

# Minnesota State Capitol Restoration Project

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## Capitol Preservation Commission Meeting

August 15, 2016

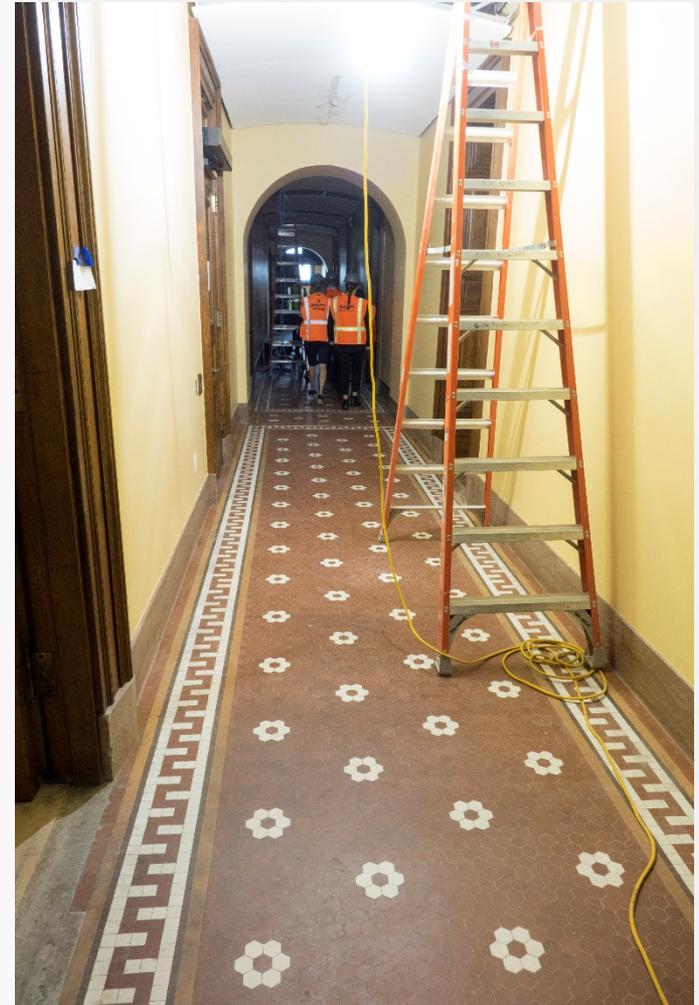
[mn.gov/admin/capitol-restoration/](http://mn.gov/admin/capitol-restoration/)



# Restoration Project Update



# Restoration Project Update



# Recently Completed Work

- **Basement** – Brick veneer corridor walls, structural openings, wall framing and in-wall mechanical, electrical, plumbing (MEP)
- **East Wing** – Oval stair paint stripping and plaster repairs, decorative painting East Grand Stairs
- **North Wing** – Historic light fixtures and member desk restoration in House Chambers, carpet at House Gallery
- **West Wing** – Fine art and decorative painting in West Grand Stairs and Senate Chambers
- **Governor's Reception Room** – Plaster repairs and decorative painting on ceiling
- **Plaza** – South granite stair installation, waterproofing at west stairs

# Tenant Move Schedule Planning

- Delivery and installation of furniture and equipment involves multiple vendors and tenants; coordinated effort between all parties to facilitate move in and ongoing restoration work
- Historic and non-historic furniture placement and installation will begin in October
- MN.IT and tenant's technical staff will assist with installation, programming and testing various systems including IT, AV, broadcast and voting systems
- Arrival of tenants – January 1, 2017

# Before and After



# Before and After



# Quadriga Conservation Work

Presentation by the:



# Maintenance and Stewardship Plan

## February 2012 Comprehensive Master Plan

- Reviewed with Commission in early 2012
- Approved Feb 28, 2012
- Section 10: Maintenance & Stewardship Planning



**Comprehensive Master Plan**

MOCA

Minnesota 2012  
Capitol Preservation Commission  
Mark Dayton Governor February 2012  
Final

22712

# Maintenance and Stewardship Plan

## February 2012 Comprehensive Master Plan

Investment must be cared for over the next 100 year period

Three areas of Focus:

1. Architectural Challenges
2. Maintenance Activities
3. Stewardship Actions

Architectural:  
Addressed in  
Workshops

### SECTION TEN: MAINTENANCE AND STEWARDSHIP PLANNING

Fiscal Years 2017 - 2036

#### General

Maintenance and Stewardship are critical aspects of the restoration of the Capitol. Restoring an iconic building such as the Capitol for the next century of life is a major undertaking for the taxpayers. Equally important is how that investment is cared for over that 100 year period following the restoration.

