

# MN STATE OFFICE BUILDING Construction Progress Update

# Schedule – Milestones

Date	Activity
November 30, 2026	Zone 3 & 4 - Temporary Certificate of Occupancy (TCO)
December 2 - 31, 2026	Zone 3 & 4 - Owner Move-In
December 31, 2026	Zone 3 & 4 - Substantial Completion
June 25, 2027	Zone 1 & 2 - Substantial Completion
June 25, 2027	Zone 1 & 2 - Temporary Certificate of Occupancy (TCO)
June 25, 2027	Overall Substantial Completion
June 30 - July 29, 2027	Zone 1 & 2 - Owner Move-In
July 29, 2027	Project Completion

# Budget

Minnesota State Office Building Restoration Budget Recommendation		
March 5, 2025		
	General Fund	Finance
<b>Program Costs</b>		
<b>Total Construction</b>	\$0	\$416,192,392
<b>Owner Project Costs</b>		
Project Management - Construction	\$0	\$4,600,000
Owner's Program Manager - Design	\$1,086,393	\$0
Owner's Project Manager - Design	\$300,000	\$0
Architects - Design	\$32,450,950	\$0
Owner's Contingency	\$0	\$39,889,608
Special Inspections	\$0	\$3,000,000
Commissioning	\$0	\$600,000
Haz Mat	\$0	\$1,500,000
Occupancy	\$0	\$11,800,000
Jurisdiction Fees (SAC,WAC,Xcel,etc.)	\$0	\$1,000,000
Preconstruction - Design	\$694,607	\$0
Site Due Diligence - Design	\$419,000	\$0
<b>Total Owner Project Costs</b>	<b>\$34,950,950</b>	<b>\$62,389,608</b>
<b>Subtotal Program Costs</b>	<b>\$34,950,950</b>	<b>\$478,582,000 *</b>

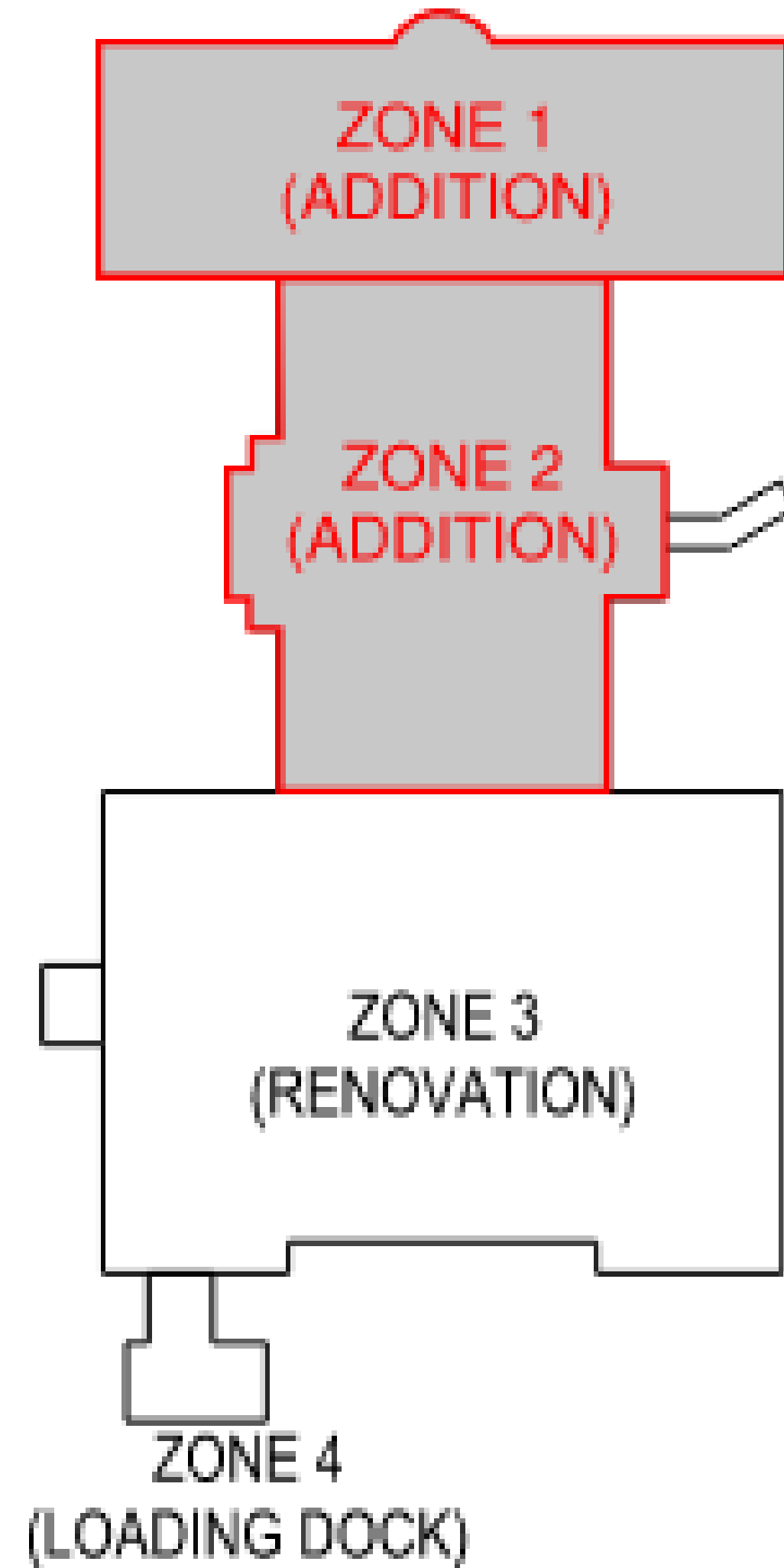
\*\$454,175,000 (Principal amount of bond sale)

