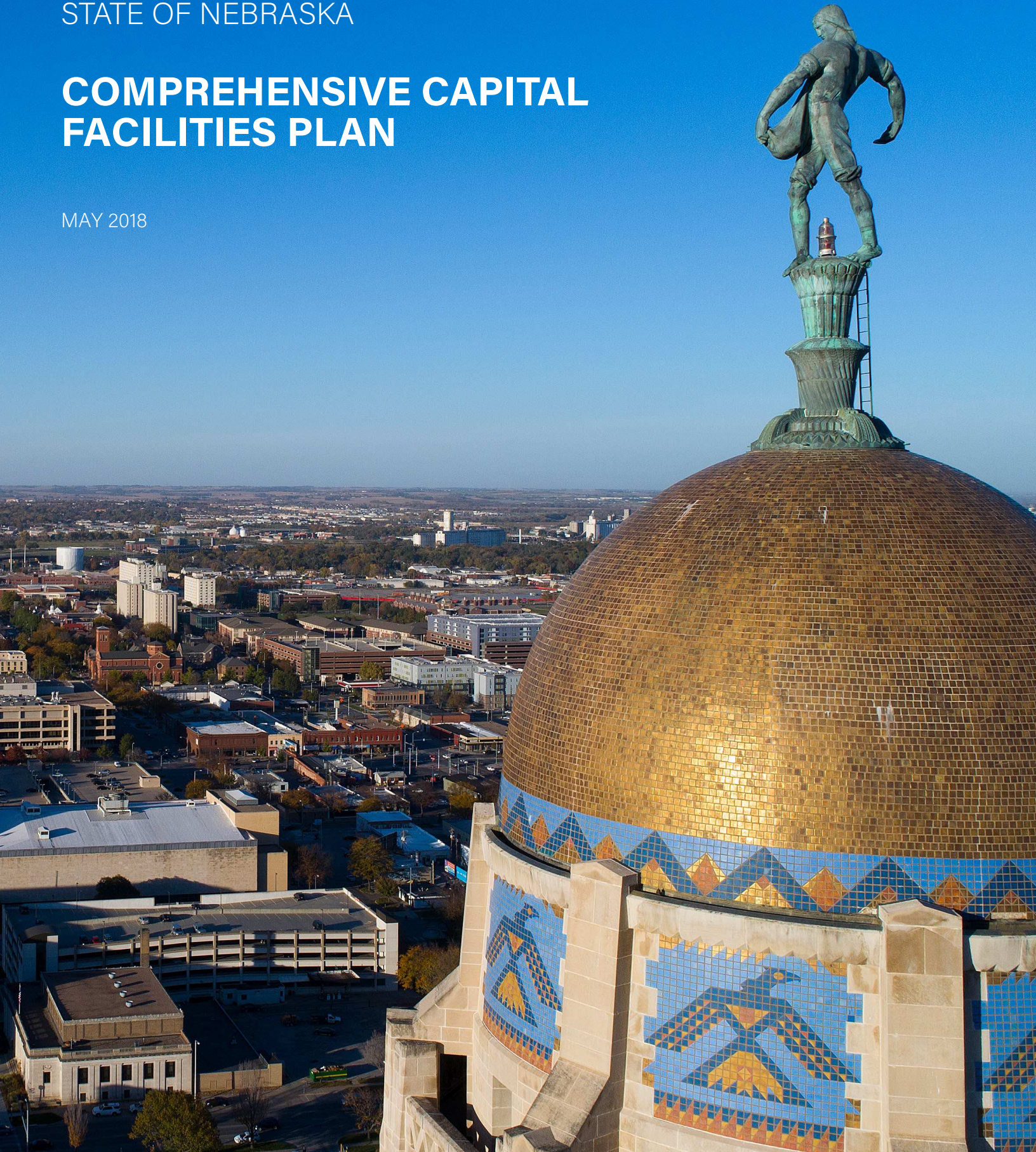


STATE OF NEBRASKA

COMPREHENSIVE CAPITAL FACILITIES PLAN

MAY 2018



STATE OF NEBRASKA

COMPREHENSIVE CAPITAL FACILITIES PLAN

MAY 2018



NEBRASKA
DEPT. OF ADMINISTRATIVE SERVICES

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NEBRASKA

Good Life. Great Opportunity.

Vision

Grow Nebraska

Mission

Create opportunity through more effective, more efficient, and customer focused state government.



FOREWORD

MESSAGE FROM DIRECTOR BYRON L. DIAMOND



Byron L. Diamond

Director | State of Nebraska
Department of Administrative Services

This Nebraska Comprehensive Capital Facilities Plan (the Facilities Plan) provides a comprehensive, forward-looking, and integrated strategic planning framework with a planning horizon over the next 20 years.

The Facilities Plan is the first comprehensive planning document to collect and record recommendations for all campus systems, including future space and program needs of the legislative, judicial, and executive branch activities located in Lincoln, Nebraska. The plan also provides recommendations on potential building renovation and new construction, teammate usage and amenities, campus architecture and landscaping standards, transportation and parking, and sustainability measures.

The Facilities Plan for the State of Nebraska is envisioned as a long-range planning tool addressing the physical, social, intellectual, and sustainability challenges that state government is either currently or may potentially face in the 21st century. It has been crafted to address both a programmatic 20-year planning horizon for strategic visioning and prioritization of projects; while recognizing that the pace of construction on the campus will fluctuate depending on the need, availability, and sources of future funding.

Public consultation is another important component of the facilities planning process. Through engaging our stakeholders and the public at large, we can better address their concerns and aspirations as we plan for the future. During the development of this Facilities Plan, there was extensive engagement with all state agencies and branches of state government, along with several public consultations and working groups that were completed with the City of Lincoln leadership, the Lincoln Chamber of Commerce, Lincoln business leaders, and the general public through focus group discussions and public forums.

This plan has been created by the combined efforts of the Nebraska State Building Division staff and its consultants, and has been prepared in accordance with the Comprehensive Planning Guideline provided by the National Capitol Planning Commission.

- Director Byron L. Diamond

ACKNOWLEDGMENTS

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Stakeholders

City of Lincoln

Mayor's Office
Planning and Urban Development
Urban Design Review Committee
Historic Preservation Commission

Non-Profit Associations**Educational Institutions**

University of Nebraska - Lincoln

Real Estate Legal Services**Real Estate Developers****Real Estate Investors****Property Managers****Construction Companies**

EXECUTIVE SUMMARY

The Comprehensive Capital Facilities Plan (the Facilities Plan) represents the first time in history in which the State has undertaken a comprehensive planning process for the areas surrounding the State Capitol, hereinafter referred to as the Capitol Campus. The Facilities Plan provides a comprehensive and integrated vision for the development of the Capitol Campus over the next 20 years.

Over a century ago, beginning in 1912, the first known improvements were made to what is now the Capitol Environs District, which includes the Capitol and the four primary axis streets. Construction of the Capitol followed in four phases between 1922 and 1933. The decades that followed saw the construction of some of the major state owned office buildings that are today part of the Capitol Campus, including the Governor's Mansion, the 1526 Building, and the Nebraska State Office Building and the adjoining surface parking lots.

The Capitol Campus includes the areas surrounding the Capitol and bounded by N Street to the north, G Street to the south, 12th Street to the west, and 17th Street to the east. While the recommendations are focused on the Capitol Campus, the Facilities Plan considers the importance of the surrounding context and opportunities to improve the

relationship between the Capitol Campus and its neighbors – Downtown Lincoln, University of Nebraska – Lincoln (UNL), and surrounding residential neighborhoods. The Facilities Plan needs to build on positive momentum and respond to increased business, commercial, housing and mixed-use development while maintaining the character of the Capitol Campus.

The Facilities Plan envisions a future that strengthens the role of the Capitol Campus in the City of Lincoln as an attractive workplace and visitor destination, with new investment as well as improved functionality. The Facilities Plan recommendations and phasing plan for new and improved buildings and sites are intentionally designed to be flexible and scalable depending on future need and funding sources.

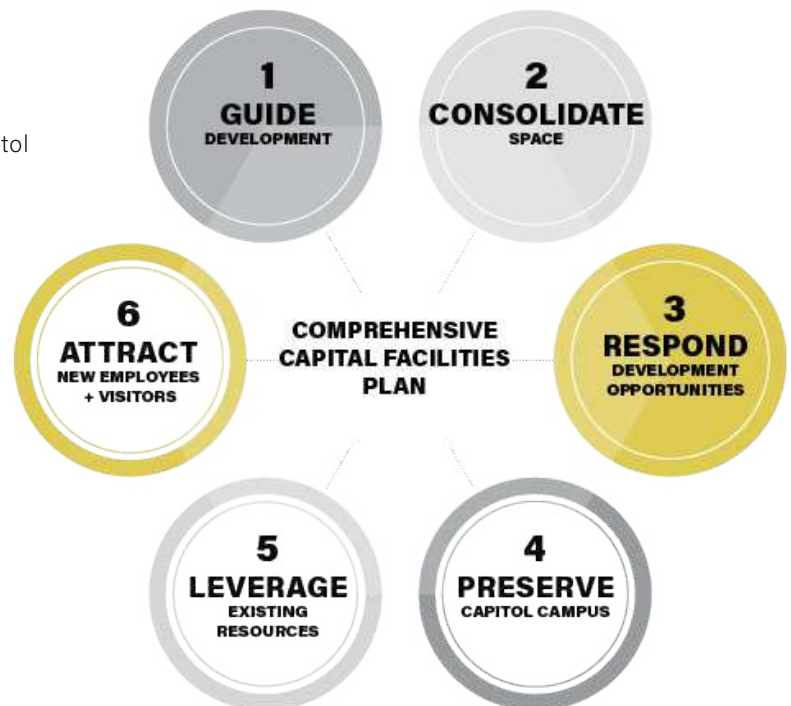


Figure E.1: Comprehensive Capital Facilities Plan Goals
Early in the project, the State Planning Advisory Committee (PAC) and Facilities Plan team developed a set of goals to guide the development for the Facilities Plan.

Planning Process

The State Building Division of the Department of Administrative Services (DAS) initiated the planning process in 2016 and selected a Facilities Plan team led by planning and design consultants DLR Group and WRT; along with sub-consultants NAI FMA (real estate and market conditions), Olsson Associates (transportation and engineering) and Berggren Architects (historic preservation expertise) to execute the planning process. The development of the Facilities Plan was led by a Planning Advisory Committee (PAC) comprised of members of DAS/State Building Division who provided direction and feedback through each phase of the plan development.

The Facilities Plan team completed an Existing Conditions Report for review by the PAC and discussion at a community workshop. Existing conditions analysis included review and analysis of existing land use; relevant planning studies and initiatives; Capitol Environs District Standards; multi-modal circulation (pedestrian, bicycle, transit and parking analysis); historic preservation potential; state owned facilities; landscape and public realm conditions; view corridors; and signage and wayfinding. Stakeholder interviews were conducted to understand opportunities and constraints.

The analysis identified a number of opportunities and constraints facing redevelopment of the Capitol Campus, including its strategic location between downtown and residential neighborhoods, interest in new development that is occurring around the Campus, opportunities for improved public spaces, and the need for more efficient use of office space.

The Facilities Plan process also included a thorough assessment of existing real estate conditions and trends including existing development opportunities surrounding the Capitol Campus. The Facilities Plan team conducted a detailed existing and future space needs analysis through a series of state agency interviews and surveys to understand the current and projected space needs for each agency. Benchmarking of other states was also undertaken for relevant plan components including efficient use of space, open space programming, and parking.

Following the existing conditions analysis, the PAC and Facilities Plan team created a set of Planning and Design Principles (Chapter 3.10) to guide the Facilities Plan development phases.

Based on the understanding and analysis phases of work, the Facilities Plan team and the PAC considered four alternatives for how the Capitol Campus could develop over the next 20 years, which are described in detail in Chapter 6. The alternatives were evaluated for their pros and cons, overall estimated costs, adherence to the Planning and Design Principles, and how well they could accommodate the future needs of agencies that need to be located in close proximity to the Capitol. The components of the best-suited alternatives were then further developed as part of the Facilities Plan recommendations detailed in Chapter 8.

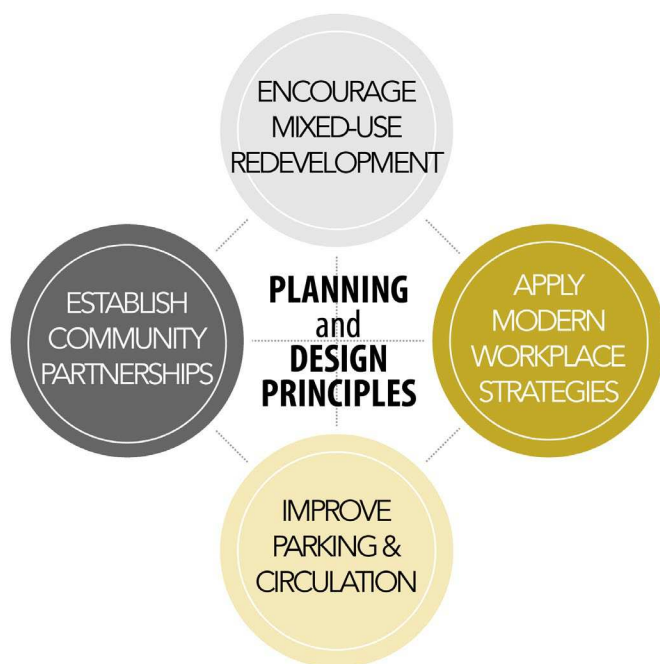


Figure E.2: Planning and Design Principles
Following the draft report, the PAC and Facilities Plan team created a set of Planning and Design Principles to guide the Facilities Plan development phases.

Capitol Campus Opportunities and Design Framework

The planning process included an analysis of how existing office space is organized and used today and the needs of agencies in the future. Based on the needs analysis, the Facilities Plan recommends several key changes that will result in better use of space and increased efficiencies, and allow the State to keep pace with projected growth and changing technology over the next 20 years. The improvements to agency locations and office space will help to meet many of the goals of the Facilities Plan, including consolidating and integrating space and generating new investment and preservation of the Capitol Campus.

Over the 20 year period, DAS/State Building Division will need a total of nearly 400,000 additional square feet to be acquired or built in the Capitol Campus, based on the space needs analysis described in Chapter 4. To meet this projected demand, the Facilities Plan recommends new construction of office space within close proximity to the Capitol.

The Facilities Plan recommends an overall reduction in the office space per employee space standard while increasing existing and future space efficiencies and open floor workplace configurations, which is based on the space needs analysis findings in Chapter 4. The Facilities Plan also recommends reduction of leased office space by increasing owned office space over a 20 year time period, ultimately allowing the State more control over workplace environments.

To improve efficiencies and communication, the plan brings agencies that work together on a day to day basis within close proximity to each other, as well as bringing agencies that benefit from close proximity to the Capitol together.

In addition, in the next five years, approximately 60 percent of state employees will be entering or already at retirement age. Improvements and upgrades to office space and the Capitol Campus environment will greatly help in attracting and retaining new employees. The recommendations include introducing new workplace amenities such as fitness centers and dining options, updating technology, bringing office space into ADA compliance, and renovating outdated and deteriorated facilities to improve the workplace environment.

“Consolidating space, moving agencies and employees closer to the Capitol and providing a more attractive work place would make the Capitol Campus more vibrant and help with recruiting new staff to take the places of retiring State employees and retaining existing staff.”

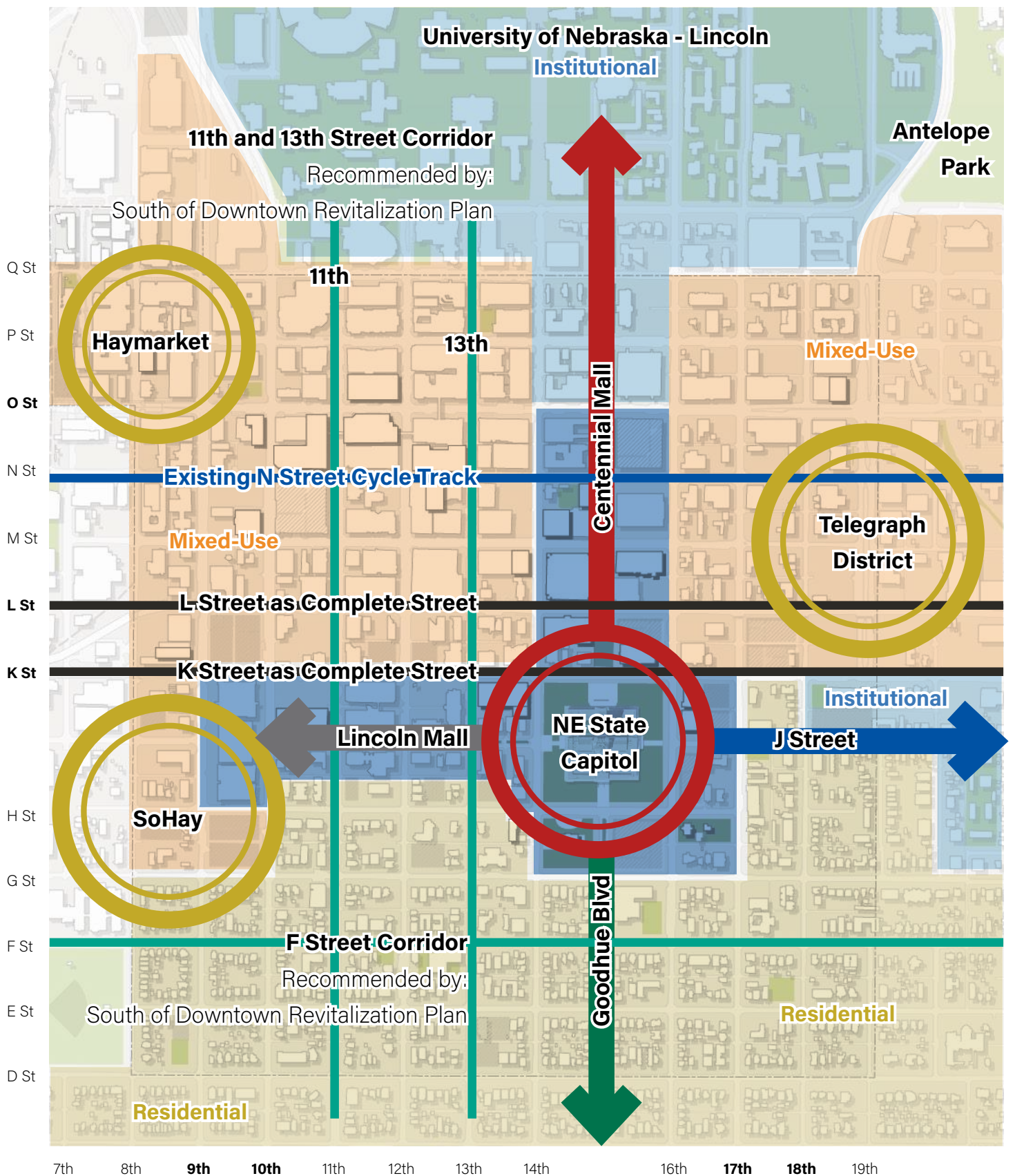


Figure E.3: Urban Design Framework

The Urban Design Framework highlights key streets and connections, including the four axial streets extending out from the Capitol, as well as surrounding districts and land uses.

