



PROCESS & PROGRAMMING

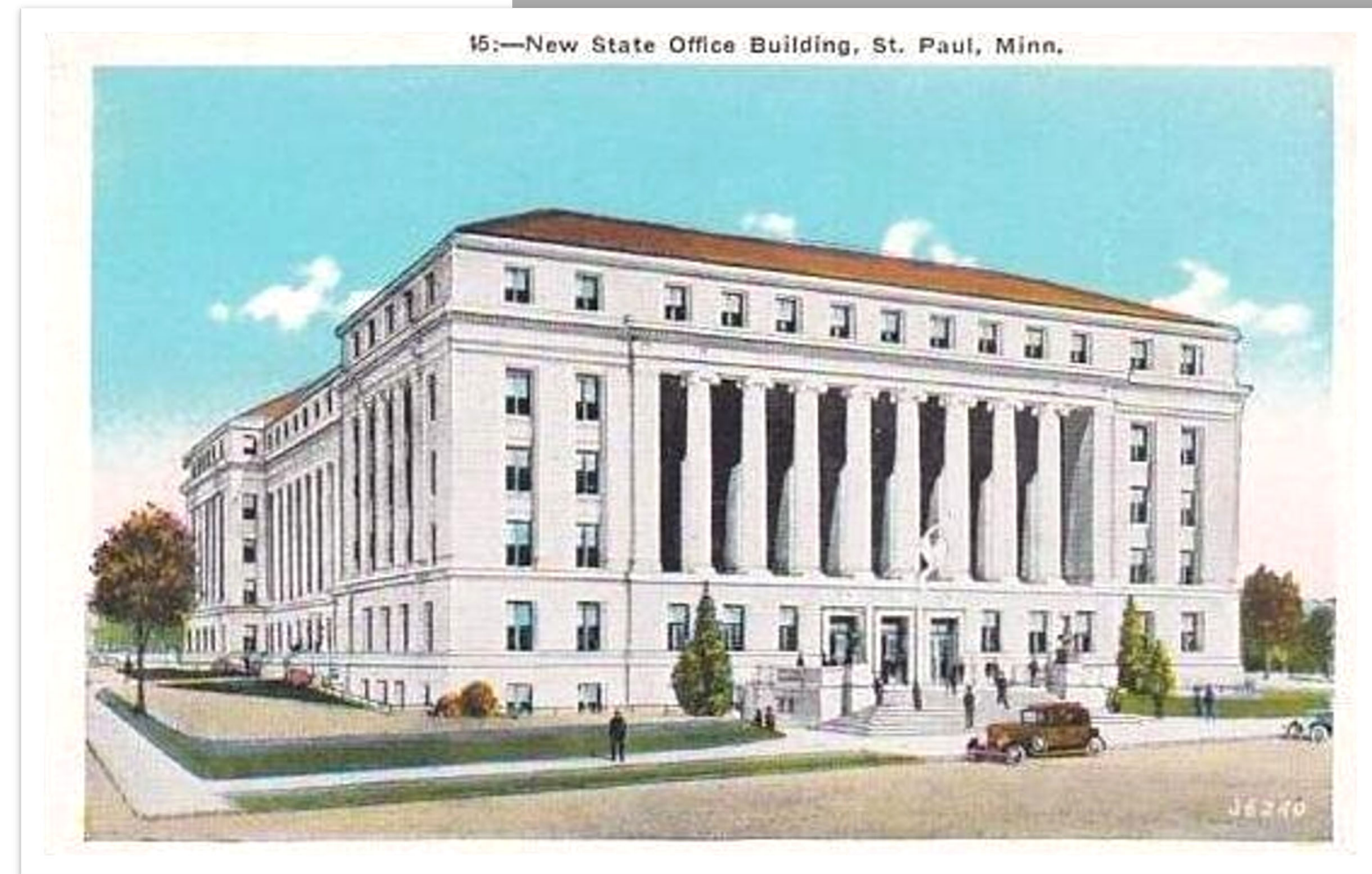
Joe Stahlmann

Vice President

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MOCA Systems, Inc.

