



Minnesota State Capitol Restoration

Capitol Preservation Commission

January 21st 2014

Meeting

MOCA

Agenda

Call to Order

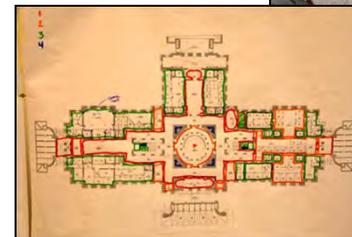
- **Design Progress**
 - Design Scoping Meetings/Schematic Design
 - July 2013 Commission Meetings/SD Approval
 - Design Development Overview
- **Construction**
 - WP#1 – Progress Report (Relocation of tenants; abatement; demolition; remaining work)
 - Update on Exterior Stone Repairs/Window Replacement
 - Next Phases
- **WP2 and WP2A Overview**
- **Commission Action to approve WP2 – Roofing and Under-Slab Infrastructure Work**
- **Next Meeting – February 10**
 - Approval of Design Development
 - Approval of WP2 and WP2A



Design Progress

Design Scoping Workshops

- 1. Building Information Modeling
- 2. Historic Preservation
- 3. Systems – MEP & life safety
- 4. Security, Accessibility
- 5. Committee, Caucus Rooms
- 6. Office Space
- 7. Public Space
- 8. Grounds
- 9. Furnishings
- 10. Decorative Painting
- 11. Historic Lighting

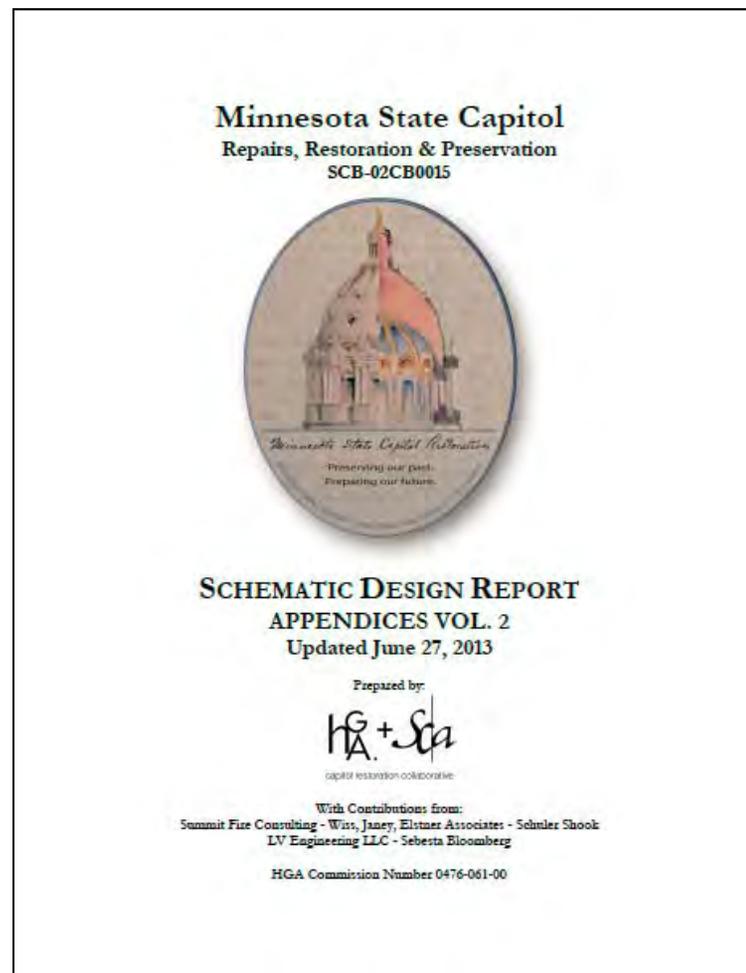


- Workshops were completed by April 12, 2013.

Design Process

Schematic Design

- **Appendix Highlights**
 - Sequence planning
 - Existing Floor Plans
 - Life Safety and Exiting
 - Tenant Information
 - Select Design Guidelines
 - Roof Recommendations
 - Window and Door Replacement
 - Stone
 - Decorative Paint Information
 - Electrical
 - Decorative Lighting
 - HVAC
 - Commissioning



Design Process

Schematic Design Completion

- Schematic Design Completed May 15, 2013
- Schematic Design Documents posted on the Website - <http://www.mn.gov/capitol/preservation>
 - Schematic Design Report
 - Schematic Design Report Appendices
- Schematic Design was Approve by Capitol Preservation Commission July 2013.

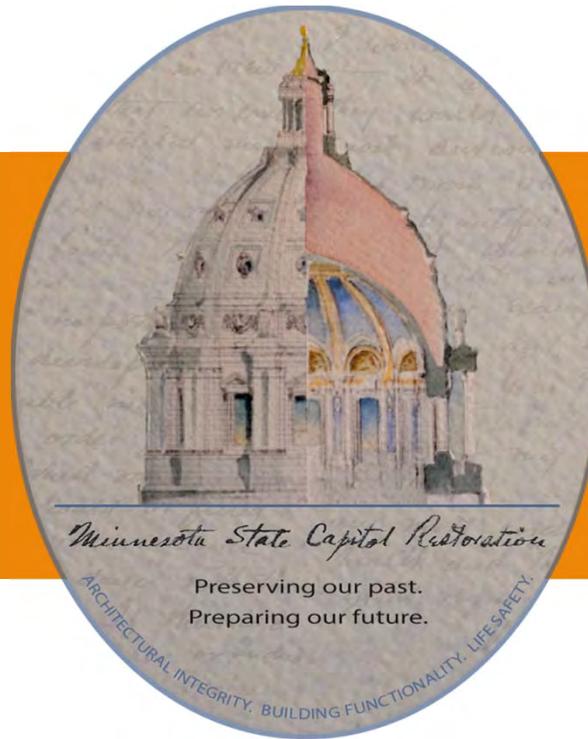


Design Development Overview

Design Development Review Meetings:

1. **July 10** - Kick-Off Meeting
2. **July 31 – August 1** – Design Character
3. **August 21-22** – B3, Building Systems
4. **September 11-12** – Hearing Rooms, Offices, Caucus Rooms
5. **October 9-10** – Chambers, Court Room, Lighting & Restrooms, ADA
6. **October 30-31** – Public Space, Site, MHS
7. **November 5-7** - Stone Repair, Woodwork, Hardware, Furniture Restoration, Fire Protection, HVAC, and I.T./Communications.
8. **December 16-19** – PMD, Lighting, Signage, Decorative Painting, Code/Exiting, House, Senate.





Design Development Scope Overview Presentation

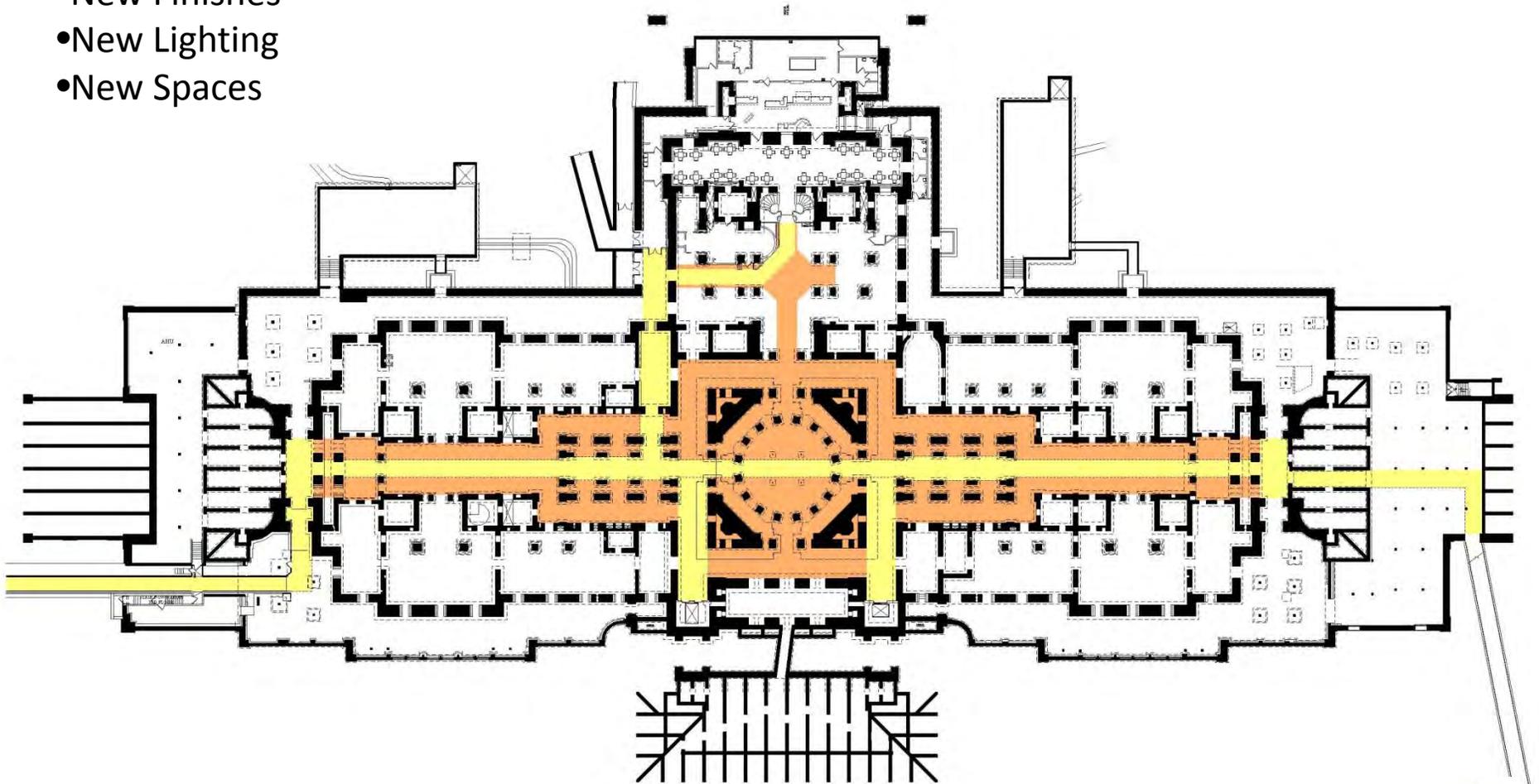
January 21, 2014

Guiding Principles

Function – Systems & Spaces
Architectural Integrity
Life Safety and Accessibly

Basement Level Public Space

- New Public Circulation Space
- New Finishes
- New Lighting
- New Spaces



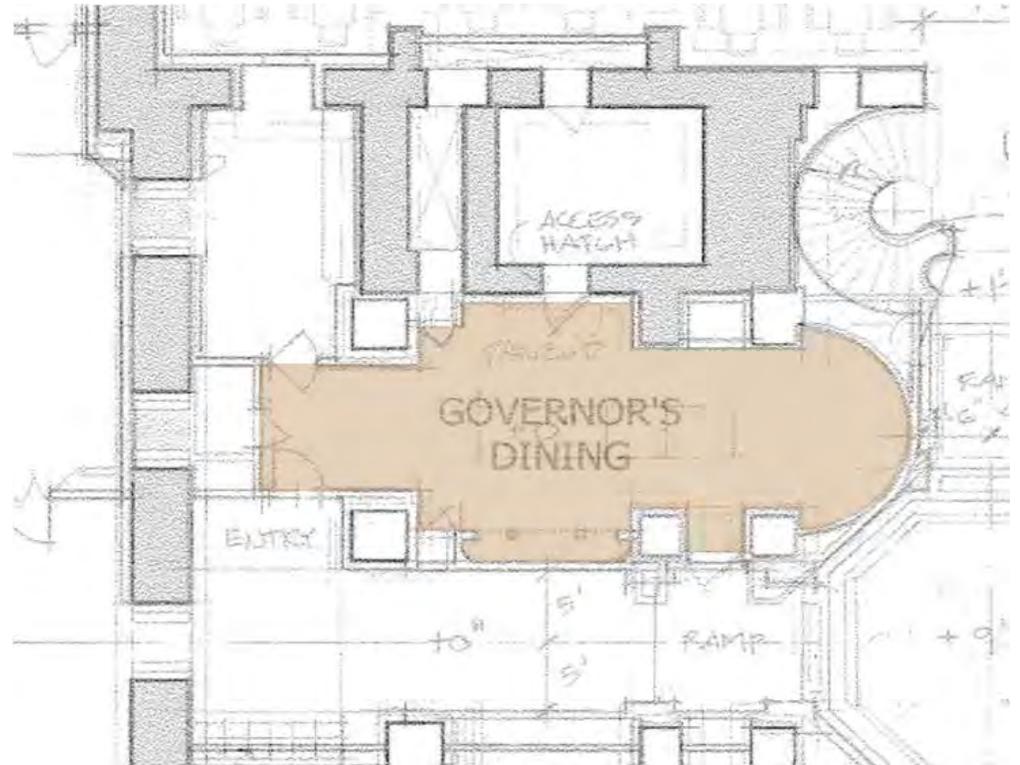
Basement Finishes:

- Walls:
 - Exposed granite foundation wall
 - Painted brick partition walls
 - Steel stud/gypsum board partition walls
- Floor:
 - Porcelain tile to look like slate
- Ceiling:
 - Painted exposed structural clay tile vaulting
- Restrooms:
 - White subway tile wainscot 7'-0" high
 - Painted gypsum board upper walls
 - Painted wood toilet stall doors
 - Black solid-surface toilet stalls
 - Nickel and Nickel plated metal finishes
- Furniture & Accessories:
 - Black solid-surface countertops to imitate the appearance of soapstone



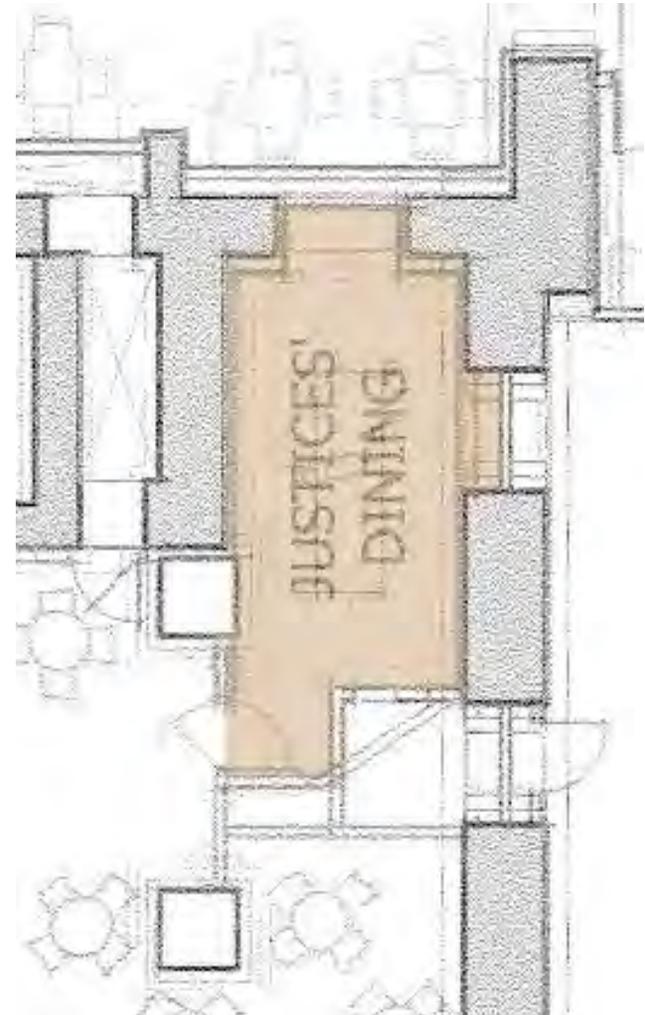
Governor's Dining Room

- Remove existing wood paneling and restore the plaster
- Remove existing 12"x12" ceiling tiles and restore plaster ceiling existing crown moulding
- Protect mural and lighting
- Restore existing base (replace if missing)
- New flooring – carpet or hard surface
- New historically appropriate lighting
- New mechanical and electrical systems



