



Minnesota State Capitol Restoration

Capitol Preservation Commission

January 22, 2015

Meeting

MOCA

Agenda

1. Space Agreement
2. Budget Status
3. Annual Report
4. Schedule
5. Work Package 4 – Overview and Approval



Restoration Principles

The preservation and restoration of the Minnesota State Capitol has been carried out under the details described in the Comprehensive Master Plan and according to the Capitol Preservation Commission Guiding Principles of:



- **Architectural Integrity**
- **Building Function**
- **Life Safety and Security**

Space Agreement

	Public Spaces and Accessibility	
Current	Item	Planned
8	Hearing Rooms, Governor's Reception Room	6
0	Exclusive Public Events and Display Space	1
0	Reservable Public Dining Rooms	2
0	Exclusive Public Information Center	1
0	Public Classroom/Orientation space	2
92 seats	Public Dining Capacity	162 seats
3	Accessible Entries	5
3	Public Elevators	4
11	Restrooms	14
0	Mother's Room	1
0	2nd floor Dining Area	1
1 shared	Dedicated Press Conference Room	1

Space Agreement

Life Safety		
Current	Item	Planned
0 %	Safe Fresh Air Intakes	100 %
40 %	Area of Building Protected by Fire Sprinklers	90 %
0 %	Area of Building Served by Exhaust Ventilation	65 %
0 %	Area of Building Served by New Plumbing	100 %
0	Enclosed Exit Stairs	1
0	Exit Stairs with Direct Access to Exterior	5

Space Agreement

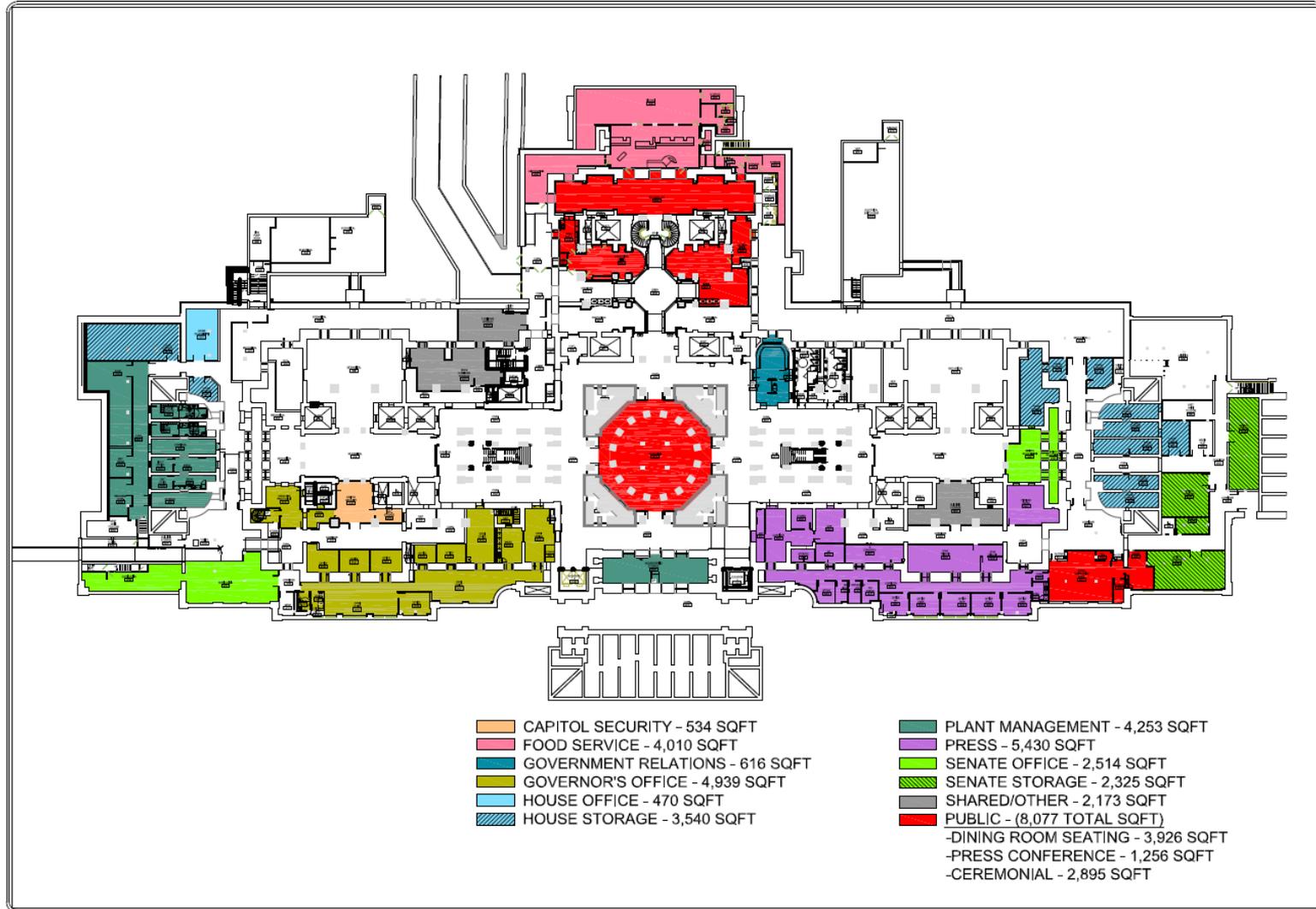
Capitol Occupancy Square Footages
1/21/2015

