

2013 HOUSE GOVERNMENT AND VETERANS AFFAIRS

HB 1379

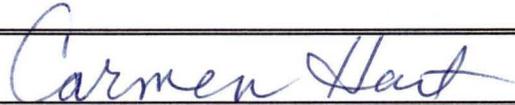
2013 HOUSE STANDING COMMITTEE MINUTES

House Government and Veterans Affairs Committee Fort Union Room, State Capitol

HB 1379
February 7, 2013
18560 Start-1:11:45

Conference Committee

Committee Clerk Signature



Explanation or reason for introduction of bill/resolution:

Providing an appropriation for the construction of a Governor's residence and executive conference center.

Minutes:

You may make reference to "attached testimony."

Chairman Jim Kasper opened the hearing on HB 1379.

Rep. Klein appeared in support and as a sponsor of this bill. **Attachment 1&2** (1:08-12:40) It is not the taxpayers' money. It is the people's house.

Rep. Gail Mooney The Governor has stated that he would prefer not to have this come forward?

Rep. Klein Correct.

Rep. Gail Mooney Would we not see some backlash from the public?

Rep. Klein I really don't think so. When we discussed the Heritage Center, I expected that. All I am getting is positive response.

Rep. Gail Mooney That is a visitor center?

Rep. Klein Correct. I am sure there will be some. Right now with where we are at financially and with raising some private funds, this can be done.

Rep. Gail Mooney We are looking at \$6 million?

Rep. Klein \$3 million is in the fund right now. We hope to raise a minimum of \$1.5 million.

Rep. Gail Mooney What are the special funds?

Rep. Klein That is the capitol grounds money that we get from the land that was set aside when Bismarck became the capitol. We have federal land scattered throughout the state

and that is what we have been using to do some of these improvements like polishing the brass, etc.

Rep. Gail Mooney How does the capitol building fund get funded?

Rep. Klein By the people who rent this land or the oil well on the land that the state owns. Section 16 and Section 36 were set aside for schools. That was given to each township so even if that land was sold which much of it did, you could never spend the money that went into the schools trust fund. Much of it is still out there. I have no idea on what the figures are.

Chairman Jim Kasper The dollars in the capitol building fund could not be appropriated for anything but use on the capitol grounds. It could not be appropriated to pay for child care or milk money.

Rep. Klein When that land was given to the state, it was to be used only for things on the capitol grounds.

Rep. Karen Rohr You indicated that the south entry way wind tunnel is next on the list. Based on a recent comment made by another governor of another state, did that change the plan for the planning commission?

Rep. Klein No.

Rep. Vernon Laning You said the expectation of the new residence would be a single floor unit. Considering we do have occasional tornadoes and things, wouldn't it be best to at least have some basement for safety?

Rep. Klein I think it would have a basement. We are not at the point where we have hired anybody to take look at what are we going to build. We know we need to upgrade the facility. We need to build a new facility that will provide adequate space. The Governor doesn't have an office in his home.

Chairman Jim Kasper We will have the opportunity to visit the Governor's residence. Last session we walked into the building and there were buckets on the floor because the roof was leaking. That is the place he is entertaining the public.

Rep. Klein Visitors from other countries want to be invited to the home. It is not a place where we want to bring these dignitaries.

Rep. Marie Strinden We have a couple of choices for spending and if we do pass this bill, what is the next step?

Rep. Klein We will have to look at an architect and start our fundraising. First raise the \$1.5 million.

Chairman Jim Kasper I took a shot at this in 2009. You are right. The time is right.

Rep. Klein You were talking general fund. That is a little different.

Rep. Thoreson appeared in support of this bill. I want to commend Rep. Klein for looking into the funding sources which we could use for a new Governor's residence. There probably will be blowback on this. I have seen this when the Fargodome and Fargo Public Library were built.

Rep. Bill Amerman Is that fundraising public record?

Rep. Thoreson I am not certain how the mechanics would be, if there would be a foundation formed or what vehicle would be used to raise the dollars. I believe in openness and transparency.

Senator Laffen appeared in support and is an architect and serves on the capitol grounds planning commission. **Attachment 3.** Keep in mind that the Governor's residence is about one third residence and about two thirds public space that is used for entertaining, conferencing, etc. Security is the number one thing to be concerned. There is zero security between the residence and the public space. We need to spend \$2.85 million over there and will start that this summer. For \$3 million, we can have a brand new house. No governor will ever say they want a house built on their watch, because of the potential of problems that can occur. The best time to do this would be when you are staring a huge expense in the face like we are and you just had a governor become elected. That gives us four years to get it done while one governor is in office and you are not transitioning to another one and hopefully causes no political backlash.

Rep. Karen Karls Do you anticipate totally demolishing the present residence and building on the same spot? Would the Governor's family need to find other housing?

Senator Laffen We have done no planning. I believe we would tear that house down and build on the same spot which means the Governor would move out. It would take about 1½ years.

Rep. Gail Mooney I have to justify why we spend \$6 million. The \$1.5 million is from private funding?

Senator Laffen We are going to use \$3 million of the state's money which is already dedicated to capitol grounds and can go nowhere else. It authorizes us to spend between \$4.5 and 6 million on this project. That difference between \$3 million and either \$4.5 or \$6 is privately raised. The Governor's residence already has a 503C, not for profit foundation called Friends of the Governor's residence that already has \$80,000 in it.

Rep. Marie Strinden Is calling it an event center a misnomer?

Chairman Jim Kasper Executive conference center.

Rep. Marie Strinden I feel like rebranding it as not something that the public is going to envision as this enormous center might help us sell the idea better.

Senator Laffen I came up with that name because I thought it would be harder to sell Governor's mansion which is what typically refer this to.

Vice Chair Randy Boehning I like the executive conference center concept and time to get on with this.

Chairman Jim Kasper If this bill passes, I would envision that you might consider having a sort of an architects' contest of all the ND architects putting their ideas together on what it ought to look at based on the perimeters that the capitol grounds committee comes up with.

Senator Laffen That would be excellent. The national standards for open competition pay every architect about \$20,000 for that kind of a submittal.

Chairman Jim Kasper What do you mean national?

Senator Laffen There is a national sort of standard that says if federal government is going to host an open competition, they would pay the design firms to come up with that.

Chairman Jim Kasper Does state law require that?

Senator Laffen We do not.

Rep. Karen Rohr Who determines the membership of the capitol grounds planning commission?

Senator Laffen I am guessing it is somewhere in our rules. The membership is two senators, two representatives, a architect, and others.

Opposition:

Pam Sharp, Director of OMB, appeared in opposition. **Attachment 4** (Pam Sharp's testimony and from the Governor) (43:39-47:30)

Chairman Jim Kasper Who is the author of what you just read and when it was written?

Pam Sharp I'll get that information for you from the book in the Governor's office.

Rep. Steven Zaiser If this is not built or remodeled, what would you anticipate to use what remains in the building fund?

Pam Sharp Cleaning the building, restoring the chrome, the marble wall. The capitol grounds planning commission recommended general fund dollars for the south entrance and some other maintenance. Mr. Boyle can go into those details.

John Boyle, Director of Facility Management, OMB, appeared in opposition. **Attachment 5.** (49:44-53:00)

Chairman Jim Kasper Whose opinion are you giving right now?

John Boyle My opinion as I what I see the funds in the capitol building trust fund could be used for versus what this bill is entailing. I am very familiar with the residence. I am familiar how much money we put into the residence in the past couple biennium. On a personal note, we have a little what I termed house envy with the Governor's residence in South Dakota. He gave us some statistics about that home 10,000 more half

Chairman Jim Kasper Please bring pictures of the SD Governor's residence. Did you sit in on the meetings of the capitol grounds planning commission when those ideas were developed? **Attachment 7** was provided at a later date by Mr. Boyle.

John Boyle Yes, I am part of the capitol grounds planning commission. I don't have a vote. He explained how this came about.

Chairman Jim Kasper During that process did you express your concerns to the committee as you are expressing them today?

John Boyle I don't get a chance to express my opinion unless I am asked to.

Chairman Jim Kasper You are implying a committee met, came up with a decision which if the decision is followed through, you would be the one that implements it and now you are here talking against the committee's recommendation that you would be implementing?

John Boyle That is correct, but it probably wouldn't be the first time. I just do what I am told.

Rep. Ben Koppelman I understand the direction is roughly \$2.8 million in renovations and additions or \$4.5 plus in a new residence of which \$300 million (?) would be out of that fund. I am hearing you have an option C. Is that correct?