	Allocated To Date	Remainder
	\$416,189,278	\$3,114
	\$3,213,070	\$1,386,930
	\$1,086,393	\$0
	\$300,000	\$0
	\$32,450,950	\$0
	\$16,590,795	\$23,298,813
	\$699,474	\$2,300,526
	\$583,151	\$16,849
	\$217,273	\$1,282,727
	\$11,355,750	\$444,250
	\$0	\$1,000,000
	\$693,965	\$642
	\$384,887	\$34,113
	<b>\$67,575,708</b>	<b>\$29,764,850</b>
	<b>\$483,764,986</b>	<b>\$29,767,964</b>

# MN STATE OFFICE BUILDING

*Site Update - Week of 2/24/2025*

# Zones 1 & 2 (Addition)



# Zones 1 & 2 (Addition)

## WORK SUMMARY for Zones 1 & 2

- Zone 1
  - Concrete foundation walls for Stairs A and C ongoing
  - Concrete footings for north arched wall.
- Zone 2
  - Structural steel, metal decking, and detailing ongoing
  - Concrete slab on metal deck complete through 6<sup>th</sup> level.
  - Under slab MEP rough-in is ongoing as concrete continues.
  - Fireproofing at beams and columns ongoing starting at Basement working Up.
  - Masonry at east side ongoing through 4/11

