

Space Utilization

House State Government Committee

April 14, 2026

Strategic Facilities Plan Background

- 16B.24 tasks Admin with helping agencies determine space requirements
- Hired CBRE in October 2021 to assist with development of Strategic Facilities Plan
- Examined office space needs in hybrid work environment
- Refined space standards, developed strategies, and best practices for hybrid work environments
- Finalized and distributed plan in 2023



Original Space Consolidation Timeline



Early Successes



- Administration reduced over 25% of its footprint on the Capitol Complex
- Revenue and Management and Budget reduced 20% each
- Health vacated a 100,000 sq. ft. lease
- Information Technology Services reduced their space significantly

Core Questions the Plan Answers



How do we best serve Minnesotans?

Starts with the mission and how best to deliver services

Space planning follows agency assessment of services and functions

Based on nature of the work, many functions are full time onsite



What type of space is needed to work effectively?

Workspace to match the work employee is doing that day

In the office => prioritize collaboration space, working and meeting together



How do we plan for variable and shared occupancy?

No longer a 1:1 workspace to FTE ratio

Key Office Space Recommendations

- **New Space Standard: Sharing Model**

- 175-200 USF/person

Changed
with RTO

- Move to shared workstations; 1.3:1 or 1.4:1 (staff to seat ratio)
- 3 days/wk in office = assigned space; otherwise unassigned, shared space
- Provide variety of space types: huddle, collaboration, focus

- **Portfolio Approach**

- Prioritize backfilling state-owned facilities to fully utilize state assets
- Selective demolition of buildings with systems beyond the end of the useful life



Shared Space Norms



Overflow space is available for use



Unassigned workstations are first come, first serve



Offices in overflow spaces or not assigned are available for use



Clean Desk Policy



Standardized equipment in workstations



Shared supply areas, printers and copiers

Demo and Redevelopment Opportunities

Ford Building – Demolished 2024



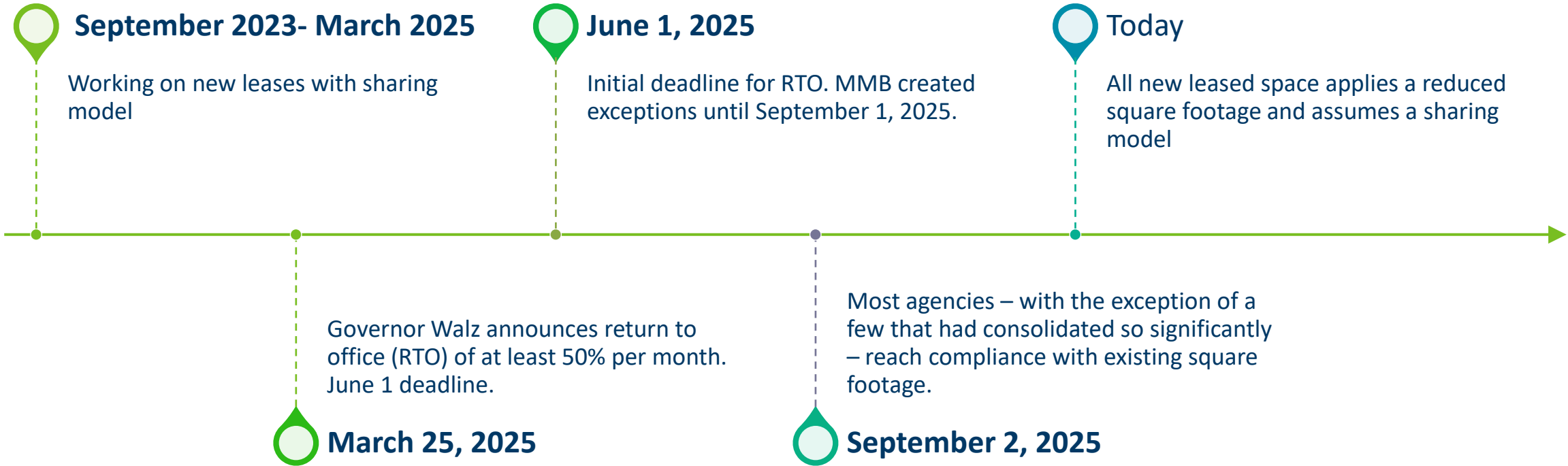
Demolition funding received 2023

Centennial Office Building



Demo request - 2026 Capital Budget

Impact of Back to Office



Agency space reductions

Major space reductions to date (since 2020)