In order to allow the Capitol to be cared for properly over the next 100 years following the restoration there are specific items that must be addressed by the architects, engineers, legislature, administration and maintenance personnel. These items can be divided into three main focus areas:

1. Architectural Challenges - these are items that the architects and engineers need to pay attention to during the restoration that will have a major impact on how the building is cared for over time.
2. Maintenance Activities - include those activities that are currently being done as well as suggested modifications that should be considered following the restoration.
3. Stewardship Actions - those actions that need to be done by the stewards of the building to protect it and preserve it for future generations during the next century of life.

Each of these items will need to be carefully addressed throughout the planning, design and construction process of the restoration.

#### Architectural Challenges

There are a number of architectural challenges associated with the restoration of the Cass Gilbert Minnesota Capitol that will be addressed during the design process by the AE/C team. Many of these challenges are either existing problems or potential problems impacting the long term maintenance of the Capitol. The AE/C team should take great care in addressing those design elements that are potential maintenance problems for the next 100 years.

At the beginning of the design phase the OPM will organize a workshop that will be focused on "Capitol Quality" and what that term means to the AE/C team as well as to the Capitol stakeholders. The definition of Capitol Quality will be critical to define since it will impact all areas of the restoration and specifically maintenance and stewardship activities. Additionally the OPM will coordinate with the Plant Management personnel as needed for all additional meetings with the AE/C team.

The following items have been identified by Plant Management as issues that need further discussion in the design phase:

- Custom Door hardware, locksets, handles & closures
- Paint on the exterior oak doors
- Varnish on the exterior oak doors
- Door should be prepared for security access
- Limestone floors at the entry to the Capitol
- Access to ceiling fixtures, core lighting & sconce
- Pigeon problems
- Lighting of the flag poles on top of Capitol
- Ceremonial flag pole
- Central lighting controls in maintenance office
- Electrical Cabling - No MC Cable
- Low Voltage and Cable Tray organization
- Elevator and Elevator shafts historic design
- Stair access from basement to ground floor
- Coordination of room numbers
- Fire suppression system
- Balcony access and accessibility



2012 MASTER PLAN

# Maintenance and Stewardship Plan

Maintenance:  
Operations  
Handbook

Stewardship:  
Tenant  
Handbook

## SECTION TEN:

### MAINTENANCE AND STEWARDSHIP PLANNING

Fiscal Years 2016-2035

#### Maintenance Activities

Following the Restoration of the Capitol, it will be imperative that the Capitol be maintained in a fashion that is consistent with the needs of the historic and new materials. The following is a brief list of materials and or items that will require ongoing maintenance to protect and preserve the restored work.

The OPM working with the architects and Plant Management will develop a material care manual that can be used by the Plant Management going forward to both plan and budget their work.

It is recommended that following the restoration the Capitol Preservation Commission develop and identify an ongoing budget that will be used to fund the maintenance on the following items:

- Decorative Art - painting on walls & ceilings
- Stone Walls Interior - cleaning and repair
- Exterior Stone - cleaning, repair & replacement
- Bronze Light Fixtures - cleaning & repair
- Brass Fixtures - natural patina & cleaning
- Decorative Rail - cleaning
- Ceiling and cove lighting - re-lamping
- Exterior lighting - re-lamp with right color
- Trash Receptacles - cleaning
- Marble Floors - remove wax, clean and polish
- Terrazzo Floors - remove wax, clean and polish
- Limestone Floors - clean
- Windows - paint & clean
- Quadriges - touch-up green pitting annually. Estimated cost \$25,000 annually.
- General Cleaning to be green cleaning

#### Stewardship Actions

With the completion of the Capitol restoration the Capitol Preservation Commission's primary focus will be to function as a Steward for the Capitol. This activity will focus upon the operational aspects, conservation needs and maintenance responsibilities.

The Commission will need to address the following items:

- Use of the facility by the public – currently the public is allowed to use the public spaces in the Capitol. However, public space usage should be governed by an approved Rules of Conduct policy that addresses all manner of operation and management. The Capitol Preservation Commission should be part of this policymaking.
- Tenant Owners Manual - with the restored capitol there will be many things that the tenants will need to know about working in the Capitol. An owners manual will help limit the amount of damage caused by unknowing tenants who desire to hang objects or relocate furniture from one space to another.
- Purchasing of Materials - the commission may want to identify a procurement process for the Capitol that will allow for Plant Management to purchase items to maintain the building without having to go through the standard procurement process.
- Energy Management - the Commission should encourage the use of meters to identify the use of energy in the building and to set standards and goals for energy consumption.
- Preservation Emergency Fund - the Commission should consider the development of an emergency fund to take care of or items needing repairs that are outside of the standard schedule of maintenance in order to maintain the facility properly.
- Decision Making Body - the Capitol Preservation Commission should be the decision making body.