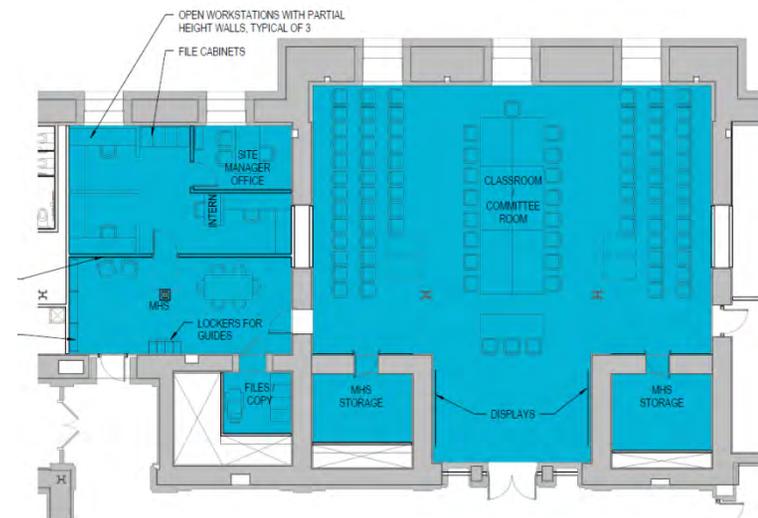
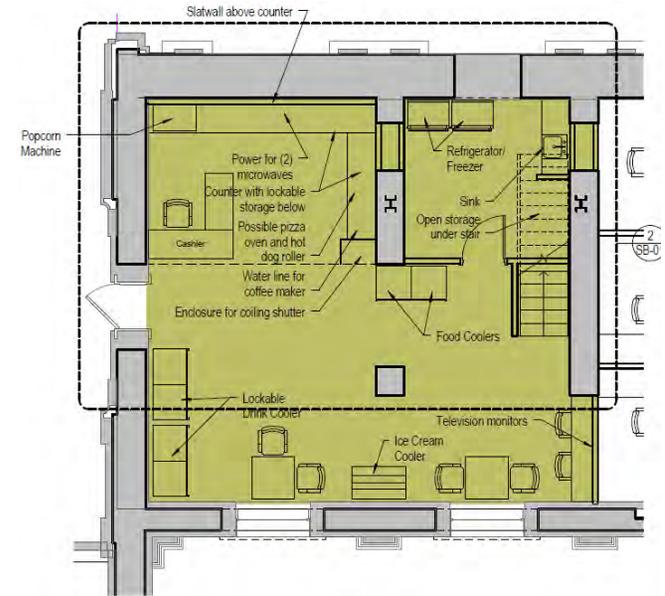
Justices' Dining Room

- Extensive plaster and decorative paint restoration required
- Restore original built-in
- New flooring – carpet or hard surface
- New historically appropriate lighting
- New mechanical and electrical systems



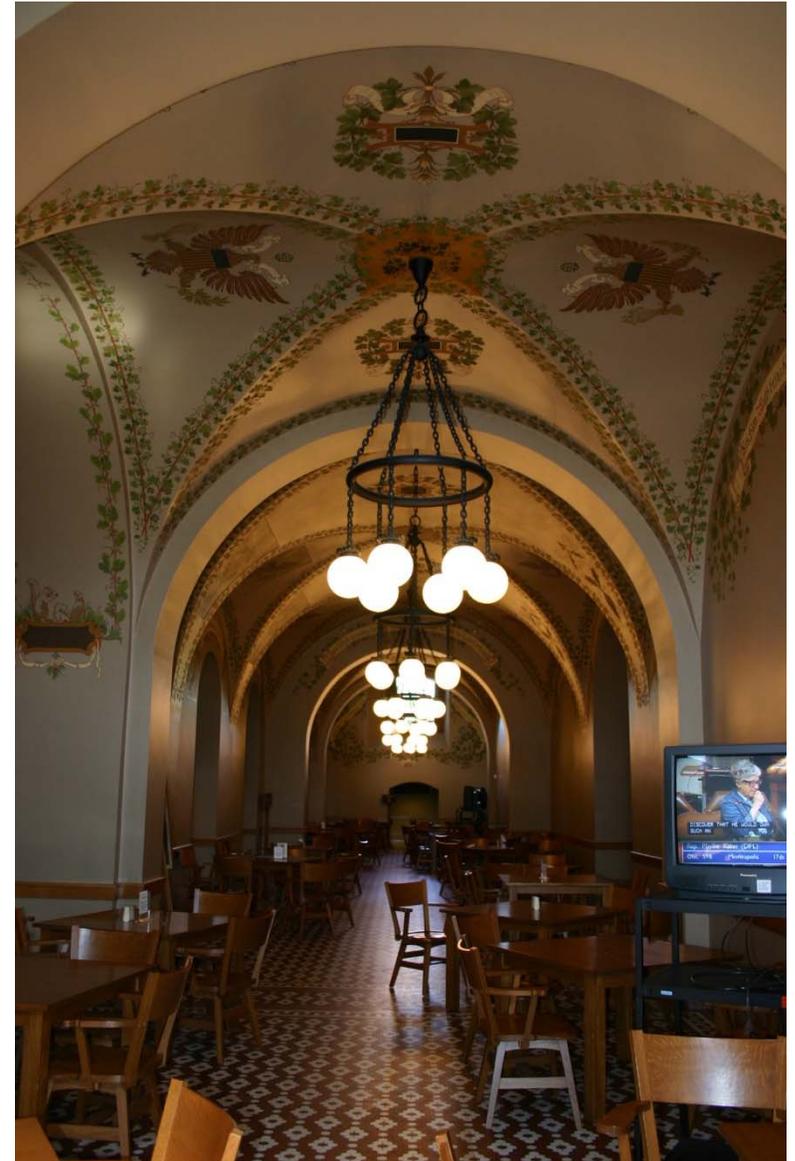
Restored Spaces

- Lunch Counter on the Second Floor
 - Provide space for the Blind Services to store and sell food during session
 - Upper level dining area
- Ground Floor Visitor Services Office & Classroom
 - Space at the table for 17 People
 - Audience Seating for 74
 - 4 Spaces ADA spaces



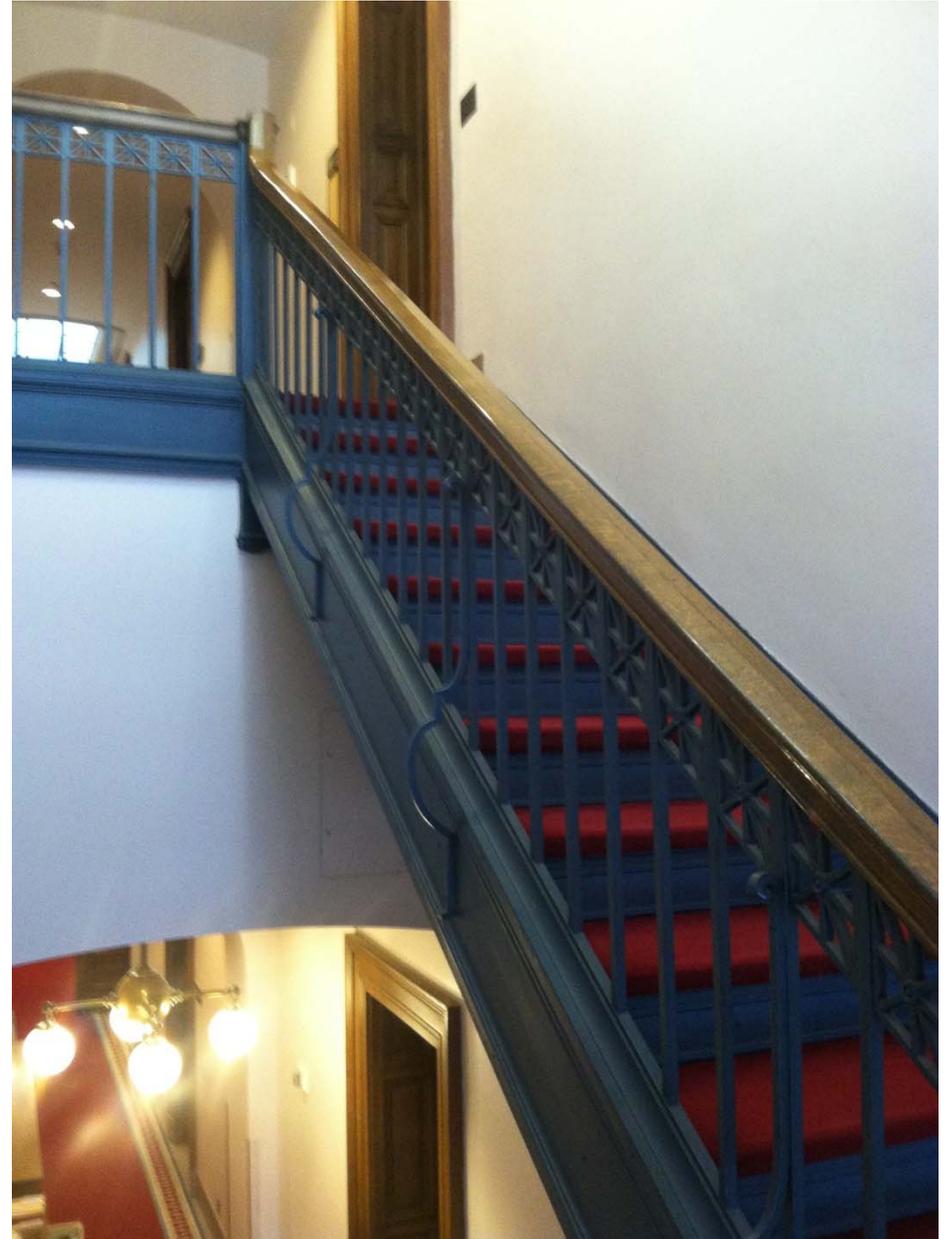
Rathskellar Scope of Work:

- All new mechanical and electrical systems
- Add sprinklers
- Repairs / restoration of the finishes (including plaster and decorative paint) as required to install new systems
- Evaluate acoustics treatments (we are in the process of hiring an acoustical consultant)



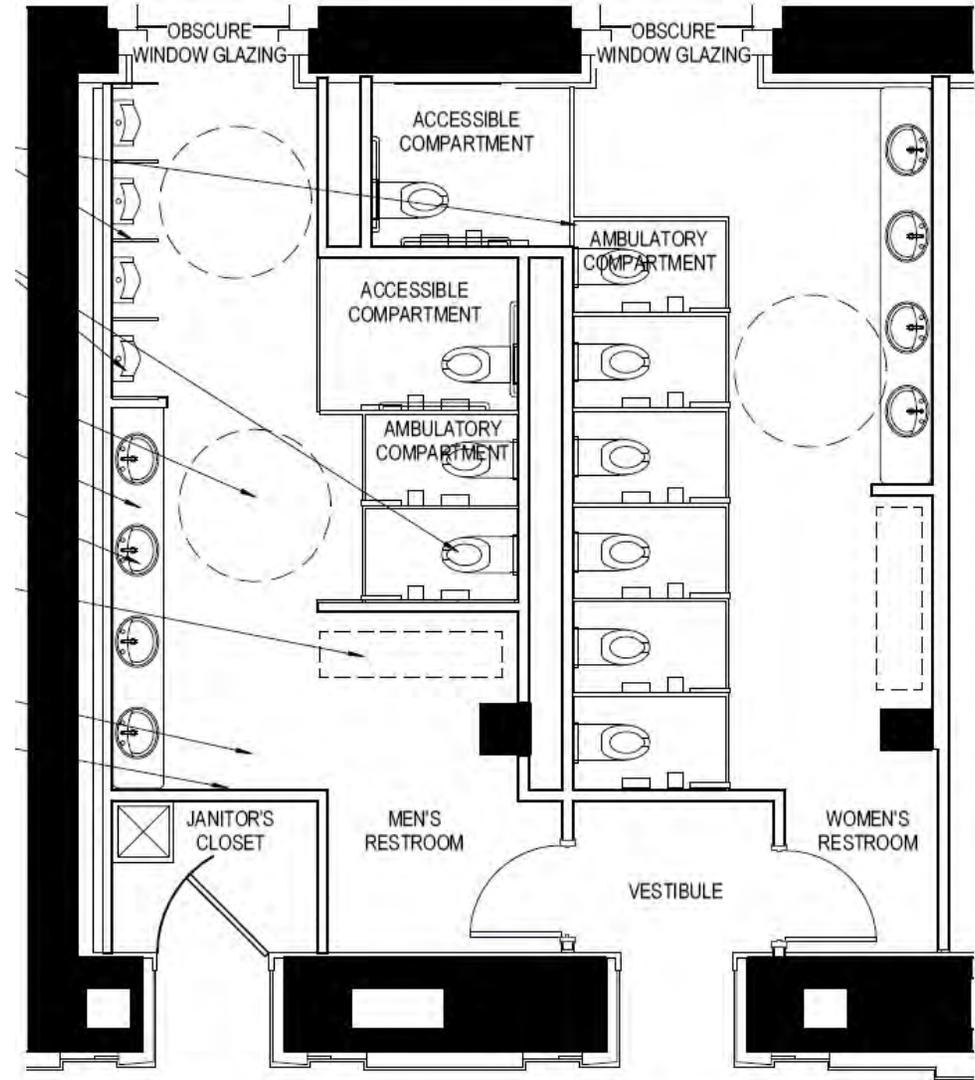
Stairs Scope of Work:

- Safe Egress
- New egress stair (basement – third floor) connecting to tunnel
- Extend East and West Stairs
- Secondary Corridor Stairs – New portions to match original character and details
- Extend Senate gallery stair to first floor
- Structural Modifications
- Mechanical modifications to remove smoke collection



Restroom Finishes:

- Walls:
 - Tennessee Pink marble wainscot 7'-0" high
 - Painted gypsum board upper walls
- Floor:
 - Tennessee Pink marble tile/slab flooring
- Ceiling:
 - Painted gypsum board
- Furniture & Accessories:
 - Tennessee Pink marble countertops
 - Clear-finish oak toilet stall doors
 - Nickel and Nickel plated metal finishes (polished)
 - Tennessee Pink marble toilet stalls