- ADM
- MMB*
- MNIT*
- DOR
- MDA
- MDE
- MDH*
- DEED
- MNSure

Space reductions in process (with RTO)

- COM
- DNR
- DHS
- MnDOT

Major Upcoming Lease Expirations

- COR
- MPCA
- DLI
- MHFA

Takeaway: Space sharing model still in place

- Continue to promote space sharing in all lease and build outs
- Acknowledge categories where sharing office space might not work
- Meet the 50% in office component through space sharing and strategic leasing as needed



**DEPARTMENT OF
ADMINISTRATION**

State Office Building Construction Progress Update

April 14, 2026

House State Government Committee

Schedule Milestones



Budget

Minnesota State Office Building Restoration Budget Recommendation April 6, 2026				MOCA	
	General Fund	Finance		Allocated To Date	Remainder
Program Costs					
Total Construction	\$0	\$416,192,392		\$416,189,278	\$3,114
Owner Project Costs					
Project Management - Construction	\$0	\$3,657,960		\$3,385,554	\$272,406
Owner's Program Manager - Design	\$1,086,393	\$0		\$1,086,393	\$0
Owner's Project Manager - Design	\$300,000	\$0		\$300,000	\$0
Architects - Design	\$32,450,950	\$0		\$32,450,950	\$0
Owner's Contingency	\$0	\$44,604,742		\$39,406,277	\$5,198,466
Special Inspections	\$0	\$993,437		\$776,698	\$216,739
Commissioning	\$0	\$600,000		\$585,346	\$14,654
Haz Mat	\$0	\$1,006,563		\$1,006,563	\$0
Occupancy	\$0	\$11,500,000		\$11,500,000	\$0
Jurisdiction Fees (SAC,WAC,Xcel,etc.)	\$0	\$26,906		\$26,906	\$0
Preconstruction - Design	\$694,607	\$0		\$693,965	\$642
Site Due Diligence - Design	\$419,000	\$0		\$404,794	\$14,206
Total Owner Project Costs	\$34,950,950	\$62,389,608		\$91,623,445	\$5,717,113
Subtotal Program Costs	\$34,950,950	\$478,582,000 *		\$507,812,723	\$5,720,226