Group	Lower Level	Ground Floor	First Floor	Second Floor	Second Floor Mezz	Third Floor	Fourth Floor	Total SqFt
Attorney General		1,232	4,048					5,280
Capitol Security	534							534
Food Service	4,010							4,010
Government Relations	616							616
Governor's Office	4,939	4,502	6,593					16,034
House	470	1,872	8,823	12,303		4,422	1,199	29,089
House (Public)						1,758		1,758
House (Storage)	3,540							3,540
Lunch Counter (SSB)				814	346			1,160
MHS		3,123						3,123
PMD	4,253							4,253
Public								-
Ceremonial	2,895		10,611	7,529				21,035
Dining	3,926							3,926
Press Conference	1,256							1,256
Non-Dedicated Conf.		580						580
Non-Dedicated Public						8,250		8,250
Public Information			551					551
Press	5,430							5,430
Senate	2,514	12,654	2,786	12,245		8,029		38,228
Senate (Storage)	2,325							2,325
Shared/Other	2,173		142			227		2,542
Supreme Court				4,705				4,705
Total	38,881	23,963	33,554	37,596	346	22,686	1,199	158,225

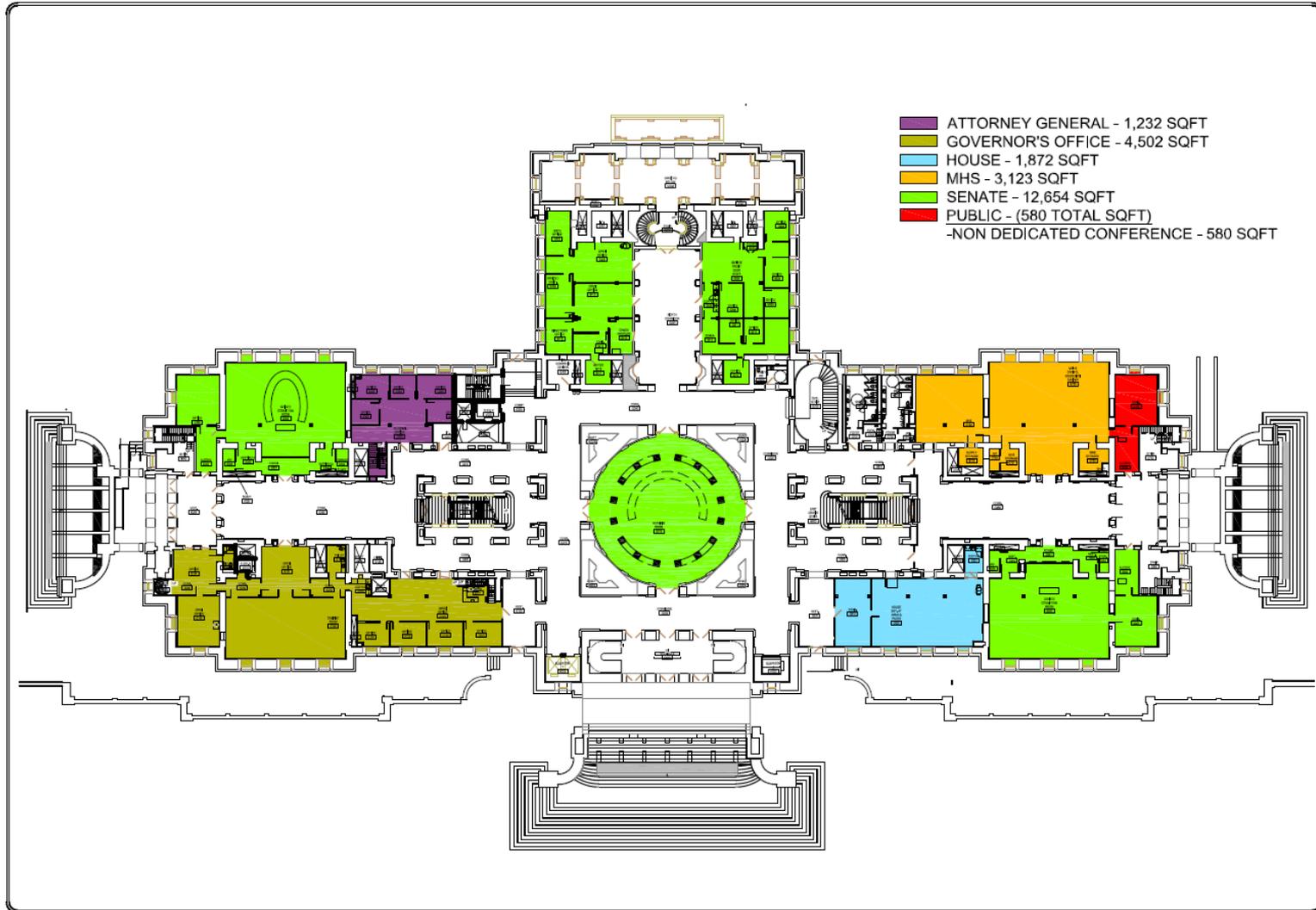
Prepared by RECS 1/21/15



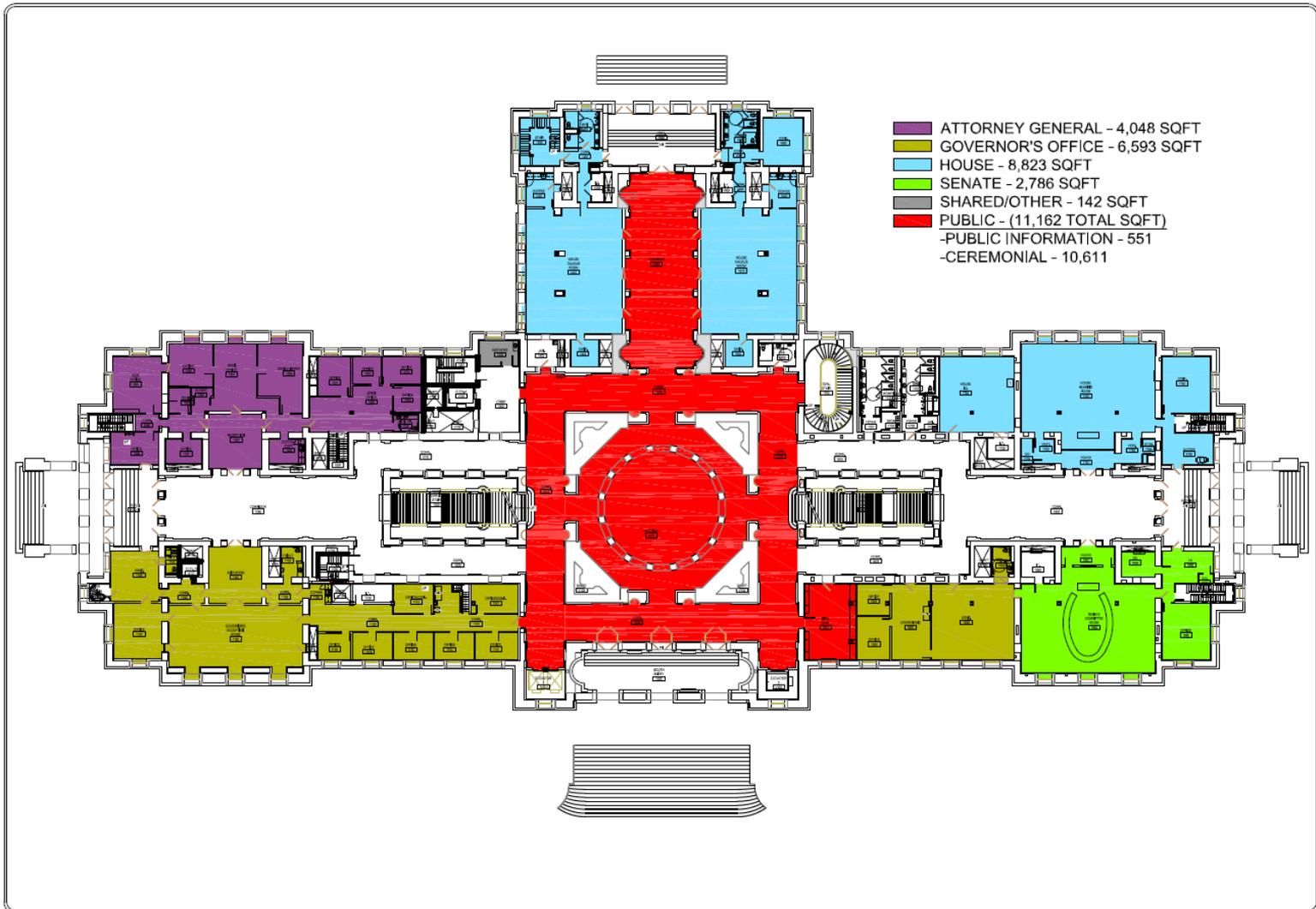
Space Agreement - Basement



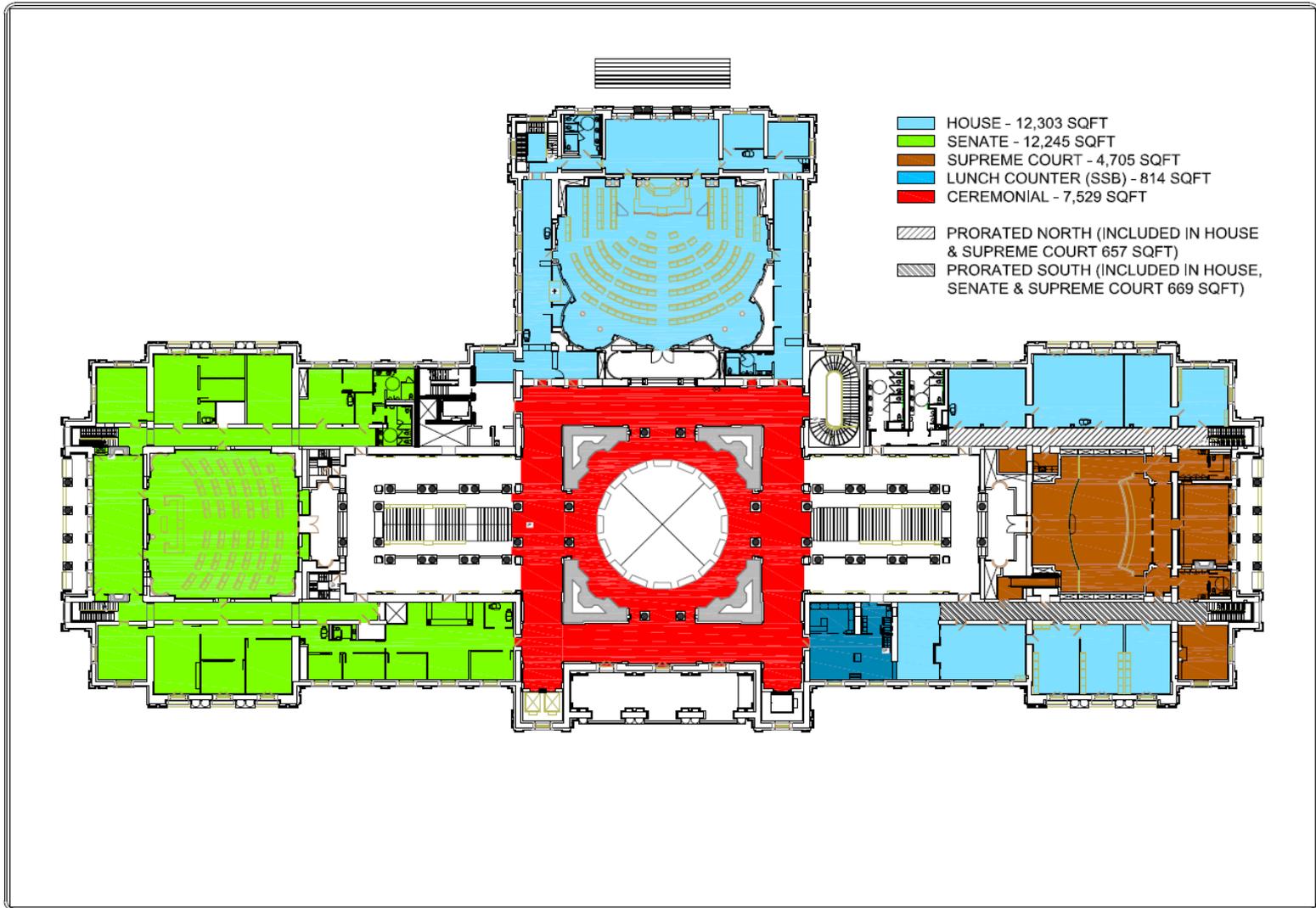
Space Agreement - Ground



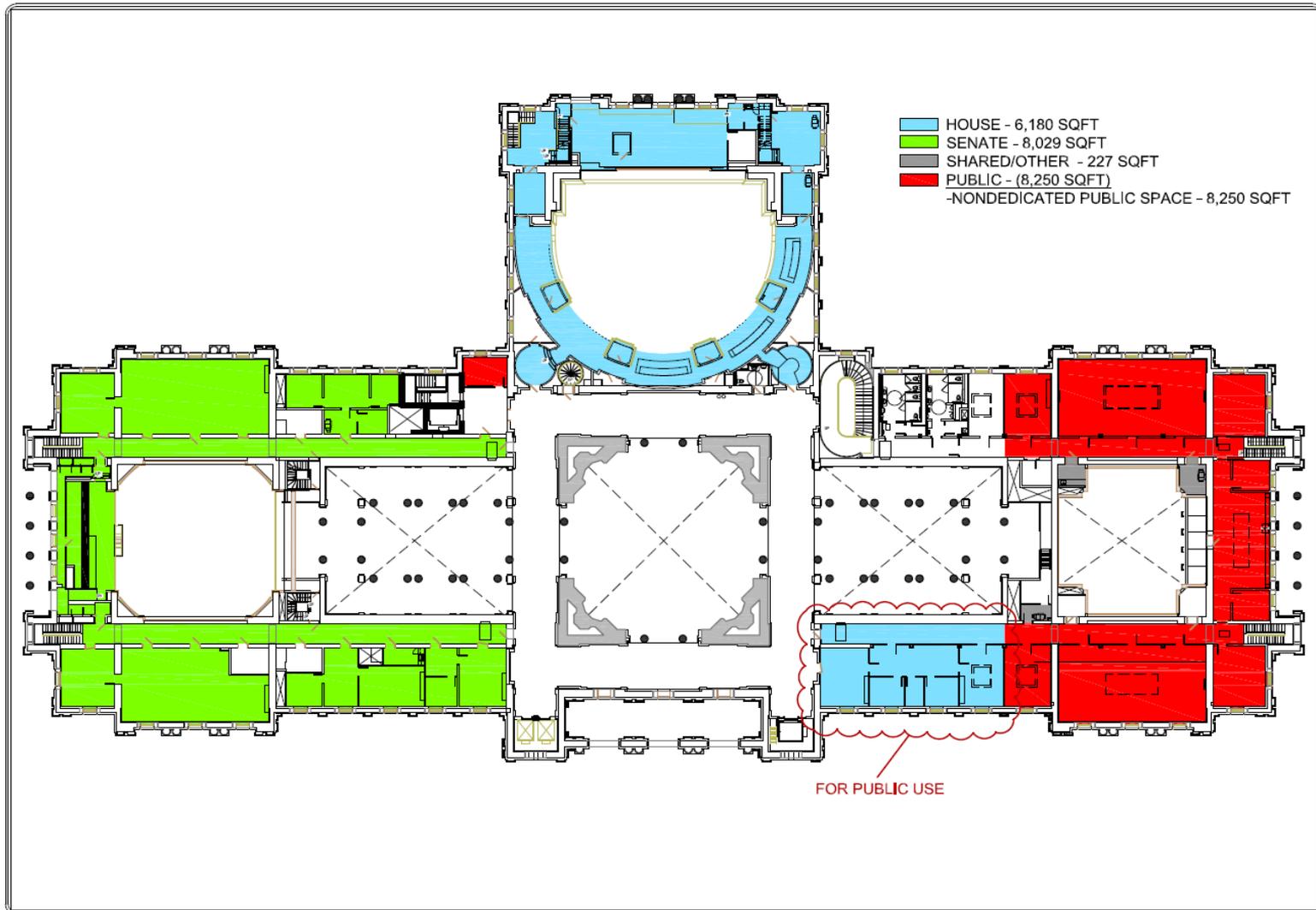
Space Agreement – 1st Floor



Space Agreement – 2nd Floor



Space Agreement – 3rd Floor



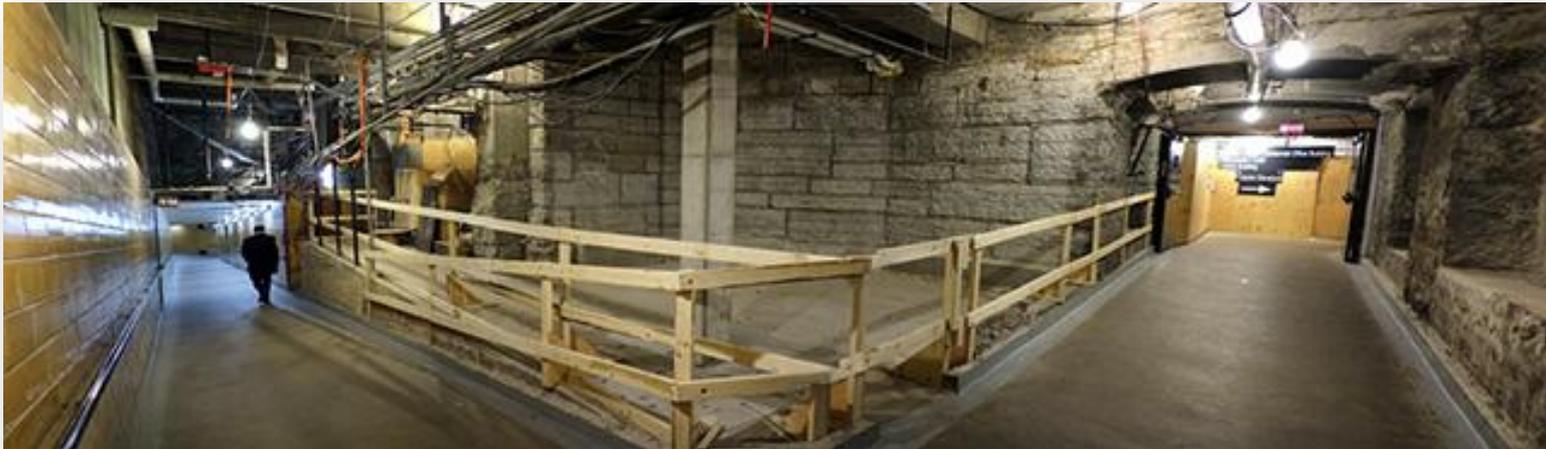
Budget Status

- Funding for the Capitol Restoration project is \$272.7M.