Urban Design Framework

The Urban Design Framework, which is further discussed in Chapter 6, includes improvements to the Capitol Campus environment designed to promote economic development, attract and retain employees, and create a diverse and vibrant district. These improvements will help to generate different activities and experiences to attract a broad base of employees, residents, and visitors - and encourage them to visit more often. The planning and design framework includes:

Improvements to the Four Axial Streets

The Capitol Campus is defined by four existing axial streets: Centennial Mall, Goodhue Boulevard, Lincoln Mall, and J Street. These axial streets are distinguished by diverse land uses helping to connect the Capitol Campus with the city and adjacent neighborhoods. The Facilities Plan strengthens these existing axial street connections while accommodating programs and activities that relate to the Capitol. For example, the Facilities Plan envisions pedestrian and visitor friendly uses on the ground floor of the buildings facing Centennial Mall and outdoor programming events that celebrate the Capitol.

Multi-Modal Connections of the Capitol Campus

Major downtown streets and the presence of Antelope Valley Greenway within walking distance of the Capitol Campus provide opportunities to better integrate multi-modal (bicycle, pedestrian and transit) connections into the campus. The framework envisions implementation of traffic calming strategies for K and L Streets, the two east and west major thoroughfare streets as they enter the vicinity of the Capitol. These streets connect the Capitol Campus with downtown and the rest of the city and act as gateways to the Campus providing potential for Capitol Campus signage and branding opportunities.

Building from the Surrounding Context

The Facilities Plan recommendations complement ongoing development initiatives and projects occurring within the vicinity of the Campus including the Telegraph District redevelopment (east of Capitol Campus) and efforts undertaken by the South of Downtown Community Development Organization (south of Capitol). The Capitol Campus sits at the transition between residential neighborhoods to the south and downtown to the north. There is an opportunity to develop a vibrant pedestrian friendly Capitol Campus that will seamlessly provide the missing piece towards greater development of downtown Lincoln.



View of Capitol Campus and surrounding areas
Photo Credit: UNL

“The city and downtown are experiencing a fast pace of development. The Capitol Campus needs to respond to this changing context while being respectful of the historic Capitol and its location between the residential neighborhoods and downtown.”



Centennial Mall Looking Towards Capitol
Illustrative Vision

Facilities Plan Recommendations

Recommendations include the construction of new buildings, renovations to existing buildings, and modifications to how existing office space is allocated, ultimately gaining efficiencies and providing cost savings to the State over the next two decades. Through this planning process, the analysis of state agencies included current location, adjacency needs to the Capitol and other agencies, current employment and projected growth of agencies. In addition to optimizing agency locations, the plan improves the public realm, multi-modal connections, and character of the Capitol Campus. Recommendations are described in more detail in Chapters 8 and 9. Major recommendations are summarized below:

Agency Location Priorities

Agencies are grouped into high, medium, and low priority based on their need to be adjacent to the Capitol.

High Priority Agencies

These agencies provide centralized functions for all state agencies and have an identified high priority to be located adjacent to the Capitol. Examples of high priority agencies include: Department of Administrative Services (DAS), the Auditor of Public Accounts, the State Treasurer, and the Secretary of State. Many of these agencies are already located in the Capitol Campus and would like to remain. To facilitate access and to co-locate high priority agencies as needed, three Centers of Synergy (COS) are identified here and described in more detail in Chapter 4.7:

- **Agriculture and Natural Resources**

Includes the Department of Agriculture and other agencies dealing with similar agriculture and environmentally driven issues such as the Department of Environmental Quality and Natural Resources, the Energy Office, and the Commodity Boards. Many of these agencies do not need direct access to the Capitol itself but do utilize the centralized services provided by other state agencies

“The new centers of synergy will improve efficiencies in workspaces, parking, amenities, collaboration, and allow more agencies to locate in the Capitol Campus.”

- **Justice Branch and Supporting Agencies**

Agencies closely related to the Judicial Branch that would benefit from consolidated services in one location include the Supreme Court, the Attorney General, Workers Compensation Court, and the Public Service Commission. The Facilities Plan places these agencies in one location adjacent the Capitol allowing them to work more efficiently together and benefit from the proximity to the Capitol courtrooms.

- **Revenue and Economic Development**

Economic and education related agencies with divisions that work together on a regular basis including the Departments of Education, Revenue, Economic Development, Labor, and Insurance. These agencies do not necessarily need to be in one building, however there are efficiencies in co-locating the economic and revenue related agencies in one location.

Medium Priority Agencies

Medium priority agencies ranked in the middle for adjacency need to the Capitol and access to centralized state services or one of the Centers of Synergy listed above. These agencies include: Department of Motor Vehicles, Real Estate Commission, the Capitol Commission, the Board of Engineers and Architects, and the Library Commission.

Low Priority Agencies

Low priority agencies provide stand-alone services and do not have any strong adjacency needs with other agencies. Examples in this category include: National Guard and State Patrol, Correctional Services, Public Board of Accountancy, the State Historical Society, and the Department of Aeronautics. However, those located in the Capitol Campus should remain.

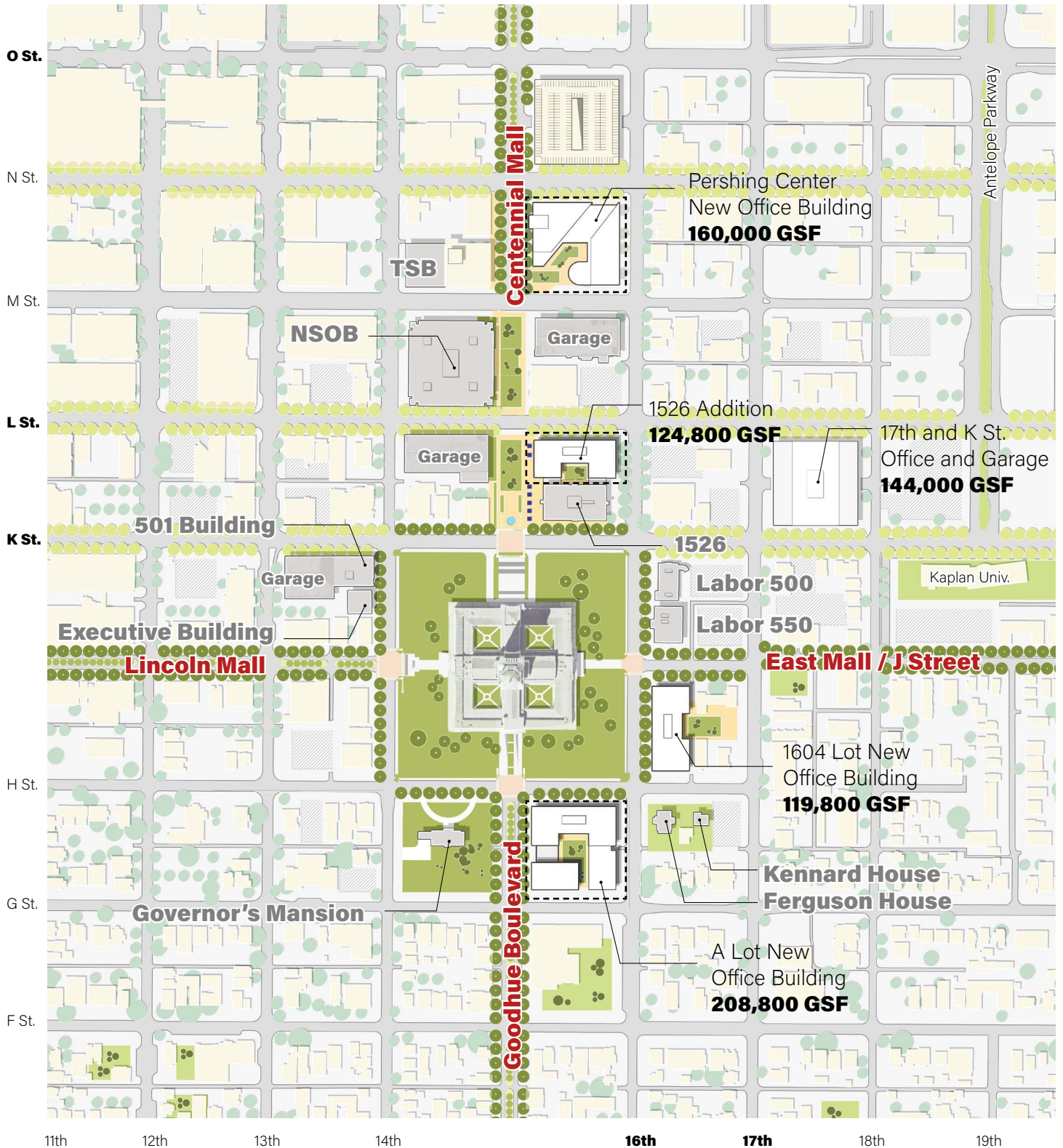


Figure E.4: Comprehensive Capital Facilities Plan Vision

New Construction and Renovation for Office Buildings

To meet the State's future space needs and create a more cohesive and active Capitol Campus, the Facilities Plan recommends construction of new Class A office space along Centennial Mall and south and east of the Capitol. The Facilities Plan also includes renovation of existing state owned office buildings to accommodate changes in the workplace, upgrade technology, and create more efficient office space configurations. The construction of new office space will allow the State to achieve the goals of the Centers of Synergy and need for many agencies to have close proximity to the Capitol. The Facilities Plan recommends the following new office buildings, which are described in detail in Chapter 8:

17th and K Streets New Office Building and Garage

A new office building with approximately 144,000 GSF (120,000 DGSF) and a 426 space parking garage is proposed for the state owned 1731 K parking lot (existing 282 parking spaces). The new office building at 17th and K Streets will house the Department of Health and Human Services Consumer Office and the Library Commission.

1526 New Building Addition

A building addition is planned at the 1526 Office Building site which would add a 124,800 GSF (99,840 DGSF) of office space attached to the existing building. The new office building is envisioned as four levels of office space to replace the existing surface parking lot (70 spaces) located north of the existing building.

The new addition to the 1526 building is planned for the Revenue and Economic Development Center of Synergy, which includes: Department of Economic Development; Department of Revenue; Banking and Finance; and the Department of Insurance. The arrangement emphasizes the importance of the two buildings being connected to provide flexibility to allow departments and employees to flow between the two structures.

New Office Building at Lot "A"

Planned as a 208,800 GSF (167,040 DGSF) office building to be located on the existing surface parking lot "A" which is east of the Governor's Mansion, the new office building and underground garage will replace the existing 254-space surface parking lot. The proposed building includes four levels of office space on the northern half of the site, with two levels of office space on the southern half of the site. The new office building will also include three levels of underground structured parking that would occupy the entire site and provide 750 secure parking spaces.

The new office at the "A" lot is envisioned to be the Justice Building that will house some of the agencies included in the Justice Branch and Supporting Agencies Center of Synergy including: the Supreme Court, the Justice Branch Training Facility, Attorney Services, and Workers Compensation Court. Flex space is planned and can be used as needed in the future as technology in security improves, and as the campus grows, so will the need for enhanced security.

1604 New Office Building

This Facilities Plan proposes a new four-story 119,800 GSF (95,840 DGSF) office building to be located on the 1604 parking lot east of the Capitol, replacing the existing 117 parking spaces. The new office at the 1604 lot is envisioned to house high public traffic agencies, including the: Department of Motor Vehicles; Motor Vehicle Industry Licensing Board; Nebraska Library Commission; State Treasurer, Child Support and Unclaimed Property Department; Investment Council; Public Employees Retirement Systems; and a State Training Facility. The Facilities Plan envisions this building as a centralized training hub for the State and includes flex space that will allow for the future programming of a state of the art, centralized state training facility. The new building is proposed to include outdoor space for a day care and other amenities.

In addition to the recommended construction of three new office buildings and one building addition, the plan includes an option to provide flexibility to DAS/State Building Division in implementation of the plan. The Pershing Center, which is currently owned by the City of Lincoln and located on Centennial Mall between M and N Street, may be considered for redevelopment or renovation. The recommendations, as described in Chapter 8, also call for partial renovation of the State Office Building, which will include new amenities to serve the Capitol Campus.

“Planned building and campus improvements will provide much needed and more efficient office space located in the Capitol Campus ultimately improving the workplace environment, capitalizing on ongoing investment, and providing cost savings for the State over the next 20 years.”

Improved Public Realm

As articulated in the Facilities Plan Goals and Planning and Design Principles in Chapter 3.10, there is an opportunity to enhance and protect the character and public spaces of the Capitol Campus. Building on increased activity and development in the Capitol Campus and nearby areas, the Facilities Plan recommends a number of design improvements and amenities for the mutual benefit of employees, residents, and visitors to the Campus.

In addition, the recommended incremental improvements will help to maintain and attract new employees, which is particularly important as many long-term employees begin to reach retirement age in the next few years and the State will need to attract top talent to the workforce. For the State to compete with private sector jobs, amenities such as a

fitness center with shower facilities, dining options, daycare, and wellness areas are all complementary additions to office space that will improve the Capitol Campus workplace environment.

To share amenities, the Facilities Plan proposes two amenity nodes, with amenities for both employees and the general public, located in the northern and southern sections of the Campus. DAS/State Building Division has the option to control the operations and ownership of the amenities or develop them in partnership with private or other public organizations. More details on campus amenities are discussed in Chapter 8.2.

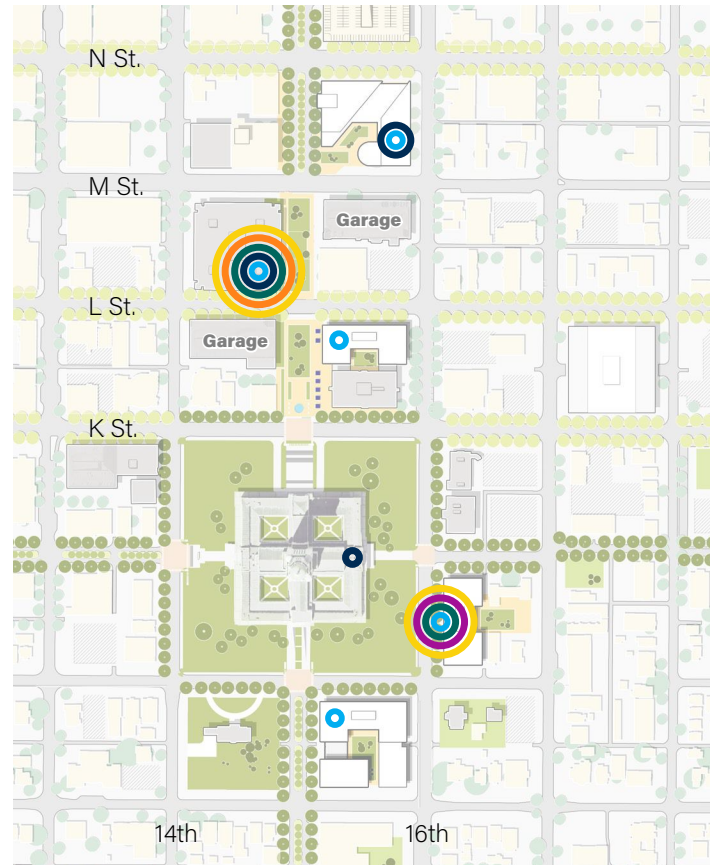


Figure E.5: Amenities

Legend

- Cafe/Coffee Shop
- Cafeteria/Restaurant
- Shower Facility
- Fitness Center
- Day Care
- State Training Facility

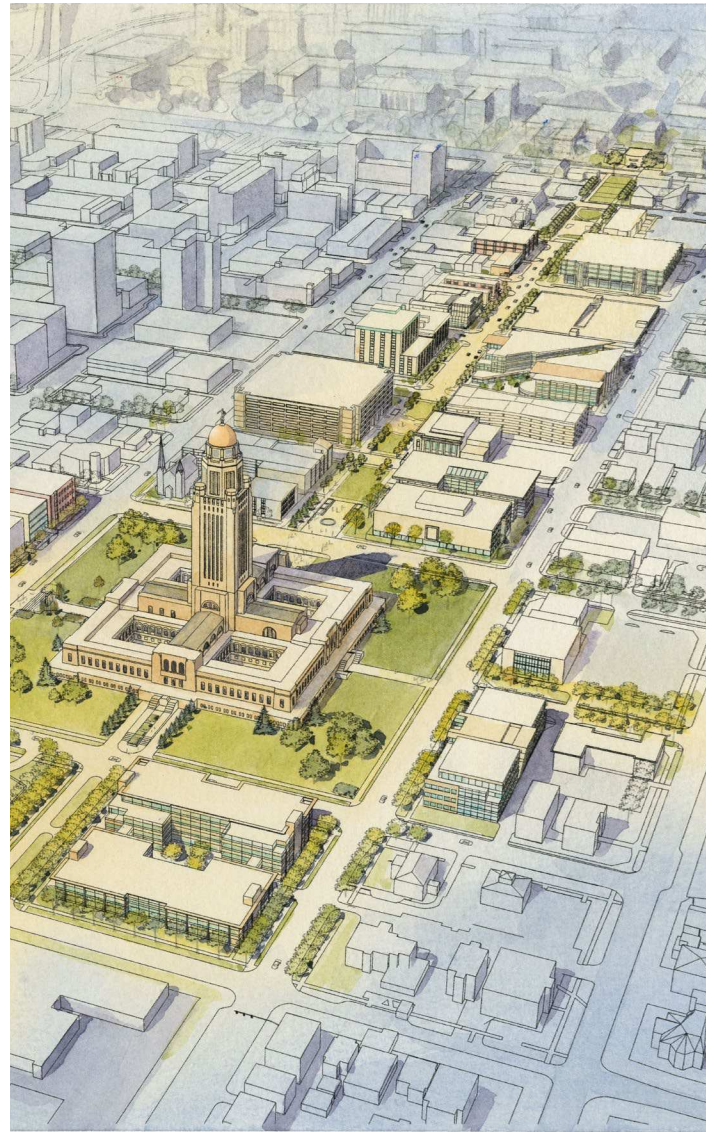
The Facilities Plan recommends a variety of enhancements to the existing landscape, streetscape, signage, and bicycle/ pedestrian network – the elements that together create the overall sense of place and public spaces of the Capitol Campus. Described in Chapter 8.3, the proposed landscape framework adds street trees, new public courtyards, and lighting and signage throughout the Capitol Campus to create a stronger sense of place and a more enjoyable environment.

New gathering spaces are planned to complement the existing malls and major boulevards, while providing a quieter and more intimate outdoor experience. Mobility enhancements for existing streets include new paving, crosswalks, bicycle connections, and traffic calming measures. The existing bicycle network should be enhanced to better connect with downtown, UNL, and the surrounding neighborhoods. Ultimately by increasing safety and ridership, parking demand and vehicular traffic congestion in the Capitol Campus can be better managed in the future.

Transportation Demand Management and Parking

The Capitol Campus currently struggles with traffic congestion and demand for employee and visitor parking. The Facilities Plan places an emphasis on reduction of parking need and better management of parking. In addition, the Facilities Plan recommends a parking garage be developed with the 17th and K Streets new office building providing an additional 400-700 new spaces and consideration of underground parking garages if needed as new office space is constructed or renovated.

Travel Demand Strategies to reduce demand and overall traffic congestion in the Capitol Campus include encouraging carpooling, biking to work, transit use, and tele-commuting. The Facilities Plan also recommends designating special visitor parking spaces to reduce conflicts between employee and visitor parking. Mobility and parking improvements are described in detail in Chapter 8.4.



