

2009 SENATE GOVERNMENT AND VETERANS AFFAIRS

SB 2425

2009 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No. 2425

Senate Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 02/06/09

Recorder Job Number: 8953

Committee Clerk Signature

Kate Oliver

Minutes:

Senator Joan Heckerman: SB 2425 develops a proposal, this past summer I visited state agency and found the office and person I needed. After starting to visit I had to go to the south campus, went there and visited with them then told I had to go back to the capitol, if this is happening to me than it is happening to others. It makes it harder for citizens to access agencies. I think it would make for efficiency not only in duplication of services.

Senator Aaron Krauter: What I want to do is talk about conceptual things. This is something that generated conversation, but need to go through logical processes those. Idea that we are seeing is increase in state agencies needs, FTE's, actual requirements, we have situations where we need to look at square footage.

See attached testimony #1.

First thing I want to bring to your attention is the Capitol Complex Master Plan. Not something you throw together, this complex is not for us today but future generations. Capitol grounds planning committee has plans for additional buildings on the grounds. As you go around the main circle, to the left there is a building planned. To the east of the Highway building there is another building planned. To think that we are not prepared to do something, the steps have started.

See attached testimony #2

See attached testimony #3

If you go on there is a page that talks about parking, 2 things, good plan & proposal for buildings on there.

See attached testimony #4.

See attached testimony #5.

The way we drafted the bills is that the people that deal with this, asked them to put together a plan and say they need more square footage. As you go through this list you can summarize all the agencies that have leased places around the city. Economics of good value for the taxpayer bring back to one location, best use of taxpayer.

See attached testimony #5.

I hope I have not bombarded you, but we are trying to get the best value for what we are paying. With that I will stand for questions. The concept is that we are saying that we are going to come back for the best value.

Senator Dever: This all comes down to dollars. You are asking to put together a proposal that addresses the facilities on and off the grounds and how to get greater efficiencies.

Senator Krauter: Yes that is correct. We are seeing in the bills that agencies are expanding and would like that floor. It is hard for OMB to propose a building of that nature unless they are given some direction.

Senator Cook: The Bank of North Dakota my guess is that when the decision was made to build a new one, it was done through appropriations, was there any discussion of having it be built on the Capitol grounds?

Senator Krauter: I recall that, they wanted to be located in the business community downtown.

Senator Cook: I know that there is a difference in construction cost. Building on capitol grounds have to follow different codes?

Senator Horne: Did not the chief justice talk about the need for space in the building?

Senator Krauter: The survey that came back shows an increase in district court.

Senator Horne: I think that the AG's department is also looking for more space.

Senator David O'Connell: Staff looked up the numbers from years ago. We looked at this and came up with last year Burleigh County got 3.8 mills last year. What would go along with that is that we would kill the real estate business and I think that we need to look out for tax payers. I have a lot of constituents that want to testify but can't park close. That is where I am coming from. It's the taxpayer's money 7.6 mills biennium.

Senator Dever: The majority leader likes to point out that the time the capitol was built they only occupied the lower 6 floor.

John Boyle: Director of Facilities management with OMB. We build our buildings to last 100's of years, and we build them to code. Our buildings should last longer because we build them sturdier. Every year we get estimates and earlier in the session I was asked to update the parking ramp figures. What would a typical investor have as a rate of return? Why wouldn't we have one of them use those funds to build a building? If they wanted to receive 5% rate of return on their investment? We are getting closer, though. They had a deal that they were going to purchase a building, but it was \$22 a sq foot. I assisted them in finding a new space \$13-15 for existing buildings depending on where they are located. Until the dollars get closer it has always been my thought to build on the campus and continue to lease space. 150,000 square feet, 80% would be for office space. Master plan would call for human services to vacate judicial wing. If we bill them at a \$24 sq ft rate it would give them a 5% rate of return. When you add in things \$6 a square foot.

Senator Cook: Game and Fish could invest it? \$24 rate of return is if built on capitol ground?

John Boyle: Yes, because of the parking ramp that needs to be built.

Senator Cook: And building to a 200 year spec. what if we had done that for BND?

John Boyle: If we would do that it would have been more than 20. My responsibility is for buildings and ground stops at the sidewalk. I assist agencies in negotiating in leases, mainly in Bismarck area.

Senator Dever: Are you in a position to do what the bill calls for?

John Boyle: Yes.

Senator Oehlke: What is the health department paying for square foot rent in judicial wing?

John Boyle: \$9.38 a square foot. and that is because we can only bill them what our costs are. Usually there is rent, common area cost. We don't get to add \$15 a square foot

Senator Oehlke: How long do you amortize?

John Boyle: That is how they used to do it in the private sector. As the debt service gets paid off the lease goes down. That is up to the legislature, if it is up to the land department I would not like to see it bonded, because there is interest on top of that.

Senator O'Connell: I was at surplus building; it has a steel roof, and no insulation. Heating bill is really high. People were trying to work and I just wanted to call that to your attention.

Senator Dever: Thinking of that facility it would not fit to be on the cap grounds

Senator O'Connell: It is not fit for human beings in my opinion.

2009 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No. 2425

Senate Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 02/06/09

Recorder Job Number: 9379

Committee Clerk Signature

Kate Oliva

Minutes:

Senator Krauter: For the record my name is Aaron Krauter state senator from district 31. See attachment #1

Senator Dever: How do they allocate the cost of property we don't lease?

Senator Krauter: There is a number they factor in.

Senator Dever: I guess I see the merit of this.

Senator Oehlke: Is this something that at the same time in the same study should consider the flow of governmental activity in the Bismarck area? Maybe there is a better way to put things in the natural order.

Senator Cook: What agencies could be in another location?

Senator Dever: You are suggesting that this is a good idea but needed to be stated in a different way.

Senator Cook: Talk about the central location of the different way.

Senator Nelson: Take a look at the lease and come back with this plan? Maybe we can say instead of a plan for office buildings that we need a plan for an implementation of a master plan.

Senator Horne: I think that Senator Cook is on the right track, we could say that we want to direct the OMB to review the centralization of offices as opposed to other parts of the plan.

Senator Dever: Maybe we should play with the language and come back with it tomorrow.

Senator Cook: The most efficient way to have a central location, you also have to look at parking and traffic flow.

Senator Oehlke: You would think it would be natural that someone would be able to find answers to his problem in that one place.

Senator Dever: The crime lab doesn't need to be located in the AG's office.

Senator Cook: AG's office is another example. They have buildings all over town.

Senator Dever: There are several different divisions within the AG's office that need to be located together.

Senator Cook: There still could be some consolidation there too.

Senator Nelson: John Boyle has an idea for 4 more hearing rooms.

Senator Cook: That is a whole other issue. That will involve fire rood, exit doors, and making those room smaller. That is something I would like to see.

Senator Dever: How about if it said something about studying different facets of governments.

Senator Nelson: Space allocations for each department.

Senator Cook: I have never worded a study and they come back with the correct way to say it.

Senator Dever: He will have to prepare a report to present to the Legislative Council by October 2010.

2009 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No.2425

Senate Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 02/06/09

Recorder Job Number: 9445

Committee Clerk Signature

Kate Olson

Minutes:

Senator Horne: On the amendments, the consideration of the master plan, the way it is written is sounds like they are going to build buildings.

Senator Nelson: I think that Senator Fiebiger is concerned with is that there are things that are not getting done.

Senator Dever: Would it sound better than to say "consideration shall include recommendations of the master plan and consideration of construction of buildings." Or take construction of buildings out?

Senator Horne: I think we want to keep that in there

Senator Nelson: Consideration shall include recommendations of the master plan. Then say consideration shall include constructions of buildings.

Senator Oehlke: The way I read it that is what it says now.

Senator Horne: Put consideration in there twice?

Senator Oehlke: Seems redundant to me.

Senator Cook: And to what degree buildings on the capitol are efficient.

Senator Horne: Consideration of master plan?

Senator Dever: How about substitute 'for' for 'and'.

2009 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No.2425

Senate Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 02/06/09

Recorder Job Number: 9445

Committee Clerk Signature

Minutes:

Senator Horne: On the amendments, the consideration of the master plan, the way it is written is sounds like they are going to build buildings.

Senator Nelson: I think that Senator Fiebiger is concerned with is that there are things that are not getting done.

Senator Dever: Would it sound better than to say "consideration shall include recommendations of the master plan and consideration of construction of buildings." Or take construction of buildings out?

Senator Horne: I think we want to keep that in there

Senator Nelson: Consideration shall include recommendations of the master plan. Then say consideration shall include constructions of buildings.

Senator Oehlke: The way I read it that is what it says now.

Senator Horne: Put consideration in there twice?

Senator Oehlke: Seems redundant to me.

Senator Cook: And to what degree buildings on the capitol are efficient.

Senator Horne: Consideration of master plan and the need of the new building?

Senator Dever: How about substitute 'for' for 'and'. Does that make sense? What are the thoughts of the committee on the amendments?

Senator Horne made a motion to adopt the amendments with a second by Senator Nelson.

The motion carried 5-0.

Senator Horne made a motion for a do pass as amended on SB2425 with a second by Senator Nelson. The motion passed 5-0 with Senator Horne carrying the bill.

93
2-13-09

PROPOSED AMENDMENTS TO SENATE BILL NO. 2425

Page 1, line 3, replace "proposal" with "report" and replace "office buildings" with "all facilities occupied by state agencies"

Page 1, line 7, replace "assembly" with "council" and replace "plan for" with "report including the location, expenses, and square footage requirements of all facilities occupied by each state agency. The report must include recommendations for relocation of any entity to achieve improvements in service to the public along with optimal efficiencies in usage of space and cost. The report must include recommendations within the master plan for construction of buildings on the capitol grounds."

Page 1, remove lines 8 through 10

Renumber accordingly

Roll Call Vote #:

SB 2A25

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

Roll Call Vote #:

225
Cannon
Horne
Committee

Committee

☐

Action Taken

Seconded By

[illegible]

Yes

No

Floor Assignment

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

REPORT OF STANDING COMMITTEE

SB 2425: Government and Veterans Affairs Committee (Sen. Dever, Chairman)
recommends **AMENDMENTS AS FOLLOWS** and when so amended, recommends
DO PASS (5 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING). SB 2425 was placed
on the Sixth order on the calendar.

Page 1, line 3, replace "proposal" with "report" and replace "office buildings" with "all facilities
occupied by state agencies"

Page 1, line 7, replace "assembly" with "council" and replace "plan for" with "report including
the location, expenses, and square footage requirements of all facilities occupied by
each state agency. The report must include recommendations for relocation of any
entity to achieve improvements in service to the public along with optimal efficiencies in
usage of space and cost. The report must include recommendations within the master
plan for construction of buildings on the capitol grounds."

Page 1, remove lines 8 through 10

Renumber accordingly

2009 HOUSE GOVERNMENT AND VETERANS AFFAIRS

SB 2425

2009 HOUSE STANDING COMMITTEE MINUTES

Bill/Resolution No. Senate Bill 2425

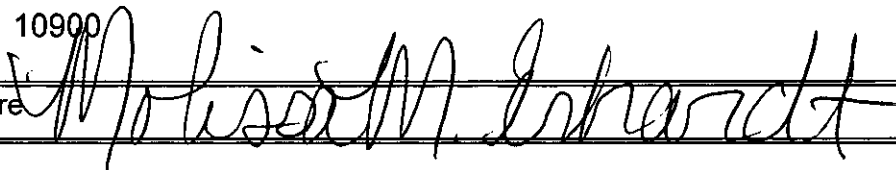
House Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 03/13/2009

Recorder Job Number: 10900

Committee Clerk Signature



Minutes:

ROLL CALL. ALL PRESENT. EXCEPT REP. FROSETH.

Chairman Grande: We will open the hearing on SB 2425. Clerk read the title.

Senator Joan Heckaman, District 23, New Rockford, ND: This bill is a

proposal for office buildings on the Capital Grounds. We think that there are

three important reasons and maybe you will get a lot of others from the

delegation that is in the room here this morning. But I am going to talk about

three things just briefly. The first reason I think its important is I think that

financial aspect. We rent a lot of office space out in Burleigh County and in the

City of Bismarck and I think that when you see those figures some of that will be

amazing to you. As a result of renting office space I also think we duplicate a lot

of administrative duties and equipment out there. So that could be a savings to

us as a State. I think that there is a need for this and as you here testimonies

this morning from agencies that they are cramped, they need some space, I

thought that maybe it would be fun to do a field trip to the basement today but I

changed my mind on that. It would be an opportunity sometime to go down to the basement and see the people that work down there and probably what I would consider a safety issue and fire hazards and also I think it would be a convenience for our citizens. While I only have a short testimony today I am going to tell you a little bit of what happened to me this summer. This past summer I needed some information from one of the State agencies and so I came to the Capital here and went to the agency and they said "Oh yes" we have somebody that would really be a good person for you to talk to but they are at our other campus. So I went and got in the car and drove to the other campus and found the person that I needed to talk to there and got the information and then I said I need something on and I think this would help me if I had something else. They then said "Well, now you need to go back to the Capital and go back to the agency and get that." So I know that I am a big girl and I can handle that but I think as far as our citizens in our State having things in a convenient place would be good. We have a beautiful campus. We have a statue here on the prairie and I think putting our agencies all in one place would be a real benefit to us. But I think that we can make it a real beautiful setting here for ND. With that I am going to turn my portion over to Senator Krauter because he has all the data for you. I will stand for any questions if you have any that I can answer.

Rep. Amerman: In the Engrossed bill what was amended?

Sen. Heckaman: Just a little bit of the wording even though I don't have the bill in front of me.

Chairman Grande: It adds in the language of location, expenses, square footage, and requirements of all facilities occupied by each State agency. It just spelled it out a little further is what the language had done. It basically did not change the context of the bill at all.

Senator Aaron Krauter, District 31: In front of you there is a piece of legislation there, I think it is something that the time has finally come. In the beginning of the session some of us on the Senate side were seeing

appropriation bills come in where additional square footage was needed or a request was needed. We came to the conclusion that we better start this process and figuring out how do we meet these needs of the agencies that are requesting this? In that process our fear was that we just don't go and appropriate XX amount of dollars or give them permission to go lease another spot. We thought that we need to do this as a study and look into it and make sure we get it done the right way. The more we talked about it the more we came to the realization that we have a system in place and we need to use that system and that system is something that maybe some of you have been involved in and that is the Capital Grounds Planning Commission. They have

done their work over the years, in fact in the mid-80's I served on that committee

for a couple of interims and it was one of those where you really got to understand what was the history behind the campus here and why things were done the way they were done and at that time there had been some master plans and they had put together the whole reasons of its existence. In that discussion we came up with the idea of we need to take a look at it from the standpoint of getting that Capital Grounds Planning Commission, Facility Management, and they all need to be brought into this process because that was in another time and we need to put in a study and then the Legislature will studies it and then we bring everybody in and we re-create the wheel and we have more confusion. So the bill was drafted in the way it is right now that we are asking facilities management, part of OMB, to take a look at this and put their thoughts together with the agencies and they work with leases with the agencies, they do all the work within the campuses here, they work leases here in Bismarck, they do more of that to try to make sure they get the best value for their dollar. They need to figure in things like does the lease include; utilities and they are just doing more and more of that. It just made more sense if we put something together that says it the way it does here. So what I have done instead of writing testimony I gave you some data that really made us in the Senate look at this and say we have to get a hold of this. From the standpoint that somebody would say that there are no House members on this bill. Let me

tell you when it came to the bill deadlines, the House had theirs done and we finally got the bill draft put together and quick put some names on it and you can see that Senator Holmberg, Senator Wardner, and myself and we submitted it and got it going. As I can see from the room here that there is a sincere desire from the State Agencies that we need to move forward on this process. So what I want to do is walk you through the documents that I handed out. The first one (See Attachment # 1), I can see that when they copied it and punched the holes they punched out number one and it is the one that talks about 2007 – 2009 State Agency leases. It is unfortunately an 8.5 x 11 sheet, it is the one with the fine lines on it. This is a partial list of the leased facility square footage and it is just a list leasing in the Bismarck-Mandan area. The left hand column tells you the agencies and you can go across and see the address, the square footage, the annual rent. But I want you to go to the very back page, as an appropriation person I always go to the back page, and look at the bottom of the back page. You will see that the very last one that is listed is Workforce Safety and Insurance, but go to the total, in the Bismarck-Mandan area, it is 395,000 square feet and it is about 3.7 million dollars and the average is about \$9.52 square foot. So just in this area that is how much we are spending for square footage. Now I also did it for Statewide and that is another hand out I could have given you but I thought let's just save some paper. But State wide it is 684,981 square feet for a

total of 6.7 million about \$9.82 square foot. Now the details on that square footage cost I will leave that up to John Boyle because that his job and he knows what he is doing there. What is included and what is not included. But that just gives you a reference on how much money we are spending for the biennium in our leasing just in the Bismarck-Mandan area versus the State wide. So with that then go to the next hand out (See Attachment 2) which is another 8.5 x 11 and what I did was I asked Legislative Council to give me some history of analysis of what has happened with leasing for the years 2006-2007 versus 2007-2008, 2008-2009, 2009-2010 and then 2010-2011, what is proposed in the budget? To see what has changed in the last number of years as far as the increase in square footage, the increase in price per square footage, and also what kind of affects us as far as dollars. You can go through there and you can see some agencies where they have actually increased their square footage. Now I will again draw you to the very back page and look at the numbers. The grand total on Page 3, in 2006-2007 year it was 279,000 square feet to lease, in this proposed budget it is up to 329,000 square feet, that is about a 50,000 square foot increase. Then you go to the far right column you will see that for lease payments what were leasing goes from 6.5 million to 8.2 million, now that is all State Agencies. It is just not the Bismarck-Mandan area. As you can see there is an increase in there and those increases are naturally because of increases in

square footage but also as those leases come due they renegotiate and those costs go up also. So with those financial numbers it just makes you start to think are we getting the best value for our tax dollars as far as our leasing. Is there a better way of doing this? Is it time that we need to look at the Master Plan and maybe get building a building on campus and analyze that from the standpoint do we want to pay that many dollars every year, every biennium, versus maybe putting it into some bricks and mortar on campus and having an asset to go with that. With that lets go to the very last handout (See Attachment # 3) and that is the one where it is the Capital Grounds Master Plan and that is from the document that Capital Grounds Planning Commission has put together. You can read through that at your leisure but what I recommend for you to do is turn to Page 3 with the diagram with the schematic of the campus on it. You have to understand that this was done in 2000, so it has been awhile, 8 or 9 years, but still it is a Master Plan they have been working on through time. There is some real legitimate work that has been behind this and also the work has some financial numbers that have been put together. What are the cost and need for some of these things? These buildings and the plans for parking and things of that nature at that date in 2000, but I just wanted to draw your attention that there is a plan here on campus and maybe it is time for us to say Facilities Management within OMB take a look at this and then report back to the

Legislative Council in the interim what your findings are. I will just draw your attention to the buildings that are circled as item # 9 on there. If you know the campus here, we all know it from the ground, but if you look from the air, if you look basically down to the mall and then to the West, you will see a Building # 9, there is a plan for it there and then also above that there is a plan for a parking area and a parking ramp. If you also go over to the DOT Building which is # 4 and you go back up to # 3 that is the Judicial Wing and you will see that from the East out there, there are two more buildings that are circled as # 9. So there is some thought and there is some logic behind that they have put together in the Master Plan. The last thing I will mention to the committee this morning is that when we had some of these State Agencies come before us in appropriations and had these requests, you listen to their testimony and you challenge yourself to think, Is this the right thing, is this really legitimate? I have to tell you that in most cases I felt that it was very legitimate and I made a few phone calls and emails and I asked the Supreme Court to come over this morning and give us their thoughts. The Attorney General's Office, Department of Human Services, and the Agriculture Department because I think each one is unique and what has happened over the years on how we built the Judicial Wing and all of sudden it is no longer used by the Judiciary. There are some things that have happened

there and I think it will be good to hear from them to see that there is an actual sincere need that is out there. So with that I will stand for any questions.

Chairman Grande: Any questions from the committee?

Vice Chairman Randy Boehning: What is the number of State Employees that have increased as well? Maybe our government is growing too big and too fast because I am looking at the square footage here and have you seen the numbers for the number of State Employees compared to our population?

Sen. Krauter: We all know that FTE numbers have increased. I could ask Legislative Council to give you that history just to put it on here for you. It is real and it is understandable. I also think that through our actions as Legislators we have approved those and we have been pretty diligent in saying yes and saying no a lot. I think that everything that is out there is legitimate. I can also tell you that in Senate Appropriations right now we have a list of FTE's that are vacant that we are scrutinizing as far as if they have been vacant for one month, one year, two years, and we analyze that very closely. Your question is a valid one because we don't want necessarily to program them we want to make sure we are providing the right government jobs. If you want that we can ask Legislative Council to get that for you.

Vice Chairman Randy Boehning: I would appreciate that. Thank You. It

looks like you are going to have OMB study this do you foresee any Legislators

on this study because I know there is another study of a Master Plan, Bill # 1403, to do a study as well.

Sen. Krauter: No. I have learned over the years, that facilities management are professionals and they do a good job at what they are doing, and their history behind the negotiation of leases, how they work with other agencies, and they have a good understanding of what is happening out there, they are to prepare this report and submit it to Legislative Council and I would suspect that Legislative Council is then going to take that and make recommendations. There is another piece of Legislation that has a group of studying that is going to be done, this is going to be something that our State Government is doing the work on, preparing the data, and then to present it to us. We could go out and create a study and go out re-create the wheel and then try to do all these things but let's get the data put together first. I have been around these scenarios where we study something and we come back and we didn't get the right information we were looking for and we get frustrated. But here let's try to get our good information from OMB first and then at that point you can move it to the next step. Buildings are not built in one biennium, I know that. It takes a process, whereby, you get everyone on board, you make sure you make the right decisions, the right information, so that is kind of where I am going with this.

Chairman Grande: In this survey that you handed out some of the agencies are using other funds versus State funds for their leases? Do you know what the breakdown is on here?

Sen. Krauter: If you take Exhibit # 2 and go to the far right column, that is broke into three sections, the first section is square footage, the second section is square footage cost, and the far right column is the total funds. The first column in all those categories is by biennium's, general fund, and the next one is total funds, so you just subtract the two and you will find out what the special funds or federal funds or other funds were. So just take for example the very first one at the top; OMB, Risk Management @ 1600 East Century Ave, Bismarck, ND.

There are zero general funds in it but it is a total of \$42,380 so that is special funds that are providing their lease payment there. Now to go further into that I'd have to go to risk management and find out if it is some federal dollars or some fees that are collected but it is just not general fund appropriations.

Chairman Grande: So the first time you see that is if you go down that line to Attorney General Professional North and portions of it are General Fund and portions of it are other things.

Sen. Krauter: Thank You. I had not seen this one.

Rep. Kasper: I am somewhat surprised by your comment that you weren't concerned or did not see the importance of having the Legislators on a study like

this. This would be a study that would affect all of State Government and your bill requires that the executive branch do the study. The other bill HB 1403 called for a Legislative Council study. I could envision that the Legislative Council would appoint a committee of Legislators working directly with OMB that your bill says and have the same type of study with one difference. We would have the Legislators involved during the interim to ask the questions that the Legislators might want to know about as well as what OMB and the (can't understand, coughing) so I am puzzled that you took the tact of no Legislators involved. Do you object to the Legislators involvement?

Sen. Krauter: No, definitely not but I just have learned that to get the good data and the good information up front we need this information brought to the Legislative Council. If that other bill is part of the mechanism to (coughing, can't understand speaker) and receives its information and continues to go there, that is perfect.

Rep. Dahl: What you are saying is that the Legislature will be involved. It just is in a different order than what Rep. Kasper is suggesting and we are not shut out of this process.

Sen. Krauter: Rep. Dahl you are correct. By passing this, this basically gets Facilities Management going when the bill is signed and it goes into effect. It

starts this process to get the data put together, so they look at it. When you hear

testimony from them now you will understand something that I really didn't take a look at. When we look at fiscally building a building we want to have some returns on our investment versus just building a building. There are some things that go into that when they look at leasing, it is a problem, and I think it is good and it should be started right away.

Rep. Karls: When you build buildings on a space like this where do you park the cars?

Sen. Krauter: There is the area right above # 9, I think it is parking ramp. In the Master Plan there is a plan to handle the number of employees that are working and it is all part of the plan. The parking facilities are all planned in there. I think Mr. Boyle can really answer that question.

Vice Chairman Randy Boehning: What would you envision building? I see below that in Burleigh County, which I am assuming is almost all in Bismarck, about 400,000 sq. ft of space here. Would you envision building 400,000 sq. ft. on campus or a smaller portion or what kind of an idea do you have? If we would build something that large what would all these people do that we are renting from right now?

Sen. Krauter: I don't envision anything in the standpoint of the confines of certain square footage. That is what needs to be done. We need to make sure that we get information that gives us a return on our dollar and we are getting the

best values for our footage. If I were to put a bill in and say we need to build a building that has 350,000 square feet , well, what is my reason for backing that up other than pulling a number out of the air. We have to have good information and that is one of the bills in front of us. So I don't envision a certain square footage. I envision that we try to plan it appropriately. Let's use all the work we have done in the Capital Grounds Planning Commission, let's use all the work that has been done in Facilities Management as far as the negotiations that have been done on leases (coughing, can't understand speaker) as far as what happens to those facilities here. If this study moves forward then all of a sudden they have the ability to negotiate better on the leases in Bismarck it is a win for State Government for taxpayers. Maybe those negotiation leases will go down. I think that there are so many opportunities that give Facilities Management and State Agencies by getting this work going that it is a win all the way around.

Chairman Grande: What was the cost of the storage unit we just built over on the Capital Grounds?

Sen. Krauter: I don't know.

Chairman Grande: You are on appropriations, you know. The one kitty corner for the historical society, the storage unit, what did we pay for that?

Sen. Krauter: The archives unit, that was two sessions ago. I think that was in the double digits, 11 or 16 million or so.

Chairman Grande: What is their budget again now for another building piece over there? What are they asking for? 52 million for another piece on there.

That is kind of an expense space and maybe we could utilize that building and build a really nice historical building instead of piece-mealing it and build a really nice one for a lot less and utilize that nice space we have right there and fill that up. I bet we could get a lot of office space right there. Just throwing out an idea and do you think that could be a part of the study.

Sen. Krauter: Your comments are just the reason why we need to do this because Facilities Management needs to get as much good information as they can about this.

Rep. Dahl: I am just trying to think of ways that we can come to a consensus here and would you object if OMB looked at all the data and brought it together and then maybe just added some language about consulting with the planning commission which I think involves some Legislators and then forwards those recommendations to the Legislative Council.

Sen. Krauter: To add language to include the Capital Grounds Planning Commission? Yes, that is very appropriate.

Chairman Grande: Any other questions? Anyone else wishing to speak in favor of 2425?

Tom Trenbeth, Chief Deputy Attorney General, State of ND: I just want to rise in support of the concept of this bill and give some anecdotal evidence with respect to the spreading out of our agency. We have 180 employees give or take in 13 divisions and they are housed variously in this building and around the city. We have a building up North on State Street just South of the large Walmart that houses BCI and CPAC and our IT and the Fire Marshall and we have all of our litigators, or our place we call Dixie because it is South of here, on 9th, there are two divisions down there. Then in this building of course we have the main floor that you are all familiar with and actually the only location that I was familiar with when I was sitting in one of these chairs. We have the main floor and we also have the entire 17th floor and we have a portion of the floor that we are on here. Electronics are a wonderful thing and we can speak to anybody at any time that we want to speak to but all of you of course that use electronics also understand the value of eye ball to eye ball contact and that gets to be lacking. I also can identify with the stories that Senator Heckaman told because we oftentimes have members of the public that will come into the main sanctuary in our office wanting to see a particular person or asking a particular question and as often as not it is for Consumer Protection, which is four miles from here. Then you have to tell them that yes although they fought the hordes out here to find a parking space, now they need to go back to their car and go on up North on

State Street. We have an opportunity that we had last session and it has arisen this session to purchase that building. I think it is far preferable if this State had a plan to consolidate its Government. Rep. Boehning makes an excellent how many people do we have, where are they, who knows? Again having chaired one of your chairs on the Senate side, not having been a member of appropriations whose job it is to alligate money for these many rental spaces, I had no idea how many locations State Employees are located in. So I stand here in support of the concept of this bill and I think it needs to be looked at closely and I think it would be wise Government to try to consolidate and I think long-term we could use the scale resulting from that and I encourage your serious consideration.

Chairman Grande: Any questions?

Rep. Winrich: Having served in the Legislature and now the Attorney General's Office, what are your thoughts about the importance of involving Legislator's in the OMB study as opposed to simply having a report made to Legislative Council.

Tom Trenbeth: I can't conceive a time when Legislative involvement need not be recommended. At any endeavor involving State Government. There are people that are hired and paid for by you folks for their expertise in this area and of course some deference ought to be given to their opinions. But you are the

ones that eventually are going to have to make the decisions so there should be some involvement in it.

Chairman Grande: Any other questions? Any other testimony in favor?

Sally Holewa, State Court Administrator, Supreme Court of ND: On behalf of the Judiciary I would like to support passage of this bill and one of the reasons is because we did ask for a study of the Judicial Branch space. The reason we have asked for that is because we are out of space. For the first time we have had to move some of our people off into rental spaces. I realize that lots of State Agencies have to do that but it really is quite a drastic change for the Judicial

Branch to have to do that. It was a very difficult gut-wrenching decision to decide which part of our Judicial Branch we should separate off and how we were going to organize ourselves to continue working. Because we really don't have separate divisions but we have different duties but we are all working on the same projects all the time. So it has been a difficult adjustment but it is one that we did make. Going into this I have done quite a bit of research I honestly was not here back in 1976 when the last study was done in the Judicial Branch. But I did go in and do the research and at that time Chief Justice Erikstad had a refrain that he was using and it was "Where is the home of the Judiciary?" because people knew where the Legislative tower was and they knew where the

Governor's mansion was but nobody could find the Judiciary. So I think now that

they can find us in the Judicial Wing but the Judicial Wing does not belong to the Judiciary in fact we occupy a very small space in there. In 1976 when the study was done it showed that the Judiciary needed 63,000 square feet but what we occupy in the Judicial Wing is 22,000 square feet and that includes all of our storage space and all of the public area that we have including the court room. We have grown as Rep. Boehning mentioned, we certainly have. At the time in 1976 I think that the number was 16 employees for the Supreme Court besides the Justices. We are now up to 53 for the Supreme Court and a great majority of that becomes because of the changes in the court system itself. Back in 1976

we did not really have a Judicial Branch. What we had was a series of courts, we had the municipal, we had two levels of county, we had district court, and we had Supreme Court. At that time the role of the Supreme Court was to simply take appealed cases. Times have changed and we do have a unified Judicial Branch now and not only does the court still take the cases on appeal but we also oversee those other courts and we manage those courts. Those are all different functions. Part of that now is that we check cases to see how soon they are getting done and to see if the judges are making it to the disposition standards that we have set. We do Judicial education, we make sure that all of the Judges get the education that they need in order to make good decisions and that is a function of the Supreme Court and the State Court Administrator's office.

Along with that we provide education for all of the court employees which now number close to 400 Statewide. We take care of all of the budget and financial not only for the Supreme Court but all of the District Courts and of course we take care of all of the technology. So there are a lot of extra functions that we have added to the Supreme Court that we have needed to hire people. I will say that having worked for three State Governments now that ND is the meanest Government I have ever seen. When I talk to my colleagues and I tell them that we have nine people in IT they almost fall over. The other smallest one is Delaware which has something like 34. When they ask me about Judicial

Education I say well I have one person, other people have whole departments. They ask us why ND hasn't moved on things like providing forms for self-representative litigants. I tell them I have two staff that would have to take care of the whole State, I can't assign them to go off and do other projects, as worthwhile as they are, over things that we need. But I am not here to argue about personnel but to ask for more help someday. Going back to the subject, these changes have occurred. A lot of it was not driven by the Supreme Court, the take-over of the counties was actually driven by the counties themselves, at their request and the education course happened primarily through both Constitutional Amendment and Legislative changes. We believe those were

good changes but they did cause changes to what we can do and what we are supposed to do. With that I will stop and answer any questions you may have.

Rep. Karls: Why is that you only occupy 22,000 square feet of that 63,000 you were supposed to get?

Sally Holewa: Again I have to go back to the record and it was decided that actually what started out as a decision to build a Supreme Court was then changed to building a Judicial Wing was also decided that there were other agencies that had more pressing needs and they were given most of the space in the Judicial Wing. At that time that it was passed they specifically built it for a 20 year solution for the Supreme Court and now the 20 years has come and gone, and that is where we are at. There just has not been more space for us to move into.