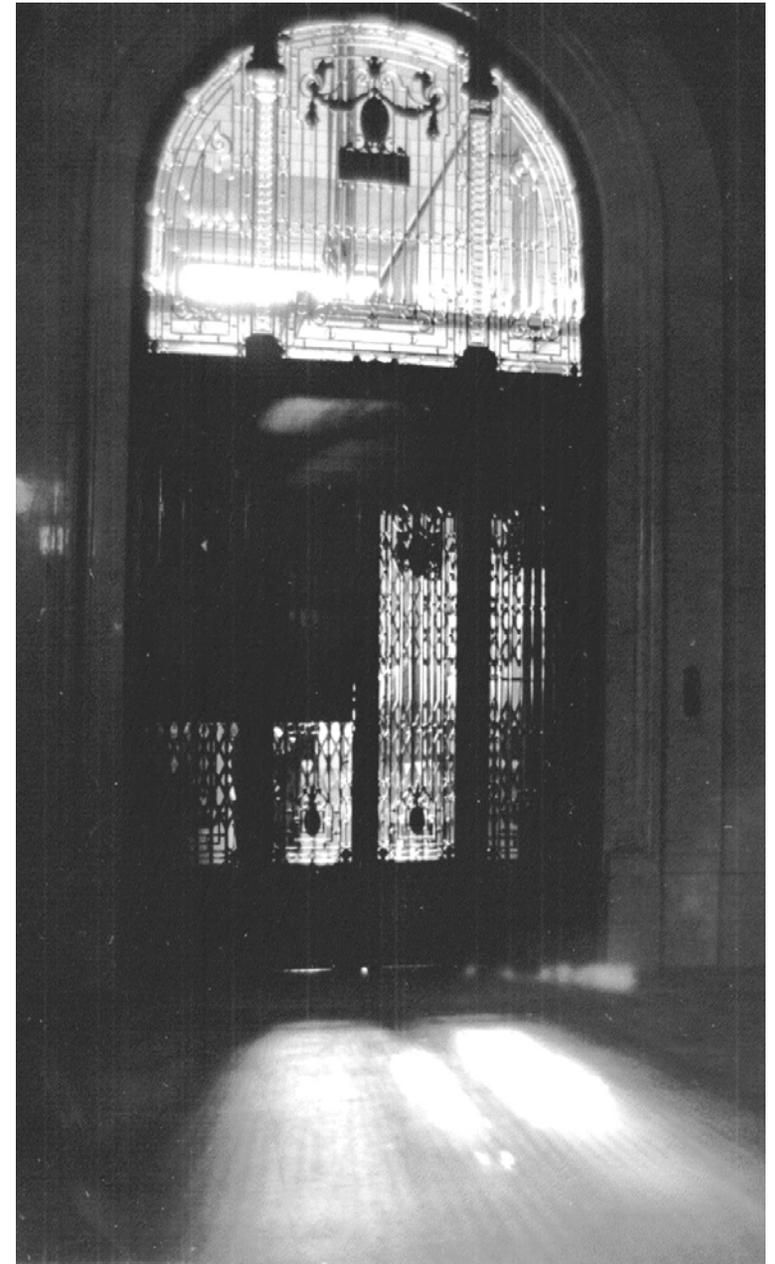
RESTROOM SCHEMATIC DESIGN NOTES:

- 1) ALL FINISHES AND MATERIALS SHALL BE THE SAME AS THOSE USED HISTORICALLY. SEE DETAIL 3/A620.
 - A) FLOORS, WAINSCOT, TOILET PARTITIONS, AND COUNTERTOPS SHALL ALL BE MARBLE.
 - B) TOILET PARTITION DOORS (NOT SHOWN) SHALL BE SOLID WOOD (OAK), WITH STILE/RAIL/PANELS SIMILAR TO THOSE USED ORIGINALLY - SEE DETAIL 3/A620.
 - C) PIPES, FITTINGS AND DECORATIVE LIGHTING FIXTURES SHALL BE PLACED AT EACH TOILET PARTITION PANEL AS ORIGINALLY DESIGNED - SEE DETAIL 3/A620.
 - D) FULL LENGTH MIRROR AT EACH RESTROOM CUBICLE MUST BE METAL FRAMES.
 - E) ALL METAL FINISHES SHALL BE POLISHED.
- 2) MARBLE WAINSCOT SHALL EXTEND 7'-0" /



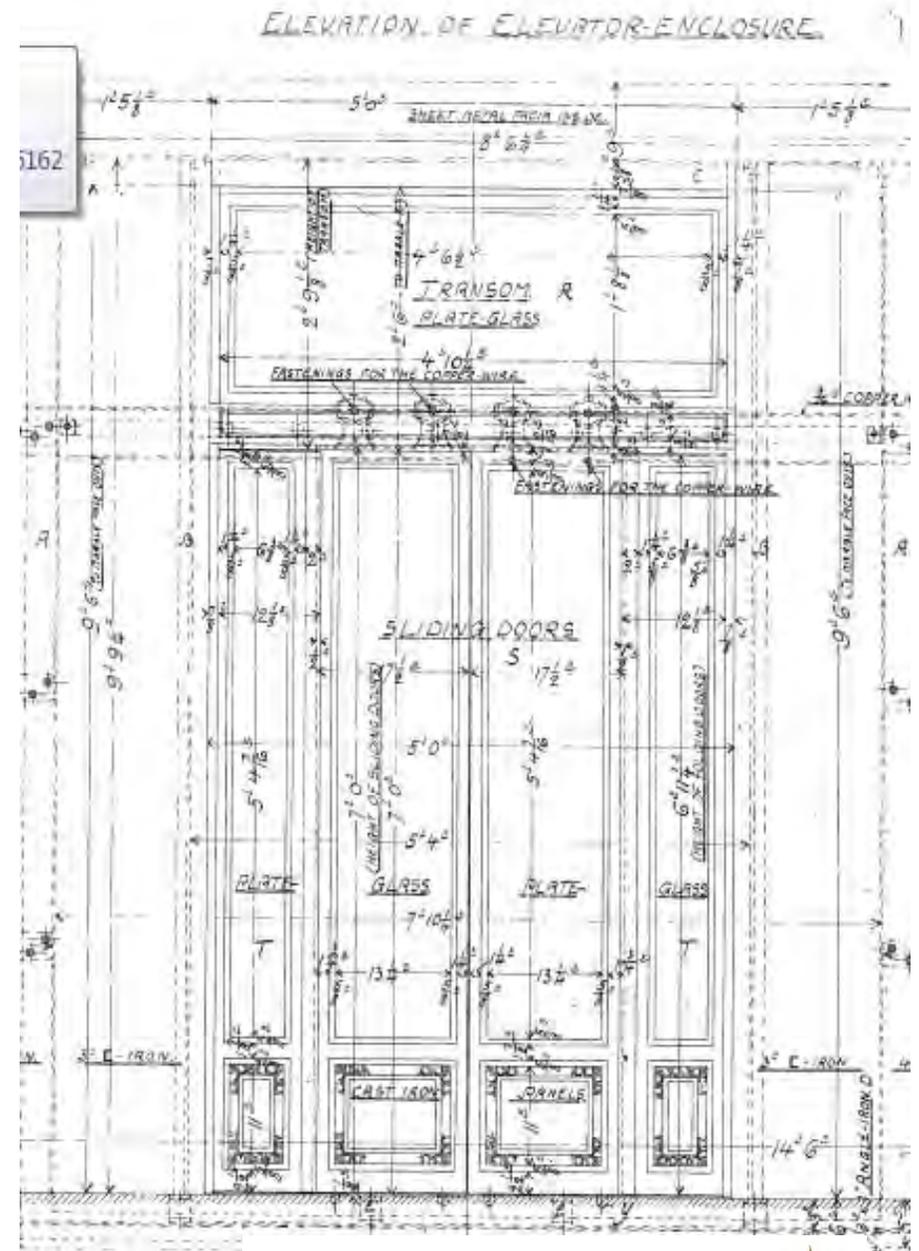
Rotunda Elevators:

- Fast – 350 ft/min.
- Large cabs – 9 ft square
- Wide entry doors
- Durable but appropriate interior finishes
 - Cork or stone floors, TBD
 - Painted wood (to mimic metal panels)
 - Painted tin ceiling
- Ceiling mounted light fixture
- High efficiency – Motor configuration to be determined
- Structural Modifications



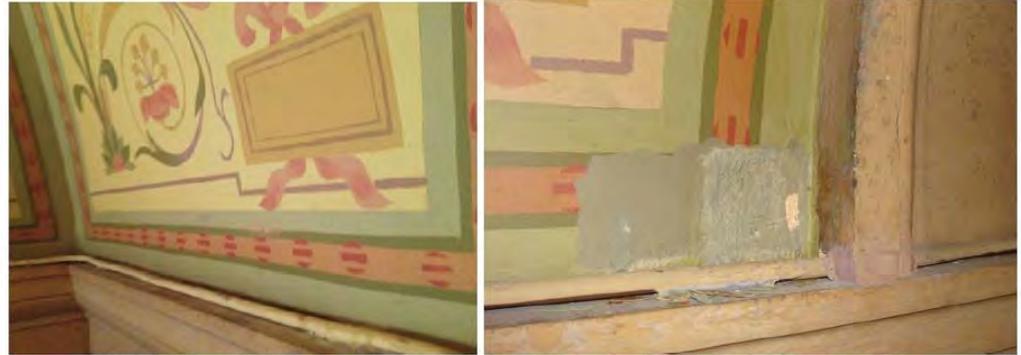
New Service Elevator:

- Fast – 350 ft/min.
- 5,000 lbs capacity
- Large cab
- High efficiency, machine room-less motors
- Etched bronze doors to create a panelized look
- Durable but appropriate interior finishes
 - Cork or stone floor, TBD
 - Wood and metal grille panels on walls
 - Painted tin ceiling
- Ceiling mounted light fixture
- Structural Modifications



Decorative Paint:

- Includes painted borders and stencil work that is seen in many of the Zone 1 public corridors
- Some of the areas have been repainted with new decorative paint schemes
- Some areas have been painted over with solid colors
- Previously restored areas may be impacted by installation of new systems



An exposure window in the east vestibule reveals blue-gray paint under current decoration.



A cleaning test and detail of exposure window in the west vestibule.



An exposure on the ceiling reveals dark blue paint under the current decoration.

An exposure in the lunette reveals evidence of an earlier design under current decoration.

Stone Repair / Restoration:

- Strip wax, clean, remove any previously poorly completed repairs
- Repair any water damage
- Repair using dutchmen and epoxy
- Stone floors will not be returned to a 'like new' appearance
- Restore stone casings at west elevator doors to original configurations



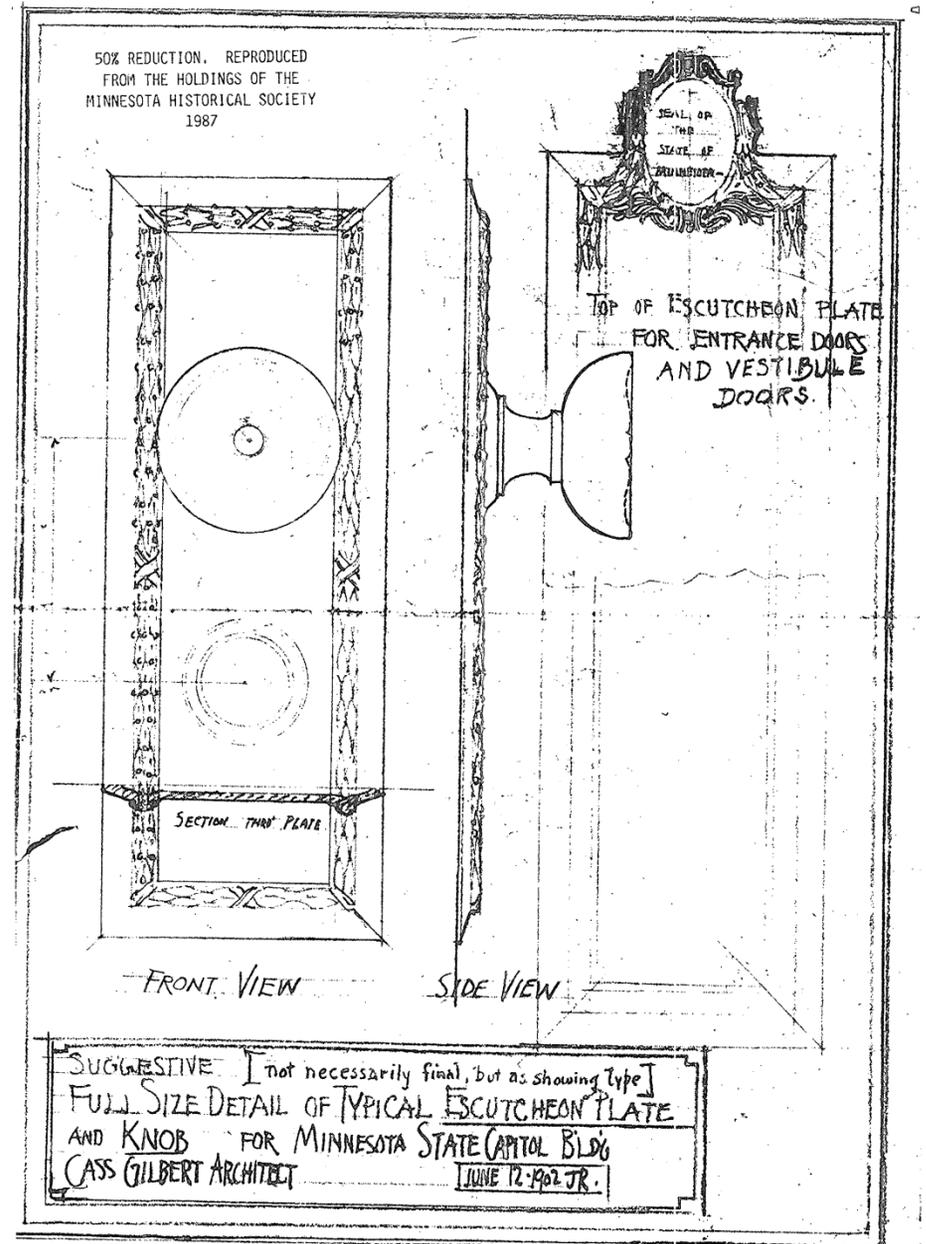
Woodwork Restoration:

- Nearly all of the existing woodwork has been stripped and re-stained a variety of colors through the years
- All woodwork will be stripped and re-stained the same medium-oak color, to match stain color selected for windows
- Any new woodwork will match the original



Hardware:

- All of the original knobs were replaced in the 1990s with historically sensitive ADA Compliant levers
- Original hardware components will be retained where possible.
- New hardware will match the original, but historically appropriate levers will be used in place of knobs.



Signage & Wayfinding:

- All new signage and wayfinding package, to be coordinated by signage consultant.
- Working with consultant to insure that signage meets State accessibility standards.



Furniture Restoration:

- Much of the original furniture still exists
- Scope of work for original furniture to be determined by FF&E consultant, owner, and MHS.