# Zones 1 & 2 (Addition)

## MILESTONES for Zones 1 & 2

### •Zone 1

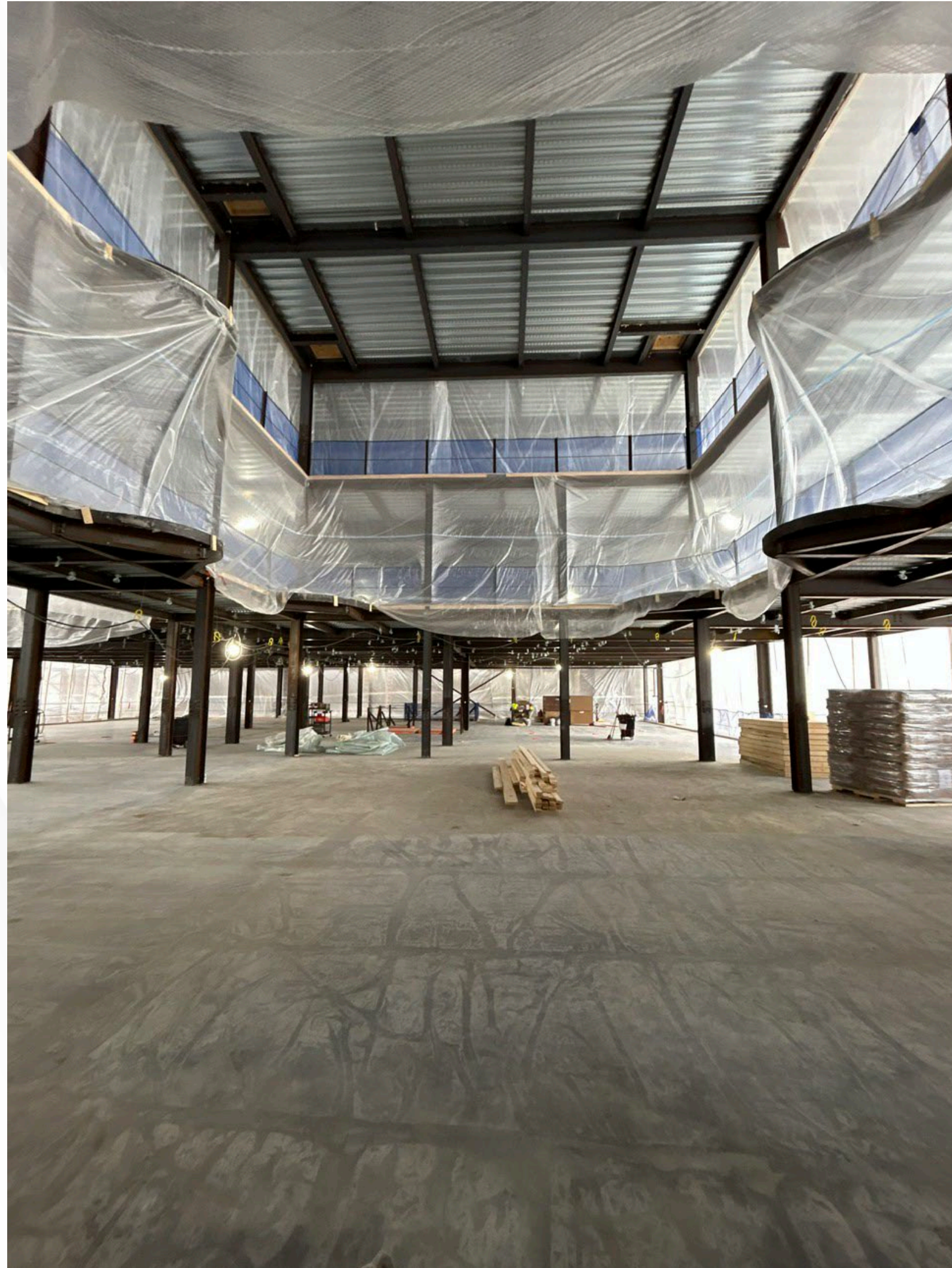
- 4/1/25 – Structural Steel Erection Start (moved up)
- 7/25/25 – Concrete SOG Start

### •Zone 2

- 3/6/25 – Fireproofing in Basement Finish
- 3/7/25 – Priority Wall Framing Start at Basement and Ground
- 3/7/25 – Structural steel install for Stair G
- 3/10/25 – Concrete Foundations for Stair E&H Start
- 4/11/25 – Masonry at west side through 4/30
- 4/15/25 – Window Install
- 5/14/25 – Curtainwall Install

# Zones 1 & 2 (Addition)

View of Open Atrium in Zone 2 between main entrances.



