



**SOUTH DAKOTA CAPITOL COMPLEX**  
LONG RANGE BUILDING PLAN 2021 FORWARD

---

**DETAIL DOCUMENT**





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## ACKNOWLEDGEMENTS

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### AGENCY INVOLVEMENT

*Attorney General and Division of Criminal Investigation*  
*Board of Regents*  
*Bureau of Administration*  
*Bureau of Finance and Management*  
*Bureau of Human Resources*  
*Bureau of Information and Telecommunications*  
*Department of Labor and Regulation*  
*Department of Agriculture and Natural Resources*  
*Department of Corrections*  
*Department of Education*  
*Department of Human Services*  
*Department of the Military*  
*Department of Public Safety*  
*Department of Revenue*  
*Department of Social Services*  
*Department of Tourism*  
*Department of Transportation*  
*Department of Tribal Relations*  
*Department of Veteran Affairs*  
*Department of Game, Fish and Parks*  
*Governor's Office of Economic Development*  
*Legislative Research Council*  
*Office of the State Auditor*  
*Public Utilities Commission*  
*School and Public Lands*  
*Secretary of State*  
*South Dakota Housing Development Authority*  
*State Treasurer*  
*Unified Judicial System*

## FORWARD

This Capitol Complex Long-Range Building Plan was authorized by the South Dakota Legislative Joint Committee on Appropriations (JCA). The scope of the Long Range Building Plan includes state-owned buildings and state-leased buildings within the main Capitol Complex Campus as well as the Pierre area.

Additional agency questionnaires were included in the planning process, which collected agency needs, current (2021) and five year projected FTE data, and remote work data per the Pierre area and Capitol Complex.

With the Phase I: Inventory Evaluation completed in 2020, the planning team provided a list of five recommendations for Phase II. The recommendations, listed were consolidated into three planning themes utilized during the Phase II process of the Capitol Complex Long Range Building Plan (found in the executive summary and detail document).

The planning themes accomplished the remaining items (item 3, item 4, item 5 and item 6) listed in the Capitol Complex Letter of Intent authored by the South Dakota Legislative Joint Committee on Appropriations (JCA).

Below are the six items from the Capitol Complex Letter of Intent.

**Item 1. Five-year historical data on building expansion due to growth in Pierre/Ft. Pierre area work place square footage.**

The five-year historical growth rate of the state-owned buildings in the Pierre/Ft. Pierre area has been stagnate with the exception of growth into leased buildings. An example of this growth is the Department of Labor and Regulation (DLR). With all of the Capitol Complex DLR locations existing in leased spaces.

**Item 2. List of buildings in the Pierre/Ft. Pierre area with a breakout of state-owned and leased buildings.**

A complete catalog of the 21 state-owned buildings and lease buildings is provided within Section 2.0 Overview of the Capitol Complex of the Phase I: Inventory Evaluation of the Capitol Complex Long Range Building Plan (2020).

**Item 3. Expected expansion and attainment of any new buildings for the next five fiscal years.**

Subject to annual review and approval by the Governor and Legislature. The planning

team, with the advisement of the Bureau of Administration, has provided a Long-Range Building Plan within this detailed document and the executive summary of Phase II. The plan contains a list of recommended 'tasks' that could provide opportunities for efficiencies and cost savings in the Pierre area of the Capitol Complex.

**Item 4. Historical changes in the last five years and/or future changes in agency location due to consolidation of services across departments.**

There are no historical changes in the last five years of agency location due to consolidation of services. Efforts have been made previously to co-locate public facing departments such as Department of Social Services, Department of Labor and Regulation, and Department of Human Resources. Included in Phase II is the responses to the Agency Remote Work Surveys, conducted in Summer, 2021. The overview can be found within the Detailed Document following the Executive Summary.

**Item 5. An analysis providing the square foot per person for each building and the physical work conditions of each building.**

The data provided for item five is included within the "Phase I: Inventory Evaluation." The data is included in both the 'Appendix'

section of the detail document, and in the Executive Summary. Within Phase II, the planning team adhered to the South Dakota: Guidelines for the State Work Environment (Policy ES-09) when planning the Long-Range Building Plan tasks. The team used the average overall square footage per full-time employee of (130 SF/FTE) to provide the estimated needed space for an agency that was subject to move within the plans. Both the current and future FTE projections were factored into the overall needed square footage per agency. This updated data was provided in the 'Agency Remote Work' survey responses.

**Item 6. Building Plan to accommodate the change and growth with expected costs.**

The Capitol Complex Long-Range Building Plan, Phase II includes a recommended Master Plan. The Master Plan includes task descriptions, chronological phasing of those tasks, and budget cost estimates, based on the 2021 industry pricing. In addition to the future budget cost estimates, a preliminary agency lease cost savings estimate. This estimate includes each agency's annual lease cost including additional utilities and service costs, based on the consolidation of agency lease spaces to state-owned buildings. Please, note that both the preliminary cost savings and the 2021 budget cost estimates are subject to change due

to inflation and other unforeseen expenses. An escalation range of 3%-5% per year, has been noted within the budget cost estimates document.

## EXECUTIVE SUMMARY

## CAPITOL COMPLEX LONG RANGE BUILDING PLAN

A Capitol Complex Long Range Building Plan was developed by CO-OP Architecture in two phases, under the direction of the Bureau of Administration. The Plan was requested by the South Dakota State Legislature's Joint Appropriations Committee via Letter of Intent. A Leadership Committee was identified and is noted in the acknowledgments. Phase I was completed on December 1st, 2020 and was presented to the Joint Committee on Appropriations in January 2021. Phase II of the project took place between June 1st, 2021 and December 31st, 2021. During Phase II, input was received from the Capitol Complex Leadership Committee through the Agency surveys.

The planning team provided a list of three recommendations for Phase II. The recommendations, listed below, became the three planning priorities.

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**PLANNING PRIORITIES & RECOMMENDATIONS:**
**1. Capitol Building Master Plan****A. Identify what entities belong in the Capitol Building****Recommendation:**

*The Leadership Committee, identified who*

*by statute (SDCL 5-15-44 - 5-15-48) belong in the Capitol Building and who has practical synergy to be in the Capitol.*

- Governor's Office
- Legislature & Legislative Research Council
- Unified Judicial System
- Bureau of Finance and Management
- Secretary of State
- State Auditor's Office
- State Treasurer's Office
- School and Public Lands
- Public Utilities Commission

**B. Develop opportunities to maximize existing space; which may include renovations****Recommendation:**

*Two key areas were identified as under-utilized opportunities within the Capitol Building;*

- *The current Bureau of Human Resources first floor space*
- *The majority of the Capitol Basement (refer to the detail document for specific spatial identification).*

*These spaces possess opportunities for agency consolidation, through renovation*

*and reprogramming. Similar case studies include the State of Minnesota and the State of Oklahoma.*

**C. Identify a new swing space during construction. Determine building location, financial feasibility and spatial functionality****Recommendation:**

*It is recommended to relocate the swing space from the basement of the Capitol Building.*

- *Logistically, this space is poorly suited for swing space, but with a proper renovation could be highly desired office space within the Capitol.*

*During renovation, the Capitol Building's mechanical and electrical equipment should be evaluated and consolidated into a central location within the basement.*

*If renovated, the Capitol basement could create opportunities:*

- *Updated temporary office spaces for the Legislature during session*
- *Office hoteling stations*

- Shared conference spaces
- Additional office suite for the Unified Judicial System (UJS) to move from Sahr Building location

## **2. Maximize all Pierre Campus Building Space - Leased and Owned**

### **A. Consolidate appropriate leased agency locations back to the Capitol Complex**

#### **Recommendation:**

*(See pages following executive summary for details) Consolidation criteria included;*

- Cost effectiveness of current lease cost and services
- Building /office value (physical quality of office environment)
- The survey responses
- Square footage needs based on current FTE and future projected FTE counts
- Synergy of working relations within a singular agency
- Synergy amongst other agencies

- Transportation efficiencies

### **B. Co-locate agencies when appropriate**

### **C. Review remote work strategy to support consolidation**

#### **Recommendation:**

*'Agency Remote Work' survey responses were conducted.*

*Each agency's consolidation is specific to work-type and feasibility. (See agency responses in the Appendices section of the detail document)*

## **3. Develop a Capitol Complex Land Use Study (including Green Spaces & Parking)**

### **A. Identify properties adjacent to existing state-owned properties that can improve economic efficiencies and feasibility**

#### **Recommendation:**

*Several properties have been identified.*

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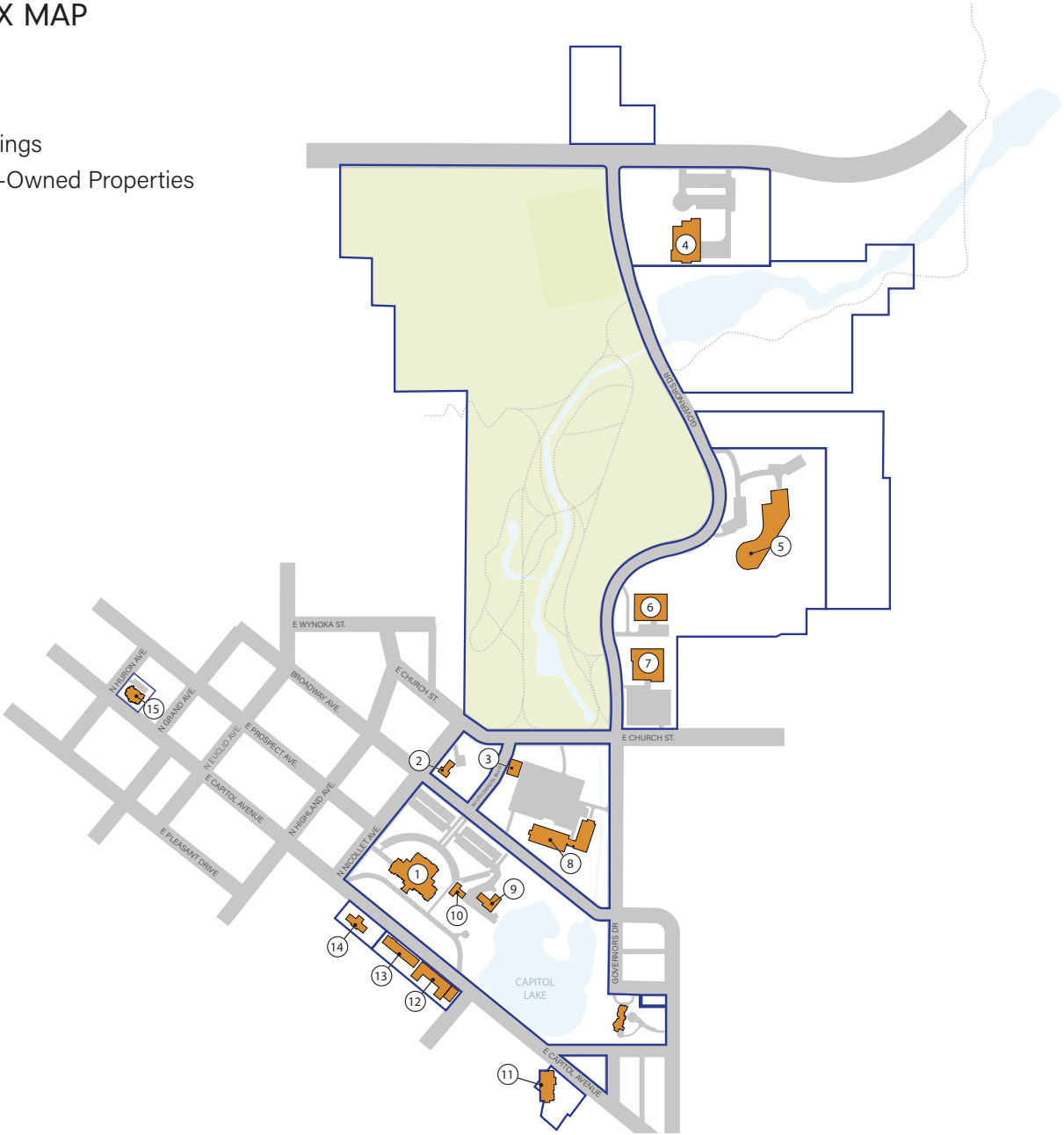
The Capitol Complex Long-Range Building Plan was completed with guiding principles of consolidation and efficiency, both physically and financially. With use of the Master Plan, the State of South Dakota can provide an efficient use of fiscal budget. Building a strong foundation for an effective plan paves the road for efficient building use and more effective state workforce.