Rep. Karls: I just wanted to comment that I had reason to be in the Supreme Court one day visiting Justice VanderWall and he took me on a tour and I was amazed at how tiny it is. They are very cramped and in little cubicles and at the time you were taking on another roll, something the counties did and now the State is going to do it, child support role.

Sally Holewa: It is crowded. Two years ago I broke my ankle and I had to learn a new way to get to my office because it wasn't wide enough to go through with my crutches. I thought to myself it is bad enough that I am on crutches and

feeling sorry for myself but now I have to go the long way and it really hurts. We do continually take on new roles and I am quite aggressive about trying to keep the court current with what other places are able to do. I am not quite sure what you are referring to but we do continue to take on new things. We have taken on family mediation, we have taken on guardian-at-lidem work, we have taken on family courts, lots of things because we want ND citizens to have what other citizens have.

Chairman Grande: Anyone else wishing to speak in favor?

Jeff Weispfenning, representing Ag Commissioner Roger Johnson,

Department of Agriculture: I am providing written testimony and also some photos of our space up on sixth floor and the 14th floor here in the Capital and also some numbers that we have developed as part of our budget requests this biennium. (See Attachments # 4, # 5 and # 6). I would be happy to answer any questions?

Vice Chairman Randy Boehning: At the bottom of your hand out here with the total numbers on dollar figures, OMB recommends 300 square feet per employee at a rate of \$14 per square foot. That is the number they said that you need and should pay \$14 per square foot?

Jeff Weispfenning: That is OMB's recommendation and I have not gone shopping personally in terms of checking out a space, I don't know what the

market value is. But that is what John Boyle from Facility Management suggested we use as we develop a budget number.

Vice Chairman Randy Boehning: What I was looking at on another spreadsheet here is the average cost of a per square footage is \$9.82 Statewide and I think it is \$9.50 here in Bismarck, so I just wanted wondered why that number is \$5 higher than what the average is on here but John Boyle can maybe answer that.

Chairman Grande: Anyone else wishing to speak in favor of? Opposition to? Mr. Boyle will you come to the front.

Brenda Weisz, Chief Financial Officer, Department of Human Services, State of ND: To answer Rep. Karls question about the child enforcement question, it was actually our agency that took over the child support enforcement operations of the State. (See Testimony. Attachment # 7.) I would stand for any questions?

Rep. Kasper: You are saying that your needs are 73,000 additional square feet from what you currently have.

Brenda Weisz: No. It is the 73,000 which the study is currently taking a look at. If you would look at the Department of Human Services there would be 23,000 square feet of office space.

Rep. Kasper: If that is the case, you say you currently use 84,000 square feet in the Judicial Wing, and 40,000 square feet in the West Central Human Service Center. That is a 120,000 square feet.

Brenda Weisz: We use 30,000 in the Judicial Wing and that 84,000 is our space, all leases, outside of the Capital. Of that 84,000, 40,700 is devoted to our Mental Health Clinic. The remaining 13,000 approximately of that space in Prairie Hills Plaza is dedicated to office space. So from the 84,000 you will have to subtract the 40,700 that is our clinic and then add back the 30,000 for the Judicial Wing and then you will get 73,000 square feet of office space we occupy.

Chairman Grande: Any further questions from the committee?

John Boyle, Director of Facility Management, within the Office of

Management and Budget: I did not prepare any testimony because I knew there was going to be a lot of testimony but I did speak with Chairman Grande yesterday and said that I would make myself available for any questions that you may have. OMB is in favor of either bill 1403 or 2425. We are willing to put the study together or we are willing to work with Legislators. There are Legislators on the Capital Grounds Planning Commission that we do work with on a regular basis. Also in our bill which was HB 1015 which you passed, Section 18, the last Section also calls for a Legislative Council study at the Capital Grounds so right

now it is really in three different locations and again we are willing to do anything

that all of you see fit. I can answer a lot of the questions that have been asked so if you want to ask the same ones I could answer them.

Vice Chairman Randy Boehning: Can we add any space on top of the Legislative Wing or Judicial Wing? On top of the footings and foundations available?

John Boyle: That I don't know. We could get a structural engineer and we can do anything we want we have plenty of grounds. We could expand the Judicial Wing, North, West, and East. We could move parking lots around if we wanted to. We could expand the Legislative Wing any direction we want too. One of the people that work's for me is a State Facility Planner and he and I sometimes get together and he will sketch out certain options for the Legislative Wing. There are not enough committee hearing rooms so we have a project that we'd like to do this biennium and it is an improvement project which would have gone through two Legislative meeting rooms and space is kind of tight as it is. You are a very large committee in this room and you could probably use a larger room. So we did a plan and it was a quick sketch, what it would cost, underground parking, and go out West, add like six more rooms, and maybe some offices for the Legislators and it was 12 million dollars. But we don't show that to anybody that is just stuff we work on. One thing the Master Plan did in 2000 was it projected growth in State government thereby projecting how much square

footage we would need to add. As it was pointed out in the Master Plan there is one on the Legislative mold that calls for a new building, a 150,000 square feet of which about 120,000 would be net reasonable square feet, for us to do that some of the House Representatives asked us to update the cost of this to do that building and the parking garage and it was 43 million dollars. As Senator Krauter had stated, I did a presentation when this was on the Senate side saying if we were to even achieve a five percent rate of return on that 43 million dollars, say the Land Department or someone else who has excess funds and took that money and invested it in CD's and put it in a building and then we would charge rent to those agencies and go back to the Land Department, we would have to charge \$24.25 on the grounds to get that rate of return because it costs a lot of money to build on the grounds. It costs a lot of money to build in Bismarck. We have had three things change since I have been here over the last seven years. The commercial land prices have gone way up. The interest rates have come down substantially, but when we were talking about this two years ago they were a little higher. Then of course construction costs have gone up. Chairman Grande brought up the archive addition and that was 30,000 square feet of basically unfinished space that was just a slab and walls and not including any of their shelving it was 6 million dollars, 200 dollars a square foot. If you build outside even up Hwy 83 or so, it is probably going to be around \$19 to \$22 a

square foot. Right now it would be \$24, so we are getting pretty close. All these agencies make very good points, they all need space, the question is should it be on the grounds or should it be out of the grounds, and right now they are getting leases cheaper because the banks are not as vibrant as they were two years ago. So they are a little more aggressive in giving us deals. We did just work with the Supreme Court and we did a deal at about \$11 a square foot. We do this all time and then I make a recommendation and ask the Director of OMB should we build a new building on the grounds. The spread is still too far, it just makes a lot more sense for agencies to spend \$11 to \$16 off the grounds than it

does for them to be here. Another option is the Bank of ND, they built a new building, but their old building they sold. That would have been 20,000 square feet, we probably would have still had to take down the tower but there was still 20,000 square feet of annex space we could have utilized. The real problem is there is just not one centralized area that looks at all these assets and all these leases and I know in our bill, HB 1015, Rep. Berg did put in an addendum to our bill that said that we would kind of centralize this and that OMB would contact all the agencies see what their needs are and negotiate the leases for them.

Because right now agencies do contact us but they don't have to contact us. But most of them do. So we have a really good idea of what is going on in the

market. It is just that right now the spread is too much. Housing and Finance

they were going to move, they were going to from 8,000 square feet to 14,000 square feet, from \$13 a square foot to the new lease of \$22 a square foot. As soon as I heard that, they hadn't contacted us, but we got them a 14,000 square feet at \$15 a square foot building now, we saved them \$7 a square foot. But at \$22 now you are getting a little closer to \$24 and maybe we should build.

Rep. Kasper: What is the makeup of the Capital Grounds Planning Commission?

John Boyle: It is chaired by the Lt. Governor, then there are two Representatives from the House and two Senators from the Senate and there is four others, one represents the historical society, one is a licensed architect, and then there are two at-larges who could be anybody and the Governor appoints those four.

Rep. Kasper: So that is part of the Executive Branch?

John Boyle: Yes it is, but it has Legislative members on it.

Rep. Kasper: My concern about this and I expressed it earlier to Sen. Krauter, on 2425 it is an Executive Branch study, the Executive Branch would have their perspective. Obviously you have four Legislators but they are going to have very minimal input and the four Legislators on that planning grounds committee, may or may not know anything about building or planning. I am not saying they are good or bad people, I am just saying they may not have that strength. A lot

of the Legislators may not. However, when we are looking at something that is a major undertaking, which I see this as being, I have very great concern that the Legislator's and the Legislative Branch of Government is not involved at the beginning, not saying that it should not be a co-effort, but I believe that we need Legislative oversight and involvement on any study like this so that we have dual looks at this perspective. We might even want to include the Judicial Branch members in that same interim study. I am very concerned about only an Executive Branch study. Do you see the potential for not getting the type of input in questions from just an Executive Branch compared to a joint study?

John Boyle: When you had mentioned about it being a big undertaking, the Capital Master Plan right now costs about \$126 million worth of spending which was at \$2000. Yet I would think the more buy in, I would like to see the Judicial Branch involved, I would like to see the Legislative Branch involved, because it is such a huge expense and everybody should have some input on it, but as I said we are more than happy to go with 1403. We and OMB are willing to work anyway you all see fit for us to do this. We will supply information, we can run the whole thing and give you information, or we can have everybody involved right up front. We are more than happy to do anything you all would like.

Chairman Grande: Any other questions?

Vice Chairman Randy Boehning: Do you know the total square footage that we have here on campus?

John Boyle: Right now we have approximately 800,000 square feet of gross square feet. We only have about 375,000 of net square feet leasable. Like this room right here we would not conclude as office space. So when you look at that map or the handout, the leasing handout that says how much square footage do we have just in Bismarck-Mandan it is almost equivalent to what we have here. Of that there are two agencies, Human Services and Health, who have like 110,000 square feet, almost a third of it. In some of the leases that are in there are up at the Workforce Safety Building that is called Century Center, so that is 120,000 square feet. So when you look at those two leases in Century Center, that is 230,000 of the 300,000 plus thousand that we lease here in town.

Vice Chairman Randy Boehning: Just looking at where the Heritage Center is the Heritage Center expansion, is that the new expansion or was that the expansion of the storage? Is that the new part of the Heritage Center too?

John Boyle: Yes, on the Master Plan it did call for both expansions. There was a Phase I and a Phase II. The archive expansion was Phase I which was the 30,000 square feet. The one that they are asking for now the Governor has put in the budget 18 million in general funds and 12 million of special funds which I believe you passed and it is in the Senate now. But they would like to do 51.7

million dollars worth of work and they took the Master Plan and kind of wanted to design it based on what the Master Plan called for and that is where they go out to the East and the North a little bit with the existing center.

Rep. Nathe: When the State enters into a lease, how long is the length of the lease? The time frame of it?

John Boyle: There is a statute or law that says we cannot obligate beyond two years. So the leases are for two years and what we have done to negotiate a little bit better on our behalf we have gone because there is a clause in the lease that says you do not get appropriated the money for this lease then we have to renegotiate or just move or cut the space back. So what we have been doing now is we do an initial two year term and we multiple two year options and we get the rent laid out so that agencies what to ask for in their budgets because they put their budgets together before they negotiate the next two years and this has helped the agencies kind of lock down the Landlords as to what they are going to charge in rent so that helps us quite a bit. Because in a two year lease you know if you have a 30,000 square foot agency and you move in, it's not like you are going to move out in two years even if you raise the rent a dollar or two dollars a square foot. So we have gone in now and kind of laid out what the rent is going to be.

Rep. Kasper: Looking at the title of the bill, I even have more concern than I did in my previous discussion with you, where it states, "requiring the Director of OMB to develop a report for the construction of all facilities occupied by State Agencies on the Capital Grounds." That is much more than a study and there again it would be under this bill an Executive Branch input only and so again I just want to express that has deep concern for me when we are looking at something this big without a Legislative and Judicial input.

Chairman Grande: Anyone else wishing to speak on this bill. Favor? Against? Neutral? Close the hearing on SB 2425.

2009 HOUSE STANDING COMMITTEE MINUTES

Bill/Resolution No. Committee Work One SB 2425

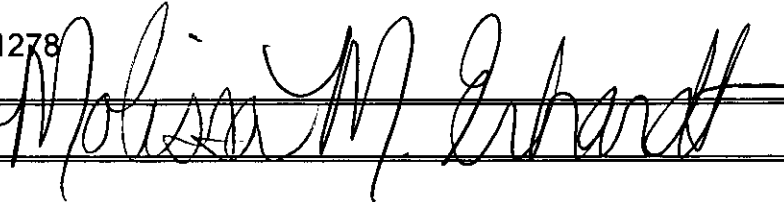
House Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Hearing Date: 03/19/2009

Recorder Job Number: 11278

Committee Clerk Signature



Minutes:

COMMITTEE WORK ONE:

Chairman Grande: We will discuss SB 2425. This is the bill relating to a study of the square footage of the State Agencies.

Rep. Kasper: As you recall we have also dealt with this in HB 1403 which was my Governor's mansion bill which we turned into a study by the Legislative Council of the Capital Grounds Master Plan and as you will recall during testimony last week on this bill I was concerned that this was an Executive Branch study and not a Legislative Council study. I have talked with Chief Justice VanderWall and I have talked with John Boyle and he has talked to Human Services and they are going to come tomorrow because 1403 is being heard in the Senate tomorrow. They are going to come and testify in favor of that bill as well as this bill. They really don't care which bill passes they just want to have the study. From the perspective of us as Legislators I think that the study should be headed by the Legislators and the Legislative Council not the

Executive Branch of Government. That is my concern and not at all with the bill other than it should be a Legislative Council in my opinion. I move for a Do Not Pass motion.

Vice Chairman Randy Boehning: 2nd.

Chairman Grande: We have a Do Not Pass motion by Rep. Kasper and a 2nd by Rep. Boehning. Discussion?

Rep. Conklin: If we pass both bills would it go into a Conference Committee then?

Chairman Grande: No, Conference Committee's would not combine bills. We only take up one bill at a time and Conference Committee can only be called if an amendment is made in one of the two chambers and an agreement is not reached by the Chair of the opposite committee. Since there are no amendments to this and unless the Senate amends Rep. Kasper's bill then that one goes straight away too. If they both passed there would be actually two separate studies because they are coming from two separate things.

Rep. Winrich: I am trying to recall the wording of the previous bill but it was primarily a study of the Capital campus, not so much related to the space needs of individual agencies. Where this emphasizes space and cost on a kind of agency basis and so there are certainly some overlap but I don't think they are identical or really address the same purposes.

Rep. Schneider: For what is worth too, this isn't a study it is a report backed by Legislative Council. It seems to me that I recall from the testimony that this has been studied quite a bit in the past and that the facilities mansion was sat on the Capital Grounds Committee and this would simply just be kind of combination of what they have done in the past. I'd like to see what we have passed out previously with Rep. Kasper's bill and it may overlap in some areas but I think it is worthy and I'd also note that I don't think there was any opposition to have Facilities Management to have to redo it.

Rep. Kasper: I will read what 1403 says on the first line. "During the 2009 - 2010 interim the Legislative Council shall study the utilization of all facilities on the State Capital Grounds including an evaluation of facility needs by State Agencies and a review of the Capital Complex Master Plan. The study must include an evaluation of the short-term and long-term viability of facilities located on the Capital Grounds including the Governor's residence." "The Legislative Council shall report its findings and recommendations together with any Legislation required from the recommendations." So it does incorporate the needs of the agencies. It does not go into the detail of 2425 as far as square footage but the intent is the same.

Rep. Wolf: After Rep. Kasper read that, to me this bill looks like a good addition to what they are going to be studying because this requires this report to be filed

with Legislative Council by October 1 and this is a tackling a different with the off-site locations and square footage needs and things that would be a very complimentary bill to your bill.

Chairman Grande: My concern as I look at it is that it goes to Legislative Council but it doesn't go to a study, unless they can assign it at that point and send it somewhere but those reports are actually available right now and that committee would request that those reports be added is what I am thinking. That way it would stay under the preview of a Legislative group that studies it the whole interim. This I think is going to be great information. I have seen this information before actually when we have had some discussion on Capital Grounds. I know it has been in discussion for a long time and it is a constant issue especially when you come up on the re-leasing and whether or not we should expand here or change lease there, move everybody on, that discussion has come up on occasion and so I think this information will come in handy when it comes to that study. But that study is what is going to request this information we don't necessarily need to do it here when it will be there through the whole interim study.

Rep. Amerman: If we kill this, Rep. Kasper, is your bill going to be studied or a chance that it won't be studied or how does yours work? Is there a chance neither one of these could be passed?

Rep. Kasper: Yes, there is a chance. You never know until each body acts.

When I talked to John Boyle about either study he said the information that he would be gathering regardless of which bill passes would be the same. The second thing is that when I talked to Rep. Carlson about the change in 1403 he said to his knowledge the Legislature has never studied the Capital Grounds Master Plan, it has always been the Executive Branch and the Committee on Capital Grounds management. The last plan was put together in 2000 but nothing has been implemented. I think possibly a good reason for that is because the Legislature has not embraced it and taken part of it. So my goal and concern is the Legislature takes ownership of the situation and that it is our responsibility anyway.

Vice Chairman Randy Boehning: In looking at the bill in front of us I wonder if OMB could just study this anyway. Why do we have to put it in the law that they should do a study, they should be able to do the study because they do a lot of other things from listening to Mr. Boyle. That they make drawings and have discussions on this so I am thinking that it would be within their parameters to do a study if they so wish to do one now and not have to put it in a State Law.

Chairman Grande: Any other discussion? We have the bill in front of us with a Do Not Pass.

Rep. Nathe: My concern is if we kill this and say Rep. Kasper bill gets killed then nothing happens.

Chairman Grande: Legislative Council has the ability to set a study if they wish. Legislative Council gets to do whatever they want with the studies.

Rep. Schneider: Again this is just a report and the whole intent I think of the bill is to save money. To see where we can streamline the process in State Government and see where we are duplicating services. It is not a study, it simply is just a report back to Council and I think it is good information to have and we all support Rep. Kasper's resolution, I think that is a good study as well.

This to me seems complimentary.

Chairman Grande: Clerk will call the roll on a Do Not Pass on 2425.

Clerk Erhardt: Roll Call: Yes: 6. No: 6. Absent: 1.

Chairman Grande: Motion fails.

Rep. Schneider: Motion for a Do Pass.

Rep. Wolf: 2nd.

Chairman Grande: We have a Do Pass motion by Rep. Schneider and a 2nd by Rep. Wolf. Clerk will call the roll. Do we have any further discussion?

Rep. Froseth: I guess the way I look at it is this probably wouldn't do any harm. I don't necessarily disagree with the State renting some property off the Capital

Grounds Campus either. All the properties they rent, although it is quite a few

and it is about 7 million dollars worth of rent but all those they rent who pays the property taxes to the City of Bismarck and the County where any State owned property so there is a benefit to the community and to the State as a whole because somebody is making some profit off that rental property. The one thing about this is that it does not say what it would cost to furnish all that space. That would be a tremendous cost in furnishing those facilities too with furniture and desks and chairs and computers and everything else that is needed. More than likely any agency that moved to a new facility is not going to move their old furniture over there and so it probably is going to be a tremendous cost that the State is never going to be able afford to undertake.

Rep. Amerman: For OMB to do this, they basically have everything in place to come up with this report and give their report to the council whereas, if you have the study and you do it in the interim you have the cost of basically to the tax payers and getting all the Legislator's there and bringing people in and over a two year interim. Where it could be done just with this and that would be a cost-saver right there.

Chairman Grande: Any other discussion? Clerk will call the roll on a Do Pass motion.

Clerk Erhardt: Second Roll Call: Yes: 7. No: 5. Absent: 1. Carrier: Rep. Nathe.

Date: 3/19/9

Roll Call Vote #: ~~3425~~ 1

2009 HOUSE STANDING COMMITTEE ROLL CALL VOTES
BILL/RESOLUTION NO. 3425

House **Government and Veterans Affairs** Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken ☐ Do Pass ☒ Do Not Pass ☐ Amended

Motion Made By KASPER Seconded By Boehning

Representatives	Yes	No	Representatives	Yes	No
Chairman Grande	<input checked="" type="checkbox"/>		Rep. Amerman		<input checked="" type="checkbox"/>
Vice Chairman Boehning	<input checked="" type="checkbox"/>		Rep. Conklin		<input checked="" type="checkbox"/>
Rep. Dahl	<input checked="" type="checkbox"/>		Rep. Schneider		<input checked="" type="checkbox"/>
Rep. Froseth	<input checked="" type="checkbox"/>		Rep. Winrich		<input checked="" type="checkbox"/>
Rep. Karls	<input checked="" type="checkbox"/>		Rep. Wolf		<input checked="" type="checkbox"/>
Rep. Kasper	<input checked="" type="checkbox"/>				
Rep. Meier	<input checked="" type="checkbox"/>				
Rep. Nathe		<input checked="" type="checkbox"/>			

Total (Yes) 6 No 6

Absent 1

Floor Assignment _____

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

Date: 3/19/19

Roll Call Vote #: 2

2009 HOUSE STANDING COMMITTEE ROLL CALL VOTES
BILL/RESOLUTION NO. 285

House Government and Veterans Affairs Committee

☐ Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken ☒ Do Pass ☐ Do Not Pass ☐ Amended

Motion Made By Schneider Seconded By Wolf

Representatives	Yes	No	Representatives	Yes	No
Chairman Grande		✓	Rep. Amerman	✓	
Vice Chairman Boehning		✓	Rep. Conklin	✓	
Rep. Dahl	✓		Rep. Schneider	✓	
Rep. Froseth		✓	Rep. Winrich	✓	
Rep. Karls		✓	Rep. Wolf	✓	
Rep. Kasper		✓			
Rep. Meier	✓				
Rep. Nathe	✓				

Total (Yes) 7 No 5

Absent 1

Floor Assignment Rep. Nathe

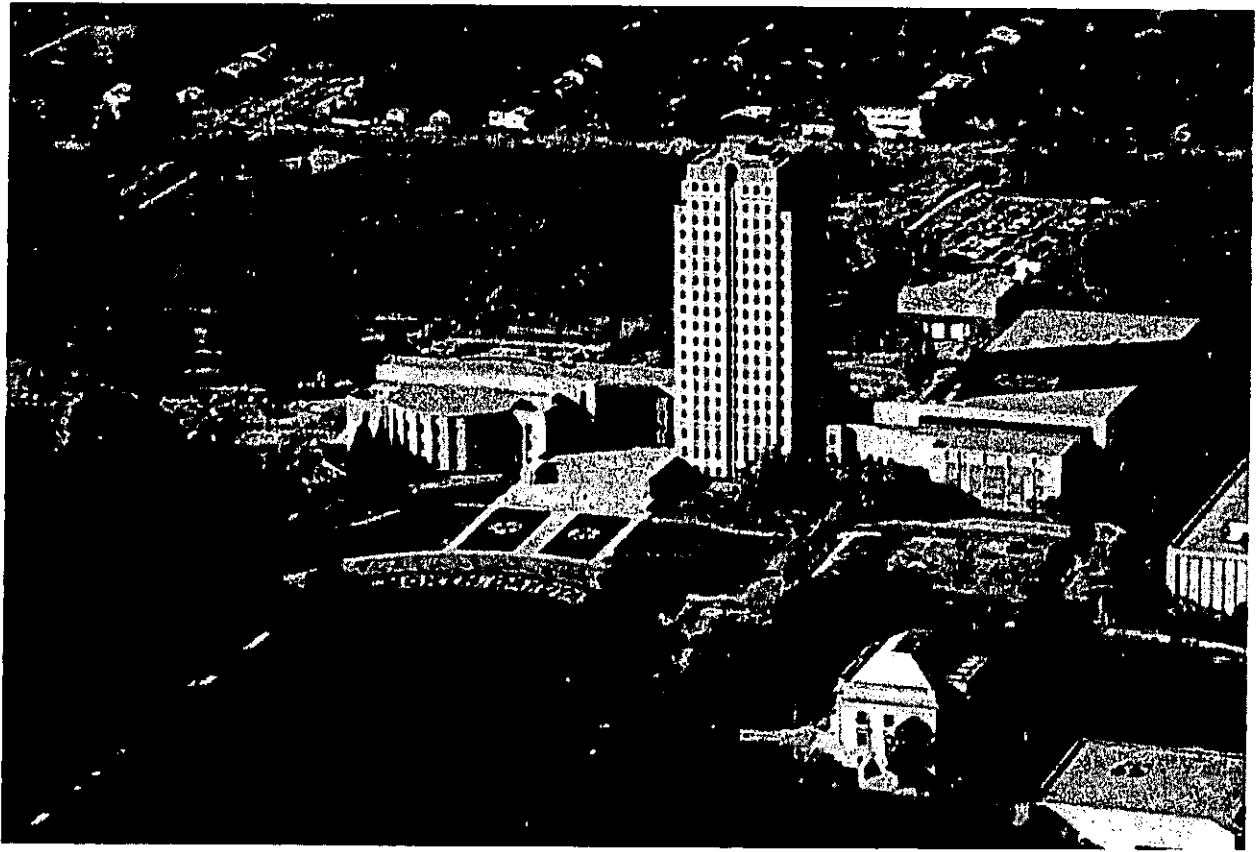
If the vote is on an amendment, briefly indicate intent:

REPORT OF STANDING COMMITTEE

SB 2425, as engrossed: Government and Veterans Affairs Committee (Rep. Grande, Chairman) recommends DO PASS (7 YEAS, 5 NAYS, 1 ABSENT AND NOT VOTING). Engrossed SB 2425 was placed on the Fourteenth order on the calendar.

2009 TESTIMONY

SB 2425



North Dakota State Capitol Capitol Complex Master Plan

December 14, 2000

*June Given
to House*

Prepared for The Capitol Grounds Planning
 Commission
Prepared by RDG Bussard Dikis
 RDG Crose Gardner Shukert
 Foresite RDG
 Hanson Design Associates

North Dakota State Capitol Capitol Complex Master Plan

Under the Direction of:

Coordinating Team

Curt Zimmerman, Director of Facility Management
Joel Leapaltdt, Facility Management
Loran Haid, Facility Management
Ronda Berg, Facility Management

Capitol Grounds Planning Commission

Lt. Governor Rosemarie Myrdal, Chairperson
Carolyn Nelson, Senator
Pete Naaden, Senator
James Boehm, Representative
Serenus Hoffner, Representative
Nancy Jones Schafer, First Lady
Donald Barsness, Architect
Mary Lee, Citizen Member
Richard E. Collin, State Historical Society

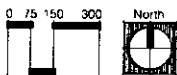
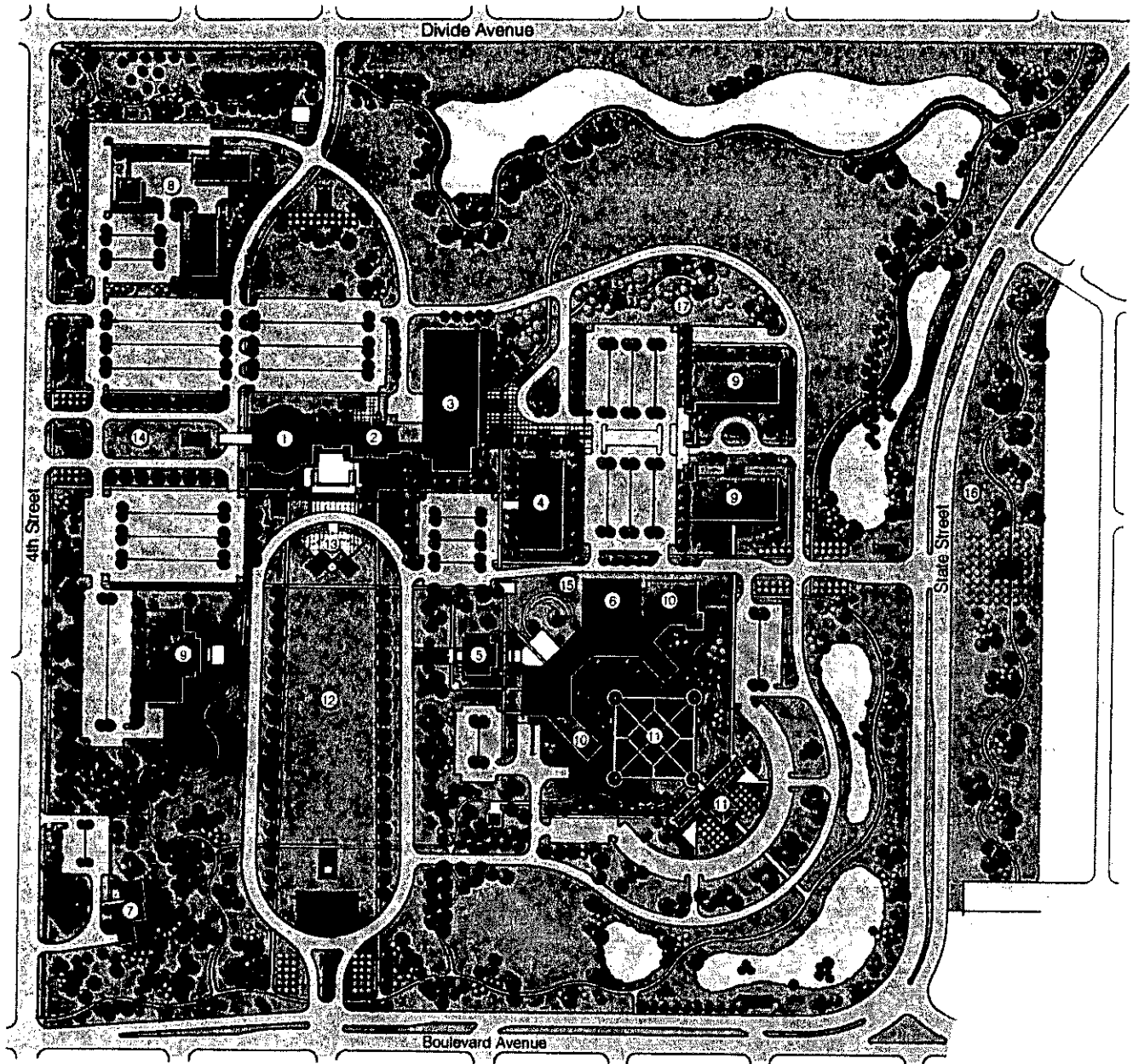
Prepared by:

Master Planning Team

RDG Bussard Dikis, Architects
RDG Crose Gardner Shukert, Landscape Architects and Planners
Foresite RDG, Strategic Planners
Des Moines, Iowa

Hanson Design Associates, Landscape Architects
Fargo, North Dakota

CONCEPTUAL MASTER PLAN



- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------------|
| <u>Existing Buildings</u> | | <u>Site Features/Amenities</u> | |
| ① | Legislative Wing | ⑫ | Capitol Mall |
| ② | Capitol Tower | ⑬ | Capitol Plaza |
| ③ | Judicial Wing | ⑭ | Legislative Mall |
| ④ | DOT Building | ⑮ | Amphitheater |
| ⑤ | Liberty Memorial Library | ⑯ | Myron Atkinson Park |
| ⑥ | Heritage Center | ⑰ | Judicial Grove |
| ⑦ | Governor's Residence | | |
| <u>Proposed Buildings</u> | | | |
| ⑧ | Maintenance / Motor Pool | | |
| ⑨ | Proposed Building | | |
| ⑩ | Heritage Center Expansion | | |
| ⑪ | Historic Gardens / Pavilion | | |

THE MASTER PLAN (community and neighborhood context)

COMMUNITY AND NEIGHBORHOOD CONTEXT

Enhancing and preserving view corridors, gateways, and significant approaches to the Capitol Grounds will insure successful relationships within the community. Physical linkages will improve the connectivity to neighboring residential areas, education facilities, and recreational and natural resources, while emphasizing the cultural and historic significance of the Capitol Grounds. The following recommendations will enhance the overall image of the Capitol and heighten the welcoming experience for visitors and users.

Recommendations:

- Advocate the desired Vision for the Capitol Grounds Master Plan by participating in local planning efforts.
- Improve identification and directional signage along Interstate 94. Develop and enhance the State Street interchange with Interstate 94 as the primary vehicular access from the north.
- Improve the sense of arrival for visitor traffic arriving from the south by redirecting traffic from 9th Street to 6th Street via E Avenue C.
- Coordinate with DOT regarding State Street and Boulevard Avenue reconstruction projects to improve vehicular access and circulation.
- Coordinate with DOT regarding implementation of a multipurpose trail along the east side of State Street and the north side of Boulevard Avenue.
- Collaborate with the City of Bismarck to develop streetscape standards for 9th and 6th Streets to enhance visual access and highlight the Arrival experience.
- Collaborate with the City of Bismarck to extend trail/sidewalk connections to the Missouri River corridor and to educational and recreational attractions.
- Implement perimeter landscape treatment to frame on-site and off-site views and enhance neighborhood relationships.
- Improve Myron Atkinson Memorial Park to enhance the State Street entrance, improve use of the park, and create a cohesive visual landscape character along both sides of State Street.