John Boyle Whatever they decide, we do. In the conversation we never discussed what other uses that money, the \$3 million, could be used for on the capitol grounds. Anything that we would do in the future that could have been used with that money will have to be general fund money.

Chairman Jim Kasper How many dollars are coming into that fund now with the new revenue sources that have been discussed?

John Boyle At least \$1 million a biennium. We use to bring in about \$150,000 to \$200,000 a year back in 06 and 07. In 2008 we had a lease that came in and it went up to \$840,000. In 09 it went back down to 209. In 2010 it jumped to \$1.6 million. Now it is roughly \$500,000 to \$700,000 per year, because we do have royalties off of one well.

Chairman Jim Kasper What are your projected expenses for the capitol grounds improvement over the next two or three biennium forgetting the residence here?

John Boyle He listed several projects and the amounts. We have done very little of the projects listed in the master plan of 2000.

Rep. Steven Zaiser Did not the Governor share any opinion of his regarding this bill with you?

John Boyle Yes, we did meet with the Governor and he expressed it is adequate.

Rep. Vernon Laning What would it cost for a sloped roof?

John Boyle We have replaced the roof on the residence portion. That is a sloped roof. The area leading out to the garage and the garage is all flat which has been replaced. I don't have the cost to change that out.

Leon Dietrich appeared in opposition. (1:05:20-1:06:25) **Attachment 6.**

Hearing closed.

Rep. Jason Dockter moved for a Do Pass.

Vice Chair Randy Boehning seconded the motion.

Rep. Gail Mooney I will be opposed to this and for several reasons. The first reason is our own governor is asking us not to do this. I think we should follow that request. I think these expenses are necessary that will come from capitol improvement funds.

Rep. Steven Zaiser I was hoping we wouldn't take action today. I would like to get a feel from some people I know.

Chairman Jim Kasper We have a huge number of bills to take action on. Therefore, we are going to have to take some votes. You have the opportunity on the floor to express your opinion.

A roll call vote resulted in **DO PASS, 9-5.** **Vice Chair Randy Boehning** is the carrier of this bill.

Date: 2-7-13
 Roll Call Vote #: _____

**2013 HOUSE STANDING COMMITTEE
 ROLL CALL VOTES
 BILL/RESOLUTION NO. 1379**

House Government and Veterans Affairs Committee

Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken: Do Pass Do Not Pass Amended Adopt Amendment
 Rerefer to Appropriations Reconsider

Motion Made By Dockter Seconded By Boehning

Representatives	Yes	No	Representatives	Yes	No
Chairman Jim Kasper	X		Rep. Bill Amerman		X
Vice Chairman Randy Boehning	X		Rep. Gail Mooney		X
Rep. Jason Dockter	X		Rep. Marie Strinden		X
Rep. Karen Karls	X		Rep. Steven Zaiser	X	
Rep. Ben Koppelman	X				
Rep. Vernon Laning		X			
Rep. Scott Louser	X				
Rep. Gary Paur		X			
Rep. Karen Rohr	X				
Rep. Vicky Steiner	X				

Total (Yes) 9 No 5

Absent 0

Floor Assignment Boehning

If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE

HB 1379: Government and Veterans Affairs Committee (Rep. Kasper, Chairman)
recommends **DO PASS** (9 YEAS, 5 NAYS, 0 ABSENT AND NOT VOTING).
HB 1379 was placed on the Eleventh order on the calendar.

2013 TESTIMONY

HB 1379

Mr. Chairman and Committee Members:

For the record, I am Representative Matt Klein representing District 40 in Minot, ND.

House Bill 1379 is a straightforward bill which would provide for a new Governor's residence.

Having had the privilege of serving on the Capitol grounds planning commission for a number of years and with my background as a professional engineer, with years of experience in the engineering and construction field, I can readily assess facility conditions and improvements.

The present Governor's residence was completed in March 1960 and Governor John Davis and his family moved into the three bedroom home: The basement was not finished. When Governor William Guy and his family moved into the residence in December 1960 with 3 children, the need to finish 2 bedrooms and a bath in the basement was evident.

No significant upgrades were made until Governor Ed Schafer moved in in 1993. Private funding was raised to make some minor upgrades; carpets, painting, etc. This amounted to about \$300,000. In addition, some foundation and general fund dollars of about \$75,000 were expended in 1998 to repair the roof. The roof was leaking and it damaged the insulation, creating mold problems.

Attached are the architects cost estimate for the renovation/addition to the residence and the cost estimate for a new facility.

As many of you may know, the State of North Dakota received some federal land when Bismarck became the Capitol similar to the Universities at Grand Forks, Fargo, Mayville, etc., to set up a foundation to maintain, upgrade and repair those facilities. Projects such as the brass/bronze restoration, black marble restoration, granite repairs and cleaning, chamber desk renovation, etc. were funded by this Capitol Grounds Fund. The south entryway wind tunnel is next on the list.

At the present time we have about 3 million in this fund and plan to raise, privately, another 1.5 million to provide a first class facility North Dakota can be proud of. With the completion of our

fantastic Heritage Center, this new Governor's residence would complete the picture. If we are ever going to do this-Now is the time.

Thank you!

COST ESTIMATE-RENOVATION/ADDITION

The current estimated and insured value of the residence is \$1,667,000.

Exterior

Parking/ADA walk to backyard	\$151,400
Enlarge Dakota Rm and Bedroom windows	71,600
Garage Link Enclosure	151,400
New Garage/trash enclosure	124,800
Private patio and landscaping	18,000

Sub-total \$512,700

Interior

Elevator	\$120,000
Upgrade public toilet rooms	52,300
Upgrade finishes in Dakota Rm	88,300
Modify Basement Kitchen/Laundry	62,600
Provide sauna/shower and toilet	25,900
Exercise room	15,000

Sub-total \$364,100

New Residence Expansion - 5,000 SF @ \$300/SF \$1,500,000

TOTAL RENOVATIONS AND UPGRADES \$2,376,800

Softcosts¹ \$475,400

TOTAL ESTIMATED PROJECT COST \$2,852,200

¹Softcosts are 20% of the above estimate and include design fees, administrative management costs, testing, abatement, reports, etc.

COST ESTIMATE-NEW CONSTRUCTION 15,000 SF Residence/Public Hall

Recommended features:

1. New residence on one floor
2. Two master suites
 - a. Governor
 - b. Guest Dignitary
3. Provide on present site
 - a. Demolish existing home
 - b. Build new home north of existing home; demolish existing when new one is complete
4. Landscaping and sitework to accommodate large gatherings
5. Complete separation between public use areas and the family residence
6. Security
7. Nearby parking lot for large functions

Cost Estimate

Building with fire protection systems:	\$3,150,000
Demolition:	\$150,000
Parking Lot for 55 cars:	\$200,000
Landscaping/Security:	\$250,000
Subtotal:	\$3,750,000
Softcosts ¹	\$750,000
TOTAL NEW CONSTRUCTION PROJECT COST	\$4,500,000

SUMMARY:

1. Age: 52 years old
2. Construction methodology—recent examples of condensation problem in the public dining room roof/ceiling, its cost and inconvenience of repair indicate that additional problems may accelerate due the building’s age and construction assemblies.
3. Handicapped access—no provisions have been made to provide access to the backyard that is barrier free. Due to the “sunken” public living room on the main floor and Dakota Room in the basement access is not readily available.
4. Safety/security/fire protection—this can be improved upon; no fire suppression system exists in the residence.
5. Parking—is insufficient for large public gatherings
6. Inflexible public use—the governor must participate whenever the public portion of the residence is used therefore limiting the amount of public use that could be available with distinctive separation between the public and private parts of the residence. In addition:
 - a. public spaces are too small for most gatherings requiring that entertaining the legislature be done in several parties
 - b. basement bedrooms and bath must be accessed via same halls that are used by state staff when entertaining
 - c. Public/private driveways should be separate to maximize privacy
7. Serving kitchen for Dakota Room and backyard events is too small and inaccessible. Two separate sets of steps must be traversed between the level of the Dakota Room and the backyard, which creates both safety and efficiency issues.

END OF REPORT

In April 2011 Michael J. Burns Architects, Ltd. was hired by the ND Capitol Grounds Planning Commission to assess, provide options and a corresponding cost estimate to determine the realistic value of the current Governor's Residence which was completed in early 1960. The current size is just over 10,000 square feet on both upper and lower levels, excluding the exterior balcony, patio, garage walkway and garage.

Presentations were made to the Commission in September 2011 and January 2012 to review the preliminary findings, updated information and estimated costs.

