

1.0 Statement of Project Concept

1.1 PROJECT SCOPE

The project consists of the design and construction of a new office building with hearing rooms and underground parking on one parcel of land (lot B).

Capitol Office Building:

A multi-story structure with approximately 166,000 gross square feet (gsf) of office, support and hearing rooms above grade. Below grade the Capitol office building is supported by roughly 115,000 gsf of parking and Capitol building support. The 265 parking stalls support the Senators and staff located in the new office building. In addition to parking for Senators and staff, there will be 20 public accessible parking stalls serving the Capitol and the Capitol office building. The loading dock incorporated into the design of the new office building will also serve the Capitol building via the existing tunnel connection.

The site for the new Capitol office building is directly north of the Capitol and west of the Administration building. The site is bound by Sherburne Avenue to the north, Capitol Boulevard to the east, Park Street to the west and University to the south. The site is currently a State owned parking lot.

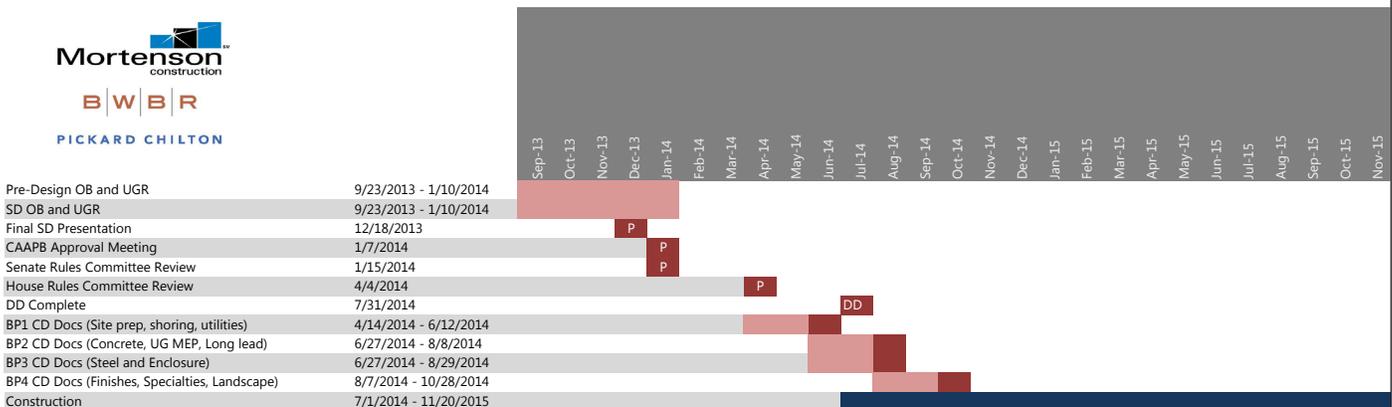
1.2 COST SUMMARY

	Total
Program Costs	
Construction Costs	\$ 55,132,114.00
Contractor General Conditions	7,167,200.00
Contractor Fee	1,874,900.00
Total Construction Costs	\$ 64,174,214.00
Owner Project Costs	
Project Management	1,327,500.00
Architects	4,830,781.00
Inspections - Special construction and General	273,600.00
Hazardous Material Abatement	203,880.00
Total Owner Project Costs	6,635,761.00
Occupancy Costs	
Telecommunications (voice & data)	3,022,000.00
Commissioning	300,000.00
Security	600,000.00
Broadcast Media	4,200,000.00
Furniture, Fixtures & Equipment	4,924,000.00
General	225,700.00
Total Occupancy Costs	13,271,700.00
Total Inflation Costs - Included in Construction Cost	
Other Project Costs	
General Expenses	1,020,300.00
Construction & Project Contingency	4,492,200.00
Total Other Project Costs	\$ 5,512,500.00
Total Program Cost	\$ 89,594,175.00 *

* Parking will be user financed resulting in a \$76,794,175 total program cost for the Capitol Office Building.

1.3 SCHEDULE SUMMARY

Design: Complete October 2014
 Construction: July 2014 to November 2015
 Occupancy: November 2015



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1.4 RISK FACTORS

The biggest risk factor for the project is schedule. Design Build procurement is the best method to achieve the schedule. Timely decision making will be key to project success. Other risk factors include:

- Multiple, simultaneous project will create congestion on the Capitol Complex.
- Temporary provisions for lost parking will need to be coordinated with the State.
- Temporary provisions for the State Capitol loading dock will need to be accommodated. The current plan is to use the State Office Building loading dock during construction of the Legislative Office Building.
- Site logistics and existing overhead utilities will require detailed review and coordination.