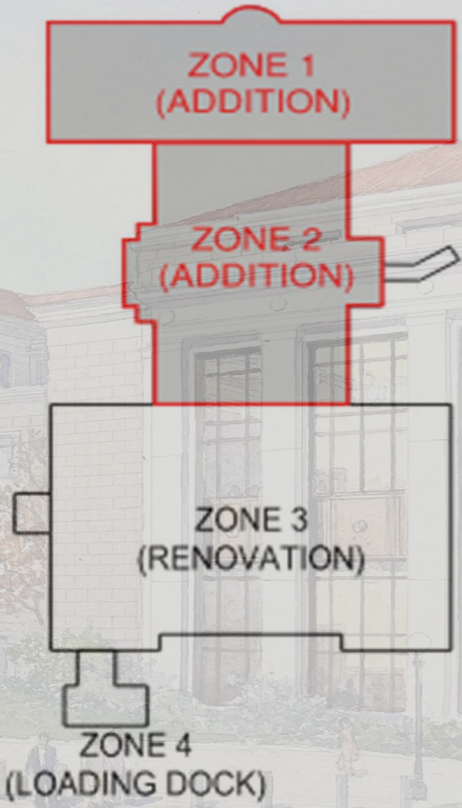
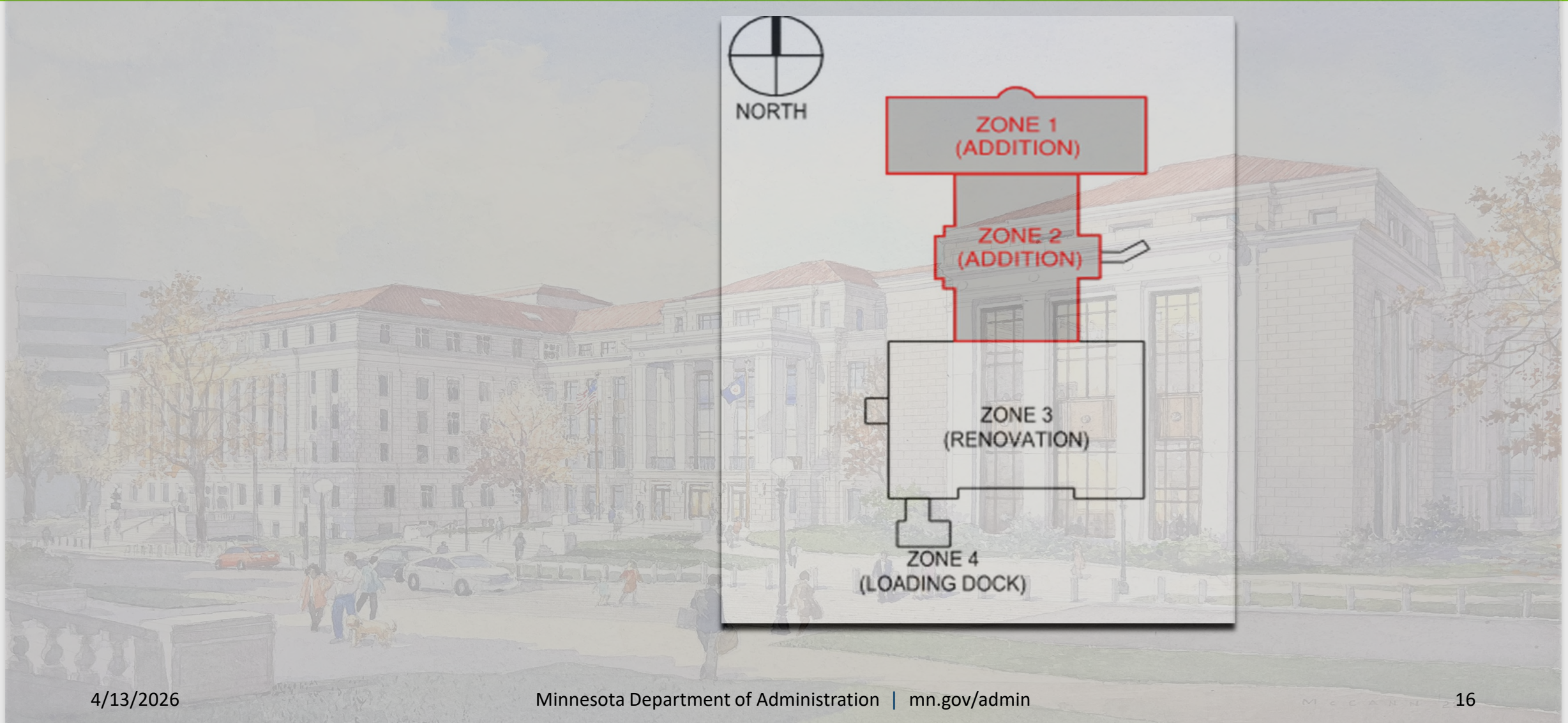


**DEPARTMENT OF
ADMINISTRATION**

State Office Building Site Update

April 2026

Zones 1 & 2 (Addition)



Work Summary for Zones 1-2 (Addition)

