

**Legislative Coordinating Commission
Capitol Restoration Working Group
Friday, September 14, 2007
10:00 a.m.
Room 123, Capitol**

Present:

Rep. Lyndon Carlson
Rep. Alice Hausman
Rep. Mary Liz Holberg
Rep. Diane Loeffler
Sen. Dennis Frederickson
Sen. Keith Langseth
Sen. Ann Rest
Sen. Claire Robling
Justice Paul Anderson
Dana Badgerow
Margot Imdieke
Carolyn Kompelien
Matt Kramer
David Lanegran
Rebecca Spartz
Cynthia Weitzel (Mary Hartnett)

Excused:

Sen. Richard Cohen
Sen. James Metzen
Rep. Morrie Lanning
Rep. Mary Murphy

Rep. Hausman called the meeting to order at 10:11 a.m.

Rep. Hausman allowed Ms. Judy Plante, Director of the Management Analysis Division of the Department of Administration (DOA), who was selected to facilitate the meetings of the Capitol Restoration Working Group, to begin.

Margot Imdieke submitted a list of access priorities, which Ms. Plante distributed to the group. Ms. Plante requested that the group keep these items in mind when referring to accessibility.

I. Overviews:

A. CAAPB Comprehensive Plan

Ms. Plante introduced Mr. Paul Mandell, principal planner for the Capitol Area Architectural and Planning Board (CAAPB). Mr. Mandell gave an overview of the CAAPB Comprehensive Plan. He noted that the Capitol is the focal point of the comprehensive plan, which speaks little to the details of how the Capitol is organized and more to its historical significance. The mission of the comprehensive plan is to create a design memorable as a symbolic heart, a good neighbor, and connect the visions and aspirations of present with those of the future.

The goal of the comprehensive plan is to preserve and enhance the architectural integrity of the 60-block area, which is governed by zoning and design rules developed by

CAAPB. The comprehensive plan must be consistent with those rules. The comprehensive plan served as the baseline by which proposals may be measured. Mr. Mandell distributed a map dated to 2000 and summary of comprehensive plan.

Sen. Langseth requested a map dated to 2007.

Mr. Mandell stated that he would supply an updated map. The map he distributed was produced at the time the comprehensive plan was issued.

B. Department of Administration Strategic Plan

Ms. Plate introduced Nicky Giancola, Assistant Commissioner of DOA. Ms. Giancola gave an overview of the DOA strategic plan. She noted that the strategic plan specifically looks for space and development and citing options for state agencies. It also provides a flexible framework for design, projections of space needs for agencies, current agency needs, urban design and criteria, ownership and leasing strategies, new site identification, and transportation. The strategic plan aims to keep agencies centralized in St. Paul using current infrastructure.

The strategic plan's development concept for the Capitol complex is focused on flexibility, maintaining a 70% ownership and 30% leasing space (which saves the state money in the long run), adapting buildings to technology changes, and following planning and building guidelines. The strategic plan aims to enhance the design of the Capitol complex as the gateway to the legislature while keeping the design consistent and in concert with the comprehensive plan. The strategic plan also aims to improve John Ireland Boulevard and deal with transportation and heating/cooling issues. Ms. Giancola distributed a summary of the strategic plan and a summary of key statistics.

Ms. Giancola stood for questions. Discussion ensued.

Ms. Badgerow reminded the group that part of the consideration is agency preference. DOA does not manage agency properties on an enterprise basis, which is changing with the design of a new governance process. Until then, what an agency spends is within their budget and needs. The new design will allow the group to better use space and estimate energy needs and costs.

C. 2001 Pre-design plan

D. 2006 Pre-design update

Ms. Plante noted that these two agenda items will be discussed in a single presentation. Ms. Plante introduced Michael Bjornberg, Associate Vice President of Hammel, Green and Abrahamsom (HGA). Mr. Bjornberg gave a brief overview of progress of the plan since 1999.