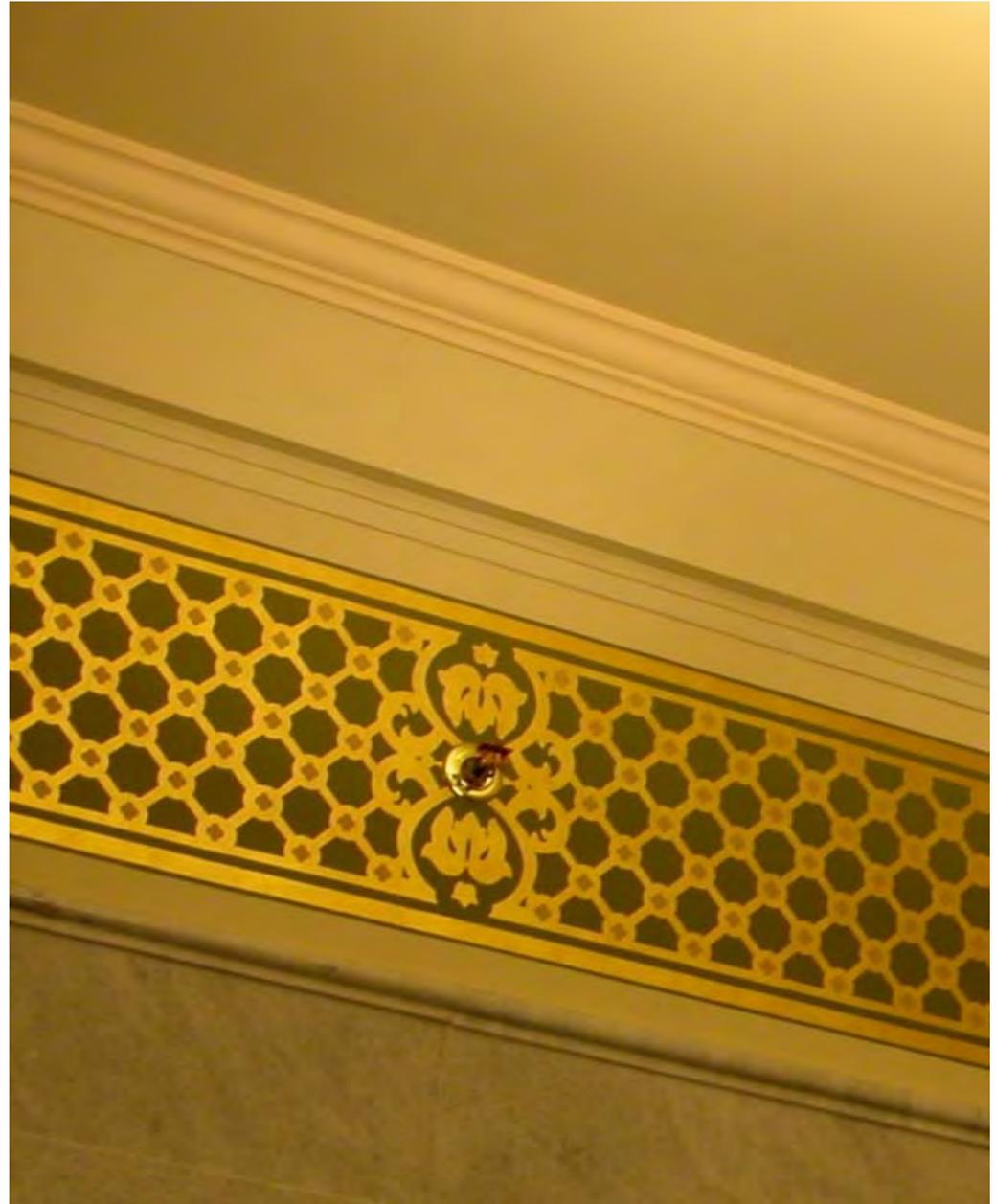
Artwork:

- Artwork will be removed, stored during Construction, and returned to building.
- No work on the artwork is included in the Construction Budget.
- 49 murals on canvas that are attached to the walls of the Capitol.
- Alternative funding sources are being considered for any recommended work.



Fire Protection:

- Sprinklers and horn strobes will be sensitively integrated
- Some sprinkler heads will be 'hidden in plain sight'
- Other sprinkler heads will have color matched covers



Existing Lighting

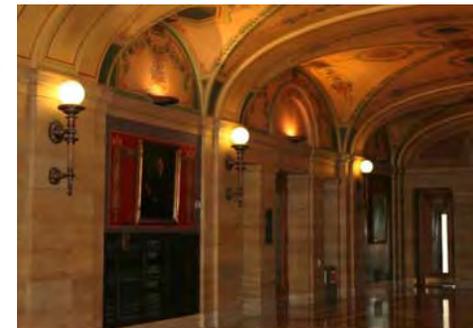
- Modified over the years to increase lighting levels
- Most of the Building original light fixtures are existing
- Light fixtures have been relocated throughout the Capitol
- Resulting in Dark Spaces

Modifications To Lighting

- Use of new LED Technology to increase lighting level without seeing the additional light source
- Restore lights to original to reduce glare impact (LED)
- Provide Accent lighting to increase light levels within Capitol



GROUND FLOOR – ENTRY & STAIR



FIRST FLOOR – ENTRY & STAIR



FIRST FLOOR – ROTUNDA

Communications / Press Connections:

- New A/V Boxes to be located throughout Capitol Public areas in discrete locations
- Press Conference Room located in the Basement.



Underground: Systems Design & Coordination

Scope includes:

Mechanical Ductwork

Electrical – Power Distribution

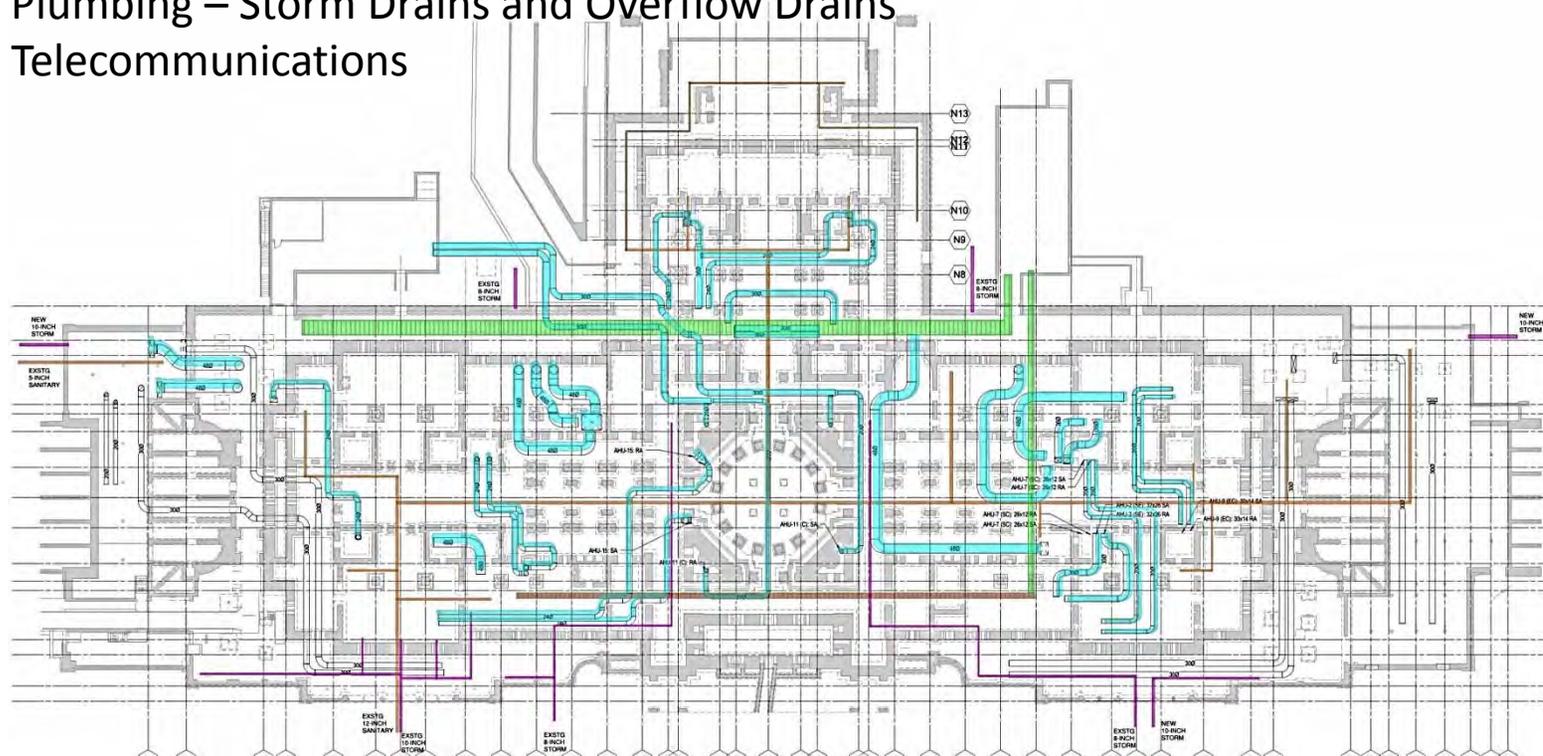
Plumbing – Cold water lines distribution

Plumbing – Domestic Water distribution

Plumbing – Waste /Sanitary Sewer lines

Plumbing – Storm Drains and Overflow Drains

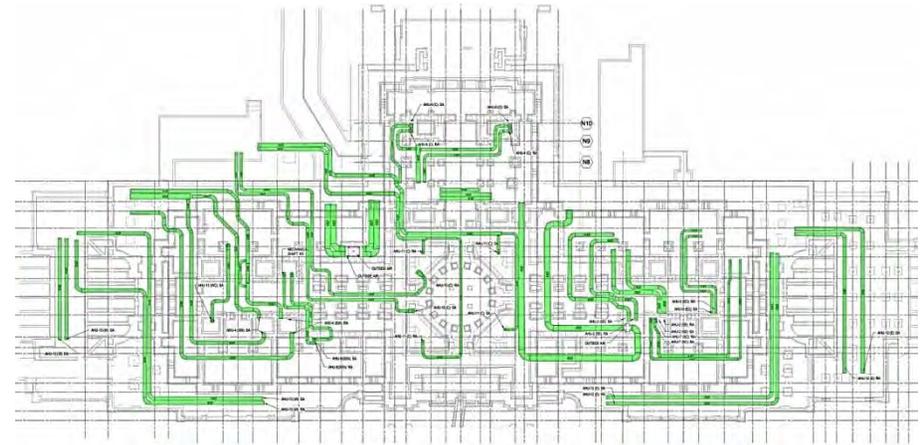
Telecommunications



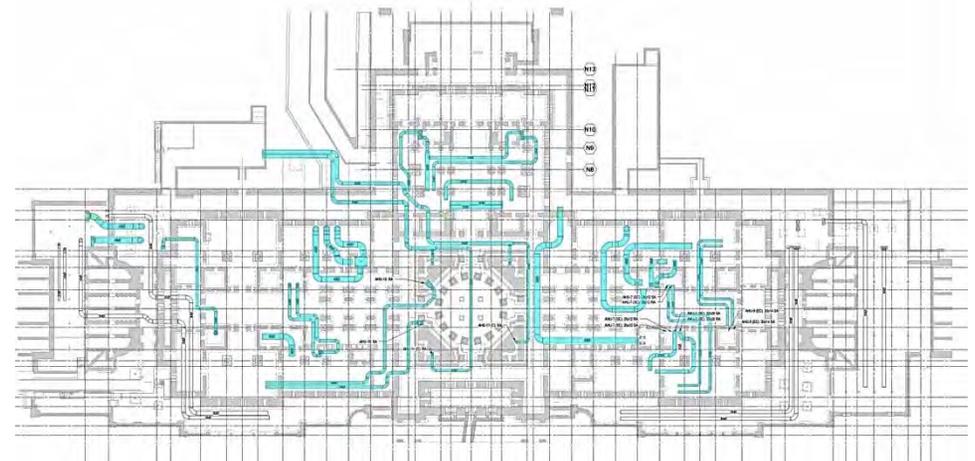
Underground Ductwork: Comparison

Reduced Underground Ductwork

- Four AHUs moved to (2) new South Mechanical rooms
- Outside Air brought in Southwest Quad
- Relief Air routed to existing outside air intakes at the plaza
- Plenum detail at exterior foundations