Centennial Mall Looking Towards UNL
Illustrative Vision

“Improvements to the design of public spaces, complete streets, amenities, and activities will create a more vibrant and attractive Capitol Campus for employees and visitors and build synergies with the surrounding districts.”

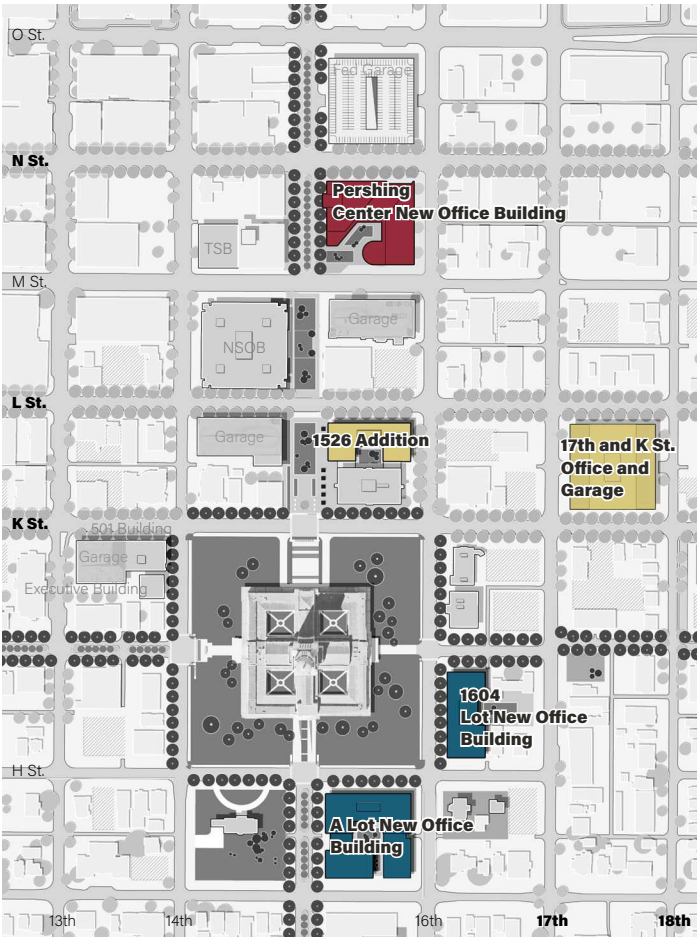


Figure E.6: Phasing

- Legend**
- Short-Term
 - Medium-Term
 - Long-Term

Phasing

The Facilities Plan includes a detailed study of priority projects (described in Chapter 9) for the short, medium, and long-term implementation of the plan. Short-term projects include development of the 17th and K Streets Lot and the addition to the 1526 Building planned for the Revenue and Economic Development Center of Synergy. Medium-term projects include construction at Parking Lot “A” – the site of the future Judicial Branch and Supporting Agencies Center of Synergy and construction at the 1604 Lot - the site that will house high customer-facing agencies. A long-term project for consideration is new construction or renovation of the vacant Pershing Center site, currently owned by the City of Lincoln, which has the possibility of development as a Public-Private Partnership. The Phasing Plan includes temporary staging plans for moving agencies as needed to accommodate new construction and renovations.

Facilities Plan Benefits

Ultimately, implementation of the Facilities Plan will result in capital savings for the State of Nebraska. The cost savings will occur as a result of a 23 percent reduction in office space per employee, leading to a reduction in total office space need and total leased space. The space planning analysis (Chapter 4) and the benchmarking research (Chapter 7) identified existing inefficiencies in the way in which office space is currently allocated. The overall reduction of office space allocation per person, as well as modifications to agency locations and office space configurations will improve and simplify employment and provision of services.

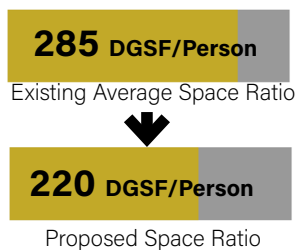
The office space savings will result in an annual savings of approximately \$550,000 in the cost of owned and leased office space, which translates to a cost savings of \$11 million over the 20 year planning horizon. In addition, the market analysis shows that for the State, owning office space is

less expensive and provides more control than leasing office space. The Facilities Plan recommends shifting to a higher proportion of state owned office space and reduces moving costs by planning for long-term occupancy and demand adjacency with other agencies.

The realization of the Facilities Plan will also bring a number of improvements to the quality of public space, employee and visitor experience, event programming, and the pedestrian environment. The improvements provide the State a greater ability to attract and retain new employees and will add value and benefit the ongoing revitalization of downtown and the surrounding areas. New landscape and street trees add consistency and identity to the Capitol Campus, and provide shade in summer months and improve stormwater management costs through infiltration and retention.

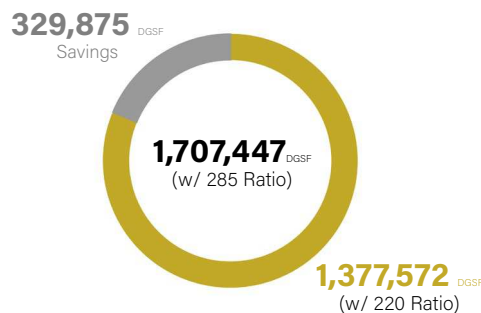
Space Ratio Reduction

Space / Employee



Space Savings

Future Space Needs



\$4 Million*

(20-year Savings)

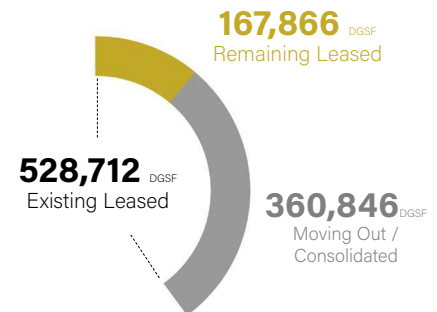
\$200K *

(Annual Savings)

* Using approx. \$12/DGSF rate DAS charges to agencies

Space Savings

In State Leased Space



\$7 Million**

(20-year Savings)

\$350K**

(Annual Savings)

**Using approx. \$19/DGSF market lease rate for existing state leased office spaces

\$11 Million

(20-year Savings)

\$550K

(Annual Savings)

Figure E.7: Facilities Plan Benefits

Over the 20-year period, cost savings will result from a reduction in average office space per employee and decreases in future space needs and state leased space.



Looking Towards Capitol and UNL
Photo Credit: UNL

1.

INTRODUCTION



State of Nebraska Capitol
Photo Credit: Lincoln Chamber of Commerce

1.1

OVERVIEW OF THE FACILITIES PLAN

The State of Nebraska is required by statute to prepare a capital facilities plan before any large-scale construction projects can be approved, per 2006 Nebraska Revised Statutes Section 81-1114. The Comprehensive Capital Facilities Plan represents the first time in history in which the State has undertaken a comprehensive planning process for the State Capitol and the surrounding areas, hereinafter referred to as the Capitol Campus.

The Facilities Plan provides a comprehensive and integrated vision for the development of the Capitol Campus over the next 20 years. The Plan includes near and long-term recommendations for state agency office needs, existing state owned facilities, urban design for the Capitol Campus, transportation and parking improvements, and an illustrative plan and set of priorities for the development of the Capitol Campus. The Facilities Plan includes a benchmarking study of other state capitols and identifies relevant best practices for the Nebraska Capitol Campus.

In 2016, DAS/State Building Division issued an RFP for the development of the first Facilities Plan for the Capitol Campus. DAS/State Building Division selected a Facilities Plan team led by planning and design consultants DLR Group and WRT, along with sub-consultants NAI FMA (real estate and market conditions), Olsson Associates (transportation and engineering) and Berggren Architects (historic preservation expertise) to execute the Facilities Planning process. A Planning Advisory Committee (PAC) comprised of members of DAS/State Building Division provided guidance and feedback throughout the development of the Facilities Plan.

The Facilities Plan minimizes taxpayer costs by providing a long-term vision and guidance on development and redevelopment of the buildings, infrastructure, and open spaces that make up the Capitol Campus. Ultimately, the plan seeks to improve government efficiencies and leverage existing infrastructure, while enhancing the overall attractiveness and desirability of the Capitol Campus for residents, employees, and visitors. The Facilities Plan is scalable and will be continually updated and responsive to the State's needs to achieve the plan's goals quickly and economically.



Figure 11: Facilities Plan Goals

Early in the project, the State Planning Advisory Committee (PAC) and Facilities Plan team developed a set of goals to guide the development for the Facilities Plan.

Scope and Objectives

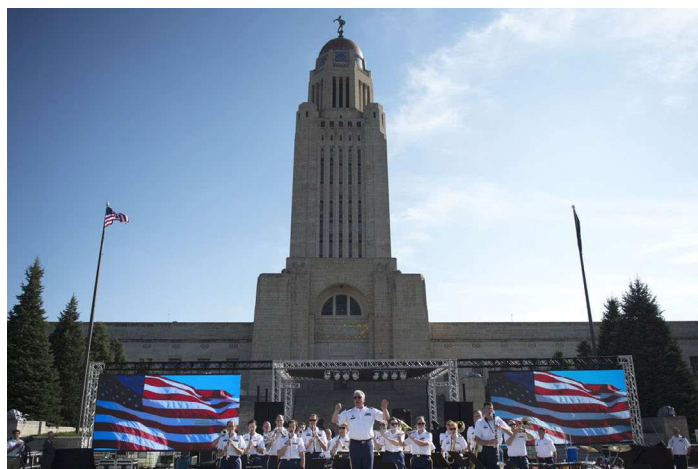
Goals for the development of the Facilities Plan were established early in the process:

- Develop a comprehensive and flexible plan to guide development and/or redevelopment of the Capitol Campus.
- Consolidate and integrate office space and increase efficiencies.
- Respond to new growth, investment, beautification, and preservation of significant historic sites and facilities within the study area.
- Preserve the character of the Capitol Campus while responding to increased business, commercial, housing, and mixed-use development in neighboring areas.
- Leverage existing resources including the capacity of infrastructure and public transportation while increasing ridership and economic development potential of the area.
- Attract new employees and visitors by creating a pedestrian friendly environment and destination that increases vitality of the area.

Given the ongoing evolution of how office space is used and seemingly constant changes in employer and employee needs, the plan is designed to be flexible and responsive to those changing conditions. Recommendations will improve office space allocation and design, and help attract and retain new employees, which is particularly important as approximately 60 percent of state employees will be entering or already at retirement age within the next five years.

The plan also addresses elements at different scales, from the space needs of each agency individually and as a whole, to the way in which government buildings function as part of the Capitol Campus and within downtown and the larger region. The elements that make up the Capitol Campus (e.g., workplaces, urban design, historic resources, transportation, parking, open space, etc.) are separate systems yet interdependent upon one another, and together can create a diverse and vibrant district. Taken as a complete district, each distinct place in the Capitol Campus helps create the diversity needed to support it as a destination.

Implementation of the Facilities Plan will help maximize overall operations and thus improve the visitor's experience, employee experience, and State of Nebraska revenue. The realization of the plan will generate different activities and experiences to attract a broad base of employees, residents, and visitors, and encourage them to visit more often.



Nebraska's 150-year Celebration of Statehood

Photo Credit: Kayla Wolf / Journal Star



Governor Pete Ricketts and First Lady Susanne Shore hosted Nebraskans from across the State at the State Capitol to celebrate Nebraska's 150th anniversary of statehood.

Photo Credit: The Governor's Office

1.2

PLANNING PROCESS AND COMMUNITY ENGAGEMENT

Planning Process

The planning process included five major phases of work that began with data collection, stakeholder and small group interviews, and documenting existing conditions, including examining market trends. With the baseline understanding established, the Facilities Plan team defined planning and design principles used to develop a series of alternative

plans for consideration by the PAC. Following the review and consideration of alternatives, the planning process included draft and final documents for review and refinement with DAS/State Building Division.

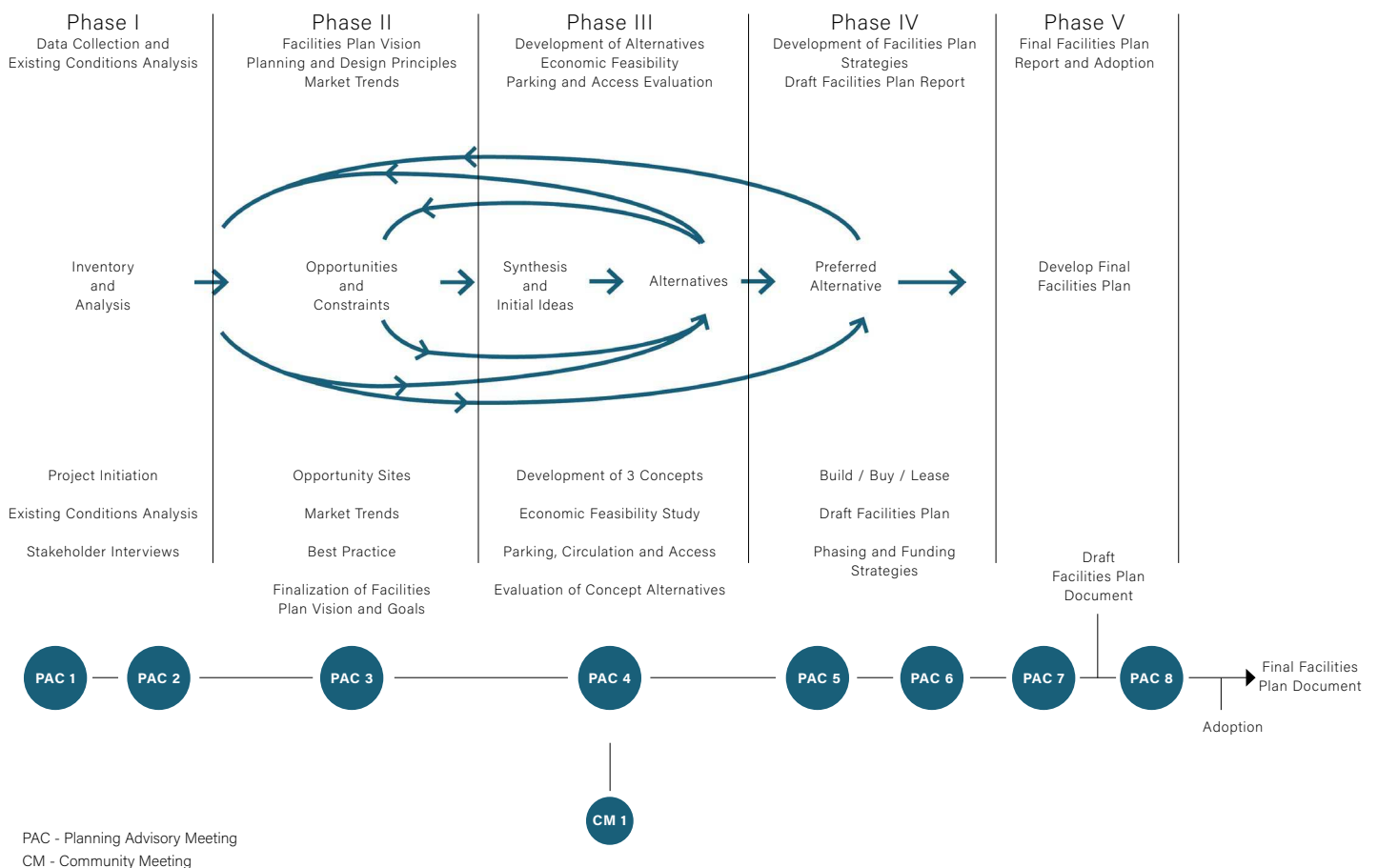


Figure 1.2: Planning Process Diagram

Agency and Community Input

The planning process included the collection of information and feedback through regular meetings with the PAC to review progress and interim recommendations. Engagement with non-profits and stakeholders, individual state agencies, and the public were critical to development of the plan, helping to build consensus and ultimately increasing capacity for implementation.

The Facilities Plan's characterization of existing conditions and planning and design recommendations have been informed and shaped through the involvement of DAS/ State Building Division, interviews with state agencies, and stakeholder interviews with the City of Lincoln, University of Nebraska-Lincoln (UNL), Downtown Lincoln Association, local pillars of the community, and other organizations. The community's input is also essential to the plan. Early in the process, a community workshop helped to engage the public concerning their needs and ideas for the Capitol Campus, which are described in more detail in Chapter 3.9.

To understand the office space and employment needs of each of the State agencies, a series of agency meetings and online surveys were conducted. Information collected through the first phase of meetings / surveys was then confirmed to allow agencies to add to or express any other ideas or concerns.

Additionally, to help inform the plan's recommendations and provide context, other comparable state capitol standards were used as benchmarks for various components of the plan, which are detailed in Chapter 7.



Community Workshop Discussion



Community Workshop Discussion



Lincoln Mall Looking West
Photo Credit: Capitol Archives

Key Findings

- The Facilities Plan marks the first comprehensive planning process for the State Capitol and the surrounding areas and provides an integrated vision for the development of the Capitol Campus over the next 20 years – including an illustrative plan and priorities for future development.
- In the next five years approximately 60 percent of the State workforce will enter into or already be at retirement age; the Facilities Plan recommendations are intended to help attract and retain qualified employees.
- The Facilities Plan is designed to be flexible and responsive to changing conditions, including changes in employer and employee needs as technology and the use of office space evolves. The recommendations can be scaled as needed to respond to changing conditions.
- Each element of the Facilities Plan (e.g., urban design, workspace, transportation) is examined separately and then integrated into a single system where each part of the system works to benefit the other.
- Implementation of the Facilities Plan will help to maximize overall operations and create a vibrant district, thus improving the employee and visitor experience, as well as creating efficiencies and generating cost savings.

“THE ULTIMATE PURPOSE OF THE FACILITIES PLAN IS TO MINIMIZE TAXPAYER COSTS BY DECIDING HOW TO GUIDE REDEVELOPMENT OF THE CAPITOL CAMPUS AND ITS INFRASTRUCTURE AND BEING READY TO PROVIDE EFFICIENT AND ATTRACTIVE OFFICES TO STATE GOVERNMENT EMPLOYEES.”



UNL Looking Towards Capitol
Photo Credit: UNL

2.