6 West Fifth Street, Ste 300B
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MOCA

Owner's Representative Project Management Firm

Specializing in Capitol Complex Projects

**Minnesota State Capitol Restoration, Senate
Building, Parking Ramp F**

**Wyoming, California, Missouri, and US Capitol
Complex Projects**

**Selected through a Public RFP Process in March of
2022 as OPM**



WORKSHOP PROCESS

25 Working Days over Nine(9) Total Workshops

Four(4) Full Months

25-35 Tenant Representatives at each Session

Break-out Meetings with each Tenant Group



WORKSHOP PROCESS

Thorough Engagement with Members and Staff

Partisan & Non-Partisan

Elected Members & Staff

Department Heads

House Member Sessions

Leadership check-ins



WORKSHOP PARTICIPATION

Examples

Name	Organization		
Sean Rahn	MN House		
Will Blauvelt	MN House		
Barb Juelich	MN House		
Bob Meyerson	MN House		
Andrew Olson	MN House		
Sharon Jarpey	MN House		
Annie Paruccini	MN House		
Bill Brunner	MN House		
Ryan Inman	Revisor		
Jason Judt	Revisor		
Diane Henry	LCC		
Michelle M. Weber	LCC		
Jenny Kurz	OSS		
Julie Strother	OSS		
Elizabeth Lincoln	LRL		
Christian Larson	LBO		
Mark Stein	MNIT		
Chris Guevin	Admin/FMD		
Sam Shafer	Admin/FMD		
Chad Olson	Admin/FMD		
Eric Radel	Admin/RECS		
Wayne Waslaski	Admin/RECS		

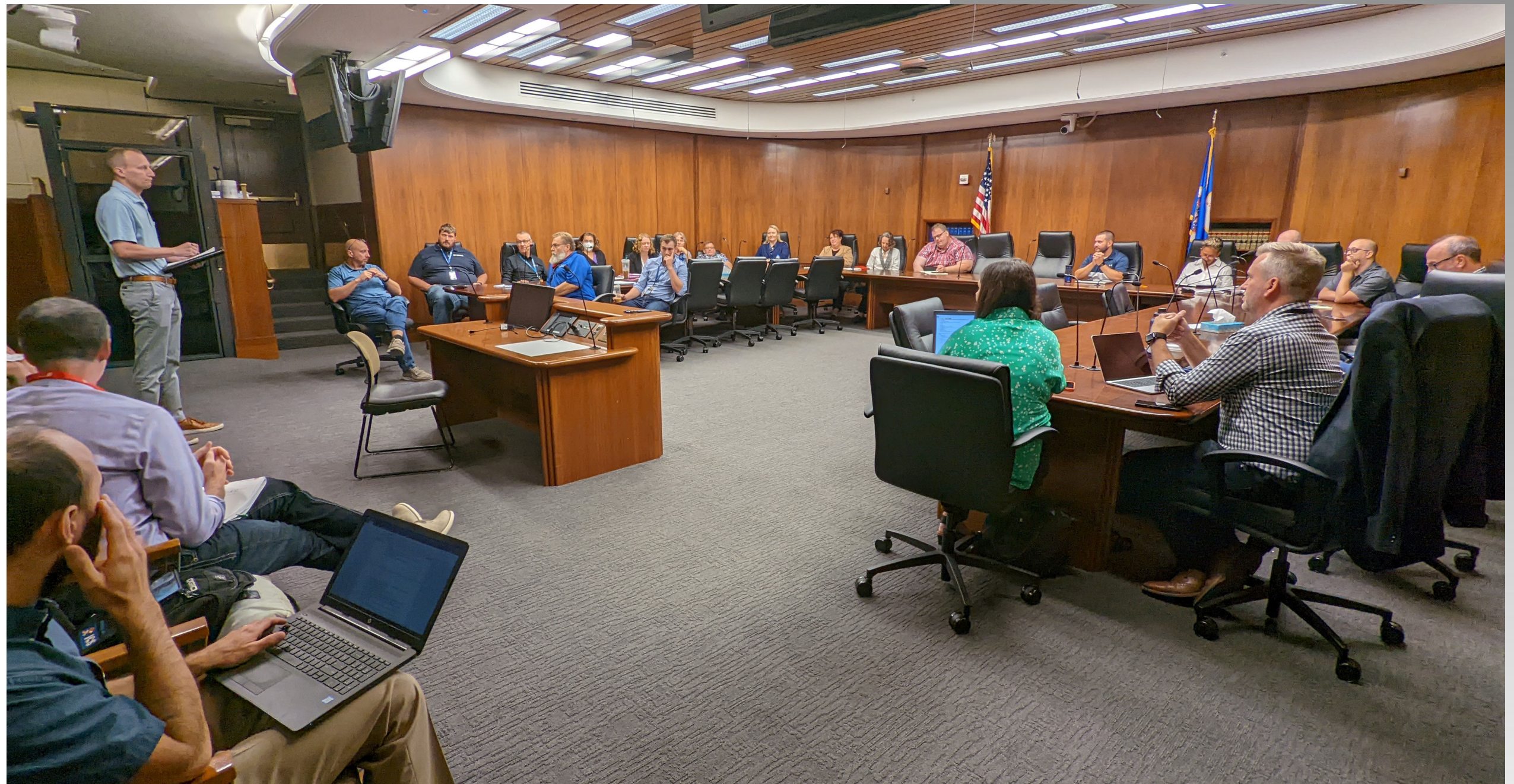
MOCA		
MEETING: MNSOB Workshop #3 PROJECT: MN State Office Building		
ATTENDANCE RECORD		
NAME	DEPT / DIVISION	TITLE
Nathan Hart	MN House	IT Analyst
David Hintze	MN House	Comm. Officer
Amanda Rudolph	MN House	Committee
Paul Cummings	MN House	Exec. Assistant to Maj. Ldr.
Bob Meyerson	MN House	Chief of Staff
Kelly Knight	MN House	HR Director
Nike Specker	MN House	IT Dir.
Barb Juelich	MN House	Controller
Annie Paruccini	MN House	EA Minority
Barry LaGrave	MN House	Public Information
Sheree Speer	Revisor	Chief Deputy
Christian Larson	Legislative Budget Office	Interim Director
Julie Strother	OSS	Deputy SOS
Jenny Kurz	OSS	Ofc Mgr
LEE MEUNEZ	LCC	IT MGR
Elizabeth Lincoln	Legislative Library	Director
Helen Roberts	MN House	Fiscal Analyst
Tara Schaefer	MN House	Caucus Relations Manager Majority