This Master Plan should be considered a living document and updates should be reviewed every three to five year(s). It should also be updated based upon any changes (potential cost). Any changes to the recommendations may require additional investment.



# SOUTH DAKOTA CAPITOL COMPLEX MAP

- Capitol Complex State-Owned Buildings
- Capitol Grounds and Adjacent State-Owned Properties



# 01

# CAPITOL BUILDING MASTER PLAN



## PLANNING PRIORITIES

- 1A. Identify what entities belong in the Capitol Building*
- 1B. Develop opportunities to maximize existing space; which may include renovations*
- 1C. Identify a new swing space during construction. Determine building location, financial feasibility and spatial functionality*

## A.1 HISTORIC CAPITOL BUILDING USE

*Provided within this section are the statutes that provide historical descriptions of the intentions of the Capitol Building. This also includes descriptive and prescriptive historic areas within the building. Below are the following relative statutes.*

### SOUTH DAKOTA CODIFIED LAW

#### **5-15-44. Historic areas of capitol building–Protection and preservation–Restoration projects.**

The commission created by § 5-15-1 shall protect and preserve the integrity of the historic areas of the state capitol building and shall, from time to time, propose restoration projects to restore historic areas to their original appearance insofar as this objective is compatible with modern use. Source: SL 1980, ch 49, § 1; SL 2011, ch 2, § 83.

#### **5-15-45. Alteration or covering of historic area prohibited–Public access–Exceptions.**

No person may alter, change, remodel, partition, cover, or conceal an historic area which is a part of the state capitol building. In addition, no person may deny access to an historic area traditionally open to the public by creating physical barriers to access by the public except as may be necessary for public health, safety, or the safety of the property, or for the orderly conduct of state business, without the approval of the commission. However, the commissioner of administration temporarily may deny access to any area by the public or create

temporary barriers for a period up to ninety days if, in the commissioner’s judgment, it is necessary to do so for the public health, safety, or the safety of the property, or to permit the orderly conduct of state business. Source: SL 1980, ch 49, § 1; SL 2011, ch 2, § 84.

#### **5-15-46. Historic area traditionally open to the public.**

For purposes of §§ 5-15-44 to 5-15-48, inclusive, an “historic area traditionally open to the public” includes the exterior of the state capitol building, the grounds of the state capitol building bordered by Capitol Lake, Capitol Avenue, Nicollet Avenue, and Broadway Avenue, the hallways on the first, second, third, and fourth floors of the state capitol building and the rotunda of the state capitol building. Source: SL 1980, ch 49, § 2.

#### **5-15-47. Historic area defined.**

For the purposes of §§ 5-15-44 to 5-15-48, inclusive, an “historic area” includes the chambers of the Supreme Court, the legislative chambers of the State House of Representatives and the State Senate, the reception area traditionally used by the Governor, and any mural, painting, statue, or decoration created for or attached to the state capitol building. Source: SL 1980, ch 49 § 3.

#### **5-15-48. Control of areas traditionally reserved to Governor, Legislature, and Supreme Court.**

Nothing in §§ 5-15-44 to 5-15-48, inclusive, may be construed as to prevent the Governor, Legislature, or Supreme Court from controlling the areas traditionally reserved for their use in the course of the conduct of public business except insofar as such usage may require the permanent alteration of the physical features of the state capitol building which shall require the approval of the State Capitol Complex Restoration and Renovation Commission as provided in § 5-15-45. Source: SL 1980, ch 49, § 4.

*Dome Construction at 1910 Capitol Building, 500 East Capitol Avenue, Pierre SD, Hughes County  
South Dakota State Historical Society*



## A.2 CURRENT CAPITOL BUILDING USE

The Capitol Building functions as a public government building. Consistently the building is occupied by the Governor's Office, Legislative Research Council, Unified Judicial System, Secretary of State, State Treasurer, State Auditor, Office of School and Public Lands, Public Utilities Commission, Bureau of Administration - Buildings & Grounds, Bureau of Finance & Management, Bureau of Human Resources and Bureau of Information & Telecommunication, and Department of Public Safety (Security). During the annual Legislative session the State's Legislative representatives occupy the building for a three month time period (January - March).

Adhering by the statutes (SDCL 5-15-44 - 5-15-48), the Capitol building currently provides the traditional occupancy of the Governor's Office, Legislature, and the Supreme Court. The other agencies that are listed previously include various elected officials and agencies that work closely with the Governor's Office, Legislature, and Unified Judicial System.

*South Dakota Capitol Building, Second Floor Rotunda*



*South Dakota Capitol Building, exterior west Annex viewing east*



## B.1 SITE VISIT WALK-THROUGH

In July, 2021, the planning team conducted a site visit to the Capitol Building. The objective of the walk-through was to confirm space and program locations, and develop an understanding of current use of eligible opportunities. Key areas that were focused and are highlighted include the Basement Level, and the current Bureau of Human Resources office suite.

The following pages include current images and descriptive notations that were recorded during the walk-through.



▲ *Basement Level: Corridor viewing west*



▲ Basement Level: Current Buildings & Grounds staging space



▲ Basement Level: Cafe viewing east



▲ Basement Level: Stairwell to basement and corridor viewing north



▲ Basement Level: Legislative Research Council supplies storage and workroom



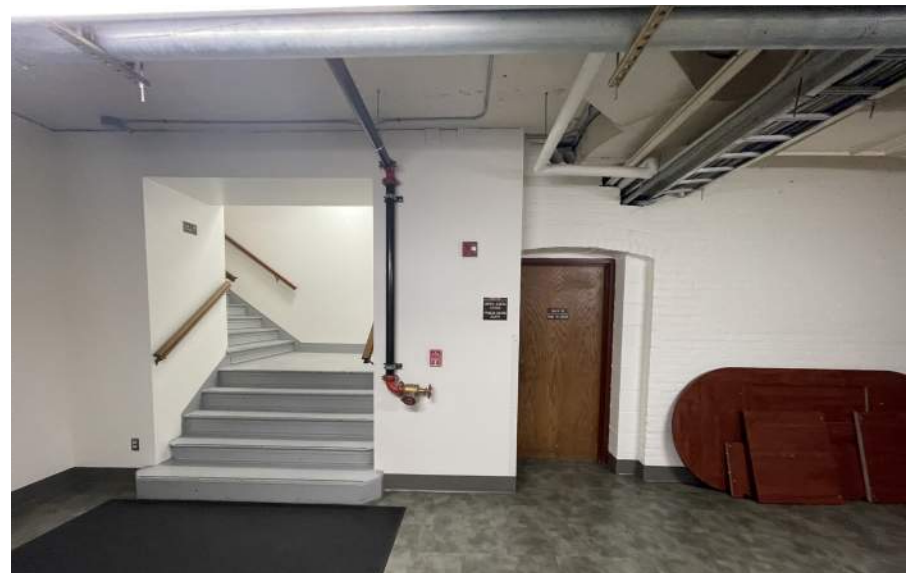
▲ Basement Level: Current BOA - Buildings & Grounds office suite



▲ Basement Level: Custodial space



▲ Basement Level: Current swing space located in the Annex wing



▲ Basement Level: West staircase and corridor viewing north, UJS storage



▲ First Floor: Current BHR office suite viewing north



▲ First Floor: Current BHR office suite, hoteling workstations viewing north



▲ First Floor: Current BHR office suite, viewing west Annex exterior wall



▲ First Floor: Current BHR office suite, workroom viewing east

## C. IDENTIFY A NEW SWING SPACE DURING CONSTRUCTION

DETERMINE BUILDING LOCATION, FINANCIAL FEASIBILITY & SPATIAL FUNCTIONALITY

### CURRENT SWING SPACE

Currently the State swing space, located in the basement of the Capitol Building, is used as temporary office space to accommodate agencies during times of construction or spatial interruption. In the past the swing space was located at a lease location of 'Hillsview Plaza' located in Pierre.

The current swing space is a main priority within the Capitol Building Master Plan, due to accessibility, functionality and efficiency. The planning team has determined that the area currently used for swing space is under-utilized and poorly suited for agency needs to occupy the space. Frequent movement of furniture systems and equipment is limiting in the Capitol basement due to feasibility of access.

If renovated the current swing space could be highly desired office space within the Capitol for other occupancy programming. During renovation the Capitol Building's mechanical and electrical equipment should be evaluated and consolidated into a central location within the basement.

Examples of this programming could be updated temporary office spaces for the Legislature during session, office hoteling stations, shared conference spaces, and additional office suites for the Unified Judicial

System (UJS) to move from Sahr Building location.

### DETERMINING BUILDING LOCATION

When determining the new location for swing space the planning team applied specific criteria of locale to the Capitol Complex Campus, financial feasibility, and spatial functionality. When applied to potential available spaces two options emerged; lower level of Becker-Hansen Building (see plan for detailed location) and the Hillsview Plaza (current lease location for BHR and DHS).

### BECKER-HANSEN LOWER LEVEL

Adhering to the Capitol Complex Long-Range building plan the space identified in the lower level of the Becker-Hansen Building will become available with the consolidation of the Department of Transportation (current occupants of the identified space).

Several notes should be addressed for the potential use of this space as swing space.