OVERVIEW OF THE CAPITOL CAMPUS

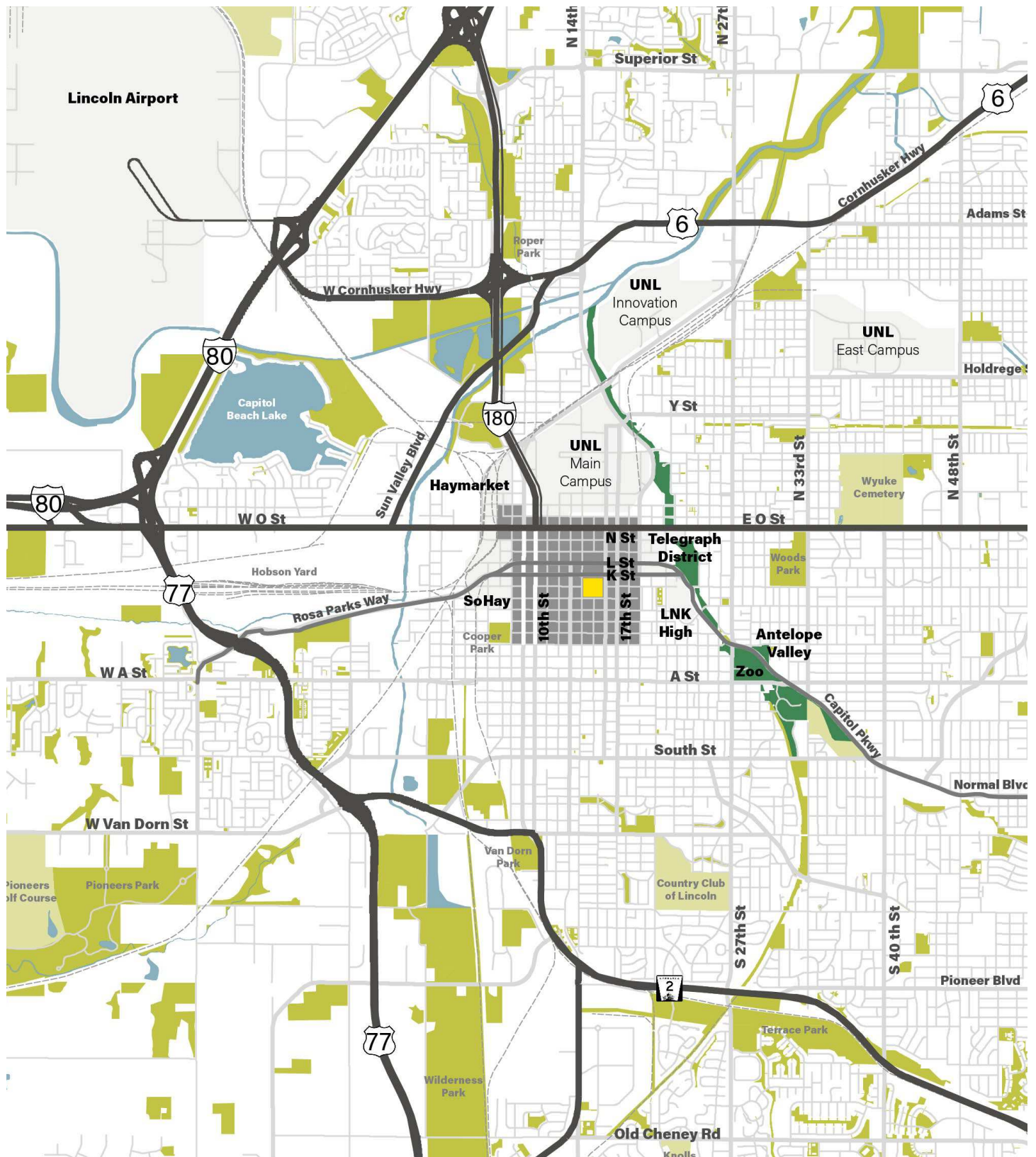


Figure 21: Regional Context and Study Area

2.1

REGIONAL CONTEXT

Employment

The City of Lincoln is the second largest city in the State with a population of just over 280,000 in 2016. Founded as the Village of Lancaster in 1856, Lincoln was later renamed and selected as Nebraska's capitol in 1867. Today Lincoln is the center of government for the State of Nebraska and is the anchor of the Lincoln Metro Area, which includes Lancaster and Seward Counties. Lincoln is located about 50 miles southwest of Omaha, Nebraska's largest city.

Given its role as the center of government, some of the largest employers in the region include the State of Nebraska, the City of Lincoln, and county and federal governments. In addition to government, education (University of Nebraska, Lincoln Public Schools), insurance, banking, and health care represent major employment sectors in Lincoln. The Capitol Campus is centrally located within the city, adjacent to downtown, and is easily accessible by highway and air travel. The Capitol Campus and surrounding areas make up the region's employment and cultural center. The Campus is less than a mile from downtown, UNL; within two miles of the Pinnacle Bank Arena and the Haymarket Train Station; and about five miles from the Lincoln Airport. Figure 2.1 illustrates the major highways, roadways, and parks that surround the Capitol Campus.


Population

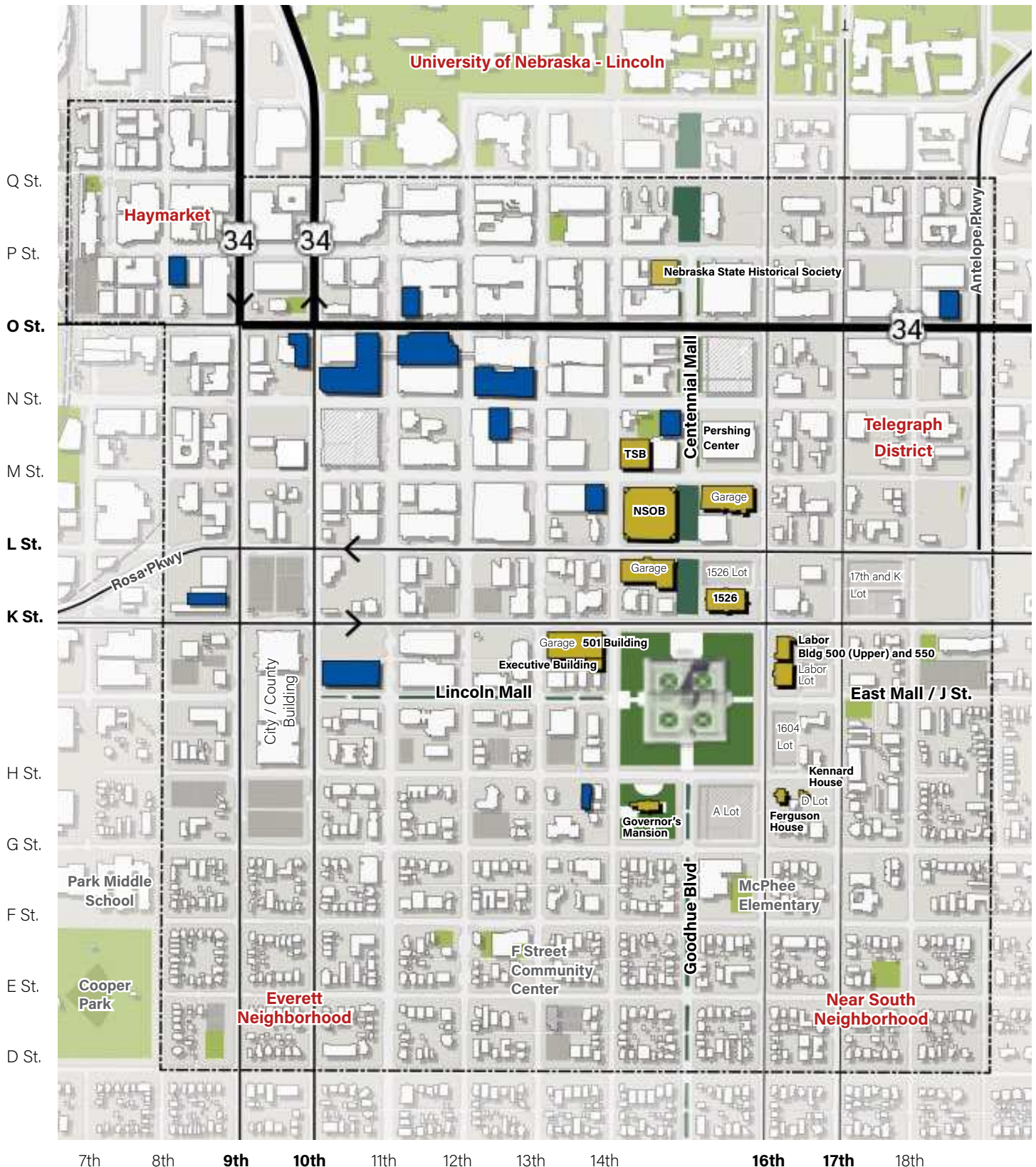
Lincoln has experienced population growth in recent decades. The city grew 19 percent between 2005 and 2013. That growth is largely attributable to people moving to Lincoln, rather than an increase in the birth rate. More than half of new residents are young adults between the ages of 18 to 24, who are coming to attend the city's colleges and universities. Overall, unemployment in Lincoln is low and the workforce is among the most educated in the U.S. About 20 percent of the city's workers are federal, state, or local government employees, compared to private or self-employed workers which make up about 80 percent of the population.

Economy

Despite the many strengths of Lincoln's economic climate, poverty rates have fluctuated, and in 2013 Lincoln had a higher percentage of the population below the poverty threshold than the national or Nebraska rate according to Lincoln Vital Signs. The city was particularly hard hit in 2009 and though poverty rates decreased after the last year of the recession, some of the areas with the highest poverty rates are located east and south of downtown and the Capitol. Still, overall cost of living is low compared with the national average and private investment in Lincoln is growing. Investment in new commercial buildings and residential units continues and building permit value has been on the rise since 2009. Public-private investments have played an important role in commercial building activity.

Legend

-  Green Space
-  Golf Courses / Cemetery
-  Major Parkway
-  US Highway / Interstate
-  Major and Secondary Streets
-  Study Area and Capitol



2.2

LINCOLN DOWNTOWN CONTEXT

The Capitol is centrally located in Lincoln, adjacent to downtown and UNL. Interstate 180, which turns into 9th and 10th Street through downtown, runs north and south through the study area. The 9th and 10th Street corridors are major thoroughfares that link Lincoln's neighborhoods to the Capitol Campus and other destinations within Lincoln.

Figure 2.2 illustrates the study area, which extends beyond the Capitol and includes an area roughly from 8th Street to Antelope Valley and Q Street to D Street. Major east-west corridors within the study area include O Street on the north and K and L Street closer to the Capitol.

The study area includes several significant and distinct areas. The northern portion contains primarily mixed-use buildings, while the southern portion contains primarily single-family and multi-family residential units. The Capitol Campus acts as an interface between the residential neighborhoods to the south and east and the downtown.

In the existing conditions and alternatives phases of work, the Facilities Plan team examined the Capitol Campus in relation to the larger study area and considered how the Campus related to its surrounding areas including nearby established areas within the city, such as the UNL, Historic Haymarket and South Haymarket, the Telegraph District, and South Downtown.



P Street and 12th Street Looking South



14th Street Looking Northwest

Legend

- Existing State Owned Buildings
- Existing State Leased Buildings
- Study Area Boundary

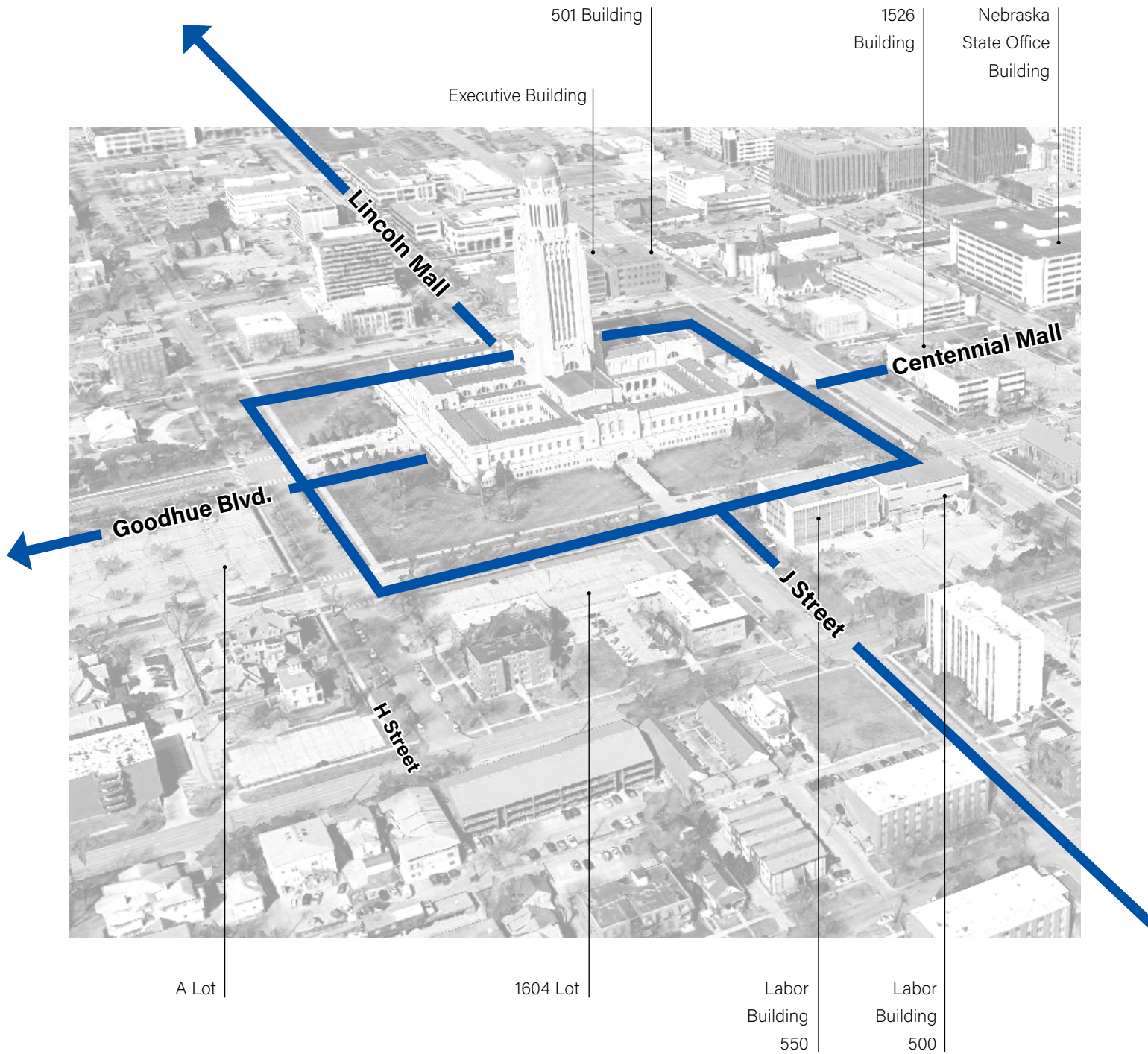


Figure 2.3: Capitol Campus

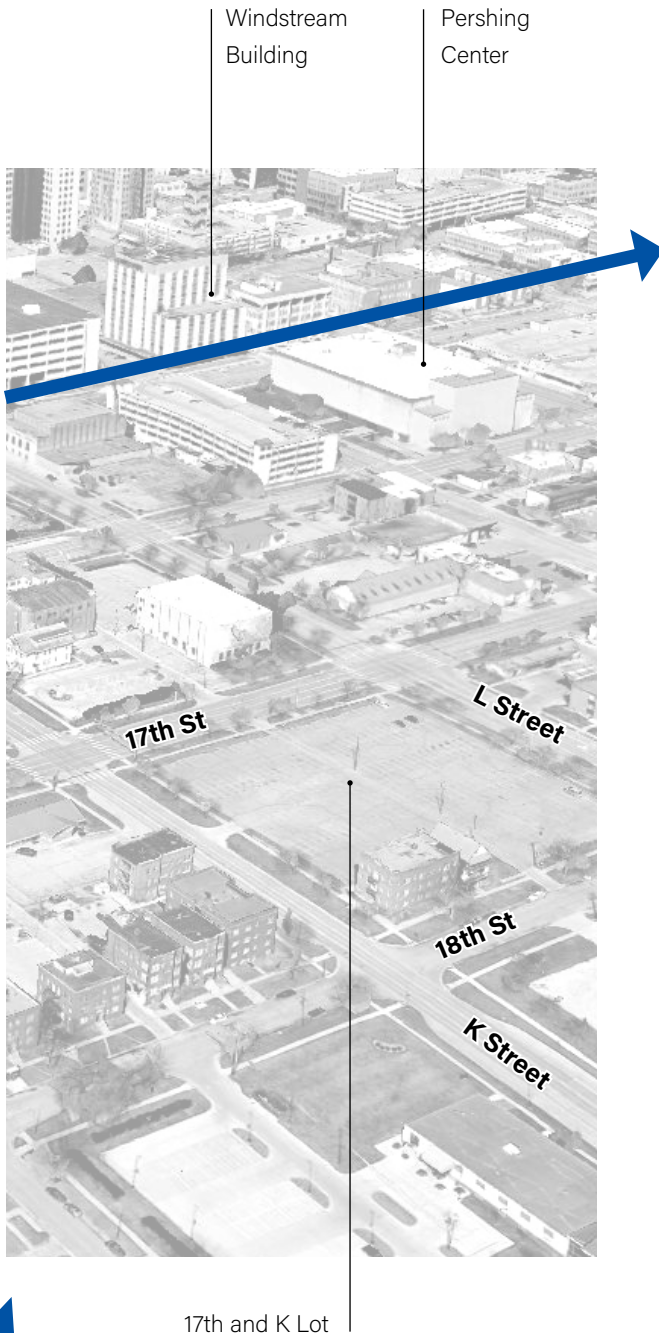
2.3

CAPITOL CAMPUS

Given that this is the first Facilities Plan for the areas surrounding the Capitol, one of the key early steps in the process was to better define what is meant by “Capitol Campus.” Other than the four blocks on which the Capitol sits, there isn’t a clearly defined boundary for the Capitol Campus. The Facilities Plan is intended to work with and support the surrounding districts, neighborhoods, and major uses located near the Capitol. The relationship between the Capitol and the surrounding uses emphasizes the need to consider elements like transit, land use, and circulation in the larger context.

The Facilities Plan defines the Capitol Campus as bounded by N Street to the north and G Street to the south along Goodhue Boulevard, including the Capitol, the Governor’s Mansion, and Centennial Mall. The Capitol Campus extends west along a portion of Lincoln Mall and to the east including blocks on J, K, and L Streets (as illustrated in Figure 2.3). While the Capitol is included in the Campus as the central focal point, the Facilities Plan generally focuses on the areas surrounding the Capitol rather than the Capitol building itself.

The Office of the Capitol Commission (OCC), the administrative and operational arm of the Nebraska Capitol Commission, is designated as the caretaker of the State Capitol and Capitol Grounds. OCC is responsible for the daily management and ongoing stewardship of the Capitol and works to provide staff and visitors the best possible experience. Lead by the Capitol Administrator, OCC has seven functional areas: administration, archive, carpentry, custodial, grounds, mechanical/electrical maintenance, and tours and promotion.



Historic Development

The earliest development of public buildings in the study area, still in existence today, include portions of the Haymarket Historic District (1880s), the Thomas P. Kennard House (1869), Government Square (1874), and the US Post Office and Courthouse (1874). Lincoln generally developed outward from the northwest corner of the district known as Historic Haymarket. By the early 1900s development had reached 13th Street, demonstrated by the historic structures along the first block south of O Street. As 13th Street continued to evolve, Lincoln's most prominent banks chose to locate there.

The construction of the third and current State Capitol beginning in the 1920s initiated much of the building construction that now exists north of the Capitol along Centennial Mall (15th Street) and 14th Street. A major development period of public buildings occurred in the 1950s and 1960s, which included the construction of the Governor's Mansion, the Pershing Center, Centennial Mall, the Lancaster City / County Building, the Nebraska State Historical Society headquarter building (first location for the Historical Society outside of Goodhue's Capitol), and the period of urban renewal which began in 1969.

Even before being re-named Centennial Mall, 15th Street had been an avenue of public buildings, from the site of Lincoln's first major public university (UNL) at its northern terminus, to the construction of the State Capitol at its southern terminus. Other public buildings constructed along the mall through the decades include the YWCA in the early 1930s, the State Historical Society on R Street, the city's Pershing Municipal Auditorium in the 1950s, the Elks Club and Lincoln Community Foundation buildings in the mid-1960s, the State Office Building and Federal Building in the late 1970s, and the Children's Museum in the late 1980s. This trend of public structures flanking Centennial Mall was reinforced recently when the State History Museum (the former Elks Club) completed a major renovation ensuring that it will serve in that location for decades.