Zone 1

- Ongoing drywall installation, joint taping, sanding and painting
- Ceiling system installation
- Elevator installation

Zone 2

- Ongoing drywall installation, joint taping, sanding and painting
- Ceiling system installation
- Flooring installation
- Restroom build outs
- Millwork installation

Milestones for Zones 1-2 (Addition)

Zone 1

- Hearing room ceiling installation
- Flooring prep for installation
- Lighting installation

Zone 2

- Mechanical equipment start up and testing
- Elevator installation and testing
- Flooring installation

Hearing Rooms

3rd Floor Large Hearing Room



5th Floor Large Hearing Room



Hearing Rooms

1st Floor Large Hearing Room

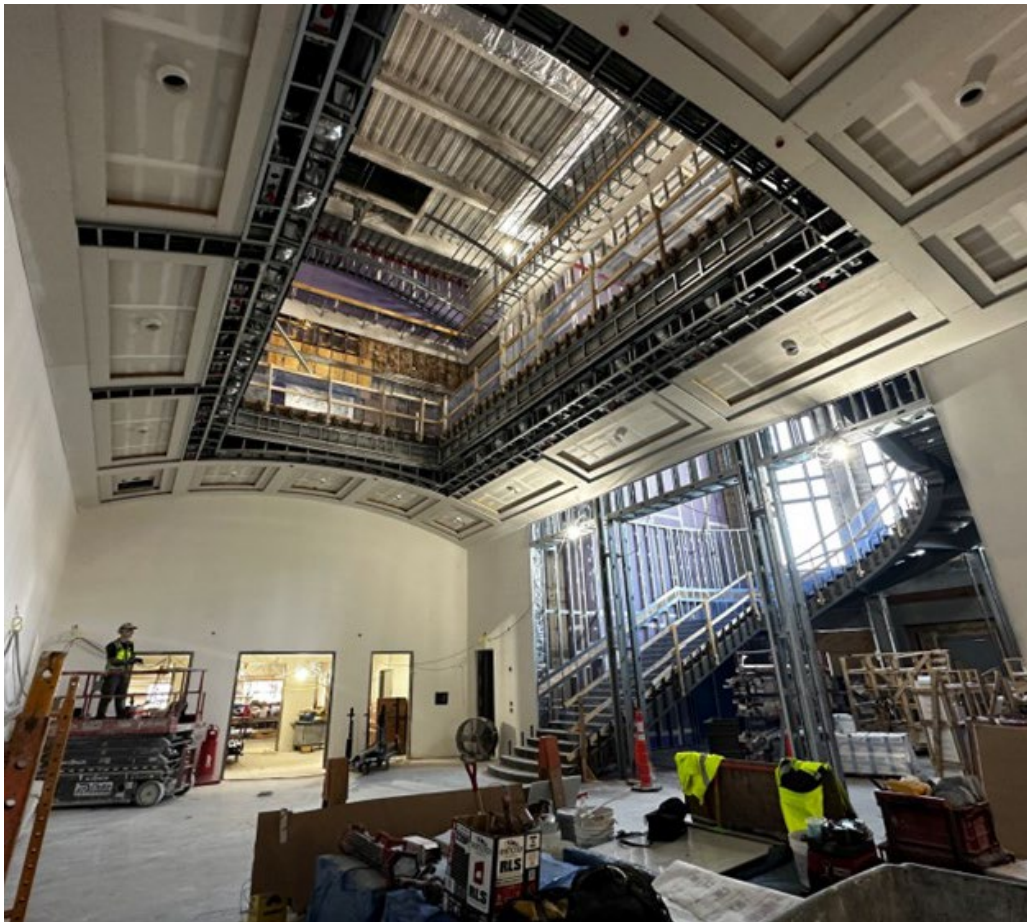


5th Floor Large Hearing Room



North and Central Gathering Spaces

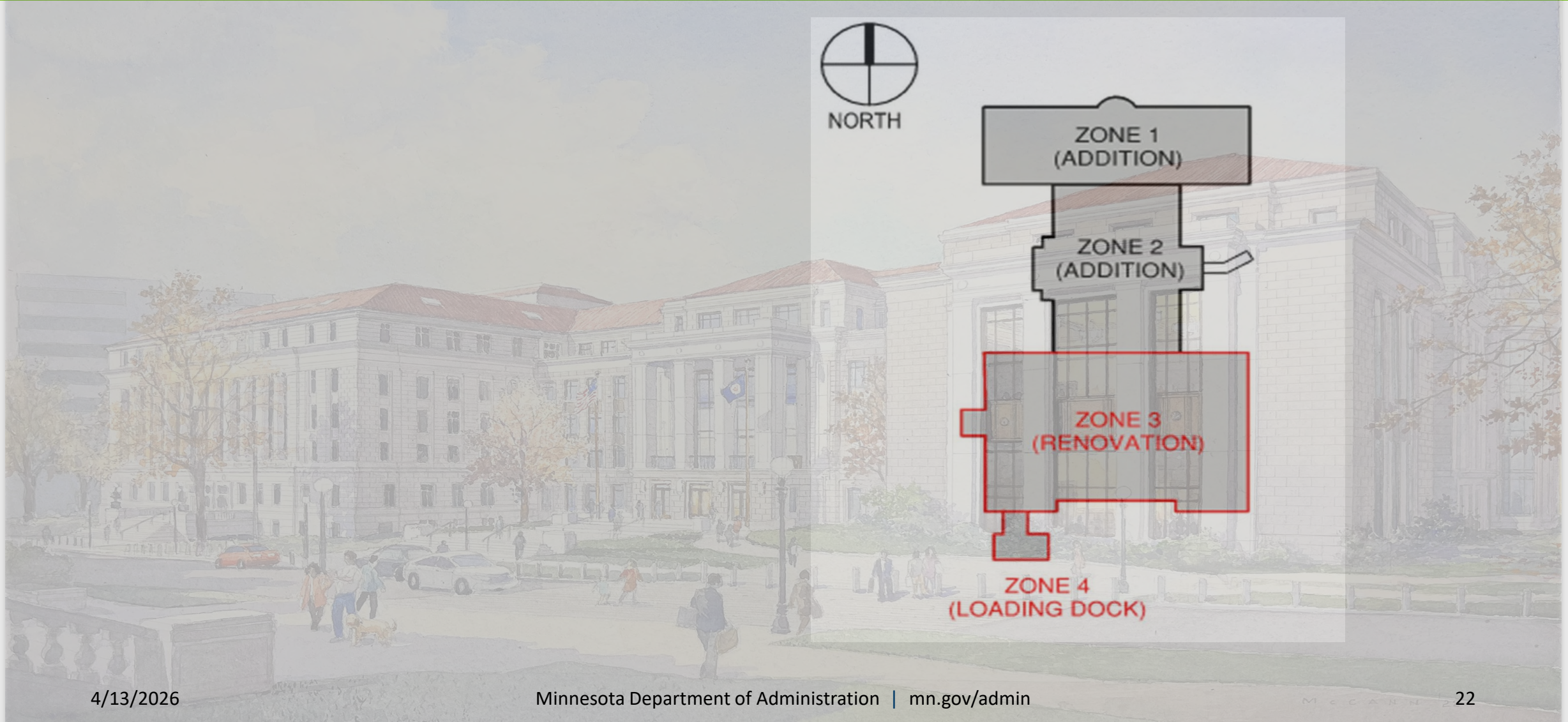
North Lobby Space



Central Common Space



Zones 3 & 4 (Renovation)



Work Summary for Zones 3-4 (Renovation)

Zone 3

- Ongoing painting, flooring and ceiling installation
- Lightwell stone ongoing
 - East courtyard/lightwell near completion
- Flooring work continues
- Restroom buildouts ongoing