#### ***Proximity to the Capitol Complex Campus locale***

*Yes, the building is centrally located on the Capitol Complex Campus.*

#### ***Financial Feasibility***

*The Becker-Hansen Building is a state-owned facility. Current occupants include the Department of Transportation, Bureau of Information & Telecommunication, and Bureau of Human Resources (training rooms).*

#### ***Spatial Functionality***

*Lower level accessibility is located through the ground level entry in the north end of the building. The spaces highlighted are large and flexible for agency needs.*

**HILLSVIEW PLAZA (3800 E. SD-HWY 34)**

An additional option for the new swing space relocation was identified at the Hillsvie Plaza, currently utilized as office space for the Bureau of Human Resources and the Department of Human Services. This location was previously the state swing space for the Pierre area before its current use.

Several notes should be addressed for the potential use of this space as swing space.

***Proximity to the Capitol Complex Campus locale***

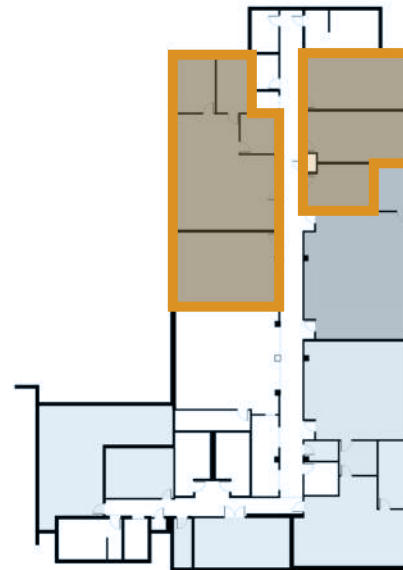
*The Hillsvie Plaza is located off the Capitol Complex Campus in the southeast of Pierre, off South Dakota Highway 34.*

***Financial Feasibility***

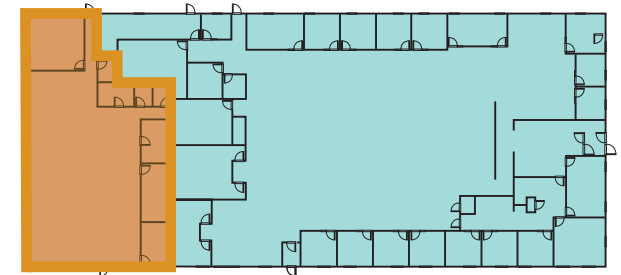
*The Hillsvie Plaza is a state-leased space. The lease cost per month (not including additional services) between the two current tenants is \$14,599.99.*

***Spatial Functionality***

*Spatially the location is on ground level for easy access and has an open floor plan layout for various furniture arrangements. The facility has been recently updated both interior and exterior.*



***Becker Hansen Lower Level Plan***  
*Available Area: 3,266.72 SF*



***Hillsvie Plaza Main Floor Plan***  
*Available Area: 3,800 SF*

# 02

## MAXIMIZE ALL PIERRE CAMPUS BUILDING SPACE LEASED & OWNED



## PLANNING PRIORITIES

- A. *Consolidate appropriate leased agency locations back to the Capitol Complex*
- B. *Co-locate agencies when appropriate*
- C. *Review remote work strategy to support consolidation*

**STATE-OWNED BUILDINGS****CURRENT OCCUPANTS****FUTURE OCCUPANTS****1. State Capitol Building**

South Dakota Governor's Office  
 Secretary of State  
 State Treasurer  
 Legislature & Legislative Research Council  
 State Auditor  
 Unified Judicial System  
 Office of School & Public Lands  
 Public Utilities Commission  
 Bureau of Administration - Buildings & Grounds  
 Bureau of Finance & Management  
 Bureau of Human Resources  
 Bureau of Information & Telecommunication  
 Department of Public Safety

South Dakota Governor's Office  
 Secretary of State - All  
 State Treasurer  
 Legislature & Legislative Research Council  
 State Auditor  
 Unified Judicial System - All  
 Office of School & Public Lands  
 Public Utilities Commission  
 Bureau of Finance & Management  
 Bureau of Information & Telecommunication  
 Department of Public Safety

**2. Bureau of Administration Nicollet Building**

Bureau of Administration - Administration  
 Bureau of Finance & Management

Vacate & Demo

**3. Paul Kinsman Building**

Bureau of Administration - Buildings & Grounds

Bureau of Administration - Buildings & Grounds - All

**4. Health Laboratory and Addition**

Department of Health - Administration & Lab

Department of Health - All

**5. Cultural Heritage Center**

Department of Education

Department of Education

**6. MacKay Building**

Department of Education

Department of Education

**7. Richard F. Kneip Building**

Bureau of Information & Telecommunication  
 Department of Social Services

Bureau of Information & Telecommunication  
 Department of Social Services - All

**8. Becker-Hansen Building**

Bureau of Human Resources  
 Bureau of Information & Telecommunication  
 Department of Social Services  
 Department of Transportation

Bureau of Human Resources  
 Bureau of Information & Telecommunication  
 Department of Transportation

**9. Visitor Center**

Bureau of Administration

Department of Tourism

STATE-OWNED BUILDINGS	CURRENT OCCUPANTS	FUTURE OCCUPANTS
<b>10. Dr. Robert Hayes Building</b>	Department of Health - Administration	Governor's Office of Economic Development Department of Tourism
<b>11. Dolly-Reed Plaza</b>	Governor's Office of Economic Development Department of Revenue - Lottery Department of Tourism Department of Tribal Relations	Bureau of Administration - Admin., OSE, OPM, OHE, ORM Bureau of Human Resources Department of Revenue - Lottery Department of Tribal Relations
<b>12. Joe Foss Building &amp; Matthews Training Center</b>	Bureau of Administration - OSE, OPM, OHE Department of Agriculture & Natural Resources Department of Game Fish & Parks	Department of Agriculture & Natural Resources DANR - SDBB & SDAIB Department of Game Fish & Parks
<b>13. Sigurd Anderson Building</b>	Department of Revenue	Department of Revenue
<b>14. Soldiers and Sailors World War Memorial Building</b>	Bureau of Finance & Management Department of the Military Department of Veteran Affairs	Bureau of Finance & Management Department of the Military Department of Veteran Affairs
<b>15. Sutherland Building</b>	Department of Public Safety	Department of Public Safety
<b>16. East Bypass Shop</b> (Not Depicted)	Bureau of Administration - Buildings & Grounds Department of Transportation	Department of Transportation
<b>17. National Guard Museum &amp; Trades/ Carpenter Shop</b> (Not Depicted)	Bureau of Administration - Buildings & Grounds Department of the Military	Department of the Military
<b>18. George S. Mickelson Building</b> (Not Depicted)	South Dakota Attorney General Bureau of Information & Telecommunication Department of Public Safety	South Dakota Attorney General Bureau of Information & Telecommunication Department of Public Safety
<b>19. Risk Management Building</b> (Not Depicted)	Bureau of Administration - Risk Management	Vacate & Sell
<b>20. Fleet &amp; Records Management</b> (Not Depicted)	Bureau of Administration - Fleet & Travel	Bureau of Administration - Fleet & Travel

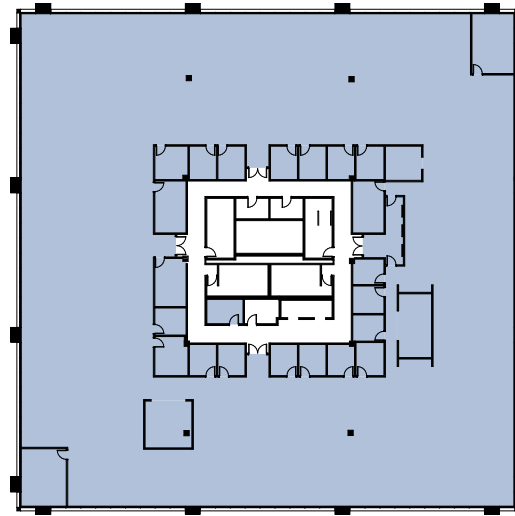
## RICHARD F. KNEIP BUILDING

### PROJECT DESCRIPTIONS

The 'Richard F. Kneip Building' project will include the movement of the Department of Social Services (DSS) and Bureau of Information & Telecommunication. Currently there is available space located on the third floor of the Kneip Building, previously used all by BIT. With consolidation and remote work there is an opportunity to consolidate DSS and BIT within the building.

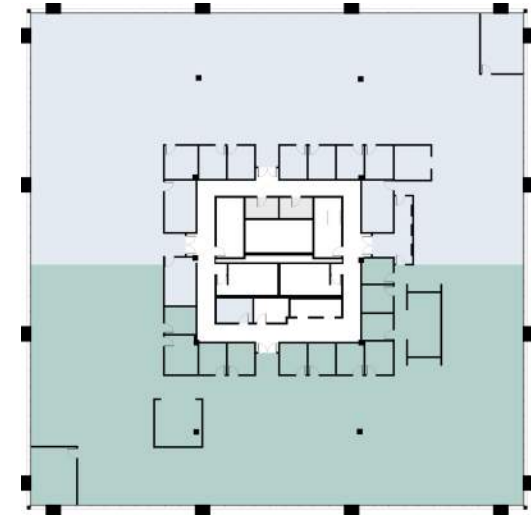
Currently leased at the Sammons Building in Pierre the Department of Social Services are recommended to vacate their lease location and rejoin the majority of the department at the Kneip Building.

The Bureau of Information and Telecommunication (BIT) subject to move from the Becker-Hansen Building, with the exception of a remaining eight FTE will join the existing BIT workforce on third floor of the Kneip Building.



THIRD FLOOR - CURRENT OCCUPANCY

■ Bureau of Information & Telecom.



THIRD FLOOR - FUTURE OCCUPANCY

■ Bureau of Information & Telecom.  
■ Department of Social Services

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> BIT to Kneip Building third floor from Becker-Hansen Building	<b>2-5</b>	<i>(Included in total below)</i>	N/A	<i>(Included in below cost estimate)</i>	N/A
<b>Task 2:</b> DSS to Kneip Building from Sammons Building	<b>60</b>	<b>23,435 SF</b>	<b>\$162,856.89</b>	<b>\$468,700</b>	<b>2.87</b>

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**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

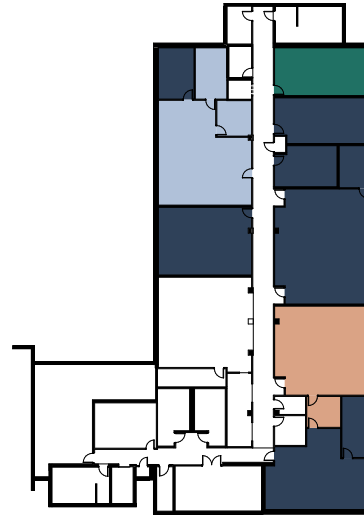
*New Construction (\$250/SF - \$300/SF)*

*Furniture estimate per FTE: \$3,000*

## BECKER-HANSEN BUILDING PROJECT DESCRIPTIONS

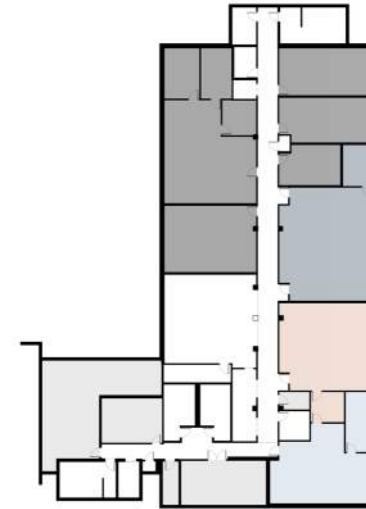
The 'Becker-Hansen Building' project will include the movement of the Bureau of Information & Telecommunication (BIT). Currently there is available space located on the basement and first floor of the Becker-Hansen Building, previously used by the Department of Transportation (DOT) and BIT. With consolidation and remote work there is an opportunity to consolidate BIT the remaining BIT employees (8 FTE) within the building.