Along with the drawings to construct the Capitol building, the Goodhue office created a series of supplemental drawings to give the public a greater sense of how the area around the Capitol could look in the future. The vision for the surrounding areas are illustrated in the perspective drawing of the Capitol with its surrounding environs and the "block plan." The block plan concept was not implemented.



First Capitol (1867)

Architect John Morris was commissioned to build a statehouse in Lincoln on the newly platted Capitol Square (bounded by the 14th and 16th, H and K Streets) in 1867. The Capitol was replaced due to deterioration of local limestone which was used for construction.

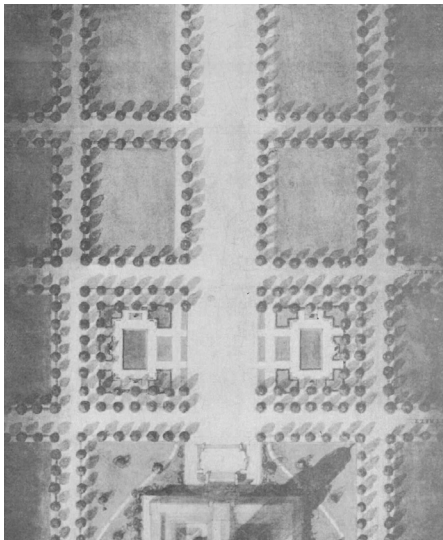
Photo Credit: Nebraska State Historical Society



Second Capitol (1881)

Architect William H. Willcox designed second Capitol which was built in 1881. The second state Capitol was replaced as it experienced structural issues.

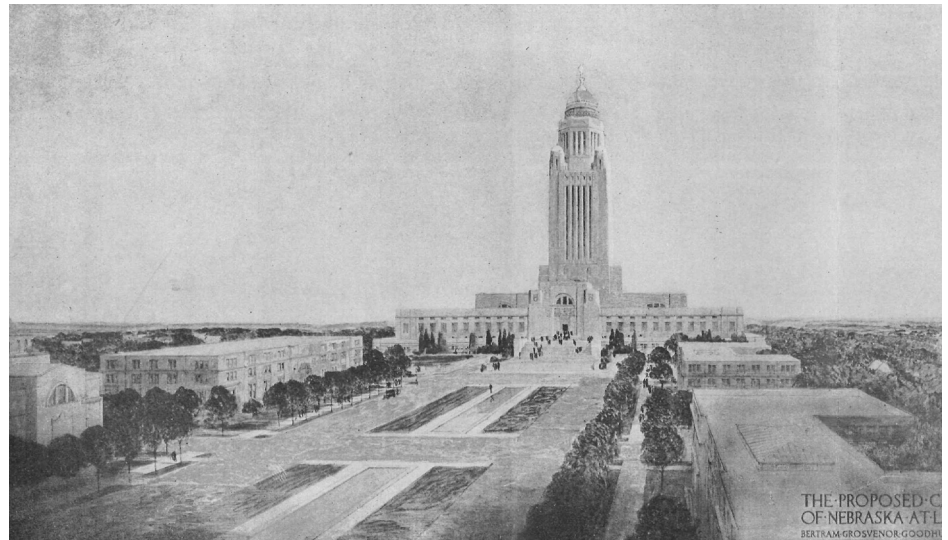
Photo Credit: Nebraska State Historical Society



The Goodhue "Block Plan"

Capitol architect Bertram Goodhue provided a concept Design for the development of the Capitol Campus North of The Capitol. This concept was not implemented.

Photo Credit: State of Nebraska Office of the Capitol Commission



Centennial Mall (1922)

Capitol architect Bertram Goodhue also proposed a seven block wide avenue to create a formal approach to the north side of the Capitol building which became Centennial Mall.

Photo Credit: State of Nebraska Office of the Capitol Commission

Chronological Development of the Study Area

Phase I: 1860 - 1920

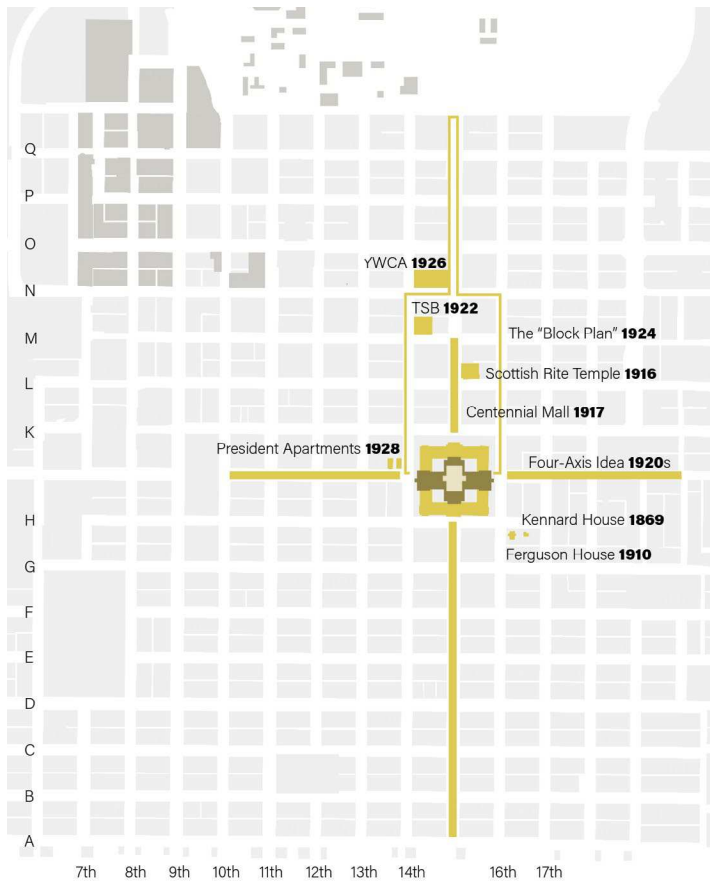


Figure 2.4.1: Chronological Development of the Study Area 1860-1920

Phase II: 1930 - 1960

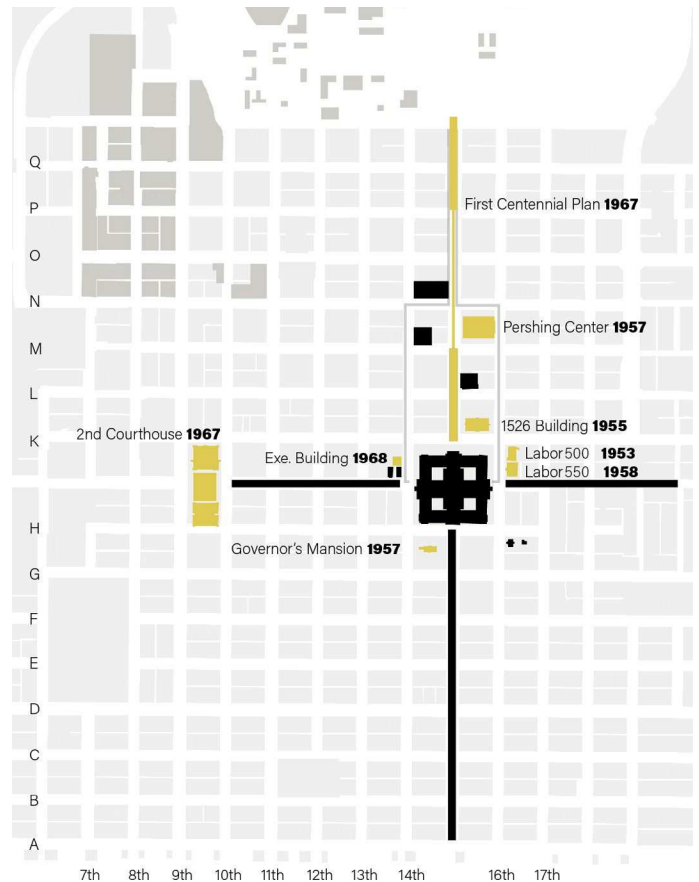
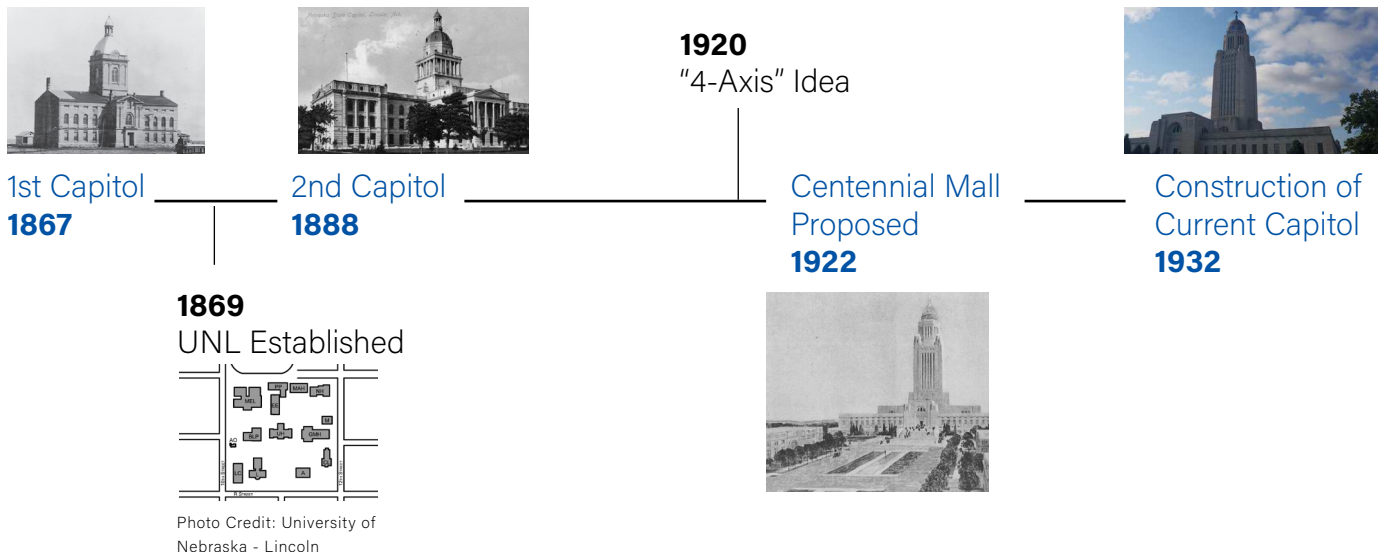


Figure 2.4.2: Chronological Development of the Study Area 1930-1970

Nebraska Capitol Important Milestones



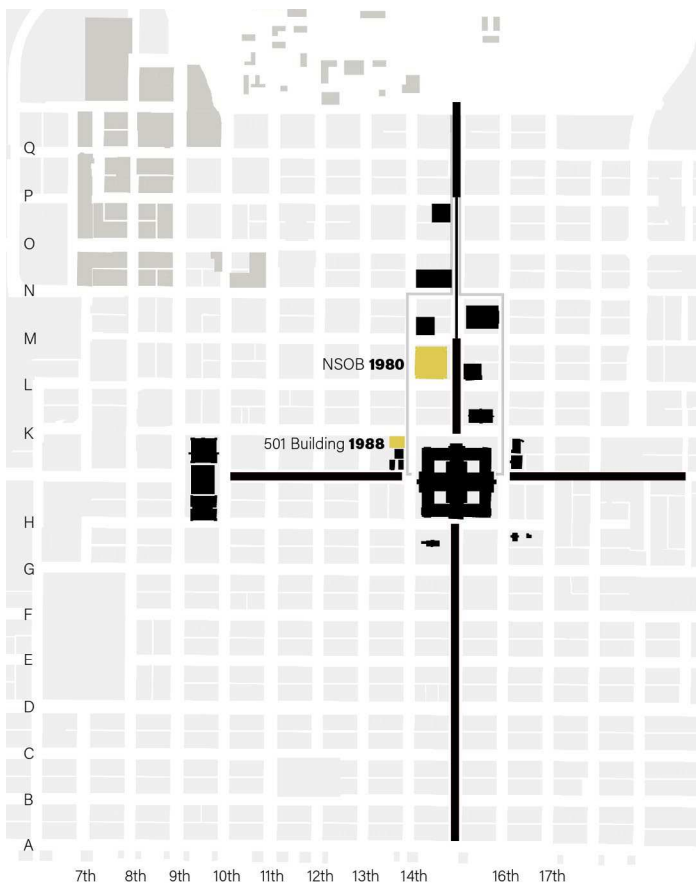
Phase III: 1970 - 2000

Figure 2.4.3: Chronological Development of the Study Area 1980-2000

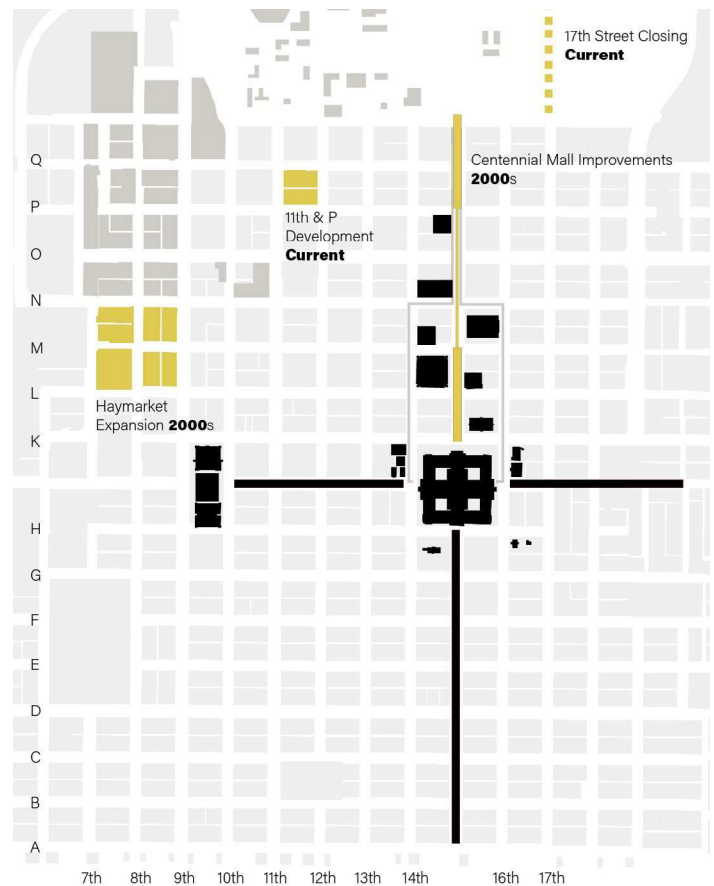
Phase IV: 2010 - Current

Figure 2.4.4: Chronological Development of the Study Area 2010-Current

Semi-Centennial
Celebration (100-yr)
1967



Photo Credit: Nebraska State
Historical Society

Quasiquicentennial
Celebration (125-yr)
1992

1988
Capitol Environs
Created

75th Year Celebration
of Construction of
Current Capitol
2007

15th Street from A
to H Streets
Dedicated
as Goodhue
Boulevard

150-Year
Celebration
2017



Photo Credit: Nebraska 150
Celebration

Capitol Grounds and Centennial Mall



Capitol Grounds



Dedication of the Courtyard Fountain at the Capitol, 09/22/2017

Photo Credit: Nebraska Legislative Blog / Senator Roy Baker



Centennial Garden Market

Photo Credit: Nebraska Department of Health and Human Services

The Capitol Grounds include the four interior courtyards and open spaces surrounding the Capitol. Designed in 1932 by Ernst H. Herminghaus, the Capitol Grounds are dominated by manicured lawns, with mature trees and limited spaces for gathering. Grounds maintenance duties are overseen by DAS/State Building Division and Office of the Capitol Commission.

There are limited civic events held on the Capitol Grounds. One such example is the Quascentennial Celebration (125th Anniversary of Statehood) and the more recent Sesquicentennial Celebration (150th Anniversary of Statehood). The landscape equipment and sprinkler system used to maintain the lawns does not allow for tents or fences and the chemicals routinely used on the lawn are potential allergens for many people making civic events difficult to host.

Instead, Centennial Mall is often recommended as the preferred space for holding civic and other special events. The recent street improvements along Centennial Mall can allow for large groups or events associated with the Capitol on a hardscaped area.

Views of Capitol

Given the monumental quality of the Nebraska State Capitol, the 400-foot domed tower plays a significant role in the visual image of the City of Lincoln. The Capitol can be viewed from a great distance from major regional thoroughfares such as Interstate 80. It can also be seen as an object rising off the horizon of the flat prairie from different points throughout Lancaster County.

The Capitol serves as a point of orientation as glimpses of the building can be seen throughout much of the city. Many of the views from key points within and outside the city are established vistas. LPlan 2040, the Lincoln/Lancaster County Comprehensive Plan, identifies these vistas (shown in Chapter 3) and emphasizes the importance of maintaining and protecting them into the future. The Capitol can also be observed in its immediate district in relation to the buildings directly across from the Capitol Square and along Centennial Mall and other axis streets leading to the Capitol.

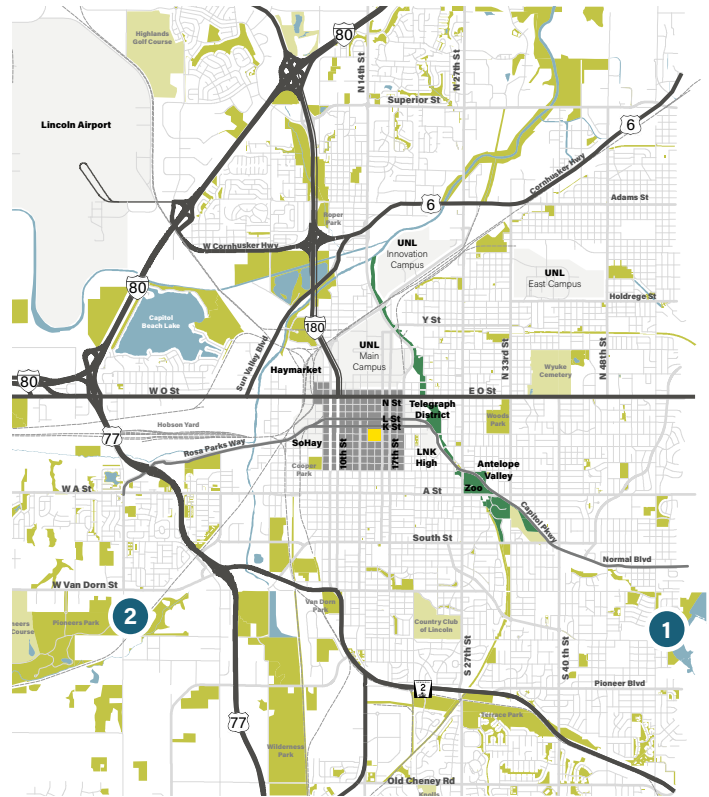


Figure 2.5: Context map showing where the views are taken from



View of the Capitol from Billy Wolf Trail Near Holmes Lake
Photo Credit: Panramio

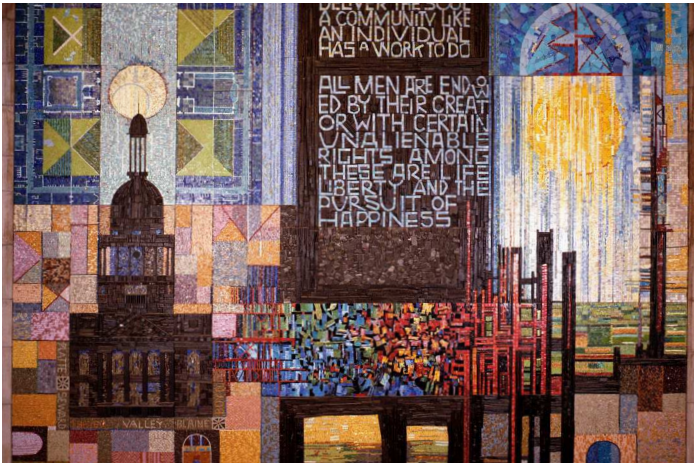


View of the Capitol from Pioneers Park
Photo Credit: Lincoln Convention and Visitor Bureau



Memorial Chamber / 14th Floor Observation Level

Photo Credit: Capitol Archives



"Building of the Capitol" mural by Rienhold Marxhausen (1966)

Photo Credit: Capitol Archives

Capitol

The Capitol Commission selected New York architect Bertram G. Goodhue as winner of the nationwide design competition in 1920 and the Capitol was constructed in four phases between 1922 and 1932. Constructed of Indiana limestone, the State Capitol is described on the State of Nebraska's website as "the nation's first truly vernacular State Capitol" in that it "was the nation's first statehouse design to radically depart from the prototypical form of the nation's Capitol and to use an office tower."

