Minnesota State Capitol Restoration
Approval of Master Plan & Preliminary Pre-design

- Approval on January of 2012 by the Capitol Preservation Commission.

- The Master Plan provided a conceptual approach to the restoration.

- Recommended a budget of a $241 Million dollars.

- Substantial completion date of December of 2016.

- In addition to $241M, there was a $6.6M for the University Avenue tunnel for construction prior to light rail construction.
Initial Appropriation $44 Million

• To design, construct and equip a new tunnel extending from the Capitol Building and passing under University Avenue $6.6M

• Capitol Restoration pre-design and design.

• Repairs to exterior stone, window replacement.

• Bid Package #1 mechanical attic space (2013)

• Restore and improve the Capitol building and grounds

• Up to $5,000,000 may be used to pre-design, design, construct and equip state-owned buildings to meet temporary and permanent office and other space needs (Swing Space)
Capitol Restoration Project Team

- **Owners Project Representative – CPMI**
  - *Primary Responsibility* – contract administration and overall project management to ensure project success

- **Owners Program Manager – MOCA**
  - *Primary Responsibility* – Ensure tenants and users functional requirements are understood and incorporated into restoration.

- **Design Team – Capitol Restoration Collaborative (HGA/SCA)**
  - *Primary Responsibility* – provide design and documents that incorporate the owner requirements within the established budget.

- **Construction Manager – JE Dunn**
  - *Primary Responsibility* - Manage the construction of the Project
Guiding Principles

- **Architectural Integrity**
  - It is critical to preserve the integrity of the building and its great architecture.
  - Consideration should be given to original 1905 plan.
  - The building must work for the next 100 years.

- **Building Function**
  - The building must work to support the function of Government.

- **Life Safety and Security**
  - Capitol must be safe from security threats, fire and deterioration of systems.
  - It must provide for accessibility of all Minnesotans.
  - The building needs to be current on life safety codes.
Design Guidelines & Imperatives

• In September 2012, **MOCA** begin the development of the Design Guidelines and Imperatives that would guide and inform the architect.

• **MOCA** first met with the Capitol Preservation Commission, in a two hour, high-level discussion of Capitol restoration issues that formulated the overall restoration approach.

• **MOCA** held 3 additional workshops focused on function, technology and building systems.

• All 34 Guidelines may be reviewed at [http://www.mn.gov/capitol/preservation](http://www.mn.gov/capitol/preservation)
Design Guidelines

Developed 34 Different guidelines

Design Guideline:
The mechanical and ventilation system in the building should be replaced in its entirety according to the above principles.
Design Scoping Workshops

• 11 Design Scoping Workshops
  – Building Information Modeling
  – Historic Preservation
  – Systems – MEP & life safety
  – Security, Accessibility
  – Committee, Caucus Rooms
  – Office Space
  – Public Space
  – Grounds
  – Furnishings
  – Decorative Painting
  – Historic Lighting

• Workshops were completed by April 12, 2013.
Summary Documents

• **11 Summary Documents**
  
  – Summary of the workshop
  
  – Imperative Documents

Index of Topics for Discussion

- Funding
- Construction Staging Area
- Exterior Stone and Window Schedules
- Stone Safety, Water Management & Restoration
- Window Operability
- Space Planning Report 2013
- Swing Space
- Integrated Tenant Relocation and Construction Schedule
2013 Funding Phase

In accordance with the Comprehensive Master Plan, $109 million is needed in order to keep the Capitol repair, restoration and preservation project on track through fiscal year 2014.*

- **Preparation of swing space**
- **Work Package 1**
  - Asbestos abatement
  - Demolition of Terrace Interiors
- **Work Package 2 (West and North)**
  - Mechanical, electrical & plumbing systems replacement - Contracting
  - General construction (i.e. life-safety, accessibility, security, telecommunications, etc.)
  - Roof Replacement
  - Finish work
- **Exterior Stone**
  - Tier One – Live Safety
  - Tier Two – Water Management

* FY14 and FY15 operating costs for non-bondable expenses are not included in this amount.
2014 Funding Phase

The remaining $94.6 million will be requested for the Capitol repair, restoration and preservation project through fiscal year 2017. *

- **Preparation of swing space**
- **Work Package 3 (East Wing)**
  - Mechanical, electrical & plumbing systems replacement - Contracting
  - General construction (i.e. life-safety, accessibility, security, telecommunications, etc.)
  - Roof Replacement
  - Finish work
- **Work Package 4 (Public Space)**
  - Areas in the Public Hallways on all floors
- **Exterior Stone**
  - Tier One – Live Safety
  - Tier Two – Water Management

