

(\$ in thousands)

			Project Requests for State Funds		
Project Title	Priority Ranking	Funding Source	2026	2028	2030
Capitol Complex Security Upgrades Phase III	1	GO	\$ 34,808	\$ 0	\$ 0
		GF	\$ 6,043	\$ 0	\$ 0
Capitol Building Asset Preservation	2	GF	\$ 15,000	\$ 0	\$ 0
Centennial Office Building Demolition	3	GO	\$ 12,500	\$ 0	\$ 0
		GF	\$ 1,500	\$ 0	\$ 0
Space Efficiency and Modernization	4	GO	\$ 15,000	\$ 0	\$ 0
		GF	\$ 3,000	\$ 0	\$ 0
Capital Asset Preservation and Replacement Account (CAPRA)	5	GO	\$ 10,000	\$ 10,000	\$ 10,000
Parking Equipment and Technology Improvements	6	AP	\$ 3,000	\$ 0	\$ 0
		GF	\$ 2,300	\$ 0	\$ 0
Solar for State Facilities	7	AP	\$ 10,000	\$ 0	\$ 0
ADA Building Accommodation Fund	8	GF	\$ 2,000	\$ 2,000	\$ 2,000
Bureau of Criminal Apprehension Maryland Facility Parking Ramp	9	GO	\$ 25,000	\$ 0	\$ 0
<b>Total Project Requests</b>			<b>\$ 140,151</b>	<b>\$ 12,000</b>	<b>\$ 12,000</b>
<b>General Obligation Bonds (GO) Total</b>			<b>\$ 97,308</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Appropriation Bonds (AP) Total</b>			<b>\$ 13,000</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>General Fund Cash (GF) Total</b>			<b>\$ 29,843</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>

**Capitol Complex Security Upgrades Phase III****AT A GLANCE****2026 Request Amount:** \$40,851**Priority Ranking:** 1**Project Summary:** \$34.808 million from general obligation bonds and \$6.043 million from the general fund for Phase III design and construction of various physical security upgrades across the Capitol Complex.**Project Description**

The recommended improvements are the continuation of security upgrades currently underway across the Capitol Complex and other Department of Administration (Admin) managed facilities. The needed upgrades are the result of a physical security study, commissioned by the Advisory Committee for Capitol Area Security in 2013 and updated in 2022. The study identified significant vulnerabilities in and around facilities on the Capitol Complex. This project will provide the physical security improvements necessary to mitigate those vulnerabilities and begin to fund additional enhancements that will be generated from an updated Admin-funded threat assessment.

Resources will be used to fund:

- Installation of bollards
- Projectile resistant glass
- Additional keycard readers
- Security kiosks
- Vandalism protection
- Utility protection devices
- Parking access controls
- Additional emergency call stations
- Air Intake security protection
- Window well protective devices
- Additional security cameras
- Driveway intrusion protection
- Improved lighting at building access points and parking facilities
- Clear panel bicycle lockers

In 2018, the Legislature provided \$10 million in bonded funds to begin installing the security enhancements which were completed in 2021. In 2023, the Legislature authorized another \$8.8 million in bonds and \$297,000 from the general fund to continue the effort. The construction for this portion of security improvements is underway. The 2024 Legislature authorized \$1.35 million from the trunk highway fund and \$450,000 from the general fund. Design for these security improvements to the Transportation Building are in progress. Even with the funds provided, there remains a \$41 million deficit in the funding necessary to satisfy the needs of the study and predesign.

### **Project Rationale**

The Advisory Committee on Capitol Area Security was statutorily created in 2012. Its purpose is to assess and advise the legislature on security issues and recommend security improvements as necessary. The Committee is chaired by the Lieutenant Governor. Membership is composed of the Chief Justice of the Minnesota Supreme Court and members from both houses of the legislature. It also consists of advisors from the legislative, judicial, and executive branches of state government, as well as corporate and educational experts.