With the consolidation of both DOT and BIT the opportunities for available space are present on both the basement and first floor of the building, highlighted in the accompanying floor plans. This space has been reviewed and analyzed and is available for potential tenants including; Department of Labor and Regulation, Department of Human Services, Department of Public Safety - Emergency Management, or potential swing space.



BASEMENT FLOOR - CURRENT OCCUPANCY

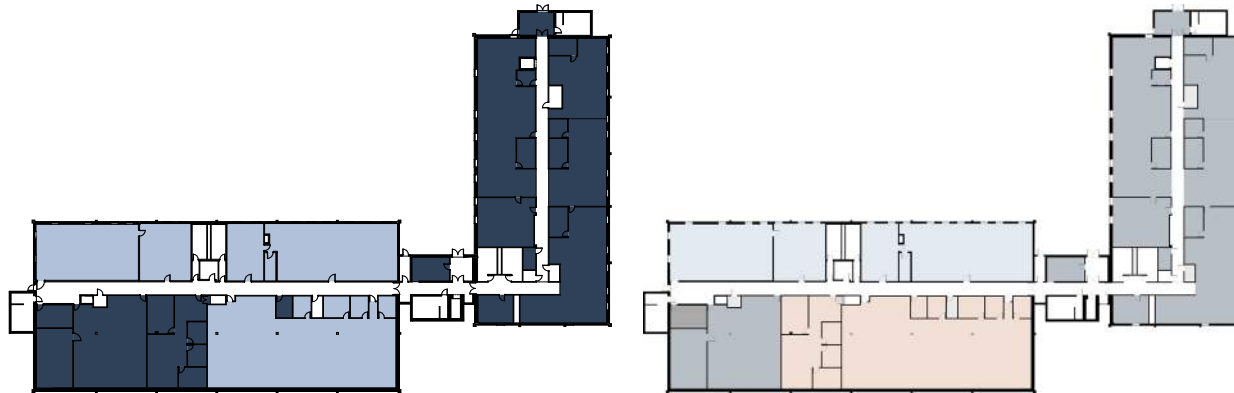
- Bureau of Information & Telecom.
- Bureau of Human Resources
- Department of Transportation
- Department of Social Services



BASEMENT FLOOR - FUTURE OCCUPANCY

- Bureau of Information & Telecom.
- Bureau of Human Resources
- Available Space

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> BIT to Becker-Hansen basement corner room from Becker-Hansen first floor space	<b>8</b>	<b>881 SF</b>	N/A	<b>\$17,620</b>	N/A
<b>Task 2:</b> Becker-Hansen basement swing space or potential tenants: DLR, DHS, DPS - Emergency Mgmt.	TBD	<b>3,083 SF</b>	TBD	<b>\$61,660</b>	TBD
<b>Task 3:</b> Becker-Hansen first floor potential tenants: DLR, DHS, DPS - Emergency Mgmt.	TBD	<b>6,055 SF</b>	TBD	<b>\$121,100</b>	TBD



FIRST FLOOR - CURRENT OCCUPANCY

FIRST FLOOR - FUTURE OCCUPANCY

Bureau of Information & Telecom.  
 Department of Transportation

Bureau of Information & Telecom.  
 Department of Transportation  
 Available Space

**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

*New Construction (\$250/SF - \$300/SF)*

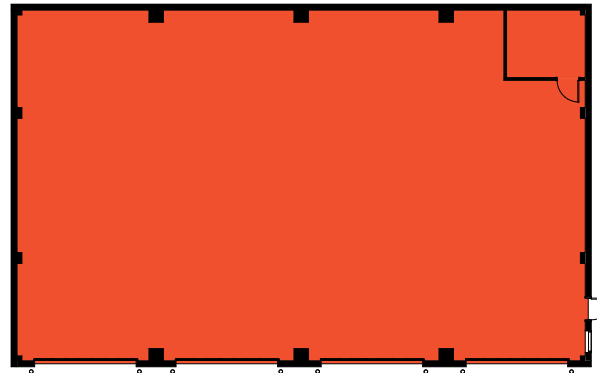
*Furniture estimate per FTE: \$3,000*

## KINSMAN ADDITION

### PROJECT DESCRIPTIONS

The 'Kinsman Addition' project will include the addition onto the existing building site and the movement of the entire Bureau of Administration (BOA) - Buildings & Grounds department to the existing and additional building. Currently the BOA - Buildings & Grounds department is located in four separate building across the city of Pierre. Consolidation to the Kinsman Building and Addition, provide an opportunity for efficiency and savings.

Once vacated the final step within this project will be the demolition of the neighboring Nicollet Building. Currently the Bureau of Administration (BOA) - Administration and Bureau of Finance and Management (BFM) occupy the Nicollet Building. Refer to the 'Health Laboratory Addition / New Construction: Task 4' and 'Capitol Building - First Floor: Task 3' for further details concerning the relocation of the BOA - Administration and the BFM departments.



FIRST FLOOR - CURRENT OCCUPANCY

Bureau of Administration - Buildings & Grounds



FIRST FLOOR - FUTURE OCCUPANCY

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> Construction of the Kinsman Addition	N/A	<b>23,600 SF 3,700 SF</b>	<b>\$171,697.00</b>	<b>\$1,450,000 (Total)</b>	<b>8.44</b>
<b>Task 2:</b> BOA - Buildings & Grounds out of existing locations to Kinsman Add.	<b>77</b>	N/A	N/A	N/A	N/A
<b>Task 3:</b> Demolition of the Nicollet Building	N/A	N/A	N/A	N/A	N/A

---

**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

*New Construction (\$250/SF - \$300/SF)*

*Furniture estimate per FTE: \$3,000*

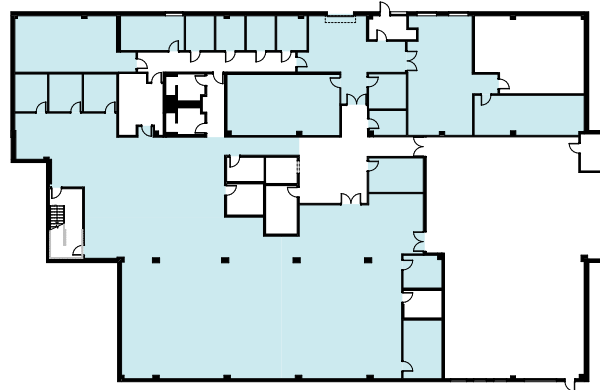
## HEALTH LABORATORY ADDITION / NEW CONSTRUCTION

### PROJECT DESCRIPTIONS

The 'Health Laboratory Addition /New Construction' project will include the addition and remodel of the existing South Dakota State Health Laboratory site. Once completed the addition will provide space for all Department of Health (DOH) at the existing site.

With space becoming available in the Dr. Robert Hayes Building the opportunity to consolidate both the Department of Tourism and the Governor's Office of Economic Development (GOED) into a shared location would trigger the movement of the Bureau of Administration - Administration, Office of the State Engineer (OSE), Office of Hearing Examiners (OHE), Office of the Procurement Management (OPM), Office of Risk Management (ORM) and the Bureau of Human Resources (BHR) into the Dolly-Reed Plaza Building. Additionally, once vacated the existing Risk Management building and site could be sold or used for other state use.

Following the consolidation of BOA and BHR into the Dolly Reed Plaza Building would be the consolidation of the Department of Agriculture and Natural Resources (DANR) - Animal Industries Board and the South Dakota Brand Board from their leased location into the Joe Foss Building on the Capitol Complex campus.

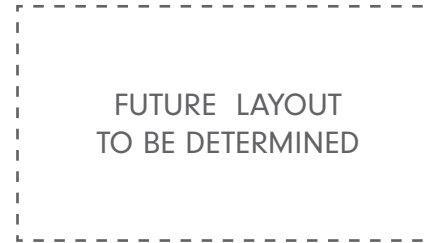
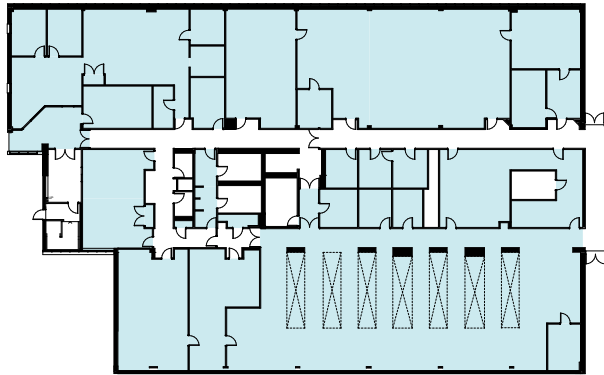


**BASEMENT FLOOR - CURRENT OCCUPANCY**  
*(HEALTH LAB)*

Department of Health - Administration & Lab



**BASEMENT FLOOR - FUTURE OCCUPANCY**  
*(HEALTH LAB)*



FIRST FLOOR - CURRENT OCCUPANCY  
(HEALTH LAB)

FIRST FLOOR - FUTURE OCCUPANCY  
(HEALTH LAB)

Department of Health - Administration & Lab

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> Design & construction of the Health Lab Addition and Remodel		<b>25,000 SF</b> <b>73,000 SF</b>		<b>\$69,000,000</b>	N/A
<b>Task 2:</b> All of DOH offices move to Health New Laboratory Addition	<b>149</b>	N/A	<b>\$159,450.96</b>	N/A	N/A

**Contractor Rates (Cost Per Square Foot Descriptions):**

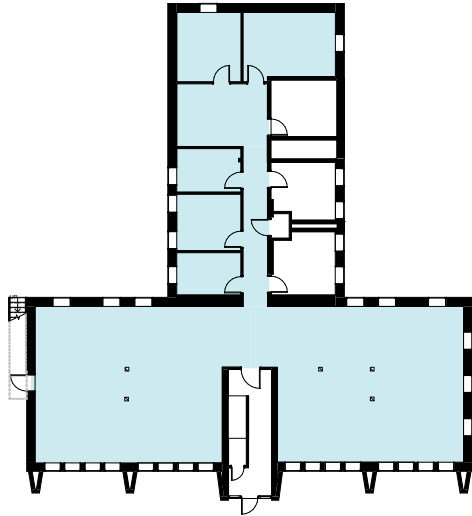
Low (\$37/SF - \$62/SF): Includes furniture systems

Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes

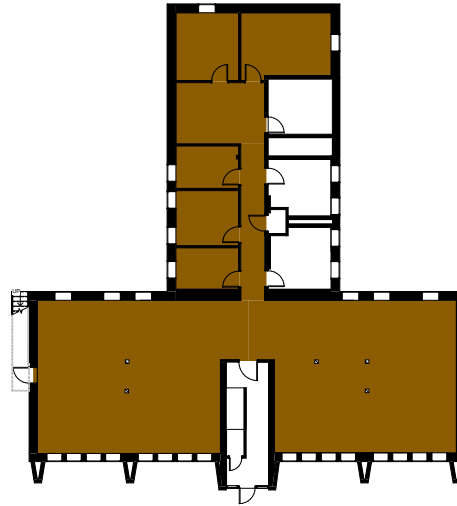
High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)

New Construction (\$250/SF - \$300/SF)

Furniture estimate per FTE: \$3,000



FIRST FLOOR - CURRENT OCCUPANCY  
(HAYES BUILDING)

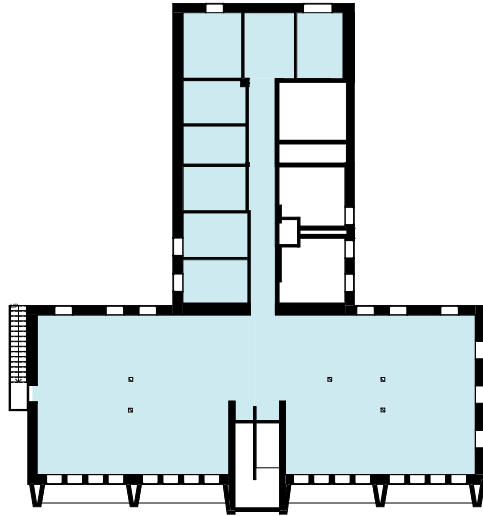


FIRST FLOOR - FUTURE OCCUPANCY  
(HAYES BUILDING)

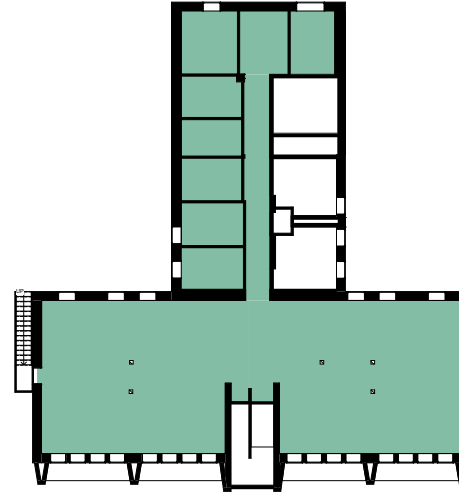
Department of Health - Administration

Department of Tourism

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 3:</b> Tourism moves into first floor of Hayes Building and GOED moves to second floor of Hayes Building	<b>21</b> <b>21</b>	<b>8,742 SF</b>	N/A	<b>\$174,840</b>	N/A



SECOND FLOOR - CURRENT OCCUPANCY  
(HAYES BUILDING)



SECOND FLOOR - FUTURE OCCUPANCY  
(HAYES BUILDING)

Department of Health - Administration

Governor's Office of Economic Development

**Contractor Rates (Cost Per Square Foot Descriptions):**

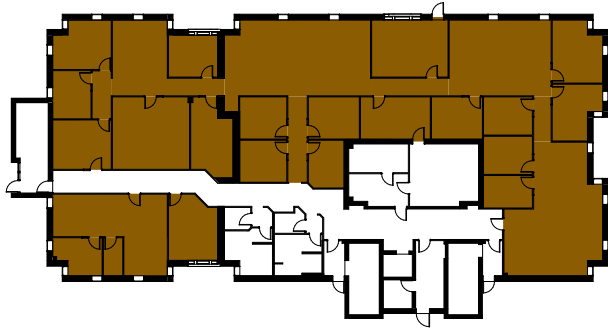
Low (\$37/SF - \$62/SF): Includes furniture systems

Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes

High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)

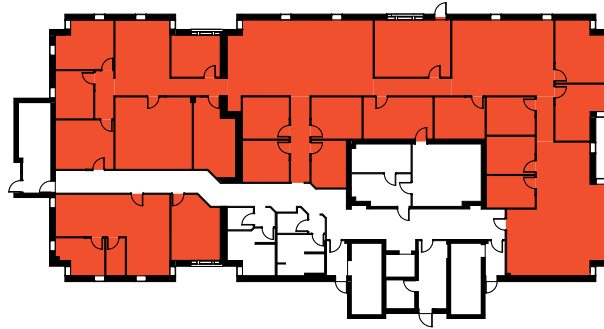
New Construction (\$250/SF - \$300/SF)

Furniture estimate per FTE: \$3,000



FIRST FLOOR - CURRENT OCCUPANCY  
(DOLLY-REED BUILDING)

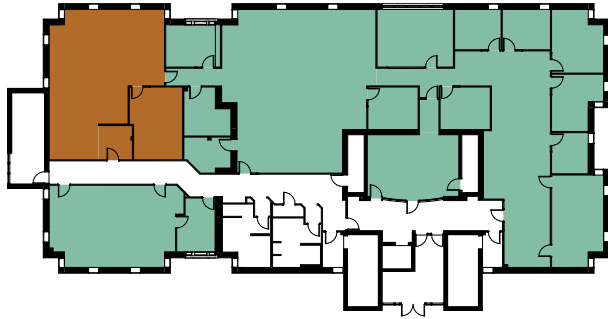
Department of Tourism



FIRST FLOOR - FUTURE OCCUPANCY  
(DOLLY-REED BUILDING)

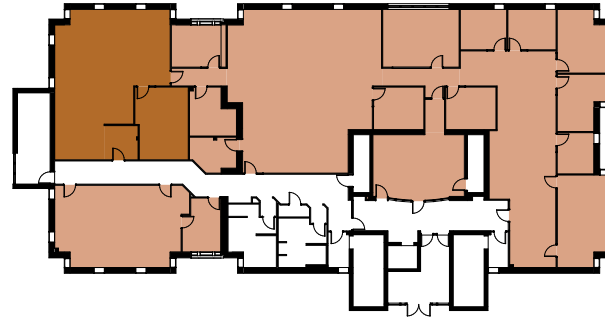
Bureau of Human Resources

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 4:</b> BOA (Offices/Admin. OSE, OHE, OPM, ORM) and BHR move to Dolly-Reed Building	<b>36</b>	<b>12,514 SF</b>	N/A	<b>\$0</b>	N/A
<b>Task 5:</b> Hillsview space use - temporary swing space or tenant	N/A	<b>3,800 SF</b>	N/A	N/A	N/A



SECOND FLOOR - CURRENT OCCUPANCY  
(DOLLY-REED BUILDING)

- Governor's Office of Economic Development
- Department of Tribal Relations



SECOND FLOOR - FUTURE OCCUPANCY  
(DOLLY-REED BUILDING)

- Bureau of Administration - Admin., OSE, OHE, OPM, ORM
- Department of Tribal Relations

**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

*New Construction (\$250/SF - \$300/SF)*

*Furniture estimate per FTE: \$3,000*



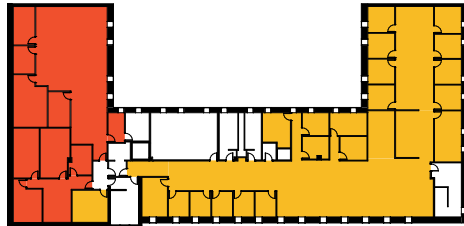
FIRST FLOOR - CURRENT OCCUPANCY  
(JOE FOSS BUILDING)

FIRST FLOOR - FUTURE OCCUPANCY  
(JOE FOSS BUILDING)

- Department of Agriculture & Natural Resources
- Bureau of Administration - OSE

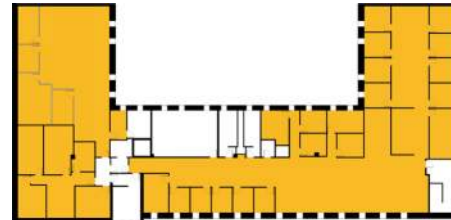
- Department of Agriculture & Natural Resources - SDBB & SDAIB

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 6:</b> DANR (AIB & SDBB) to Joe Foss Building	N/A	<b>7,016 SF</b>	<b>\$141,222.50 +</b> Additional Utilities and Services	<b>\$140,320</b>	<b>&lt;1</b>
<b>Task 7:</b> Risk Management - sell or other state use	<b>7</b>	N/A	<b>\$300,000.00</b>	N/A	<b>&lt;1</b>



THIRD FLOOR - CURRENT OCCUPANCY  
(JOE FOSS BUILDING)

- Department of Agriculture & Natural Resources
- Bureau of Administration - OPM & OHE



THIRD FLOOR - FUTURE OCCUPANCY  
(JOE FOSS BUILDING)

- Department of Agriculture & Natural Resources - SDBB & SDAIB

**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

*New Construction (\$250/SF - \$300/SF)*

*Furniture estimate per FTE: \$3,000*

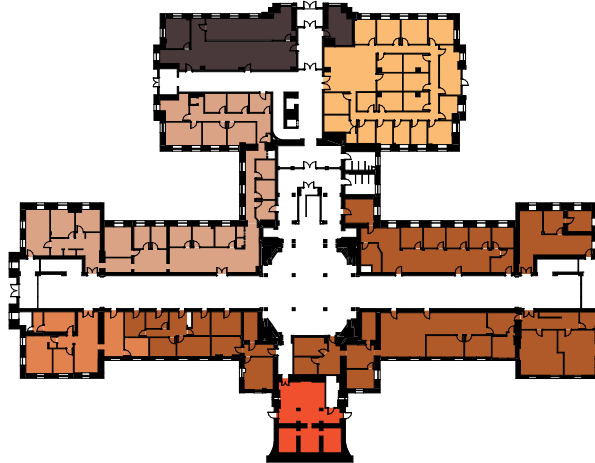
## CAPITOL BUILDING - FIRST FLOOR

### PROJECT DESCRIPTIONS

The 'Capitol Building - First Floor' project will focus on the existing space of the Bureau of Human Resources suite located on first floor of the Capitol. Once vacated by Bureau of Human Resources (BHR) the suite space is recommended to consolidate the current off-campus Secretary of State's office from lease space back into the Capitol Building. This will provide for consolidation and workplace efficiencies/savings.