2012 MASTER PLAN

2/28/2012  
Page 38

# Maintenance

**Maintenance:**  
Addressed by  
Operations  
Handbook

- **Operations Handbook**
  - To be used by Admin Plant Management as a summary document in conjunction with Operations and Maintenance Manuals



**OPERATIONS HANDBOOK**  
MINNESOTA STATE CAPITOL

# Maintenance

## Welcome

### Introduction

### General Maintenance

- O&M Manuals
- Archibus
- BIM
- HSR
- Training Videos
- Record Documents

### Site

- Vehicle Access
- Landscaping
- Lighting
- Lighting Control
- Site Security System

### Concrete

- Exterior
- Interior

### Masonry

- Exterior Georgia Marble
- Exterior St. Cloud Granite
- Basement Limestone & Sandstone
- Kasota Stone
- Pipestone
- Various Marbles

### Metals

- Copper Roof
- Exterior Flashing
- Brass & Bronze
- Interior Copper
- Grills & Grates
- Decorative Metal Stair & Railings

### Woods & Plastics

- Wood Stain
- Millwork
- Trim
- Paneling

### Thermal & Moisture Protection

- Roof System
- Quandriga Level
- Balconies and Loggias
- Skylights
- Exterior Joint Sealants in Stone
- Exterior Lead T Joint Sealants in Stone
- Joint Sealants in Plaza Concrete Slab
- Concrete Roof Tiles
- Roof Penetrations & Skylights
- Sub Grade Perimeter Walls
- Finished Space below Terrace

### Doors & Windows

- Operable Windows
- French Doors
- French Windows
- Door Operators
- Monitoring
- Keying & Hardware
- Skylights

### Finishes

- Flat Paint
- Decorative Paint
- Plaster
- Stone Floors
- Base

- Tile Floors

- Carpet

### Specialties

- Assisted Listening System
- 70 Volt Systems
- Signage & Directories
- Restroom Partitions
- Flagpoles
- Fine Art

### Equipment

### Furnishings

- Blinds & Drapes
- Furniture
- Historic Furnishings

### Special Construction

- Smoke Evac Systems

### Conveying Systems

- Freight Elevators
- Passenger Elevators
- Pneumatic Tube

### Mechanical

- \*\*Needs input from Harris

### Electrical

- \*\*Needs input from Gephart
- Power
- Lighting
- Systems

### Index

# Maintenance

## Example

Exterior White  
Georgia Marble

- Periodic Inspection Timeline
- Tuck Pointing Recommendations
- Cleaning Recommendations
- Ongoing Maintenance Budget

### Masonry

#### Exterior White Georgia Marble

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#### Exterior Cold Spring St. Cloud Granite

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#### Basement Limestone and Sandstone

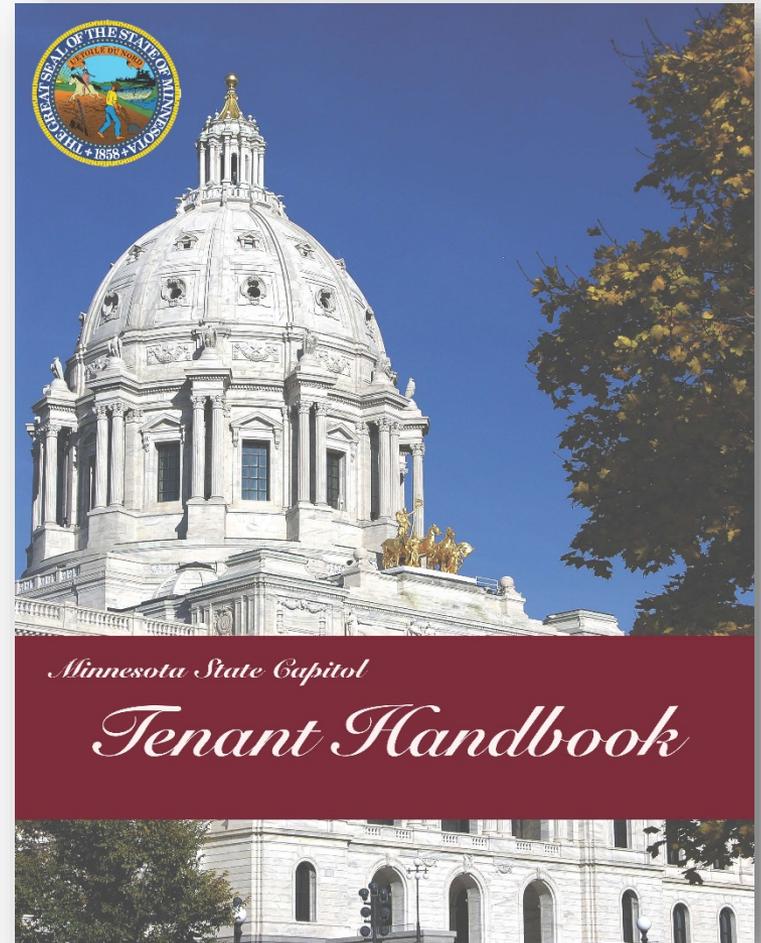
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# Stewardship