View of Concrete slab on deck at 6<sup>th</sup> level of Zone 2





# Zones 1 & 2 (Addition)

View of fireproofing of beams and columns in Zone 2 Basement

View of concrete footings for arched wall at north end of Zone 1



# Zones 1 & 2 (Addition)

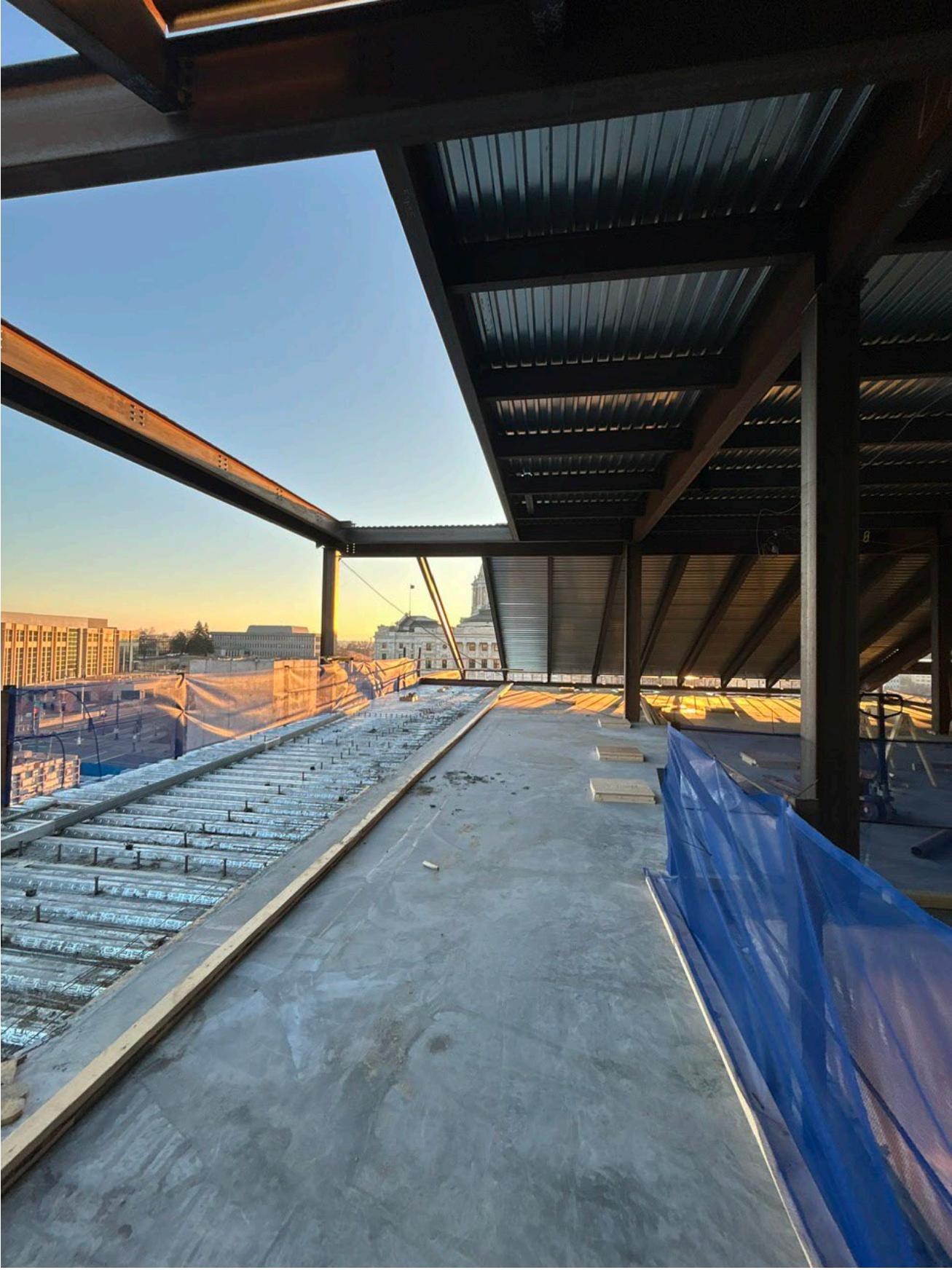
View of 6<sup>th</sup> floor cast in place wall