1.5 BUILDING AREA TABULATION

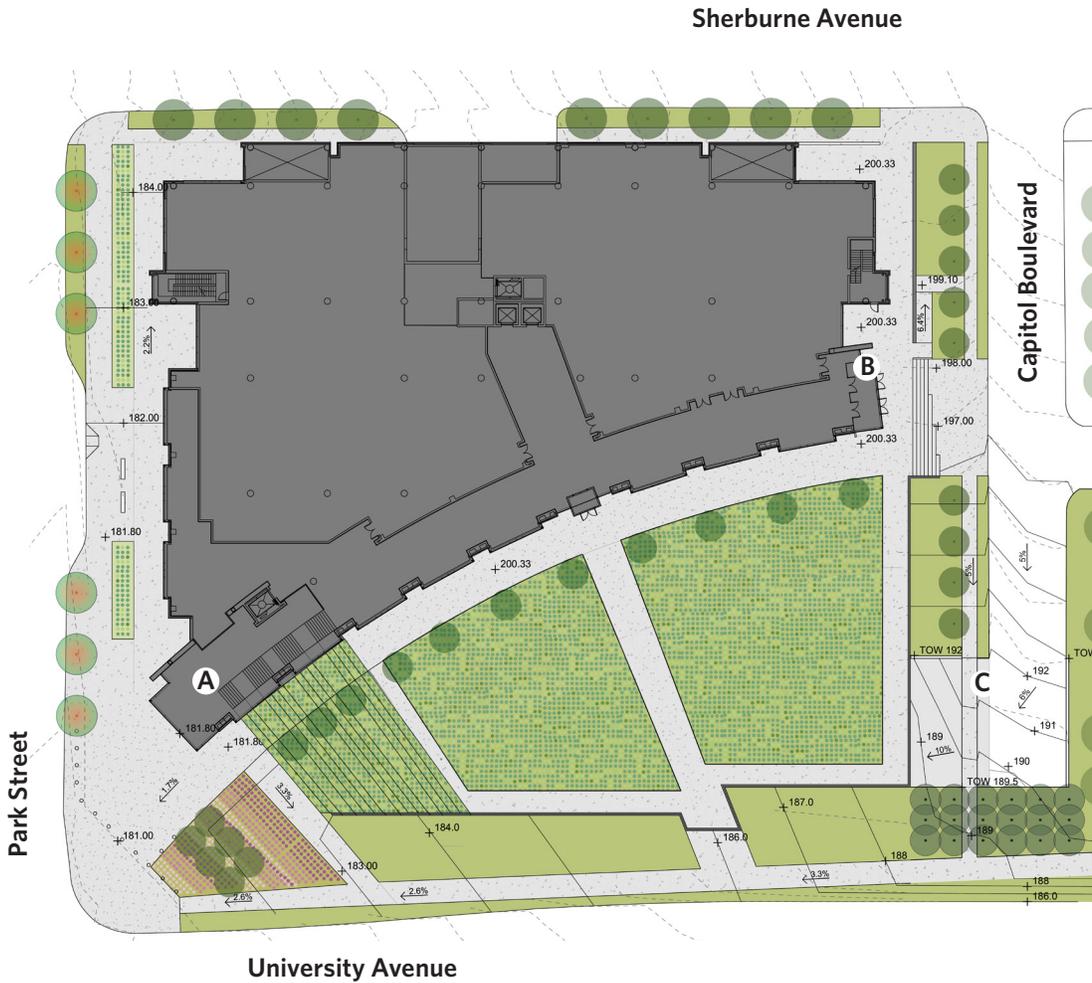
Capitol Office Building

Space	Area (Square Feet)
Hearing Rooms	16,048
Office and Support	50,218
Fiscal services	1,305
Index Office	860
Media Services	5,300
Information Services	3,995
Sergeant At Arms	3,640
S.C.R.F.A.	7,718
Majority Research	4,145
Minority Research	3,551
Human Resources	280
Information Office	200
Duplicating Satellite	639
Reference Library	371
Vending	200
Shared Conferencing	700
Swing Space	n/a
Plant Management	1,805
Subtotal useable square feet	100,875
Total rentable square feet	158,022
Total gross square feet	166,015
Underground Parking Lot B	115,000

Total Occupants for this phase is 322 people, including 30 Senate interns and 12 temporary session staff.

1.6 SCHEMATIC SITE PLAN

The site plan below illustrates the main entry at University and Park, loading off of Sherburne and vehicle access off of Capitol Boulevard. Vehicle access off Capitol was determined to be the best course of action at the end of schematic design. The design team is considering alternatives for access and egress from the exterior plaza and alternative planting strategies.



- A Primary Pedestrian Entry
- B Secondary Pedestrian Entry
- C Vehicle Entry