 - Laws 2012, Ch. 293, Sec. 13, Subd. 3 appropriated \$44M for Capitol Restoration and tunnel construction. Of this amount, \$37.4M was allocated to Capitol Restoration.
 - Laws 2013, Ch. 136, Sec. 3, Subd. 2 appropriated \$109M for Capitol Restoration.
 - Laws 2014, Ch. 294, Article 1, Sec. 12, Subd. 2 appropriated \$126.3M, to complete the funding for the scope approved by the Preservation Commission for the restoration project.
 - Operating costs for non-bondable expenses are not included in this amount.
- Keeping the project on budget has proved to be challenging.
 - The team has a path to maintain in order to align the scope with budget in keeping with the guiding principles.
- The budget reconciliation process will align the scope of the project with the budget.



Budget Status

- All remaining major work packages are scheduled to be contracted for in calendar year 2015.
- There is no planned request for funding in 2015.
- Future changes to the design would have cost and schedule impacts and very likely not be able to be accommodated with the existing funding/schedule.



Annual Report

Budget

- Detailed Budget Included

Out of Scope

- Water Infiltration Settlement
- Lot N and Lot O Modifications
- Aurora Avenue Modifications
- Ground Floor – North Hall Decorative Paint
- Fine Art Conservation (Attached)
- Additional Decorative Paint
- Reopening South Loggia

2015

Report from the State Capitol Preservation Commission