- **Tenant Handbook**
  - To help tenants understand the significance of proper stewardship and setting policy standards

**Stewardship:**  
Addressed in  
Tenant Handbook



# Table of Contents

## TABLE OF CONTENTS

### Welcome

### Introduction

### Access and Parking

- Parking and Garage Access.....5
- Toll Tags.....5
- Guest Parking.....
- General Building Access.....

### Finding Your Way Around

- Functional Grouping.....
- Elevators and Stairwells.....
- Maps.....

### Communications

- Desk Phone Instructions.....
- Cell Phones.....
- Data.....
- Television.....

### Technical Support.....

### Mail Services

- Mail Delivery.....
- Outgoing Mail.....

### Loading Dock Deliveries

### Smoking Policy.....

### Security.....

- I.D./Proximity Cards.....
- Fogotten or Lost Cards.....
- Visitor Access.....
- Stairwells and Alarmed Doors.....

### Emergency Response Procedures

- Emergency Telephone Numbers.....
- Emergency Responsibility.....

- Fire Alarm Procedures.....
- Special Provisions.....
- Medical Emergencies.....
- Power Outages.....

### Environmental and Energy

- Recycling.....
- Confidential Document Shredders.....
- Power Controls & Monitoring.....

### General Building Features

- Rathskeller Dining.....
- Reserved Dining Rooms.....
- Second Floor Dining.....
- Vending.....
- Reserved Conference Rooms.....
- Shared Copy Centers.....

### General Information

- Building Rules.....
- Furniture.....
- Chairs.....
- Offices.....
- Work Stations.....
- Decorations.....
- Work Orders.....

### Building Controls

- Lighting Controls.....
- Shade Controls.....
- Audio & Video Controls.....
- Environmental Controls.....



# Stewardship

## Example

- How to Control Lights
- How to Control Shades
- How to Control A/V
- How to Control Thermostat

### Building Controls



# Stewardship

## Facts & Figures

### New Additions

- New Exclusive Public Events and Display Space
- Two New Reservable Dining Rooms
- New Exclusive Public Information Center
- New Public Classroom/Orientation Space
- Increased public dining capacity from 92 to 162 seats
- Two new Accessible Entries
- Additional Public Elevator
- 3 New Restrooms.
- Mother's Room
- New Second Floor Dining Area
- Dedicated Press Conference Room
- New Safe Fresh Air Intakes throughout the building.
- Additional Fire Sprinklers covering 90% of the building.
- New Exhaust Ventilation covering 65% of the building.
- New plumbing throughout the entire building.
- Newly added Enclosed Exit Stair.
- Five New Exit Stairs with Direct Access to Exterior.

### Numbers

- 120,000 Visitors per year
- 1,300 School Tours serving 60,000 Students per year.
- 38,000 Info Desk Questions per year.



Prepared By MOCA

# Next Steps

- Project Team Input
- Development of Manuals
- Ongoing Budget Forecast

# Maintenance and Stewardship Plan – Action Needed

**“The Capitol Preservation Commission requests the Commissioner of Administration to develop a policy/budget recommendation for long term preservation of the Capitol building post-restoration. The Commissioner should prepare a proposal for presentation to the Commission at its next meeting.”**

# Final Recommendations- Art Subcommittee

- Completed deliberations June 30<sup>th</sup>.
- Report contains over 80 separate recommendations:
  - Vision and themes
  - Existing art placement and interpretation
  - New art placement and considerations moving forward
- Most recommendations are consensus items. Some evoke more discussion.

# Restoration Project Update



# Restoration Project Update



# Grand Reopening Update

- Contracted with New Partners for fundraising assistance.
- Planning committee appointed and initial meetings scheduled.
- Contacting Co-Chairs.
- Working to establish a non-profit status for tax deductibility.
- Kick-off event at Residence on September 8<sup>th</sup>.