The committee hired a consultant to conduct a Physical Security Study to assess the threats and vulnerabilities of the Capitol Complex. The study was focused on the physical vulnerabilities of the facilities on the Capitol Complex and was performed by architects, engineers, and security professionals. It examined the structural, landform, and architectural elements of structures. It assigned security risk levels and priorities, and it provided the recommended physical security improvements for the complex. The study was completed in June of 2014 and a predesign was completed in 2017 and updated in 2022 to reflect evolving threats and costs. If the vulnerabilities identified in the original and updated study are not removed, there could be loss of life, assets, and an impact to government operations. To reduce the vulnerabilities, the measures above should be implemented.

### **Project Timeline**

PREDESIGN: Completed November 2017 (Updated April 2022)

DESIGN: July 2026 – December 2027

CONSTRUCTION: April 2027 – December 2029 (midpoint of construction: August 2028)

### **Other Considerations**

None

### **Impact on Agency Operating Budgets**

The cost of the building improvements for this project will be recovered through lease rates charged to building tenants. The interest for this project will be recovered over 20 years and principal will be recovered over 30 years through building depreciation costs included in lease rates.

### **Description of Previous Appropriations**

2018: \$10 million general obligation bonds

2023: \$8.796 million general obligation bonds, \$297,000 general fund

2024: \$1.35 million trunk highway bonds, \$450,000 general fund

2025: \$2 million general obligation bonds

In 2025 the Governor recommended \$3.7 million for this project and in 2024 the Governor recommended \$5.8 million.

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## Capitol Building Asset Preservation

**AT A GLANCE**

<b>2026 Request Amount:</b>	\$15,000
<b>Priority Ranking:</b>	2
<b>Project Summary:</b>	\$15 million in general fund cash for the design and construction of building repairs and maintenance for the State Capitol Building.

**Project Description**

This appropriation will be used for the design and construction of building repairs and maintenance, such as the repair of marble railings and mortar joints, repainting of exterior windows, and interior painting.

**Project Rationale**

The legislature invested \$310 million in the restoration of the State Capitol Building. This work was substantially completed in 2016 and a maintenance and repair guide was developed to support the building's long-term care and upkeep.

Wear and tear on the building requires regular maintenance, as well as periodic large repair projects to comply with the maintenance and repair guide. While routine maintenance can be covered primarily through existing funds, support is needed to complete high dollar repairs.

This project will protect the significant investment of the restoration and ensure the building's longevity.

**Project Timeline**

Design: September 2026 – June 2027

Construction: September 2027 – December 2028 (midpoint of construction, May 2028)

**Other Considerations**

None

**Impact on Agency Operating Budgets**

To avoid unsustainable rent costs for tenants in the State Capitol Building, Admin requests the following language be included in legislation: "Notwithstanding Minnesota Statutes, section 16B.24, subdivision 5, paragraph (d), the commissioner of administration shall not collect rent to recover bond interest costs or building depreciation costs for any included asset preservation appropriations utilized for the repairs and maintenance of the State Capitol Building"

**Description of Previous Appropriations**

Admin has not received Asset Preservation funds for the Capitol Building for many years. Previous appropriations for the Capitol Restoration include:

2015: \$32.9 million

2014: \$126.3 million

2013: \$109 million

2012: \$44 million

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**Centennial Office Building Demolition****AT A GLANCE****2026 Request Amount:** \$14,000**Priority Ranking:** 3

**Project Summary:** \$12.5 million from general obligation bonds for the demolition of the Centennial Office Building (COB) in anticipation of redevelopment. \$1.5 million from the general fund for relocation of the cellular Distributed Antenna System (DAS) serving the Capitol Complex from the COB to Freeman Building.

**Project Description**

This request funds the completion of the design and demolition of the Centennial Office Building, along with development of temporary landscaping and stormwater management, capping the existing pedestrian tunnel, and modifications to the Centennial Office Building ramp and related infrastructure.