MOCA + CPMI

David H. Hart, FAIA
MOCA
1/15/2015
Submitted on behalf of the
State Capitol Preservation Commission

CAPITOL RESTORATION BUDGET STATUS

Minnesota State Capitol Restoration Budget Recommendation By MOCA	
January 14, 2015	
MOCA + CPMI	
Program Costs	
Construction Costs	\$ 147,917,245.00
Contractor General Conditions	\$ 15,752,751.00
Contractor Fee	\$ 2,941,805.00
Total Construction Costs	\$ 166,611,801.00
Owner Project Costs	
Project Management	\$ 2,561,045.00
Architects	\$ 9,859,041.00
Construction & Project Contingency	\$ 5,000,000.00
Telecommunications /Voice & data (Infrastructure in Construction)	\$ 4,993,300.00
Inspections - Special construction and General	\$ 741,000.00
Commissioning Energy services	\$ 420,000.00
Security Equipment	\$ 1,747,000.00
Audio/Visual and Broadcast Media	\$ 3,733,802.00
Furniture, Fixtures & Equipment	\$ 4,450,199.00
Total Owner Project Costs	\$ 33,505,387.00
Total Project Costs	\$ 200,117,188.00
Inflation/Escalation	\$ -
Total with inflation	\$ 200,117,188.00
Other Project Costs	
PreDesign	\$ 150,000.00
Relocation moving costs*	\$ -
Historic Structure Report	\$ 150,000.00
General Expenses	\$ 1,632,612.00
Swing Space	\$ 8,200,000.00
Exterior Stone, Windows & French Doors	\$ 30,750,000.00
Total Owner Costs	\$ 40,882,612.00
Subtotal Program Costs	\$ 241,000,000.00
Operable Windows and Tier 3 Stone	\$ 31,700,000.00
Total Program Cost	\$ 272,700,000.00