ARCHITECTURE AND BUILDING LOCATIONS

After the earlier State Capitol building was destroyed by fire in 1930, the current State Capitol features an aggressive asymmetry while still maintaining symmetrical elements such as the central main entrance aligned with the centerline of the Capitol Mall. The Tower and the Legislative chambers form a careful balance of diverse elements about the central axis. This approach influenced a change in thinking when further new buildings were located. These were gathered asymmetrically and compactly around the eastern base of the Tower, stretching southward toward the historic Liberty Memorial Building.

This Master Plan recommends a reconfirmation of both symmetry and asymmetry as a rich mixture for new buildings and landscape features. The location of the first new building to accommodate future growth is recommended to acknowledge the historic symmetry intended in the 1920 Morell & Nichols Plan by placing a building symmetrically opposite the historic Liberty Memorial Building. However, the new building area requirements are considerably larger than the size of the Liberty Building. As a result, the new building is modeled with an east wing projecting forward from a larger building, with that east projection reflecting the length and height of the Liberty Memorial Building.

THE MASTER PLAN (architecture and building locations)

Later, growth can be accommodated by two buildings symmetrically arranged along the east portion of the Capitol Grounds. These buildings, displacing some existing surface parking, would be served by a new multi-floor parking ramp that could include a climate-controlled pathway connecting to the existing east tunnel between the Judicial Building and the DOT Building.

A new Central Maintenance and Motor Pool Facility is proposed for the northwest portion of the site, replacing the maintenance and motor pool area currently located immediately north of the Capitol Tower. This less obtrusive location will offer the opportunity to consider the feasibility of a central heating and cooling plant in that location as well. Moving the facilities will serve to beautify the north entry area to the Grounds, aided by landscape screening of the service facility.

Recommendations:

- New buildings should be designed to harmonize in scale and major materials with the existing buildings.
- Window and door openings have a distinct influence on architectural character and should be considered in new designs for their compatibility with existing character.
- The principles of both symmetry and "balanced" asymmetry should be considered in the location and design of new buildings.
- Structured parking and parking decks should be considered in striving to locate parking in reasonable proximity to the locations of staff and visitors.
- The location and size of new buildings must respect the dignity and comparative privacy of the Governor's Residence, maintaining a respectful distance.
- Compactness in location of buildings is desirable to minimize walking distances between buildings and parking during the winter months.
- Elimination of the existing drive-through beneath the main south entry steps is important to reduce the threat of terrorist acts. Development of a new west drop-off area will replace this important feature. The old drop-off area can be altered to pedestrian entrance and staff lounge or other functions.

Construction of new buildings can vary in time with the evolution of space needs without affecting the overall continuous harmony of the Capitol Grounds. However, new parking demands must be satisfied in concert with new building expansion.

SPACE UTILIZATION

The final recommended planning scenario includes the following:

- Rightsizing of existing offices located on the Complex (230 S.F. per occupant).
- Consolidation of departments by relocation of leased offices to the Complex, including:
 - Human Services
 - Information Technology
 - Industrial Commission
 - Insurance (South Office)
 - OMB – Risk Management
- Expansion of Historical Society.
- New State Library.
- Construction of 156,000 Gross S.F. building to accommodate rightsizing and consolidation of departments.
- Construction of two additional 80,000 Gross S.F. buildings to accommodate future growth.

THE MASTER PLAN (vehicular circulation and parking)

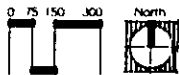
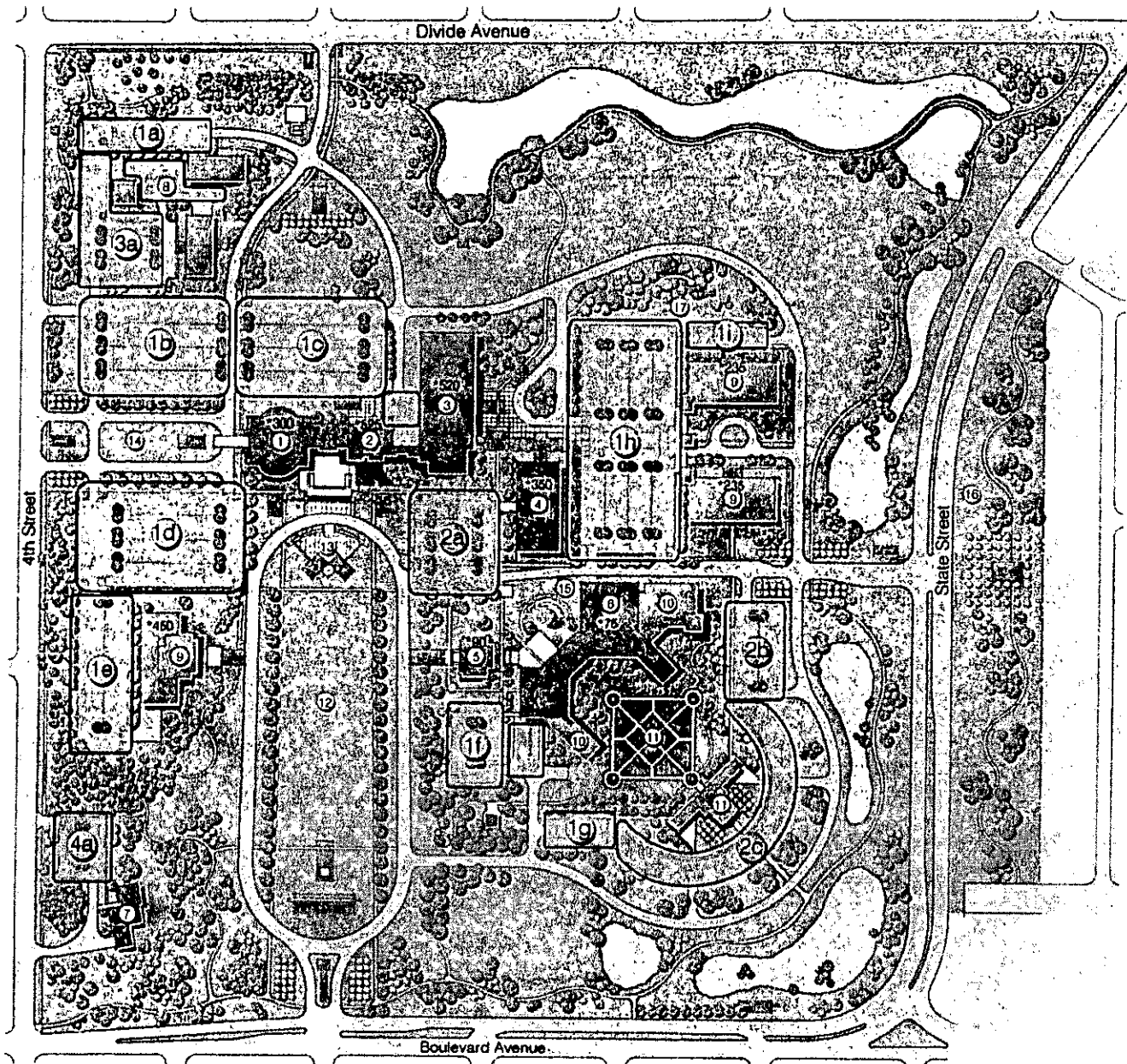
VEHICULAR CIRCULATION AND PARKING

Second only to buildings, roadways and parking strongly define and organize the environment of a campus setting, both visually and functionally. Entrances and drives should be located and aligned to provide the greatest convenience for staff and visitors. Parking areas should be located in the proximity of intended destinations to minimize walking distances, vehicular and pedestrian conflicts and confusion.

Recommendations:

- Develop a perimeter loop road system to minimize internal vehicular traffic.
- Access all parking and building entrance points from the perimeter loop road.
- Simplify the Boulevard Avenue entrance configuration to beautify and strengthen the main entrance to the Capitol Grounds and improve safety and wayfinding.
- Modify the State Street entrance, in conjunction with the reconstruction of State Street, and eliminate frontage roads. Shift the entrance location to the south to align with the main east/west roadway and eliminate the frontage road to Divide Avenue.
- Enhance the north entrance from Divide Avenue, after implementing the relocation of the Maintenance and Motor Pool to the northwest corner.
- Develop a "Legislative Mall" along 4th Street to celebrate and formalize the importance of the Legislative Wing and to create a more organized circulation and parking system for the west side of the Capitol Grounds.
- Create a covered drop-off area at the west entrance of the Legislative Wing prior to the elimination of the south drive-through.
- Eliminate the south vehicular drive-through below the main entrance steps for security purposes. This area should remain a pedestrian entrance and may also serve as an employee break area.
- Eliminate on-street parking, during most times, on all internal roadways except the Capitol Mall. Continue to allow on-street parking along appropriate roadways only during Legislative sessions as a means of absorbing the additional peak parking demands.
- Develop a two-level parking deck on the south side of the proposed west Legislative Mall. This deck will service both a new building on the west side of the Capitol Mall and the Legislative Wing. Utilize the existing topography to minimize the visual impact of the deck. Provide a pedestrian tunnel link to the west Legislative Wing entrance for convenience.
- Develop a multi-level parking structure on the east central area of the Capitol Grounds to serve the Judicial Wing, DOT Building, and future building sites.
- Provide secure bicycle parking areas within parking decks or structures.
- Increase the amount of visitor parking with consideration for visitor destination and enhance its quality and accessibility for persons with disabilities.
- Adopt a goal to provide employee parking at the ratio of 0.95 spaces per employee (95% of the on-site employee count).
- Provide reserved Legislative parking at one space for each legislator and legislative staff. This parking can be utilized by general staff during non-legislative periods.
- Align parking areas to optimize pedestrian movement and snow removal efficiency. Establish the minimum size of interior parking lot islands as the equivalent of four parking stalls and medians as a minimum of twelve feet wide to provide adequate snow storage area.
- Consider incentives for carpooling and use of alternative modes of transportation as a part of a comprehensive Transportation Management Plan.
- Consider fee-based parking for some areas to help offset parking structure operational costs and to encourage use of alternative modes of transportation.
- Implement signage standards to clearly identify employee and visitor parking areas and building entrances.
- Implement lighting standards to improve safety.

PARKING SUMMARY



Employee Parking

1	60
11	280
19	235
19	560
19	150
11	65
19	32
19	1400
19	2782

Visitor Parking

26	130
29	60
29	150
29	340

Motor Pool Parking

19	150
----	-----

Governor's Parking

19	50
----	----

Service Parking

Existing Buildings

- 1 Legislative Wing
- 2 Capitol Tower
- 3 Judicial Wing
- 4 DOT Building
- 5 Liberty Memorial Library
- 8 Heritage Center
- 7 Governor's Residence

Proposed Buildings

- 8 Maintenance / Motor Pool
- 9 Proposed Building
- 10 Heritage Center Expansion
- 11 Historic Gardens / Pavilion

Site Features/Amenities

- 12 Capitol Mall
- 13 Capitol Plaza
- 13 Legislative Mall
- 15 Amphitheater
- 19 Myron Atkinson Park
- 17 Judicial Grove

*Indicates parking required per building

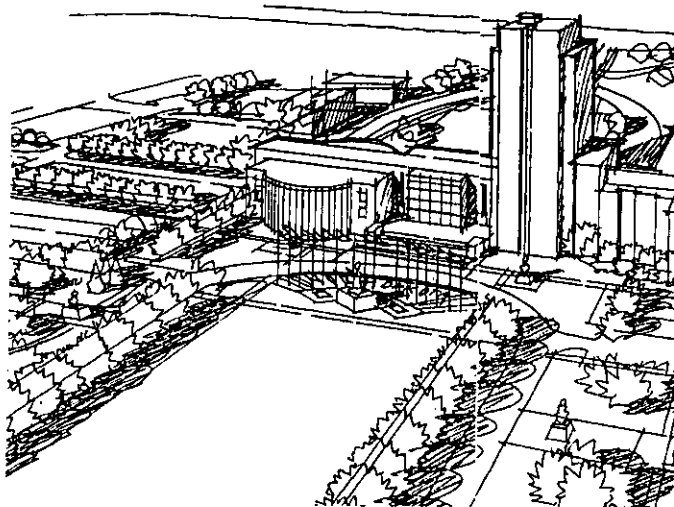
THE MASTER PLAN (pedestrian circulation and plazas)

PEDESTRIAN CIRCULATION AND PLAZAS

Growing trends in health, fitness, and environmental education provide unique opportunities to develop a comprehensive pedestrian circulation plan for the Capitol Grounds. Combining these opportunities with such challenges as the North Dakota climate, a viable monument placement policy, and providing ADA compliance becomes a daunting, but rewarding, task. The following recommendations will create a highly attractive and integrated pedestrian system.

Recommendations:

- Develop a meandering, multipurpose, recreational trail along State Street and Boulevard Avenue, in conjunction with the DOT reconstruction project. The trail should generally avoid being strictly parallel to the streets system in order to introduce a feeling of informality and personal exploration to the edge of the Capitol Grounds.
- Develop a meandering trail along the Divide Avenue and 4th Street sides of the Capitol Grounds. Create overlooks from the Divide Avenue trail which provide interpretive opportunities and off-site views to the town center and Missouri River Valley corridor.
- Reconfigure and expand the Arboretum Trail; thus, providing greater access to additional areas of the Capitol Grounds.
- Develop a "Capitol Plaza" around the base of the south main entry steps, creating a State "Welcome Mat" for visitors and a venue for civic activity.
- Enhance all primary building entrance plazas to consistently celebrate and identify main access points.
- Develop an outdoor amphitheater for public gathering at the northwest courtyard of the Heritage Center.
- All walks should consist of Portland cement concrete pavement. All plazas or accent areas should be highlighted with granite pavers to match pavers currently on the Complex. Accent color paving should be consistently introduced to border monuments, statues, and interpretive displays.
- Implement furnishings standards to unify the pedestrian system.
- Implement signage standards for interpretive display, building identification, and entrances.
- Implement lighting standards to improve safety and extend the useful hours of the trail and walk system.



*View of Capitol Plaza at north
end of the Capitol Mall*

THE MASTER PLAN (infrastructure/landscape treatment)

INFRASTRUCTURE

Sanitary sewer, water, electricity, gas, fiber optics, telecommunications, and storm water collection are critical to the day-to-day operations of the Capitol Grounds. Capacity, longevity, maintenance, and serviceability become primary in determining planning recommendations for these elements. These systems have been recently evaluated by the Grounds and Maintenance Staff and appear to be in good working condition and are reported to have adequate capacity for growth. The following planning recommendations can assist in developing additional or modified systems in the future.

Recommendations:

- When funding expansion buildings, reconfirm by engineering analysis, at the outset of planning, the practicality of the new intended design loads on the various infrastructure systems.
- Replace the existing Maintenance/Motor Pool facilities with a new Central Maintenance and Motor Pool Facility at the northwest corner of the site.
- Consider a central electric plant, to be located within the Central Maintenance Facility area.
- Coordinate sewer systems with the City of Bismarck and DOT.
- Explore potential development of retention/detention basins that could be integral into the design of the Historic Gardens or perimeter edge treatment.

LANDSCAPE TREATMENT

The diversity of the outdoor areas on the Capitol Grounds provides numerous opportunities for enriched outdoor experiences. The "park-like" nature of the grounds is highly valued by the public and staff as a relaxing and aesthetic atmosphere. These values, combined with the rich heritage of the site, provide a framework for establishing recommendations and strategies for the landscape treatment of the Capitol Grounds.

Recommendations

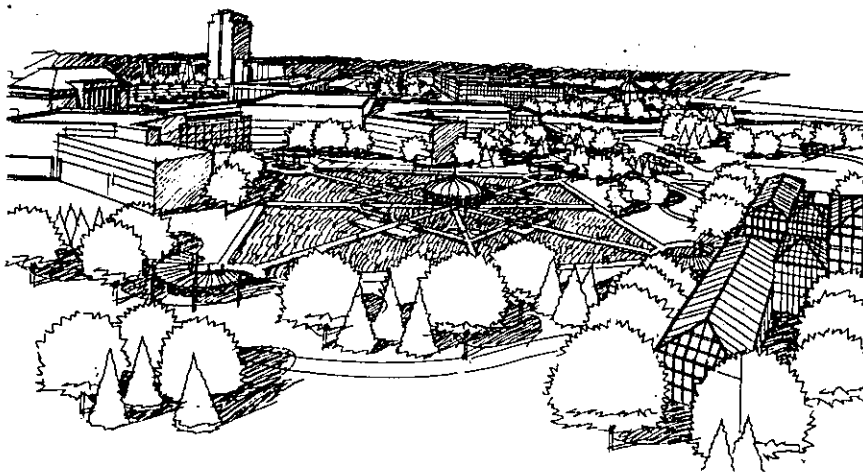
- Eliminate all undesirable plant material and begin a commitment to development of typical North Dakota plant environments.
- Develop suitable plant material list for selection of future installations (see Appendix for suggested suitable plant list).
- Enhance and expand the native prairie areas on the grounds.
- Implement perimeter edge plantings to highlight entrance points, frame on-site and off-site views, and define the Capitol Grounds.
- Implement uniform design standards and landscape design character for the development and redevelopment of the grounds surrounding various facilities.
- Add seasonal landscape variation throughout the campus.
- Implement a replacement program for existing elm trees lining the Capitol Mall.
- Develop historically significant plantings and interpretive displays in the Historic Gardens.
- Modify the Arboretum Trail landscape collection, based in part on realignment and expansion of the Trail.
- Further define outdoor use areas by emphasizing a "woods and meadow" theme for the grounds.
- Implement irrigation design standards (see - Appendix for suggested standards).

THE MASTER PLAN (site features and amenities)

SITE FEATURES AND AMENITIES

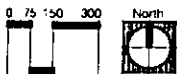
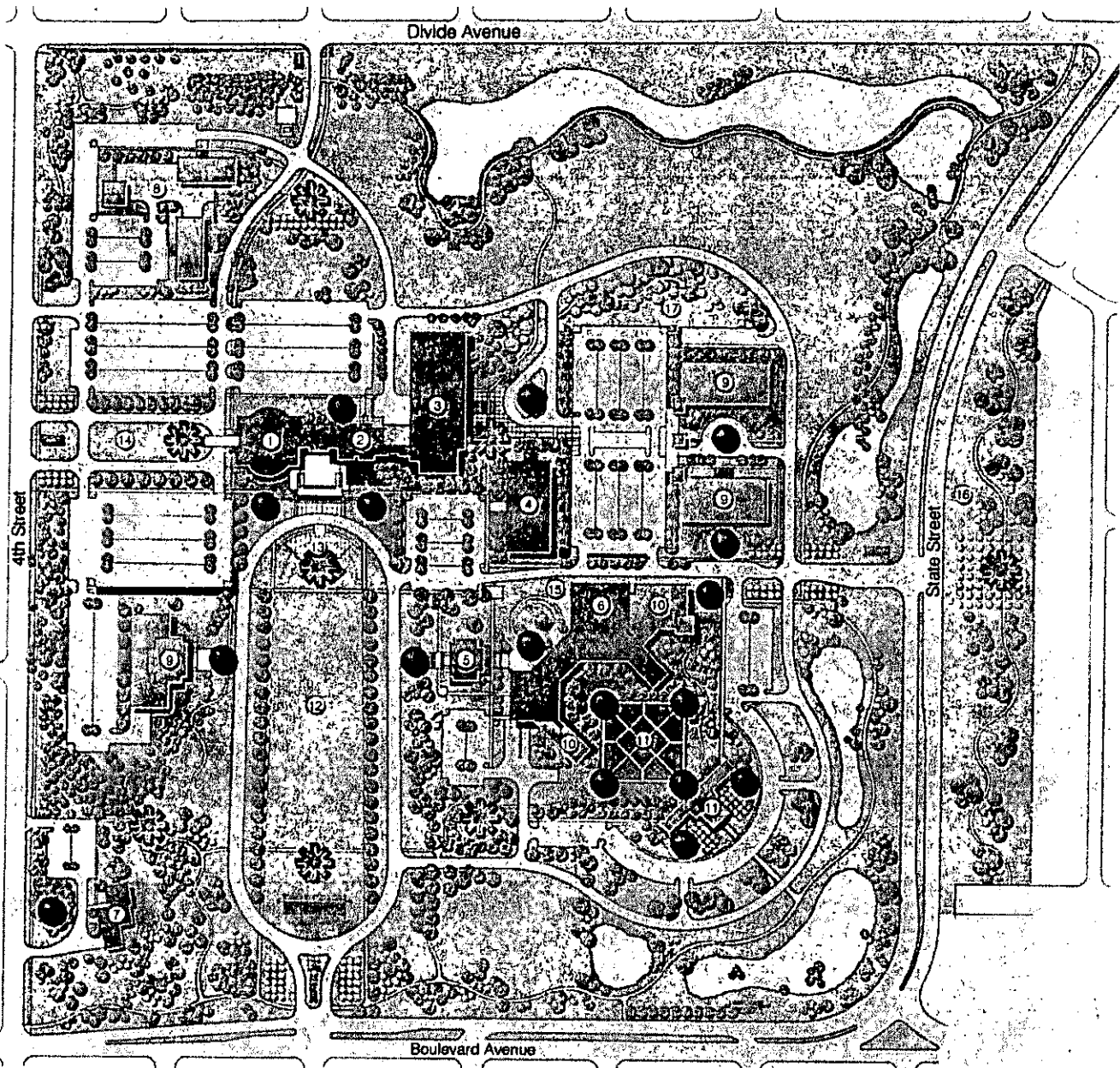
The opportunities to further enhance the North Dakota State Capitol Grounds are excellent. Major improvements in site features and amenities can optimize the use of the property, provide organization and unity of the grounds, and create additional recreational, cultural, and ceremonial experiences. The following recommendations build upon existing features, while adding new amenities and value to the campus.

- Create a "Legislative Mall" on the west side of the Capitol Complex.
- Develop the "Historic Gardens" southwest of the Heritage Center as a major visitor attraction.
- Develop a "Capitol Plaza" at the base of the south main steps as a major public gathering space and an icon for the Capitol Grounds.
- Develop an outdoor amphitheater for public gatherings, visitor tours, educational sessions, and special events.
- Relocate the "Judicial Grove" to the northeast side of the Judicial wing as a more fitting relationship to its mission. Adopt plant selection and location standards.
- Implement a monuments and statues location and selection plan and policy. The following plan suggests recommended locations for primary monuments and statues to better organize circulation systems and improve visibility for the features. A final plan and criteria for monuments and statue content, design, location, materials and process should be developed by the Capital Grounds Planning Commission.
- Implement building entrance design standards to uniquely identify these areas apart from typical pedestrian areas, including paving treatment, site furnishings, landscaping, signage, and lighting.



*Character Sketch
Historic Gardens looking North*

MONUMENTS



- Monuments**
- ★ Memorial Monument
 - Historical Monument

- Existing Buildings**
- ① Legislative Wing
 - ② Capitol Tower
 - ③ Judicial Wing
 - ④ DOT Building
 - ⑤ Liberty Memorial Library
 - ⑥ Heritage Center
 - ⑦ Governor's Residence

- Proposed Buildings**
- ⑧ Maintenance / Motor Pool
 - ⑨ Proposed Building
 - ⑩ Heritage Center Expansion
 - ⑪ Historic Gardens / Pavilion

- Site Features/Ammenities**
- ⑫ Capitol Mall
 - ⑬ Capitol Plaza
 - ⑭ Legislative Mall
 - ⑮ Amphitheater
 - ⑯ Myron Atkinson Park
 - ⑰ Judicial Grove

THE MASTER PLAN (signage standards)

SIGNAGE STANDARDS

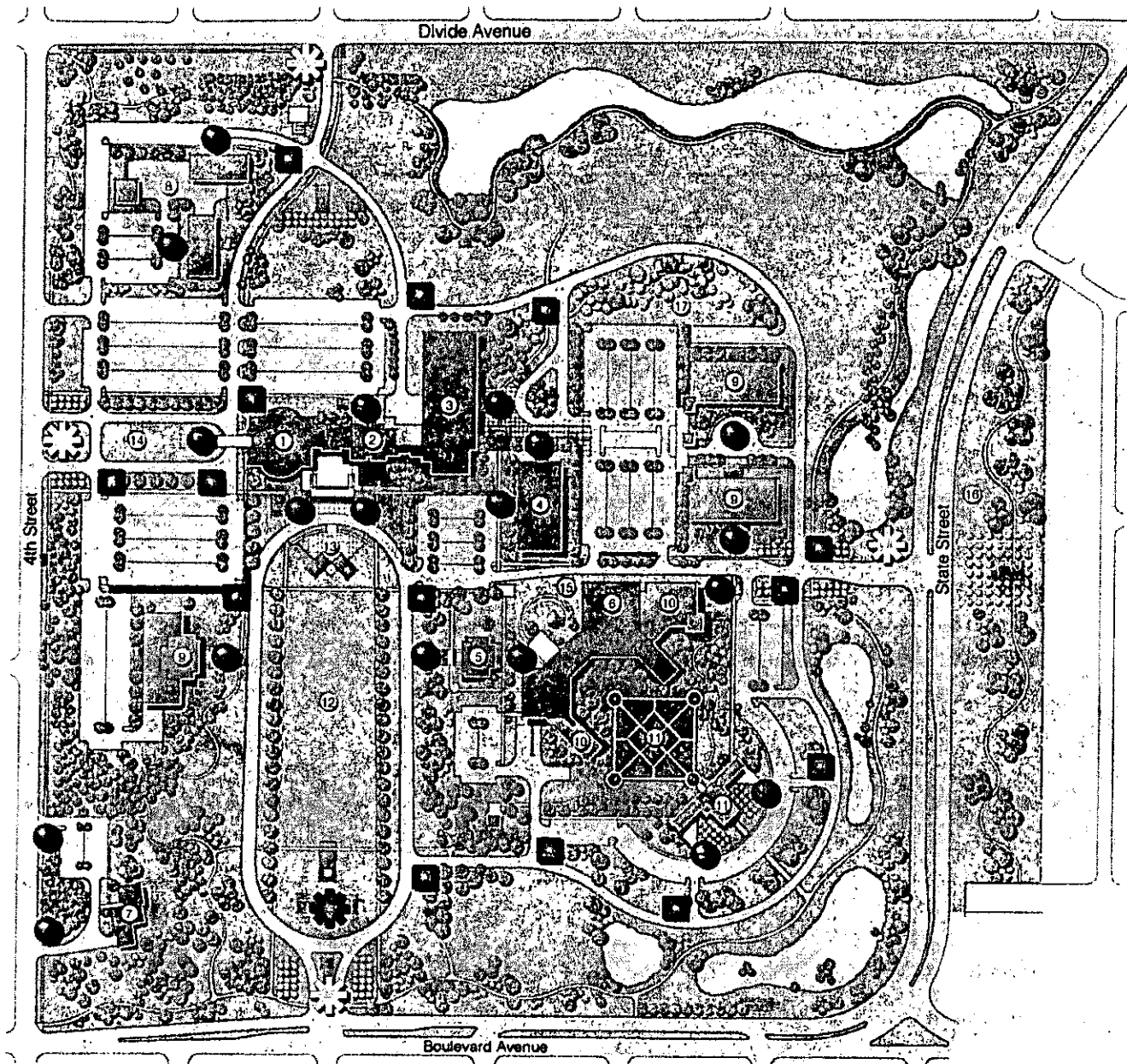
The quality and consistency of exterior signage has a significant impact, not only on the visual character, but also on the perceived organization of the Capitol Grounds. Signage should provide visitors with the proper orientation to find their destination. Consistent and appropriate materials can complement the architectural character and civic dignity of the Grounds. The Master Plan recommends a hierarchical system of strategically located identification, directional, informational, and interpretive signs. This signage will simplify wayfinding as it integrates with circulation patterns and the diversity of users of the system.

Recommendations:

- Develop a comprehensive signage master plan, including font styles, sign types, graphics, colors, materials, standard details and a master location plan.
- Eliminate inappropriate and confusing signs.
- The hierarchy of the signage system is recommended as:
 - Signature Identification Sign (optional)
 - Capitol Grounds Identification Signs
 - Directional Signs
 - Building Identification Signs
 - Interpretive Signs

The sign types and design concepts outlined below identify the primary sign categories and their design intent. The following illustration recommends locations for primary identification and directional signs. These prototypes and recommended locations, are intended to be used as a guide for the development of a comprehensive signage master plan. All signs should be rectangular, precast concrete monuments, mounted on cast-in-place concrete bases with appropriate foundations and footings. Signage and graphics for Signature and Capitol Grounds Identification Signs should be cut metal forms, surface mounted with vandal-resistant anchors to the precast monument and externally illuminated. Signage, graphics and background for building identification, directional and informational signage should be subsurface and integral with a matte finish, fiberglass panel mounted with vandal-resistant anchors to the precast monument. These signs may be externally or internally lighted.

SIGNAGE



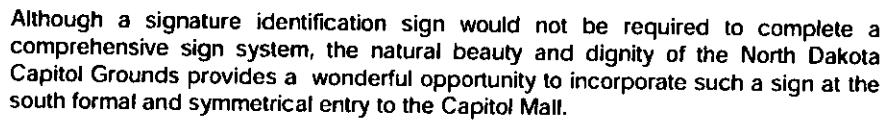
- Signage**
- Signature Sign
 - Primary ID Sign
 - Building ID Sign
 - Directional Sign

- Existing Buildings**
- 1 Legislative Wing
 - 2 Capitol Tower
 - 3 Judicial Wing
 - 4 DOT Building
 - 5 Liberty Memorial Library
 - 6 Heritage Center
 - 7 Governor's Residence

- Proposed Buildings**
- 8 Maintenance / Motor Pool
 - 9 Proposed Building
 - 10 Heritage Center Expansion
 - 11 Historic Gardens / Pavilion

- Site Features/Amenities**
- 12 Capitol Mall
 - 13 Capitol Plaza
 - 14 Legislative Mall
 - 15 Amphitheater
 - 16 Myron Atkinson Park
 - 17 Judicial Grove

Signature Identification Sign (optional)

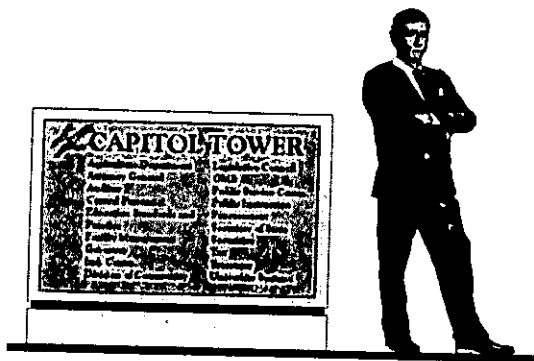


Capitol Grounds Identification signs should be located at each major vehicular point of access to the Grounds. These signs provide a powerful first impression and introduce a vocabulary of handsome materials consistent with other sign system components. Signs should be oriented perpendicular to perimeter traffic on public streets and double-sided to maximize the view potential.

Visitors and service providers unfamiliar with the Capitol Grounds will be the major beneficiaries of a well-designed directional signage system. Directional signs can efficiently guide users to designated parking areas, visitor entrances, information, buildings, and other services located on the Capitol Grounds. These signs should harmonize with the materials and graphics of the Identification Signs while incorporating clear, legible, and universally understood directional symbols.

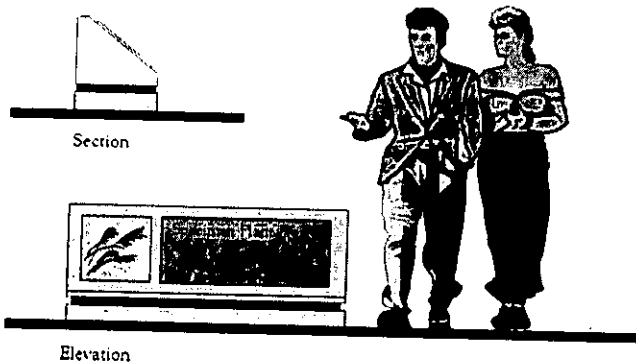
THE MASTER PLAN (signage standards continued)

Building Identification Signs



Building Identification Signs should be consistently located adjacent to primary building entrances. These signs are intended to clearly identify the primary agencies housed within each building.