Scale and style are two key elements used by Goodhue to ensure the monumental qualities of the Capitol. Much like the dominant effect that Gothic cathedrals have on their surroundings, the Nebraska State Capitol rises from the land as a dominant feature of the surrounding prairie landscape. The State Capitol and its incorporation of a tower was an "expression of the spirit of an age" according to The Nebraska Capitol and Environs Plan completed in 1975. The Capitol and Environs Plan emphasized the importance of preserving the visual dominance of the Capitol to ensure its continued monumental qualities as development occurs throughout Lincoln.

Storytelling is another running element used throughout the Capitol that enforces its monumental status. Through sculptures, murals, mosaics, and other specialty-designed items, the State Capitol tells the story of the State of Nebraska from prehistoric to current time, as well as the history and importance of the law of the land, and other tributes to the ideals and people of Nebraska. In 1926, the Capitol Commission stated: "The new Capitol of Nebraska represents the most vivid and original conception ever thought out in the field of American art. It is not only a creation but it is an expression of Nebraska's purpose and ideals."

The Capitol was built to function as both an office building for the government and a monument for the State. When Goodhue designed the building in 1920, the government body was much smaller and could be accommodated within the Capitol.

In the decades that followed, the population and size of government grew alongside the responsibilities of state agencies. This growth and evolution has resulted in the majority of state employees working outside the Capitol Building. While office space inside the Capitol does not offer the flexibility of many modern workspaces, ongoing upgrades and maintenance projects allow key branches of the government and agencies that have historically existed within the Capitol to remain – preserving the Capitol's dual role as office and monument.

Capitol HVAC Improvements

The Capitol's original mechanical and Heating, Ventilation and Air Conditioning (HVAC) systems, as designed by Goodhue, used steam radiator technology to heat the over 100,000 square feet monumental stone structure. The power plant at UNL generated steam, brought to the Capitol via a mile-long tunnel.

In the 1960s the original system was modified to accept chilled water from the University in an attempt to make summers more comfortable. Because the original design was for one pipe to run from room to room, chilled water can only come into the building after all danger of freezing has past and the steam is shut off. Therefore during the variable spring and autumn seasons, offices easily become too hot or too cold.

The Office of the Capitol Commission (OCC) is currently undertaking a ten-year HVAC Replacement Project that will incorporate the best of the old system with up-to-date technology. The State has initiated the planning phase to replace the 50-year-old HVAC system, including an extensive survey of existing conditions and verification of architectural drawings in the Capitol's Archive.

The District Energy Commission steam plant, built when the ducts from the University began to fail, will serve as backup during extreme cold. Once the well field is in place, the HVAC work in the Capitol will begin. Planning for the project began in 2016 and the construction is expected to begin in spring of 2018 and be completed by 2025. The improvement project to remove outdated ducts and pipes and install the new system will require major demolition and reconstruction. To efficiently implement the renovation while maintaining the Capitol as the functioning seat of state government, 25 percent of the building will be vacated at a time while construction takes place. The project includes a detailed plan for relocating building occupants by phase as needed to allow the improvements to be made.



West Legislative Chamber

Photo Credit: Capitol Archives



View of the Capitol from Lincoln Mall



Centennial Mall Looking North
Photo Credit: Capitol Archives

Key Findings

- The Capitol Campus is centrally located within the City of Lincoln, adjacent to downtown, and is easily accessible by highway, rail, and air travel.
- State, county, and city government, as well as insurance, banking, and healthcare, are major employers in the region. The Capitol Campus and surrounding areas make up the region's employment and cultural center.
- The areas surrounding the Capitol include several significant and distinct areas. The Capitol Campus acts as an interface between the residential neighborhoods to the south and east and downtown and UNL to the north and northwest. The Facilities Plan focuses on development opportunity sites within the area surrounding the Capitol.
- Scale, style, and storytelling are key elements used by architect Goodhue to ensure the monumental qualities of the Capitol. Ongoing upgrades and maintenance projects have helped to preserve the Capitol's dual role as office and monument. A major HVAC replacement project is underway to replace the existing system and improve comfort in the Capitol.

"HOPE LIVES IN THE SHADOW OF THIS STATE'S CAPITOL. IT RESIDES IN THE BLOCKS THAT SURROUND ITS CAPITOL SQUARE AND STRETCHES INTO LINCOLN'S MOST IRREGULAR NEIGHBORHOODS -- CAPITOL VIEW, NEAR SOUTH, EVERETT -- IN THE PATCHWORK OF DENSE URBAN HOUSING, OFFICES, LOBBYING FIRMS, SCHOOLS, CHURCHES, BUSINESSES."

Lincoln Journal Star Series: *In the Shadow of the Capitol, Stories of neighbors define area's character* (March 2017)



Capitol Campus
Google Earth Image

3.

ANALYSIS OF CURRENT CONDITIONS

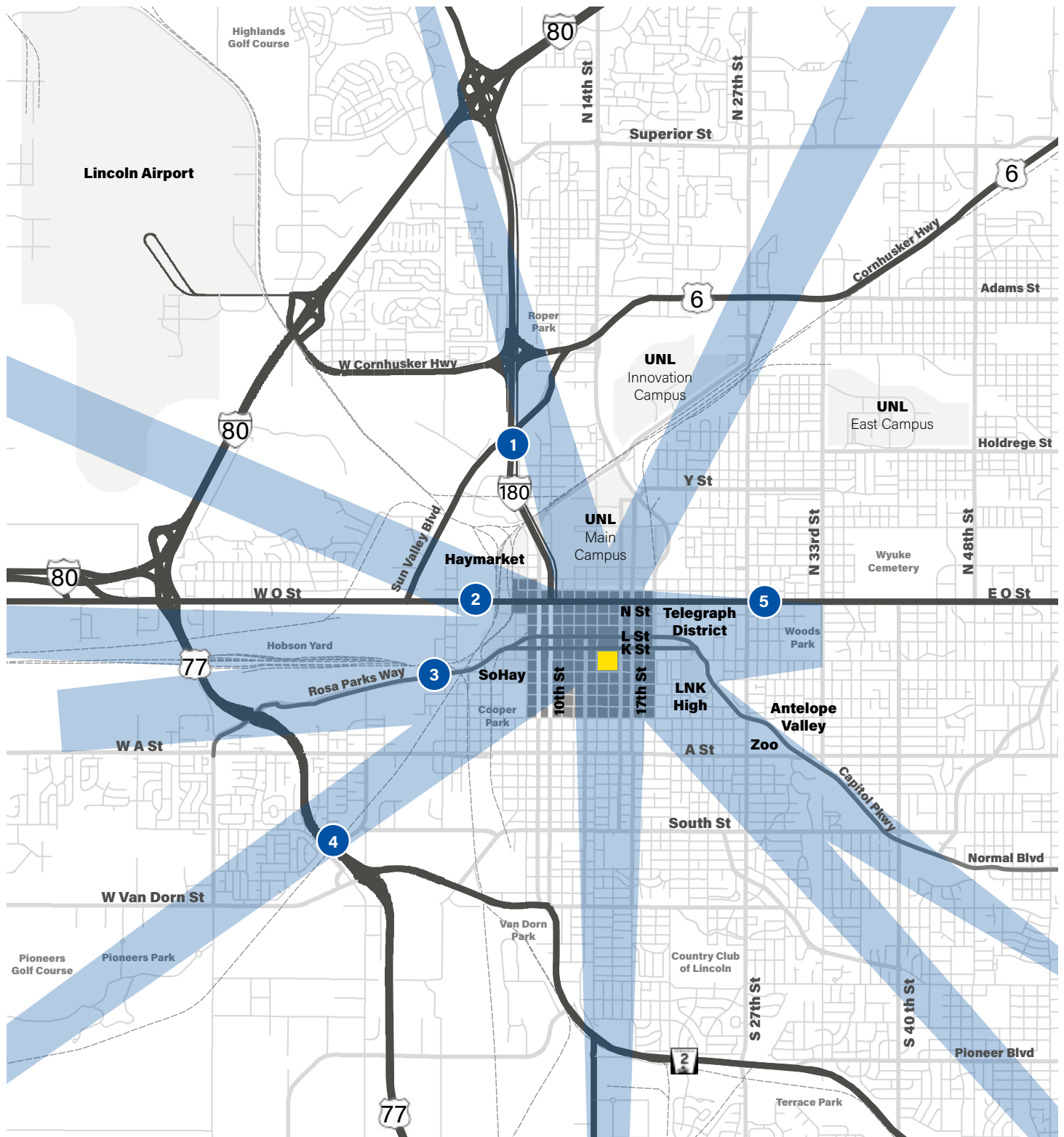


Figure 3.1: Capitol View Corridors
The Capitol is often known as "Tower on the Plains" and can be seen from the surrounding region.

Legend
View Corridors

3.1

LOCATION AND ACCESS

The Capitol Campus is centrally located in Lincoln, situated just south and east of downtown, the historic Haymarket District, and UNL. The area is comprised of a traditional grid street network with streets running north/south and east/west. The Capitol Campus provides a transition between residential neighborhoods to the south and east and downtown/UNL to the north and northwest. From the north and east/west it is easily accessible from I-80, I-180, O Street (US-6/US-34), and Rosa Parks Way/Capitol Parkway. Coming from the south, the Campus is accessible from N-2 via 10th Street and US-77 via Rosa Parks Way. The Capitol is visible from major local and regional access routes.

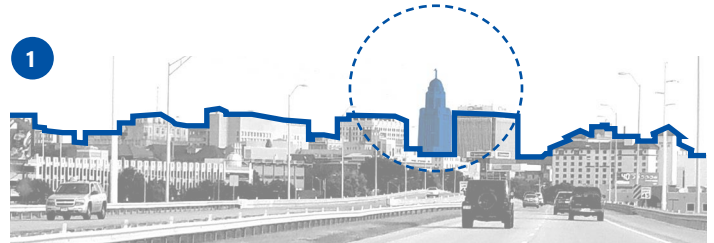


Figure 3.2.1: View from I-180

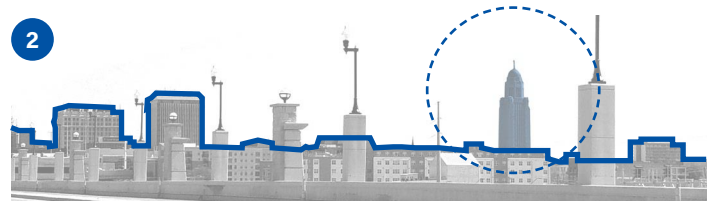


Figure 3.2.2: View from West Bound O Street

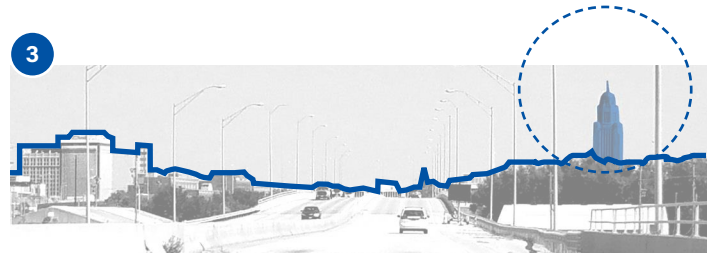


Figure 3.2.3: View from Rosa Parks Way

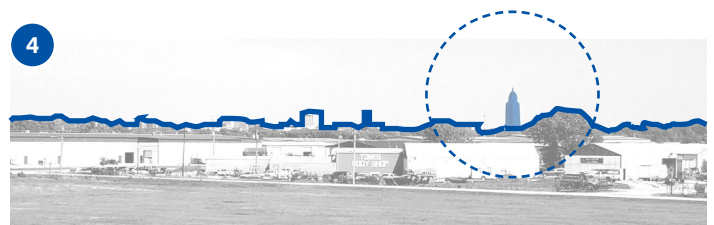


Figure 3.2.4: View from US-77



Figure 3.2.5: View from East Bound O Street

3.2

EXISTING ZONING AND LAND USE

Existing Zoning

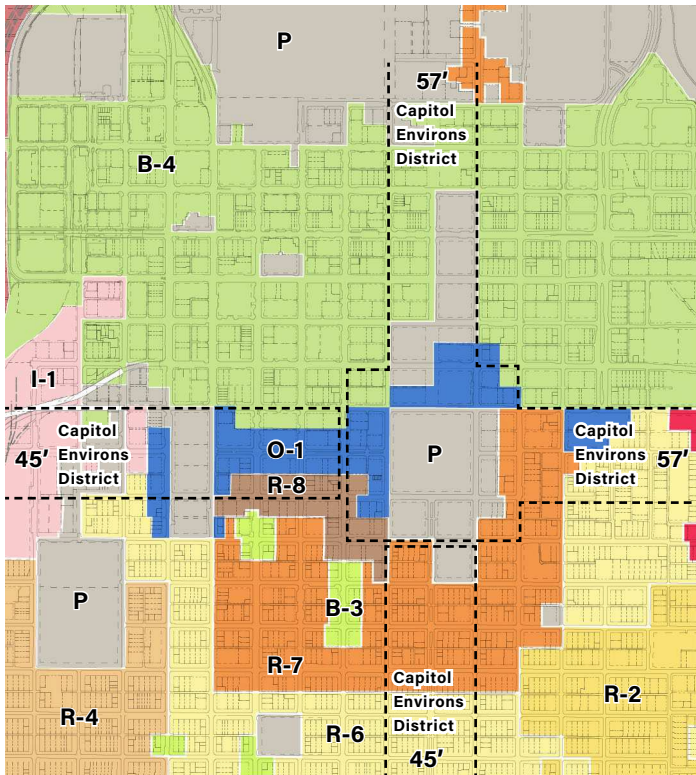


Figure 3.3: Existing Zoning Map with Capitol Environs District Building Height Restrictions

Zoning is regulated by the City of Lincoln's Zoning Code (Title 27 of the Lincoln Municipal Code). Every property in the City of Lincoln and Lancaster County belongs to a designated zoning district which includes regulations on type of use, building form, parking, and signage. There are eight different zoning districts in the Capitol Campus, reflecting a mix of business, office, residential, and public zoning. The zoning districts found most frequently in the Capitol Campus study area are:

B-4 (Lincoln Central Business District)

Mixed-use area and key focus of business, social, and cultural activity in Lincoln. The B-4 Zoning District is located generally north of K Street and includes the adjoining Telegraph District. Building height restrictions range from 57 feet in the Capitol Environs District to 275 feet in downtown.

O-1 (Office District)

Allows for office, residential, and public uses, as well as limited institutional office during daytime business hours, professional offices, medical office insurance, data centers, and research and development activities. Banks and credit unions may be permitted as a special use.

R-7 (Residential)

Allows residential uses ranging in density, including single-family dwellings to comparatively higher density residential units (e.g. apartments, town-homes) in the range of 15 units per gross acre. Other permitted uses include apartment hotels, private clubs, schools, parks, community buildings, and places of religious assembly. The R-7 Zoning District requires a minimum front yard building-setback of 20 feet.

P (Public Use)

Identifies real property presently owned and used by any governmental entity, including local, state, or federal governmental units put to some form of public use. There are no minimum or maximum lot size standards associated with the Public Use Zoning District, other than what may be required under other ordinances or through relevant design standards

Existing Land Use

The Capitol Campus contains a mix of land uses, and generally transitions from higher activity uses (e.g., commercial, retail, educational or public uses) on the north side to residential and smaller neighborhood retail uses on the south side of the Campus. The study area can generally be broken down into three distinct land use “zones” characterized as:

North

Located north of M Street. This zone contains mostly commercial / retail, with a mix of office, public or semi-public, and parking uses.

Mid

Located between H and M Streets including the State Capitol Building and other government office uses. This zone contains a mix of public, office, parking, and residential.

South

Located south of H Street. This zone contains mostly residential, neighborhood retail, and community uses.

The land-use categories outlined above are defined and classified by the City of Lincoln and Lancaster County Assessor / Register of Deeds - GIS.

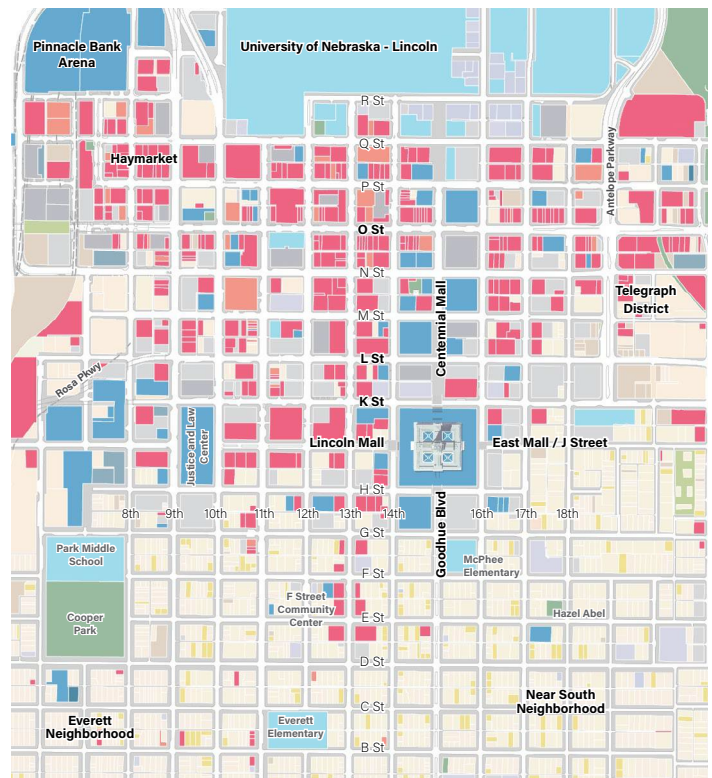


Figure 3.4: Existing Land Use Map

Legend

■	Public and Semi-Public
■	Educational Institutions
■	Residential
■	Commercial (Office, Retail)
■	Open Space
■	Parking Garage
■	Parking Lot

3.3

EXISTING DESIGN STANDARDS

In addition to the base zoning districts, two key zoning requirements apply within some areas of the Capitol Campus: the Capitol Environs District and the Lincoln Downtown Design Guidelines. The Capitol Environs District covers the Capitol Campus and blocks along the four primary axis streets leading to the Capitol Grounds. Any proposed development in this area requires design review by the Nebraska Capitol Environs Commission. Standards place height restrictions on buildings in the designated area to preserve open views of the State Capitol. The Lincoln Downtown Design Standards apply to any project in the B-4 and O-1 zoning districts except those in the South Haymarket area and require design review from city planning staff.