Zone 4

- Loading dock foundations beginning
- Stairway link from building to parking ramp underway

Milestones for Zones 3-4 (Renovation)

Zone 3

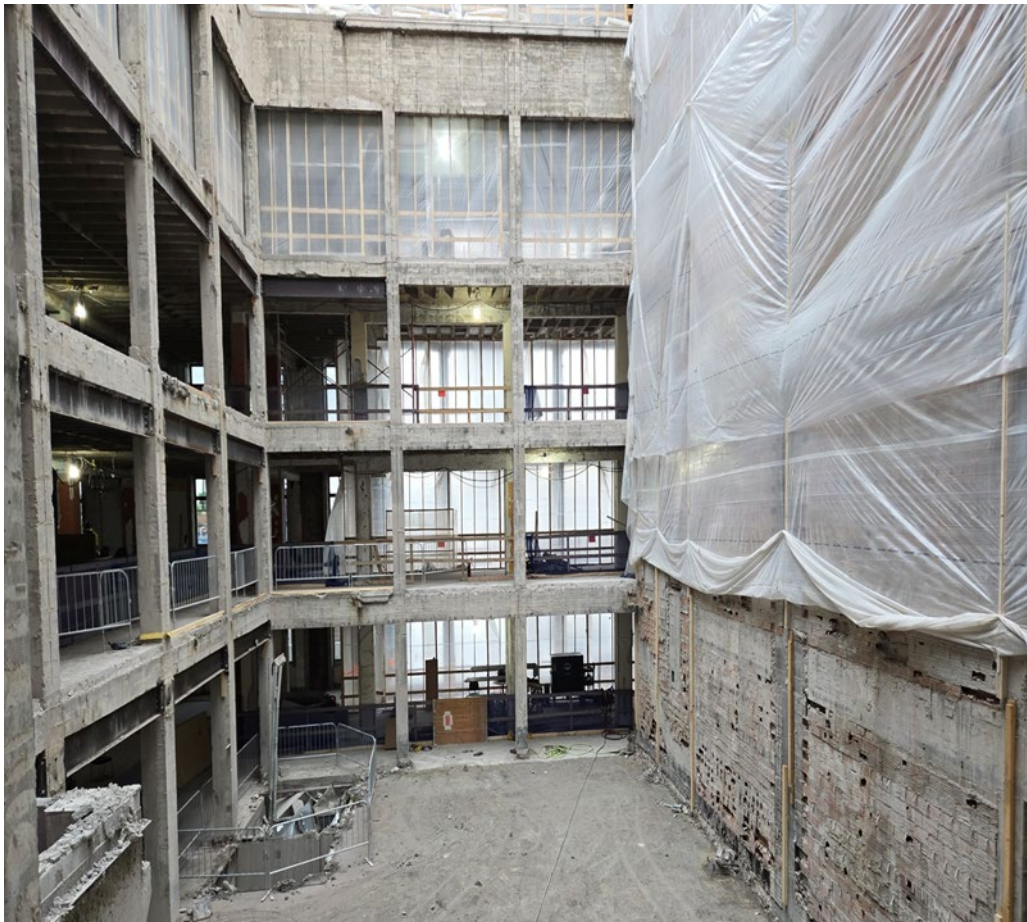
- Ongoing finish work
- Lighting installation

Zone 4

- Load dock completion
- Stairway link stone installation

Courtyards

October 2024



January 2026



Member and Staff Areas

November 2024



March 2026



Member Office

November 2024



February 2026



Member Office



Restrooms



Loading Dock and Stairway Link

Loading Dock Excavation



Link to Ramp



Milestones for Site work

- Hardscapes starting: sidewalks
- Working toward final grading plan
- Exterior stonework ongoing

Exterior Progression

August 2024



March 2026



Exterior Progression

October 2024



March 2026



Exterior Progression

November 2024



January 2026



Tunnel from State Office Building to Capitol

October 2024



December 2026



Thank you