PLANNING PRIORITIES

- To assess the current condition of the residence
- To examine its potential for renovation and expansion to meet current building and accessibility codes and the adaptability to meet the growing needs of the state's executive branch to socially interact with legislators, private company executives and various state agencies flourishing in economic growth
- To compare those modifications to a new residence

HISTORY

The construction of the home is a blend of light commercial and residential construction. The basement floor is concrete slab-on-grade; the first floor is a concrete floor on steel decking that rests on steel joists. A concrete bearing wall occurs between the public formal dining room and living rooms on both the basement and first floors. The roof is made of "stick-built" wood trusses. All interior walls are finished plaster with stained wood trim.

The residence was completed in March 1960 and Governor John Davis and his family moved into the three-bedroom home. The lower level/basement was not finished at this time due to an exhausted budget. In December 1960 Governor-elect William Guy and his family moved into the residence. The Guys had three children so in 1961 the two bedrooms and bath, which remain, were finished in the basement. Numerous other changes have occurred in the 52-year history and are briefly described below:

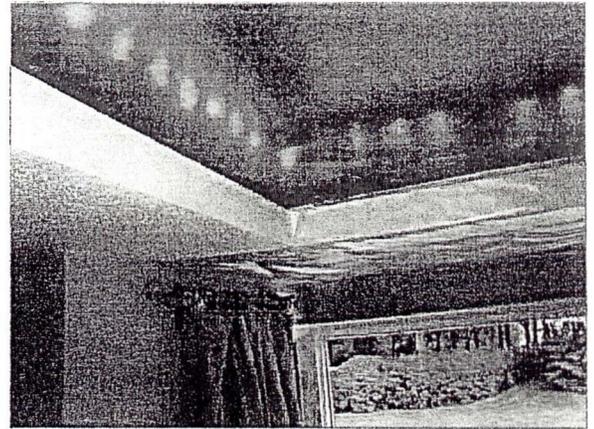
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Public: corridor areas
 Added a new fire egress door from the Dakota Room and connected with the bedroom as an exit way

2011

Public: The shingle roof was replaced after new ventilation holes were cut into the wood joists to prevent condensation from accumulating which had damaged the soffit and ceiling in the formal dining room

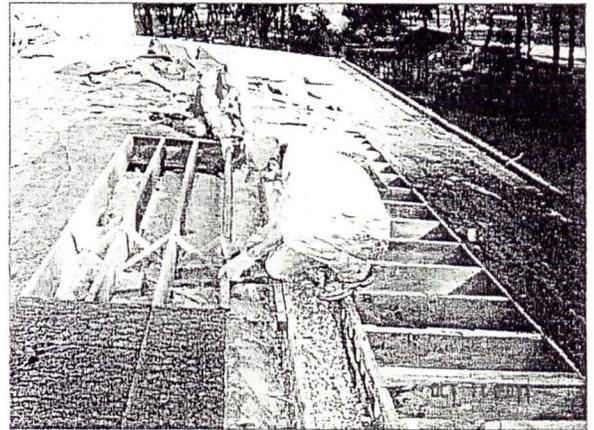


Damaged Dining Room ceiling (2010)

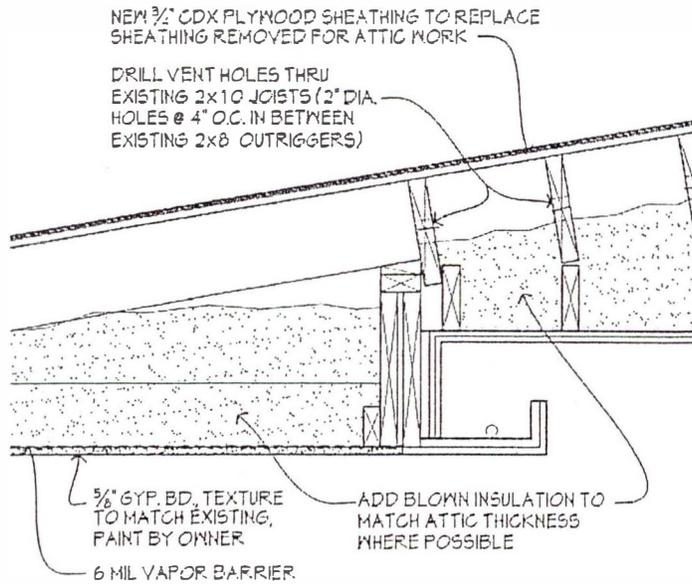
Family: Basement bath was remodeled

2012

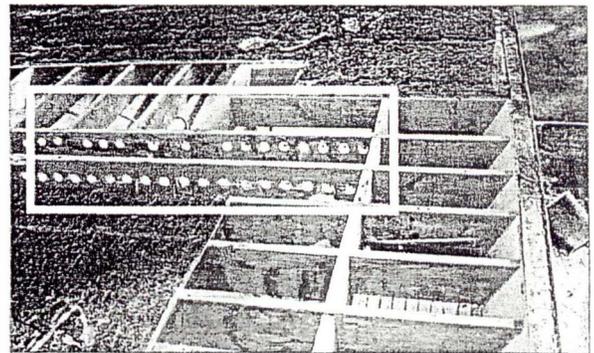
Family: Enclose covered walkway between house and garage with glass walls (tentative)



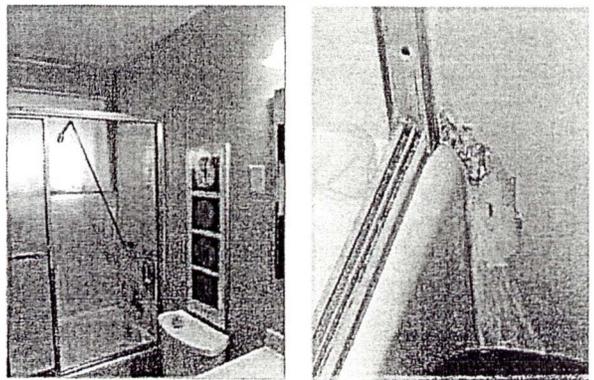
Dining Room roof repair (2011)



Original soffit detail in dining room



Dining Room roof repair-new ventilation holes (2011)



Basement Bath (2010/2011)

NORTH DAKOTA GOVERNOR'S RESIDENCE MASTERPLAN



CAPITOL GROUNDS PLANNING COMMISSION

Drew Wrigley, Lt. Governor and Chair
Lonnie Laffen, Senator
Richard Marcellais, Senator
Matt Klein, Representative
Robert Kilichowski, Representative
Merl Paaverud
Doug Prchal
Lisa Carlson
Michael Burns

FACILITIES MANAGEMENT

John Boyle, Director
Steve Sharkey, Governor's Residence Manager

Report Prepared By:
MICHAEL J. BURNS ARCHITECTS, LTD.
Fargo, North Dakota

May 2, 2012

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- To examine its potential for renovation and expansion to meet current building and accessibility codes and the adaptability to meet the growing needs of the state's executive branch to socially interact with legislators, private company executives and various state agencies flourishing in economic growth
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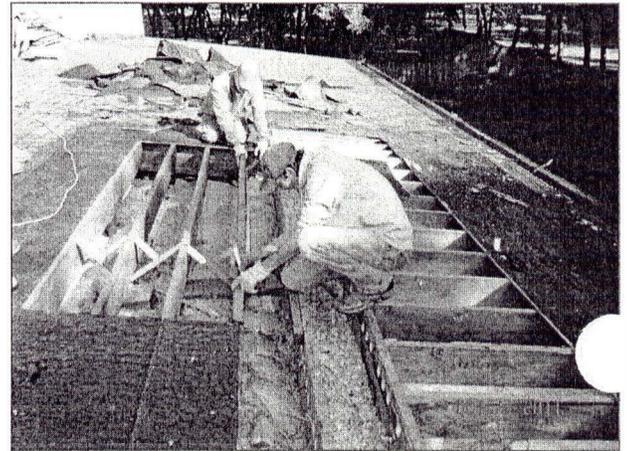