* FY16 and FY17 operating costs for non-bondable expenses are not included in this amount.
Not included in 2013 or 2014 Funding Requests

In accordance with the Comprehensive Master Plan, presented to the legislature 2012, the following items are not included in the budget for the project:

• Broadcast Media Equipment upgrades to digital for House or Senate
• Complete replacement of voting systems in Chambers
• Complete Repainting of Decorative Arts
• Multiple backbone systems for IT
• Replacement or upgrade of unique or specific office equipment
• Upgrade to West Tunnel for Accessibility
• Work on the Grounds surrounding the Capitol
• New or additional permanent Parking facilities
• Exterior Stone - Tier Three Historic Charterer/Dutchman Repair
Project Overview

Exterior 2013 - 2016
• Stone repair
• Window replacement & restoration
• French door restoration
• Roof replacement

Interior 2013 - 2016
• Basement
• Mechanical upgrades
• North & West wings
• East wing and Rotunda
Kansas State House
Preliminary Exterior Phasing
Exterior Access Logistics
2013
January 29, 2013

Notes:
- Area between scaffolding and chain link fence serves as a;
  - Safety zone to separate work and pedestrians.
  - Necessary space to provide the trades access to the work area for moving tools, equipment, and materials.
  - Staging area for materials being installed.
  - Set up area for compressors required for stone carvers' pneumatic tools.
  - Tool storage area as work is completed during the day. Tools will be stored in containers at Ca. Gilbert park at night.

Logistics Key:
- Chain Link Fence
- Scaffolding
- Temporary Access Overhead Protection
- Stone storage
- Stair Access Tower to Scaffolding
- Pneumatic Tool Compressor
- Safety Buffer Zone

Scaffold Notes:
A - Balcony Scaffolding
B - Area A Scaffolding
C - Parking Area is not available for use during normal business hours
D - Build Scaffold around existing loading dock
Stone Tier 1 – Life Safety

Tier 1 Priorities – Life Safety
Public safety is paramount. In order to maintain a safe environment for building occupants and the visiting public, work required to mitigate all identified life safety concerns is used to define the base level of required repair for the Project.

T1 Work Scope. The following T1 conditions are always addressed:

1. **Structure Stabilization** - Remove stone and rebuild compromised brick masonry backup
   - Roof Balustrades and Piers
   - Elevator Towers
2. **Unit Stabilization** - Remove and reset displaced stone units, install new stone anchors
   - Pilasters – elevator tower
   - Balustrade piers
3. **Material Stabilization** - Remove or mechanically secure loose or broken stone fragments
   - Cornices: wash ledges, modillion blocks, dentils
   - Bracket Scrolls
   - Pilaster and column capital elements (acanthus leaves, fleurons, volutes)
Stone Tier 2
Water Management/Integrity

Tier 2 Priorities—Water Management/Building Integrity
Recommendations for improved water management meet the objective for restored integrity of essential building façade components. Proposed general repairs are designed with long-term durability in mind to prevent excessive water infiltration. Reducing the potential for further damage to stone and the masonry exterior of the State Capitol is a critical component of building stewardship and a first step toward long term preservation goals.

T2 Work Scope. The following T2 conditions are addressed to some extent at all repair levels:
1. Joint System Restoration
2. Crack Repair
3. Masonry Cleaning

Tier 1 & 2 are included in the current $241 Million Capitol Restoration.
Stone Tier 3 & 4
Historic Character Restoration

Tier 3 Priorities
T3 Repair Scope: The type and extent of repair work that is executed, following the completion of baseline mitigation, is characterized at four levels:

Tier 1 (T1): removal only, no further repair beyond stabilization
Tier 2 (T1 + T2): general repair and protection against water intrusion
Tier 3 (T1 + T2 + T3): select replacement to restore function and/or character

Tier 4 Priorities
Restoration Scope: Beyond the scope of work proposed for the current Stone Repair Project.