Capitol Environs District

The Capitol Environs District and View Corridors are a zoning overlay intended to “maintain and enhance the aesthetic quality, historic value, spiritual dignity, and physical dominance of the Capitol over the cityscape” with design standards that focus on the buildings and landscape elements within the Malls and Capitol Square. The Capitol Environs Commission Board provides design oversight and approval and is made up of state and city appointed members. Building heights are limited to 57 feet north and east of the Capitol and 45 feet west and south. In addition, the Design Standards include the following guidance:

Setting

The Capitol should dominate the District

Proximity

The closer a property is to the Capitol, the greater responsibility it bears to the District, and buildings facing Capitol Square should meet very high standards for design, construction, and maintenance.

Memorials and Monuments

Any memorials or monuments facing Capitol Square and on the Malls should stress compatibility with the setting, high-quality design, and appropriate materials.

Public Art

The addition of public art to the District is encouraged, while applying the same standards of fitness to place and quality of materials required of other improvements.

Parking Lots

Surface parking lots are inconsistent with the long-term development goals, however where surface parking exists it is desirable to improve these properties with decorative fences, walls, or hedges.

Capitol Views

Improvements within the view corridors should not obstruct the vistas of the Capitol.

Facades

Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors with muted or warm earth tones or shades of white, with the context of surrounding buildings as a guide.

Centennial Mall Buildings

Should be maintained and improved as an area of private and government offices and services, providing important links between the Capitol, the downtown core, and UNL.

Lincoln Mall Buildings

Should be maintained and improved as a fine office and residential area, and as a symbolic link between state and local governments.

South Mall Buildings

Should be improved as an attractive residential area, with a variety of Capitol views. Existing historic structures should be preserved and maintained.

East Mall Buildings

Should be maintained and redeveloped for residences with convenient access to downtown and the Capitol area, and with enhanced pedestrian / bicycle facilities.

For more information on the historic overview of the Capitol Environs District see Appendix B - Building and Design Standards

Lincoln Downtown Design Standards

The Lincoln Downtown Design Guidelines apply to any new development, exterior building remodel, or parking lot development located in the B-4 District or the O-1 District, with the exception of areas located 150 feet west of 9th street and south of O Street. The Planning Department staff provides design review of proposed development within these zoning districts.

The Downtown Design Standards aim to “recognize and build upon the substantial private and public investment in downtown Lincoln, and to strengthen the best qualities of its urban form, while encouraging compatible new construction.” The Design Guidelines standards include:

Site Development

Buildings shall be substantially “built-to” their front property lines, however pedestrian plazas and forecourts at street level will be permitted. Additionally, surface parking shall be paved and screened.*

Building Features

The first 20 feet above street level of a building are required to be constructed out of durable masonry materials with faux brick products (not made of fired clay) prohibited. Curtain wall and other high-quality materials are allowed 20 feet above street level.

Prohibited materials include: lap/shingle siding made of wood, vinyl, cement, or painted/corrugated metal; plain or painted concrete block; stucco or synthetic stucco (may be considered above 12 feet above street level).

Other features outlined in the Downtown Design Standards include:

- **Parking Structures and Lots** - Parking structures shall be designed with usable floor area on the ground floor. Any ground level parking shall be screened from public walks.*
- **Roofs** - Conceal low pitched roofs behind parapet walls. Architecturally screen rooftop mechanical equipment.
- **Entrances and First Floor Windows** - At least one principal entrance needs to face the street.
- **Additional Pedestrian Considerations** - Service bays shall be oriented towards alleys. Sidewalk cafes and other high-quality amenities including street furniture are encouraged.

*Certain areas, outlined in the design standards, are exempt from these requirements.

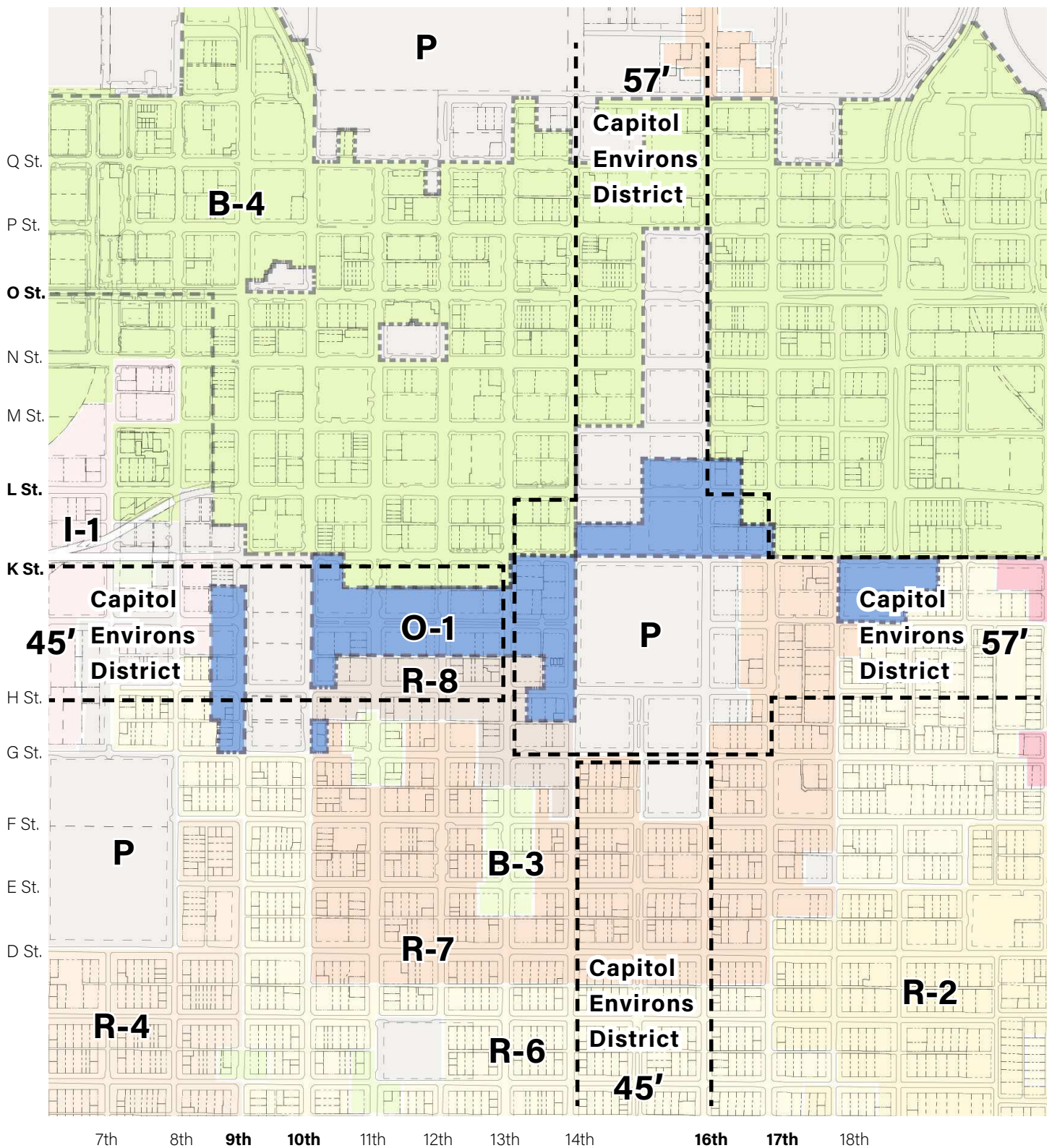


Figure 3.5: Study Area Map showing Lincoln Downtown Design Standards overlaying with Capitol Environs Design Standards

Design Standard Overlap

Some areas within the Capitol Campus study area fall within both the Lincoln Downtown Design Standards and the Capitol Environs Design Standards. The Facilities Plan team compared both sets of standards for compatibility in Site Development, Building Features, Parking Structure and Lots, and Vehicular/Pedestrian Experience.

Both sets of standards are fairly similar in terms of the level of design and materiality required. In most cases the Lincoln Downtown Design Standards provide more detail and more stringent requirements. However, the Capitol Environs Design Standards have more stringent requirements in the area of materiality.

The Capitol Environs Design Standards require the use of a muted palette of warm earth tones/shades of white, and life cycle expectation for facade materials. This standard also eliminates the use of some materials that may be acceptable on portions of new buildings under the Lincoln Downtown Design Standards (e.g. metal, non-concrete stucco-like materials, and wood).

The Capitol Environs Design Standards require a defined eave or cornice line at least 30 feet in height for new build buildings fronting one of the malls, with the exclusion of Capitol Square. Another difference is in the treatment of build to lines. The Lincoln Downtown Design Standards state that buildings should be built to their property line, whereas the Capitol Environs Design Standards dictate consistent setbacks along the malls to reinforce the edges of the malls. In limited cases, there may be a conflict between the two sets of standards.

Legend

Existing Zoning

P	Public Use
B Series	Business District
O-1	Office District
R Series	Residential
I-1	Industrial

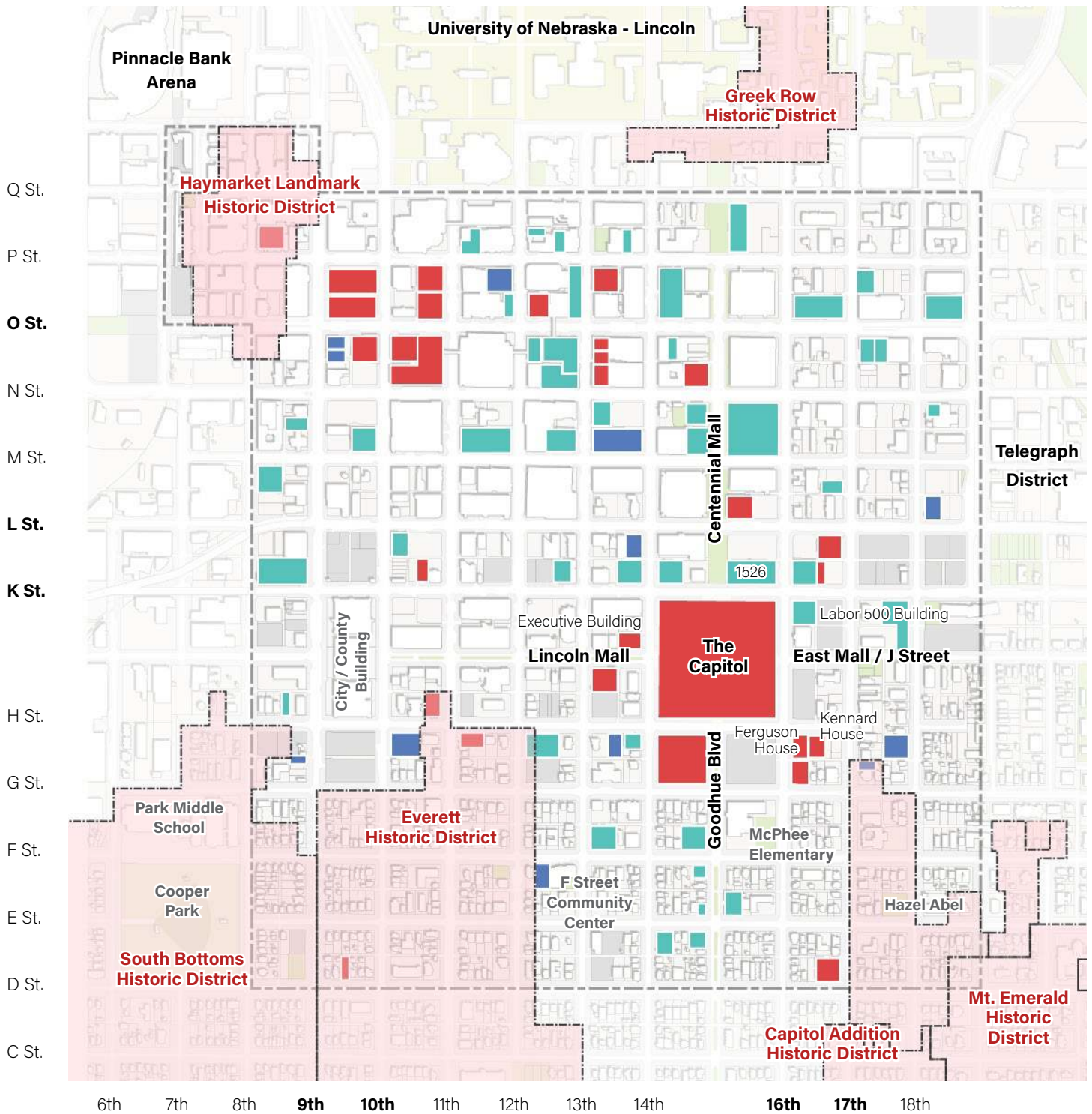
	Capitol Environs Design Standards
	Lincoln Downtown Design Standards



Existing Centennial Mall Seating and Paving



Existing Centennial Mall Pedestrian Light



Legend

■ National Listed ■ Locally Listed ■ Eligible Listing

Figure 3.6: Historic Districts and Historically Listed buildings within the Capitol Campus

3.4

HISTORIC DISTRICT AND PROPERTIES

There are over 100 historic sites and districts in Lincoln, many of which are located within or adjacent to the Capitol Campus. Four National Register Historic Districts are located within or adjacent to the study area:

Haymarket Landmark Historic District

The Haymarket Landmark Historic District is relatively small in size and located in the traditional railroad and wholesale area of downtown, in the northwest area of the study area. The Haymarket District has seen extensive rehab activity since the 1980s and most of the historic buildings are in good to excellent condition. The Haymarket District was designated in 1982 and is both a National Register District and a Local Landmark District.

Greek Row Historic District

The Greek Row Historic District is located on the UNL Campus and includes education and education-related housing and features late 19th and early 20th century revival buildings designed for University fraternity and sorority housing. The Greek Row Historic District was designated in 1997.

The South Bottoms Historic District

The South Bottoms Historic District (overlapping the southwest corner of the study area) includes a mix of parks, schools, churches, and commercial buildings built almost exclusively by the late 19th and 20th centuries. The district was added to the National Register in 1986.

Mt. Emerald Historic District

The Mt. Emerald Capitol Addition Districts include several adjoining areas located in the southeast section of the study area and are National Register Historic Districts. The districts are predominantly residential with several religious buildings. The height of its prominence was in the 1920s. Landscape features and street trees play an important role in the historic resources of the districts.

Everett Historic District

In addition to the National Register Historic Districts, Everett Landmark District is listed locally in Lancaster County and includes a diverse collection of historic residences, along with the historic Everett School (1928) for which the district and neighborhood are named.

Historic Preservation

Figure 3.6 illustrates the historically listed buildings within the facilities plan study area. They include: Terminal Building, Gold's Building, Governor's Mansion, Ferguson House, Thomas P. Kennard House, and the State Capitol. The State Capitol is a National Historic Landmark (NHL), a designation given to historic landmarks that possess the highest value or quality in interpreting U.S. heritage.

The City of Lincoln's Long Range Planning Department oversees historic preservation and planning in Lincoln, and leads the effort to protect the city's historical and cultural heritage. The program is guided by an appointed, volunteer Historic Preservation Commission. The Historic Preservation Commission works directly with neighborhood groups, preservation advocates, property owners, and the State Historical Society to "discover, protect, and share the community's heritage." The Commission reviews proposed changes to designated Lincoln Landmarks and works with owners to maintain and preserve significant historic places.

In addition to the structures listed on the National Register, other structures in the Capitol Campus have rich histories and may be deemed eligible for a national or local listing. Such recognition affords private developers financial opportunities not available if those structures are demolished. Potential sites include the Pershing Auditorium, office buildings immediately east of the Capitol, and buildings along Lincoln Mall.

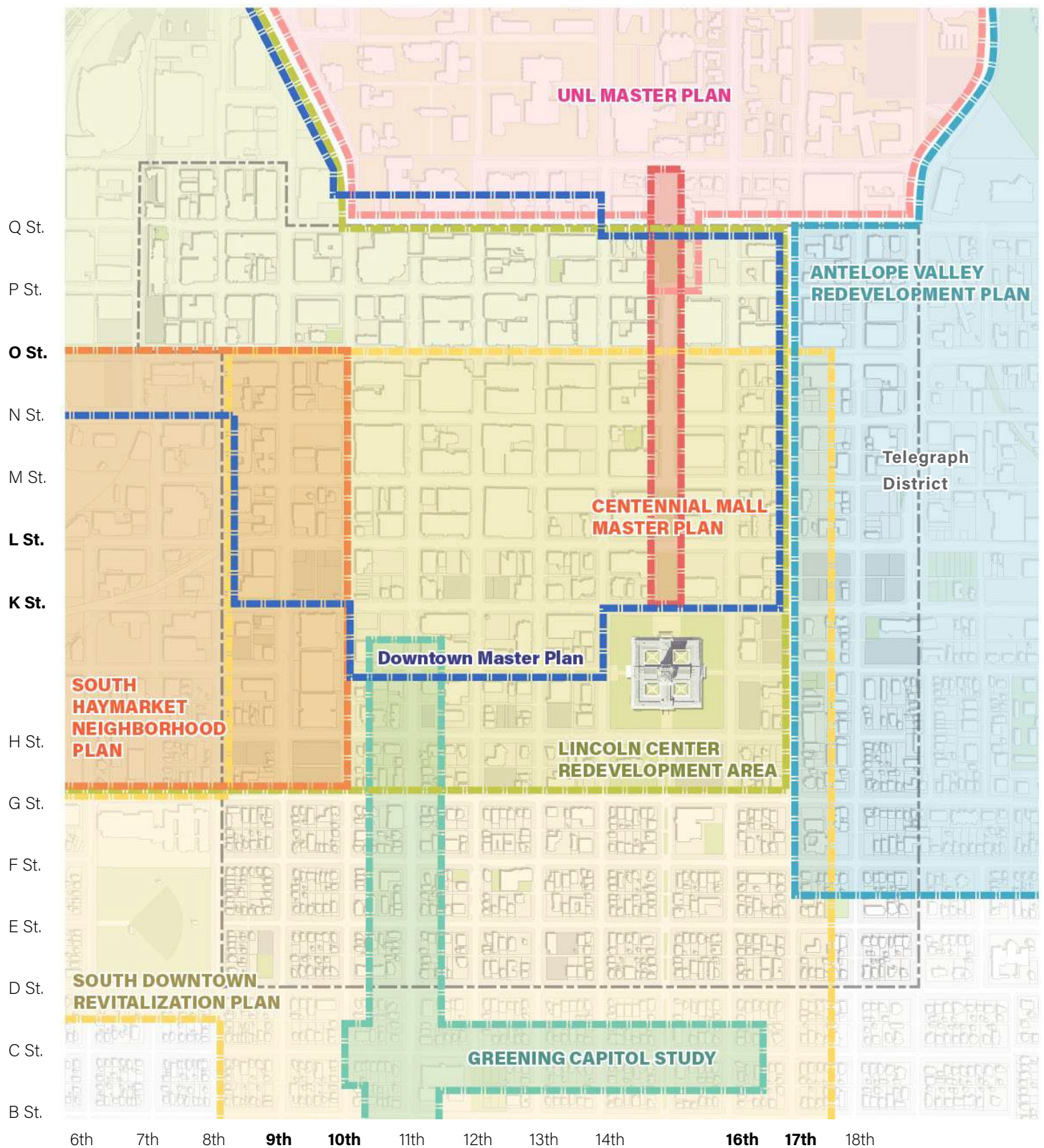


Figure 3.7: Relevant Planning Initiatives and Studies within the Study Area

3.5

REVIEW OF RELEVANT PLANS AND STUDIES

The Capitol Campus is included in a number of studies. While this Facilities Plan represents the first effort by DAS/ State Building Division, the city and other organizations have completed numerous plans and studies for the surrounding areas.