The COB houses the primary infrastructure for the cellular Distributed Antenna System (DAS), a network of antenna nodes connected to a common source that provides wireless service on the Capitol Complex. This project will complete mechanical, electrical, and life safety modifications to space in the Freeman Office Building to prepare for the relocation of the DAS and related infrastructure from the COB to the Freeman Building and the relocation of associated fiber optic infrastructure.

**Project Rationale**

The COB will be 69 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 is sub-optimal for today's workforce.

**Project Timeline**

PREDESIGN: July 2024 – April 2025

SCHEMATIC DESIGN and DESIGN DEVELOPMENT: May 2025 – October 2025

CONSTRUCTION DOCUMENTS: July 2026 – March 2027

CONSTRUCTION: September 2027 – November 2028

**Other Considerations**

The cost to renovate the Centennial Office Building is estimated to be \$175 million - \$250 million, depending on timeline, inflation, and other factors. With the State's limited bonding capacity and significant asset preservation needs across the State, other state facilities are a higher priority for investment of limited State resources.

The Minnesota House of Representatives, Revisor's Office, and Legislative Coordinating Commission occupy over 70% of the available space in the Centennial Office Building. The State Office Building project is scheduled to be completed in June 2027. Once these tenants move back into the State Office Building, rental income will decrease significantly. However, maintenance and operating expenses will remain relatively the same for a vacant building. Any delay in demolition will have significant financial impact on the Lease fund.

### **Impact on Agency Operating Budgets**

There will not be an impact to Admin's operating budget. If the building is not demolished and tenants move back to the State Office Building, the Leases Fund managed by Admin will have reduced revenue and continued expenses for maintaining a building with no tenants to cover costs. As noted above, any delay in demolition after most of the space becomes vacant will have a significant impact on the Lease Fund. There may be relocation costs and rent impacts for tenants remaining after June 2027.

### **Description of Previous Appropriations**

Admin's Facilities Management Division funded the predesign through design development.

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## Space Efficiency and Modernization

**AT A GLANCE****2026 Request Amount:** \$18,000**Priority Ranking:** 4

**Project Summary:** \$15 million from general obligation bonds to design, construct, and equip space to meet state agency office space needs by maximizing the use of existing state-owned buildings located on the Capitol Complex.  
\$3 million from the general fund for relocation and other non-bondable costs.

**Project Description**

The project will buildout existing space in state-owned buildings located on the Capitol Complex, including but not limited to the Stassen and Transportation Buildings.

**Project Rationale**

Fully utilizing existing assets and locating state agencies on the Capitol complex provides operational, financial, and security benefits. Making space available along the tunnel system and in close proximity to the State Capitol Building and legislative functions supports entities in their work during the legislative process. In addition, providing additional functional space on the Capitol Complex will allow for relocation of tenants located in the Centennial Office Building to other buildings along the tunnel system.

**Project Timeline**

The timeline will vary by location. The agency is also requesting funds for demolition of Centennial Office Building and that work is planned to start late Fall 2027.

**Other Considerations**

None

**Impact on Agency Operating Budgets**

Admin will collect rent for the space to cover operating costs. Vacant space increases rent costs for other tenants in buildings.

**Description of Previous Appropriations**

2023: \$20 million general fund

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**Capital Asset Preservation and Replacement Account (CAPRA)****AT A GLANCE****2026 Request Amount:** \$10,000**Priority Ranking:** 5**Project Summary:** \$10 million from general obligation bonds for the Capital Asset Preservation and Replacement Account (CAPRA) to support emergency repairs and unanticipated hazardous material abatement needs for state-owned facilities throughout Minnesota.**Project Description**

CAPRA, established under M.S. 16A.632, is a statewide fund centrally managed by the Department of Administration (Admin) for use by all state agencies. CAPRA funds support critical emergency repairs and unanticipated hazardous material abatement at agency facilities.