MOCA		
MEETING: MNSOB Workshop #3 PROJECT: MN State Office Building		
ATTENDANCE RECORD		
NAME	COMPANY	TITLE
Kelly Moller		Rep.
Paul Cummings	House	Leadership Staff
Paul Torkelson	House	Rep
JERRY HERTALIS	HOUSE	Rep 612-65
Barb Juelich	House	Controller
Bob Meyerson	House	Sgt at Arms
Andrew Olson	House	Sgt at Arms
Chris McCall	House	DFC Legislative Director
STEVE BERG	POWER	ARCHITECT
MELISSA DELVECCIO	RAMSA	PARTNER
MASON ROBERTS	RAMSA	DESIGNER
LAURA FLYNN	BWBR	ARCHITECT
KIMBERLY J. SANDBULTE	NEW HISTORY	ARCHITECT
IVAN CEBALLOS	MOCA	
SUE STAHLMANN	MOCA	
DAVID HART	MOCA	
DAVE PINTO (on zoom)		
Barb Haley	House	Rep/Minority



**HOUSE RULES
COMMITTEE
DECEMBER 2022**

WORKSHOP PARTICIPATION



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MINNESOTA STATE OFFICE BUILDING

12/20/2022



**HOUSE RULES
COMMITTEE
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WORKSHOP PARTICIPATION



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MINNESOTA STATE OFFICE BUILDING

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MEMBER INVOLVEMENT

House Member Sessions:

**Rep. Kelly Moller
Rep. Paul Torkelson
Rep. Jerry Hertaus
Rep. Dave Pinto
Rep. Barb Haley
Rep. Kaohly Vang Her**

Leadership Check-ins:

**Speaker Melissa Hortman
Majority Leader Ryan Winkler
Minority Leader Kurt Daudt**





VISIONING WORKSHOP

JUNE 1, 2022

Identify Values and Principles
Affirming what is Most Important
Goals
Prioritization





CORE VALUES

JUNE 1, 2022

SECURE & SAFE
OPEN & ACCESSIBLE
FUNCTIONAL
CHARACTER

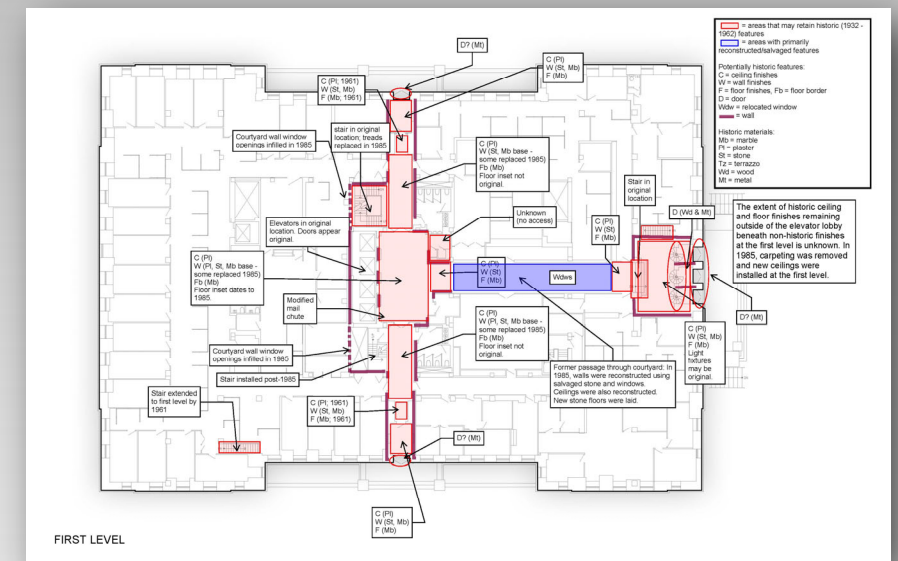
A Visioning Workshop was held on June 1st, 2022 in room 400N of the State Office Building. This resulted in the group identifying the four core values listed to the left.



WORKSHOP #1

JUNE 14-16, 2022

**Building Information Modeling (BIM)
Laser Scanning
File Sharing
Preservation Zoning
SF Needs Assessments**





WORKSHOP #1

JUNE 14-16, 2022

It was determined that a Laser Scanning process would be scheduled for the week of June 27th, 2022.

The group agreed to follow, to the greatest extent possible, the state's Building Information Modeling (BIM) GUIDELINE, last updated in 2014.

The project team presented the building history and led a discussion on key features. This discussion led to the identification of key spaces both in plan (interior) and in elevation (exterior) that should be considered significant features of the building and

could be justified as elements that deserve to be saved.

The project team met with all tenant groups individually to go over the existing space assignments in the State Office Building to verify current use, as well as future needs.

There is a desire for spaces that foster bi-partisanship.

Although there will be a future workshop on security, it is important to note that security concerns come up throughout many, if not all topics. Particular attention was given to the parking situation both in

the ramp and the surface parking.

Addressing security concerns within the building will also likely require additional square footage. Areas of congregation need to be addressed as well as general circulation.



WORKSHOP #2

JUNE 28-30, 2022

Committee Rooms Conference Rooms Meeting & Support Spaces





WORKSHOP #2

JUNE 28-30, 2022

The group started by discussing qualities of committee rooms and ideal scenarios and features as they pertain to security and accessibility.

MOCA/BWBR/RAMSA utilized the Wednesday morning hours as an internal session to assess the information gathered on Tuesday and formulate an appropriate strategy for the afternoon session.

After reviewing the dais studies, the group collaboratively came to the conclusion that small

committee rooms could benefit from a horseshoe shaped dais. The medium and large committee rooms may require a straight termination at the sides, room for double loaded seating on the inside, and possibly an additional table-like feature in the center.