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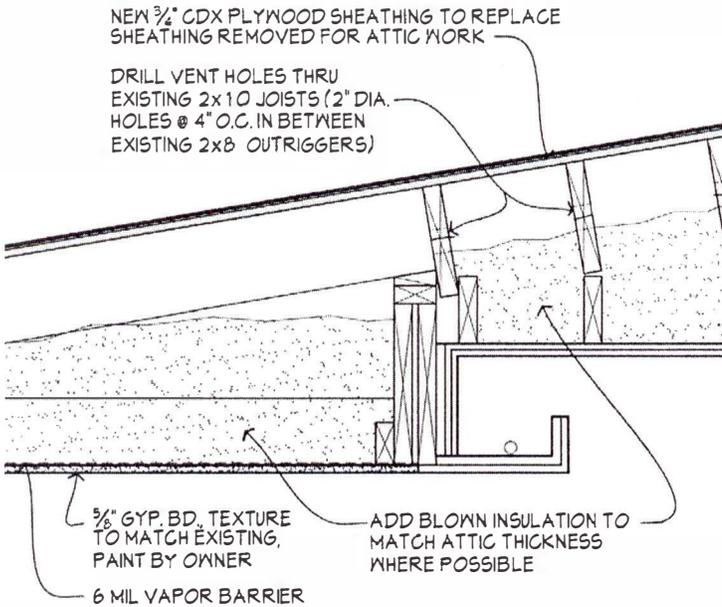
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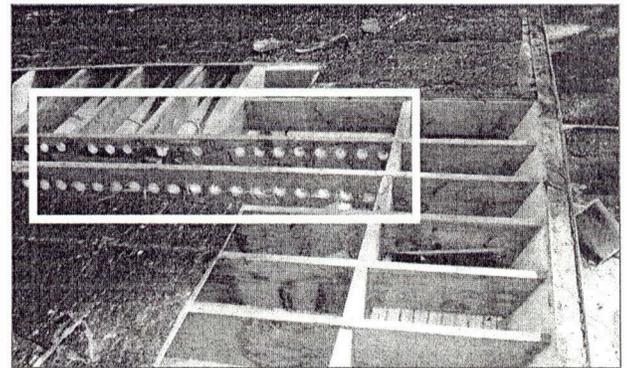
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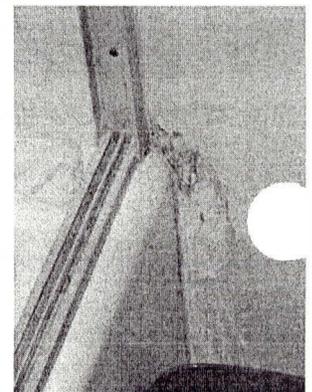
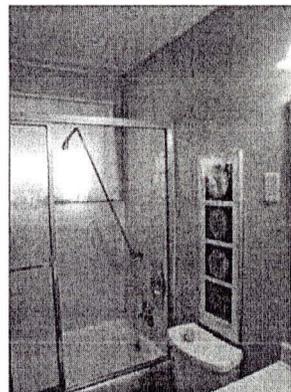
Dining Room roof repair (2011)



Original soffit detail in dining room



Dining Roof roof repair-new ventilation holes (2011)



Basement Bath (2010/2011)

COMMENDATIONS FOR THE EXISTING RESIDENCE

Areas examined include the following:

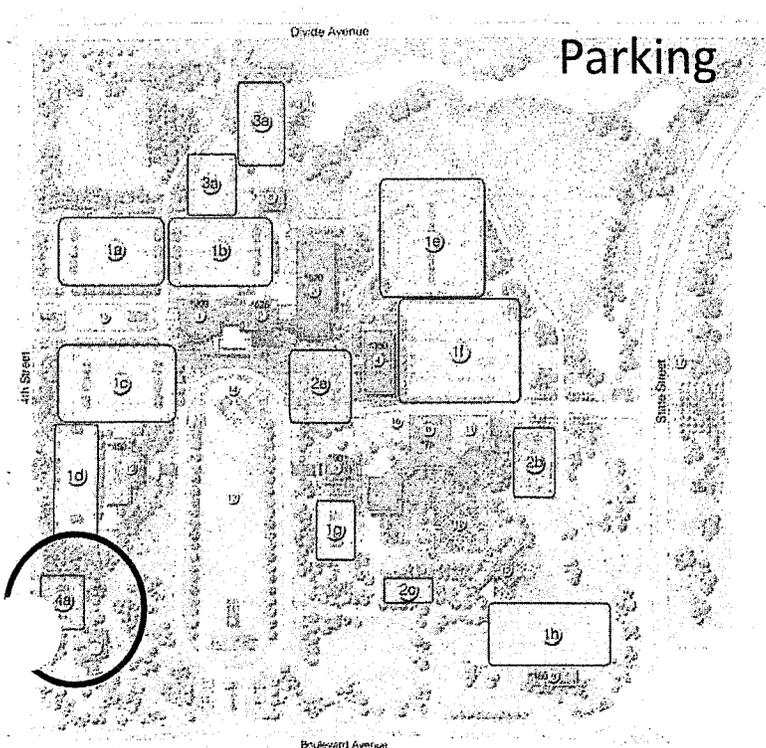
Exterior

- Additional parking for larger group gatherings
- Site and building accessibility
- Improve roof drainage system
- Patio expansion
- Additional natural light in the basement
- Enclose walkway between house and garage
- Enlarge garage or add 2 more stalls

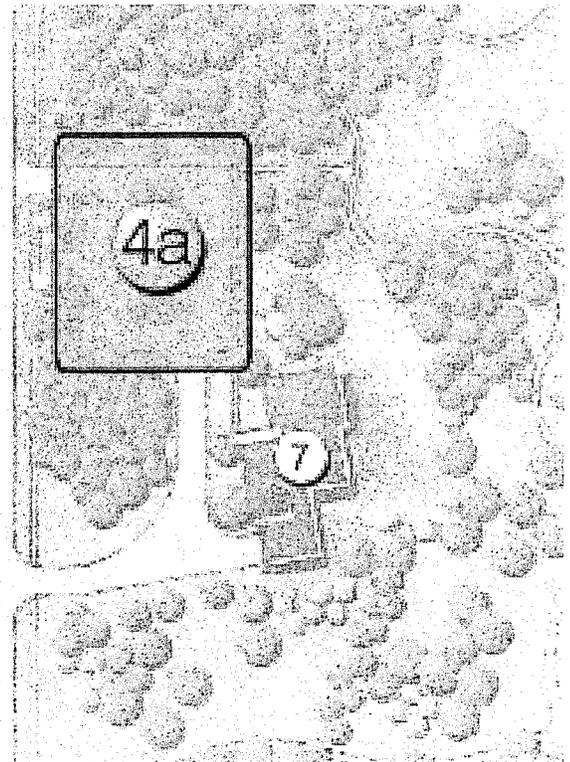
Interior

- Accessibility
- Basement kitchen upgrades
- Sauna/exercise room
- Large windows at the Dakota room
- Egress windows at bedrooms
- Upgrade interior finishes
- Hazardous materials removal

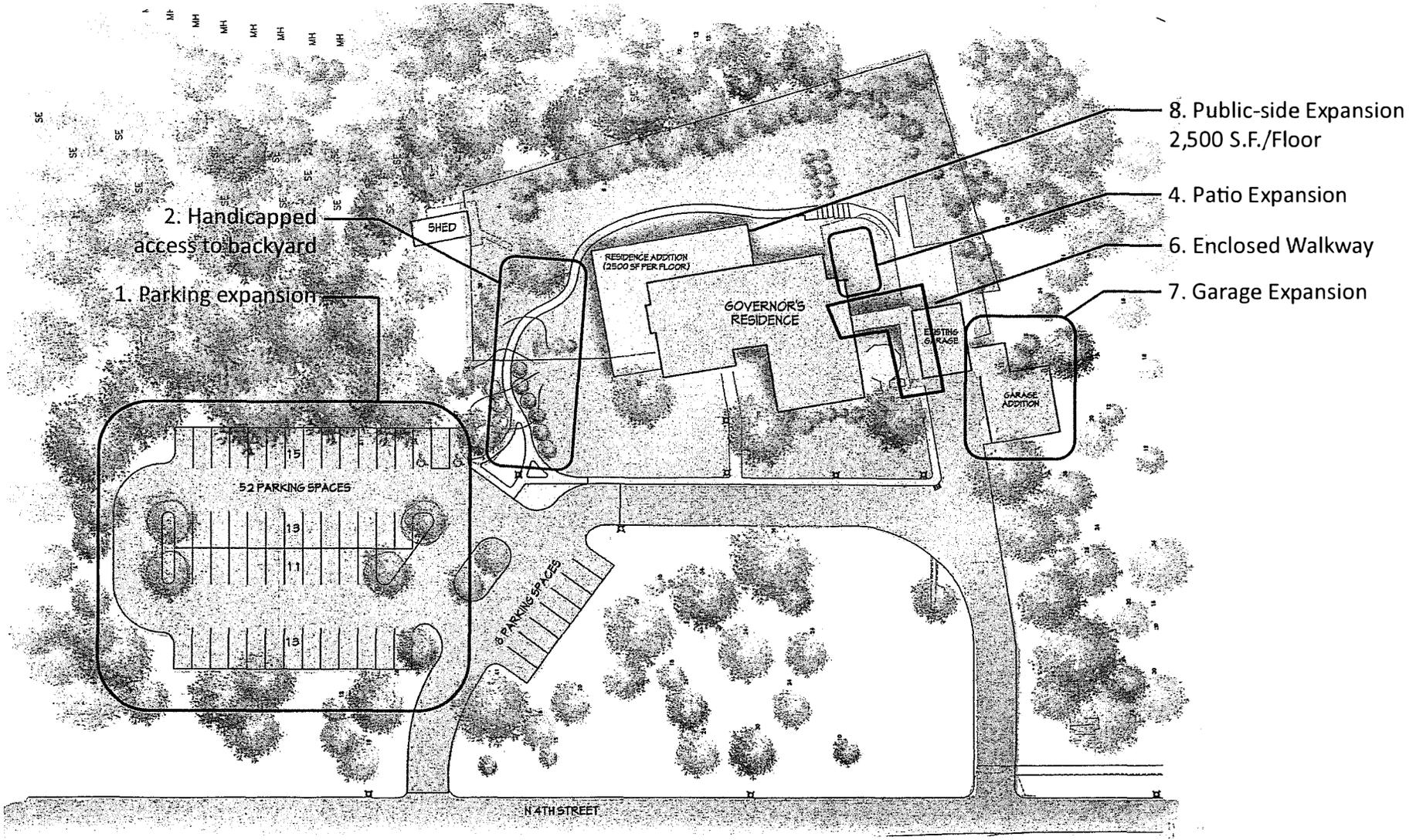
****NOTE:** Numbers preceding image descriptions refer to corresponding "Specific Recommendations".