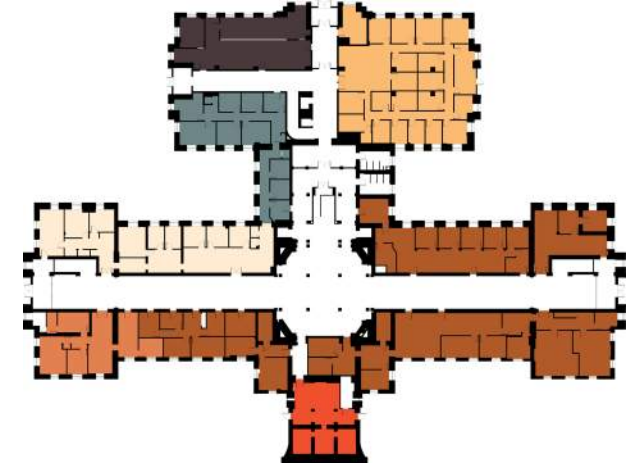
Additionally the Bureau of Finance & Management, currently located in the Nicollet Building will be relocated to the Capitol within the current BHR space.

Cosmetic upgrades will be recommended to properly outfit the existing space for future needs of the agencies.



FIRST FLOOR - CURRENT OCCUPANCY  
(CAPITOL BUILDING)

- Bureau of Administration
- Bureau of Human Resources
- Department of Public Safety
- Office of School & Public Lands
- Public Utilities Commission
- Unified Judicial System



FIRST FLOOR - FUTURE OCCUPANCY  
(CAPITOL BUILDING)

- Bureau of Administration
- Bureau of Finance & Management
- Department of Public Safety
- Office of School & Public Lands
- Public Utilities Commission
- Secretary of State
- Unified Judicial System

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> BHR moves out of Capitol Building - First Floor to Dolly-Reed Building	23	6,055 SF	N/A	(See Task 3 in Health Lab Addition Section)	N/A
<b>Task 2:</b> SOS moves out of lease space, all FTE into Capitol Building	7	3,500 SF	\$49,210.00 + Additional Utilities and Services	\$70,000	1.42
<b>Task 3:</b> BFM moves from Nicollet to Capitol Building	7	1,032 SF	N/A	\$20,640	N/A

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**Contractor Rates (Cost Per Square Foot Descriptions):**

*Low (\$37/SF - \$62/SF): Includes furniture systems*

*Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes*

*High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)*

*New Construction (\$250/SF - \$300/SF)*

*Furniture estimate per FTE: \$3,000*

## CAPITOL BUILDING - BASEMENT PROJECT DESCRIPTIONS

The 'Capitol Building - Basement' project will include the movement of the Bureau of Administration - Buildings & Grounds to relocated to the Kinsman Addition, relocation of the current swing space into either the Becker-Hansen Building or Hillsvie Plaza (lease space).

With space then available in the basement the Unified Judicial System currently located in the Sahr Building can relocate to the Capitol building once renovation is complete.

Additionally a renovation and remodel of the Capitol Basement would include updated flexible office space, Legislature temporary offices, conference spaces, improve cafe, mechanical, electrical and plumbing updates. (Refer to case study image examples).



**BASEMENT FLOOR - CURRENT OCCUPANCY**  
*(CAPITOL BUILDING)*

**BASEMENT FLOOR - FUTURE OCCUPANCY**  
*(CAPITOL BUILDING)*

- Bureau of Administration - Building & Grounds
- Bureau of Information & Telecom.
- Bureau of Human Resources
- Legislature & Legislative Research Council
- South Dakota Governor's Office
- Office of School & Public Lands
- Public Utilities Commission
- Unified Judicial System
- Swing Space

- Potential Available Space

MILESTONE TASKS DESCRIPTIONS	FTE	TOTAL SF	PROJECTED ANNUAL SAVINGS	B&G COSMETIC UPGRADES COST ESTIMATE (\$20/SF)	PAYBACK TIMEFRAME (YR/S)
<b>Task 1:</b> BOA: Buildings & Grounds moves to Kinsman Building Addition	77		N/A	N/A	N/A
<b>Task 2:</b> Move swing space to Becker-Hansen basement or Hillsvieview Plaza	N/A		N/A	N/A	N/A
<b>Task 3:</b> UJS moves from Sahr Building to Capitol basement once renovation complete	N/A		Annual Lease Cost + Additional Utilities and Services	N/A	N/A
<b>Task 4:</b> Flexible office space, hoteling spaces, Legislature temp. offices, conference spaces, improve café, mech., elec., plumbing updates	N/A	40,500 SF	N/A	\$10,125,000 - \$12,150,000 (New Construction Cost)	N/A

**Contractor Rates (Cost Per Square Foot Descriptions):**

Low (\$37/SF - \$62/SF): Includes furniture systems

Medium (\$75/SF - \$125/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes

High (\$112/SF - \$187/SF): Includes FFE (Furniture, Fixtures and Equipment), Interior Finishes, ME&P, Structure)

New Construction (\$250/SF - \$300/SF)

Furniture estimate per FTE: \$3,000

# PRELIMINARY SCHEDULE

## PROJECTS

### RICHARD F. KNEIP BUILDING

- TASK 1: BIT to Kneip Building third floor from Becker-Hansen Building
- TASK 2: DSS to Kneip Building from Sammons Building

### BECKER-HANSEN BUILDING

- TASK 1: BIT (8 FTE) to Becker-Hansen basement corner room from Becker-Hansen first floor space
- TASK 2: Becker-Hansen basement swing space or potential tenants: DLR, DHS, DPS - Emerg. Mgmt.
- Task 3: Becker-Hansen first floor potential tenants: DLR, DHS, DPS - Emerg. Mgmt.

### KINSMAN ADDITION

- TASK 1: Construction of the Kinsman Addition
- TASK 2: BOA - Buildings & Grounds out of existing locations to Kinsman Building Addition
- TASK 3: Demolition of the Nicollet Building

### HEALTH LAB ADDITION / NEW CONSTRUCTION

- TASK 1: Design & construction of the Health Lab Addition and Remodel
- TASK 2: All of DOH offices move to new Health Laboratory Addition
- TASK 3: Tourism moves into first floor of Hayes Building and GOED moves to second floor of Hayes Building
- TASK 4: BOA (Offices/Admin. OSE, OHE, OPM, ORM) and BHR to move Dolly-Reed Building
- TASK 5: Hillsview space use - temporary swing space or tenant
- TASK 6: DANR (AIB & SDBB) to Joe Foss Building
- TASK 7 Risk Management - sell or other state use

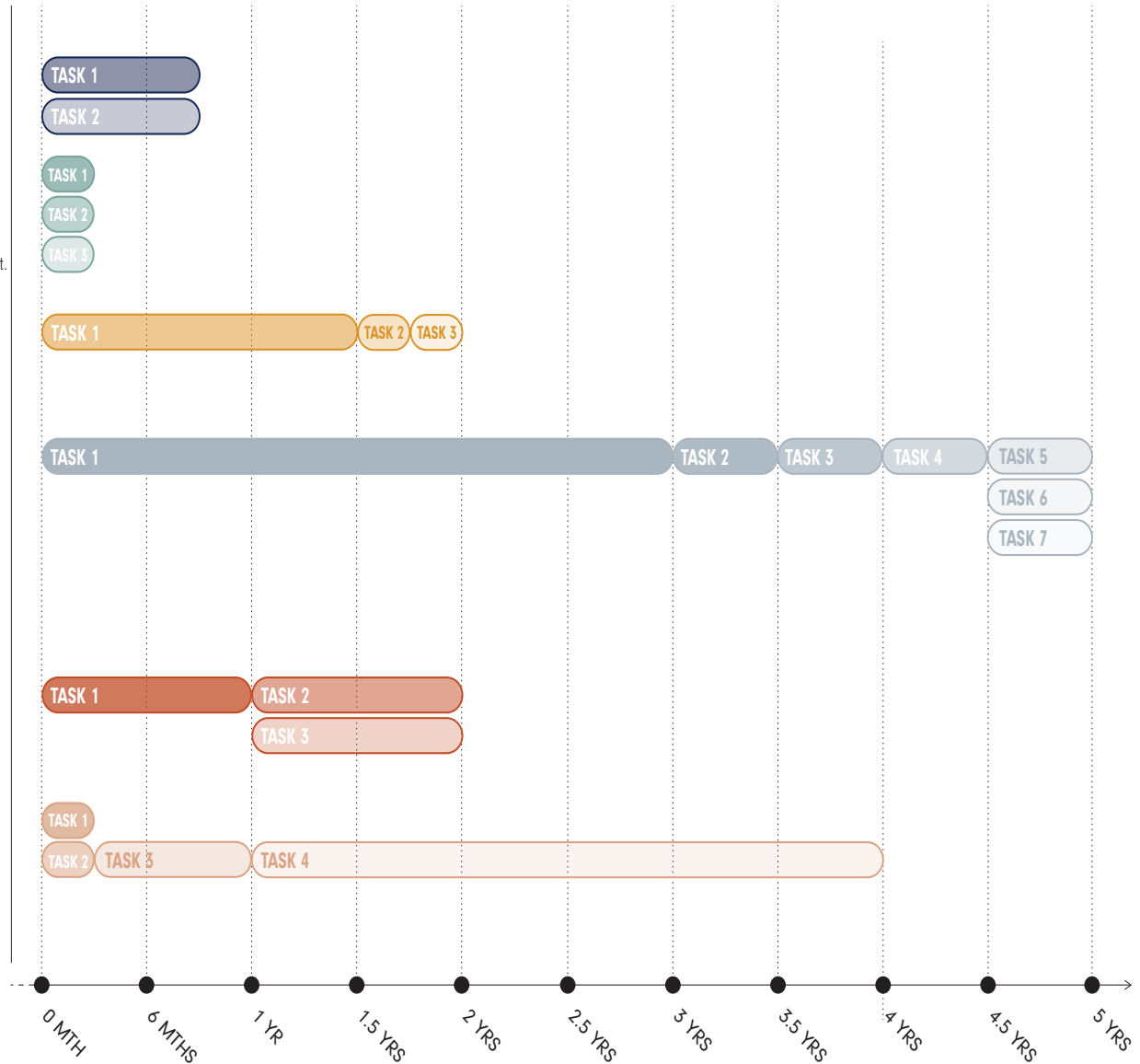
### CAPITOL BUILDING - FIRST FLOOR

- TASK 1: BHR moves out of Capitol first floor to Dolly-Reed Building
- TASK 2: SOS moves out of lease space (all FTE into Capitol)
- TASK 3: BFM (7FTE) move from Nicollet to Capitol building

### CAPITOL BUILDING - BASEMENT

- TASK 1: BOA: Buildings & Grounds move to Kinsman Building Addition
- TASK 2: Move swing space to Becker-Hansen basement
- TASK 3: UJS moves from Sahr Building to Capitol basement once reno. complete
- TASK 4: Flexible office space, hoteling spaces, Legislature temporary offices, conference rooms, improve cafe, mech., elec. & plumbing updates

## TASK(S) TIMELINE



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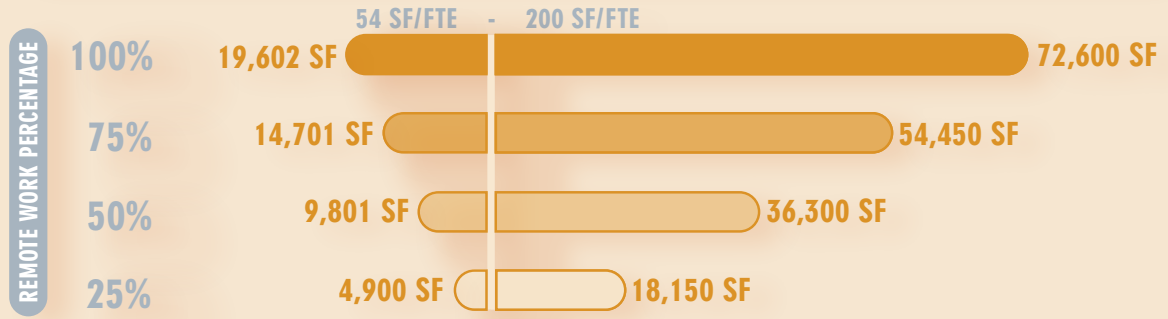
### C. REVIEW REMOTE WORK STRATEGY TO SUPPORT CONSOLIDATION

During the design process the agencies in the Capitol Complex Campus and Pierre area participated in a questionnaire to collect the following information concentrated around remote work.