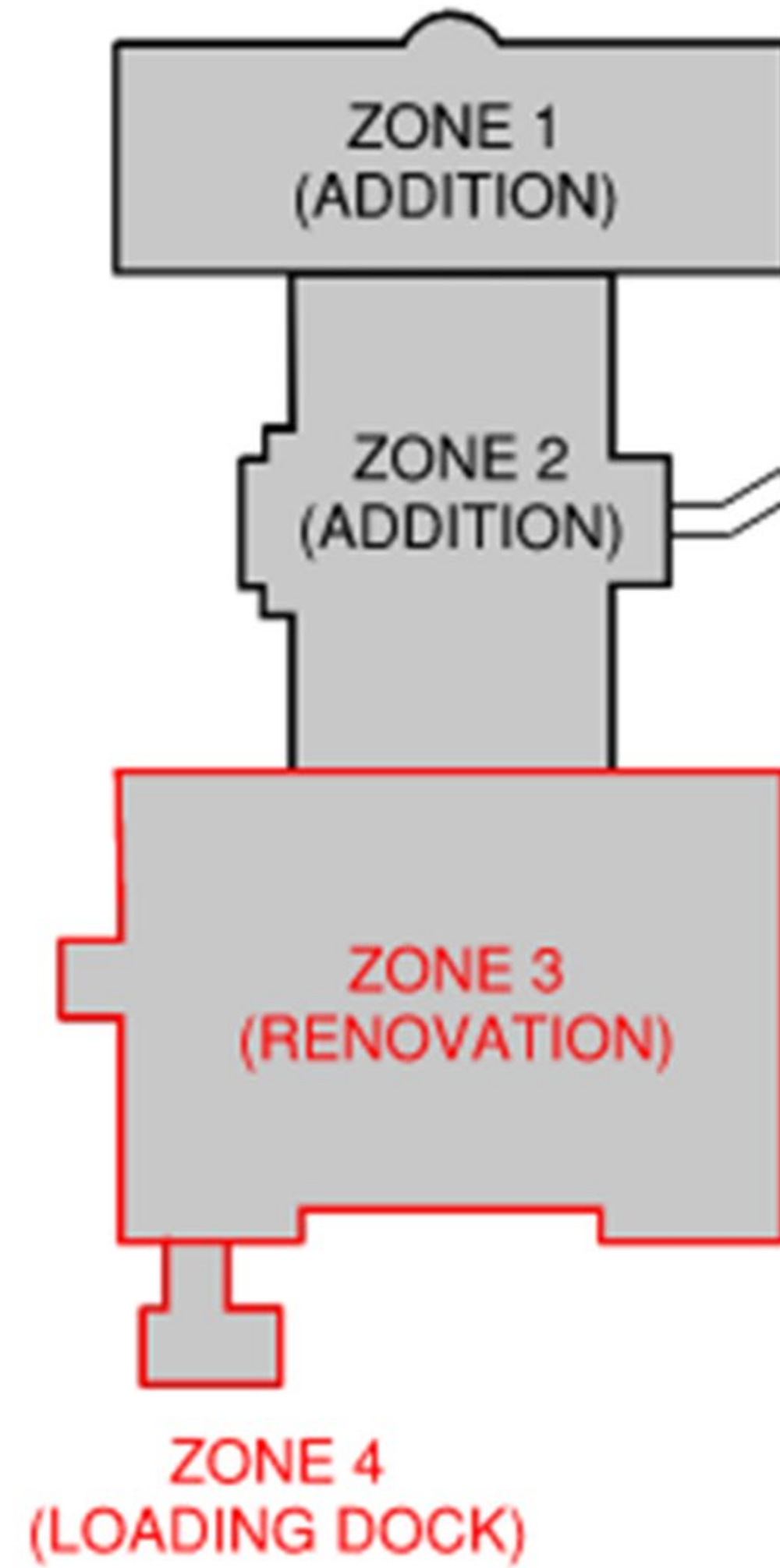
View of medium hearing room 3<sup>rd</sup> level looking north



View of 6<sup>th</sup> level structural



# Zones 3 & 4 (Renovation)



# Zones 3 & 4 (Renovation)

## WORK SUMMARY for Zones 3 & 4

### •Zone 3

- 5th floor build back (framing primary walls and soffits in Member Offices, MEP rough-in continues)
- 4<sup>th</sup> level build back (following 5th progress)
- 3<sup>rd</sup> level build back (following 4th progress)
- 2<sup>nd</sup> level build back (continue framing primary walls)
- 1<sup>st</sup> level build back (continue framing primary walls)
- Structural steel, decking, and detailing at east courtyard ongoing. Working from 1<sup>st</sup> Level and going up.
- Basement underpinning and column lowering is ongoing.

### •Zone 4

- No update

# Zones 3 & 4 (Renovation)

## MILESTONES for Zone 3 & 4

- Zone 3
  - 3/1/25 – Roof Clay Tile Delivery
  - 3/3/25 – Ground Floor Perimeter Wall Framing
  - 4/1/25 – Window Install
  - 4/1/25 – Drywall 5<sup>th</sup> Floor
  - 4/7/25 – Basement Priority Wall Framing
  - 4/14/25 – Drywall 4<sup>th</sup> Floor
- Zone 4 – No reportable milestones at this time