Additional CAPRA appropriations are imperative to ensure state facilities remain operational and able to support the delivery of programs and services by state agencies as expected by the people of Minnesota. It is difficult to estimate how much funding will be needed to cover emergencies, but based on expenditures in previous years, Admin recommends having a minimum of \$5 million per year for agencies to respond to unanticipated issues.

All state agencies are eligible to use CAPRA. Corrections, Employment and Economic Development, Human Services, Military Affairs, Minnesota Historical Society, Minnesota State Academies, Minnesota Zoological Gardens, Natural Resources, Minnesota Amateur Sports Commission, and Admin have all utilized CAPRA in the past.

**Project Rationale**

CAPRA has served agencies well. As an emergency funding source, CAPRA provides rapid financial assistance to state agencies to help in disasters and to address urgent and unanticipated facility needs. It provides assistance for the unexpected failure of key components of systems, as well as unforeseen deficiencies discovered in state-owned buildings.

Examples of its past uses include:

- Asbestos and lead abatement
- Emergency roof, pipe, and structural repairs
- Fire and water damage repairs
- Replacement of failed heating, ventilation, and air conditioning

- Boiler and water heater units
- Life-safety system repairs (fire sprinkler protection, fire alarm and detection systems, emergency generators)

Prior to 2003, CAPRA funding was requested and typically approved for any agency asset preservation need. However, asset preservation funding across the enterprise has become inadequate, and has resulted in an increased demand in emergency requests for CAPRA funding. Since 2003, Admin has designated CAPRA as an emergency funding source only. Agencies are required to assess their facility needs and meet those needs through their Capital Budget asset preservation requests, leaving CAPRA dollars for enterprise emergencies.

### **Project Timeline**

Agencies request funds after an incident occurs impacting state facilities or infrastructure.

### **Other Considerations**

Underfunding of asset preservation is an ongoing concern and exacerbates the demand for CAPRA funds. Adequately maintaining state facilities is imperative to support the efficient and effective delivery of services and to protect taxpayer investments in state facilities. To the degree that agency Asset Preservation requests are underfunded, there will be increased emergency requests for CAPRA funding.

### **Impact on Agency Operating Budgets**

The program helps to minimize the impact on the delivery of services and programs due to unanticipated emergencies. Agencies often have insufficient operating funds to do replacements or repairs; expending CAPRA funds prevents or reduces additional damages to state facilities during emergencies.

### **Description of Previous Appropriations**

2025: \$1 million  
 2023: \$9 million  
 2020: \$4.5 million  
 2018: \$5 million  
 2017: \$5 million  
 2014: \$1 million  
 2012: \$1 million  
 2011: \$2.83 million  
 2010: \$2 million  
 2008: \$3.4 million  
 2006: \$4 million

These appropriations have been used to fund unanticipated emergency repairs and replacements such as:

- Repair water damage at the Minneapolis Veterans Home
- Steam trap and boiler replacement at the Minneapolis Veterans Home
- Water main replacement at the Direct Care and Treatment (DCT) Brainerd campus
- Roof replacements at DCT St. Peter, Department of Corrections Redwing, and Iron Range Resources and Rehabilitation Board Giants Ridge facilities
- Repair broken sewer line at the Department of Public Safety (DPS) Arden Hills facility
- Repair mechanical controls at DPS Exam facility in Plymouth

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**Parking Equipment and Technology Improvements****AT A GLANCE****2026 Request Amount:** \$5,300**Priority Ranking:** 6**Project Summary:** \$2.3 million from the general fund to install parking management access controls in the Capitol Complex. \$3 million from appropriation bonds to install electric vehicle stations in the Capitol Complex.**Project Description**

This project will install parking management access controls at one state-owned parking facility in the Capitol Complex. Modern access management controls will provide better data on facility vacancy rates and usage patterns, allowing the state to more effectively manage the parking inventory on the Capitol Complex. It will allow for more flexible parking alternatives for the current work environment where a hybrid work schedule is the norm for many entities located on the Complex.