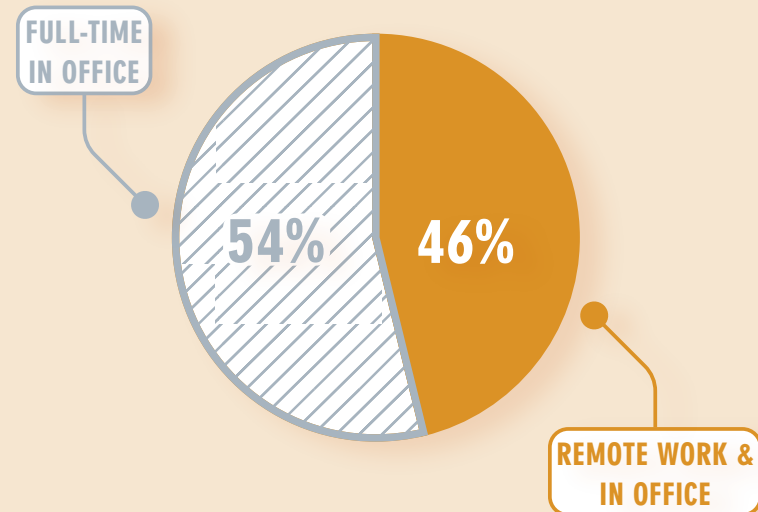
The following graphs and charts include overall responses and estimates from the data collected in the questionnaire responses.

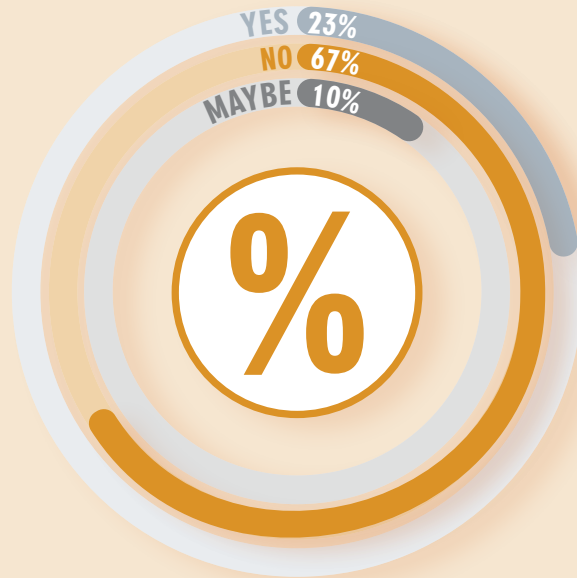
The planning team reviewed and analyzed the responses provided and concluded that further education and information about some topics would be beneficial to provide definition and description on office hoteling and shared spaces, particularly in the Capitol Basement. Several strategies of consensus gaining have also been provided on page 47 for reference.

#### OVERALL INITIAL SQUARE FOOTAGE ESTIMATE THAT COULD BE REDUCED

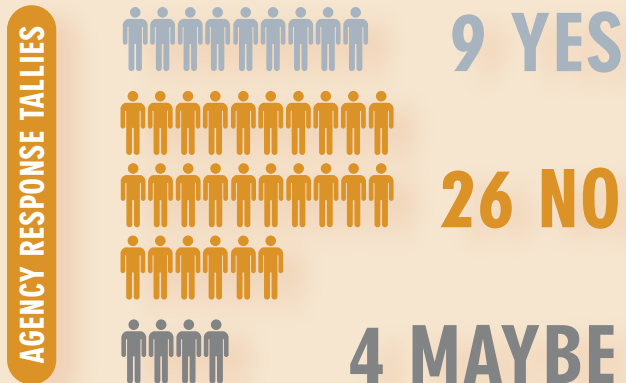


#### OVERALL AGENCY RESPONSES TO REMOTE-WORK [LOCATION: CAPITOL COMPLEX, PIERRE, SD]





**SHARED MEETING SPACE + OFFICE HOTELING  
IN THE CAPITOL BASEMENT**  
[CONSENSUS REVIEW]



# GAINING CONSENSUS THROUGH VISUALIZATION TOOLS



### DESCRIPTIVE INFOGRAPHICS

Infographics are visual representations of information, data, and knowledge, they are intended to present complex information quickly and clearly. They can be entertaining, eye-catching, concise and easily digested by the reader.

### IMAGERY OF PRECEDENT SPACES

Precedent spaces can help visually communicate design intention, they can be in forms of case studies, use to describe construction methods, material choices or design concepts.

### CONCEPTUAL RENDERINGS

Architectural renderings are two-dimensional animations or images with the main goal of visually illustrating design elements included in the design.



# 03 DEVELOP A CAPITOL COMPLEX LAND USE STUDY



## PLANNING PRIORITY

*A. Identify properties adjacent to existing state-owned properties that can improve economic efficiencies and feasibility*

CAPITOL COMPLEX LAND USE STUDY  
*(INCLUDING GREEN SPACES & PARKING)*  
RECOMMENDATIONS

Included in the 'Land Use Study' is the catalog of current state-owned properties on, and adjacent to the Capitol Complex campus. Green spaces are included in the highlighted properties. The illustration found on page 65 provides buildings found within those properties and total acres.

Additionally parking calculations have been developed as approximate totals to the current parking situation on and around the campus. Parking counts include both parking lots designated to specific state-owned buildings and on-street parking estimates.

Estimated parking totals are included on pages 66 - 68.

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**Disclaimer:**

*Parallel parking dimensions utilized in the study are nine (9) feet by twenty-two (22) feet in accordance to the (2018 International Zoning Code, IZC. 801.3)*

*Forty-five degree on-street parking utilizes a variable of 12.7 feet per linear foot for one parking space.*

**STATE - OWNED BUILDINGS**

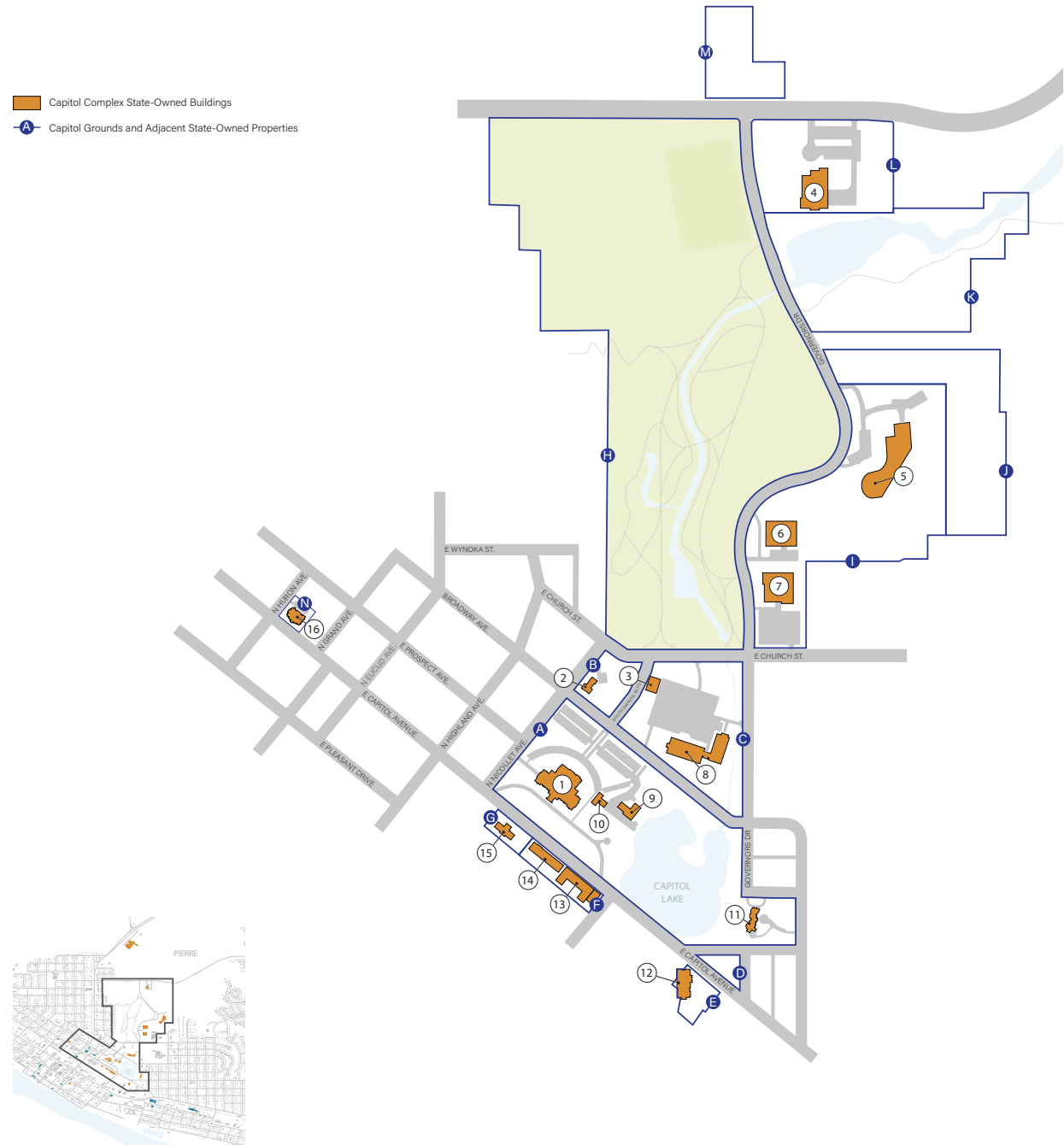
- ① South Dakota State Capitol Building
- ② Bureau of Administration Nicollet Building
- ③ Paul Kinsman Building
- ④ Health Laboratory
- ⑤ Cultural Heritage Center
- ⑥ MacKay Building
- ⑦ Richard F. Kniep Building
- ⑧ Becker-Hansen Building
- ⑨ Capitol Lake Visitor Center & Boiler Plant
- ⑩ Dr. Robert Hayes Building
- ⑪ Governor's Residence
- ⑫ Dolly-Reed Plaza
- ⑬ Joe Foss Building & Matthew Training Center
- ⑭ Sigurd Anderson Building
- ⑮ Soldiers and Sailors World War Memorial Building
- ⑯ Sutherland Building

