



Capitol Area Architectural and Planning Board



204 Administration Building
50 Sherburne Avenue
Saint Paul, MN 55155
651-757-1500

<https://mn.gov/caapb/>

Date: updated September 20, 2023 in advance of Board Meeting October 3, 2023
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)
From: Paul Mandell and Peter Musty, Principal Planner, CAAPB

RE: Staff Comments on 2024 Capital Budget Requests by the Department of Administration (Agenda Item 3)

The full draft of the Department of Administration's 2024 budget requests can be furnished separately, if requested. For your information, we are attaching the language for items 10 and 11.

Showing full alignment with the 2040 Comprehensive Plan for Capitol Area (Comp Plan):

The following either align with or in some cases directly advance the policies found throughout the 2040 Comp Plan, and therefore, staff recommends full support:

1. Parking Equip. and Tech Improvements, Phase I
2. ADA Capitol Tunnel Accessibility Upgrades
3. State Electric Vehicle Service Equipment Fund
4. State Facility Renewable Energy and Storage Fund
5. ADA Building Accommodation Fund
6. Capitol Complex Security Upgrades-Phase III
7. Moving the Capitol Complex Towards Net Zero Energy Consumption
8. Capitol Asset Preservation and Replacement Account (CAPRA)

The following is outside the Capitol Area and unnecessary for CAAPB to comment:

9. Bureau of Criminal Apprehension Maryland Facility Parking Ramp

More information and collaboration recommended:

CAAPB staff appreciates the early engagement on Department of Administration's ideas for evolution of both sites addressed in the requests outlined below. For the Centennial Building Demolition, staff has no recommendation to the Board at this time but suggests a briefing by Administration of their Strategic Plan and further discussions with CAAPB of what happens to the site in regards to redevelopment. Staff does recommend strong Board support for the Ford Site and Lot C Redevelopment Planning in collaboration with CAAPB.

10. Centennial Office Building Demolition
11. Ford Site and Lot C Redevelopment Planning

Note: Both projects, by statute, would require CAAPB site planning and an interagency design competition to determine the best possible design, to ensure that this key approach to the Capitol district is improved and goals of the Comprehensive Plan are met. Funding of up to \$25-35,000 should be included to cover the extraordinary work of the CAAPB beyond our normal workload or resources.

Centennial Office Building Demolition

AT A GLANCE	
2024 Request Amount:	\$100
Priority Ranking:	10
Project Summary:	\$100,000 from the general fund to develop predesign for the demolition of the Centennial Office Building to include evaluating and developing recommendations for associated tunnel section and campus infrastructure.

Project Description

This request funds a predesign for the demolition of the Centennial Office Building. A section of the Capitol complex tunnel system is currently part of the Centennial Office Building, so the predesign study will include evaluating and developing recommendations for the associated tunnel section and campus infrastructure.

Project Rationale

The Centennial Office Building will be 68 years old in 2027. It has served the state well since it opened in 1958, but the building is now in poor condition and beyond its useful life. Maintenance and repair requirements are steadily increasing, its energy and carbon footprints are significantly larger than modern facilities, and its functionality for today’s workforce is sub-optimal.

Project Timeline

- PREDESIGN: July 2024 – March 2025
- DESIGN: July 2026 – March 2027
- CONSTRUCTION: July 2027 – November 2028

Other Considerations

With the transition to a hybrid work environment, the State of Minnesota’s office space needs are changing significantly. As part of developing a new Strategic Facilities Plan, in 2022 the consultant (CBRE) retained by the Department of Administration (Admin), completed a facility condition assessment and conducted life-cycle cost analysis for renovation, demolition and new construction, along with lease-own analysis for the Centennial Office Building. Based on this analysis, CBRE recommends the Centennial Office Building be demolished in the long term (within 5-10 years).

The existing tenants in the Centennial Office Building have consolidated their footprints leaving significant areas of vacant space. In the short term, the available space in the Centennial Office Building will be utilized for temporary offices during the State Office Building project.

Impact on Agency Operating Budgets

There will not be an impact to Admin's operating budget. The Lease Fund managed by Admin will have reduced revenue and expenses.

Description of Previous Appropriations

None

Project Contact Person

Wayne Waslaski

Assistant Commissioner

651-201-2561

wayne.waslaski@state.mn.us

Ford Site and Lot C Redevelopment Planning

AT A GLANCE

2024 Request Amount: \$500

Priority Ranking: 11

Project Summary: \$500,000 from the general fund to develop a predesign for the redevelopment of the former Ford Building and Lot C site.

Project Description

This request will fund the study of potential options, including a cost-benefit analysis, for locating a state facility and parking at the former Ford Building and Lot C site. Potential state agencies, boards or councils to be located on the site will be evaluated during the predesign and recommendations included in the final predesign report. This request will fund the study of potential options, including a cost-benefit analysis, for locating a state facility and parking at the former Ford Building and Lot C site. Potential state agencies, boards or councils to be located on the site will be evaluated during the predesign and recommendations included in the final predesign report.

Project Rationale

The Capitol complex hosts the state’s three branches of government. The former Ford Building and Lot C site is connected to the Capitol complex tunnel system, which provides access to, among other state facilities, the State Capitol Building, State Office Building, Senate Building, and Judicial Center.

In addition to close proximity to executive, judicial, and legislative branches of state government, new construction provides significant opportunity to address security, technology, and other programmatic needs.

Project Timeline

PREDESIGN: August 2024 – March 2025

DESIGN: July 2026 – June 2027

CONSTRUCTION: July 2028 – June 2030

Other Considerations

Legislation enacted in 2023 requires plans for the Ford Building property site to include mixed-use development and identify ground-level space for locally owned businesses.

Impact on Agency Operating Budgets

The predesign will include financial analysis on the required rent for the new facility.

Description of Previous Appropriations

2020: \$170,000

2023: \$4,542,000

Project Contact Person

Wayne Waslaski

Assistant Commissioner

651-201-2561

wayne.waslaski@state.mn.us