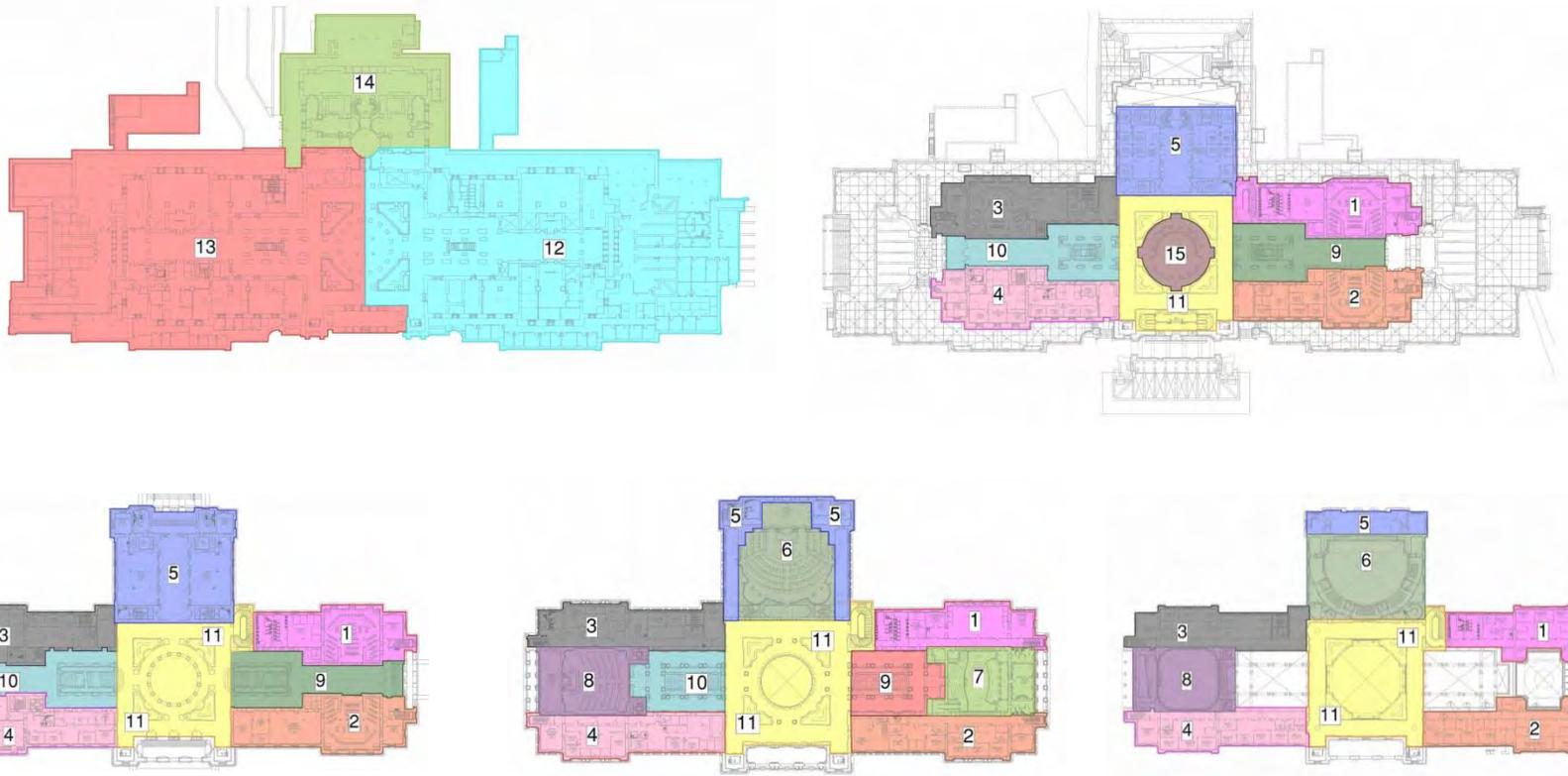
Schematic Design



Design Development

Mechanical Zones

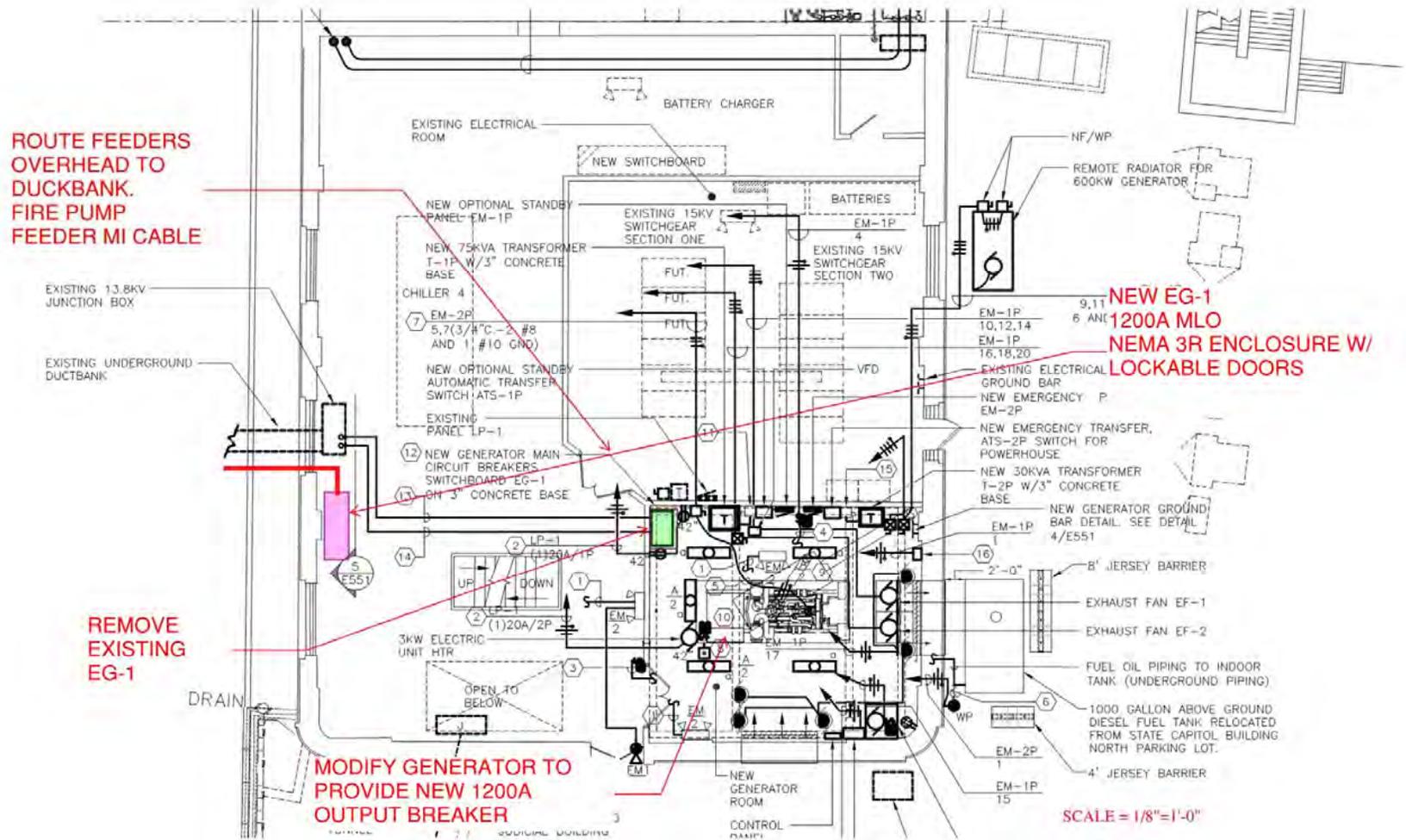
- New Zones will allow for installation of systems during occupancy
- Provide for greater comfort



Mechanical Phasing Planning

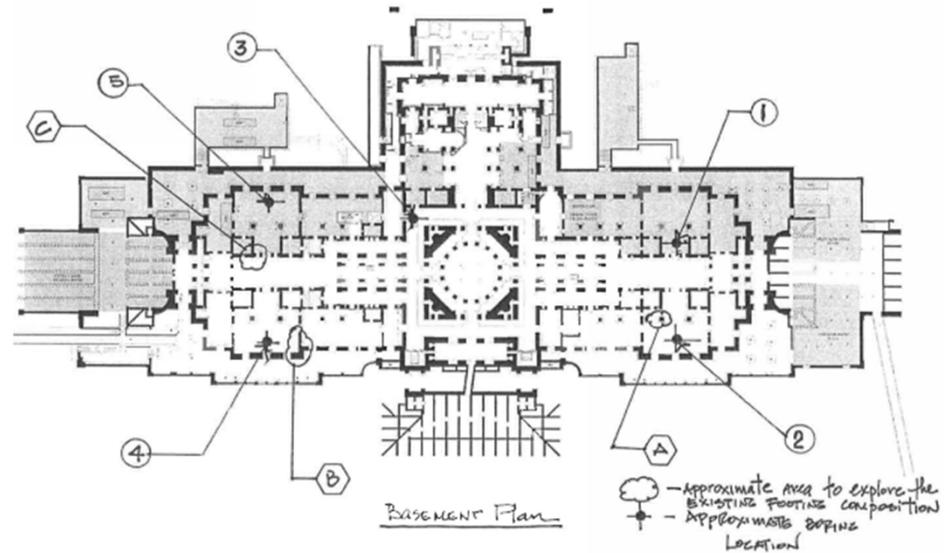


Generator Modifications



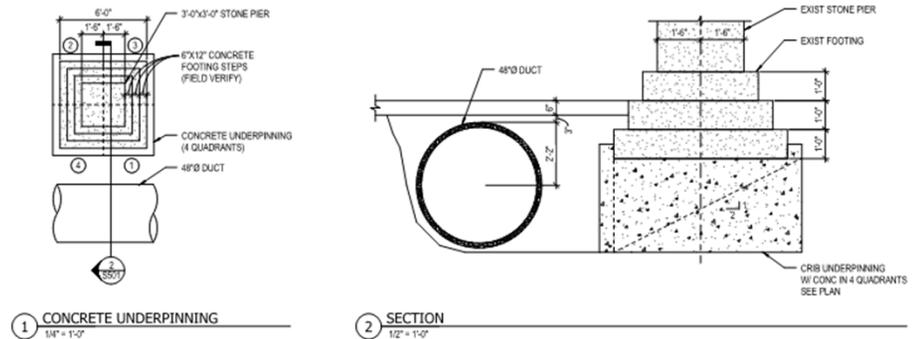
Geotechnical Evaluation and Testing

Identified the soil conditions for Structural Modifications



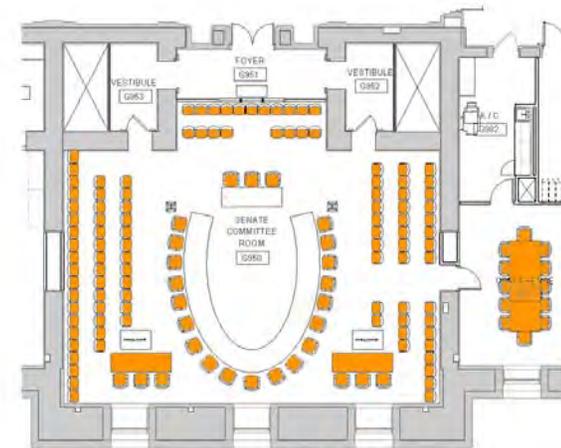
Concrete Underpinning

Stabilize the foundations and to provide for access to locate the MEP equipment



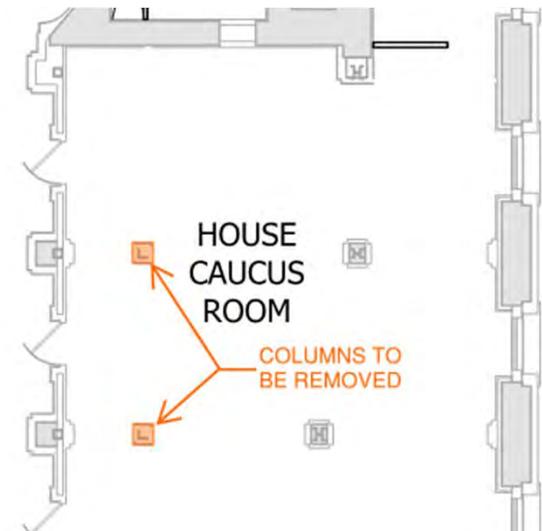
Structural Hearing Room Modifications

- Modification of existing vault walls to create vestibules
- Minimal temporary shoring
- Installation of structural lintels
- Number of locations TBD based on final hearing room layouts



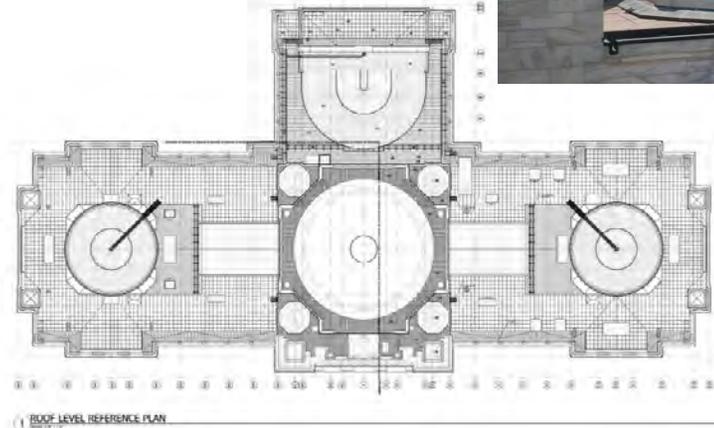
Column Removal at Caucus Rooms

- Four columns planned to be removed below House Chamber to accommodate Caucus rooms (2 columns per room)
- Temporary shoring and re-support of House Chamber floor
- Enlargement of footings adjacent to removed columns to increase capacity



Roofing

- New roofing
- Removal of all prior roofing layers
- Historically sensitive
- Match aesthetic of original roof
- Varied color paving tiles set in paver grid
- Coordination with stone exterior work underway
- 2 construction phases 2014 & 2015



Minnesota State Capitol
Repairs, Restoration, &
Preservation
171 East Park Avenue, Suite 100
St. Paul, MN 55102
www.mn.gov

ROOF LEVEL
REFERENCE
PLAN
A206



House Chambers

Modifications

- Provide new sprinklers.
- New handrail to upper dais.
- Adjustment to Clerk's dais & storage
- Repair plaster as needed.
- Re-use existing electrical raceway.



Finishes

- Replace carpet with new (*historically accurate*).
- Replace fabric at acoustic wall panels.
- Repair plaster as needed.
- Clean and touch-up paint throughout.
- Clean and restore entry doors / gates.

Furniture

- New ergonomic chairs at member Desks with 5-star bases (FF&E Contract scope.)
- House has indicated that the plastic laminate desk top surface is to remain.
- Modify desk-top technology box and refinish desks. (*Including ADA desks in storage.*)
- Provide new cabinets in back alcove to screen copier/printers and provide storage for supplies.



House Chambers – Systems Issues

Electrical

- Relocate access to power
- At Speakers dais, replace information panel.
- At Clerk's dais, provide additional power.
- At back alcoves, provide power for printer/copiers.
- For voting system, provide back-up power.

Data/Communication

- Voting System works fine, Minor update
- Run new Cat 6 (or 6A) cable
- At back alcoves, provide new data outlet
- Ports for Press connections.
- Need final decision regarding shared analog telephone.

Acoustic / Audio

- Retain existing Microphones
- Provide ceiling speakers.
- Acoustic Treatment

Video

- New voting display monitors above side doors.



House Chambers – Lighting

General

- Provide consistent appropriate light level
- Utilize existing switch locations.

Skylight

- Provide color contrast control at skylight.

Galleries

- Add infrastructure for Portable TV Lighting

Ceiling

- Add infrastructure for TV Lighting as needed
- Reduce downlight locations where feasible



House Retiring Room

Clean / restore decorative painting and murals

Television monitors can continue to sit on bookcases

Relocate water / coffee service

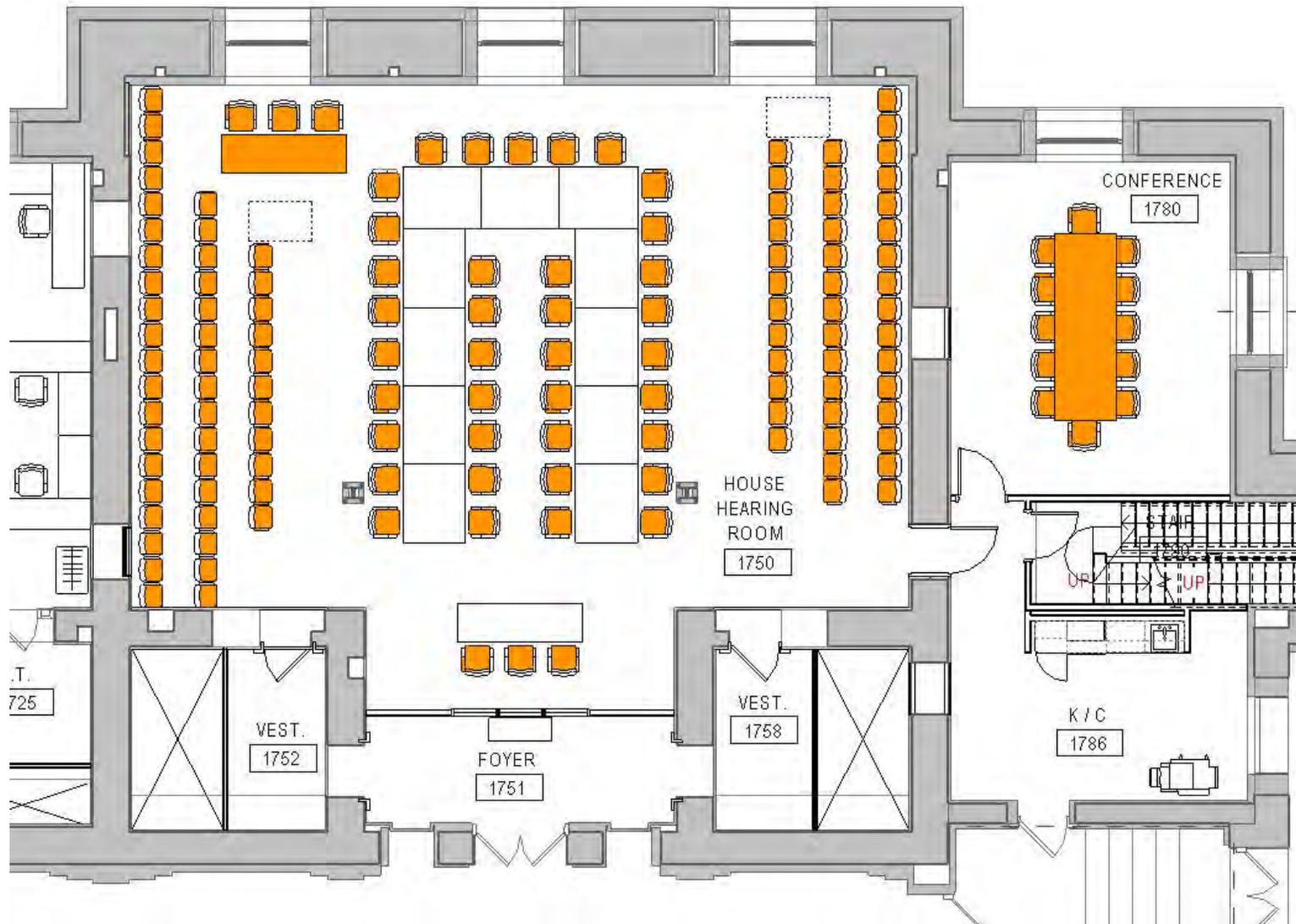
Reproduce Axminster carpet (it is 24 years old)

