

September 13, 2021

To: Merritt Clapp-Smith, Executive Secretary
Capitol Area Architectural and Planning Board

From: Wayne Waslaski, Senior Director *ww*
Real Estate and Construction Services

Re: 9.28.21 CAAPB Meeting Agenda – Items for Admin

Thank you for the opportunity to provide an update to the CAAPB on the items below.

Strategic Facilities Plan

The Department of Administration (Admin) recently issued a Request for Proposals to conduct a comprehensive review and evaluation of current leased and owned office space, identify gaps and future anticipated needs and make recommendations on achievable and affordable facilities strategies and best practices. In consultation with stakeholders, including the CAAPB, the consultant will prepare a facilities strategic plan for Admin. The scope of work includes a parking and transit study for state-owned, leased and street parking on the Capitol campus.

The goal of the strategic facilities plan is to develop strategies to lease and own facilities that:

- Support the delivery of programs and services expected by the people of Minnesota
- Are healthy, safe and sustainable
- Are used efficiently
- Use taxpayers' funds effectively

In March 2020, the state workforce began teleworking en masse in an effort to reduce the spread of COVID-19. As a result, agencies are considering what their physical workspaces will look like in the future with many team members continuing to work from home. Some agencies have already made the decision to reduce, consolidate, or relocate their offices.

Such an effort should be strategically planned to ensure that the efforts meet the long-term needs of the state. The abrupt change in how work is being accomplished highlights the critical importance of having an up-to-date strategic plan for locating state agencies. This plan will help guide state agency location decisions that are most effective for Minnesota. M.S. 16B.24 requires the Commissioner of Administration to regularly update the Real Estate Strategic Plan. Even though this is an industry best practice, the most recent plan was completed in 1993 and an update is needed to inform decisions on locating state agencies. The plan will assess the current and projected needs of state agencies along with the capacity of existing state-owned facilities and infrastructure. It also establishes design and locational criteria. Critically, it identifies needs for agencies to share space or to be near one another. The plan additionally develops strategies for ownership and leasing and identifies objectives

for transportation management. Completing the plan is critical to helping agencies make good decisions about their space configurations.

The Facilities Strategic Planning process is expected to kick-off in October, 2021 and be completed by December, 2022.

Ford Building Demolition Design

In the 2020 Bonding Bill, Admin received an appropriation: “To design the abatement of hazardous materials and demolition of the Ford Building and associated infrastructure located on the Capitol complex as the first phase of overall site redevelopment. This appropriation may also be used to design modifications necessary to maintain access to the Capitol complex tunnel system as well as to provide security, irrigation, and landscaping for the site. Before beginning demolition, the commissioner must develop an executable design feature to be implemented in the interior or exterior of the building constructed on the site or incorporated into the site design. The design feature must reflect portions of the original exterior facade design, which might include design elements of the main entry way, or must incorporate a significant reuse of terra cotta ornamentation if determined to be in sufficient good condition for reuse.”

As part of the review of Admin’s original Capital Budget Request, the CAAPB requested consideration be given to including an executable design feature to reflect portions of the original exterior façade design be implemented in the interior or exterior of the building construction on the site or incorporated into the site design. The scope of work for the consultant on the project will include an evaluation of building materials and identifying executable design features in collaboration with designated CAAPB team members and advisors. The Facilities Strategic Plan will also inform and provide recommendations regarding the redevelopment of the Ford Building site.

Admin’s 2022 Capital Budget Requests include funding to proceed with demolition of the Ford Building to prepare the site for redevelopment.