Capitol Grounds Masterplan



1. Governor's Residence



- 2. Handicapped access to backyard
- 1. Parking expansion

- 8. Public-side Expansion 2,500 S.F./Floor
- 4. Patio Expansion
- 6. Enclosed Walkway
- 7. Garage Expansion

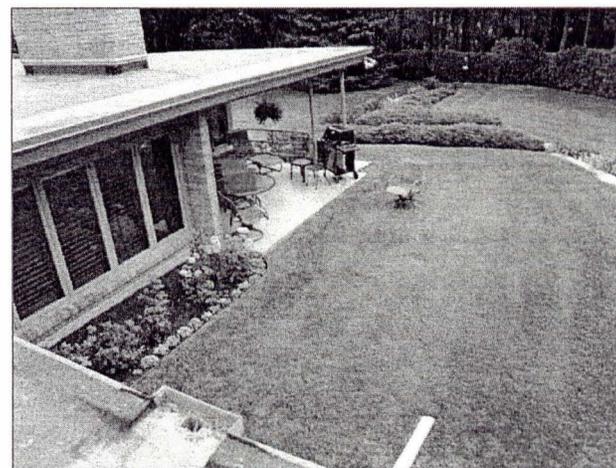
SPECIFIC RECOMMENDATIONS

Exterior Improvements:

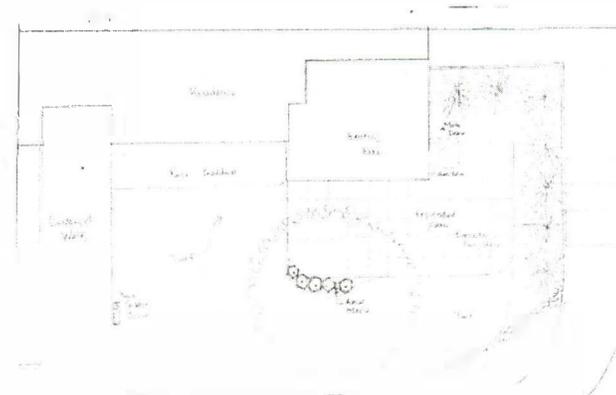
1. Parking—Provide more off-street spaces
 - a. The 2000 Capitol Grounds Masterplan recommends the location for parking lot, which is adjacent and to the north of the existing parking area and is set back from 4th Street and can be partially concealed by a grove of existing large trees
 - b. Various sources have expressed the need for more parking for the social events that are often held at the residence as the existing lot holds about 18 cars and any excess are required to park on 4th Street.
 - c. Recommended capacity is approximately 50-55 cars
2. Accessibility
 - a. Separate public parking access from the private access
 - b. Create a ramped walking surface from the parking area to both the residence's front door and into the backyard. (e.g., Grassy-Crete for backyard)
 - c. Add a fence for limiting backyard access
3. Improve roof drainage system
 - a. Shallow gutters with open outlets rather than downspouts
 - b. Due to large overhang of the public side of the roof, adding downspouts will alter the appearance of the home and will possibly interfere with regular yard maintenance
4. Private patio expansion
 - a. Existing patio is too small for any seating greater than 5 people
 - b. Provide landscaping at south edge for shading and the creation of an outdoor space
5. Natural light/egress windows in basement
 - a. Remove lower level windows in the Dakota Room and drop exterior grade to provide deeper windows for more light
 - b. Remove bedroom windows and enlarge them to meet building code egress
6. Garage/House Walkway enclosure
 - a. Provide temperature controlled enclosure
 - b. Within the existing structure, provide all glass doors, both fixed and operating patio doors for access to/from backyard and landscaped garden



3. Roof Drainage

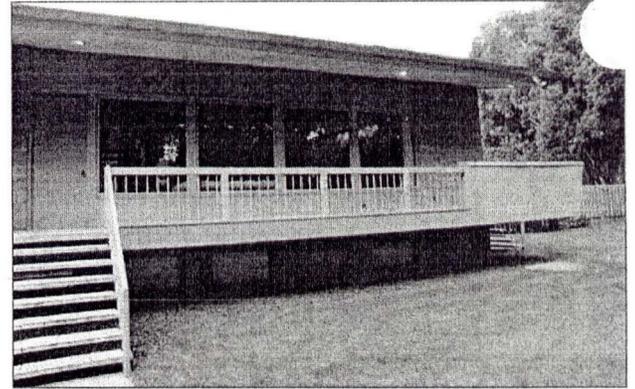


4. Patio expansion needs

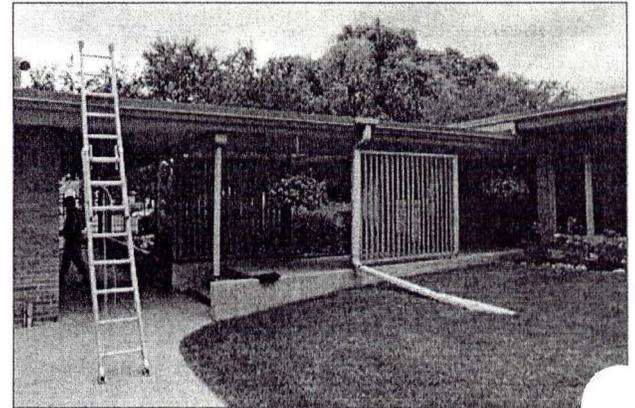


4. Proposed Patio expansion

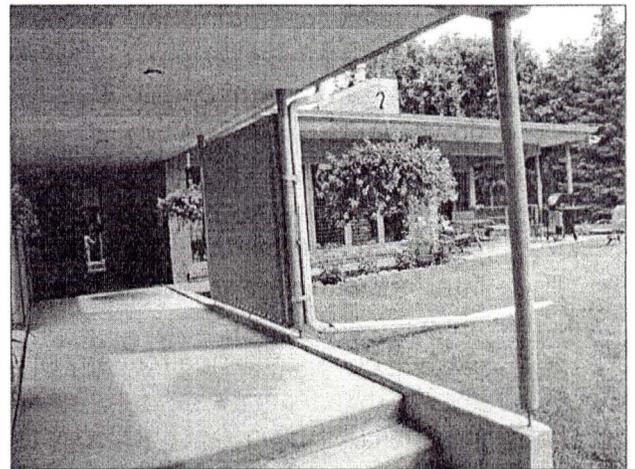
- 7. Enlarge existing garage
 - a. Connect the existing garage via a new link to a new two-stall garage to the south and west of the current garage
 - b. Modify driveway slab as required
 - c. Provide secure access to and from garbage containers
- 8. Expand public space in residence to current entertaining needs and to provide sound and secure separation between the public and private sides of the residence
 - a. Add another 5,000 sf (2,500/floor) to accommodate the public and private needs



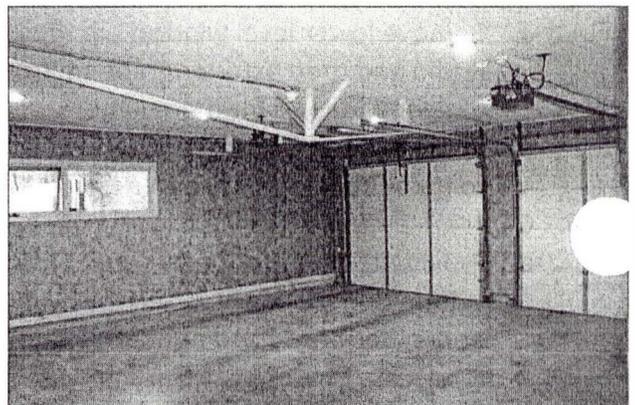
5. Exterior windows & rail



6. Garage link & rerouted downspout



6. Walkway



7. Existing Garage-2 stalls

erior Improvements

A. Accessibility

1. Provide a 2-person, Limited Use, Limited Access (LULA) elevator to provide access to all levels of the residence. The formal dining room must be accessed via the kitchen.
2. Modify the public restrooms to accommodate handicapped requirements.