* Relocation Costs are not bondable - General Fund Appropriation is Required
 ** Operating Costs are not included in the above.
 *** Past asset preservation appropriations not included.

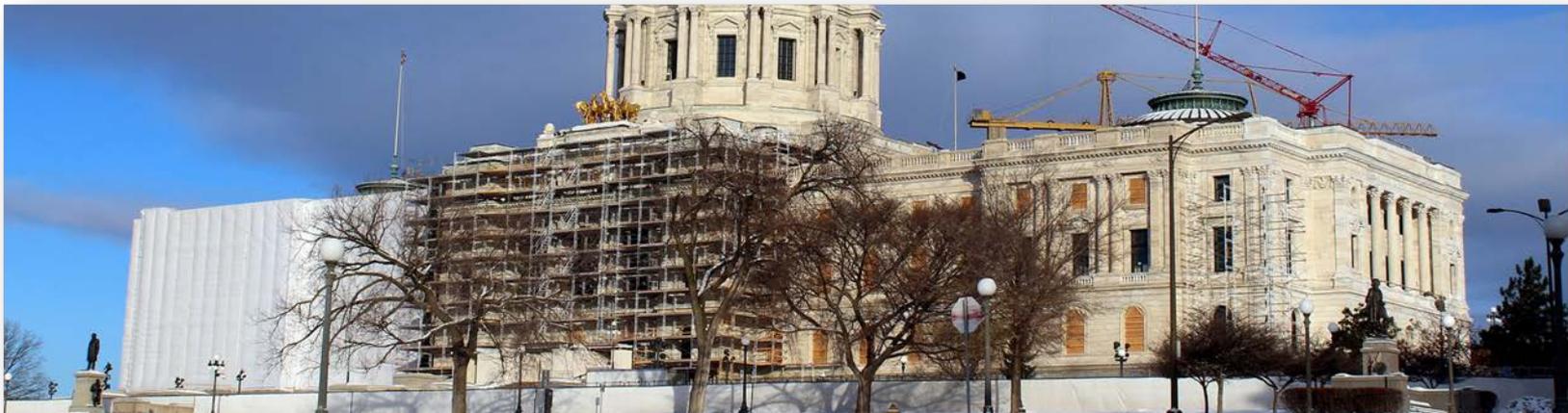


Schedule

The building will reopen for the 2017 legislative session.

Construction in the following areas will continue in to summer of 2017:

- West Wing - 3rd Floors
- North Wing - Ground, 1st Floor
 - Alternative restrooms will be needed for 2016 session.
- Select Zone 1 areas
- Lot O (used for construction staging, to be landscaped in spring 2017)



Construction Update

Previously Approved Work Packages

The Commission is submitting the fourth annual Capitol Preservation Commission Annual Report highlighting the progress of efforts to restore the Minnesota State Capitol.

To date, the Capitol Preservation Commission provided the following approvals:

- July 2013 : Schematic Design & Work Package #1
- February 2014: Work Package #2 and #2A
- June 2014: Design Development, Work Package 3, Work Package 3A



Work Package 4 – Overview and Approval

The next step is to approve Construction Documents, Work Package #4.

With the approval of WP#4 by the Preservation Commission and agreement on the allocation of space in the Capitol, major milestones have been reached to preserve the Capitol Building for future generations.





Minnesota State Capitol Restoration

MOCA