Electric vehicle (EV) charging equipment and associated infrastructure will be installed in the Capitol Complex. These funds will enable the transition of the state's light fleet vehicles from internal combustion to electric. The EV stations will also be used by employees and visitors to the Capitol Complex. Either level 2 charging (approximately 25 miles of range per 1 hour of charging) equipment or level 3 charging (approximately 100 to 200+ miles of range per 30 minutes of charging) equipment will be selected based on the need of individual locations.

A considerable share of the cost is to complete electrical infrastructure and associated physical upgrades. Transformers, distribution panels, switchgear, and considerable trenching or boring are necessary to install electric vehicle service equipment.

Up to \$50,000 from the general fund will be utilized for a temporary .15 FTE to coordinate the implementation of these projects.

**Project Rationale**

Only two of 13 state Capitol Complex parking facilities have parking management access controls which make Admin's overall parking system outdated in today's urban parking environment. The lack of technology and control makes management of 6,041 parking stalls difficult and inefficient. Currently, Admin must manually count parking space usage to assess occupancy and vacancy rates.

Work locations and schedules have changed in the last several years, making it critical that the parking system become more flexible to meet the current and future needs of parking contract holders and to remain a viable business operation. Real time understanding of parking usage will allow the state to sell parking contracts in different models. Installation of controls that capture daily occupancy rates will allow parking administrators to better identify usage rates, resulting in more

efficiently assigning parking contracts across the Capitol Complex parking portfolio. It will also allow for more flexible parking alternatives for today's state workforce, including accommodations for those who will be working partial work weeks on the Complex. This will minimize unnecessary parking space vacancies and will facilitate patrons' ability to park in their facility of preference faster. These changes will help keep Admin's parking business competitive.

### **Project Timeline**

CONSTRUCTION: September 2026 – June 2027 (midpoint of construction: January 2027)

### **Other Considerations**

M.S. 16B.137 requires state agencies to first consider an electric vehicle when purchasing a new fleet vehicle. This choice is not possible where agency fleet vehicles do not have electric vehicle service equipment.

### **Impact on Agency Operating Budgets**

While many parking projects have been fully user financed in the past, Admin does not recommend user-financing for this project because it would place additional burdens on the account and parking customers resulting in less than competitive parking rates.

### **Description of Previous Appropriations**

2020: \$2 million in appropriation bonds for installation of EV stations statewide.

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## Solar for State Facilities

**AT A GLANCE****2026 Request Amount:** \$10,000**Priority Ranking:** 7**Project Summary:** \$10 million in appropriation bonds to design, construct, and equip state-owned facilities with photovoltaic (PV) solar systems to reduce long-term utility costs and greenhouse gas (GHG) emissions at state facilities.**Project Description**

The proposal will support installation of solar PV systems with and without battery storage at state-owned facilities throughout Minnesota. These include projects that may already be designed, but not yet constructed, and other projects yet to be designed.

**Project Rationale**

The simple payback from avoided utility costs is expected to be less than or equal to 15 years, averaged across the projects, while greatly reducing agency utility operating costs at the affected facilities. Utility cost increases are accelerating and becoming more unpredictable. Solar PV can reduce total utility costs and make budgeting more predictable. Admin anticipates this funding could support the construction of approximately four megawatts of solar capacity.

On-site energy generation from solar PV, with or without battery storage, increases operational resilience by controlling increasing operating costs and with storage, renewables can provide even more cost-avoidance by reducing peak demand charges. It also provides back-up power during outages.

Uncertainty related to the price of imported power raises the risk of electricity rates increasing even more dramatically. On-site generation locks in a facility's cost for the life of the installation, often exceeding 25 years.

Projects will comply with state legal requirements including M.S. 16B.32.