Interpretive Signs



The North Dakota Capitol Grounds offers a diversity of educational and interpretive opportunities. This element of the signage system should be pedestrian oriented and provide flexibility for a variety of display options, yet maintain a theme of materials and character consistent with other sign system elements. This system would be utilized for the Arboretum Trail, Monument and Statues, and the Historic Gardens.

THE MASTER PLAN (lighting standards)

LIGHTING STANDARDS

Over time, a variety of lighting styles and types has been introduced to the Capitol Grounds. This has resulted in a high-maintenance system that lacks continuity and effectiveness. Lighting, like signage and other landscape elements, should work within an overall coherent system, rather than developed individually for each building project. It is important to distinguish between needs for pedestrian, vehicular, building, and accent lighting as well as to balance concerns for aesthetics and safety.

Recommendations:

- Develop lighting standards for roadway, pathway, and accent lighting.
- Select appropriate light fixtures that relate to the architectural character of the Capitol Grounds and "fit" with signage and furnishings standards.
- Encourage high quality, energy efficiency, and minimal maintenance in lighting selections.

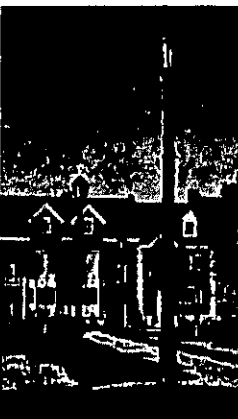
Area Lighting



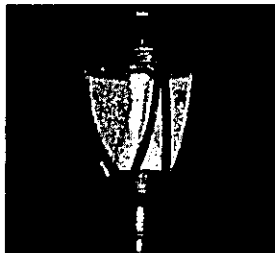
Manufacturer Kim Lighting
City of Industry, CA
626.968.5666
Style Archetype
Model AR

Area lighting should provide safe and efficient sources of light for major vehicular circulation areas. With the exception of the Capitol Mall and Legislative Mall, all roadways and parking areas should utilize area lighting. Due to the height of these poles (+/-25'), the fixture selected should minimize its visual impact.

Pedestrian Lighting



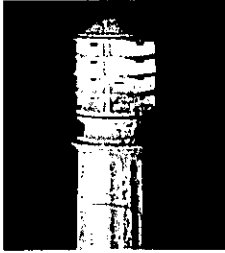
Manufacturer Lumec Lighting
Boisbriand, Quebec (Canada)
514.430.7040
Style Lantern Series
L82 Luminaire



Scale and aesthetic value become especially critical when selecting standard light poles and fixtures for pedestrian areas. All major pedestrian walks and trails should be lit with pedestrian poles that serve to extend the daily use of these amenities and relate to the architectural character of the campus.

THE MASTER PLAN (lighting/site furnishings standards)

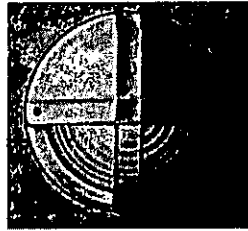
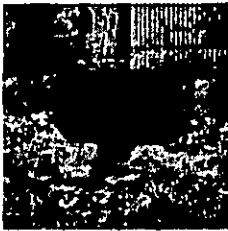
Bollard Lighting



Manufacturer Lumec Lighting
Boisbriand, Quebec (Canada)
450.430.7040
Style Traditional Bollard Series
BOR80

Low level bollard lighting can play an important role in distinguishing between vehicular and pedestrian zones and providing secondary light levels for safety and ambiance.

Accent Lighting



Manufacturer Kim Lighting
City of Industry, CA
626.968.5666
Style CFL
Compact Floodlight
Wall Forms

The Capitol Grounds offers many opportunities for accent lighting that can highlight special features of the campus. These include the dramatic lighting of building facades, the uplighting of trees and landscaping, and the accent lighting of monuments and special features.

SITE FURNISHINGS STANDARDS

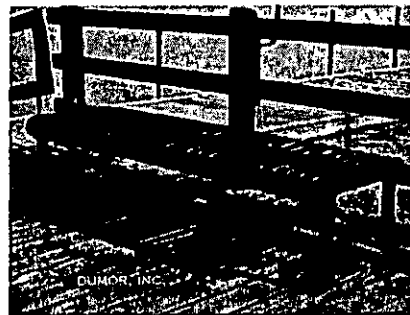
A comprehensive site furnishings vocabulary can act as an important unifying element to bind the various aspects of the Capitol Grounds together. Seating, trash containers, bicycle parking stands, and related amenities should be coordinated to harmonize with the style and materials of the buildings and lighting and signage systems.

Recommendations:

Benches



Manufacturer DuMor, Inc.
Mifflintown, PA
800.598.4018



Models Bench 58 (w/back)
Bench 92 (w/o back)

SENATE BILL NO. 2425 AS AMENDED

A BILL for an Act to create and enact a new subsection to section 54-44-04 of the North Dakota Century Code, relating to requiring the director of the office of management and budget to develop a report for the construction of all facilities occupied by state agencies on the capitol grounds.

BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:

SECTION 1. A new subsection to section 54-44-04 of the North Dakota Century Code is created and enacted as follows:

Shall prepare and submit to the Legislative Council by October 1, 2010, a report including the location, expenses, and square footage requirements of all facilities occupied by various entities of each state agency. The report shall include recommendations for relocation of any entity to achieve improvements in service to the public along with optimal efficiencies in usage of space and cost. Consideration shall include recommendations of the master plan and construction of buildings on the capitol grounds.

PROPOSED AMENDMENTS TO SB 2425

Page 1, line 3, replace "proposal" with "report" and replace "office buildings" with "all facilities occupied by state agencies"

Page 1, line 7, replace "assembly" with "council" and "plan for" with "report including the location, expenses, and square footage requirements of all facilities occupied by various entities of each state agency."

Page 1, after line 7, insert:

"The report shall include recommendations for relocation of any entity to achieve improvements in service to the public along with optimal efficiencies in usage of space and cost. Consideration shall include recommendations of the master plan and construction of buildings on the capitol grounds."

Page 1, remove lines 8 through 10

Renumber accordingly

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
AERONAUTICS COMM.	BURLEIGH	BISMARCK CITY AIRPORT, BLDG. #22, UNIVERSITY DRIVE, BISMARCK 58504	2,175	\$33,482.96	\$15.39	1 YEAR	EXP. 8/09	OFFICE	BISMARCK MUNICIPAL AIRPORT, PO BOX 991, BISMARCK ND 58502-0991
AGRICULTURE DEPT.	NELSON	BERG INSURANCE BLDG. 112 MAIN ST, MCVILLE, ND 58254	555	\$2,400.00	\$4.32	2 YEARS	EXP. 6/08	OFFICE	BERG INS. CO., PO BOX 715, MCVILLE, ND 58254-0715
AGRICULTURE DEPT.	STARK	T-REX PLAZA #35, 1173 3RD AVENUE WEST, DICKINSON, ND 58601	270	\$1,860.00	\$6.89	1 YEAR	EXP. 6/07	OFFICE	SUTTERFIELD FAMILY TRUST, T-REX PLAZA, 1173 3RD AVENUE WEST, DICKINSON, ND 58601
ATMOSPHERIC RESOURCE BOARD	MOUNTRAIL	MONTRAIL COUNTY AIRPORT, STANLEY, ND 58784 (THEY OWN THE LAND)	256	\$25.00	\$0.10	10 YEARS	EXP. 3/08	LAND	STANLEY MUNICIPAL AIRPORT, CHAIRMAN, PO BOX 9, STANLEY, ND 58784
ATTORNEY GENERAL	WARD	MINOT, ND 58701	1,816	\$13,226.85	\$7.28	2 YEARS	EXP. 6/09	OFFICE	PROPERTIES, P.O. BOX 3163, MINOT, ND
ATTORNEY GENERAL	BURLEIGH	NORTHERN PACIFIC SECOND ADDITION-CITY OF BIS, 500 N 9TH ST.	10,000	\$84,300.00	\$8.43	6 MONTHS		OFFICE	418 E ROSSER AVE., BISMARCK, ND 58501
ATTORNEY GENERAL, BCI	CASS	3321 4TH AVENUE SOUTH, SUITE B, FARGO, ND 58103	3,000	\$31,200.00	\$10.40	2 YEARS	EXP. 6/09	OFFICE	KOSCIOLEK RENTALS, LLC, 5932 53RD AVE S, FARGO, ND 58103
AG-BCI	GRAND FORKS	1826 SOUTH WASHINGTON STREET, GRAND FORKS, ND	2,294	\$28,000.00	\$12.21	39 MONTHS	EXP. 6/09	OFFICE	SF PLAZA 97, LLC, C/O J. HERZOG & SONS, INC., 1720 S BELLAIRE ST., SUITE 1209, DENVER, CO 80222
ATTORNEY GENERAL	PIERCE	NORTH CENTRAL CORRECTIONAL AND REHABILITATION CENTER LAKE REGION LAW ENFORC. CTR.	118	\$1,180.00	10.00	17 MONTHS	EXP. 6/09	OFFICE	NCCRC, INDUSTRIAL ROAD, RUGBY, ND 58368
ATTORNEY GENERAL, BCI	RAMSEY	222 WEST WALNUT ST DEVIL'S LAKE 58301	443	\$2,848.49	\$6.43	2 YEARS	EXP. 6/09	OFFICE	LAKE REGION LAW ENFORCEMENT CTR., 222 W WALNUT ST, DEVILS LAKE ND 58301
ATTORNEY GENERAL, BCI	STUTSMAN	STUTSMANN COUNTY LAW ENFORC. CTR., 205 6TH ST SE, JAMESTOWN ND 58401	392	\$4,393.44	\$11.21	2 YEARS	EXP. 6/09	OFFICE	STUTSMAN COUNTY LAW ENFORCEMENT CTR., 205 6TH ST SE, JAMESTOWN ND 58401
ATTORNEY GENERAL, BCI	WILLIAMS	WILLISTONWILLIAMS COUNTY LAW ENFRONT, CENTER, 512 4TH AVE E, WILLISTON 58801	390	\$1,560.00	\$4.00	19 MONTHS	EXP. 1/09	OFFICE	CITY OF WILLISTONWILLIAMS COUNTY LAW ENFORCEMENT CENTER, 512 4TH AVENUE E, WILLISTON, ND 58801
ATTY. GEN., - BCI - FIRE MARSHALL	BURLEIGH	PROFESSIONAL NORTH OFFICE BLDG., 4205 STATE ST, BIS 58502	15,735	\$153,416.00	\$9.75	10 YEARS	EXP. 6/13	OFFICE	THE PROFESSIONAL NORTH OFFICE BUILDING, TRAEHOLT & BELLIN, PO BOX 691, BISMARCK, ND 58502-0691
ATTY. GEN., - BCI - FIRE MARSHALL	BURLEIGH	PROFESSIONAL NORTH OFFICE BLDG., 4205 STATE ST, BIS 58502	4,420	\$48,620.00	\$11.00	10 YEARS	EXP. 6/13	OFFICE	THE PROFESSIONAL NORTH OFFICE BUILDING, TRAEHOLT & BELLIN, PO BOX 691, BISMARCK, ND 58502-0691
AG - BCI - FIRE MARSHALL	STARK	CITY CENTER PLAZA CONDOMINIUMS, 135 SIMS, SUITE 212, DICKINSON, ND 58601	1,686	\$15,110.76	\$8.96	2 YEARS	EXP. 6/09	OFFICE	CONTINENTAL MANAGEMENT, PO BOX 1121, DICKINSON, ND 58602-1121
ATTY. GEN., - BCI - FIRE MARSHALL	WALSH	WELLS FARGO BANK BUILDING, 735 HILL AVE, GRAFTON ND 58237	348	\$3,243.36	\$9.32	2 YEARS	EXP. 6/09	OFFICE	WELLS FARGO OPERATIONS CENTER, 4811 N 4TH AVE, SIOUX FALLS, SD 57104 (N9720 010)
ATTORNEY GENERAL	WARD	GPC PROPERTIES, #7 3RD ST, SE, MINOT, ND 58701	1,547	\$13,226.85	\$8.55	2 YEARS	EXP. 6/09	OFFICE	DALE MELLUM/GAYLIN SCHMIDT-GPC PROPERTIES, P.O. BOX 3163, MINOT, ND 58702
AUDITOR'S OFFICE	BURLEIGH	UNION, 425 N 5TH ST, 3RD FLR, BISMARCK, ND 58501	1,003	\$11,535.00	\$11.50	1 YEAR	EXP. 9/09	OFFICE	FIRST COMMUNITY SERVICES INC., 425 N 5TH ST, BISMARCK, ND 58501
AUDITOR'S OFFICE	BURLEIGH	925 BASIN AVE, BISMARCK ND 58501, INLAND OIL AND GAS CORP.	1,800	\$21,510.00	\$11.95	24 MONTHS	EXP. 6/09	OFFICE	INLAND OIL & GAS CORP., 711 Riverwood Drive, P.O. Box 1313, Bismarck, ND 58502-1313
AUDITOR'S OFFICE	CASS	FRONT OFFICE BLDG. 3217 FIECHTNER DR, FARGO ND 58103	2,356	\$24,620.00	\$10.45	2 YEARS	EXP. 6/09	OFFICE	THOMAS N. KLOSTER, 3402 PETERSON PARKWAY, FARGO, ND 58102
BANKING & FINANCE	BURLEIGH	DAKOLL INC., dba DAKOTA COLLECTIBLES, 2000 SCHAFER ST, BISMARCK ND 58501	2,955	\$36,936.00	\$12.50	4 YEARS	EXP. 6/09	OFFICE	DAKOLL INC. DBA/ DAKOTA COLLECTIBLES, 2000 SCHAFER ST, BISMARCK ND 58501
BANKING & FINANCE	CASS	3310 FIECHTNER DR SUITE 104, FARGO ND 58103	800	\$11,400.00	\$14.25	2 YEARS	EXP. 6/09	OFFICE	HENTGES FAMILY LTD. PART., PO BOX 9193 FARGO 58016-9193
BANKING & FINANCE	WARD	1524 S BROADWAY, SUITE 6C, MINOT, ND 58701	600	\$7,200.00	\$12.00	2 YEARS	EXP. 6/09	OFFICE	GARY HUBER & JERRY OLSON, H & H PROPERTIES, LLC, 1524 S BROADWAY SUITE 1, MINOT, ND 58701

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
BARLEY COUNCIL	CASS	505 40TH STREET SW SUITE E, FARGO ND 58103-1184	2,993	\$35,912.00	\$12.00	4 YEARS	EXP. 6/09	OFFICE	DAKOTA DEVELOPMENTS, L.L.P. (JOHN ADAMS), 501 40TH STREET SW, FARGO, ND 58103
BOARD OF ACCOUNTANCY	GRAND FORKS	2701 S COLUMBIA ROAD, GRAND FORKS ND 58201	1,003	\$12,492.00	\$12.45	5 YEARS	EXP. 12/10	OFFICE	ND AUTOMOBILE CLUB, 1801 38TH ST SW FARGO 58106-0338
CAREER RESOURCE NETWORK	BURLEIGH	1720 BURNT BOAT DRIVE-LOWER LEVEL, BISMARCK, ND 58504	793	\$8,128.25	\$10.25	2 YEARS	EXP. 6/09	OFFICE	C-FAMILY TRUST, PO BOX 1074, BISMARCK ND 58502-1074
COUNCIL ON THE ARTS	BURLEIGH	1600 EAST CENTURY AVENUE, SUITE #6 & RM 147, BISMARCK, ND 58503	1,261	\$17,023.50	\$13.50	2 YEARS	EXP. 6/09	OFFICE	NORTH DAKOTA WORKERS COMPENSATION, 1600 EAST CENTURY AVENUE SUITE #1
CENTRAL SERVICES	BURLEIGH	APPLE CREEK, LLP	18,000	\$35,500.00	\$1.97	4 YEARS	EXP. 6/011	OFFICE	APPLE CREEK, 1771 W CAVALRY DR., BISMARCK, ND 58504
COMMISSION ON LEGAL COUNSEL FOR INDIGENTS	BURLEIGH	314 E THAYER AVE., BISMARCK, ND 58501	????	????	????	14 MONTHS	EXP. 6/09	OFFICE	DAKOTA OFFICE BUILDING, 1825 HARBOR DRIVE, BISMARCK, ND 58504
COMMISSION ON LEGAL COUNSEL FOR INDIGENTS	BARNES	2517 WEST MAIN, VALLEY CITY, ND 58702	1,500	\$13,020.00	\$8.68	2 YEARS	EXP. 11/09	OFFICE	CASEY STOJDT, 800 23RD ST. SW, JAMESTOWN, ND 58401
COMMISSION ON LEGAL COUNSEL FOR INDIGENTS	CASS	COURTVIEW INCORPORATED, 912 3RD AVE S, FARGO, ND 58102	2,900	\$23,100.00	\$7.97	10 MONTHS	EXP. 6/09	OFFICE	NEIL GRAF, 901 28TH ST. S, SUITE B, FARGO, ND 58103
COMMISSION ON LEGAL COUNSEL FOR INDIGENTS	GRAND FORKS	H & H PROPERTIES, 405 BRUCE AVENUE, SUITE #101, GRAND FORKS, ND 58206	2,000	\$21,000.00	\$10.50	2 YEARS	EXP. 4/09	OFFICE	P.O. BOX 5086, GRAND FORKS, ND 58206
ND COMMISSION ON LEGAL COUNSEL	STARK	135 SIMS, STE. 221, DICKINSON, ND 58601	620	\$6,000.00	\$9.68	2 YEARS	EXP. 6/09	OFFICE	PO BOX 1121, DICKINSON ND 58601-1121
ND COMMISSION ON LEGAL COUNCIL	WARD	16 3RD ST. SE, STE. 300, MINOT, ND 58701	2,287	\$25,440.00	\$11.12	2 YEARS	EXP. 6/09	OFFICE	PO BOX 3163, MINOT, ND 58702-3163
ND COMMISSION ON LEGAL COUNCIL	WILLIAMS	16 EAST BROADWAY, WILLISTON, ND 58801	1,700	\$12,480.00	\$7.34	2 YEARS	EXP. 6/09	OFFICE	HAMILTON ENTERPRISES CENTRAL, LLC, PO BOX 1706, WILLISTON, ND 58801
CORN GROWERS ASSOCIATION	CASS	CARLSON PROPERTIES, INC	1,416	\$18,408.00	\$13.00	4 YEARS	EXP. 11/11	OFFICE	CARLSON PROPERTIES, INC., PO BOX 10014, FARGO, ND 58106-0014
DEPARTMENT OF COMMERCE	GRAND FORKS	1013 NORTH FIFTH STREET, GRAND FORKS, ND 58203	120	\$2,400.00	\$20.00	1 YEAR	EXP. 6/09	OFFICE	1013 NORTH FIFTH STREET, GRAND FORKS, ND 58203
DEPARTMENT OF COMMERCE	STARK	SIMS STREET SUITE #207, DICKINSON, ND 58601	568	\$6,000.00	\$10.56	2 YEARS	EXP. 6/09	OFFICE	CONTINENTAL MANAGEMENT, ST. 207, 135 SIMS STREET, DICKINSON ND 58601
DEPARTMENT OF COMMERCE	BURLEIGH	1600 EAST CENTURY AVENUE, SUITE #2 & #143, BISMARCK, ND 58503	15,368	\$207,468.00	\$13.50	2 YEARS	EXP. 6/09	OFFICE	1600 EAST CENTURY AVENUE SUITE #1, BISMARCK, ND 58503
DISCIPLINARY BRD/JUDICIAL CON.	BURLEIGH	PARKADE BUILDING, 515 1/2 E BROADWAY, AVE SUITE 102, BISMARCK ND 58501	700	\$7,800.00	\$11.14	2 YEARS	EXP. 6/09	OFFICE	BISMARCK PARKING AUTHORITY, C/O ROCKY GORDON & COMPANY, PO BOX 1774, BISMARCK ND 58502-1774
DIV OF JUVENILE SERVICES	GRAND FORKS	MILL SQUARE BUILDING, 301 NORTH 3RD ST., SUITE 202, GRAND FORKS, ND	1,500	\$1,528.75	\$1.02	2 YEARS	EXP. 6/09	OFFICE	PATH NORTH DAKOTA, INC., 1112 NODAK DRIVE, STE 200, FARGO, ND 58103
DIV OF JUVENILE SERVICES	BURLEIGH	CITY CENTER PLAZA, 418 E BROADWAY AVE, SUITE 224, BISMARCK ND 58501	1,857	\$19,500.00	\$10.50	2 YEARS	EXP. 6/09	OFFICE	WILLIAM SHALHOOB C/O PINNACLE DEVELOPMENT, 41 CAPTAIN MARSH DR, MANDAN ND 58534
DIV OF JUVENILE SERVICES	CASS	1112 NODAK DRIVE, 1ST FLOOR, STE 100, FARGO, ND 58101	1,700	\$27,965.00	\$16.45	2 YEARS	EXP. 9/09	OFFICE	PATH INC. @ 2324 UNIVERSITY AVE. W. STE. 120, ST. PAUL, MN 55114
DIV OF JUVENILE SERVICES	GRAND FORKS	RIVERS EDGE, 311 4TH ST S, SUITE 113, GRAND FORKS ND 58201	835	\$8,316.00	\$9.96	2 YEARS	EXP. 6/09	OFFICE	POSTAL INVESTORS L.L.P., PO BOX 12697, GRAND FORKS ND 58208-2697
DIV OF JUVENILE SERVICES	RAMSEY	302 4TH ST., DEVILS LAKE, ND 58301	2,000	\$14,840.00	\$7.32	2 YEARS	EXP. 6/09	OFFICE	RAMSEY NATIONAL BANK AND TRUST CO., PO BOX 160, DEVILS LAKE ND 58301-0160
DIV OF JUVENILE SERVICES, LAKE REGION	ROLETTE	JAMES GAILFUS OFFICE BLDG. SUITE 4, 14, MAIN AVE E, ROLLA ND 58367	336	\$2,520.00	\$7.50	2 YEARS	EXP. 6/09	OFFICE	JAMES GAILFUS, DBA JAMES GAILFUS OFFICE BUILDING, BOX 399, 14 EASTMAIN ST, ROLLA ND 58367
DIV OF JUVENILE SERVICES - AGENCY TO AGENCY	STARK	PULVER HALL, DICKINSON STATE UNIV, DICKINSON ND 58601	1,134	\$10,773.00	\$9.50	2 YEARS	EXP. 6/09	OFFICE	DICKINSON STATE UNIVERSITY/ ATTN: BUSINESS OFFICE, BOX 302 DICKINSON, ND 58601
DIV OF JUVENILE SERVICES	WARD	900 NORTH BROADWAY, STE. 300, MINOT ND 58703	1,052	\$12,060.00	\$11.46	2 YEARS	EXP. 6/09	OFFICE	CHECK RITE, PO BOX 416, MINOT, ND 58702

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
DIV OF JUVENILE SERVICES	WILLIAMS	OLD POST OFFICE BLDG. 322 MAIN ST. SUITE 103, WILLISTON ND 58801	700	\$7,385.00	\$10.55	2 YEARS	EXP. 6/09	OFFICE	TIM AND DAN LYNCH, OLD POST OFFICE BUILDING, PO BOX 783, WILLISTON ND 58802-0783
DOCR (ADULT SERVICES DIV)	BURLEIGH	LARRY RIEDINGER, 223 SOUTH 14TH STREET, BISMARCK, ND 58504		\$7,200.00		1 YEAR	EXP. 11/09	OFFICE	LARRY RIEDINGER, 6251 APPLE CREEK ROAD, BISMARCK, ND 58504
DOCR (ADULT SERVICES DIV)	CASS	DOUG STENGSGARD, 1315 N 1ST AVENUE, APT. #6, FARGO, ND 58102		\$4,800.00		1 YEAR	EXP. 6/09	OFFICE	PO BOX 973, MOORHEAD, MN 56561
DOCR (ADULT SERVICES DIV)	PIERCE	NORTH CENTRAL CORRECTIONAL AND REHABILITATION CENTER MARC MANAGEMENT, 221 1ST AVE. N. JAMESTOWN, ND 58401	102	\$1,023.75	\$10.04	16 MONTHS	EXP. 6/09	OFFICE	NCCRC, 110 INDUSTRIAL ROAD, RUGBY, ND 58368
DOCR (ADULT SERVICES DIV)	STUTSMAN	103 SOUTH 3RD STREET SUITE 5, BISMARCK, ND 58504	1,260	\$9,900.00	\$7.86	2 YEARS	EXP. 9/09	OFFICE	PO BOX 1820, FARGO, ND 58107
DOCR (FIELD SERVICES DIV)	BURLEIGH	1201 1ST AVE N, 2ND FLOOR, SUITE 1, FARGO ND 58102	2,100	\$19,425.00	\$9.25	30 MONTHS	EXP. 6/09	OFFICE	FRANZEN PROPERTIES, 1538 32ND STREET EAST, DICKINSON, ND 58601
DOCR (FIELD SERVICES DIV)	CASS	1, FARGO ND 58102	450	\$2,623.00	\$5.83	2 YEARS	EXP. 6/09	OFFICE	R & N PROPERTIES, LLP, PO BOX 1702, FARGO ND 58107
DOCR (FIELD SERVICES DIV)	CASS	1323 23RD STREET SOUTH, FARGO, ND 58103	2,505	\$28,382.00	\$11.33	2 YEARS	EXP. 6/09	OFFICE	FARGO ND 58107
DOCR (FIELD SERVICES DIV)	CASS	212 SOUTH 4TH STREET, STE. #300, GRAND FORKS, ND 58201	1,802	\$1,634.00	\$1.02	2 YEARS	EXP. 6/09	OFFICE	JEFFERIES OFFICE PARK, LLP, PO BOX 10541, FARGO, ND 58106
DOCR (FIELD SERVICES DIV)	GRAND FORKS	H & H PROPERTIES - 212 S 4TH STREET, GRAND FORKS, ND 58201	2,000	\$17,004.00	\$8.50	2 YEARS	EXP. 6/09	OFFICE	KEN WELTER, DBA, 212 SOUTH 4TH STREET, STE. #300, GRAND FORKS, ND 58201
DOCR (FIELD SERVICES DIV)	GRAND FORKS	H & H PROPERTIES, 212 SOUTH 4TH STREET, SUITE #300, 303 AND 304, GRAND FORKS, ND 58206	2,000	\$17,004.00	\$8.50	2 YEARS	EXP. 6/09	OFFICE	P.O. BOX 5086, GRAND FORKS, ND 58206
DOCR (FIELD SERVICES DIV)	GRAND FORKS	MCLEAN COUNTY COURTHOUSE, PAROLE-PROBATION ROOM, 2ND FLOOR, 712 5TH AVE., WASHBURN, ND 58577	2,335	\$19,848.00	\$8.50	21 MONTHS	EXP. 6/09	OFFICE	PO BOX 5086, GRAND FORKS, ND 58206
DOCR (FIELD SERVICES DIV)	MCLEAN	300 1ST STREET NW, MANDAN, ND 58554	378	\$1,200.00	\$3.17	2 YEARS	EXP. 6/09	OFFICE	MCLEAN COUNTY AUDITOR'S OFFICE, P.O. BOX 1108, WASHBURN, ND 58577
DOCR (FIELD SERVICES DIV) - AGENCY TO AGENCY	MORTON	LAKE REGION LAW ENFORCEMENT CTR., 222 W WALNUT ST. DEVILS LAKE, ND 58301	950	\$7,058.00	\$7.43	2 YEARS	EXP. 6/09	OFFICE	MORTON COUNTY AUDITOR, 210 2ND AVENUE NW, MANDAN ND 58554-3158
DOCR (FIELD SERVICES DIV) - AGENCY TO AGENCY	RAMSEY	DAKOTA RENTAL SUITE D, 709 58075	894	\$6,256.25	\$7.00	2 YEARS	EXP. 6/09	OFFICE	LAKE REGION LAW ENFORCEMENT CENTER, 222 W WALNUT ST. DEVILS LAKE, ND 58301
DOCR (FIELD SERVICES DIV)	RICHLAND	JK ENTERPRISES, 114 MAIN AVENUE EAST, ROLLA, ND 58367	750	\$6,600.00	\$8.80	2 YEARS	EXP. 6/09	OFFICE	RICK AND CAROLYN DEFRIES, 106 7TH ST. SOUTH, WAHPETON, ND 58075
DOCR (FIELD SERVICES DIV)	ROLETTE	CITY HALL, 115 5TH STREET SOUTH, OAKES, ND 58474	750	\$6,600.00	\$8.80	8 MONTHS	EXP. 6/09	OFFICE	JK ENTERPRISES, PO BOX 12, ROLLA, ND 58367
DOCR (FIELD SERVICES DIV)	SARGENT	135 SIMS STREET, SUITE #205, DICKINSON ND 58601	275	\$1,200.00	\$ 4.37	2 YEARS	EXP. 6/09	OFFICE	CITY OF OAKES, AUDITOR'S OFFICE, 115 5TH STREET SOUTH, OAKES, ND 58474
DOCR (FIELD SERVICES DIV)	STARK	600 UNIT, ADOLESCENT BUILDING #92, JAMESTOWN ND 58401	1,166	\$11,640.00	\$9.98	2 YEARS	EXP. 6/09	OFFICE	CONTINENTAL MANAGEMENT INC., PO BOX 1121, DICKINSON ND 58601, TRU-BET REALTY TRUST PO BOX 248, BOLTON, MA 01741
DOCR (FIELD SERVICES DIV)	STUTSMAN	1600 SECOND AVENUE SW, SUITE 417 1ST AVE. E, SUITE 1, WILLISTON, ND 58802	500	\$5,000.00	\$10.00	2 YEARS	EXP. 6/09	OFFICE	600 UNIT ADOLESCENT BUILDING #92 State Hospital, JAMESTOWN, ND 58401
DOCR (FIELD SERVICES DIV)	WARD	DEPARTMENT OF TRANSPORTATION, 608 EAST BOULEVARD AVENUE, BISMARCK, ND 58505	1,722	\$19,638.00	\$11.40	48 MONTHS	EXP. 10/11	OFFICE	SOUTH MAIN STREET, MINOT, ND 58701
DOCR (FIELD SERVICES DIV)	WILLIAMS	ROOMS 26 AND 32	1,800	\$12,600.00	\$7.88	48 MONTHS	EXP. 9/11	OFFICE	LEROY P. ANSETH, PO BOX 1, WILLISTON, ND 58802-0001
DOT	BARNES	254 SECOND AVENUE NORTHEAST, VALLEY CITY, ND 58702	1,200	12,075.00	10.06	2 YEARS	EXP. 4/10	OFFICE	
DOT	BURLEIGH	ROOMS 26 AND 32	995	\$5,432.70	\$5.46	36 MONTHS	EXP. 9/09	OFFICE	CITY, ND 58702
DOT	BURLEIGH	E BROADWAY AVE, BISMARCK, ND	22,982	\$206,838.00	\$9.00	1 YEAR	EXP. 6/09	OFFICE	0700 BISMARCK, ND 58506-5509