Mr. Bjornberg stated that the following conclusions were drawn from the 2001 pre-design plan: the Capitol does not have enough space for current occupants or the public; there are not enough hearing rooms; expansion space adjacent to the Capitol is needed. Since the plan did not meet these needs, in 2005 HGA reevaluated the plan in terms of

there are not enough hearing rooms; expansion space adjacent to the Capitol is needed. Since the plan did not meet these needs, in 2005 HGA reevaluated the plan in terms of building conditions in light of any changes since 2001. Mr. Bjornberg gave a brief overview of the changes that occurred between 2001 and 2007. The updated pre-design addresses these changes within statutory bounds, meaning consideration of the Capitol building only. Mr. Bjornberg noted that accessibility issues will be addressed in future plans.

Mr. Bjornberg stood for questions. Discussion ensued.

The group took a brief recess from 11:15 a.m. to 11:25 a.m.

E. Ford Building Working Group Report

Mrs. Plante introduced Jim Rhodes, Legislative Director of the DOA. Mr. Rhodes gave an overview of the possible uses of the Ford Building. Mr. Rhodes pointed out that the building does not currently have an occupancy permit, but DOA performs maintenance. Possible uses include; swing space, leasing space for retail or gift shops. Currently the building is a shell and would require substantial restoration work before opening. Any cost depends on the intended use. Mr. Rhodes distributed the Ford Working Group 2006 Report to the Legislature.

Mr. Rhodes stood for questions. Discussion ensued.

Ms. Badgerow noted that the Ford building has 40,000 usable square feet. In relation to any displacement at the Capitol, it is estimated that the new mechanics in the Capitol basement alone will displace 69,000 square feet. Therefore, the Ford Building would not meet those needs.

Sen. Frederickson stated swing space needed could be smaller because it is temporary.

Rep. Loeffler, who was a member of the Ford Working Group noted that the Ford building was meant to be used as swing space as the Capitol was restored one wing at a time. She also noted that the building offers great views and potential.

II. Review of Schematic Design

Mr. Bjornberg gave a brief overview of the 55% schematic design. Based on the 2006 review of the 2000 predesign, three needs required attention; additional hearing rooms and significant hearing space and office space. Instead of the band-aid approach used to date, the goal is to make the building better for all by addressing safety, security, accessibility, technology updates, combining house and senate systems for efficiency, and better public access.

To accommodate the need for more space, the predesign considered moving both the tunnel and mechanicals outside. The tunnel would be more secure and still accessible. Hearing rooms can be expanded by removing columns and high ceilings. The predesign called for six additional rooms to hold 200 occupants, three additional rooms to hold 300

occupants and one additional room to hold 600 occupants. The schematic, however, provides three additional hearing rooms. The plan aims to preserve the historical fabric and character of the building.

Mr. Bjornberg stood for questions. Discussion ensued.

Several members noted that instead of worrying about whether certain space belongs to the House or Senate, the focus needs to be on efficient use of all space.

Mr. Bjornberg noted that the schematic simply shows current rent payers.

Some members expressed concern about House members having adequate input in the restoration process. Mr. Bjornberg noted that statutory authority confined the schematic to the Capitol building, but obviously people outside the Capitol need to have input. Mr. Bjornberg also suggested that someone from Capitol security be contacted to discuss security issues.

III. Discussion

A. Analysis of building issues and their impacts

Mrs. Plante pointed out the major issues: the context of state needs, uses and number of hearing rooms, division of House and Senate space, parking, security and light rail. Mrs. Plante listed several options based on what was discussed at the last meeting, each with underlying goals of preservation, accessibility, complying with building codes and adequate security.

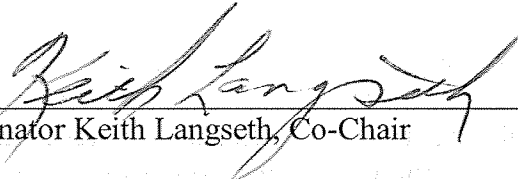
B. Next Steps

The next step is to put dollar amounts on some of these options. Mrs. Badgerow noted that the DOA can provide some cost estimation expertise, but an outside contract will be needed for technical assistance.

Ms. Plante suggested that group members go back and review the goals vision the group discussed at the last meeting. Costing out some of these may also give the group something useful to consider.

Rep. Hausman suggested that group members feed their ideas to Ms. Plante before the next meeting.

There being no further business, Rep Hasuman adjourned the meeting at 1:03 p.m.



Senator Keith Langseth, Co-Chair



Representative Alice Hausman, Co-Chair