Restore / conserve historic furniture

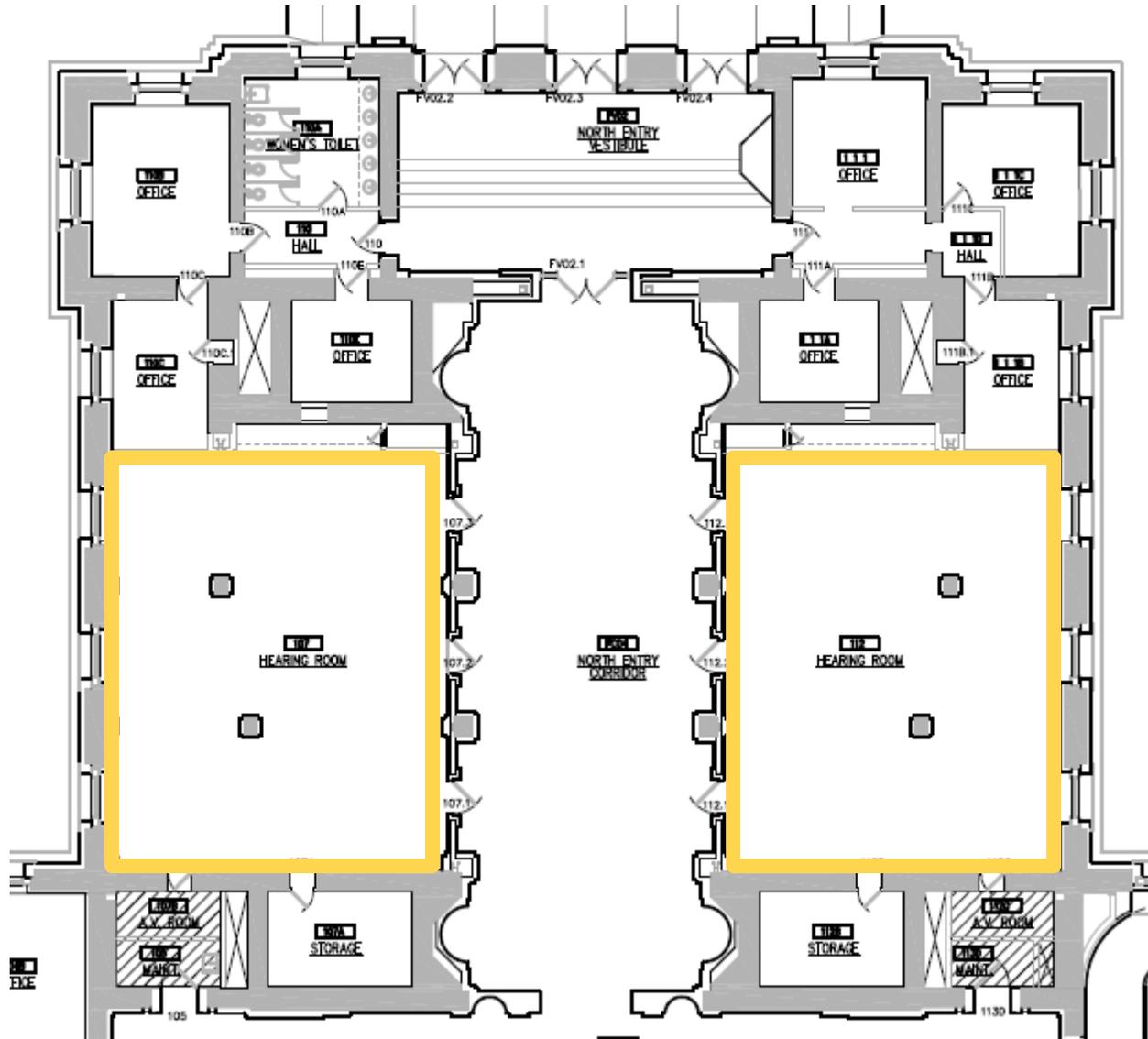
Replace draperies (they are 24 years old)



House Hearing Rooms

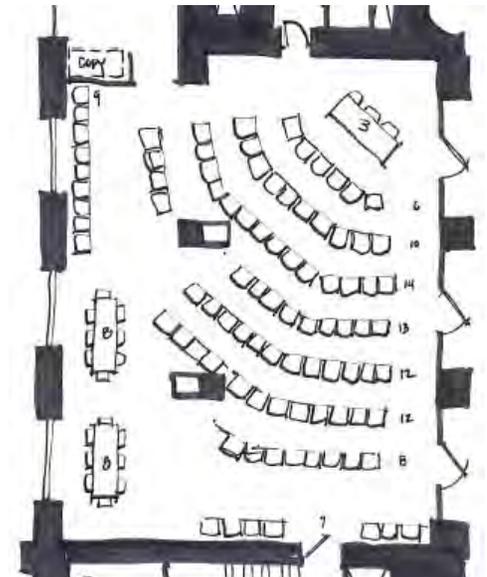
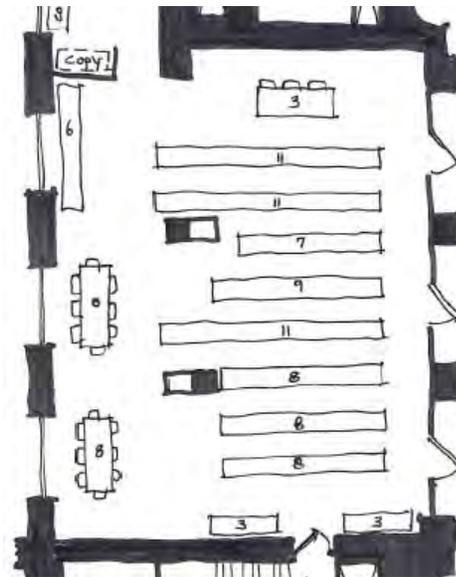
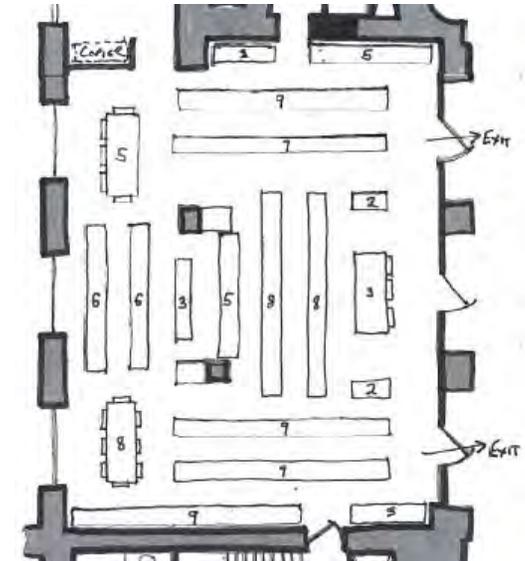
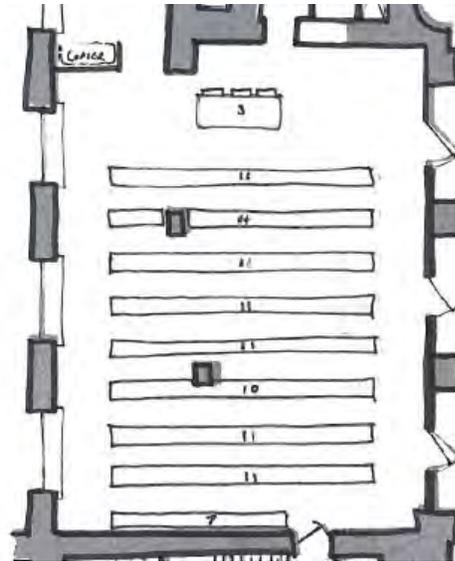


House Caucus Rooms

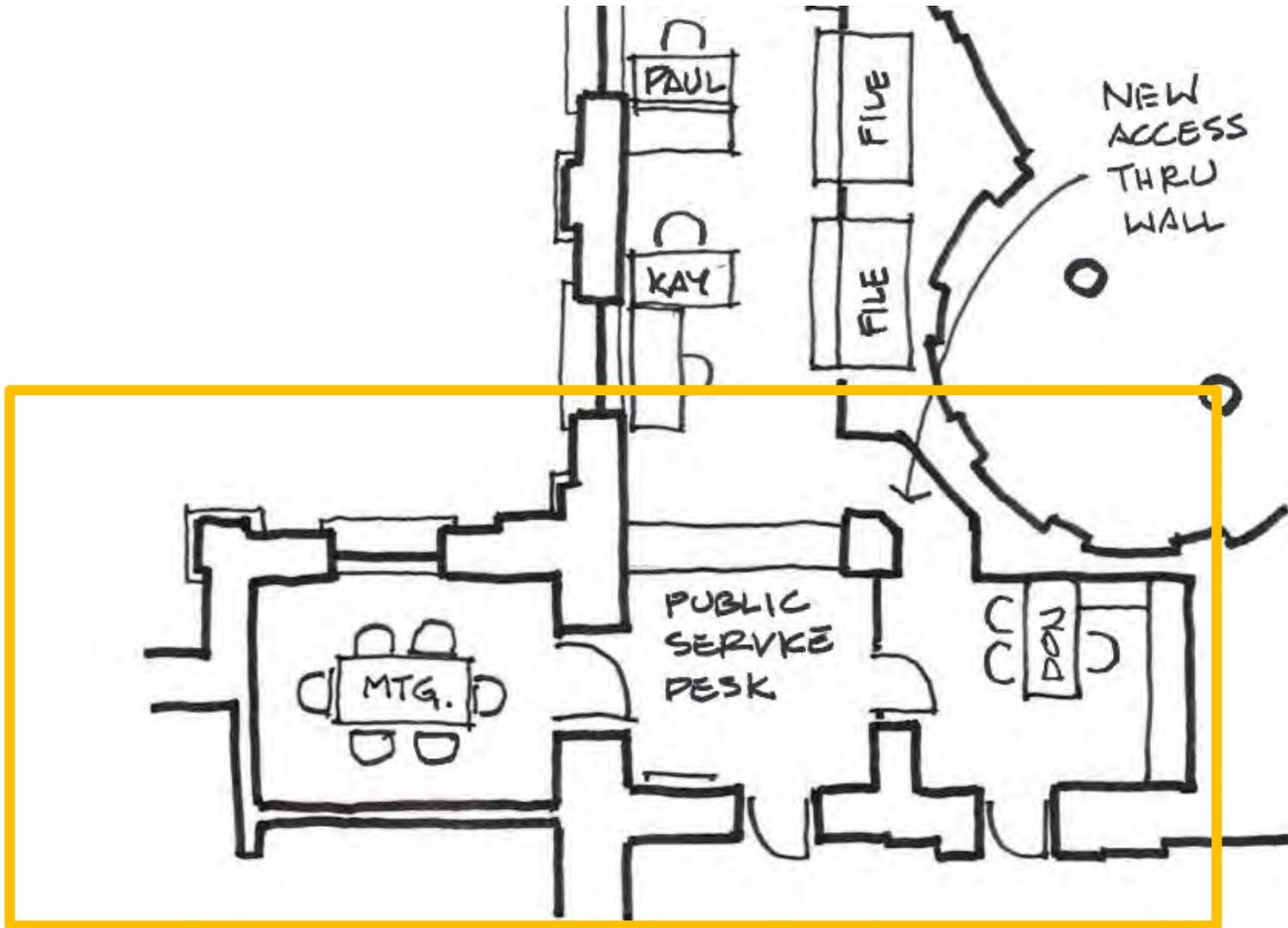


House Caucus Rooms Seating Possibilities

Loose furniture will allow
for a variety of room layouts



House Clerk's Office



Senate Chambers

Remove page table.

Rotate benches 90 degrees for Senators to confer with constituents

Replace carpet

Replace wall panels

Decorative Paint repair / touch-up



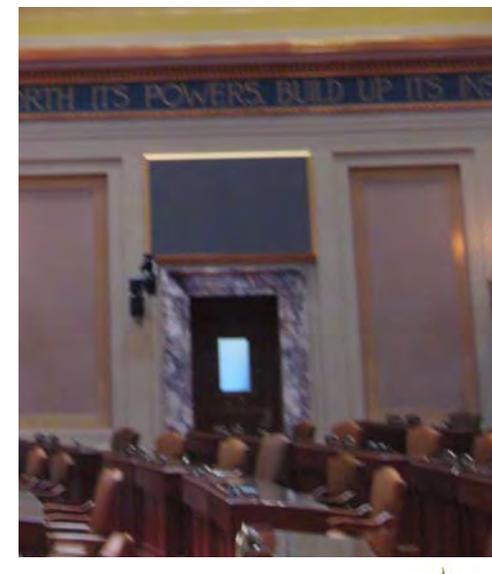
Senate Chambers – Systems

Speakers are up in the dome. Generally acoustics are OK, but evaluate amplification and acoustics. Generally acoustic Existing speaker location is okay, improve speakers

1989 Renovation put trench in floor which should be able to remain as is. Consider leaving existing Cat 5. to feed the phones and adding new Cat. 6A cable. (waiting for a decision from the Senate) Adjust access to power to create desk-top access.

Lights on Page Call board need to be replaced with LEDs.

Existing Roll Call voting system had new cable installed 5 yrs. Ago. Manufacturer says its okay going forward.



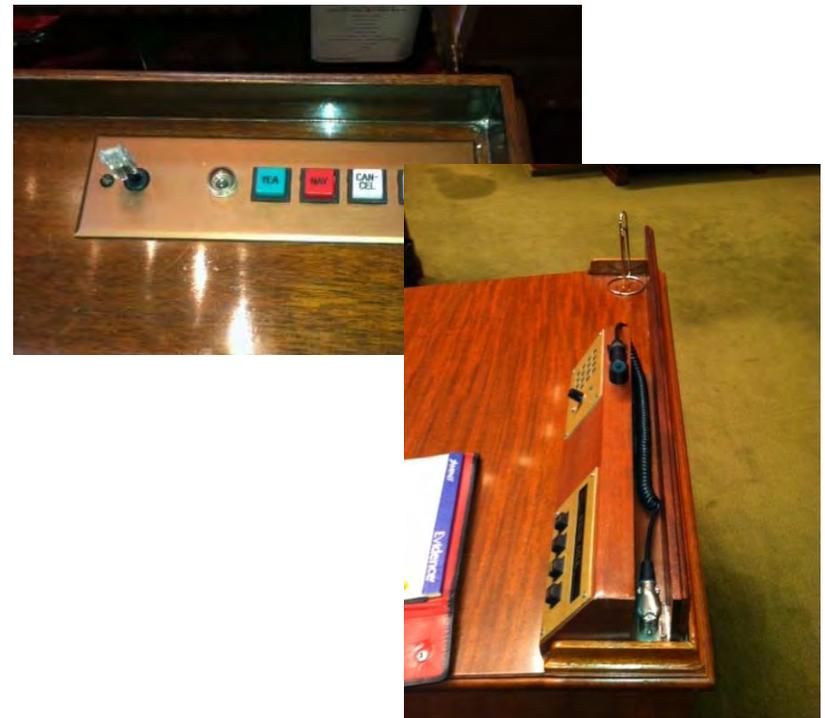
Senate Chamber – Members’ Desks

Microphones at desks on cords work well, but cut out occasionally. The head-end will need to be replaced so the microphones and the jacks / plates will also need to be replaced.

Maintain network connection
Telephone alert button
Voting buttons
Page call

Waiting for the Senate to decide if the telephones should remain. There are currently one phone for every two members

Add universal charging system.



