



July 3, 2013

The Honorable Mark Dayton, Governor
State of Minnesota
130 State Capitol

The Honorable Paul Thissen, Speaker
Minnesota House of Representatives
463 State Office Building

The Honorable Tom Bakk, Majority Leader
Minnesota State Senate
226 Capitol

The Honorable Mary Murphy, Chair
House State Government Finance and
Veterans Affairs
443 State Office Building

The Honorable Tom Saxhaug, Chair
Senate State Departments and Veterans Division
328 State Capitol Building

RE: 15B.155 Legislative Notification on State Capitol Repairs, Renovation & Preservation

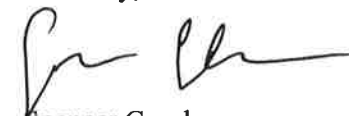
Dear Governor Dayton, Majority Leader Bakk, Speaker Thissen and Committee Chairs:

The attached report is submitted on behalf of the Department of Administration and in accordance with Minnesota Statutes §15B.155, subdivision 4(b). The report describes the elements to be included in the final plans and specifications to complete the repair, restoration and preservation of the Minnesota State Capitol Building.

Please note this information is also being submitted to the Capitol Preservation Commission, Secretary of the Senate, Chief Clerk of the House of Representatives and each designated tenant representative to comply with approval requirements for the restoration of the Minnesota State Capitol Building. The restoration plans will be discussed at the July 8 meeting of the Preservation Commission with approval of the plans being requested at the July 22 Commission meeting.

Please do not hesitate to contact me with any questions. Thank you for your support and continued involvement in the restoration of our historic State Capitol Building.

Sincerely,



Spencer Cronk
Commissioner

Enclosure (Project summary including scope, cost estimate, schedule)

c: JoAnne M. Zoff, Secretary of the Senate
Albin A. Mathiowetz, Chief Clerk of the House of Representatives

Pre-design 27 June 2013

Repairs, Restoration and Preservation to the Minnesota State Capitol Building
02CB0015



1.1 Summary Statement

This pre-design is a comprehensive approach for the Repairs, Restoration and Preservation for the Minnesota State Capitol. The Minnesota State Capitol, located at 75 Dr. Martin Luther King Jr. Boulevard, was designed by Cass Gilbert and opened in 1905. The Capitol is the state's most famous landmark. The Capitol Building was placed on the *National Register of Historic Places* in 1972. All renovation work will meet the Secretary of the Interior's Standards for Treatment of Historic properties and State Historic Preservation Guidelines. The focus of work under this project will take the building into the next 100 years of its life.

The building systems (mechanical, electrical, plumbing) have reached the end of their useful life and are difficult to control and maintain. Many systems are in violation of current life safety codes. The building has no smoke control, limited fire sprinkler system, exiting is non-compliant, accessibility is inadequate, and security needs are in need of enhancements. Building technology and communication systems are outdated, confusing and haphazardly organized. This project will address these issues in a comprehensive manner that provides updated facilities that can accommodate the function, life-safety and respects the historic building fabric.

The Project will be phased construction that is tentatively planned to include the following phases:

- #1: Demolition & Abatement in Terrace level (Basement)
- #2: Mechanical AHU and Roof Replacement
- #3: North & West Wings
- #4: East Wing and Rotunda



Pre-design 27 June 2013

Repairs, Restoration and Preservation to the Minnesota State Capitol Building
02CB0015



This project has been organized with a series of workshops that address the critical aspects of the project design and implementation including:

1. Historic Preservation
2. Building Information Modeling (BIM)
3. Mechanical, Electrical and Plumbing Systems (MEP)
4. Sequencing and Scheduling
5. Accessibility, Security and Life-Safety
6. Vertical Circulation
7. Committee and Caucus Rooms
8. Telecommunications
9. Office Space Planning,
10. Building Grounds and Sustainability Options
11. Public Spaces and Visitor Experience
12. Furnishings, Fixtures and Equipment (FF&E)
13. Decorative Painting and Fine Arts
14. Historic Lighting

These workshops have worked to define and clarify scope of work. The Workshops also have verified the Cost estimate after each Workshop session to ensure budget compliance.