At the end of the workshop, the group agreed on the following quantities of Committee Rooms:

2 Large Hearing Rooms, 260-300, 29 members plus 10 staff (5 critical at dais). Tables in the wells (behind).

4 Medium Hearing Rooms, 150-200, 25 members plus 8 staff (5 critical at dais). Tables in the wells (behind).

4 Small Hearing Rooms, 75-100, 20 members, plus 5 staff. Functions as multi-purpose space.

Additionally, there was discussion regarding conference rooms located near member offices.



**HOUSE RULES
COMMITTEE
DECEMBER 2022**

WORKSHOP #3

JULY 12-14, 2022

**Offices
Circulation
Natural Light**





WORKSHOP #3

JULY 12-14, 2022

Historical Stairways - There is one historical stair that is located at the main core. These should be retained and restored to their original design.

Increased elevator function was recognized as an important consideration in the renovated building.

The group reviewed the history of the atrium. A reintroduction of the atriums would likely have workplace benefits.

The group also discussed Minnesota's B3 goals and the design challenges that will

need to be addressed because of that.

A recent study done by SOM Architecture found that good visual access to daylight through the use of interior glazing increases satisfaction in the workplace. 80% near windows were highly satisfied vs. 55% in interior spaces.

They also found a 5% increase in productivity, 25% increase in total output, and 10-23% better results on tests of mental function and mental recall. Upon conclusion of the non-house tenant discussion, it was suggested that there are really

five(5) different kinds of offices in the building. These consist of Leadership Offices, Member Offices, Department Head Offices, Staff Offices (with door), and Staff Work Stations.

These will sometimes require some adjustments, but were generally seen as a starting point for design and sizing.



WORKSHOP #4

JULY 26-28, 2022

**Security Goals
State Patrol Input
Capitol Security
Public vs Non
Magnetometers
After-Hours
Loading Dock
Secured Storage
Shelter-in-place
Duress Buttons
Air Intakes
Cameras/Monitors
Access Badges
Notification
IT Security
Leif Erickson Park**

**Fire Suppression
Smoke Exhaust
Signage
Egress
Stairwells
Walking Surfaces
Automobile Approach
Outdoor Lighting
MEP
Fire Starters
Entrances
Circulation
Hearing Loops**

**Security
Life Safety
Accessibility**



**HOUSE RULES
COMMITTEE
DECEMBER 2022**

WORKSHOP #5

AUGUST 9-11, 2022

**Mechanical
Electrical
Plumbing**



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12/20/2022



WORKSHOP #5

AUGUST 9-11, 2022

Electrical Power—The group had an open discussion to understand how the current systems within the building operate and what improvements can be made. Backup Power, the Main IT room, raceways, phasing, B3 goals and charging stations were discussed.

Lighting—The focus of this group discussion was to identify current lighting conditions in the building and the room for improvement. Controls, sensors, fixtures, and emergency lighting was discussed.

The group had an open discussion to understand how the current plumbing systems within the building operate and what improvements can be made. Sanitary, storm, and domestic were all discussed in detail.

Sustainability—The focus of this group discussion was to understand the importance of sustainability and B3 requirements. The goal is to build a building that operates 80% better than a baseline standard set in 2003.

Heating, Ventilation, and Air Conditioning (HVAC) was

discussed in detail. Special attention was given to controls, filtration, redundancy, and humidification.

Connection to the tunnel system was also discussed as a challenge. The tunnel is not part of this immediate project.