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
DOT	WARD	INVESTORS REAL ESTATE AND TRUST		\$31,712.40				OFFICE	PO BOX 2064, MINOT, ND 58702-2064
DOT	RAMSEY	FORUM COMMUNICATIONS COMPANY, INC., 518 HWY 2 EAST, DEVILS LAKE, ND 58301	1,150	\$12,000.00	\$8.70	31 MONTHS	EXP. 6/11	OFFICE	WDAZ, 2220 SOUTH WASHINGTON STREET, GRAND FORKS, ND 58201
DOT	STUTSMAN	JAMESTOWN BUSINESS CENTER, SUITE 139, 300 SECOND AVE NE, JAMESTOWN, ND 58401	815	\$10,187.50	\$12.50	60 MONTHS	EXP. 2/13	OFFICE	IRET PROPERTIES, PO BOX 1988, MINOT, ND 58701
DOT	WALSH	GRAFTON DEVELOPMENTAL CENTER, 701 W SIXTH STREET, ROOM 312, GRAFTON, ND 58237	622	\$1,555.00	\$2.50	36 MONTHS	EXP. 12/09	OFFICE	GRAFTON DEVELOPMENTAL CENTER, 701 W SIXTH STREET, GRAFTON, ND 58237
DOT	WARD	ARROWHEAD SHOPPING CTR, 16TH ST & 2ND AVE SW, MINOT ND 58701	1,000	\$6,600.00	\$6.60	48 MONTHS	EXP. 6/09	OFFICE	INVESTORS MANAGEMENT & MARKETING, PO BOX 2064, MINOT ND 58702-2064
EDUCATIONAL TECHNOLOGY COUNCIL	CASS	1510 12TH AVE. NORTH, FARGO, ND 58105	144	\$1,539.36	\$10.69	2 YEARS	EXP. 6/09	OFFICE	ND EDUCATIONAL TECHNOLOGY COUNCIL, P.O. BOX 5036, FARGO, ND 58105
ESPB	BURLEIGH	2718 GATEWAY AVE. SUITE 303, BISMARCK, ND	960	\$8,640.00	\$9.00	2 YEARS	EXP. 6/09	OFFICE	PINNACLE DEVELOPMENT II, MR. WILLIAM SHALHOOB, 1505 INTERCHANGE AVE., BISMARCK, ND 58501
STATE ELECTRICAL BOARD	BURLEIGH	NORTHBROOK, 1929 NORTH WASHINGTON STREET	2,322	\$30,186.00	\$13.00	2 YEARS	EXP. 6/09	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3024
FINANCIAL INSTITUTIONS	BURLEIGH	NORTHBROOK LLP, SUITE FF, 1929 N WASHINGTON ST., BISMARCK, ND 5850	572	\$6,480.00	\$11.33	2 YEARS	EXP. 6/09	OFFICE	
FINANCIAL INSTITUTIONS	BURLEIGH	MEADOWLARK HILL SECOND ADDITION TO CITY OF BISMARCK	3,649	\$49,260.00	\$13.50	48 MONTHS	EXP. 6/11	OFFICE	2000 SCHAFER STREET, BISMARCK, ND
FINANCIAL INSTITUTIONS	CASS	3310 FEICHTNER DRIVE, SUITE 104, FARGO, ND 58106	800	\$11,940.00	\$14.93	2 YEARS	EXP. 6/09	OFFICE	HENTGES FAMILY LTD. PART., PO BOX 91913 FARGO, ND 58106
FINANCIAL INSTITUTIONS	WARD	IRET PROPERTIES 1600 2ND AVE. SW, SUITE 25, MINOT, ND 58701	520	\$5,850.00	\$11.25	2 YEARS	EXP. 6/09	OFFICE	12 SOUTH MAIN ST., SUITE 100, MINOT, ND 58701
FINANCIAL INSTITUTIONS	GRAND FORKS	3001-A 32ND AVENUE S, SUITE 4A, GRAND FORKS, ND	616	\$10,320.00	\$16.75	2 YEARS	EXP. 6/09	OFFICE	3001-A 32ND AVENUE S, SUITE 4A, GRAND FORKS, ND
HEALTH DEPARTMENT	BURLEIGH	GOLD SEAL CENTER, 918 E DIVIDE AVE.	40,025	\$457,884.00	\$11.44	2 YEARS	EXP. 6/09	OFFICE	J & L DEVELOPMENT, INC., 1409 BAYVIEW COURT, BISMARCK, ND 58504
HEALTH DEPARTMENT	BURLEIGH	2008 MORRISON AVE, UNIT 5, BISMARCK ND 58501	1,500	\$6,000.00	\$4.00	2 YEARS	EXP. 6/09	OFFICE	BOB ECKERT, PO BOX 2331, BISMARCK ND 58502
HEALTH DEPARTMENT	BURLEIGH	2008 MORRISON AVE, UNIT 3, BISMARCK ND 58501	1,500	\$6,000.00	\$4.00	2 YEARS	EXP. 6/09	OFFICE	BOB ECKERT, PO BOX 2331, BISMARCK ND 58503
HEALTH DEPARTMENT	BURLEIGH	1929 N WASHINGTON STREET, SUITE FF, BISMARCK, ND	527	\$6,000.00	\$11.39	1 YEAR	EXP. 8/09	OFFICE	GOLDMARK PROPERTY MANAGEMENT, PO BOX 7220, BISMARCK, ND 58502
HEALTH DEPARTMENT	BURLEIGH	JOBBER'S MOVING AND STORAGE, 1200 INDUSTRIAL DRIVE, BISMARCK, ND	12,572	\$23,189.00	\$1.84	21.5 MONTHS	EXP. 6/09	OFFICE	JOBBER'S MOVING AND STORAGE, 1200 INDUSTRIAL DRIVE, BISMARCK, ND 58501
HEALTH DEPARTMENT	CASS	CITY OF FARGO, DIVISION OF SOLID WASTE, 2301 8TH AVE. N, FARGO ND 58102	500	\$4,500.00	\$9.00	2 YEARS	EXP. 6/09	OFFICE	BRUCE GRUBB, ENTERPRISE DIRECTOR, CITY OF FARGO, 2301 8TH AVE. N, FARGO, ND 58102
HEALTH DEPARTMENT	McHENRY	McHENRY COUNTY MEMORIAL BUILDING, 2ND FLOOR, NW CORNER, TOWNER, ND 58788	190	\$2,700.00	\$14.21	2 YEARS	EXP. 6/09	OFFICE	DARLENE KOBLE, AUDITOR, PO BOX 147 TOWNER, ND 58788
HEALTH DEPARTMENT	STUTSMAN	ROOM #486 AND ROOM #23A, 122 2ND ST. NW, JAMESTOWN, ND 58402-0880	739	\$5,170.20	\$7.00	2 YEARS	EXP. 6/09	OFFICE	PO. BOX 880, 122 2ND STREET NW, JAMESTOWN, ND 58402-0880
HEALTH DEPARTMENT	BURLEIGH	500 EAST FRONT AVENUE, BISMARCK, ND 58504	120	\$1,060.80	\$8.84	2 YEARS	EXP. 6/09	OFFICE	PO BOX 5503, BISMARCK, ND 58506-5503
HIGHWAY PATROL	BURLEIGH	DESIGN WIZARDS, 4007 STATE STREET SUITE HP, BISMARCK, ND	1,836	\$22,950.00	\$12.50	1 YEAR	EXP. 6/09	OFFICE	4007 STATE STREET, BISMARCK, ND 58504
HIGHWAY PATROL	GRAND FORKS	DEMERS OFFICE COMPLEX, SUITE A & B, 2387 DEMERS AVE. HIGHWAY 2 W, 2 MILES W OF WILLISTON ON FRONTAGE RD., WILLISTON, ND 58802	1,873	\$22,476.00	\$12.00	10 MONTHS	EXP. 6/09	OFFICE	JOHNSON FARMS, BOX 114, WAL HALLA, ND 58292
HIGHWAY PATROL	WILLIAMS		840	\$2,523.00	\$3.00	1 YEAR	EXP. 6/09	OFFICE	ND GAME AND FISH, ATTN: PAUL SCHADEWALD, 100 N BISMARCK, EXPRESSWAY, BISMARCK, ND 58501-5095

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
HIGHWAY PATROL	RAMSEY	DOUBLE - Z BROADCASTING, 318 WEST WALNUT STREET, DEVILS LAKE, ND 58301	2,400	\$15,600.00	\$6.50	1 YEAR	EXP. 6/09	OFFICE	DOUBLE - Z BROADCASTING, PO BOX 190, DEVILS LAKE, ND 58301
HIGHWAY PATROL	STUTSMAN	LAW ENFORCEMENT CENTER, KLAUS 2ND ADDITION, LOTS 1 THROUGH 12, BLOCK 59	1,376	\$10,667.10	\$7.75	10 MONTHS	EXP. 6/09	OFFICE	ADMINISTRATOR, STUTSMAN COUNTY, ATTN: TRACEY TRAPP, 205 S STREET SE, JAMESTOWN, ND 58401
HIGHWAY PATROL	MORTON	1706 AVE SE - UNIT #2, MANDAN, ND 58554	1,200	\$5,000.00	\$4.17	10 MONTHS	EXP. 6/09	SHOP SPACE	4439 MEMORIAL HWY, MANDAN, ND 58554
HIGHWAY PATROL	WARD	2201 6TH STREET SE, MINOT, ND 58701	3,600	\$12,000.00	\$3.33	22 MONTHS	EXP. 6/09	OFFICE	2201 6TH STREET SE, MINOT, ND 58701
HISTORICAL BOARD	BURLEIGH	BISMARCK MUNICIPAL AIRPORT, 2301 UNIV. DR., BISMARCK ND 58504	6,900	\$723.04	\$0.10	1 YEAR	EXP. 6/09	WAREHOUSE	CITY OF BISMARCK
HOUSING FINANCE	BURLEIGH	STATE ST CENTER, 4007 STATE ST, BISMARCK ND 58501	7,980	\$105,735.00	\$13.25	2 YEARS	EXP. 6/09	OFFICE	(PARTNER), 1102 WESTWOOD ST, BISMARCK
HOUSING FINANCE	BURLEIGH	BLACK BUILDING, 118 BROADWAY, FARGO, ND 58102	400	\$2,160.00	\$5.40	2 YEARS	EXP. 6/09	STORAGE	BOB SAVAGEAU, 1102 WESTWOOD ST, BISMARCK ND 58504
HOUSING FINANCE	CASS	CAPITOL Lanes PLAZA, 1237 W DIVIDE AVE., BISMARCK, ND 58118	985	\$10,260.00	\$10.42	2 YEARS	EXP. 6/10	OFFICE	118 BROADWAY, SUITE 515, FARGO, ND 58102
HUMAN SERVICES	BURLEIGH	314 W 5TH ST, BOTTINEAU, ND 58318	58,405	\$759,265.00	\$13.00	1 YEAR	EXP. 6/09	OFFICE	CAPITOL Lanes ESCROW ACCOUNT, BANK CENTER FIRST, 320 N 4TH ST., BISMARCK, ND 58501
HUMAN SERVICES - AGENCY TO AGENCY	BOTTINEAU	108 1ST AVENUE SW, BOWMAN, ND 58623 CONTRACT#80-04582	120	\$840.00	\$7.00	2 YEARS	EXP. 6/09	OFFICE	BOTTINEAU COUNTY COMMISSIONERS, 314 W 5TH ST, BOTTINEAU ND 58318-1204
HUMAN SERVICES, BADLANDS HSC	BOWMAN	NORTHBROOK MALL, 1929 NORTH WASHINGTON STREET	400	\$3,000.00	\$7.50	2 YEARS	EXP. 6/09	HOUSE	STAN SODERSTROM, 401 2ND STREET S., ELLENDALE, ND 58436-7193
HUMAN SERVICES	BURLEIGH	1600 EAST CENTURY AVENUE, Ste's #5, #7 & Rm 144, BISMARCK, ND 58503	2,915	\$32,064.00	\$11.00	21 MONTHS	EXP. 6/09	OFFICE	GOLDMARK PROPERTY MANAGEMENT, PO BOX 3024, FARGO, ND 58103-3024
HUMAN SERVICES	BURLEIGH	JPR INVESTMENTS, 4950 13TH AVENUE SOUTH, FARGO ND	9,251	\$124,888.50	\$13.50	Suite #5 and #7	EXP. 6/09	OFFICE AND STO	NORTH DAKOTA WORKERS COMPENSATION, 1600 EAST CENTURY AVENUE SUITE #1
HUMAN SERVICES	CASS	GARY LOKKEN BUILDING ACCOUNT, 109 MAIN, CROSBY, ND BEACH MEDICAL CLINIC, 95 2ND ST NW, BEACH, ND 58621	5,136	\$82,176.00	\$16.00	120 MONTHS	EXP. 6/18	OFFICE	JRP INVESTMENTS, LLC #11, 200 45TH STREET SOUTH, FARGO, ND 58103-0907
HUMAN SERVICES	DIVIDE	151 S 4TH ST, GRAND FORKS ND 58206	500	\$3,000.00	\$6.00	11 MONTHS	EXP. 6/09	OFFICE	GARY LOKKEN BUILDING ACCOUNT, LOCK BOX A, 109 SOUTH MAIN, CROSBY, ND 58730-0656
HUMAN SERVICES	GOLDEN VALLEY	151 S 4TH ST, GRAND FORKS ND 58206	105	\$960.00	\$9.14	2 YEARS	EXP. 6/09	OFFICE	BEACH MEDICAL CLINIC, 95 2ND ST. NW, BEACH, ND 58621
HUMAN SERVICES - AGENCY TO AGENCY	GRAND FORKS	151 SOUTH 4TH STREET, GRAND FORKS ND	40,040	\$468,269.00	\$12.05	2 YEARS	EXP. 6/09	OFFICE	GRAND FORKS COUNTY COMMISSIONERS, PO BOX 5726, GRAND FORKS ND 58206-5726
HUMAN SERVICES	GRAND FORKS	152 SOUTH 4TH STREET, SUITE 401, GRAND FORKS, ND	5,775	\$71,899.00	\$12.45	2 YEARS	EXP. 6/09	OFFICE	GRAND FORKS COUNTY AUDITOR, PO BOX 5726, GRAND FORKS, ND 58206-5726
HUMAN SERVICES	GRAND FORKS	109 5TH STREET SW, WATFORD CITY, ND 58854	336	\$3,600.00	\$10.71	26 MONTHS	EXP. 6/09	OFFICE	151 SOUTH 4TH STREET, SUITE 401, GRAND FORKS, ND
HUMAN SERVICES	MCKENZIE	HAZEN MEMORIAL HOSPITAL ASSOCIATION	229	\$1,832.00	\$8.00	2 YEARS	EXP. 6/09	OFFICE	THE GRAY BUILDING ATTN: DR. NORDBY, PO BOX 1287, WATFORD CITY, ND 58854-1287
HUMAN SERVICES - AGENCY TO AGENCY	MOUNTAIN	228 EAGLE DR, NEW TOWN ND 58763		\$150.00		2 YEARS	EXP. 6/09	OFFICE	SAKAWA MEDICAL CENTER, 510 8TH AVENUE NE, HAZEN, ND 58545
HUMAN SERVICES	PIERCE	CENTRE CINEMA, 222 SOUTH MAIN STREET, RUGBY, ND		\$2,820.00		MONTH TO MONTH		OFFICE	BETHEL LUTHERAN CHURCH, 228 EAGLE DR, PO BOX 237, NEW TOWN ND 58763-4039
HUMAN SERVICES	RAMSEY	WEST WALNUT ST, DEVILS LAKE ND 58301	18,236	\$140,417.20	\$7.70	2 YEARS	EXP. 6/09	OFFICE	CENTRE CINEMA, 220 SOUTH MAIN, RUGBY, ND 58368-1721
HUMAN SERVICES	ROLETTE	NORTH COUNTRY INVESTORS, 113 MAIN AVE. EAST, ROLLA, ND 58367	1,958	\$21,000.00	\$10.73	7 MONTHS	EXP. 6/09	OFFICE	KURTZ & PEDERSON, PO BOX 625, DEVILS LAKE ND 58301
HUMAN SERVICES, BADLANDS HSC	STARK	990 3RD AVE W, DICKINSON, ND 58601	320	\$2,040.00	\$6.38	2 YEARS	EXP. 6/05	OFFICE	PO BOX 481, ROLLA, ND 58367

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
HUMAN SERVICES- AGENCY TO AGENCY	STARK	PULVER HALL, DICKINSON STATE UNIVERSITY, DICKINSON, ND 58601	18,019	\$144,152.00	\$8.00	2 YEARS	EXP. 6/07	OFFICE	DICKINSON STATE UNIVERSITY (PULVER HALL), BOX 186, DICKINSON 58601
HUMAN SERVICES	STUTSMAN	520 3RD ST NW, JAMESTOWN, ND 58401	27,577	\$285,973.00	\$10.37	2 YEARS	EXP. 6/07	OFFICE	N&F CONSTRUCTION, PO BOX 1726, 1606 6TH AVENUE SW, JAMESTOWN, ND 58402-15328
HUMAN SERVICES	STUTSMAN	RICHARD LAQUA, LOT 2, BLOCK 1, BEGAN'S COLLEGE PARK, JAMESTOWN, ND	3,840	\$23,508.00	\$6.12	36 MONTHS	EXP. 6/10	OFFICE	1334 2ND STREET SE, JAMESTOWN, ND 58401-3715
HUMAN SERVICES	WARD	MINOT TOWN & COUNTRY INVESTORS, 1015 S BROADWAY, MINOT, ND 58701	37,250	\$344,568.00	\$9.25	2 YEARS	EXP. 6/09	OFFICE	1015 S BROADWAY, MINOT, ND 58701
HUMAN SERVICES	WARD	WARD COUNTY, 305 17TH AVE. SW, SUITE A, MINOT, ND	4,200	\$50,400.00	\$12.00	34 MONTHS	EXP. 4/10	OFFICE	DEVRA SMESTAD, PO BOX 5005, MINOT, ND 58702
HUMAN SERVICES	WILLIAMS	316 2ND AVE W, PO BOX 1266, WILLISTON ND 58802-1266	23,365	\$198,602.50	\$8.50	2 YEARS	EXP. 6/09	OFFICE	METRO CENTER, PO BOX 1739 WILLISTON, ND 58801
HUMAN SERVICES	WILLIAMS	WILLIAMS COUNTY COURTHOUSE, 205 E BROADWAY	1,750	\$21,000.00	\$12.00	2 YEARS	EXP. 6/09	OFFICE	WILLIAMS COUNTY AUDITOR, PO BOX 2047, WILLISTON, ND 58802-2047
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	1016 E. CALGARY AVE., BISMARCK, ND 58503	6,116	\$73,453.00	\$12.01	2 YEARS	EXP. 6/09	OFFICE	ABACO CAPITAL, LLC, 8606 Island Road, Bismarck, ND 58503
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	3801 SARATOGA AVE, UNIT 7, BISMARCK, ND 58501	3,055	\$14,664.00	\$4.80	2 YEARS	EXP. 6/09	OFFICE	MATT ZIMPRICH, 2008 NORTH GRANDVIEW LANE, BISMARCK 58501
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	3801 SARATOGA AVE, UNIT 12, BISMARCK, ND 58503	2,525	\$12,120.00	\$4.80	2 YEARS	EXP. 6/09	OFFICE	MATT ZIMPRICH, 2008 NORTH GRANDVIEW LANE, BISMARCK 58501
IND. COM. - OIL & GAS DIV.	BURLEIGH	1016 E. CALGARY AVE., BISMARCK, ND 58503	9,175	\$110,192.00	\$12.01	2 YEARS	EXP. 6/09	OFFICE	ABACO CAPITAL, LLC, 8606 Island Road, Bismarck, ND 58503
IND. COMM. - OIL & GAS DIV.	STARK	314 3RD AVE W, DICKINSON ND 58601, DICKINSON, ND 58601	1,400	\$5,544.00	\$3.96	2 YEARS	EXP. 6/09	OFFICE	CHAMBER OF COMMERCE, DRAWER C, DICKINSON, ND 58602
IND. COMM. - OIL & GAS DIV.	WARD	3RD ST SE, Suite 204, Lots 5,6, MINOT, ND 58701	575	\$5,717.00	\$9.94	2 YEARS	EXP. 6/09	OFFICE	GPC PROPERTIES, P.O. BOX 3163, MINOT, ND 58702
IND. COMM. - OIL & GAS DIV.	WILLIAMS	11 1/2 E BROADWAY, SUITE 1, WILLISTON, ND 58801	978	\$4,680.00	\$4.79	2 YEARS	EXP. 6/09	OFFICE	ANN REMSBERG, 502 14TH AVE WEST, WILLISTON ND 58801
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58501	8,886	\$104,232.00	\$12.00	2 YEARS	EXP. 6/09	OFFICE	GOLDMARK PROPERTY MGMT., PO BOX 3024, FARGO, ND 58103-3024
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58501	4,583	\$50,413.00	\$11.00	2 YEARS	EXP. 6/09	OFFICE	GOLDMARK PROPERTY MGMT., PO BOX 3024, FARGO, ND 58103-3024
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58502	4,006	\$52,077.96	\$13.00	2 YEARS	EXP. 11/09	OFFICE	GOLDMARK PROPERTY MGMT., PO BOX 3024, FARGO, ND 58103-3025
INFORMATION TECHNOLOGY DEPT.	CASS	FERCHO DEVELOPMENT COMPANY, 2601 12TH AVENUE SW, FARGO, ND	130	\$1,687.40	\$12.98	2 YEARS	EXP. 6/09	OFFICE	2601 12TH AVENUE SW, FARGO, ND
INFORMATION TECHNOLOGY DEPT.	GOLDEN VALLEY	150 1ST AVENUE SE, BEACH, ND 58621	150	\$1,800.00	\$12.00	MONTH TO MONTH		OFFICE	150 1ST AVENUE SE, BEACH, ND 58621
INSURANCE	CASS	1351 PAGE DRIVE SUITE 215, FARGO ND 58103	751	\$9,012.00	\$12.00	16 MONTHS	EXP. 6/09	OFFICE	UNIVERSITY OF MARY/DBA THE BUTLER BUILDING, PO BOX 9559, FARGO ND 58106
INSURANCE	BURLEIGH	1701 S 12TH STREET, BISMARCK, ND 58501	4,800	\$57,168.00	\$11.91	2 YEARS	EXP. 6/09	OFFICE	JAMES AND MERCY RAGLAND, 2966 DOMINO DRIVE, BISMARCK, ND 58503-0147
JOB SERVICE	BARNES	NP DEVELOPMENT LLC, 325 2ND ST. NW, VALLEY CITY, ND 58072	1,131	\$7,200.00	\$6.37	19 MONTHS	EXP. 6/09	OFFICE	AUTOMATIC CLEARING HOUSE
JOB SERVICE	MOUNTRAIL	DBA REYNOLDS PROPERTIES, 206 MAIN ST., NEW TOWN, ND 58763	925	\$7,200.00	\$7.78	2 YEARS	EXP. 6/09	OFFICE	KENNETH OR CRAIG REYNOLDS, P.O. BOX 850, NEW TOWN, ND 58763-0850
JOB SERVICE	BENSON	SPIRIT LAKE EMPLOYMENT & TRAINING BLDG, 405 2ND AVE N, FORT TOTTEN ND 58335	55	\$705.08	\$12.89	2 YEARS	EXP. 6/09	OFFICE	DIRECTOR, SPIRIT LAKE EMPLOYMENT & TRAINING PROGRAMS, PO BOX 359, FORT TOTTEN ND 58335-0359
JOB SERVICE	BURLEIGH	1022 E DIVIDE AVE., BISMARCK, ND 58501	11,235	\$20,924.04	\$1.86	60 MONTHS	EXP. 8/10	PARKING	MANHATTAN HOMES, LLP, RICHARD OLSON, 1022 E DIVIDE AVE., BISMARCK, ND 58501-1902

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
JOB SERVICE	DICKEY	517 MAIN AVE, OAKES, ND 58474	420	\$4,080.00	\$9.71	2 YEARS	EXP 6/09	OFFICE	MATHEW HILL, 517 MAIN AVE, OAKES ND 58474
JOB SERVICE	MERCER	119 E MAIN ST, BEULAH, ND 58523	552	\$5,520.00	\$10.00	2 YEARS	EXP 6/09	OFFICE	JAMES SCHUMAKER, 1013 HWY 49 N, BEULAH ND, 58523
JOB SERVICE	MOUNTRAIL	KENNETH H AND CRAIG A REYNOLDS	925	\$7,200.00	\$7.78	2 YEARS	EXP 6/09	OFFICE	KENNETH OR CRAIG REYNOLDS, P.O. BOX 850, NEW TOWN, ND 58763-0851
JOB SERVICE	SIoux	FORT YATES CITY OFFICE BUILDING, 100 STANDING ROCK AVE., FORT YATES, ND 58538	1,000	\$13,200.00	\$13.20	20 MONTHS	EXP 6/09	OFFICE	FORT YATES CITY OFFICE BUILDING, 100 STANDING ROCK ROAD, FORT YATES, ND 58538
JOB SERVICE	STUTSMAN	ALLEN ENTERPRISES, 1307 12TH AVE NE, SUITE #3, JAMESTOWN, ND 58401	2,905	\$26,145.00	\$9.00	32 MONTHS	EXP 6/11	OFFICE	ALLEN ENTERPRISES, PO BOX 1924, JAMESTOWN, ND 58401
JOB SERVICE	WELLS	119 9TH ST W, HARVEY, ND 58341	348	\$2,700.00	\$7.76	2 YEARS	EXP 6/09	OFFICE	RUSSELL HAUGEN, 199 W 9TH ST., HARVEY ND 58341
ND BEEF COMMISSION	BURLEIGH	AG FOUNDATION BLDG., 4023 STATE STREET, BISMARCK, ND 58501	1,165	\$9,900.00	\$8.50	2 YEARS	EXP 6/09	OFFICE	GOLDMARK PROPERTY MGMT., P.O. BOX 7220, BISMARCK, ND 58502
ND SCHOOL FOR THE BLIND	BURLEIGH	CITY CENTER PLAZA, 418 EAST BROADWAY AVE, BISMARCK, ND 58501	320	\$2,040.00	\$6.38	2 YEARS	EXP 6/09	OFFICE	WILLIAM SHALHOOB, C/O PINNACLE DEVELOPMENT, 41 CAPTAIN MARSH DRIVE, MANDAN, ND 58554
ND SCHOOL FOR THE BLIND	CASS	2624 9TH AVENUE SW, FARGO, ND 58501	114	\$2,280.00	\$20.00	2 YEARS	EXP 6/09	OFFICE	2624 9TH AVENUE SW, FARGO, ND 58103-2350
ND SCHOOL FOR THE BLIND	WARD	1599 2ND AVE SW, SUITE #12A, MINOT, ND 58702	558	\$5,690.00	\$10.20	21 MONTHS	EXP 6/09	OFFICE	PO BOX 1988, MINOT, ND 58702-1988
ND SCHOOL FOR THE BLIND	WARD	MINOT, ND 58702	366	\$3,384.00	\$9.25	2 YEARS	EXP 7/09	OFFICE	ND 58702
ND SCHOOL FOR THE DEAF	CASS	SOUTH PLAZA PROPERTIES, 1621 S UNIVERSITY DRIVE, ROOM 210, FARGO, ND		\$273.00		2 YEARS	EXP 6/09	OFFICE	HARVEY LANE, SOUTH PLAZA PROPERTIES, 1621 S UNIVERSITY DRIVE, FARGO, ND
ND SCHOOL FOR THE DEAF	BURLEIGH	CITY CENTER PLAZA, 418 E BROADWAY, BISMARCK, ND	320	\$2,040.00	\$6.38	2 YEARS	EXP 6/09	OFFICE	1505 INTERCHANGE AVE, BISMARCK, ND 58501
ND SCHOOL FOR THE DEAF	BURLEIGH	LOT 4, BLOCK 7, WACHTER'S ADDITION	2,406	\$30,240.00	\$12.57	2 YEARS	EXP 6/09	OFFICE	1505 INTERCHANGE AVE, BISMARCK, ND 58501
ND BOARD OF NURSING									
OFFICE OF ADMINISTRATIVE HEARINGS - (RENT FROM LAND DEPT - SINCE THEY ARE BOTH STATE AGENCIES, WE DON'T HAVE A LEASE, NOR DO WE NEED INS.)	BURLEIGH	1707 N 9TH ST, BISMARCK, ND 58505	1,136	\$11,928.00	\$10.50	2 YEARS	EXP 6/09	OFFICE	MDU, 918 E DIVIDE AVE, BISMARCK ND 58502
OFFICE OF ADMINISTRATIVE HEARINGS	BURLEIGH	1707 N 9TH ST, BISMARCK, ND 58501	1,433	\$23,600.00	\$16.47	2 YEARS	EXP 6/09	OFFICE	1707 NORTH 9TH STREET, BISMARCK, ND 58501
PARKS & RECREATION - AGENCY TO AGENCY	BURLEIGH	1600 EAST CENTURY AVENUE, BISMARCK, ND 58503	5426	\$73,251.00	\$13.50	2 YEARS	EXP 6/09	OFFICE	ND WORKERS COMPENSATION, 1600 EAST CENTURY AVENUE, SUITE #1, BISMARCK, ND 58503
PLUMBING BOARD	BURLEIGH	RSTS, INC., 1110 COLLEGE DRIVE, SUITE 210, BISMARCK, ND 58501	770	\$9,240.00	\$12.00	33 MONTHS	EXP 6/11	OFFICE	RSTS, INC., PO BOX 7218, BISMARCK, ND 58507
PROTECTION & ADVOCACY	BURLEIGH	DAKOTA NORTHWESTERN BUILDING, SUITE 409, 400 E BROADWAY AVE, BIS ND 58501	4,661	\$48,531.24	\$10.41	2 YEARS	EXP 6/09	OFFICE	2001 KILLEBREW DRIVE, SUITE 308, MINNEAPOLIS MN 55425
PROTECTION & ADVOCACY	CASS	1351 PAGE DRIVE, SUITE 303, FARGO ND 58103	866	\$10,392.00	\$12.00	2 YEARS	EXP 6/09	OFFICE	BUILDING MANAGER, THE BUTLER BUILDING, 1351 PAGE DRIVE, SUITE 301, FARGO ND 58103
PROTECTION & ADVOCACY	GRAND FORKS	RIVERS EDGE BLDG., 311 S 4TH ST, SUITE 112, GRAND FORKS, ND 58208	540	\$6,000.00	\$11.11	2 YEARS	EXP 6/09	OFFICE	YELLOWSTONE MGMT. AGENT FOR POSTAL INVESTORS, BOX 12697, GRAND FORKS ND 58208-2697
PROTECTION & ADVOCACY	RAMSEY	SMITH BUILDING ROOM 9	270	\$2,160.00	\$8.00	2 YEARS	EXP 6/09	OFFICE	ND SCHOOL OF THE DEAF, 1401 COLLEGE DRIVE, DEVILS LAKE, ND 58301
PROTECTION & ADVOCACY	ROLETTE	QUEEN OF PEACE BED & BREAKFAST & RETREAT CENTER, ST. ANN'S ROAD & HWY 5	115	\$2,700.00	\$23.48	2 YEARS	EXP 6/09	OFFICE	QUEEN OF PEACE BED & BREAKFAST & RETREAT CENTER, P.O. BOX 1448, BELCOURT, ND 58316
PROTECTION & ADVOCACY	STARK	135 SIMS, SUITE 206, DICKINSON ND 58601	350	\$3,600.00	\$10.29	2 YEARS	EXP 6/09	OFFICE	NEIL MESSER, PROPERTY MANAGER, CONTINENTAL MGT INC, PO BOX 1121, DICKINSON ND 58601-1121