B. Basement kitchen upgrades

1. Kitchen is used for large events that use both levels of the residence
2. Original design remains and is very small allowing limited use and is no accessibility
3. Limited space for storage and preparing food
4. No dumbwaiter exists-food must be hand-carried from the main floor kitchen for events
5. Enlarge kitchen into the existing laundry room which provides either same-level access to the elevator or use of existing steps to the Dakota Room

C. Sauna/exercise room

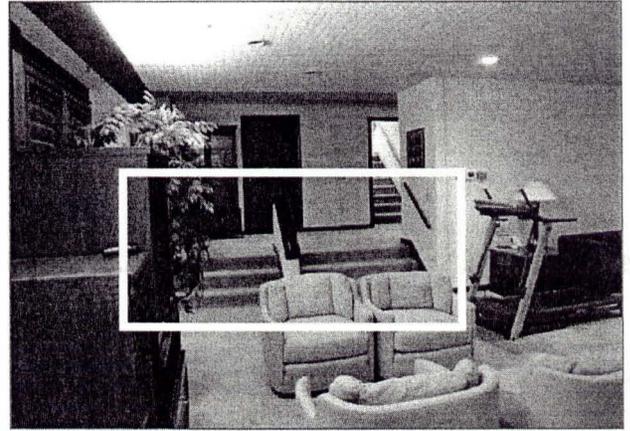
1. No designated private space exists
2. First family must either use off-site facilities or the Dakota Room
3. Sauna can be created renovating the existing cedar-lined and dry-goods pantry into a small bath and sauna; the exercise room can be located in the original garage by using the existing NE room and expanding it providing windows overlooking the backyard to the east

D. Interior design finishes upgrades

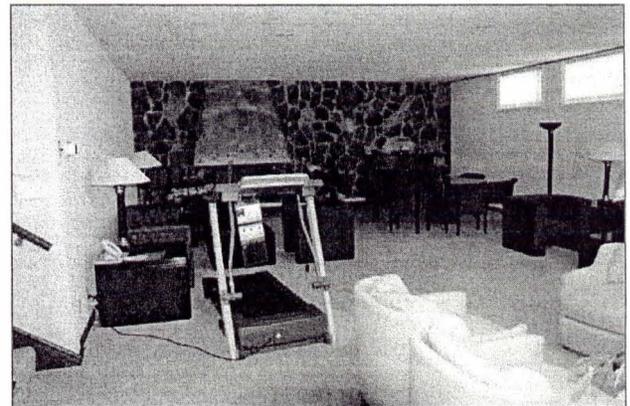
1. Dakota Room
2. Recreation Room which is separated by a partial wood screen from the Dakota Room
3. When replacing finishes it is recommended to use a classic color scheme, which won't go in and out of style and remains flexible for updating accessories as needed.

E. Hazardous materials removal

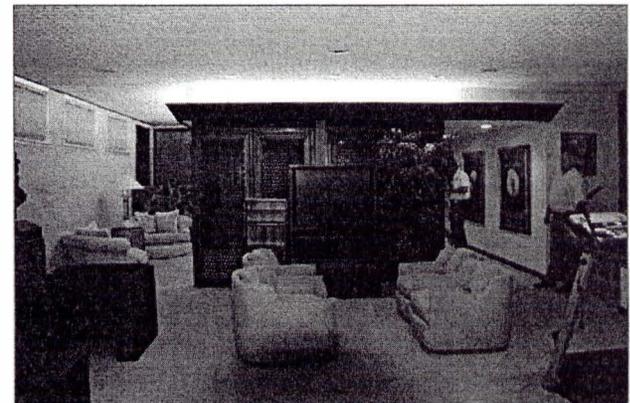
1. This is an unconfirmed issue that must be addressed prior to any major renovation work