# Zones 3 & 4 (Renovation)

View of 4<sup>th</sup> level build-back process



View of 4<sup>th</sup> level build-back process



# Zones 3 & 4 (Renovation)

View of 1<sup>st</sup> level metal deck and skylight of east courtyard



View of 1<sup>st</sup> level framing of east courtyard

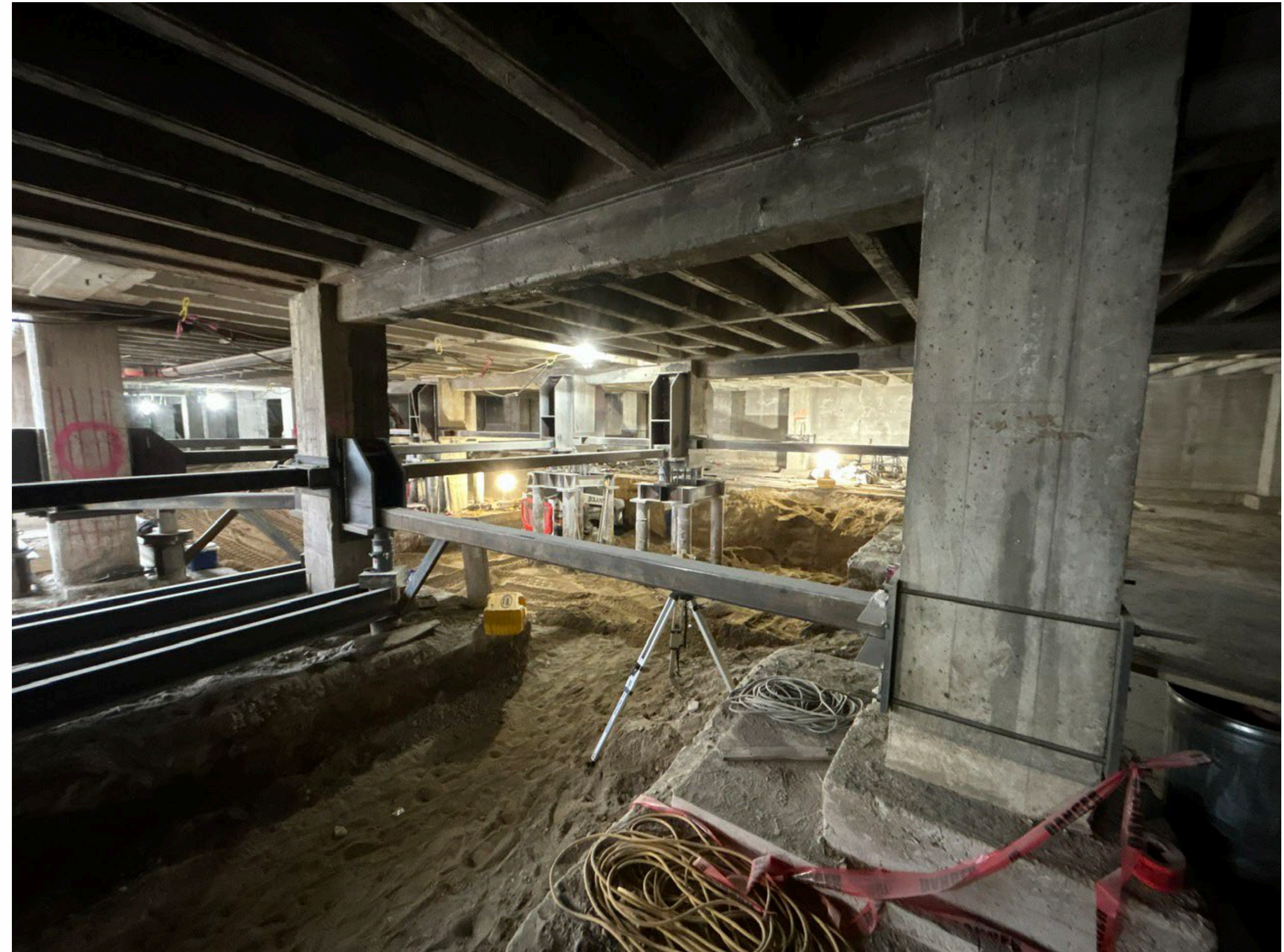


# Zones 3 & 4 (Renovation)

View of column lowering in the Basement Z3



View of underpinning and column support in the Basement of Zone 3





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