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
PROTECTION & ADVOCACY	STUTSMAN	311 1ST AVENUE S. JAMESTOWN ND 58401	947	\$9,000.00	\$9.50	2 YEARS	EXP. 6/09	OFFICE	TOM HECK, JAMESTOWN COLLEGE, 6088 COLLEGE LANE, JAMESTOWN ND 58401
PROTECTION & ADVOCACY	WARD	900 N. BROADWAY, SUITE 210, MINOT ND 58701	223	\$2,340.00	\$10.49	2 YEARS	EXP. 6/09	OFFICE	ASK INC., 900 N BROADWAY, SUITE 120, MINOT ND 58703
PROTECTION & ADVOCACY	WILLIAMS	512 4TH AVE E. ROOM 220, WILLISTON ND 58801	293	\$2,197.50	\$7.50	18 MONTHS	EXP. 12/09	OFFICE	WILLIAMS COUNTY LAW ENFOR. CTR, 512 4TH AVE E. WILLISTON ND 58801
PUBLIC EMPLOYEES RETIREMENT SYSTEM	BURLEIGH	DAKOTA NORTHWESTERN BLDG, 400 E. BROADWAY AVE, SUITES 503, 505, & 515, BISMARCK ND 58501	6,442	\$87,933.30	\$13.65	2 YEARS	EXP. 6/09	OFFICE	DAKOTA NORTHWESTERN ASSOCIATES, C/O LASALLE GROUP LTD, 2001 KILLEBREW, DR, SUITE 308, MINNEAPOLIS, MN 55425
			660	\$9,000.00	\$13.65	2 YEARS	EXP. 6/09	OFFICE	
			1,514	\$20,666.10	\$13.65	2 YEARS	EXP. 6/09	OFFICE	
REAL ESTATE COMM.	BURLEIGH	DAKOTA BLOCK BUILDING, SECOND FLOOR, SUITE 204 BISMARCK	1,265	\$13,200.00	\$10.43	4 YEARS	EXP. 7/09	OFFICE	SDKD PROPERTIES, INC., 853 MUNICH DRIVE, BISMARCK, ND 58504
REG. BOARD OF PROF. ENG. & LAND SURVEYORS	BURLEIGH	721 WEST MEMORIAL HIGHWAY, PO BOX 1357, BISMARCK, ND 58502	1,771	\$18,595.50	\$10.50	2 YEARS	EXP. 6/09	OFFICE	RIVERSIDE OFF BLDG, C/O ROCKY GORDON & COMPANY, PO BOX 1774, BISMARCK, ND 58502
RETIREMENT & INVESTMENT	BURLEIGH	(COUNTRY WEST IV, BLOCK 001, LOT D OF LOT 1) 1930 BURNT BOAT DR, PO BOX 7100, BISMARCK 58507-7100	5,569	\$72,397.00	\$13.00	2 YEARS	EXP. 6/09	OFFICE	STEVE COCHRANE, EXECUTIVE DIRECTOR, NDRI, PO BOX 7100, BISMARCK ND 58507-7100
RISK MANAGEMENT	BURLEIGH	1600 EAST CENTURY AVENUE SUITE #4, Office #172 & RM 146, BISMARCK ND 58503	1,630	\$22,005.00	\$13.50	2 YEARS	EXP. 6/09	OFFICE	WORKFORCE SAFETY AND INSURANCE, 1600 EAST CENTURY AVENUE SUITE # 1, BISMARCK, ND 58503
SECURITIES DEPARTMENT	CASS	1351 PAGE DRIVE, SUITE 208, FARGO, ND 58103	493	\$5,916.00	\$12.00	20 MONTHS	EXP. 6/09	OFFICE	UNIVERSITY OF MARY, 1351 PAGE DRIVE, SUITE 201, FARGO, ND 58103
SOYBEAN COUNCIL	CASS	1411 32ND STREET SW, FARGO, ND 58103	1,892	\$24,700.00	\$13.05	5 YEARS	EXP. 10/06	OFFICE	CARLSON PROPERTIES, 1411 32ND STREET SW, FARGO ND 58103
SUPREME COURT	BURLEIGH	CENTENNIAL PLAZA, LLC., 116 4TH STREET, BISMARCK, ND	11,156	\$117,807.36	\$10.56	8 MONTHS	EXP. 6/09	OFFICE	CENTENNIAL PLAZA LLC, C/O JEFF JONSON, 1825 HARBOR DRIVE, BISMARCK, ND 58504
SURPLUS PROPERTY	BURELIGH	PO BOX 7293, IGOE INDUSTRIAL PARK #12, BISMARCK ND 58507-7293	18,000	\$38,390.00	\$2.13	2 YEARS	EXP. 6/05	OFFICE/WAREHOUSE	APPLE CREEK, 1771 W CAVALRY DR., BISMARCK ND 58504
TAX DEPARTMENT	CASS	3217 FIECHTNER DRIVE, FARGO, ND 58103	1,436	\$16,227.00	\$11.30	22 MONTHS	EXP. 6/09	OFFICE	TOM KLOSTER, 3402 PETERSON PARKWAY, FARGO, ND 58102
TAX DEPARTMENT	STARK	135 SIMS, SUITE 211, CITY CENTER PLAZA, DICKINSON, ND 58601	224	\$2,820.00	\$12.59	2 YEARS	EXP. 6/09	OFFICE	NEIL MESSER, PROPERTY MANAGER, CONTINENTAL MGT INC, PO BOX 1121, DICKINSON ND 58601-1121
TAX DEPARTMENT	GRAND FORKS	THE HEMPP CENTRE, 1407 24TH AVE S, GRAND FORKS ND 58208-2465	384	\$2,280.00	\$5.94	2 YEARS	EXP. 6/09	OFFICE	DAVID SCHWEBEL, 1407 PROPERTIES LLC, 1059 ST. CLAIR AVE., ST. PAUL, MN 55105
TAX DEPARTMENT	WARD	1600 2ND AVE SW, ARROWHEAD SHOPPING, CENTER, MINOT ND 58701	600	\$5,700.00	\$9.50	2 YEARS	EXP. 6/09	OFFICE	JAY ALTRINGER, CPM, INVESTORS REAL ESTATE TRUST MGMT & MARKETING, 1020 N BROADWAY, PO BOX 2064, MINOT ND 58703
TAX DEPARTMENT	WILLIAMS	PARK PLAZA, 1137 2ND AVE W, SUITE 103, WILLISTON ND 58801	180	\$1,800.00	\$10.00	2 YEARS	EXP. 6/09	OFFICE	TOM ROLFSTAD, PARK PLAZA LLC, PO BOX 1322, WILLISTON ND 58802-1322
VETERAN'S AFFAIRS	BURELIGH	NORTHBROOK MALL, 1929 N WASHINGTON, ST, SUITE E, BISMARCK ND 58501	265	\$3,540.00	\$13.36	2 YEARS	EXP. 6/09	OFFICE	NORTHBROOK, GOLDMARK PROPERTY MGMT, PO BOX 7220, BISMARCK ND 58502
VETERANS AFFAIRS	CASS	S & D MANAGEMENT, 4201 38TH STREET SW, SUITE 104M FARGO, ND 58104	2,485	\$25,356.84	\$10.20	5 YEARS	EXP. 5/13	OFFICE	4151 38TH ST. SW, SUITE C, FARGO, ND 58104
WHEAT COMMISSION	BURELIGH	AG FOUNDATION BLDG, 4023 STATE ST, SUITE 170, BISMARCK ND 58501	3,505	\$29,792.40	\$8.50	2 YEARS	EXP. 6/09	OFFICE	NODAK MUTUAL INS. C/O MIDWEST, MGMT, PO BOX 3024, FARGO ND 58108
WORKFORCE SAFETY & INSURANCE	GRAND FORKS	3001-B 32ND AVE, SOUTH SUITE 2B, GRAND FORKS, ND 58201	1,603	\$19,240.00	\$12.00	24 MONTHS	EXP. 6/09	OFFICE	3001-A 32ND AVE SOUTH, GRAND FORKS, ND 58201
WORKFORCE SAFETY & INSURANCE	WILLIAMS	417 1ST AVE. E, WILLISTON, ND 58802	290	\$3,600.00	\$12.41	2 YEARS	EXP. 6/09	OFFICE	LEROY P. ANSETH, 417 E 1ST AVENUE, WILLISTON, ND 58802

STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	TYPE	LANDLORD PREMISES
WORKFORCE SAFETY & INSURANCE	BURLEIGH	322 N 26TH ST, BISMARCK, ND 58501	2,405	\$32,821.00	\$13.65	1 YEAR	EXP. 6/09	OFFICE	INTERIORS BY FRANCE, 322 N 26TH ST, BISMARCK ND 58501
WORKFORCE SAFETY AND INSURANCE	STUTSMAN	CENTRAL VALLEY HEALTH DISTRICT, 122 2ND STREET NW, JAMESTOWN, ND	288	\$4,090.00	\$14.20	32 MONTHS	EXP. 6/11	OFFICE	122 2ND STREET NW, JAMESTOWN, ND 58402-0880
WORKFORCE SAFETY AND INSURANCE	WARD	1600 2ND AVE SW, SUITE 10, ARROWHEAD SHOPPING CENTER, MINOT ND 58701	983	\$10,332.00	\$10.51	2 YEARS	EXP. 6/09	OFFICE	I.R.E.T. PROPERTIES LLC C/O INVESTORS MANAGEMENT & MARKETING, PO BOX 1988, MINOT ND 58702-1988
WORKFORCE SAFETY & INSURANCE	CASS	2601 12TH AVENUE SW, FARGO, ND	3,348	\$41,381.28	\$12.36	2 YEARS	EXP. 6/09	OFFICE	FERCHO DEVELOPMENT COMPANY INC.
WORKFORCE SAFETY & INSURANCE	CASS	2602 12TH AVENUE SW, FARGO, ND	111	\$2,178.84	\$19.71	22 MONTHS	EXP. 6/09	OFFICE	
TOTALS:			684,981	\$6,725,948.51	\$9.82	Average Sq. Ft.			

2007-2009
STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	INS.	END.	TYPE	LANDLORD PREMISES	AGENCY CONTACT
SURPLUS PROPERTY	BURLEIGH	PO BOX 7293, IGOE INDUSTRIAL PARK #12, BISMARCK ND 58507-7293	18,000	\$36,390.00	\$2.13	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE/WAREHOUSE	APPLE CREEK, 1771 W CAVALRY DR., BISMARCK ND 58504	1856 - DAVE LASCHIZEWITS CH
WHEAT COMMISSION	BURLEIGH	AG FOUNDATION BLDG. 4023 STATE ST, SUITE 170, BISMARCK ND 58501	3,505	\$29,792.40	\$8.50	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	NODAK MUTUAL INS. CO MIDWEST, MGMT, PO BOX 3024, FARGO ND 58108	
AERONAUTICS COMM	BURLEIGH	BISMARCK CITY AIRPORT, BLDG. #22, UNIVERSITY DRIVE, BISMARCK ND 58504	2,175	\$33,482.96	\$15.39	1 YEAR	EXP. 8/09	NO INS.	NO	OFFICE	BISMARCK MUNICIPAL AIRPORT, PO BOX 991, BISMARCK ND 58502-0991	
ATTORNEY GENERAL	BURLEIGH	DENNY'S STORAGE, SPACE #1222 & #1223, 1450 43RD AVE., BISMARCK ND 58503	400	\$150.00	\$0.38	1 YEAR	EXP. 6/09	NO INS.	NO	WAREHOUSE	DENNY'S STORAGE COMPANY, 3138 N 10TH SUITE 1, BISMARCK, ND 58503	
ATTORNEY GENERAL	BURLEIGH	DENNY'S STORAGE, SPACE #1423, 1450 43RD AVE., BISMARCK, ND 58503	200	\$75.00	\$0.38	13 MONTHS	EXP. 6/09	NO INS.	NO	WAREHOUSE	DENNY'S STORAGE COMPANY, 3138 N 10TH SUITE 1, BISMARCK, ND 58503	
ATTORNEY GENERAL	BURLEIGH	DENNY'S STORAGE, SPACE #1219, 1450 43RD AVE., BISMARCK, ND 58503	200	\$75.00	\$0.38	13 MONTHS	EXP. 6/09	NO INS.	NO	WAREHOUSE	DENNY'S STORAGE COMPANY, 3138 N 10TH SUITE 1, BISMARCK, ND 58503	
ATTORNEY GENERAL	BURLEIGH	BNC INSURANCE, INC (SUBLEASE), 116 N 4TH ST, BISMARCK ND 58501	10,000	\$84,300.00	\$8.43	2 YEARS	EXP. 12/09	NO INS.	NO	OFFICE	BNC INSURANCE INC., 116 N 4TH ST, BISMARCK ND 58501	5528 - JULIE SPOTTS
ATTORNEY GENERAL, BCI	BURLEIGH	BUILDING #8, GARAGE UNIT #14, LEE AVE. MINI-WAREHOUSES, 2100 LEE AVE. BIS 58501	168	\$420.00	\$2.50	2 YEARS	EXP. 6/09	EXP. 8/1/09	YES	STORAGE	DUANE SCHMEICHEL DBA LEE AVE MINI-WAREHOUSES, 2212 GRANT DR, BISMARCK ND 58501	5528 - JULIE SPOTTS
ATTORNEY GENERAL, BCI	BURLEIGH	GLENCOE GUN CLUB, 11001 145TH ST SE, BISMARCK ND 58504		\$800.00		2 YEARS	EXP. 8/09	EXP. 10/10/09	NO	GUN CLUB	ADDRESS IS SAME USE ALL FACILITIES & EQUIP FOR 52 DAYS PER YEAR, NOT RENTING BY 50 FEET SO IT'S NOT ADDED IN THE PROFESSIONAL NORTH OFFICE	5528 - JULIE SPOTTS
ATTY. GEN., - BCI - FIRE MARSHALL	BURLEIGH	PROFESSIONAL NORTH OFFICE BLDG., 4205 STATE ST, BIS 58502	15,735	\$153,418.00	\$9.75	10 YEARS	EXP. 6/13	EXP. 10-14-08	NO	OFFICE	BUILDING, TRAEHOLT & BELLIN, PO BOX 691, BISMARCK, ND 58502-0691	5528 - JULIE SPOTTS
ATTY. GEN., - BCI - FIRE MARSHALL	BURLEIGH	PROFESSIONAL NORTH OFFICE BLDG., 4205 STATE ST, BIS 58502	4,420	\$48,520.00	\$11.00	10 YEARS	EXP. 6/13	EXP. 10-14-08	NO	OFFICE	THE PROFESSIONAL NORTH OFFICE BLDG., TRAEHOLT & BELLIN, PO BOX 691, BISMARCK, ND 58502-0691	5528 - JULIE SPOTTS
AUDITOR'S OFFICE	BURLEIGH	1800 E CENTURY AVE., BISMARCK, ND 58506	1,460	\$17,388.00		2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	1800 E CENTURY AVE, SUITE #1, BISMARCK, ND 58506	2512 - KATHY JOCHIM
AUDITOR'S OFFICE	BURLEIGH	FIRST COMMUNITY CREDIT UNION, 425 N 5TH ST, 3RD FLR, BISMARCK, ND 58501	1,003	\$11,535.00	\$11.50	1 YEAR	EXP. 9/09	EXP. CONTININ	NO	OFFICE	FIRST COMMUNITY SERVICES INC., 425 N 5TH ST, BISMARCK, ND 58501	2512 - KATHY JOCHIM
AUDITOR'S OFFICE	BURLEIGH	925 BASIN AVE, BISMARCK ND 58501, INLAND OIL AND GAS CORP.	768	\$9,640.00	\$12.25	2 YEARS	EXP. 6/05	NO INS.	NO	OFFICE	PO BOX 1313, BISMARCK ND 58502-1313	2512 - KATHY JOCHIM
AUDITOR'S OFFICE	BURLEIGH		1,800	\$1,552.50		24 MONTHS	EXP. 9/09		NO	OFFICE	INLAND OIL & GAS CORP., 711 Riverwood Drive, P.O. Box 1313, Bismarck, ND 58502-1313	2512 - KATHY JOCHIM
BANKING & FINANCE	BURLEIGH	DAKOLL INC., DBA DAKOTA COLLECTIBLES, 2000 SCHAFER ST, BISMARCK ND 58501	2,955	\$36,936.00	\$12.50	4 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	DAKOLL INC. DBA DAKOTA COLLECTIBLES, 2000 SCHAFER ST, BISMARCK ND 58501	9958 - JOAN BECKER
CAREER RESOURCE NETWORK	BURLEIGH	1720 BURNIT BOAT DRIVE-LOWER LEVEL, BISMARCK, ND 58504	793	\$8,128.25	\$10.25	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	C-FAMILY TRUST, PO BOX 1074, BISMARCK ND 58502-1074	9733 - DAN MARKS
CENTRAL SERVICES COMMISSION ON LEGAL COUNSEL FOR INDIGENTS	BURLEIGH	APPLE CREEK LLP, 314 E THAYER AVE., BISMARCK, ND 58501	18,000	\$35,500.00	\$1.97	4 YEARS	EXP. 6/011	EXP. 11-4-07	NO	OFFICE	APPLE CREEK, 1771 W CAVALRY DR., BISMARCK, ND 58504	
COUNCIL ON THE ARTS	BURLEIGH	1600 EAST CENTURY AVENUE, SUITE #6 & RM 147, BISMARCK, ND 58503	1,261	\$17,023.50	\$13.50	2 YEARS	EXP. 6/09	EXP. 1-1-09	NO	OFFICE	DAKOTA OFFICE BUILDING, 1825 HARBOR DRIVE, BISMARCK, ND 58504	
DEPARTMENT OF COMMERCE	BURLEIGH	1600 EAST CENTURY AVENUE, SUITE #2 & #143, BISMARCK, ND 58503	15,368	\$207,468.00	\$13.50	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	NORTH DAKOTA WORKERS COMPENSATION, 1600 EAST CENTURY AVENUE SUITE #1, BISMARCK ND 58503	

2007-2009
STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	INS.	END.	TYPE	LANDLORD PREMISES	AGENCY CONTACT
DISCIPLINARY BOARD/JUDICIAL CON.	BURLEIGH	PARKADE BUILDING, 515 1/2 E BROADWAY, AVE. SUITE 102, BISMARCK ND 58501	700	\$7,800.00	\$11.14	2 YEARS	EXP. 6/09	EXP. 2-1-08	YES	OFFICE	BISMARCK PARKING AUTHORITY, C/O ROCKY GORDON & COMPANY, PO BOX 1774, BISMARCK ND 58502-1774	3925 - PAUL JACOBSON
DIV OF JUVENILE SERVICES	BURLEIGH	CITY CENTER PLAZA, 418 E BROADWAY AVE, SUITE 224, BISMARCK ND 58501	1,857	\$19,500.00	\$10.50	2 YEARS	EXP. 6/09	EXP. 3-1-08	NO	OFFICE	WILLIAM SHAHOOB, C/O PINNACLE DEVELOPMENT, 41 CAPTAIN MARSH DR, MANDAN ND 58554	6362 - JEANNINE VEITZ
DOCR (ADULT SERVICES DIV)	BURLEIGH	LARRY RIEDINGER, 223 SOUTH 14TH STREET, BISMARCK, ND 58504		\$7,200.00		1 YEAR	EXP. 11/09	NO INS.	NO	OFFICE	LARRY RIEDINGER, 8251 APPLE CREEK ROAD, BISMARCK, ND 58504	
DOCR (FIELD SERVICES DIV)	BURLEIGH	PROVIDENT LIFE BLDG, 318 N 5TH ST., BISMARCK ND 58501	1,575	\$18,112.50	\$11.50	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	BURLEIGH COUNTY AUDITOR, 215 N. 5TH ST., BISMARCK ND 58501	6191 - MICHELE WAGNER
DOCR (FIELD SERVICES DIV)	BURLEIGH	103 SOUTH 3RD STREET SUITE 5, BISMARCK ND 58504	2,100	\$19,425.00	\$9.25	30 MONTHS	EXP. 6/09	NO INS.	NO	OFFICE	FRANZEN PROPERTIES, 1538 32ND STREET EAST, DICKINSON, ND 58601	6191 - MICHELE WAGNER
DOT	BURLEIGH	CITY OF BISMARCK, MUNICIPAL AIRPORT	5,396			1 YEAR	EXP. 4/09	NO INS.	NO	HANGER	BISMARCK MUNICIPAL AIRPORT, PO BOX 991, BISMARCK ND 58502-1992	
DOT	BURLEIGH	608 EAST BLVD AVE. BASEMENT ROOMS 26 AND 32	995	\$5,432.70	\$5.46	36 MONTHS		NO INS.	NO	OFFICE	DOT, 608 E BLVD AVE., BISMARCK ND, 58505-0700	
DOT	BURLEIGH	MR. B'S INC. 804 SOUTH 18TH STREET, UNIT 2, BISMARCK, ND				1 YEAR	EXP. 9/09	EXP. 5-12-09	MP	STORAGE	MR. B'S INC. KEN BREENE, PO BOX 1773, BISMARCK, ND 58502-1773	
DOT	BURLEIGH	BANK OF ND ANNEX BUILDING, 715 E BROADWAY AVE, BISMARCK, ND 58501	22,982	\$206,838.00	\$9.00	1 YEAR	EXP. 6/09	NO INS.	NO	OFFICE	BANK OF ND, 1200 MEMORIAL HWY., BISMARCK, ND 58506-5509	
DOT - AGENCY TO AGENCY	BURLEIGH	2301 UNIVERSITY DR. BISMARCK ND 58504, (2 SPACES FOR HANGAR STORAGE IN BLDG #5)	513	\$243.00	\$0.47	MONTHLY		NO INS.	NO	OFFICE	BISMARCK MUNICIPAL AIRPORT, PO BOX 991, BISMARCK ND 58502-1991	4359 - LINDA MATHERN
DOT - AGENCY TO AGENCY	BURLEIGH	2301 UNIVERSITY DR. BISMARCK ND 58504, (2 SPACES FOR HANGAR STORAGE IN BLDG #5)				MONTHLY		NO INS.	NO	HANGAR	BISMARCK MUNICIPAL AIRPORT, PO BOX 991, BISMARCK ND 58502-1991	4359 - LINDA MATHERN
ESPB	BURLEIGH	2718 GATEWAY AVE. SUITE 303, BISMARCK, ND	960	\$8,640.00	\$9.00	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	PINNACLE DEVELOPMENT II, MR. WILLIAM SHAHOOB, 1505 INTERCHANGE AVE., BISMARCK, ND 58501	
FINANCIAL INSTITUTIONS	BURLEIGH	MEADOWLARK HILL SECOND ADDITION TO CITY OF BISMARCK GOLD SEAL CENTER, 918 E DIVIDE AVE.	3,849	\$49,260.00	\$13.50	48 MONTHS	EXP. 6/11	NO INS.	NO	OFFICE	2000 SCHAFER STREET, BISMARCK, ND	3325 - KAREN HAAS
HEALTH DEPARTMENT	BURLEIGH	2008 MORRISON AVE. UNIT 5, BISMARCK ND 58501	40,025	\$457,864.00	\$11.44	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	J & L DEVELOPMENT, INC., 1409 BAYVIEW COURT, BISMARCK, ND 58504	3325 - KAREN HAAS
HEALTH DEPARTMENT	BURLEIGH	2008 MORRISON AVE. UNIT 3, BISMARCK ND 58501	1,500	\$6,000.00	\$4.00	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	BOB ECKERT, PO BOX 2331, BISMARCK ND 58502	3325 - KAREN HAAS
HEALTH DEPARTMENT	BURLEIGH	1929 N WASHINGTON STREET, SUITE FF, BISMARCK, ND	527	\$6,000.00	\$11.39	1 YEAR	EXP. 8/09	NO INS.	NO	OFFICE	BOB ECKERT, PO BOX 2331, BISMARCK ND 58502	3325 - KAREN HAAS
HEALTH DEPARTMENT	BURLEIGH	JOBBERS MOVING AND STORAGE, 1200 INDUSTRIAL DRIVE, BISMARCK, ND	12,572	\$23,189.00	\$1.84	21.5 MONTHS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MANAGEMENT, PO BOX 7720, BISMARCK, ND 58502	
HEALTH DEPARTMENT	BURLEIGH	500 EAST FRONT AVENUE, BISMARCK, ND 58504	120	\$1,060.80	\$8.84	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	JOBBERS MOVING AND STORAGE, 1200 INDUSTRIAL DRIVE, BISMARCK, ND 58501	3325 - KAREN HAAS
HIGHWAY PATROL	BURLEIGH	4007 STATE STREET, BISMARCK, ND 58501	1,836	\$20,196.00	\$11.00	1 YEAR	EXP. 6/09	NO INS.	NO	OFFICE	PO BOX 5503, BISMARCK, ND 58506-5503	2457 - DEANN STECKLER
HIGHWAY PATROL	BURLEIGH	FARGO JET CENTER, INC., 2301 UNIVERSITY DRIVE #38, BISMARCK, ND 58504		\$350.00		17 MONTHS	EXP. 6/09	NO INS.	NO	HANGER	BROTHERS SAVAGEAU, 1102 WESTWOOD ST, BISMARCK ND 58504	
HIGHWAY PATROL	BURLEIGH	BISMARCK-MANDAN RIFLE AND PISTOL ASSOCIATION, 4687 SKY WAY, BISMARCK, ND				1 YEAR	EXP. 9/09	NO INS.	NO	OFFICE	3802 20TH STREET N, FARGO, ND 58102	
HIGHWAY PATROL	BURLEIGH	DESIGN WIZARDS, 4007 STATE STREET SUITE HP, BISMARCK, ND	1,836	\$22,950.00	\$12.50	1 YEAR	EXP. 6/09	NO INS.	NO	OFFICE	SAM MAY, PO BOX 682, BISMARCK, ND 58502	
HISTORICAL BOARD	BURLEIGH	BISMARCK MUNICIPAL AIRPORT, 2301 UNIV. DR., BISMARCK ND 58504	6,900	\$723.04	\$0.10	1 YEAR	EXP. 6/09	NO INS.	NO	WAREHOUSE	4007 STATE STREET, BISMARCK, ND 58504	
HOUSING FINANCE	BURLEIGH	1500 E CAPITOL AVE, BISMARCK, ND 58501	7,980	\$105,735.00	\$13.25	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	CITY OF BISMARCK SSM PARTNERSHIP C/O BOB SAVAGEAU (PARTNER), 1102 WESTWOOD ST, BISMARCK ND 58504	

2007-2009
STATE AGENCY LEASES

AGENCY NAME	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TERM	EXP. DATE	INS.	END.	TYPE	LANDLORD PREMISES	AGENCY CONTACT
HOUSING FINANCE	BURLEIGH	STATE ST CENTER, 4007 STATE ST, BISMARCK ND 58501	400	\$2,180.00	\$5.40	2 YEARS	EXP. 6/09	NO INS.	NO	STORAGE	BOB SAVAGEAU, 1102 WESTWOOD ST, BISMARCK ND 58504	
HUMAN SERVICES	BURLEIGH	CAPITOL LAKES PLAZA, 1237 W DIVIDE AVE., BISMARCK, ND	38,405	\$759,285.00	\$13.00	1 YEAR	EXP. 6/09	NO INS.	NO	OFFICE	CAPITOL LAKES ESCROW ACCOUNT, BANK CENTER FIRST, 320 N 4TH ST., BISMARCK, ND 58501	2341- TERRA HOFFMAN
HUMAN SERVICES	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON STREET	2,915	\$32,064.00	\$11.00	21 MONTHS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MANAGEMENT, PO BOX 3024, FARGO, ND 58103-3024	2341- TERRA HOFFMAN
HUMAN SERVICES	BURLEIGH	Sta 3 #5, #7 & 101 141, BISMARCK, ND 58503	9,251	\$124,888.50	\$13.50	Sub #5 and #7 A	EXP. 6/09	NO INS.	NO	OFFICE AND STO	COMPENSATION, 1800 EAST CENTURY BISMARCK, ND 58503	HOFFMAN
IND. COM. - OIL & GAS DIV.	BURLEIGH	1018 E. CALGARY AVE., BISMARCK, ND 58503	9,175	\$110,192.00	\$12.01	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	ASABCO CAPITAL, LLC, 8608 Island Road, Bismarck, ND 58503	8011 - KAREN GUTENHUNET
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	1018 E. CALGARY AVE., BISMARCK, ND 58503	6,116	\$73,453.00	\$12.01	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	ASABCO CAPITAL, LLC, 8608 Island Road, Bismarck, ND 58503	8011 - KAREN GUTENHUNET
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	3801 SARATOGA AVE, UNIT 7, BISMARCK, ND 58501	3,055	\$14,684.00	\$4.80	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	MATT ZIMPRICH, 2008 NORTH GRANDVIEW LANE, BISMARCK 58501	8011 - KAREN GUTENHUNET
IND. COM. GEOLOGICAL SURVEY	BURLEIGH	3801 SARATOGA AVE, UNIT 12, BISMARCK, ND 58503	2,525	\$12,120.00	\$4.80	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	MATT ZIMPRICH, 2008 NORTH GRANDVIEW LANE, BISMARCK 58501	8011 - KAREN GUTENHUNET
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, ST, SUITES MM & U, BISMARCK ND 58501	5,529	\$67,788.00	\$12.26	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 7220, BISMARCK ND 58502	1001- MIKE RESSLER
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58501	1,106	\$13,280.00	\$12.00	14 MONTHS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3024	1001- MIKE RESSLER
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58501	8,888	\$104,232.00	\$12.00	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3024	1001- MIKE RESSLER
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58501	4,583	\$50,413.00	\$11.00	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3024	1001- MIKE RESSLER
INFORMATION TECHNOLOGY DEPT.	BURLEIGH	NORTHBROOK MALL, 1929 N WASHINGTON, BISMARCK, ND 58502	4,008	\$52,077.96	\$13.00	2 YEARS	EXP. 11/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3025	1001- MIKE RESSLER
INSURANCE	BURLEIGH	1701 S 12TH STREET, BISMARCK, ND 58501	4,800	\$57,168.00	\$11.91	2 YEARS	EXP. 6/09	EXP. 11-13-08	NO	OFFICE	JAMES AND MERCY RAGLAND, 2888 DOMINO DRIVE, BISMARCK, ND 58503-0147	2480 - JODEE BUHR
JOB SERVICE	BURLEIGH	1022 E DIVIDE AVE., BISMARCK, ND 58501	11,235	\$20,924.04	\$1.86	80 MONTHS	EXP. 8/10	NO INS.	NO	PARKING	MANHATTAN HOMES, LLP, RICHARD OLSON, 1022 E DIVIDE AVE., BISMARCK, ND 58501-1902	2844 - BILL HELPHREY
ND BEEF COMMISSION	BURLEIGH	AG FOUNDATION BLDG., 4023 STATE STREET, BISMARCK, ND 58501	1,165	\$9,900.00	\$8.50	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	GOLDMARK PROPERTY MGMT, P.O. BOX 7220, BISMARCK, ND 58502	
ND BOARD OF NURSING	BURLEIGH	LOT 4, BLOCK 7, WACHTER'S ADDITION	2,408	\$30,240.00	\$12.57	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	1505 INTERCHANGE AVE., BISMARCK, ND 58501	
ND SCHOOL FOR THE BLIND	BURLEIGH	CITY CENTER PLAZA, 418 EAST BROADWAY AVE, BISMARCK, ND 58501	320	\$2,040.00	\$6.38	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	WILLIAM SHALHOOB, C/O PINNACLE DEVELOPMENT, 41 CAPTAIN MARSH DRIVE, BISMARCK, ND 58504	
ND SCHOOL FOR THE DEAF	BURLEIGH	CITY CENTER PLAZA, 418 E BROADWAY, BISMARCK, ND	320	\$2,040.00	\$6.38	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	1505 INTERCHANGE AVE., BISMARCK, ND 58501	
OFFICE OF ADMINISTRATIVE HEARINGS	BURLEIGH	1707 N 9TH ST, BISMARCK, ND 58501	1,433	\$23,600.00	\$16.47	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	1707 NORTH 9TH STREET, BISMARCK, ND 58501	
OFFICE OF ADMINISTRATIVE HEARINGS - (RENT FROM LAND DEPT. - SINCE THEY ARE BOTH STATE AGENCIES, WE DONT HAVE A LEASE, NOR DO WE NEED INS.)	BURLEIGH	1707 N 9TH ST, BISMARCK, ND 58505	1,136	\$11,928.00	\$10.50	2 YEARS		DONT NEED	NO	OFFICE	MODU, 918 E DIVIDE AVE, BISMARCK ND 58502	
PARKS & RECREATION - AGENCY TO AGENCY	BURLEIGH	1600 EAST CENTURY AVENUE, BISMARCK, ND 58503	5476	\$73,251.00	\$13.50	2 YEARS	EXP. 6/09	NO INS.	NO	OFFICE	ND WORKERS COMPENSTATION, 1600 EAST CENTURY AVENUE, SUITE#1, BISMARCK, ND 58503	
PLUMBING BOARD	BURLEIGH	RSTS, INC., 1110 COLLEGE DRIVE, SUITE 210, BISMARCK ND 58501	770	\$9,240.00	\$12.00	33 MONTHS	EXP. 8/11	NO INS.	NO	OFFICE	RSTS, INC., PO BOX 7218, BISMARCK, ND 58507	
PROTECTION & ADVOCACY	BURLEIGH	DAKOTA NORTHWESTERN BUILDING, SUITE 409, 400 E BROADWAY AVE, BIS ND 58501	4,661	\$48,531.24	\$10.41	2 YEARS	EXP. 6/09	EXP. 9-23-07	NO	OFFICE	DAKOTA NORTHWESTERN ASSOCIATES, 2001 KILLEBREW DRIVE, SUITE 308, MINNEAPOLIS MN 55425	2950 - BECKY ROSENCRANZ

2007-2008
AGENCY LEASES

AGENCY	COUNTY	LEASED PREMISES	SQUARE FEET	ANNUAL RENT	PSF	TER.	EXP. DATE	INS.	TYPE	LANDLORD PREMISES	AGENCY CONTACT
PUBLIC EMPLOYEES RETIREMENT SYSTEM	BURLEIGH	DAKOTA NORTHWESTERN BLDG, 400 E. BROADWAY AVE. SUITES 500, 505, & 515, BISMARCK, ND 58501	8,442	\$87,803.30	\$13.85	2 YEARS	EXP 6/08		NO	DAKOTA NORTHWESTERN ASSOCIATES, CO LaSALLE GROUP LTD, 2001 KILLEBREW, DR, SUITE 308, MINNEAPOLIS, MN 55425	3903 - CHERYL STOCKERT
REAL ESTATE COMM.	BURLEIGH	DAKOTA BLOCK BUILDING, SECOND FLOOR, SUITE 204 BISMARCK	1,285	\$13,200.00	\$10.43	4 YEARS	EXP 7/09	NO INS.	NO	SDND PROPERTIES, INC., 853 MUNICH DRIVE, BISMARCK, ND 58504	9749 - PAT JORGENSEN
REG. BOARD OF PROF. ENG. & LAND SURVEYORS	BURLEIGH	721 WEST MEMORIAL HIGHWAY, PO BOX 1357, BISMARCK, ND 58502 (COUNTRY WEST IV, BLOCK 001, LOT D OF LOT 1) 1830 BURNT BOAT DR, PO BOX 7100, BISMARCK 58507- 7100	1,771	\$19,595.50	\$10.50	2 YEARS	EXP 8-09	NO INS.	NO	RIVERSIDE OFF. BLDG. CO ROCKY GORDON & COMPANY, PO BOX 1774, BISMARCK, ND 58502	
RETIREMENT & INVESTMENT	BURLEIGH	1600 EAST CENTURY AVENUE, SUITE #4, Office #172 & PM 145, BISMARCK, ND 58503	5,559	\$72,387.00	\$13.00	2 YEARS	EXP 6/09	NO INS.	NO	STEVE COCHRANE, EXECUTIVE DIRECTOR, INDRIO, PO BOX 7100, BISMARCK ND 58507- 7100	9888 - BONNIE HEIT
RISK MANAGEMENT	BURLEIGH	NORTHEROOK, 1929 NORTH WASHINGTON STREET	1,630	\$22,065.00	\$13.50	2 YEARS	EXP 6/09	NO INS.	NO	WORKFORCE SAFETY AND INSURANCE, 1600 EAST CENTURY AVENUE SUITE # 1, BISMARCK, ND 58503	
STATE ELECTRICAL BOARD	BURLEIGH	CENTENNIAL PLAZA LLC., 118 4TH STREET, BISMARCK, ND 58501	2,322	\$66,542.00	\$28.66	2 YEARS	EXP 5/08	NO INS.	NO	GOLDMARK PROPERTY MGMT, PO BOX 3024, FARGO, ND 58103-3024	9522 - KAREN STENELJEM
SUPREME COURT WORKFORCE SAFETY & INSURANCE	BURLEIGH	INTERIORS BY FRANCE, 322 N 28TH ST, BISMARCK ND 58501	11,156			8 MONTHS	EXP 5/08	NO INS.	NO	CENTENNIAL PLAZA LLC., CO JEFF JONSON, 1825 HARBOR DRIVE, BISMARCK, ND 58504	9659 - MELANIE STEELE
TOTALS:			395,717	\$32,821.00	\$13.85	1 YEAR	EXP 6/08	NO INS.	NO		
				\$3,767,238.19	\$9.53	Average Sq. Ft.					