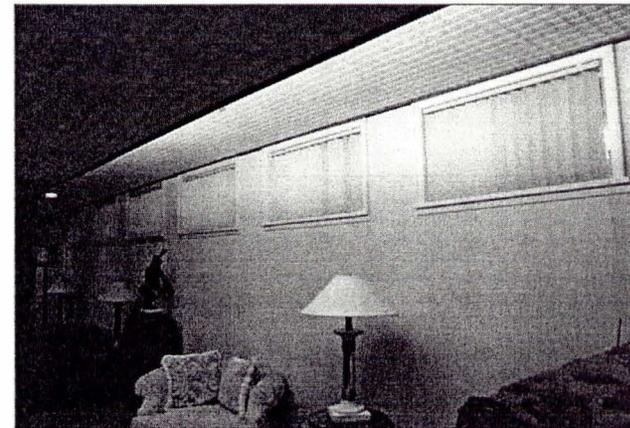
A. Dakota Room access



C./D. Dakota Room

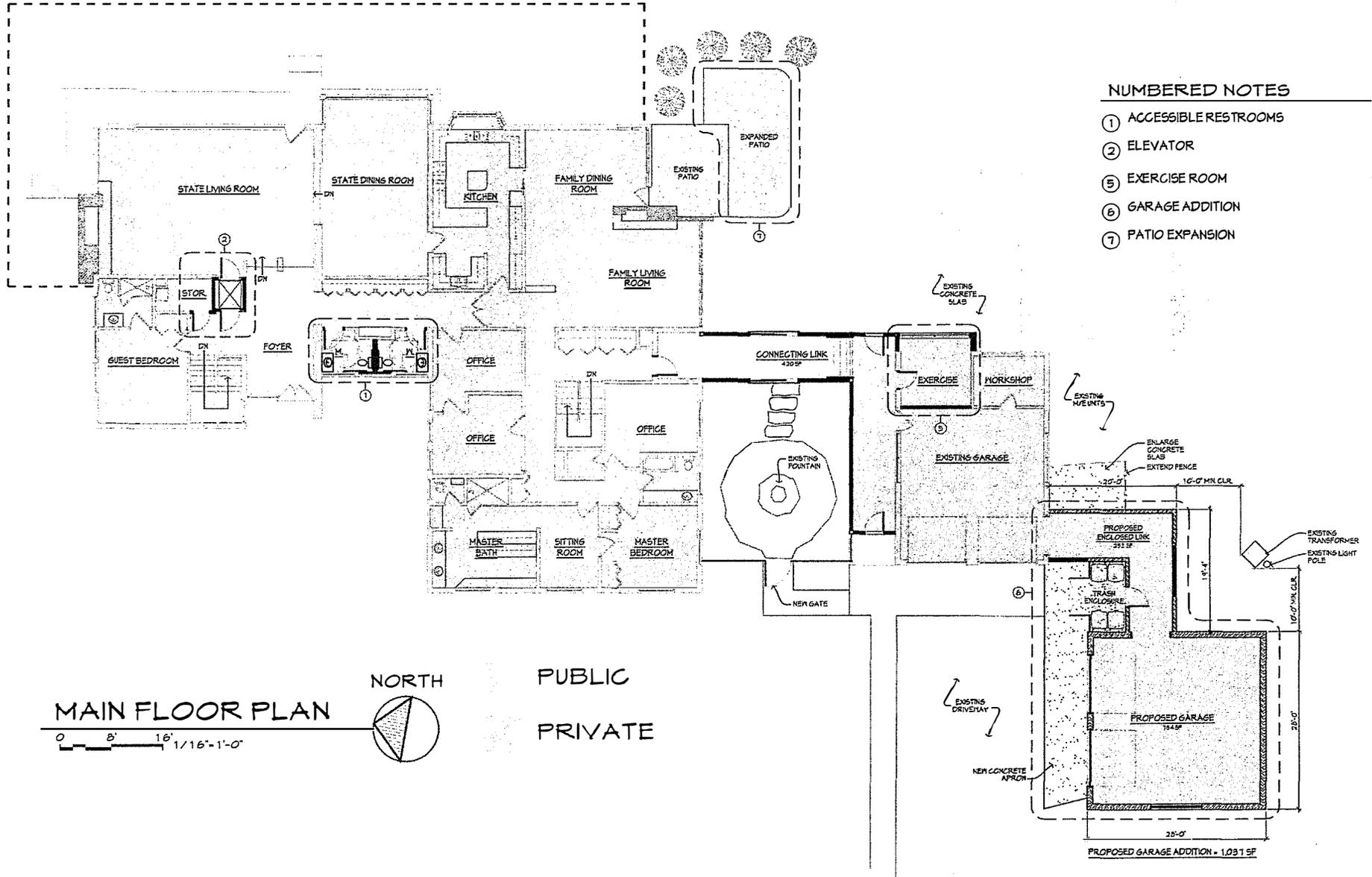


D. Dakota Room

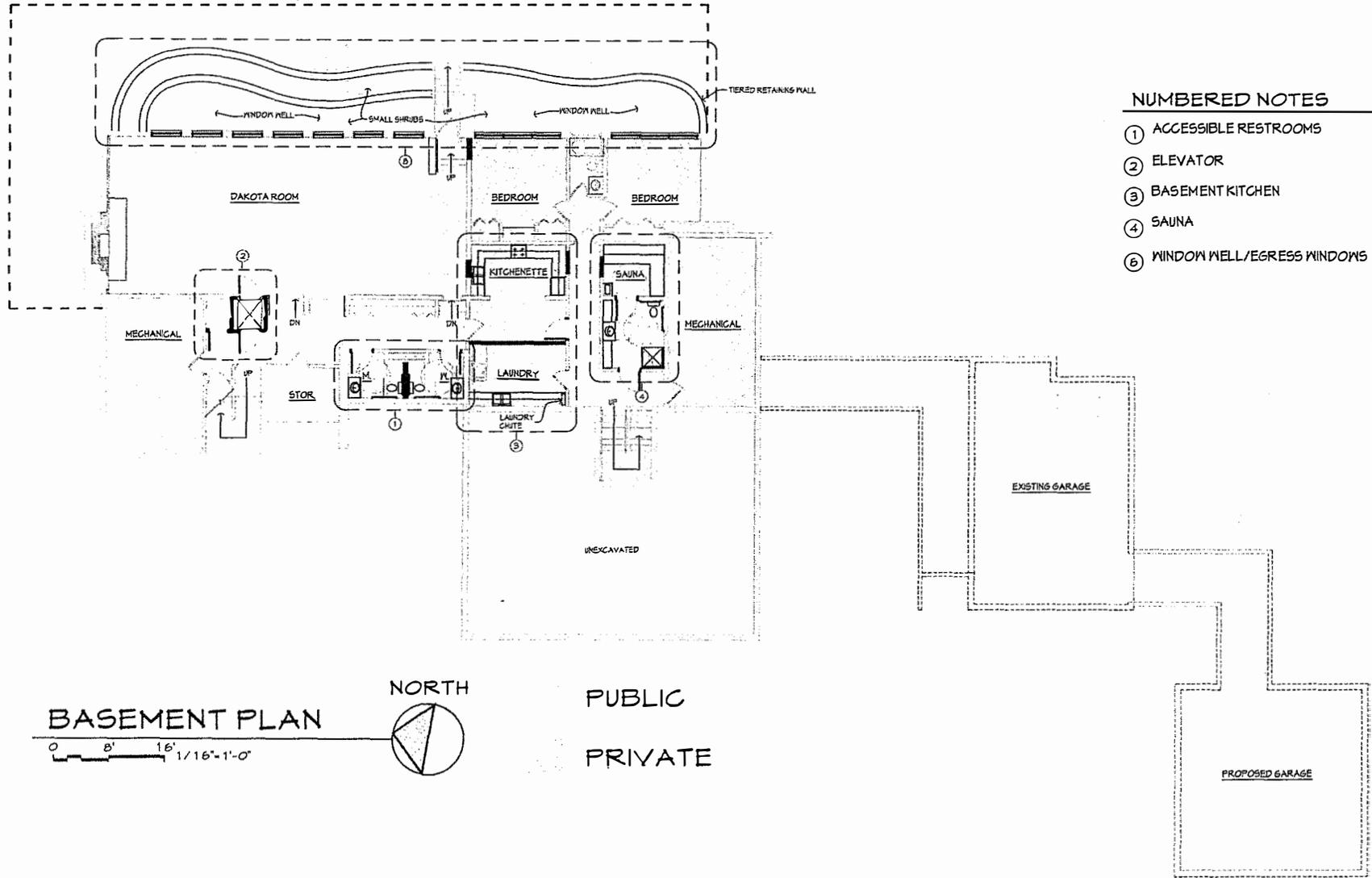


D. Dakota Room

2,500 S.F. EXPANSION



2,500 S.F. EXPANSION



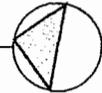
NUMBERED NOTES

- ① ACCESSIBLE RESTROOMS
- ② ELEVATOR
- ③ BASEMENT KITCHEN
- ④ SAUNA
- ⑤ WINDOW WELL/EGRESS WINDOWS

BASEMENT PLAN

0 8' 16' 1/16"=1'-0"

NORTH



PUBLIC

PRIVATE

COST ESTIMATE-RENOVATION/ADDITION

The current estimated and insured value of the residence is \$1,667,000.

Exterior

Parking/ADA walk to backyard	\$151,400	
Enlarge Dakota Rm and Bedroom windows	71,600	
Garage Link Enclosure	151,400	
New Garage/trash enclosure	124,800	
Private patio and landscaping	18,000	
Sub-total		\$512,700

Interior

Elevator	\$120,000	
Upgrade public toilet rooms	52,300	
Upgrade finishes in Dakota Rm	88,300	
Modify Basement Kitchen/Laundry	62,600	
Provide sauna/shower and toilet	25,900	
Exercise room	15,000	
Sub-total		\$364,100

New Residence Expansion - 5,000 SF @ \$300/SF \$1,500,000

TOTAL RENOVATIONS AND UPGRADES \$2,376,800

Softcosts¹ \$475,400

TOTAL ESTIMATED PROJECT COST \$2,852,200

¹ Softcosts are 20% of the above estimate and include design fees, administrative management costs, testing, abatement, reports, etc.

COST ESTIMATE-NEW CONSTRUCTION 15,000 SF Residence/Public Hall

Recommended features:

1. New residence on one floor
2. Two master suites
 - a. Governor
 - b. Guest Dignitary
3. Provide on present site
 - a. Demolish existing home
 - b. Build new home north of existing home; demolish existing when new one is complete
4. Landscaping and sitework to accommodate large gatherings
5. Complete separation between public use areas and the family residence
6. Security
7. Nearby parking lot for large functions

Cost Estimate	
Building with fire protection systems:	\$3,150,000
Demolition:	\$150,000
Parking Lot for 55 cars:	\$200,000
Landscaping/Security:	\$250,000
Subtotal:	\$3,750,000
Softcosts ¹	\$750,000
TOTAL NEW CONSTRUCTION PROJECT COST	\$4,500,000

SUMMARY:

1. Age: 52 years old
2. Construction methodology—recent examples of condensation problem in the public dining room roof/ceiling, its cost and inconvenience of repair indicate that additional problems may accelerate due the building's age and construction assemblies.
3. Handicapped access—no provisions have been made to provide access to the backyard that is barrier free. Due to the "sunken" public living room on the main floor and Dakota Room in the basement access is not readily available.
4. Safety/security/fire protection—this can be improved upon; no fire suppression system exists in the residence.
5. Parking—is insufficient for large public gatherings
6. Inflexible public use—the governor must participate whenever the public portion of the residence is used therefore limiting the amount of public use that could be available with distinctive separation between the public and private parts of the residence. In addition:
 - a. public spaces are too small for most gatherings requiring that entertaining the legislature be done in several parties
 - b. basement bedrooms and bath must be accessed via same halls that are used by state staff when entertaining
 - c. Public/private driveways should be separate to maximize privacy
7. Serving kitchen for Dakota Room and backyard events is too small and inaccessible. Two separate sets of steps must be traversed between the level of the Dakota Room and the backyard, which creates both safety and efficiency issues.

