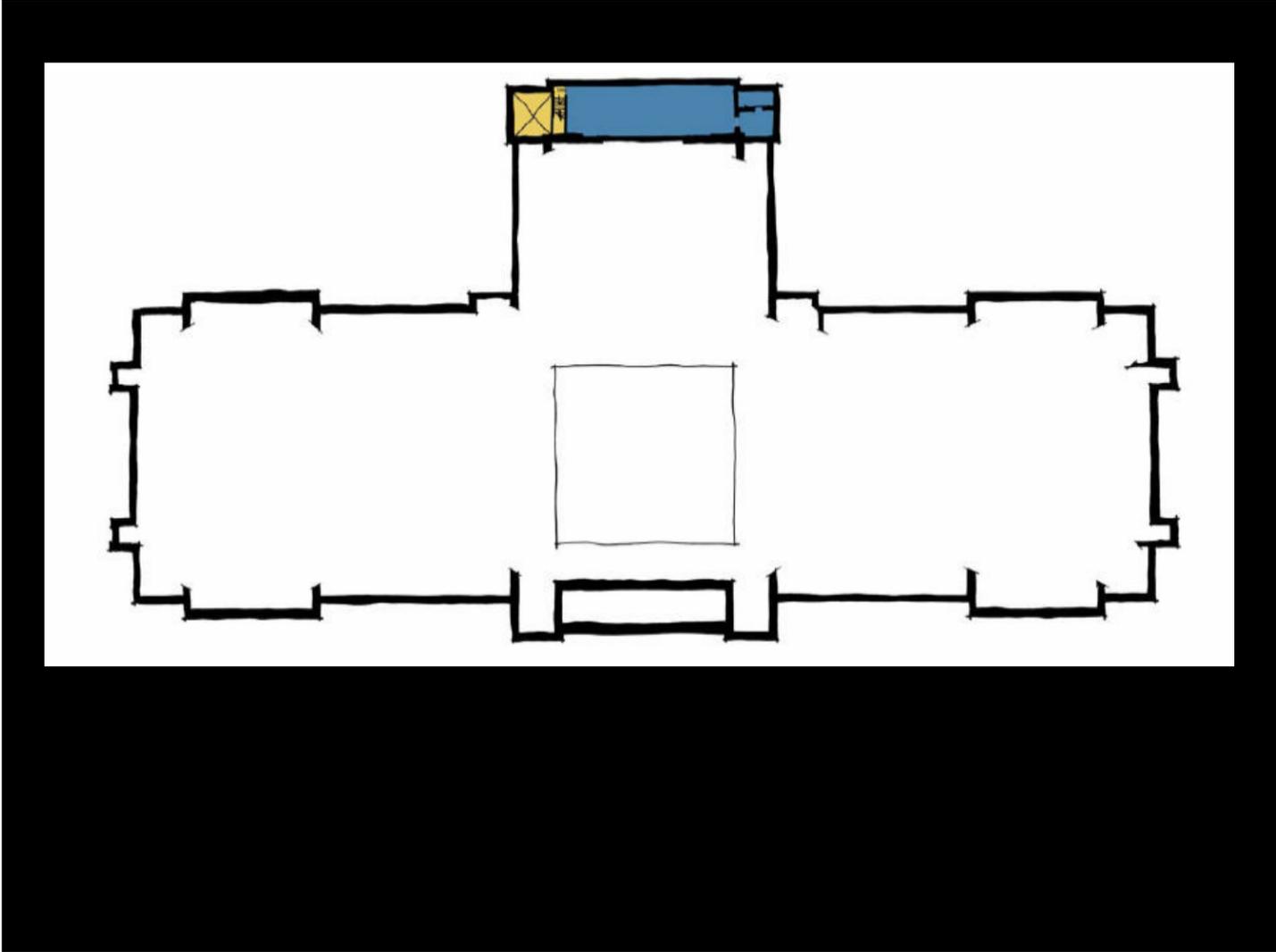
MEZZANINE FLOOR PLAN



FOURTH FLOOR PLAN







THIRD FLOOR PLAN