684,981 \$6,725,943 \$982

STATEWIDE

**INFORMATION REGARDING STATE AGENCY OFFICE SPACE LEASES IN THE BISMARCK/MANDAN AREA
(SURVEY RESPONSES RECEIVED AS OF FEBRUARY 6, 2009)**

INFORMATION REGARDING COST RESPONSES RECEIVED AS OF FEBRUARY 6, 2009																										
Agency/Location	2008-07		2008-08		2008-09		2008-10		2008-11		2008-12		2009-01		2009-02		2009-03		2009-04		2009-05		2009-06		2009-07	
	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet	Total	Square Feet
	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
125 - Attorney General	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735	15,735
Professional North Building	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420
4205 N. State Street, Newark	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420
Addition to 4205 N. State Street	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Professional Building Limited	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155
500 North 9th Street, Newark	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155
Total - Attorney General	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155	30,155
188 - Judicial Branch	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
District Court	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
116 N 4th St., Newark	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
Judicial Conduct Commission	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
and Disciplinary Board	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
515 1/2 East Broadway, Suite 102	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
Total - Judicial Branch	0	0	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156	11,156
473 - Housing Finance Agency	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980
2024 Vermont, Newark	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980
620 - Department of Corrections and Rehabilitation (DOC/R)	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
Menden (P/P)	2,100	2,100	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285	2,285
Blumenack (P/P)	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857
Blumenack (D/S)	4,907	4,907	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062
Total - DOC/R	4,907	4,907	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062

**INFORMATION REGARDING STATE AGENCY OFFICE SPACE LEASES IN THE BISMARCK/MANDAN AREA
(SURVEY RESPONSES RECEIVED AS OF FEBRUARY 6, 2009)**

(SURVEY RESPONSES RELATED TO)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Agency/Location	2008-07			2008-08			2008-09			2008-10			2008-11			2008-12			2009-01			2009-02			2009-03			2009-04			2009-05			2009-06			2009-07			2009-08			2009-09			2009-10			2009-11			2009-12			2010-01			2010-02			2010-03			2010-04			2010-05			2010-06			2010-07			2010-08			2010-09			2010-10			2010-11			2010-12			2011-01			2011-02			2011-03			2011-04			2011-05			2011-06			2011-07			2011-08			2011-09			2011-10			2011-11			2011-12			2012-01			2012-02			2012-03			2012-04			2012-05			2012-06			2012-07			2012-08			2012-09			2012-10			2012-11			2012-12			2013-01			2013-02			2013-03			2013-04			2013-05			2013-06			2013-07			2013-08			2013-09			2013-10			2013-11			2013-12			2014-01			2014-02			2014-03			2014-04			2014-05			2014-06			2014-07			2014-08			2014-09			2014-10			2014-11			2014-12			2015-01			2015-02			2015-03			2015-04			2015-05			2015-06			2015-07			2015-08			2015-09			2015-10			2015-11			2015-12			2016-01			2016-02			2016-03			2016-04			2016-05			2016-06			2016-07			2016-08			2016-09			2016-10			2016-11			2016-12			2017-01			2017-02			2017-03			2017-04			2017-05			2017-06			2017-07			2017-08			2017-09			2017-10			2017-11			2017-12			2018-01			2018-02			2018-03			2018-04			2018-05			2018-06			2018-07			2018-08			2018-09			2018-10			2018-11			2018-12			2019-01			2019-02			2019-03			2019-04			2019-05			2019-06			2019-07			2019-08			2019-09			2019-10			2019-11			2019-12			2020-01			2020-02			2020-03			2020-04			2020-05			2020-06			2020-07			2020-08			2020-09			2020-10			2020-11			2020-12			2021-01			2021-02			2021-03			2021-04			2021-05			2021-06			2021-07			2021-08			2021-09			2021-10			2021-11			2021-12			2022-01			2022-02			2022-03			2022-04			2022-05			2022-06			2022-07			2022-08			2022-09			2022-10			2022-11			2022-12			2023-01			2023-02			2023-03			2023-04			2023-05			2023-06			2023-07			2023-08			2023-09			2023-10			2023-11			2023-12			2024-01			2024-02			2024-03			2024-04			2024-05			2024-06			2024-07			2024-08			2024-09			2024-10			2024-11			2024-12			2025-01			2025-02			2025-03			2025-04			2025-05			2025-06			2025-07			2025-08			2025-09			2025-10			2025-11			2025-12			2026-01			2026-02			2026-03			2026-04			2026-05			2026-06			2026-07			2026-08			2026-09			2026-10			2026-11			2026-12			2027-01			2027-02			2027-03			2027-04			2027-05			2027-06			2027-07			2027-08			2027-09			2027-10			2027-11			2027-12			2028-01			2028-02			2028-03			2028-04			2028-05			2028-06			2028-07			2028-08			2028-09			2028-10			2028-11			2028-12			2029-01			2029-02			2029-03			2029-04			2029-05			2029-06			2029-07			2029-08			2029-09			2029-10			2029-11			2029-12			2030-01			2030-02			2030-03			2030-04			2030-05			2030-06			2030-07			2030-08			2030-09			2030-10			2030-11			2030-12			2031-01			2031-02			2031-03			2031-04			2031-05			2031-06			2031-07			2031-08			2031-09			2031-10			2031-11			2031-12			2032-01			2032-02			2032-03			2032-04			2032-05			2032-06			2032-07			2032-08			2032-09			2032-10			2032-11			2032-12			2033-01			2033-02			2033-03			2033-04			2033-05			2033-06			2033-07			2033-08			2033-09			2033-10			2033-11			2033-12			2034-01			2034-02			2034-03			2034-04			2034-05			2034-06			2034-07			2034-08			2034-09			2034-10			2034-11			2034-12			2035-01			2035-02			2035-03			2035-04			2035-05			2035-06			2035-07			2035-08			2035-09			2035-10			2035-11			2035-12			2036-01			2036-02			2036-03			2036-04			2036-05			2036-06			2036-07			2036-08			2036-09			2036-10			2036-11			2036-12			2037-01			2037-02			2037-03			2037-04			2037-05			2037-06			2037-07			2037-08			2037-09			2037-10			2037-11			2037-12			2038-01			2038-02			2038-03			2038-04			2038-05			2038-06			2038-07			2038-08			2038-09			2038-10			2038-11			2038-12			2039-01			2039-02			2039-03			2039-04			2039-05			2039-06			2039-07			2039-08			2039-09			2039-10			2039-11			2039-12			2040-01			2040-02			2040-03			2040-04			2040-05			2040-06			2040-07			2040-08			2040-09			2040-10			2040-11			2040-12			2041-01			2041-02			2041-03			2041-04			2041-05			2041-06			2041-07			2041-08			2041-09			2041-10			2041-11			2041-12			2042-01			2042-02			2042-03			2042-04			2042-05			2042-06			2042-07			2042-08			2042-09			2042-10			2042-11			2042-12			2043-01			2043-02			2043-03			2043-04			2043-05			2043-06			2043-07			2043-08			2043-09			2043-10			2043-11			2043-12			2044-01			2044-02			2044-03			2044-04			2044-05			2044-06			2044-07			2044-08			2044-09			2044-10			2044-11			2044-12			2045-01			2045-02			2045-03			2045-04			2045-05			2045-06			2045-07			2045-08			2045-09			2045-10			2045-11			2045-12			2046-01			2046-02			2046-03			2046-04			2046-05			2046-06			2046-07			2046-08			2046-09			2046-10			2046-11			2046-12			2047-01			2047-02			2047-03			2047-04			2047-05			2047-06			2047-07			2047-08			2047-09			2047-10			2047-11			2047-12			2048-01			2048-02			2048-03			2048-04			2048-05			2048-06			2048-07			2048-08			2048-09			2048-10			2048-11			2048-12			2049-01			2049-02			2049-03			2049-04			2049-05			2049-06			2049-07			2049-08			2049-09			2049-10			2049-11			2049-12			2050-01			2050-02			2050-03			2050-04			2050-05			2050-06			2050-07			2050-08			2050-09			2050-10			2050-11			2050-12			2051-01			2051-02			2051-03			2051-04			2051-05			2051-06			2051-07			2051-08			2051-09			2051-10			2051-11			2051-12			2052-01			2052-02			2052-03			2052-04			2052-05			2052-06			2052-07			2052-08			2052-09			2052-10			2052-11			2052-12			2053-01			2053-02			2053-03			2053-04			2053-05			2053-06			2053-07			2053-08			2053-09			2053-10			2053-11			2053-12			2054-01			2054-02			2054-03			2054-04			2054-05			2054-06			2054-07			2054-08			2054-09			2054-10			2054-11			2054-12			2055-01			2055-02			2055-03			2055-04			2055-05			2055-06			2055-07			2055-08			2055-09			2055-10			2055-11			2055-12			2056-01			2056-02			2056-03			2056-04			2056-05			2056-06			2056-07			2056-08			2056-09			2056-10			2056-11			2056-12			2057-01			2057-02			2057-03			2057-04			2057-05			2057-06			2057-07			2057-08			2057-09			2057-10			2057-11			2057-12			2058-01			2058-02			2058-03			2058-04			2058-05			2058-06			2058-07			2058-08			2058-09			2058-10			2058-11			2058-12			2059-01			2059-02			2059-03			2059-04			2059-05			2059-06			2059-07			2059-08			2059-09			2059-10			2059-11			2059-12			2060-01			2060-02			2060-03			2060-04			2060-05			2060-06			2060-07			2060-08			2060-09			2060-10			2060-11			2060-12			2061-01			2061-02			2061-03			2061-04			2061-05			2061-06			2061-07			2061-08			2061-09			2061-10			2061-11			2061-12			2062-01			2062-02			2062-03			2062-04			2062-05			2062-06			2062-07			2062-08			2062-09			2062-10			2062-11			2062-12			2063-01			2063-02			2063-03			2063-04			2063-05			2063-06			2063-07			2063-08			2063-09			2063-10			2063-11			2063-12			2064-01			2064-02			2064-03			2064-04			2064-05			2064-06			2064-07			2064-08			2064-09			2064-10			2064-11			2064-12			2065-01			2065-02			2065-03			2065-04			2065-05			2065-06			2065-07			2065-08			2065-09			2065-10			2065-11			2065-12			2066-01			2066-02			2066-03			2066-04			2066-05			2066-06			2066-07			2066-08			2066-09			2066-10			2066-11			2066-12			2067-01			2067-02			2067-03			2067-04			2067-05			2067-06			2067-07			2067-08			2067-09			2067-10			2067-11			2067-12			2068-01			2068-02			2068-03			2068-04			2068-05			2068-06			2068-07			2068-08			2068-09			2068-10			2068-11			2068-12			2069-01			2069-02			2069-03			2069-04			2069-05			2069-06			2069-07			2069-08			2069-09			2069-10			2069-11			2069-12			2070-01			2070-02			2070-03			2070-04			2070-05			2070-06			2070-07			2070-08			2070-09			2070-10			2070-11			2070-12			2071-01			2071-02			2071-03			2071-04			2071-05			2071-06			2071-07			2071-08			2071-09			2071-10			2071-11			2071-12			2072-01			2072-02			2072-03			2072-04			2072-05			2072-06			2072-07			2072-08			2072-09			2072-10			2072-11			2072-12			2073-01			2073-02			2073-03			2073-04			2073-05			2073-06			2073-07			2073-08			2073-09			2073-10			2073-11			2073-12			2074-01			2074-02			2074-03			2074-04			2074-05			2074-06			2074-07			2074-08			2074-09			2074-10			2074-11			2074-12			2075-01			2075-02			2075-03			2075-04			2075-05			2075-06			2075-07			2075-08			2075-09			2075-10			2075-11			2075-12			2076-01			2076-02			2076-03			2076-04			2076-05			2076-06			2076-07			2076-08			2076-09			2076-10			2076-11			2076-12			2077-01		

Krauter, Aaron J.

From: Smith, Jim W.
Sent: Wednesday, February 11, 2009 4:43 PM
To: Krauter, Aaron J.
Subject: State of the Judiciary

Aaron, I highlighted in bold the part of the Message relative to the need for additional Court space:

State of the Judiciary Message

January 7, 2009

Chief Justice Gerald W. VandeWalle

North Dakota Supreme Court

Introduction

Lieutenant Governor Dalrymple, Speaker Monson, members of the Legislative Assembly, Governor Hoeven, state executive officials, my judicial colleagues and other friends. Thank you for allowing me to appear before this Joint Session of the Sixty-first Legislative Assembly of our great state. This is the 9th State of the Judiciary message I have presented to you and the 25th Assembly of the North Dakota Legislature I have had the opportunity to observe. I do not take the privilege to appear before you lightly, and I continue to feel that sense of excitement and anticipation that, at least for me, comes with each session.

Task Force on Racial and Ethnic Fairness

I am sure I will not be the first person you have heard remark on the changing demographics of our state of North Dakota. In addition to the continuing trend of an aging rural population, and, after years of a constant ethnic population, new economic opportunities are bringing people of different races and backgrounds to our state. It is our hope that they are finding North Dakota as open and as welcoming as our own ancestors did and that they will make North Dakota a home for themselves and their children.

A fair and impartial court system is a cornerstone of our form of government, and it is no secret that the strength of the court relies on the respect of the people. We must be certain that our courts are meeting the needs of all North Dakota citizens, including our first citizens, the Native

JOURNAL OF THE HOUSE 2nd DAY

Americans, as well as those new residents from other ethnic backgrounds who have come to our state seeking a better life and the equality our form of government promises. Bias cannot be tolerated in any governmental branch or institution, but it is particularly harmful in the courts, to which the public looks for fairness and neutrality. It is imperative that we identify and address any real or perceived bias within the court system. To this end, we will establish a task force on racial and ethnic fairness whose work will begin later this year. Funding for this task force is included in the Judicial Branch budget.

Study Resolution on Elder Issues

North Dakota has an aging population and the issues of the elderly are becoming more urgent. Within 30 years, more than 30% of the population of our rural counties is expected to be over 65. This, in conjunction with North Dakota's continued loss of young people, creates a situation in which family members who could normally be expected to provide care for their aged parents live far away. Elder abuse, neglect, and exploitation involve complex civil and criminal issues that require a sustained and committed response by the courts and society. There is a need for the state to ensure that vulnerable adults are being protected and that is why we have submitted a study resolution on elder issues. Identifying the issues is one step. Resolving them will require the cooperation of all three branches of government at both the state and local level. As a state, we have a proven record of being able to work together. When there are problems to be addressed we don't ignore them and we don't build walls between those agencies or groups that are most impacted by the problem. Instead, our model has been to bring our brightest and most knowledgeable folks together to build solutions that rest on collaboration and communication. This is one area in which that model of problem-solving is needed. I urge you to give serious consideration to accepting this study.

I have been asked to chair a task force on elder law for the Conference of Chief Justices and the Conference of State Court Administrators. I hope it is not because of my advancing age but rather because I raised the issue to the Conference, and it is an issue that is emerging in many places as the baby boomers reach retirement age. I hope to bring to the task force some of the issues and solutions we will be considering in North Dakota, and I hope to bring some of the findings of the task force to the interim study if you accept this resolution for an interim study.

Mediation Pilot Program

With your support in the last legislative session, we began a mediation pilot program to address the needs of families going through divorce and child custody issues. The family-law practitioners in North Dakota are resourceful in helping couples resolve their differences without direct court intervention. The mediation program is designed to alleviate the lingering bitterness that can blossom when custody and visitation issues are not able to be effectively resolved without court intervention. The program has been established in two judicial districts and early evaluations are showing an exciting rate of success. Seventy-seven percent of couples going through the program have resolved their differences and report that the process was beneficial. We know that the program is achieving its desired result, not just by the number of cases that are settled, but by the comments we are receiving from participants. Comments such as, "it brought the two of us to a place where we were at least able to talk about the issues" and (the best thing about it was) "being able to talk face-to-face for the first time in months." We continue to evaluate the program to assure that the results are lasting and not merely a lull in the process of separation of a family, but we are encouraged by our progress and eager to expand the program to more areas of the state.

Drug Courts

A model of problem-solving courts that most of you are familiar with is drug courts. Since I last spoke with you, we have expanded juvenile drug courts into both Minot and Williston. We are currently in the planning stages for an additional juvenile drug court in Devils Lake. Drug courts are costly, but they are a proven method of resolving problems people are having with alcohol and drugs. These resolutions don't represent just the closure of another case, but a permanent and positive change in the life of the child who appears before the court. Drug courts play an important role in helping troubled children find the path to a healthy, productive adulthood. Adult drug courts, too, have been started or expanded in Grand Forks, Fargo, Bismarck and Minot and have proved effective in reducing recidivism rates. This is not a court system success alone. We rely on a strong partnership with state agencies, private providers, and non-profit organizations to carry out the drug court mission and we all share in its success.

Funding for Education

Speaking of working together to resolve problems, I congratulate Lt. Governor Dairymple and the members of the Commission on Education Improvement and the North Dakota Legislature for working together to resolve the issue of funding for elementary and secondary education in 2nd DAY WEDNESDAY, JANUARY 7, 2009 63

North Dakota. Although I ordinarily do not talk about matters which have been the subject of litigation in our courts, some of you will recall that this matter was in our court nearly two decades ago and reached the Supreme Court some 15 years ago. My colleagues from other states are impressed by the fact that the Executive and Legislative Branches in North Dakota were able to resolve this issue without an order from the Supreme Court.

Civil Legal Services for Indigents

There is a recognized need for adequate civil legal services for indigents. These services are provided to poor people who are involved in the legal system. These issues usually are related to housing, health, public benefits, and child and family matters. Federal funding for civil legal services does not keep pace as the need increases. As interest rates drop so does the income from lawyers' trust accounts, IOLTA, which has also provided funding for civil legal services. In North Dakota, part of the funds for civil legal services comes from civil filing fees. Since 1997 the civil legal services share of these funds has been capped at \$400,000. I support legislation that removes the cap or raises it to some figure that will provide indigent litigants better access to the legal system.

Judgeships

Better access to the courts depends on more than just access to an attorney. To ensure fair, independent and timely resolution of cases, the courts must be adequately staffed and funded. In prior addresses, I have shared my concerns that the reduction of judges from 53 to 42 was too deep a cut. That number was established by legislation in 1991, and was not based on any type of study or consideration related to population, geography or case filings. Our internal weighted caseload study, which we later put in place, measures judge need based on both number and type of case. These studies are done annually, and they have always shown a shortage of judges. I have resisted earlier suggestions that we increase the number of judges insisting that a long-term need be demonstrated. The past five studies have shown a continuing need for five additional judges. I am not here today to ask you for five new judgeships, but I am here to ask for two new judgeships this biennium, one for the Southeast Judicial District and one for the Northwest Judicial District, and authorization for one new judgeship for the East Central Judicial District to be funded in the following biennium. We have done what we can do internally to alleviate the issues created by the shortages of judges, but it has not been enough. These three districts need the services of at least one more full-time

judge.

Judicial Salaries

It is not comfortable for me, as a judge, to ask for larger salaries for judges, but as the administrative head of the court system, it is my duty to do so. A sound salary administration is critical to attracting and retaining the best qualified people we can to provide judicial services. We must continue to take steps to ensure that district judgeships are sought after by the best and brightest of the practicing bar to assure the caliber of judicial leadership the state of North Dakota needs and deserves. The Governor's budget proposes a 5% increase for state employees, and we are also requesting salary increases of 5% in each year of the biennium for the judges and justices. This adjustment will bring us to a level where salaries for North Dakota judges are somewhat closer to their counterparts across the nation, and in particular, closer to the salaries in our sister state of South Dakota.

Supreme Court Facilities

The needs of the judiciary are not confined to staff and salaries. It is time to reintroduce the subject of adequate facilities for the Judicial Branch. I expect that, with very little exception, most of you were not around in 1975 when the last judicial space needs analysis was done. At that time, the entire Supreme Court operation consisted of 5 justices and 11 support staff. Since then, you have consolidated county and district court, and unified administration under the Supreme Court. County employees in the office of Clerk of Court became state employees. The function of the Supreme Court in relation to the district courts has gone from oversight of the lower courts to administration of the courts as envisioned by the Judicial Article of our State Constitution. The court system is now a large organization with 53 locations, 5 justices, 42 judges, 285 state employees, and 32 contract county employees to manage. We have added staff and services to carry out these management duties. Facility management has worked with us but with limited or no space available in the Capitol complex, we have been forced to temporarily locate part of the staff in leased premises. We are in need of additional space so that we can continue to carry out our mission of providing justice to the citizens of North Dakota. When we moved into the Judicial Wing more than 25 years ago, it was billed as a 10-15 year solution. The North Dakota courts were part of the territorial government when North Dakota became a state 120 years ago, and the North Dakota courts will continue to be

64 JOURNAL OF THE HOUSE 2nd DAY

here for at least another 120 years. We are requesting that this legislature authorize a space needs analysis so that we can begin looking for a permanent solution for the needs of the Supreme Court.

Rent for District Court Space

Property tax relief is an issue this legislature is expected to look into. With this in mind, I raise the subject of paying the counties rent for court space. Since the court filing fees were diverted from the county treasury to the state general fund in 1995, this matter has been discussed several times over the years but has not reached resolution. Each time it comes up I have said that I am not opposed to paying rent, but it must be a legislative solution that is equitable for the counties but still ensures that the space provided for the court is adequate in both size and functionality. I would not advocate the court system assuming ownership of courthouses, as some state court systems have done. But, I do advocate a role for the state in assuming a share of the cost of building new courthouses with the judiciary having meaningful involvement in the planning of the court facilities.

Case Management System

The court system relies heavily on tradition, but it operates like any other modern business. That includes the use of technology to track case files, court judgments, and fine payments. Last biennium, we were provided funds to plan for the replacement of our district court case management system. We have spent the past 18 months studying our needs and the different types of case management systems that are available to the courts. We have selected a well-established vendor with a proven track record of providing a solid, well-liked, and reliable case management system. Of course, it comes with a price tag to match. We are confident that this is a system that will meet our needs today and well into the future, and we are asking for the funds to purchase this software.

For the Record

I note for the record that Judge Cynthia Rothe-Seeger, the first woman to become a district judge in North Dakota, chose not to seek reelection. Judge Wickham Corwin, a Fargo lawyer, was elected to the position in November 2008 and assumed office January 1, 2009.

I note with sadness the death on September 9, 2007, of Gary Holum, former District Judge in Minot, and the death on June 25, 2008, of surrogate Judge Jon Kerian, former District Judge in

not.

Conclusion

I have attempted to outline for you the human issues which I believe the Judicial Branch, with

your assistance, should tackle in this next biennium; a report on the development of those programs which are currently in progress in the Judicial Branch, and finally, an outline of the pragmatic needs of the court system which support and make possible the programs which directly affect the citizens of our state.

Lieutenant Governor Dalrymple, Speaker Monson, and members of the Legislative Assembly, I speak for my colleagues, the trial judges and the justices of the Supreme Court, when I thank you for your consideration and support of the Judicial Branch. We are all, legislators, Governor, Legislative Branch officials, judges, privileged to be engaged in the great endeavor to make our system of government one that serves the citizens and one the citizens respect. The genius of our form of government is that individually none of us could begin to achieve what, together, we can and will accomplish. I am grateful for the opportunity to speak with you this afternoon. I wish you wisdom and good fortune as you begin the Sixty-first Session of the Legislative Assembly of the State of North Dakota.

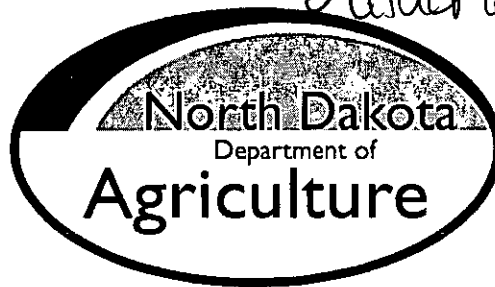
Jim W. Smith
Director
North Dakota Legislative Council
Bismarck ND 58505
701.328.2916

INFORMATION REGARDING STATE AGENCY OFFICE SPACE LEASES IN THE BISMARCK/MANDAN AREA

Agency/Location	Total Square Feet Fiscal Year 2008-09	Total Square Feet Fiscal Year 2009-10	Total Square Feet Fiscal Year 2010-11	Cost Per Square Foot Fiscal Year 2008-09	Cost Per Square Foot Fiscal Year 2009-10	Cost Per Square Foot Fiscal Year 2010-11	Actual Lease Payments 2008-07 Biennium General Fund	Estimated Lease Payments 2007-09 Biennium General Fund	Estimated Lease Payments 2008-11 Biennium General Fund	Total Funds	
110 - Office of Management and Budget Risk Management Division 1800 East Century Avenue, Bismarck	1,830	1,830	1,830	\$13.00	\$13.50	\$13.50	\$0	\$42,380	\$0	\$44,010	\$44,010
112 - Information Technology Department (ITD) Northbrook 1028 North Washington Street, Bismarck	8,831	19,077	17,077	\$12.28	\$12.92	\$12.92	\$0	\$182,582	\$28,448	\$414,557	\$413,314
Montana Dakota Utilities Mandan	1,815	1,815	1,815	\$12.00	\$12.00	\$12.00	0	43,500	0	43,500	43,500
Landmark Management DCN Building	240	240	240	\$12.50	\$12.50	\$12.50	0	6,000	0	6,000	6,000
ND Association of Counties	4,830	4,830	4,830	\$12.58	\$12.58	\$12.58	0	118,308	0	118,308	118,308
Total - ITD	25,316	35,782	35,782	\$13.00	\$15.00	\$15.00	0	312,000	0	338,000	380,000
117 - State Auditor Bismarck sub-office 925 South Avenue, Bismarck	1,800	1,800		\$11.25	\$11.95		\$0	\$40,500	\$0	\$17,925	
Royalty Audit Division 425 North Fifth Street, Bismarck	1,003	1,003	1,003	\$11.50	\$12.00	\$12.00	0	23,070	0	23,070	\$24,073
Total - State Auditor	2,803	1,003	1,003				\$0	\$63,570	\$0	\$40,995	\$24,073
128 - Attorney General Professional North Building 4205 North State Street, Bismarck	15,735	15,735	15,735	\$10.00	\$10.40	\$10.65	\$247,546	\$316,484	\$271,848	\$284,882	\$335,156
Addition to 4205 North State Street Professional Building Limited	4,420	4,420	4,420	\$11.30	\$11.70	\$12.00	0	98,280	0	103,428	108,080
500 North Main Street, Bismarck	10,000	10,000	10,000	\$9.80	\$10.08	\$10.08	38,022	180,000	42,840	182,000	201,800
Total - Attorney General	30,155	30,155	30,155				\$285,568	\$597,764	\$313,888	\$522,716	\$543,836
48 - Office of Administrative Hearings 1707 North Main Street, Bismarck (lower level)	2,297	2,297	2,297	\$9.85	\$10.27	\$10.27	\$0	\$44,336	\$0	\$47,200	\$47,200
80 - Judicial Branch District Court 118 North Fourth Street, Bismarck	700	700	700	\$10.84	\$10.84	\$10.84	\$0	\$0	\$78,136	\$78,136	\$237,400
Judicial Conduct Commission and Disciplinary Board 515 1/2 East Broadway, Suite 102 Bismarck	700	700	700	\$10.80	\$11.84	\$11.84	15,120	15,120	15,800	16,208	18,208
Total - Judicial Branch	700	11,856	11,856				\$15,120	\$15,120	\$93,736	\$93,736	\$253,608
88 - Commission on Legal Counsel for Indigent Defense 314 East Towner, Suite 200 Bismarck		1,810	1,810		\$12.59	\$12.59		\$25,987	\$25,987	\$46,832	\$46,832
90 - Retirement and Investment Office 1800 Burnt Boat Drive, Bismarck (lower level)	5,580	5,580	5,580	\$12.69	\$13.38	\$13.38	\$0	\$142,178	\$0	\$145,834	\$0
92 - Public Employees Retirement System 400 East Broadway, Bismarck	6,442	7,866	7,866	\$12.80	\$14.40	\$14.40	\$0	\$173,081	\$0	\$217,200	\$0
98 - Land Department 1707 North Main Street, Bismarck	5,792	5,792	5,792	\$9.29	\$10.02	\$10.02	\$0	\$83,042	\$0	\$83,042	\$0