*\* DISCLAIMER: All state-owned buildings in the Pierre area are included in the Inventory Evaluation. Although, not all state-owned buildings are depicted in the above illustration due to proximity to the Capitol Complex Main Campus.*

**STATE - OWNED PROPERTIES**

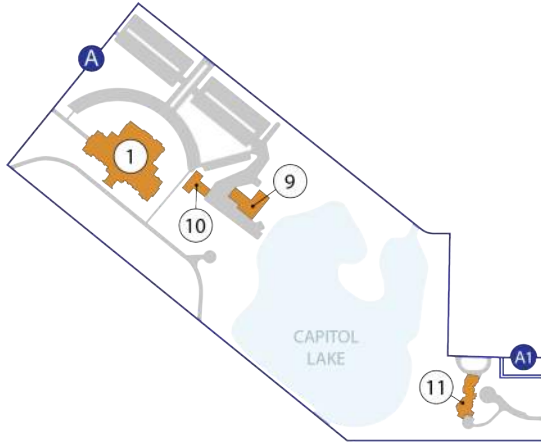
- A Capitol Grounds, Capitol Lake, Governor's Residence, and small State corner lot - 33.4 Acres
- B BOA Building Lot - 2.45 Acres
- C Becker-Hansen Building - 13.27 Acres
- D Civil War Memorial - .65 Acres
- E Dolly-Reed Plaza - 1.5 Acres
- F Sigurd Anderson and Joe Foss Building Lot - 2.03 Acres
- G Soldiers and Sailors Building (Deed Restriction for this purpose from the railroad) - 1.1 Acres
- H Hilger's Gulch & Hilger's City Lots - 84.5 Acres
- I Kniep Building, Historical Society - 24.5 Acres
- J Historical Society/Archives - 10.8 Acres
- K Hilger's Gulch to Mickelson Pond Trail - 20.66 Acres
- L State Health Laboratory - 9.54 Acres
- M Vacant Land North of 4th Street - 4.5 Acres
- N Sutherland Building - 0.564 Acres

*\* DISCLAIMER: This illustration only depicts State-Owned Property in direct adjacencies to the Main Campus of the Capitol Complex.*



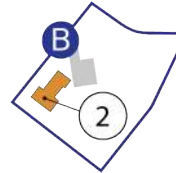
**A CAPITOL GROUNDS, CAPITOL LAKE, GOVERNOR'S RESIDENCE, AND A1 (SMALL STATE CORNER LOT)**

Property Size: 33.4 Acres  
 Parking Lot: 365 Parking Spaces  
 On-Street Parking: Approx. 207



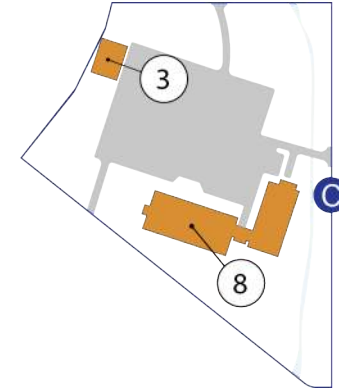
**B BUREAU OF ADMINISTRATION BUILDING LOT**

Property Size: 2.45 Acres  
 Parking Lot: 22 (approx.) Parking Spaces  
 On-Street Parking: Approx. 52



**C BECKER-HANSEN BUILDING**

Property Size: 13.27 Acres  
 Parking Lot: 261 Parking Spaces  
 On-Street Parking: Approx. 110



**D CIVIL WAR MEMORIAL**

Property Size: 0.65 Acres  
 Parking Lot: N/A  
 On-Street Parking: Approx. 29



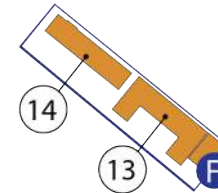
**E DOLLY-REED PLAZA**

Property Size: 1.5 Acres  
 Parking Lot: 94 Parking Spaces  
 On-Street Parking: Approx. 5



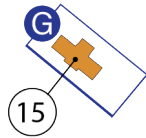
**F SIGURD ANDERSON & JOE FOSS BUILDING**

Property Size: 2.03 Acres  
 Parking Lot: 53 Parking Spaces  
 On-Street Parking: Approx. 22



**G SOLDIERS AND SAILORS BUILDING (DEED RESTRICTION FOR THIS PURPOSE FROM THE RAILROAD)**

Property Size: 1.10 Acres  
 Parking Lot: 53 Parking Spaces  
 On-Street Parking: Approx. 9



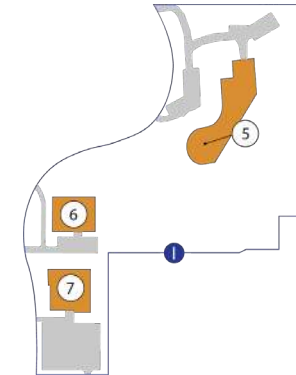
**H HILGER'S GULCH & HILGER'S CITY LOTS**

Property Size: 84.5 Acres  
 Parking Lot: N/A  
 On-Street Parking: Approx. 239



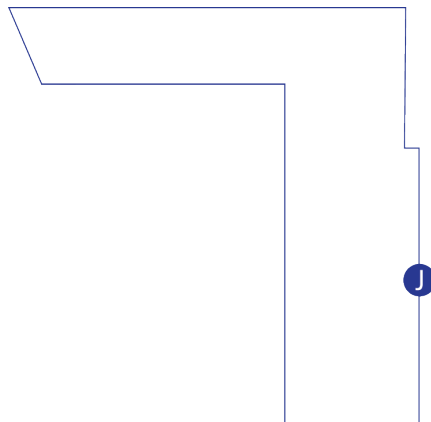
**I KNEIP BUILDING, HISTORICAL SOCIETY**

Property Size: 24.5 Acres  
 Parking Lot: 484 Parking Spaces  
 On-Street Parking: Approx. 72



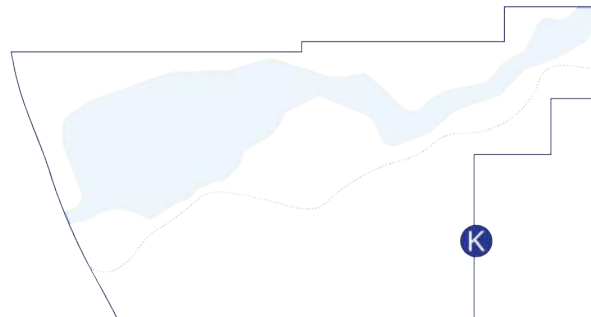
**J HISTORICAL SOCIETY/ARCHIVES**

Property Size: 10.8 Acres  
 Parking Lot: N/A  
 On-Street Parking: Approx. 11



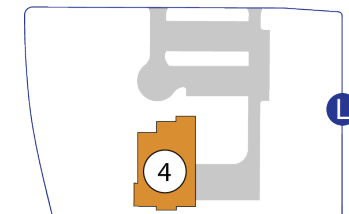
**K HILGER'S GULCH TO MICKELSON POND TRAIL**

Property Size: 20.66 Acres  
 Parking Lot: N/A  
 On-Street Parking: Approx. 43



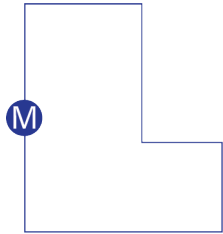
**L STATE HEALTH LABORATORY**

Property Size: 9.54 Acres  
 Parking Lot: 73 Parking Spaces  
 On-Street Parking: Approx. 15



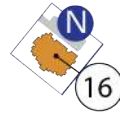
**M VACANT LAND NORTH OF 4TH STREET**

Property Size: 4.5 Acres  
Parking Lot: N/A  
On-Street Parking: N/A



**N SUTHERLAND BUILDING**

Property Size: 0.564 Acres  
Parking Lot: 10 Parking Spces  
On-Street Parking: Approx. 9



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# RECOMMENDATIONS

## PLANNING PRIORITIES

### 1. Capitol Building Master Plan

A. Identify what entities belong in the Capitol Building

**Recommendation:**

*The Leadership Committee, identified who by statute (SDCL 5-15-44 - 5-15-48) belongs in the Capitol Building and who has practical synergy to be in the Capitol.*

- Governor's Office
- Legislature & Legislative Research Council
- Unified Judicial System
- Bureau of Finance and Management
- Secretary of State
- State Auditor's Office
- State Treasurer's Office
- School and Public Lands
- Public Utilities Commission

B. Develop opportunities to maximize existing space; which may include renovations

**Recommendation:**

*Two key areas were identified as under-utilized opportunities within the Capitol Building;*

- The current Bureau of Human Resources first floor space
- The majority of the Capitol Basement (refer to the detail document for specific spatial identification).

*These spaces possess opportunities for agency consolidation, through renovation and reprogramming. Similar case studies include the State of Minnesota and the State of Oklahoma.*

C. Identify a new swing space during construction. Determine building location, financial feasibility and spatial functionality

**Recommendation:**

*It is recommended to relocate the swing space from the basement of the Capitol Building.*

- Logistically, this space is poorly suited for swing space, but with a proper renovation could be highly desired office space within the Capitol.

*During renovation, the Capitol Building's mechanical and electrical equipment should be evaluated and consolidated into a central location within the basement.*

*If renovated, the Capitol basement could create opportunities:*

- Updated temporary office spaces for the Legislature during session
- Office hoteling stations
- Shared conference spaces
- Additional office suite for the Unified Judicial System (UJS) to move from Sahr Building location

## 2. Maximize all Pierre Campus Building Space - Leased and Owned

- A. Consolidate appropriate leased agency locations back to the Capitol Complex

### **Recommendation:**

*(See pages following executive summary for details) Consolidation criteria included;*

- *Cost effectiveness of current lease cost and services*
- *Building /office value (physical quality of office environment)*
- *The survey responses*
- *Square footage needs based on current FTE and future projected FTE counts*
- *Synergy of working relations within a singular agency*
- *Synergy amongst other agencies*
- *Transportation efficiencies*

- B. Co-locate agencies when appropriate
- C. Review remote work strategy to support consolidation

### **Recommendation:**

*'Agency Remote Work' survey responses were conducted.*

*Each agency's consolidation is specific to work-type and feasibility. (See agency responses in the Appendices section of the detail document)*

## 3. Develop a Capitol Complex Land Use Study (Green Spaces & Parking)

- A. Identify properties adjacent to existing state-owned properties that can improve economic efficiencies and feasibility

### **Recommendation:**

*Several properties have been identified.*