Senate Retiring Room

Clean / restore decorative paint

Replace existing draperies

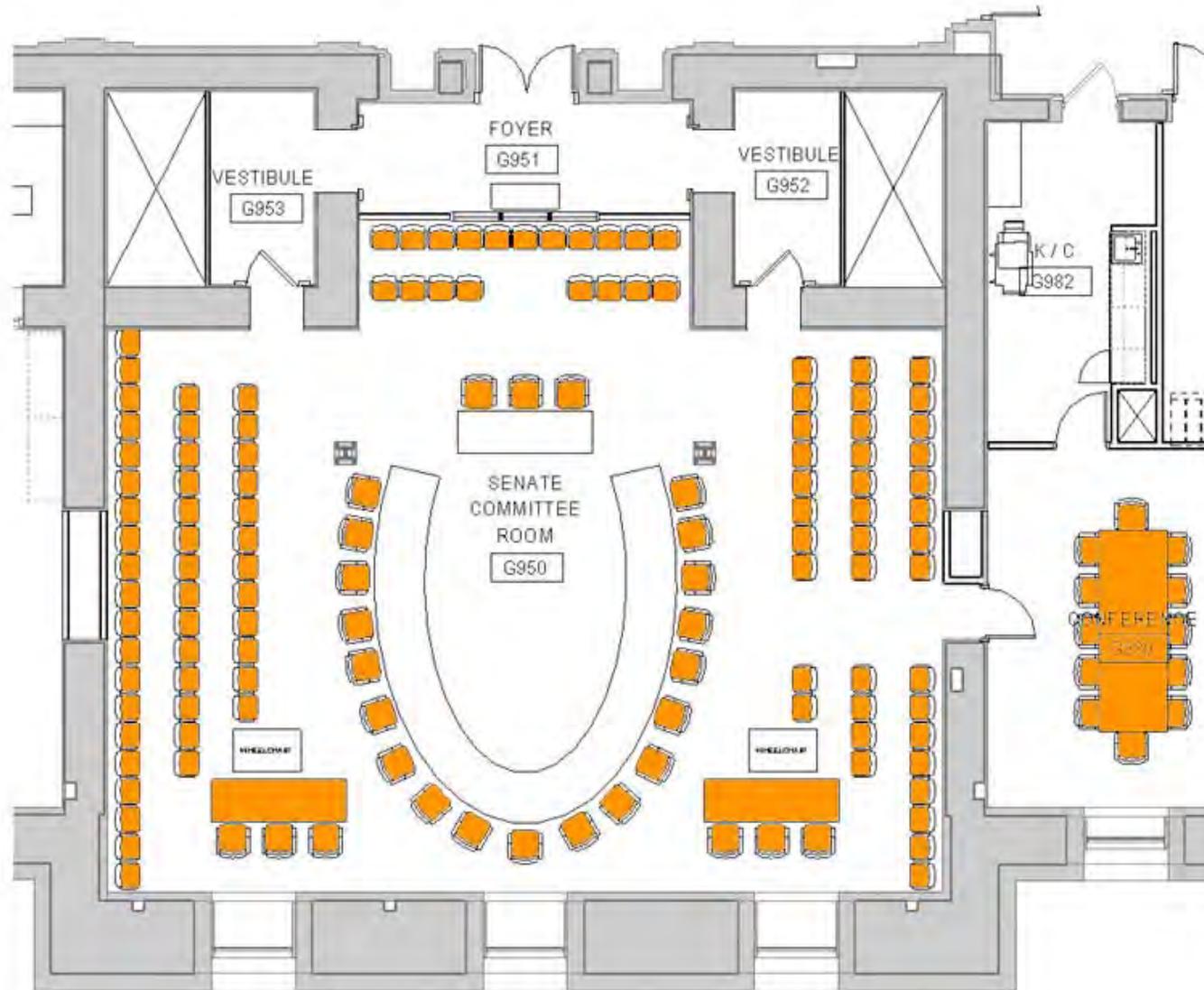
Restore / conserve furnishings as needed.

New reproduction axminster carpet

Add sink/coffee bar adjacent



Senate Hearing Rooms



Supreme Court Chamber

ADA Accommodations

Portable lift for access to bench
New ramp to gallery

Scope of Work

Restore/repair clock in the chamber
Refinish furniture as needed
Remove existing (non-historic) bookcases
Add door to hallway to limit access to back of Supreme Court from hallway
Bailiff's desk to be modified with additional technology
Modify 'doghouse' to provide power at attorney tables
Possibly upgrade timer system

Add a turn-off button in Chamber



Supreme Court Chambers – A / V

Proposed Modifications:

- Possibly add additional cameras at side and front
- Possibly add monitors at Justice's chairs. Would need to be small and hidden below rail of desk. This would also include plugs for laptop/iPads.
- Sound system will be updated for better overall performance in Chamber
- Make Assisted Listening devices available to the public



Supreme Court Chambers – Lighting

Skylight to be restored to allow full natural light.
Explore reducing downlights, and reinforcing natural light at skylight with electric light.

Individual uplights replaced with continuous uplight cove.

Small scale fixtures in architectural slot .

Proposed light slot integrated into ceiling to provide front light for the Bench.



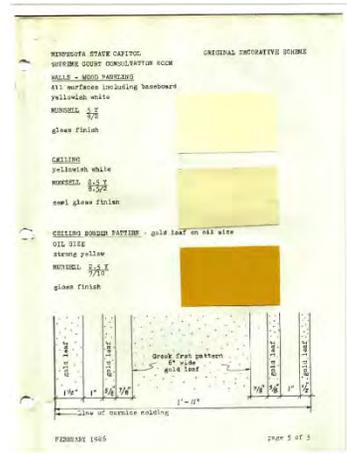
Supreme Court Consultation Room

Wall & trim – colonial white / color of the restored French doors will be the final color of the restored room

Non-historic bookcases to remain, possibly use for TV / Monitor

Improve the chairs (better ergonomics and lumbar support)

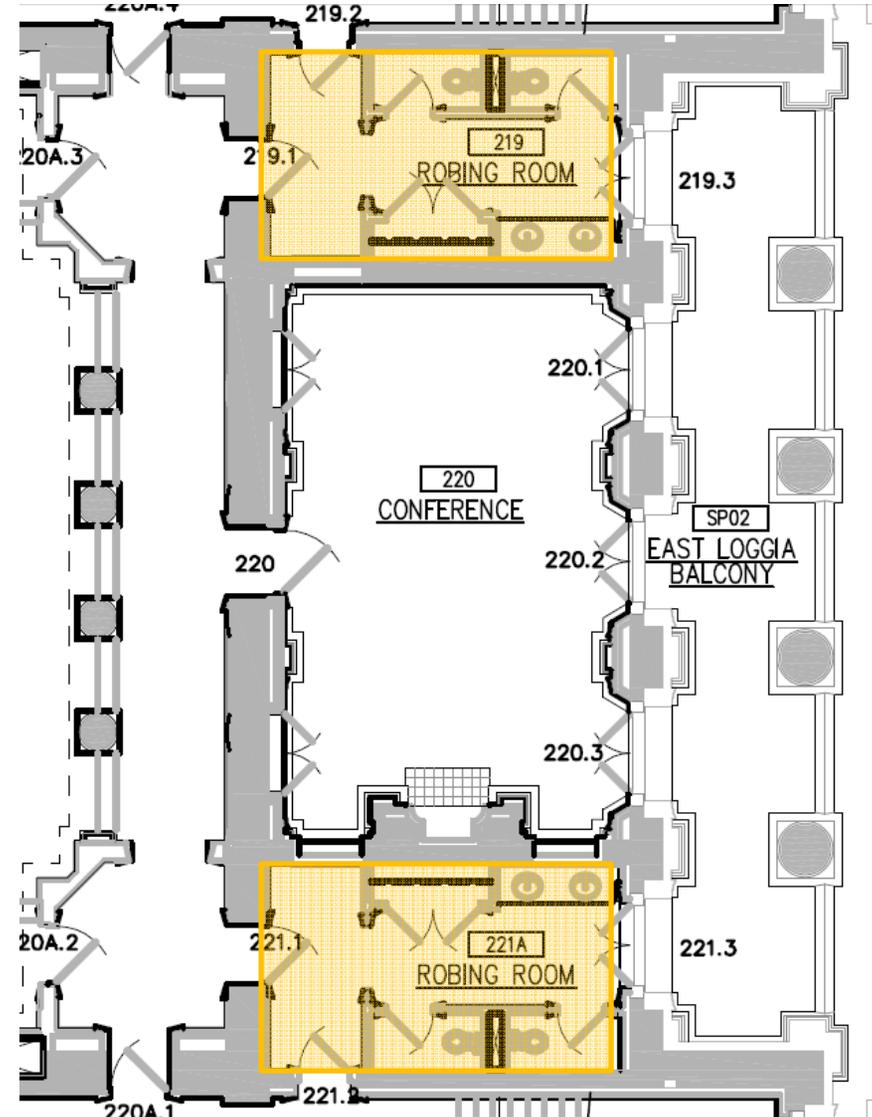
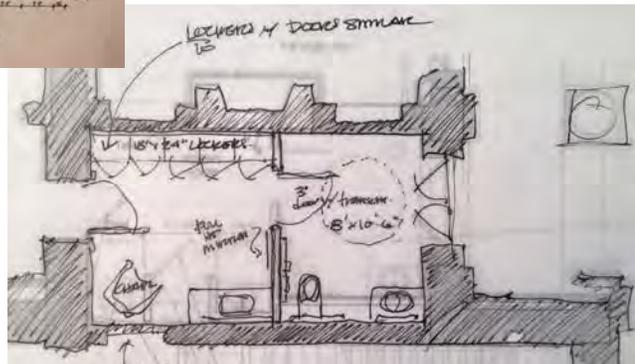
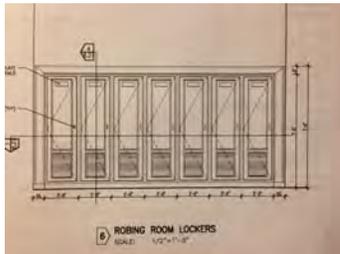
Conservation information confirms decorative paint on the ceiling



Supreme Court Robing Rooms

Program

- Key card access at all doors.
- Provide duress buttons in each room.
- ADA accessible rooms.
- Equal male & female facilities.
- Preserve the seating area if possible.
- Access to coffee bar within the suite.



Historic Plan

Robing Rooms added in 1990



South Loggia Access

Goal

- Explore the possibility of providing full public access to the existing South Loggia

Process

Aspects of the South Loggia;

- Existing construction ,
- Barrier-free access ,
- Code implications,
- Impacts on historic fabric,
- Hardware requirements,
- Security considerations,
- Policy issues regarding use.



Construction

Work Package 1 Includes:

- Temp Parking
- Architectural demo in the basement.
- Mechanical and Electrical systems demo in the basement.

WP-1 is complete other than irrigation modifications required in the spring.



Construction

Exterior Projects:

- Stone
 - Phase 1 is progressing well and is on schedule to complete in the spring. Phase 2 will begin with scaffolding erection in March.
- Windows
 - Window restoration is underway and progressing on schedule. The majority of the replacement sashes have been delivered. Installation started Monday the 13th.
- French Doors
 - French door restoration is complete other than the South loggia doors which has been put on hold pending loggia design changes.

Construction

Column Capital Mock up in Process



Existing column capital removed from the building.



Clay model mock up of a new finished column capital in progress.

Construction



Mock up marble column capital.

The capital in the picture took a C & C machine 144 hours to create. Now the piece goes to a master stone carver where they will spend another 120 hours hand carving before it is delivered to the site. After it is installed a stone carver will spend an additional 2 or 3 days “blending” the piece so it fits within the surrounding existing pieces.



Construction

Relocation of Tenants

Department of Administration Managed all Relocations

- The following organizations moved from space in the basement:
 - Senate Office Staff - Temporary space in Capitol
 - House Office Staff Temporary space in Capitol
 - Capitol Press Corps – Centennial Office Building
 - Capitol Security – Administration Building
- Upcoming 2014 Relocations
 - Senate Staff – Centennial Office Building
 - Senators and Staff – East Wing to West and North Wings of Capitol
 - House Public Information – State Office Building
 - House IT and Electrician – Temporary Trailers
 - Governor’s Office – Veteran’s Services Building
 - Office of the Attorney General –Leased space (tentative)
 - Senate Media – Under evaluation

Construction

Work Packages

- There are four major design work packages.
- For each work package will have a guaranteed maximum price (GMP).
- Each of these GMP's are measured against the overall project budget

- Work Package #1 (8/19/13)
 - Temporary parking lots
 - Basement demolition
- Work Package #2/2A (preliminary GMP 1/21/14, final approval 2/10/14)
 - Underground systems (mechanical, electrical, plumbing)
 - Associated demo, excavation, underpinning and backfill for underground systems
 - New slabs on grade
 - Basement IT infrastructure
 - Roofing demo & replacement



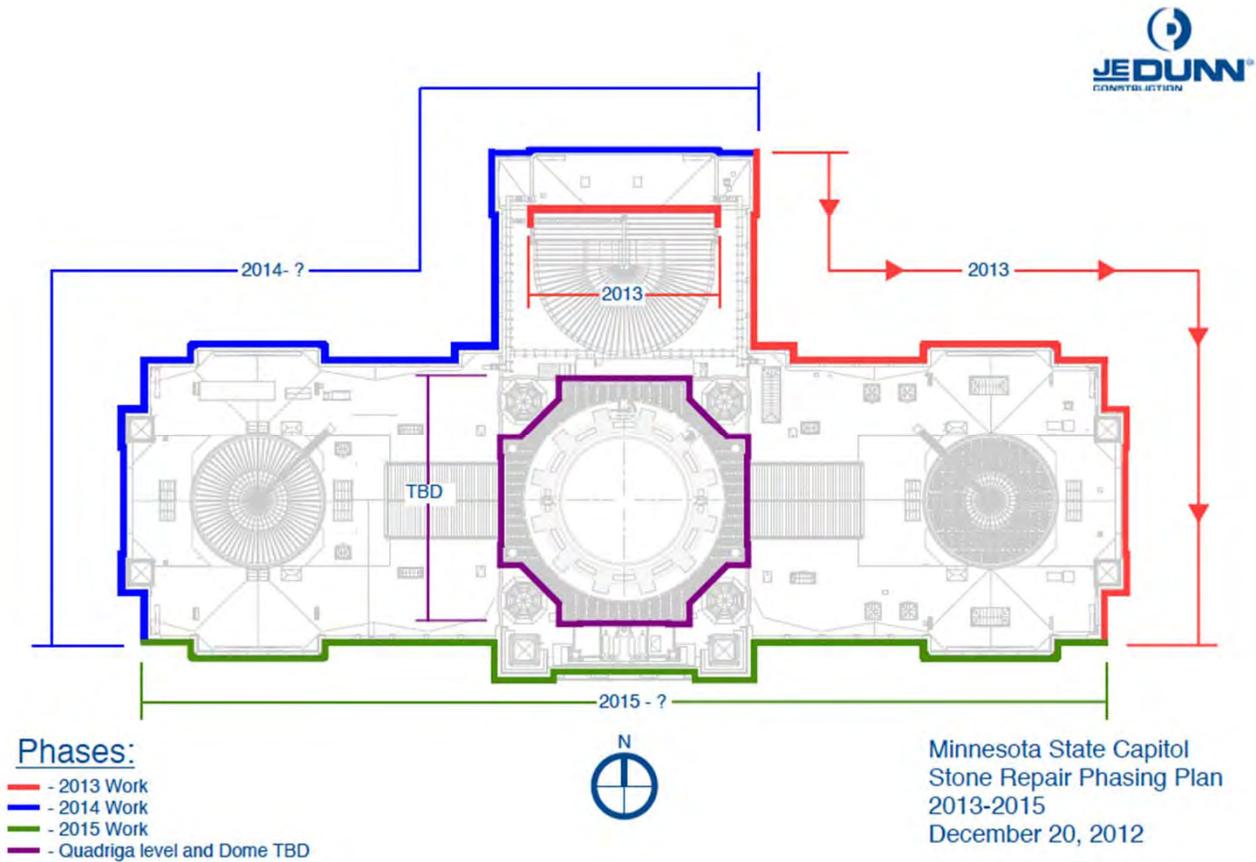
Construction

Work Packages

- Work Package #3 (5/21/14)
 - Interior demolition for floors above the basement level
 - Structural modifications
 - New stairs
 - Mechanical, electrical, plumbing and life safety “base building” system main risers and components
 - Smoke evacuation systems
 - Elevators
 - Site waterproofing work
- Work Package #4 (10/1/14)
 - Mechanical, electrical, plumbing and life safety branch lines and finishes
 - Interior finishes
 - Restoration work
 - Sitework