Tier 4 (T1 + T2 + T3): extensive replacement of all deteriorated material

Tier 3 & 4 are not included in the current $241 Million Capitol Restoration.
Stone Tier 3 – Examples
Window Background

• Originally 242 exterior windows
• 38 years old Aluminum windows installed 1973 at end of expected life
• Window Selection Driven by:
  – Historic accuracy
  – Durability
  – Initial cost
  – Life Cycle Costs
  – Lifespan
  – Ease of Customization
  – Warranty Period
  – Maintenance
  – Thermal Performance

• Determination: A Custom Wood Sash replacement and existing frame restoration is appropriate for the State Capitol

• The full report can be found on line a:  

MOCA
Window Operability

• **Overall Evaluation**
  – Security Considerations
  – Initial and Life Cycle Costs
  – HVAC Considerations
  – Operational Advantages and Disadvantages
  – Window Monitoring Technology and Requirements
  – Maintenance
  – Risk of Damage due to inclement weather

• **Overriding Factors** (Cost and Increased Maintenance)
  – HVAC System controls and increased energy usage and Cost
  – Risk of Damage to finishes from inclement weather
  – Cost and Maintenance of Reliable monitoring of window position
  – Requires unproven technology to monitor and modulate HVAC systems
  – 5 new exit stairways for emergency exits are being incorporated
French Doors
Space Planning Report 2013

• Cited three options
  1. Senate Majority In the Capitol
  2. All Senators in the Capitol
  3. Majority and Minority Leadership in the Capitol

• Additional options
  4. All Senators out of the Capitol

• Results
  – Combination of 1 & 3 appears to be the direction that has gained some acceptance.
Space Planning Report 2013

• Unmet Functions
  – Office Space currently in the Capitol that needs to move
    – Totals 19,315 GSF

• New Space
  – Not able to be accommodated in Capitol
    – Totals 45,000 GSF
Space Needs Not Accommodated

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Total Subtotals: 31,875

The Need for Additional Committee Room Space has been identified as a need for:

- Meet the need of the Public Participation
- Overflow for Public Participation
- Large controversial issues
- Reduce Pressure on the Capitol Hallways
- Provide Adequate group meeting space other than Grand Hall

Total Square Footage Need is approximately 45,000 Sq Ft.
Space Planning Report 2013

• Recommendation for Space Relocation from Capitol
  – Restoration of the Ford Building
  – Repurpose of the State Office Building
  – Construction of a New Building
## Swing Space – Move 1 & 2

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# Swing Space – Move 3, 4 & 5

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WP 1 – Terrace Relocation

CAPITOL PROJECT SCHEDULE
Tenant Relocation 06/01/2013 - 08/15/2013

MOCA
WP 1 – Abatement/Demolition

CAPITOL PROJECT SCHEDULE
Construction Activity 09/01/2013 - 03/14/2014
WP 2 – MEP/Finish Work

CAPITOL PROJECT SCHEDULE
Construction Activity 03/15/2014 - 05/31/2014
WP 2 – MEP/Finish Work

CAPITOL PROJECT SCHEDULE
Construction Activity 07/01/2014 - 09/01/2014
WP 2 – Relocation/Occupancy

CAPITOL PROJECT SCHEDULE
Tenant Relocation 09/02/2014 - 09/30/2014
WP 2 – Construction

CAPITOL PROJECT SCHEDULE
Construction Activity 09/02/2014 - 12/01/2014

MOCA
WP 2 – Temporary Occupancy

CAPITOL PROJECT SCHEDULE
Tenant Relocation 12/02/2014 - 05/31/2015
WP 2 – 2015 Session Activities
WP 3 - Relocation

TERRACE
- TO REMAIN IN OPERATION: 24,167 SF
- TENANT TO RELOCATE TO FINISHED SPACE: 13,046 SF
- NEW TENANT SPACE COMPLETE: 27,300 SF

GROUND

FIRST

SECOND

THIRD

FOURTH/ATTIC

ROOF

CAPITOL PROJECT SCHEDULE
Tenant Relocation 06/01/2015 - 06/30/2015
WP 2 & 3 – Construction Overlap

CAPITOL PROJECT SCHEDULE
Construction Activity 05/01/2015 - 02/28/2016
WP 2 – Final Occupancy

CAPITOL PROJECT SCHEDULE
Tenant Relocation 02/01/2016 - 03/01/2016
WP 3 - Construction

CAPITOL PROJECT SCHEDULE
Construction Activity 03/01/2016 - 12/30/2016
***SUBSTANTIAL COMPLETION 12/31/2016***
WP 3 – Final Occupancy

CAPITOL PROJECT SCHEDULE
Tenant Relocation 01/01/2017
Questions