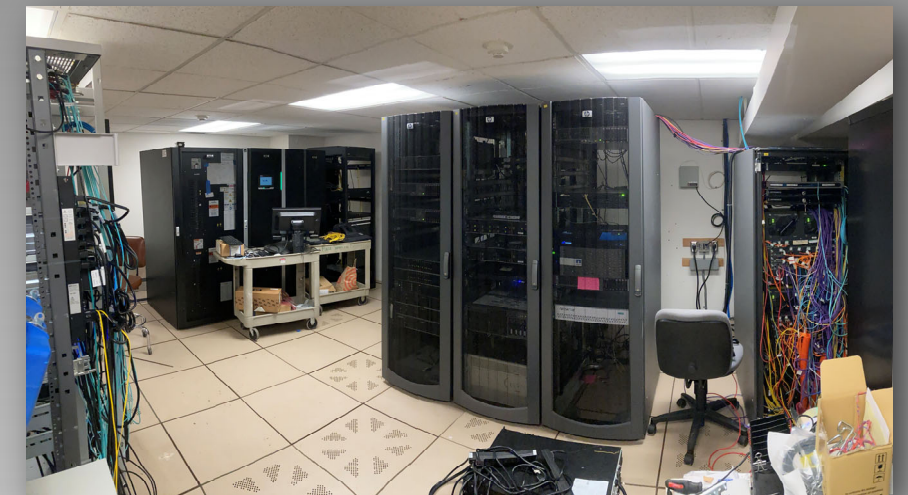


**HOUSE RULES
COMMITTEE
DECEMBER 2022**

WORKSHOP #6

AUGUST 23-25, 2022

Telecom Broadcast



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WORKSHOP #6

AUGUST 23-25, 2022

A smaller meeting with bi-partisan elected officials was held on August 23, 2022. MOCA summarized the Security, Accessibility and Life Safety workshop. A discussion was also held with the members to understand their high-level request for technology equipment. From a technology standpoint, the existing capitol 120 room meets their IT equipment needs.

A Telecommunication / Broadcast Media workshop was held on August 24, 2022. This workshop was intended to identify current and future needs for Telecommunication, AV, and Broadcast Systems.

Telecom discussions included a thorough study of the existing data center and Intermediate Distribution Frames (IDF's).

WIFI and Distributed Antenna System (DAS) needs were addressed, as well as the need for a Security Control Room.

Audiovisual needs were assessed for committee rooms and conference rooms. Specifics also included sound masking, notification systems and digital signage.

Broadcast Media needs were addressed in both the committee rooms and production/studio spaces.

There is a need for a Press Conference space with adequate lighting and prep space.

The need for hearings to be broadcast have increased since the pandemic and space needs, as such, for broadcast media have grown as a result.



**HOUSE RULES
COMMITTEE
DECEMBER 2022**

WORKSHOP #7

SEPTEMBER 6-8, 2022

**Furniture
Fixtures
Equipment**





WORKSHOP #7

SEPTEMBER 6-8, 2022

The BWBR team led a discussion on Furniture. The groups discussed options for new furniture and the reuse of existing furniture. The team also addressed existing state contracts and our options for procurement and the furniture selection process.

Committee room discussion addressed the need for a back aisle in the space with a counter for technology.

Table near the entrance. 10' min. long table. Better in the vestibule or room. Rm. Used for materials/handouts. Along circulation path.

Flexibility is key in all public spaces. The use of fixed furniture will be necessary in committee rooms.



WORKSHOP #8

SEPT 27-29, 2022

PROGRAM

Department	Proposed GSF Includes Grossing Factor
Budget and Accounting Office	3,256.50
Human Resources (HR)	3,741.00
Sergeant-at-Arms Office (Administrative)	5,437.50
Sergeant-at-Arms (Supply)	10,462.50
House Public Information Services (HPIS)	17,332.10
House of Representatives	126,369.00
House Majority Media/Research/CS	9,169.80
House Minority Media/Research/CS	9,169.80
House Research (HRD) & Fiscal Analysis (Non-Partisan)	24,910.50



WORKSHOP #8

SEPT 27-29, 2022

PROGRAM

Office of the Revisor of Statutes (ORS)	21,724.50
Legislative Reference Library	13,495.50
Legislative Budget Office (LBO)	5,690.05
LCC	8,938.85
Legislative-Citizen Commission on Minnesota Resources (LCCMR)	3,248.80
Legislative Commission on Pensions and Retirement	1,283.40
Lessard-Sams Outdoor Heritage Council	1,300.45
Secretary of State	10,440.80
Committee Hearing Rooms	58,493.90
Facility Services / FMD	9,160.50
Services for the Blind	502.50
Shared Spaces	79,344.00
Building Support (Mechanical, Electrical, Plumbing)	33,015.00
Total Square Footage	456,486.95



QUESTIONS?

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