Stone Installation Phasing Plan



Go to www.mn.gov/capitol/preservation to see a short video on the exterior stone repair and replac



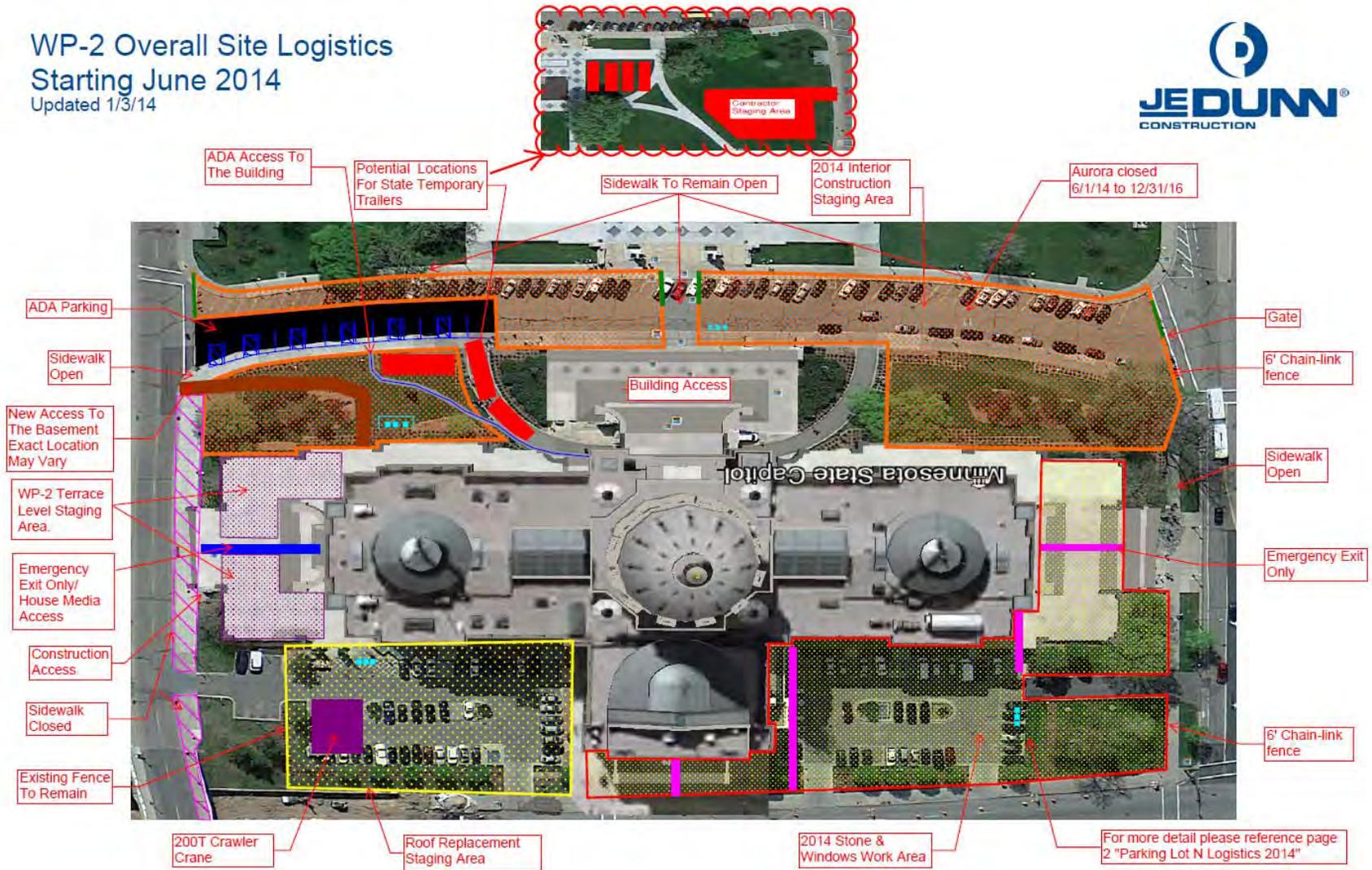
Construction Staging

Utah State Capitol Staging Area



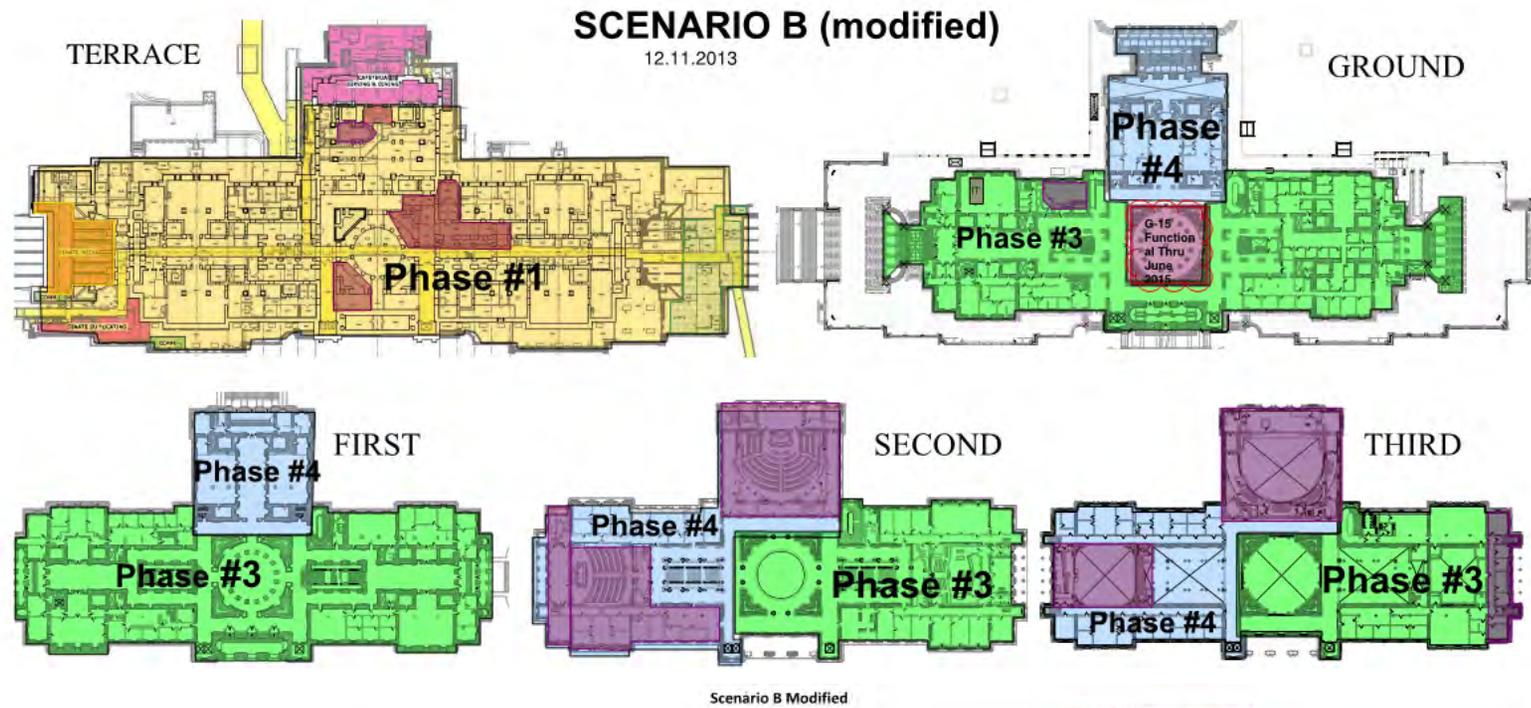
Construction Staging

WP-2 Overall Site Logistics
Starting June 2014
Updated 1/3/14



Construction

Schedule



*7/15/15 Complete Relocation of Capital Tenants to New Legislative Office Bldg

	Construction	Legislative Session												House & Senate Chambers in Use												House & Senate Chambers in Use																
		Start	Complete	Days	Aprox SF	% of SF	N-13	D-13	I-14	F-14	M-14	A-14	M-14	J-14	J-14	A-14	S-14	D-14	M-14	F-14	M-15	A-15	M-15	J-15	J-15	A-15	S-15	D-15	M-15	F-15	M-16	A-16	M-16	J-16	J-16	A-16	S-16	D-16	N-16	D-16		
Phase #1	Terrace Level Demo	9/3/2013	8/26/2015	722	90,000	n/a																																				
Phase #2	Roof + Underpinning + Select MEP East (all floors) + West (Grnd & 1st floors) + Rotunda (except G15)	1/20/2014	10/1/2015	619	n/a	n/a																																				
Phase #3	North (all floors) + West (2nd & 3rd floors)	6/1/2014	12/31/2016	944	117,023	59%																																				
Phase #4		6/1/2015	12/31/2016	579	82,977	41%																																				



Design Process

Construction Cost Model

Number	Section	MOCA Estimate	11/02/2012 Cost Model	11/12/2012 J.E. Dunn	Workshop # 2	Difference 11/12 vs Workshop # 2	Workshop # 3	Difference Workshop # 2 vs Workshop # 3	Workshop # 4	Difference Workshop # 3 vs Workshop # 4
1	General Requirements/General Conditions	\$ 10,312,179.00	8,872,000	8,872,000	8,872,000	0	8,872,000	0	8,971,262	99,262
2	Existing Conditions	\$ 5,790,000.00	4,338,803	4,338,803	5,397,142	1,058,339	4,964,384	(432,758)	5,082,939	118,555
	Hazardous Materials Abatement	\$ 5,790,000.00	1,150,000	1,150,000	1,150,000	0	1,150,000	0	1,161,615	11,615
3	Concrete	\$ 7,475,000.00	5,000,000	5,000,000	5,000,000	0	5,000,000	0	4,750,000	(250,000)
4	Masonry	\$ -	750,000	750,000	750,000	0	750,000	0	757,576	7,576
5	Metals	\$ -	2,949,262	2,949,262	3,234,922	285,660	3,218,892	(16,030)	3,134,096	(84,796)
6	Wood, Plastics and Composites	\$ -	1,794,613	1,794,613	1,705,966	(88,647)	1,691,228	(14,738)	1,698,703	7,475
7	Thermal and Moisture	\$ 6,025,540.00	6,104,390	6,104,390	7,889,326	1,784,936	6,207,250	(1,682,076)	6,667,671	460,421
8	Openings	\$ 36,700.00	3,441,954	3,441,954	3,420,932	(21,022)	2,945,293	(475,639)	3,515,025	569,732
9	Finishes	\$ 31,375,536.00	11,891,504	9,334,367	10,162,263	827,856	9,243,346	(918,917)	9,362,442	119,096
10	Specialties	\$ -	650,000	1,118,935	1,103,440	(15,495)	1,109,599	6,159	1,129,737	20,138
11	Equipment	\$ -	28,835	11,725	11,726	1	11,726	0	0	(11,726)
12	Furnishings	\$ -	209,831	209,831	219,327	9,496	0	(219,327)	0	0
13	Special Construction	\$ -	0	0	0	0	0	0	0	0
14	Conveying Equipment	\$ 1,775,600.00	3,000,000	3,000,000	3,000,000	0	3,000,000	0	1,939,392	(1,060,608)
21	Fire Suppression	\$ 1,795,017.00	2,020,113	2,020,113	1,836,459	(183,654)	2,074,949	238,490	1,877,835	(197,114)
22	Plumbing	\$ 2,841,558.00	2,816,503	2,816,503	2,739,764	(76,739)	2,686,153	(53,611)	2,645,970	(40,183)
23	HVAC	\$ 32,707,722.00	34,270,354	34,270,354	35,248,157	977,823	34,996,240	(251,917)	35,332,055	335,815
25	Integrated Automation	\$ -	0	0	0	0	0	0	0	0
26	Electrical	\$ 17,791,272.00	14,682,515	14,965,228	16,300,267	1,315,041	15,741,642	(558,625)	15,918,892	177,250
	Historic Lighting	\$ -	7,854,242	8,618,059	8,680,923	62,864	8,118,939	(561,984)	8,212,049	93,110
27	Communications	\$ -	150,000	150,000	150,000	0	150,000	0	150,000	0
28	Electrical Safety and Security	\$ -	0	0	0	0	0	0	0	0
31	Earthwork	\$ 234,600.00	225,000	225,000	225,000	0	225,000	0	227,273	2,273
32	Exterior Improvements	\$ -	0	0	0	0	0	0	0	0
33	Utilities	\$ -	150,000	150,000	150,000	0	150,000	0	151,515	1,515
	SUBTOTAL		112,349,899	111,311,115	117,247,614	5,936,499	112,308,641	(4,940,973)	112,696,047	379,406
	Insurance and Bond Cost	\$ -	2,831,217	2,805,040	2,954,640	149,600	3,369,199	414,559	3,546,535	177,336
	Contractors Fee	\$ 4,511,578.00	1,958,079	1,939,975	2,043,438	103,464	1,966,489	(76,949)	1,975,954	9,465
	Contractor Satisfaction Fee	\$ -	0	0	0	0	0	0	98,798	98,798
	State Satisfaction Fee Match	\$ -	0	0	0	0	0	0	NIC	0
	Escalation to May 2013 @ 1.91 %	\$ -	0	0	0	0	0	0	INC	0
	Contingency	\$ (5,382,302.00)	5,856,960	5,802,806	6,112,285	309,478	5,882,116	(230,168)	5,915,367	33,250
	Total	\$ 123,000,000.00	122,996,155	121,858,936	128,357,977	6,499,041	123,524,446	(4,833,531)	124,222,700	698,254
	Variance to Budget		(3,645)	(1,141,064)	5,357,977	5,357,977	524,446	524,446	(7,300)	(7,300)
	BUDGET		123,000,000						124,230,000	



Design Process

Project Budget

- Capitol Restoration
\$241,000,000
- Operable Window and Tier 3 Stone
\$31,700,000
- Total
\$272,700,000

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

WP2 and WP2A Overview

Summary:

WP-2 and 2A is being divided into two parts.

The Capitol Repairs, Restoration, and Preservation project is:

- Comprehensive
- Disruptive to building tenants.

WP2 and WP2A Overview

Part 1: Roof Replacement:

- Removal of existing roofing and installation of new roofing
- Assessment of skylights for future repairs
- Removal and replacement of the existing roof paver systems
- Restoration of existing copper roofs
- Restoring balconies
- Loggias
- Quadriga

- Schedule:
 - Phase one July 2014 includes the East roof
 - Phase two June 2015 include the West and North sections of the roof



WP2 and WP2A Overview

Part 2: Underpinning, MEP

- Underpinning of existing foundations to avoid settlement.
- Underground mechanical, electrical & plumbing infrastructure work, which includes:
 - Removal of the existing concrete slab on grade.
 - 6'-8' deep excavation trenches
 - Installation of new underground ductwork, plumbing and electrical conduit.
 - Installation of new concrete slab on grade and concrete curbs.
 - Procurement of new mechanical air handlers and electrical switch



Questions



Commission Action

Commission Action to approve WP2

- Roofing and Under-Slab Infrastructure Work

Next Meeting

- **February 10**

10:00 AM to 12 Noon

Governor's Reception Room

- Approval of Design Development
- Approval of WP2 and WP2A