Agency Location	Total Square Feet Fiscal Year 2008-07	Total Square Feet Fiscal Year 2008-08	Total Square Feet Fiscal Year 2009-10	Cost Per Square Foot Fiscal Year 2008-07	Cost Per Square Foot Fiscal Year 2008-08	Cost Per Square Foot Fiscal Year 2009-10	Cost Per Square Foot Fiscal Year 2010-11	Lease Payments 2007-09 Biennium General Fund	Lease Payments 2009-11 Biennium General Fund	Estimated Lease Payments 2009-11 Biennium General Fund	Total Funds
253 - School for the Deaf 418 East Broadway Avenue, Barnard (one-half of Sub 228)	320	320	320	\$8.38	\$8.38	\$8.38	\$8.38	\$4,080	\$4,080	\$4,080	\$4,080
253 - North Dakota Vision Services - School for the Blind 418 East Broadway Avenue, Barnard	320	320	320	\$8.38	\$8.38	\$8.38	\$8.38	\$2,550	\$4,080	\$4,080	\$4,080
301 - State Department of Health Missouri Office Building 1200 Missouri Avenue, Barnard Lease ended December 31, 2005								\$14,806	\$83,322		
JMC Investments 1220 Missouri Avenue, Barnard Lease ended December 31, 2005								197	6,733		
Northbrook 1929 North Washington Street, Barnard Lease ended December 31, 2005								0	4,877		
J & L Development Gold Seal Building Lease started November 28, 2005	40,025	40,025	40,025	\$11.00	\$11.44	\$11.00	\$11.90	121,225	736,936	\$155,661	\$852,369
City of Barnard 500 East Front, Barnard Northbrook 1929 North Washington Street, Barnard Lease started September 1, 2007	120	120	120	\$8.84	\$8.84	\$8.84	\$8.84	0	1,880	0	2,122
Total - State Department of Health	40,145	40,145	40,145	\$11.39	\$11.39	\$11.39	\$11.39	0	0	0	12,000
321 - Department of Veterans Affairs 1929 North Washington Street, Barnard	265	480	480	\$14.84	\$12.00	\$12.72	\$12.72	\$7,820	\$7,820	\$11,760	\$12,464
325 - Department of Human Services 316 North Fifth Street, Barnard	7,844	7,844	7,844	\$12.00	\$12.00	\$12.00	\$12.00	0	0	\$0	\$102,505
1237 West Divide Avenue, Barnard	58,905	58,905	58,905	\$13.00	\$13.51	\$14.05	\$14.05	621,249	1,598,438	1,623,426	1,842,127
1600 North Washington, Barnard	9,251	9,251	9,251	\$13.00	\$13.50	\$13.50	\$13.50	87,425	244,464	249,778	253,707
Total - Department of Human Services	66,126	76,915	84,125	\$13.00	\$13.50	\$13.50	\$13.50	\$858,873	\$1,843,862	\$852,048	\$2,333,067
340 - Protection and Advocacy Project 400 East Broadway, Barnard	4,861	4,861	4,861	\$9.80	\$10.41	\$11.00	\$11.00	\$44,029	\$91,086	\$32,891	\$102,540
481 - Insurance Department 1701 South 12th Street, Barnard	4,800	4,800	4,800	\$11.45	\$11.91	\$12.41	\$12.41	0	\$109,020	\$0	\$119,136
405 - Industrial Commission 1016 East Calgary Avenue, Barnard	16,070	16,070	16,070	\$11.42	\$12.59	\$13.22	\$13.22	\$404,818	\$404,818	\$424,850	\$446,080
412 - Arcadia Commission 2201 University Drive, Building #22 Barnard	2,174	2,174	2,471	\$1.02	\$1.07	\$1.12	\$1.22	0	\$54,523	\$0	\$70,868
413 - Department of Financial Institutions 2000 Schuler Street, Barnard	2,855	3,849	3,849	\$13.00	\$13.50	\$14.00	\$14.00	0	\$76,500	\$0	\$98,520
1929 North Washington Street, Barnard	572	3,849	3,849	\$11.84	\$13.50	\$14.00	\$14.00	0	13,400	0	\$102,188
Total - Securities Department	3,327	3,849	3,849	\$11.84	\$13.50	\$14.00	\$14.00	0	\$89,970	\$0	\$102,188
473 - Housing Finance Agency 2024 Vermont, Barnard	7,980	7,980	14,200	\$12.25	\$13.25	\$15.00	\$15.00	0	\$185,510	\$0	\$426,000
685 - Workforce Safety and Insurance 322 North 25th Street, Barnard	2,405	2,405	2,405	\$13.15	\$13.65	\$14.33	\$14.33	0	\$63,251	\$0	\$68,827

Agency Location	Total Square Feet Fiscal Year 2008-07	Total Square Feet Fiscal Year 2007-08	Total Square Feet Fiscal Year 2008-09	Total Square Feet Fiscal Year 2009-10	Total Square Feet Fiscal Year 2010-11	Cost Per Square Foot Fiscal Year 2008-07	Cost Per Square Foot Fiscal Year 2007-08	Cost Per Square Foot Fiscal Year 2008-09	Cost Per Square Foot Fiscal Year 2009-10	Cost Per Square Foot Fiscal Year 2010-11	Actual Lease Payments 2008-07 Biennium General Fund	Estimated Lease Payments 2007-09 Biennium General Fund	Estimated Lease Payments 2008-11 Biennium General Fund	Total Funds
Highway Patrol Southwest region - Blomark office	1,836	1,836	1,836	1,836	1,836	\$11.50	\$11.50	\$12.50	\$13.00	\$13.00	\$42,228	\$42,228	\$44,064	\$47,736
Department of Corrections and Rehabilitation (DOCR) Mandan (P/P)	960	960	960	960	960	\$7.07	\$7.42	\$7.42	\$7.80	\$7.80	\$13,433	\$13,433	\$14,098	\$14,820
Blomark (P/P)	2,100	2,100	2,285	3,545	3,545	\$8.25	\$9.94	\$9.94	\$9.50	\$9.50	38,850	38,850	43,022	67,355
Blomark (DJS)	1,857	1,857	1,857	1,857	1,857	\$10.00	\$10.50	\$10.50	\$11.00	\$11.00	37,140	37,140	38,997	40,854
Total - DOCR	4,907	4,907	5,092	6,352	6,352						\$88,423	\$88,423	\$96,117	\$123,029
Adjutant General 901 Division Street NW, Mandan Lease ended September 2007	345	345				\$1.59	\$1.59				\$0	\$12,750	\$0	\$0
503 East Main Street, Mandan 1800 East Century Avenue, Blomark Lease ended May 2008	2,000	2,000	1,800	1,800	1,800	\$1.32	\$1.34	\$0.99	\$0.99	\$0.99	0	0	25,500	25,500
2600 North 14th Street, Blomark 1850 East Blomark Expressway Blomark	7,200	7,200	7,200	7,200	7,200	\$1.08	\$1.08	\$2.32	\$2.32	\$2.32	0	0	70,850	70,850
Total - Adjutant General	9,545	9,545	11,400	11,400	11,400						\$0	\$25,481	\$25,500	\$96,854
Department of Commerce 1600 East Century Avenue, Suite 2 Blomark	15,368	15,368	15,368	15,368	15,368	\$13.00	\$13.75	\$13.75	\$13.75	\$13.75	\$413,784	\$413,784	\$429,146	\$429,146
Upper Great Plains Transportation Institute 515 1/2 East Broadway, Suite 101 Blomark	2,400	2,400	2,400	2,400	2,400	\$10.00	\$10.00	\$10.00	\$10.00	\$10.50	\$0	\$10,000	\$0	\$49,200
NDSU Extension Service District office (real estate assurance office and center for community vitality)	1,920	1,440	1,440	1,440	1,440	\$8.75	\$9.00	\$9.00	\$9.30	\$9.30	\$33,000	\$33,000	\$25,920	\$26,794
Soil Conservation Total - NDSU Extension Service	1,920	1,920	1,920	1,920	1,920						0	0	8,940	8,928
Council on the Arts 1600 East Century Avenue, Suite 6 Blomark	1,450	1,450	1,450	1,450	1,450	\$12.00	\$12.84	\$12.84	\$12.84	\$12.84	\$9,324	\$17,388	\$15,015	\$18,334
Parks and Recreation Department 1600 East Century Avenue, Blomark	5,428	5,428	5,428	5,428	5,428	\$13.00	\$13.50	\$13.50	\$13.50	\$13.50	\$125,508	\$141,078	\$140,992	\$149,502
Department of Transportation 715 East Broadway, Blomark (temporary office space)			22,500					\$10.91			\$0	\$0	\$245,500	\$0
Airport hangar building, Blomark (includes pilot office)	5,398	5,398	5,398	5,398	5,398	\$3.40	\$3.40	\$4.72	\$4.86	\$5.00	\$0	\$41,000	0	\$1,000
Total - Department of Transportation	779,775	779,775	844,381	844,381	844,381						\$0	\$41,000	\$0	\$53,250
of total											\$2,310,869	\$2,359,892	\$2,782,766	\$3,273,505



**Testimony of Jeff Weispfenning
SB2425
Senate Government and
Veterans Affairs Committee
Fort Union Room
March 13, 2009**

Chairman Grande and members of the House Government and Veterans Affairs Committee, I am Jeff Weispfenning with the Department of Agriculture. I am here in support of SB2425, which provides for a recommendation to the Legislative Council regarding state agency space needs by October 1, 2010.

We are a relatively small state agency—we are currently authorized for 67.5 FTEs. Of those 67.5 FTE's, 33.5 FTEs are located in the Capitol on 6th floor and 7 FTE's are located on 14th floor. In addition, we currently have one temporary front desk employee and one marketing intern on 6th floor. We have three FTE's located in offices at NDSU in Fargo, and one ag mediation FTE works out of a field office at McVile. The remaining FTEs are field inspectors and ag mediation negotiators, who work out of their homes.

Our space needs have grown significantly, especially since 1995. The 1995 Legislature moved three Registration Division FTEs from the Health Department and three Board of Animal Health FTEs into the Ag Department. Since then, an increased awareness of livestock health concerns at both state and federal levels has resulted in the Legislature adding five FTEs to respond to these issues.

The 1999 Legislature established the State Meat Inspection Program which has added two additional staff in the Capitol and ten field inspectors. The 1999 Legislature also added a position to deal with pesticide harmonization, and the 2007 Legislature added 1.5 FTEs to focus on

endangered species work. Federal funds have also added a Plant Protection FTE to deal with increased plant disease risks.

To deal with the increasingly cramped office spaces, we moved some staff to 14th floor in January 2002. Storage vaults and laboratory space were converted to offices. We now face a shortage of office space, and we have no lab space available for use by the State Meat Inspection Program, the Plant Protection staff, the Board of Animal Health and Pesticide Regulatory staff.

Our agency needs additional space for the current employees in the Capitol. We also need additional space to provide basic laboratory space for our meat inspection program, our pesticide regulatory program and our plant protection program. We also need work space for our field staff who routinely visit the office, but have nowhere to do job related functions. As you can see from the attached photos, we are extremely crowded, and we have people performing laboratory job functions at their desks.

Our current situation is less than ideal, and as a result we requested \$400,000 (\$220,000 of general funds) to move out of the Capitol as our highest priority budget enhancement. The Governor recognized our space concerns and recommended \$120,000 of general funds in his budget. The Governor was unwilling to be the one to suggest that a constitutionally elected official be moved out of the Capitol.

We were very close to moving some of our staff to another location in early 2007. However, our analysis showed that moving part of our staff to a location away from the Capitol would result in duplicate expenditures for equipment and staff and overall inefficiencies in working between two locations.

We view this report as a long overdue first step to respond to inadequate space for state agencies—a problem that we and many other state agencies face.

Chairman Grande and committee members, I urge your “do pass” on SB2425. I would be happy to answer any questions you may have.



Pesticide Program Specialist Angela Keller removes intestinal samples from a fish (above) and a bird (below) on her desk in the North Dakota Department of Agriculture, located on the sixth floor of the State Capitol. The samples are tested for traces of pesticides.

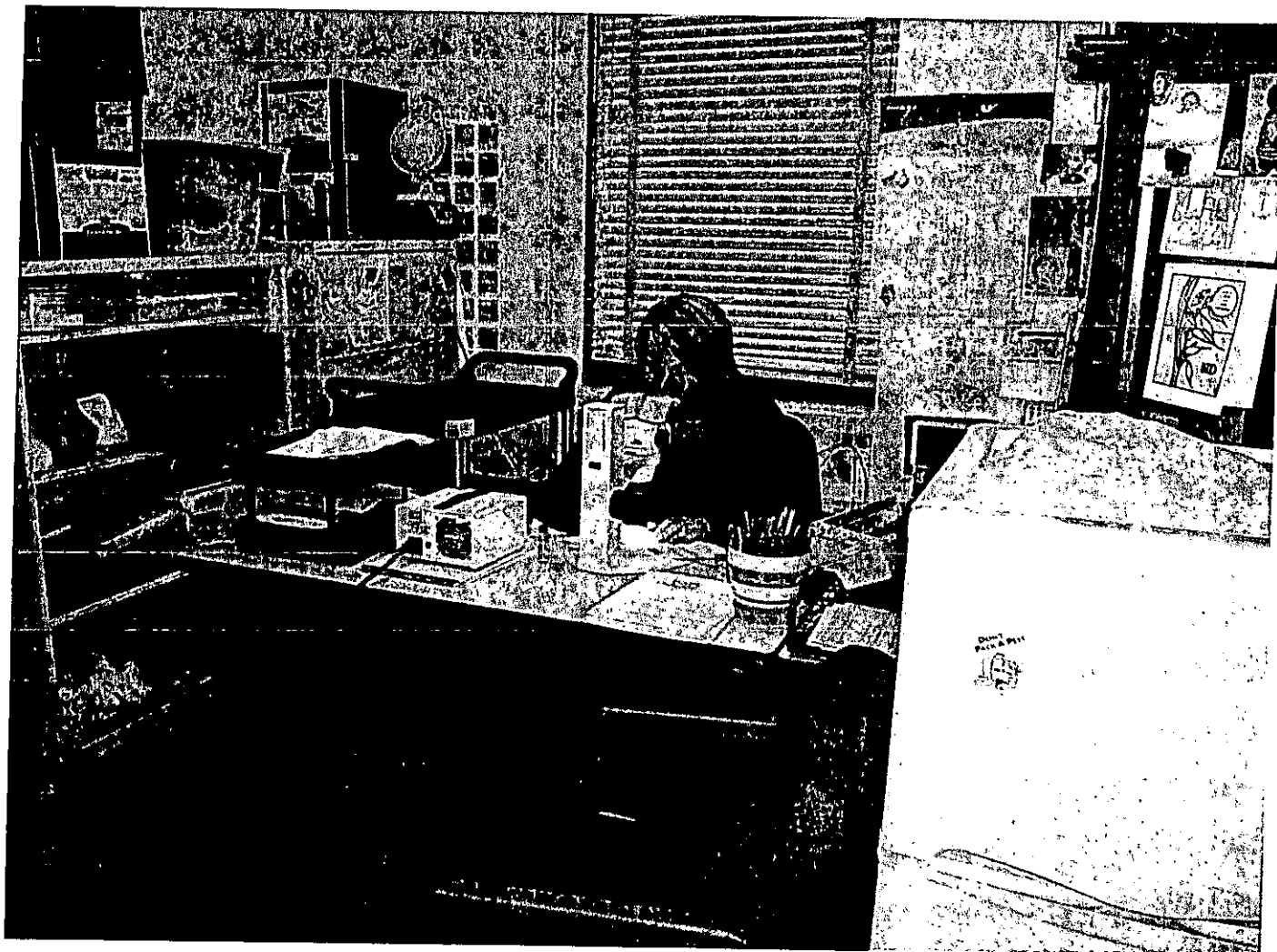




Dr. Andrea Grondahl, director of the State Meat and Poultry Inspection Program, inoculates a petri dish with a bacteria-laden swab and a swab from the kidneys and other offal on her desk.

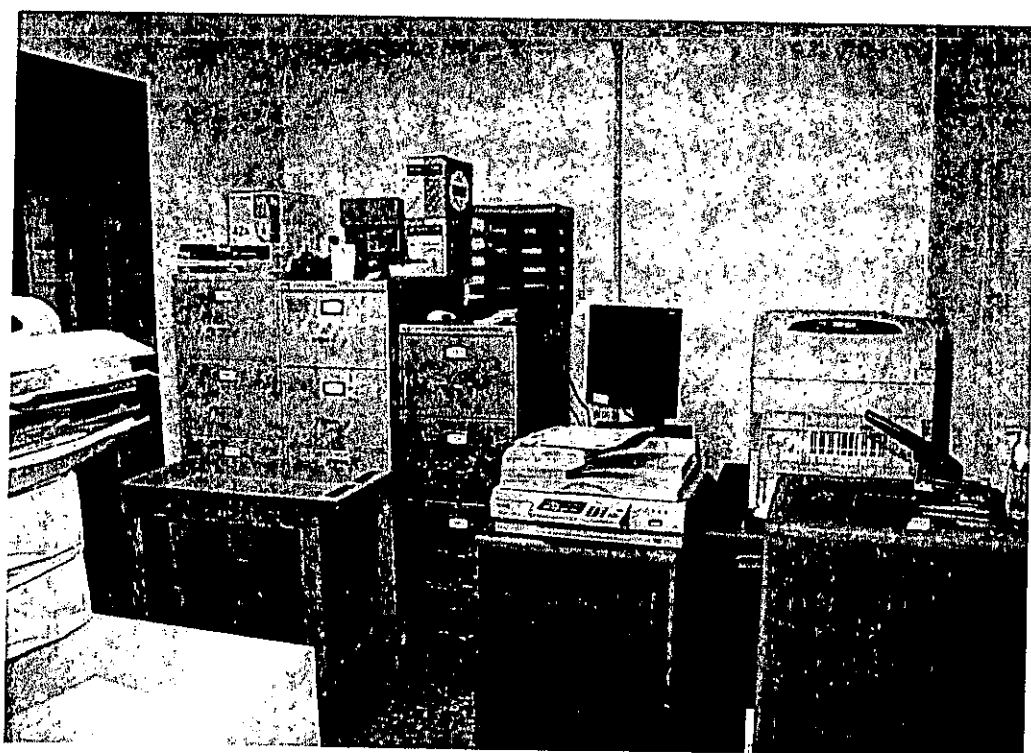
At right, the inoculated petri dish is kept in an incubator. Her office is on the sixth floor of the State Capitol.

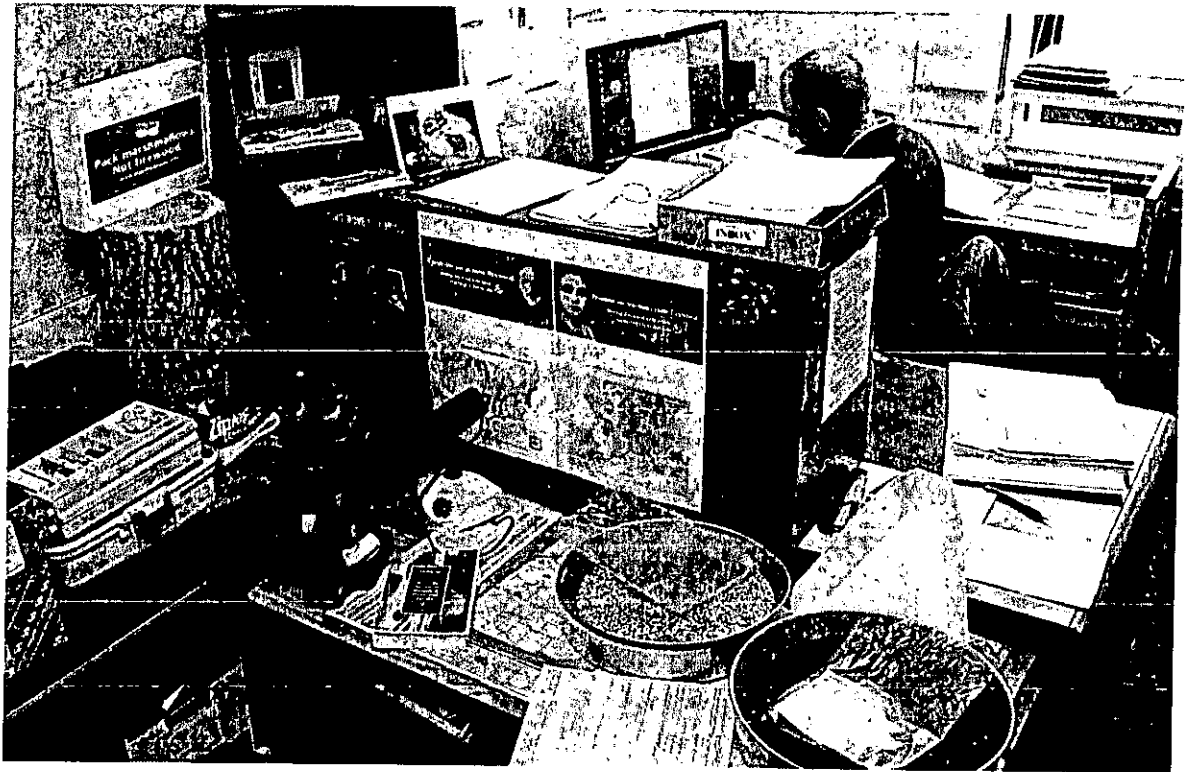




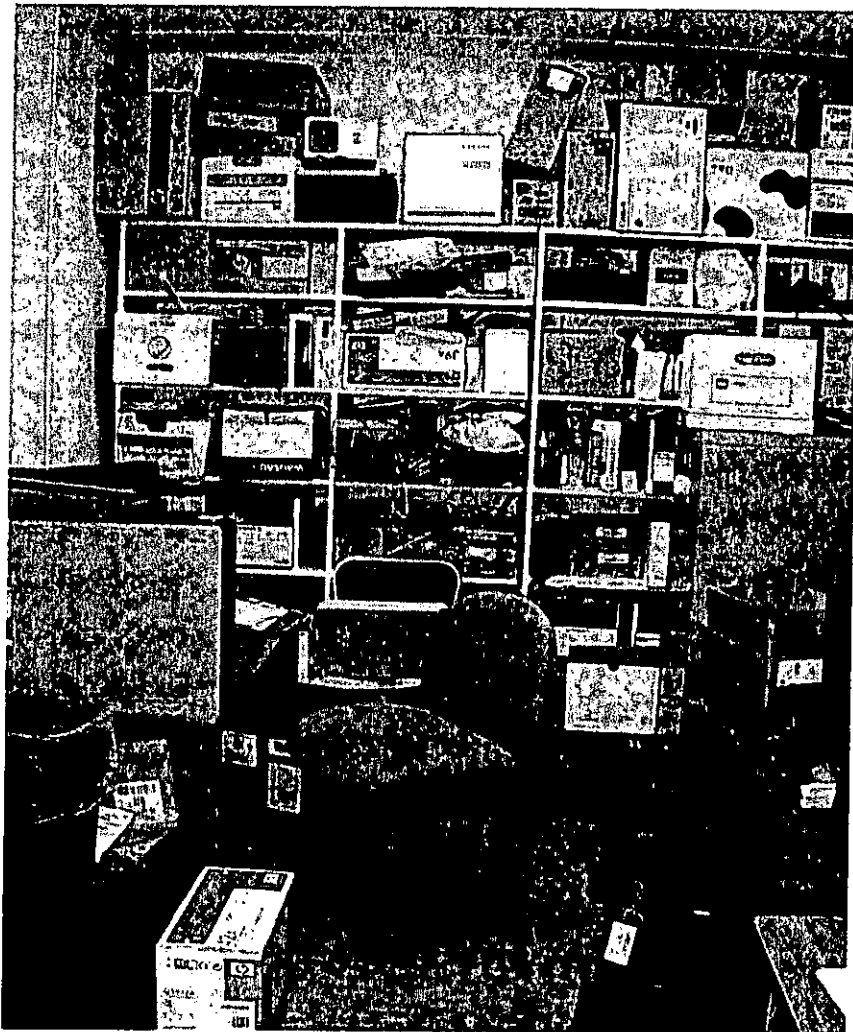
Plant Protection Specialist Carrie Larson uses her 14th floor office for a laboratory, conducting examinations of plant material for insects and disease.

Printers, fax machines and file cabinets crowd a former office on the 14th floor.

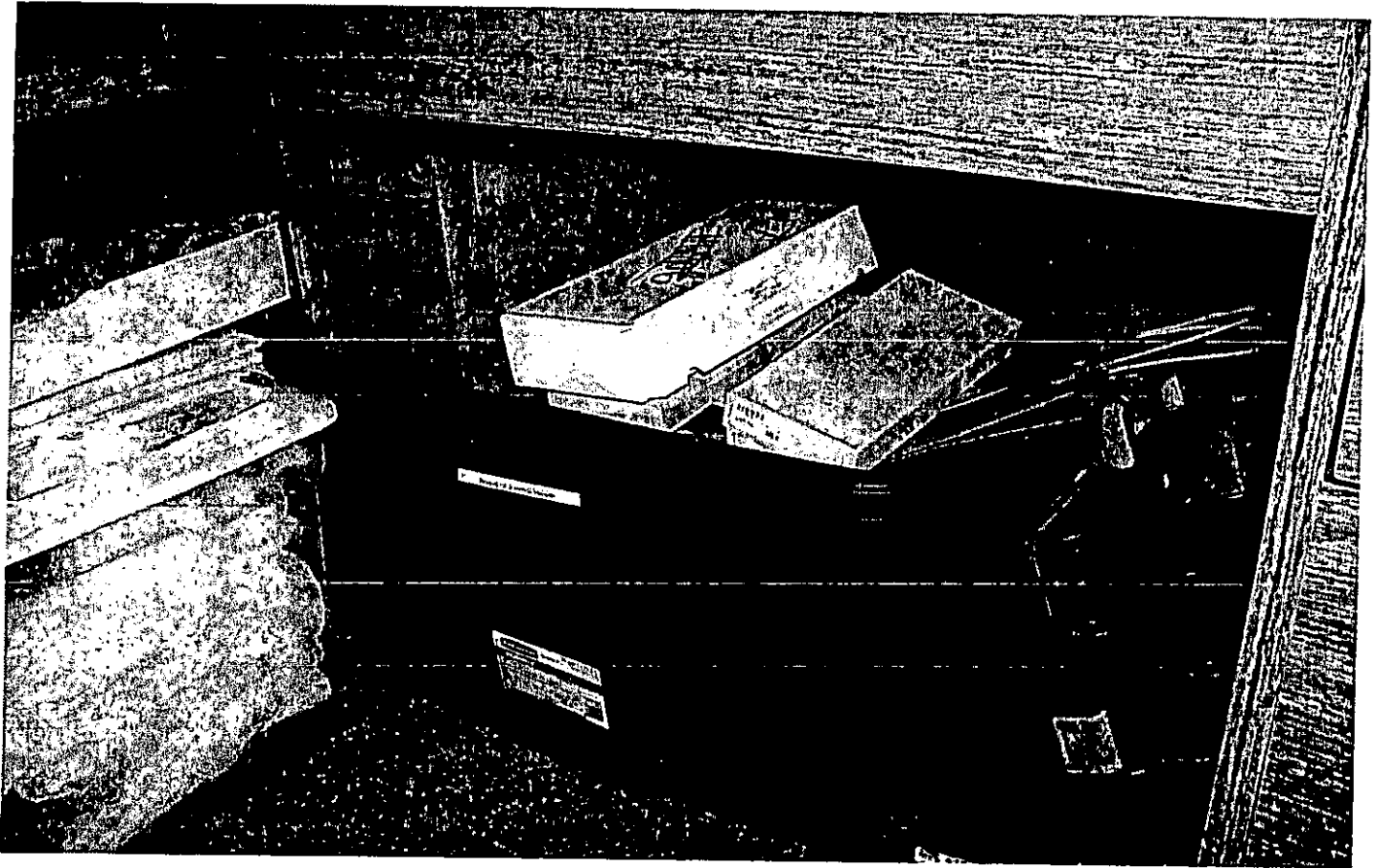




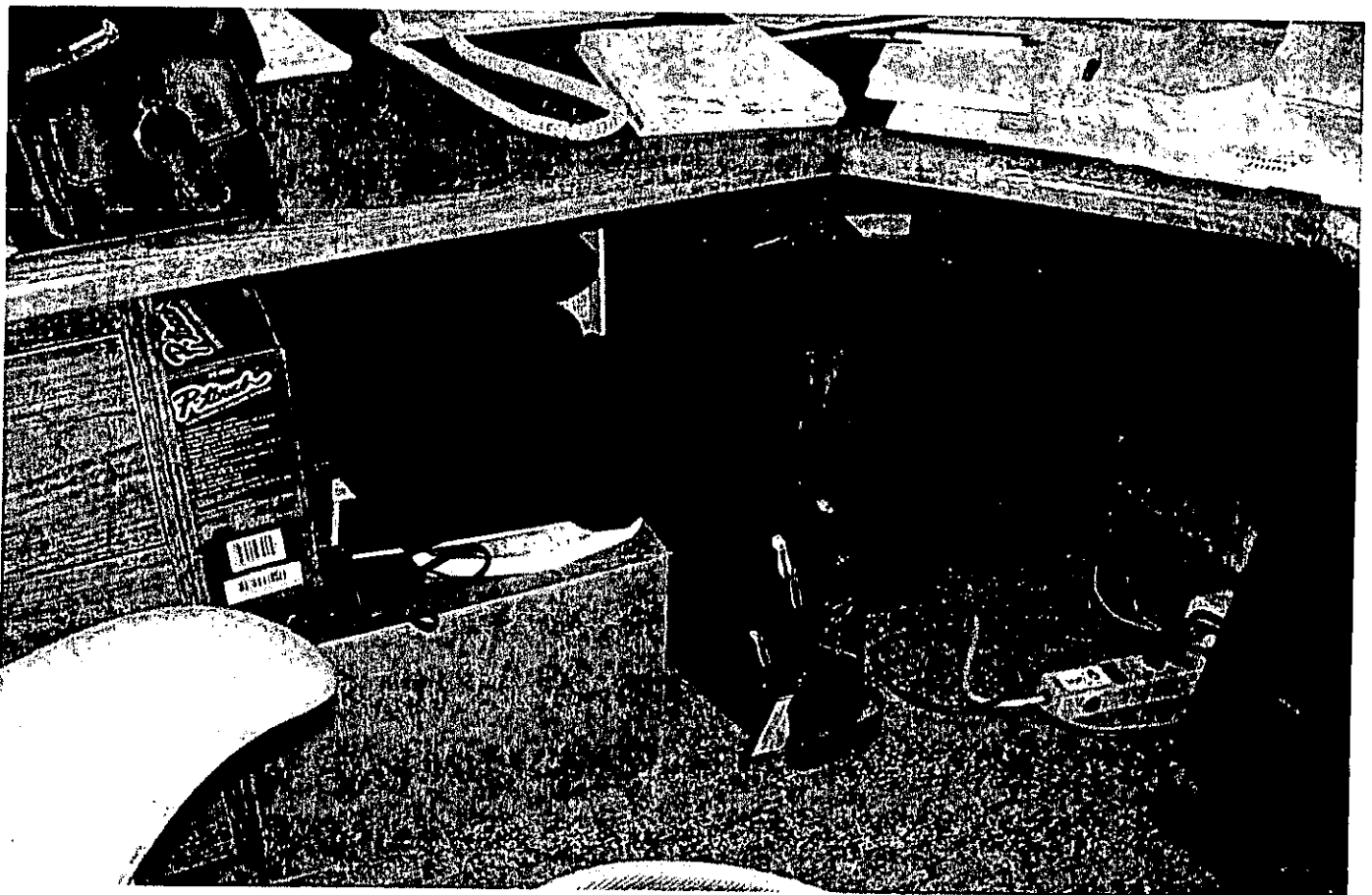
State Entomologist Dave Nelson keeps grain samples in open pans on any available space prior to inspecting them for phytosanitary inspection.



Computer equipment and supplies have long overflowed available storage space on the sixth floor.



Because the department's sixth floor storage vault was converted into three small offices, many NDDA staff keep their equipment, supplies and records under their desks.



AGRICULTURE DEPT.
SPACE ANALYSIS

Rent--Capitol building			
	Square Feet	Rate per year	Total
Office space (6th & 14th floors)	7,491	\$ 9.38	\$ 70,266
Storage	485	\$ 1.31	\$ 635
Total	7,976		\$ 70,901
Billable portion (non-general fund)		0.4515	\$ 32,012 ¹
Biennial rent (non-general fund)			\$ 64,024

¹ Agencies pay rent in Capitol only on space used by non-general fund FTEs.

The current bill is based on a total of 41.0 FTEs, 45.15% of which are billable.

Rent--Off site			
	Square Feet	Rate per year	Total
Annual space cost	14,400	\$ 14.00	\$ 201,600 ²
Annual general fund cost	7,898	\$ 14.00	\$ 110,578
Annual non-general fund cost	6,502	\$ 14.00	\$ 91,022
Biennial general fund cost		0.5485	\$ 221,155
Biennial non-gen. fund. cost		0.4515	\$ 182,045

² Calculated using 48 employees to accommodate new employees, interns, temps, lab space).

OMB recommends 300 sq. ft. per employee at a rate of \$14/sq. ft./yr. (300x48x14=\$201,600)

Attachments
#6

Attachment
#17

**TESTIMONY
SENATE BILL 2425
HOUSE GOVERNMENT AND VETERANS AFFAIRS COMMITTEE
REPRESENTATIVE GRANDE, CHAIRMAN
MARCH 13, 2009**

Chairman Grande, members of the Government and Veterans Affairs Committee, I am Brenda M. Weisz, Chief Financial Officer of the Department of Human Services. I am here today to provide you with information relative to the space the Department leases in Bismarck, including the space within the Judicial Wing of the Capitol.

Within Bismarck we currently have leases in place for just over 84,000 square feet outside of the Judicial Wing. Of this space, just over 40,700 square feet is dedicated to our West Central Human Service Center for our regional mental health clinic. The rent we pay varies from \$11.66 to \$16.00 per square foot. Our divisions located within the Judicial Wing occupy just over 30,000 square feet with a projected rental rate of \$8.97 per square foot for the 2009 – 2011 biennium. The current office space needs for the Department of Human Services within Bismarck is just over 73,000 square feet.

This concludes my testimony. I would be happy to answer any questions.