END OF REPORT

House Bill 1379
Government and Veteran's Affairs Committee
Pam Sharp, Director
Office of Management and Budget

Good morning Chairman Kasper and members of members of the committee. On behalf of Governor Dalrymple, I would like to express our opposition to House Bill 1379. The State of North Dakota does not need a new Governor's residence at this time.

The state also does not need an executive conference center attached to the Governor's residence. With the expansion of the Heritage Center, there is plenty of room on campus in the Heritage Center for executive conferences, meetings, receptions or any other function involving a large number of people. The Heritage Center expansion represents a huge investment for North Dakota and we should use it to the fullest extent.

We do agree that there are some issues that should be dealt in the Governor's residence. Those issues include a walkway to the backyard that complies with ADA, egress windows in the basement bedrooms, a covered walkway from the garage to the house, a larger patio and some remodeling in the basement. Those issues can be dealt with by using the existing maintenance budget over a period of a couple bienniums.

At the request of the Capitol Grounds Planning Commission, a master plan was prepared for the Governor's residence. That master plan amounted to \$2.8 million, but included items that aren't critical to the Governor's residence like a 5,000 square foot addition and a new 56 stall parking lot. John Boyle, Director of Facility Management will address that master plan for you.

Mr. Chairman, that concludes my testimony and I am happy to answer any questions you may have.

intrusive—but it had a hard life. The volume of visitors to the residence takes its toll. The house is graciously opened for community events and meetings. The new furniture chosen to replace the original is sturdy, solid, and built to last. It is best described as transitional in style; it blurs the line between the original modern and a more traditional or classical style.

The governor's residence is quiet, gracious, and gives no sense of pretense or grandiosity. It is immaculately maintained and sits on an oversized, well-manicured lawn, planted to perfection with shrubs, trees, and flowers. The house faces a neighborhood street of plain houses that are not in any way fancy. Setting it apart geographically from the neighborhood are a huge display of elm trees—American elm (the official state tree), Siberian elm, and Chinese elm. The cedar rail backyard fence was inspired by the Secret Service's action in 1989 when it canceled President George Bush's horseshoe match against Governor George Sinner for lack of a fenced border protecting the president. Now the fence and its landscaping look as if they have always been there. Ponderosa pines wrap around the outside of the fence, and lilacs bank the inside.

There is a simple open freshness to the North Dakota residence—pared down and unencumbered by superfluous space. There is a noticeable absence of servants' quarters. And yet, the organization and smooth operation of the house demonstrate the efficiency of expert management. The residence has a vitality—a livable and unpretentious style—all its own.

Wood is an architectural feature that visually links North Dakota's governors' mansions to each other. The mansions were built almost a hundred years apart, and yet they are compatible with their environment, and both fit perfectly into their setting. The different styles of the houses represent the decades in which they were built, but each style stays true to a rugged western or northern spirit through its use of natural materials.

One could easily view the current governor's residence of North Dakota as a metaphor for the state. Like the state, the mansion is uncrowded, serene, and friendly. It is redolent of the durable traditions and fortitude of a state that has been forged from the harshness of its historical past. The materials used in the house—wood, granite, slate, marble, and brick—are as sturdy and substantial as the natural elements of the frontier and the strong spirit of its citizens. As North Dakota progresses into the twenty-first century, one has the feeling that this is one governor's mansion that will endure, never needing to be drastically altered or rearranged, or that, if someday it has to be replaced, it will be by a building designed to endure and to enhance the image of North Dakota in the manner of the present residence.

HOUSE BILL 1379

Government and Veterans Affairs Committee
John Boyle, Director of Facility Management
Office of Management and Budget

Good morning Chairman Kasper and members of the Government and Veterans Affairs committee. My name is John Boyle. I am the Director of the Facility Management Division within the Office of Management and Budget. Along with Ms. Pam Sharp, I, too, am testifying in opposition to House Bill 1379.

The Facility Management Division is responsible for all the buildings located on the capitol grounds including the Governor's residence. As Ms. Sharp mentioned, the capitol grounds planning commission requested a master plan be prepared for the Governor's residence (handout summary pages). The master plan was completed in April, 2012 and included \$2.8 million in costs that included such items as a residential elevator, a new exercise room with sauna, a 5,000 square foot expansion, a new 56 stall parking lot and a two car garage addition. These items are not necessary and equate to over \$2.2 million.

All homeowners know routine maintenance and small remodeling projects are necessary to keep properties updated and in good condition. This property can use a few of the items listed in the prepared master plan. However, to suggest we should use the amount of \$2.2 million in unnecessary expenses to justify a new \$4.5 million residence when only a few hundred thousand dollars over a few biennia is necessary seems excessive.

Lastly, I would like to reiterate Ms. Sharp's comment concerning a new executive conference center. The new heritage center expansion project consists of 105,000 gross square feet and can accommodate over 2,000 guests. This venue should be used for all executive, legislative and judicial branch events.

Mr. Chairman, this concludes my testimony and I would be more than happy to answer any of your questions.

Testimony

House Bill 1379 – Construction of a Governor’s Residence

House Government & Veteran Affairs

Representative Kasper, Chairman

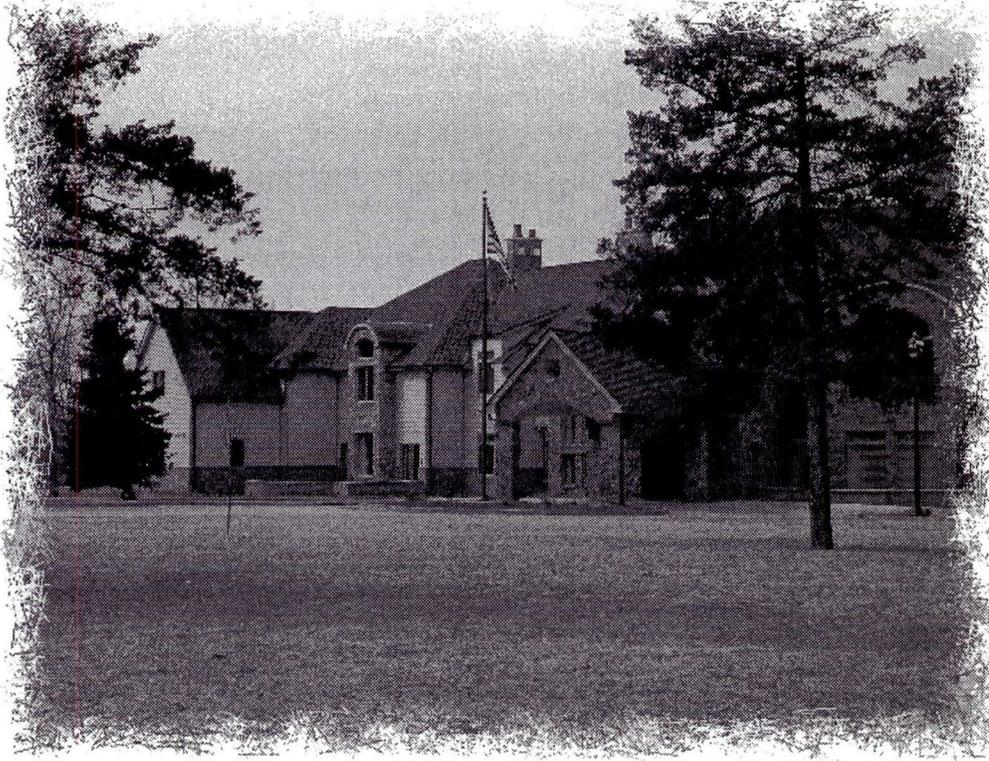
February 7, 2013

Chairman Kasper and members of the House Government & Veteran’s Affairs Committee:

My name is Leon Dietrich. I am opposed for building a new Governor’s Residence. The current mansion is historical and there is nothing wrong with it. When something still is good, I think we should keep it. It might need some updating, so I would suggest taking half of the money and use it to update the Governor’s Mansion and the other half of the money can then be put into the Rainy Day Fund or could be used for other purposes, as needed.. This will ensure that we have money for North Dakota in case we have another flood, like back in 2011. I personally like the motto, if it isn’t broken, don’t fix it. I think this is what we should do with the Governor’s Mansion.

Thank you Committee members for your time and consideration in this matter. I would be happy to answer any questions that you may have.

Attachment # HB 1379
from: John
Boyle



Front! New
view of
Smith Director
governor's
residence
Rec'd 2-15-13