**Project Timeline**

DESIGN: July 2026 – July 2029

CONSTRUCTION: July 2026 – July 2030

The timeline will vary by location. In year one, RFPs for already designed projects will be released and construction will commence (pending management and facility timelines); also, an RFI for large-scale



sites will be executed. In later year one and early year two, RFPs for selected large-scale sites will be executed. Construction will commence in later year two.

**Other Considerations**

None

**Impact on Agency Operating Budgets**

Reducing operating costs and slowing increased operating costs helps to better utilize state resources. Operating costs avoided will vary by site conditions and installation sizes but will show reduced electricity utility bill costs from the baseline. Average annual avoided utility costs across the 25-year project life are estimated at \$780,000, given certain assumptions.

**Description of Previous Appropriations**

No specific appropriations for solar PV have been approved in the past.

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## ADA Building Accommodation Fund

**AT A GLANCE****2026 Request Amount:** \$2,000**Priority Ranking:** 8

**Project Summary:** \$2 million from the general fund to implement a centralized funding source for use by state agencies, boards, commissions, the legislative and judicial branches of government, and constitutional offices to correct physical barriers in state-owned and state-leased buildings to improve the public's physical access to state services and employment opportunities.

**Project Description**

This appropriation will be used for the design and construction of building infrastructure and building equipment to correct physical barriers and improve the public's experience and access to state services and employment opportunities.

Example projects include:

- Install automatic door operators
- Additional or improved signage with braille
- Reducing slope for accessibility ramps
- Installation of accessibility ramps
- Modify breakrooms, restrooms, and shower facilities
- Install drop-off zones, curb ramps, and ramps exterior to buildings
- Install handrails
- Add or modify public seating with bariatric benches
- Modify conference room and auditorium seating
- Lighting changes to accommodate state and federal Americans with Disabilities Act (ADA) requirements
- Install auditory and sight assistance equipment
- Modify work areas for improved physical accessibility

The Minnesota Council on Disability (MCD) will review each request and recommend approval or denial. Department of Administration's (Admin) Real Estate and Construction Services Division will manage the fund and deliver the construction improvements.

**Project Rationale**

This program will provide financial assistance to state agencies so they can better address the facility needs of their employees and public visitors. By improving the physical access to state government facilities, this program will support the independence and productivity of Minnesotans with disabilities.

**Project Timeline**

As agencies identify needs, projects will be reviewed and executed.

**Other Considerations**

Admin will initially request \$2 million to establish the fund. Demand will be monitored, and subsequent requests will be adjusted based upon need.

**Impact on Agency Operating Budgets**

The appropriation will provide financial assistance to state agencies to help address ADA Building Accommodations. The program will help minimize the impact to agencies.

Up to 10 percent of this fund may be used for administration by Admin and MCD.

**Description of Previous Appropriations**

None

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**Bureau of Criminal Apprehension Maryland Facility Parking Ramp****AT A GLANCE****2026 Request Amount:** \$25,000**Priority Ranking:** 9**Project Summary:** \$25 million in general obligation bonds to design and construct a parking ramp adjacent to the Bureau of Criminal Apprehension (BCA) Maryland facility to accommodate staff, students, and visitors.**Project Description**

This project will include the design and construction of a new multi-level parking ramp to be located adjacent to the BCA building at 1430 Maryland Avenue in Saint Paul.

**Project Rationale**

The current 365 stalls cannot accommodate the parking needs of the employees, students, visitors, business vehicles, and evidence vehicles on this site.

Given the lack of stalls in the existing lot, state employees are using the limited street parking which is problematic to local businesses, their customers, and residential neighbors.

**Project Timeline**

DESIGN: August 2026 – March 2027

CONSTRUCTION: June 2027 – May 2028

**Other Considerations**

None

**Impact on Agency Operating Budgets**

Although some parking projects have been user-financed in the past, Admin does not recommend user-financing for this project.

Contract holders pay parking rates based on the type of facility where they park. Current monthly rates are: \$47 for surface lots, \$82 for ramps, and \$165 for enclosed garages.

**Description of Previous Appropriations**

None

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