The design team has issued Schematic Design for the project for estimating and scope verification. The Schematic Design Documents address providing new MEP systems throughout the building, new technology and communication systems, code compliant smoke control, exiting and life-safety, security systems improvements and provisions, accessibility improvements and accommodations, new vertical elevators, relocation of fresh air intakes from the ground level to the roof level, roof replacement, improved committee rooms, remodeled and updated office spaces, restoration of historic public spaces, improved lighting, new public restrooms (male and female on each floor level), improved signage and way-finding, and improved building access.

The Schematic Design Narrative and Appendix and Work Package 1 Construction Documents are available at www.mn.gov/capitol/preservation.

In addition, there are separate projects underway at the Capitol for the following exterior building components: 1) French Door Repair and Restoration; 2) Window Replacement and Restoration; and, 3) Exterior Stone Repairs. Information on this work is available at www.mn.gov/capitol/preservation, click on Projects.

1.2 Project Cost Summary

The Total Project Cost is \$272,700,000. Please see the next page for the Cost Estimate breakdown.

Predesign
27 June 2013
Repairs, Restoration and Preservation to the Minnesota State Capitol Building
02CB0015



Minnesota State Capitol Restoration Budget Recommendation
By MOCA
June 27, 2013

MOCA

Program Costs

Construction Costs	\$	113,453,439.00
Contractor General Conditions	\$	9,859,975.00
Contractor Fee	\$	2,157,450.00
Total Construction Costs	\$	125,470,864.00

Owner Project Costs

Project Management	\$	2,605,000.00
Architects	\$	9,783,000.00
Construction & Project Contingency	\$	18,232,954.76
Telecommunications (voice & data)	\$	5,746,000.00
Inspections - Special construction and General	\$	741,000.00
Commissioning Energy services	\$	420,000.00
Security Equipment	\$	1,600,000.00
Audio/Visual and Broadcast Media	\$	2,551,000.00
Furniture, Fixtures & Equipment	\$	5,706,400.00

Total Owner Project Costs \$ **47,385,354.76**

Total Project Costs \$ **172,856,218.76**

Inflation \$ **10,200,781.24**

Total with inflation \$ **183,057,000.00**

Other Project Costs

PreDesign	\$	150,000.00
Relocation moving costs*	\$	2,000,000.00
Historic Structure Report	\$	150,000.00
General Expenses	\$	3,643,000.00
Swing Space	\$	20,000,000.00
Exterior Stone, Windows & French Doors	\$	32,000,000.00
Total Owner Costs	\$	57,943,000.00

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

**Past asset preservation appropriations not included

***Operating Costs are not included in the above

**Predesign
27 June 2013**

**Repairs, Restoration and Preservation to the Minnesota State Capitol Building
02CB0015**



1.3 Schedule

Predesign activities started in October 2012 and phased construction is anticipated to start in September 2013. The entire construction duration is expected to span a total of approximately 42 months. The actual duration will be dependent upon the timing and level of funding provided by the State Legislature.

The anticipated schedule of the four construction work packages is as follows:

Phase	Description	Design Docs Complete	Construction	Schedule
			Start	Subst. Completion
1	WP-1 Abatement & Demolition	14 Jun 2013	2 Sep 2013	19 Aug 2014
2	WP-2 Mechanical, Electrical & Plumbing (MEP)	15 Oct 2013	Jan 2014	Oct 2015
3	WP-3 North & West Wings	Apr 2014	Jul 2014	Feb 2016
4	WP-4 East Wing	Mar 2015	Jun 2015	Dec 2016

The anticipated schedule for the exterior work is as follows:

Description		Construction	Schedule
		Start	Subst. Completion
Windows		April 2013	Summer 2016
French Doors		October 2012	January 2014
Exterior Stone		January 2013	Fall 2016