Restoration Project Update

15 August 2016
Recently Completed Work

- **Basement** – Brick veneer corridor walls, structural openings, wall framing and in-wall mechanical, electrical, plumbing (MEP)
- **East Wing** – Oval stair paint stripping and plaster repairs, decorative painting East Grand Stairs
- **North Wing** – Historic light fixtures and member desk restoration in House Chambers, carpet at House Gallery
- **West Wing** – Fine art and decorative painting in West Grand Stairs and Senate Chambers
- **Governor’s Reception Room** – Plaster repairs and decorative painting on ceiling
- **Plaza** – South granite stair installation, waterproofing at west stairs
Tenant Move Schedule Planning

• Delivery and installation of furniture and equipment involves multiple vendors and tenants; coordinated effort between all parties to facilitate move in and ongoing restoration work

• Historic and non-historic furniture placement and installation will begin in October

• MN.IT and tenant’s technical staff will assist with installation, programming and testing various systems including IT, AV, broadcast and voting systems

• Arrival of tenants – January 1, 2017
Before and After
Before and After

15 August 2016
Quadriga Conservation Work

Presentation by the:

MINNESOTA HISTORICAL SOCIETY

15 August 2016
Maintenance and Stewardship Plan

February 2012 Comprehensive Master Plan

• Reviewed with Commission in early 2012

• Approved Feb 28, 2012

• Section 10: Maintenance & Stewardship Planning
Investment must be cared for over the next 100 year period

Three areas of Focus:
1. Architectural Challenges
2. Maintenance Activities
3. Stewardship Actions

Architectural: Addressed in Workshops
Maintenance and Stewardship Plan

SECTION TEN:
MAINTENANCE AND STEWARDSHIP PLANNING
Fiscal Years 2016-2035

Maintenance Activities
Following the Restoration of the Capitol, it will be imperative that the Capitol be maintained in a fashion that is consistent with the needs of historic and new materials. The following is a brief list of materials and areas that will require ongoing maintenance to protect and preserve the restored work.

The OPM working with the architects and Plant Management will develop a material care manual that can be used by the Plant Management going forward to both plan and budget their work.

It is recommended that following the restoration the Capitol Preservation Commission develop and identify an ongoing budget that will be used to fund the maintenance on the following items:

- Decorative Art - painting on walls & ceilings
- Stone Walls - interior & exterior - cleaning and repair
- Exterior Stone - cleaning, repair & replacement
- Bronze Light Fixtures - cleaning & repair
- Bronze Plinths - natural patina & cleaning
- Decorative Mail - cleaning
- Ceiling and cornice lighting - reclamping
- Exterior lighting - re-vamping with right color
- Textile Fireplaces - cleaning
- Marble Floors - remove wax, clean and polish
- Terrazzo Floors - remove wax, clean and polish
- Laminate Floors - clean
- Windows - paint & clean
- Quadrants - touch-up green painting annually. Estimated cost $55,060 annually
- General Cleaning to be done cleaning

Stewardship Activities
With the completion of the Capitol restoration, the Capitol Preservation Commission’s primary focus will be to function as a steward for the Capitol. This activity will focus upon the operational aspects, conservation needs and maintenance responsibilities.

The Commission will need to address the following items:

- Use of the facility by the public – currently the public is allowed to use the public spaces in the Capitol. However, public space usage should be governed by an approved Plan of Use policy that addresses all manner of operation and management. The Capitol Preservation Commission should be part of this policymaking.
- Tenant Owners Manual – with the restored Capitol there will be many things that the tenants will need to know about working in the Capitol. An owners manual will help limit the amount of damage caused by unknowing tenants who desire to hang objects or relocate furniture from one space to another.
- Purchasing of Materials - the commission may want to identify a procurement process for the Capitol that will allow for Plant Management to purchase items to maintain the building without having to go through the standard procurement process.
- Energy Management - the Commission should encourage the use of meters to identify the use of energy in the building and to set standards and goals for energy consumption.
- Preservation Emergency Fund - the Commission should consider the development of a emergency fund to take care of or items needing repairs that are outside of the standard schedule of maintenance in order to maintain the facility properly.
- Decision Making Body - the Capitol Preservation Commission should be the decision making body.

2012 MASTER PLAN
19/21/2012
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15 August 2016

Admin
Minnesota
DEPARTMENT OF ADMINISTRATION
Maintenance:

Addressed by Operations Handbook

- Operations Handbook
  - To be used by Admin Plant Management as a summary document in conjunction with Operations and Maintenance Manuals
Maintenance

Welcome
Introduction
General Maintenance
O&M Manuals
Archibus
BIM
HSR
Training Videos
Record Documents
Site
Vehicle Access
Landscaping
Lighting
Lighting Control
Site Security System
Concrete
Exterior
Interior
Masonry
Exterior Georgia Marble
Exterior St. Cloud Granite
Basement Limestone & Sandstone
Kasota Stone
Pipestone
Various Marbles
Metals
Copper Roof
Exterior Flashing
Brass & Bronze
Interior Copper
Grills & Grates
Decorative Metal Stair & Railings
Woods & Plastics
Wood Stain
Millwork
Trim
Panelling
Thermal & Moisture Protection
Roof System
Quandriga Level
Balconies and Loggias
Skylights
Exterior Joint Sealants in Stone
Exterior Lead T Joint Sealants in Stone
Joint Sealants in Plaza Concrete Slab
Concrete Roof Tiles
Roof Penetrations & Skylights
Sub Grade Perimeter Walls
Finished Space below Terrace
Doors & Windows
Operable Windows
French Doors
French Windows
Door Operators
Monitoring
Keying & Hardware
Skylights
Finishes
Flat Paint
Decorative Paint
Plaster
Stone Floors
Base
Tile Floors
Carpet
Specialties
Assisted Listening System
70 Volt Systems
Signage & Directories
Restroom Partitions
Flagpoles
Fine Art
Equipment
Furnishings
Blinds & Drapes
Furniture
Historic Furnishings
Special Construction
Smoke Evac Systems
Conveying Systems
Freight Elevators
Passenger Elevators
Pneumatic Tube
Mechanical
**Needs input from Harris
Electrical
**Needs input from Geiphart
Power
Lighting
Systems
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**Example**

- Periodic Inspection Timeline
- Tuck Pointing Recommendations
- Cleaning Recommendations
- Ongoing Maintenance Budget
Stewardship

- Tenant Handbook
  - To help tenants understand the significance of proper stewardship and setting policy standards
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- Work Stations
- Decorations
- Work Orders

Building Controls
- Lighting Controls
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- Audio & Video Controls
- Environmental Controls
Stewardship

Example

• How to Control Lights
• How to Control Shades
• How to Control A/V
• How to Control Thermostat
Stewardship

Facts & Figures

New Additions
• New Exclusive Public Events and Display Space
• Two New Reservable Dining Rooms
• New Exclusive Public Information Center
• New Public Classroom/Orientation Space
• Increased public dining capacity from 92 to 162 seats
• Two new Accessible Entries
• Additional Public Elevator
• 3 New Restrooms.
• Mother’s Room
• New Second Floor Dining Area
• Dedicated Press Conference Room
• New Safe Fresh Air Intakes throughout the building.
• Additional Fire Sprinklers covering 90% of the building.
• New Exhaust Ventilation covering 65% of the building.
• New plumbing throughout the entire building.
• Newly added Enclosed Exit Stair.
• Five New Exit Stairs with Direct Access to Exterior.

Numbers
• 120,000 Visitors per year
• 1,500 School Tours serving 60,000 Students per year.
• 38,000 Info Desk Questions per year.

Prepared By MOCA
Next Steps

- Project Team Input
- Development of Manuals
- Ongoing Budget Forecast
“The Capitol Preservation Commission requests the Commissioner of Administration to develop a policy/budget recommendation for long term preservation of the Capitol building post-restoration. The Commissioner should prepare a proposal for presentation to the Commission at its next meeting.”
Final Recommendations-
Art Subcommittee

• Completed deliberations June 30th.
• Report contains over 80 separate recommendations:
  – Vision and themes
  – Existing art placement and interpretation
  – New art placement and considerations moving forward
• Most recommendations are consensus items. Some evoke more discussion.
Restoration Project Update
Grand Reopening Update

• Contracted with New Partners for fundraising assistance.
• Planning committee appointed and initial meetings scheduled.
• Contacting Co-Chairs.
• Working to establish a non-profit status for tax deductibility.
• Kick-off event at Residence on September 8th.