Figure 3.7 illustrates how the Capitol Campus overlaps and shares boundaries with numerous other planning districts including the historic South Haymarket Neighborhood, downtown, the Antelope Valley Redevelopment Plan, and the UNL Facilities Plan. In some cases these planning initiatives overlap with the Capitol, however, the plans have been completed without the benefit of proactive participation of DAS/State Building Division in the process. Relevant policies to the Capitol Campus are briefly summarized below:

LPlan 2040 (Adopted 2011)

LPlan 2040 / The Lincoln/Lancaster County Comprehensive Plan (Adopted 2011): Lincoln's Comprehensive Plan emphasizes the importance of downtown Lincoln as the central location for commerce, government, entertainment, and the arts in the region. Views to the Capitol will be preserved, as they have been in the past.

Antelope Valley Redevelopment Plan (2004 - 2015)

Antelope Valley Redevelopment Plan (2004, with amendments through 2015): The redevelopment plan primarily addresses flood control, transportation improvements, and community revitalization. The plan includes a number of priority projects intended to assist in community revitalization, stormwater management, and transportation. The Telegraph District is one such project that is planned for redevelopment.

Downtown Facilities Plan (Revised 2012)

Since its adoption in 2005, a number of projects have been built and more are currently underway. These projects have changed the downtown context and impact three main components of the Public Realm Framework identified within the 2005 Downtown Facilities Plan. These include: The east-west link between Antelope Valley and West Haymarket, identified as M Street in 2005; the pedestrian Promenade system on Centennial Mall at R, 11th and M Streets; and the emphasis on P Street as the primary retail street downtown. The city intends to update the 2012 Downtown Facilities Plan in the near future.

South Haymarket Neighborhood Plan (2015)

Located adjacent to the Capitol Campus study area, the South Haymarket Plan sets a vision to create high-density residential and mixed-use development, which will support ongoing redevelopment efforts in neighboring districts with additional 1,000 – 2,000 new residential units. The neighborhood plan recommends consolidation of city and county government office space to make land available for private development and provide an efficient government campus for future growth. Lincoln Mall is proposed as one option for future leased office space for new or expanded city/county office space.



South Downtown Revitalization Plan, Lincoln Community Foundation



South Downtown F Street Community Center Expansion, Lincoln Community Foundation

South Downtown Revitalization Plan (2016)

The South Downtown Revitalization Plan is a comprehensive district plan that covers a range of topics including commercial, mixed-use, housing, and community services. The South Downtown study area overlaps with the Capitol Campus. Recommendations related to the Capitol Campus include the expansion of retail and mixed-use development north of Lincoln Mall. The Plan recommends that new development have ground-floor retail or commercial with other uses above. Strategies to improve the quality of housing in the predominantly residential neighborhoods south of the Capitol are included. Improvements are recommended for 11th Street and 13th Street to enhance streetscape and pedestrian and bicycle infrastructure along these corridors. The overall goals of South Downtown Plan are to build vibrant mixed-use districts and neighborhood centers and to establish a professionally managed Community Development Organization (CDO).

The South Downtown Revitalization Plan is currently being implemented by the South of Downtown Community Development Organization. The Plan includes strategies to increase perception of safety, improve quality of life, expand access to jobs and career services, and improve neighborhood services and public amenities. The specific programs, projects, and policy initiatives addressed cater to the South of downtown area through supporting the existing diverse population and the potential future residents.

Plan Big: UNL Campus and Landscape Facilities Plan (2013)

Plan Big is UNL's Facilities Plan to improve the overall campus environment and continue to grow enrollment. While most of the plan focuses on the interior of the UNL campus, Plan Big does recommend improvements along 14th Street corridor to better connect UNL to downtown and the Capitol.



Plan Big: UNL Campus and Landscape Facilities Plan, University of Nebraska - Lincoln

Telegraph District (Current)

The Telegraph District is an exciting new redevelopment project located on the eastern edge of downtown. The project revitalizes the industrial elements of the former Lincoln Telephone and Telegraph campus. As a new home for Nelnet and Allo Communications, this will stimulate an active mixed-use urban neighborhood. The addition of restaurant, retail, office, and unique housing opportunities will be offered throughout the area. Through a partnership between Speedway Properties and Nelnet the Telegraph District will deliver a vibrant work-live environment.

Centennial Mall Facilities Plan (2010)

Centennial Mall is the north / south axis extending from the Capitol. The Facilities Plan divides Centennial Mall into three key areas: Civic Blocks, Community Blocks, and Campus Blocks. The plan was the first step in the framework for the Nebraska Centennial Mall Campaign, as a statewide volunteer committee working to raise \$9.6 million, which includes a \$1.5 million endowment fund, to fund streetscape and public space improvements along Centennial Mall. The Centennial Mall Facilities Plan recommendations have been fully constructed.



20-Acre Telegraph District in East Downtown, Nelnet and Speedway Properties

Greening America's Capitol - Lincoln (2012)

This study, funded in part by the Office of Sustainable Communities, includes strategies and interventions to reduce stormwater runoff on 11 Street (from the Lincoln Mall to A Street) and C Street (from 10th Street to 16th Street). Many of the green infrastructure strategies have been implemented in flood prone areas.

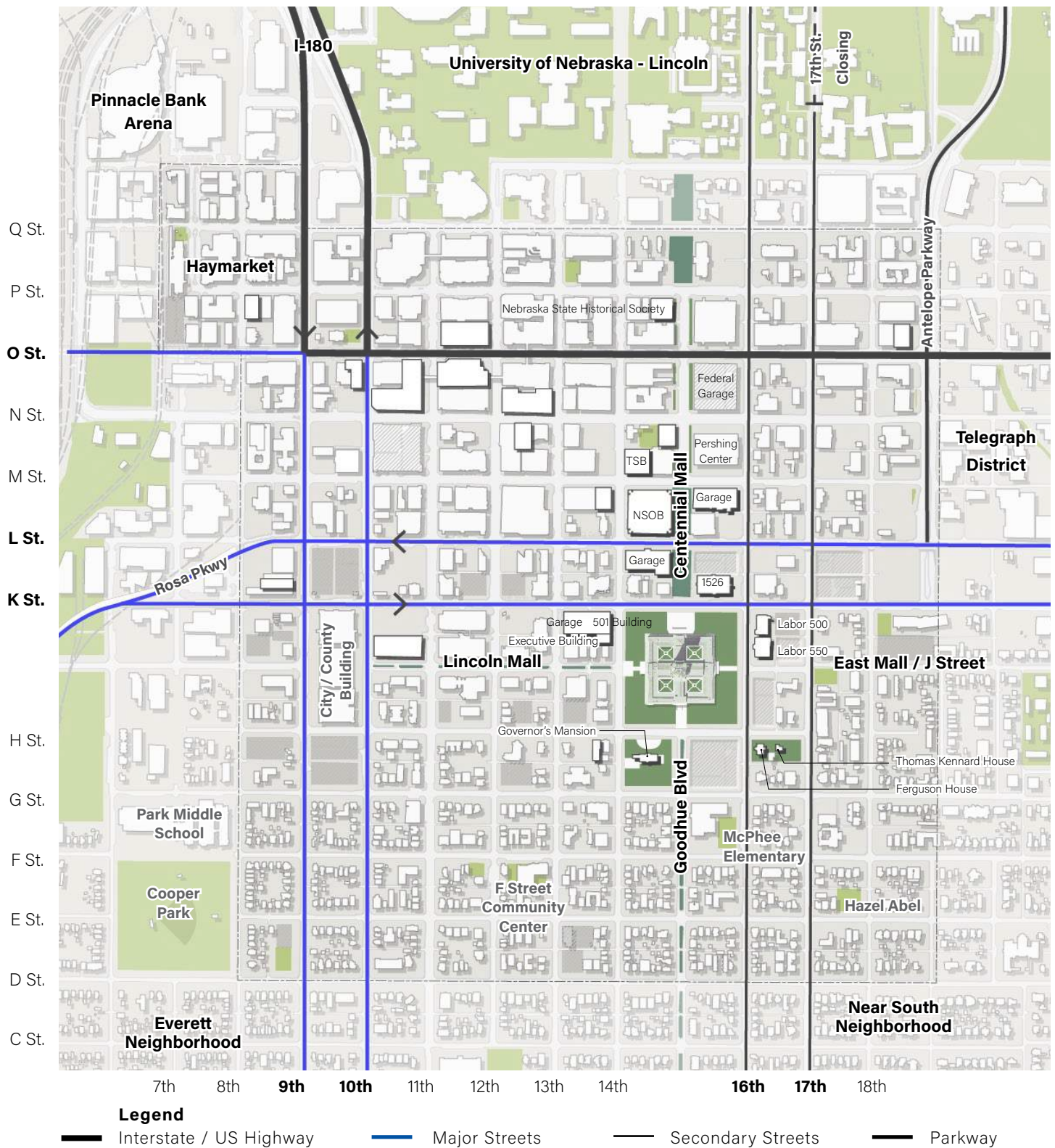


Figure 3.8: Existing Street Network

3.6

CIRCULATION AND PARKING

Existing Street Network

Throughout the Capitol Campus, streets are on a grid system with one-way operations through much of the Haymarket and downtown sub-areas. The City of Lincoln applies access management principles to all street/roadway projects to better balance mobility and accessibility and maintain roadway safety and efficiency.

Rosa Parks Way and Capitol Parkway turn into K and L Streets through downtown and are one of the primary ways of accessing the Capitol Campus. The primary north/south corridors that run through the study area include 9th and 10th Streets, which connect to I-80 (via I-180) and US-34 to the north and Highway 2 to the south.

A project is currently underway to vacate a portion of 17th Street north of the study area and to convert 16th Street to two-way operations. UNL will then utilize 17th Street as a pedestrian/bicycle corridor. Other corridors may be studied in the future as appropriate. Two-way operations increase accessibility and often provide less confusion for out-of-town drivers.

K and L Streets each carry approximately 15,000 vehicles/day and separate the Capitol from many other state facilities. This can make for a difficult pedestrian experience. Sidewalks carry pedestrian traffic throughout downtown and the Capitol Campus. For street crossings, pedestrians in the area rely on Walk / Don't Walk indications at signalized intersections. However, depending on signal phasing, conflicts exist between pedestrians and turning vehicles. Many projects throughout the area have improved ramps and pedestrian paths at major intersections.

The P Street redevelopment is one example in which the sidewalk curbs and ramps were reconstructed to meet ADA standards. The project improved landscaping, parking configuration, street furniture, bicycle racks, and crossing distances to enhance the experience of the pedestrian and bicyclist along P Street. The Centennial Mall improvements also included upgraded signalized crossings to improve pedestrian access and safety walking along the Mall.

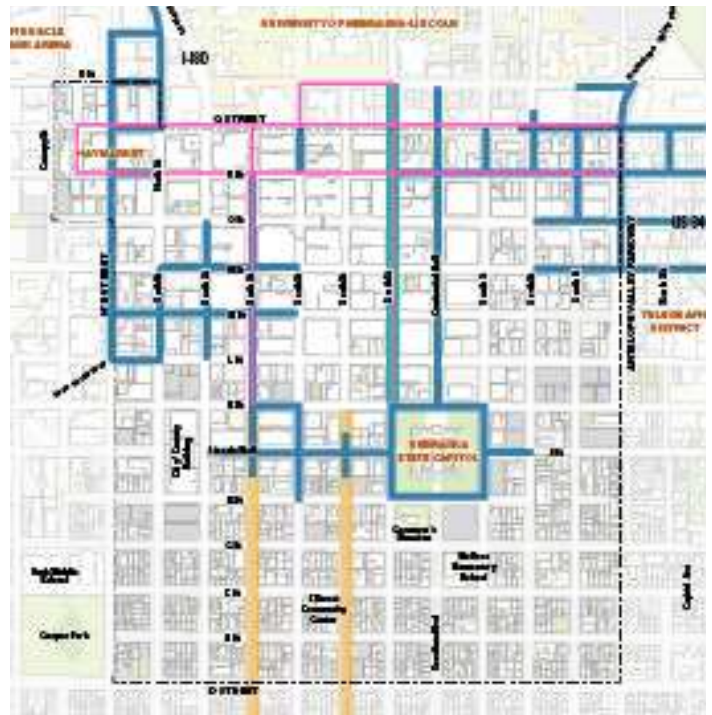


Figure 3.9: Planned Street Improvements (City of Lincoln)

Legend

- Downtown Facilities Plan Street / Transit Improvements
- UNL Multi-Modal Corridor / Shuttle Route
- South Downtown Revitalization Plan
- TIF Projects

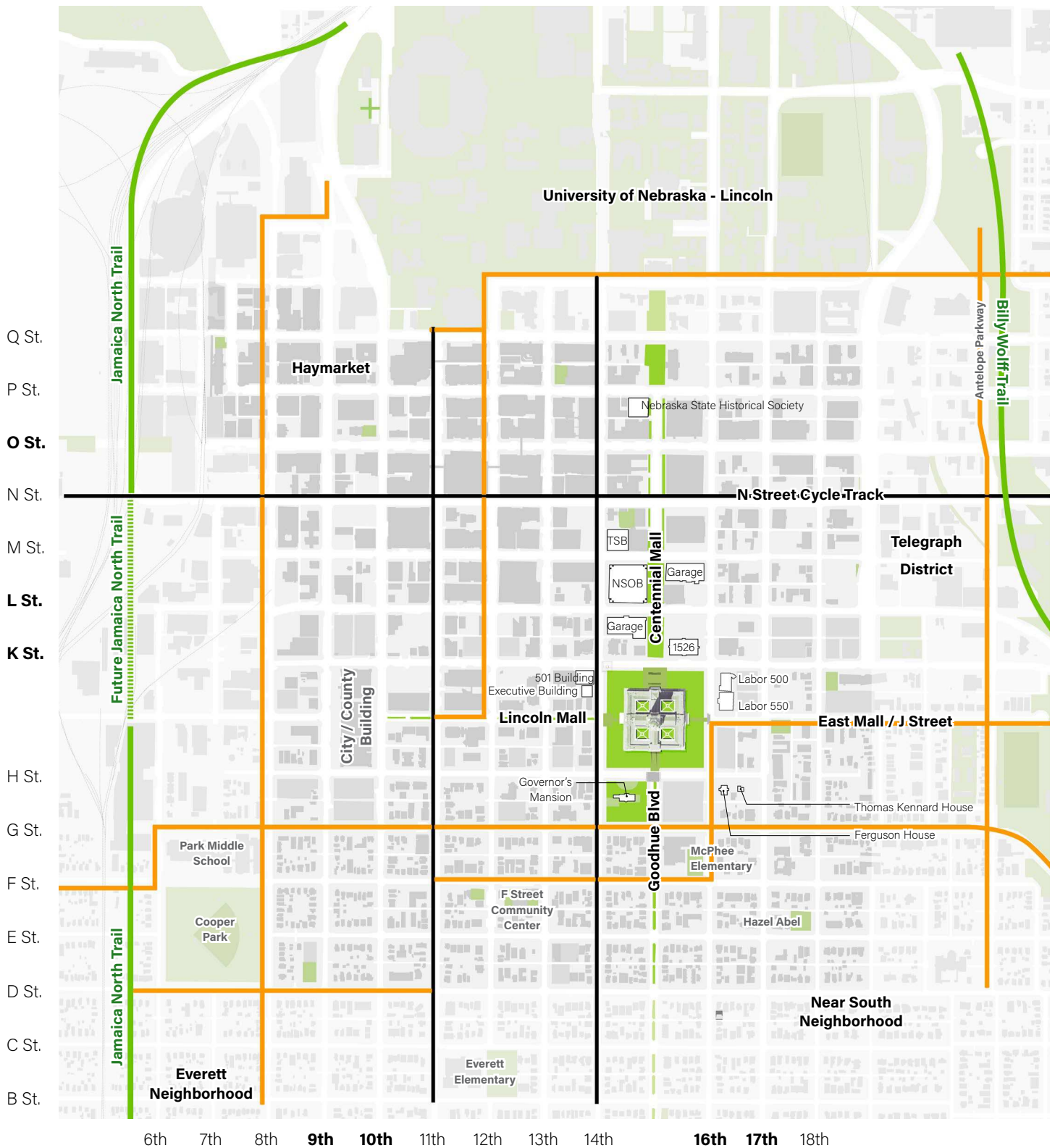


Figure 3.10: Existing Bicycle Network

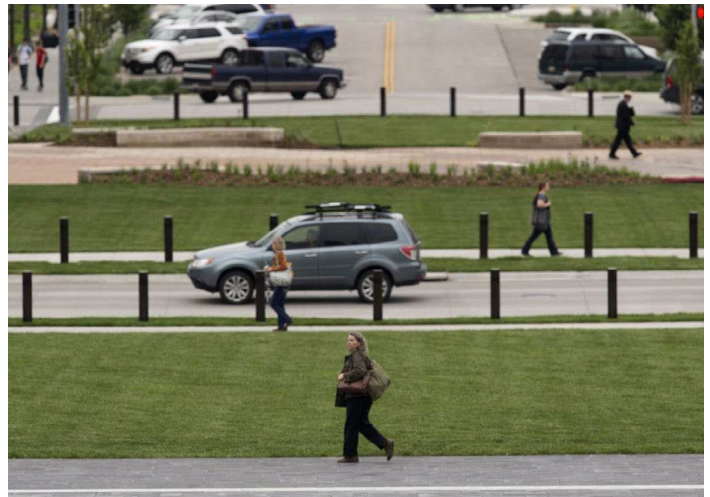
Existing Pedestrian and Bicycle Network

The City of Lincoln is a “Bicycle Friendly Community” with a vast bicycle route network. The network includes both off-street, multi-use trails and on-street facilities such as bicycle lanes, shared lanes, and the N Street cycle track (protected on-street bicycle lane). The cycle track, which passes through the Capitol Campus, carries over 300 bicycles per day and is proving successful with bicyclists and improving safety. This mode of transportation promotes a healthy lifestyle and reduces the strain on the street network. Efforts have also been made to better connect bicycle travel with transit. The city’s Complete Streets policy has led to improvements in downtown and street redevelopment projects. Complete streets are designed to accommodate all modes of transportation, including private vehicles, public transportation, walking and bicycling as appropriate for the surrounding context.

The development of a bicycle sharing program is also underway in the downtown area and bicycle storage and lockers are present in many public parking garages providing a secure storage location.



The N Street cycle track carries over 300 bicycles per day.



Existing Capitol Ground and Centennial Mall Pedestrian Sidewalk
Photo Credit: Ted Kirk, Lincoln Journal Star

Legend

- Dedicated Bicycle Lanes
- Bicycle Friendly Streets
- Regional Trails
- State Owned Buildings

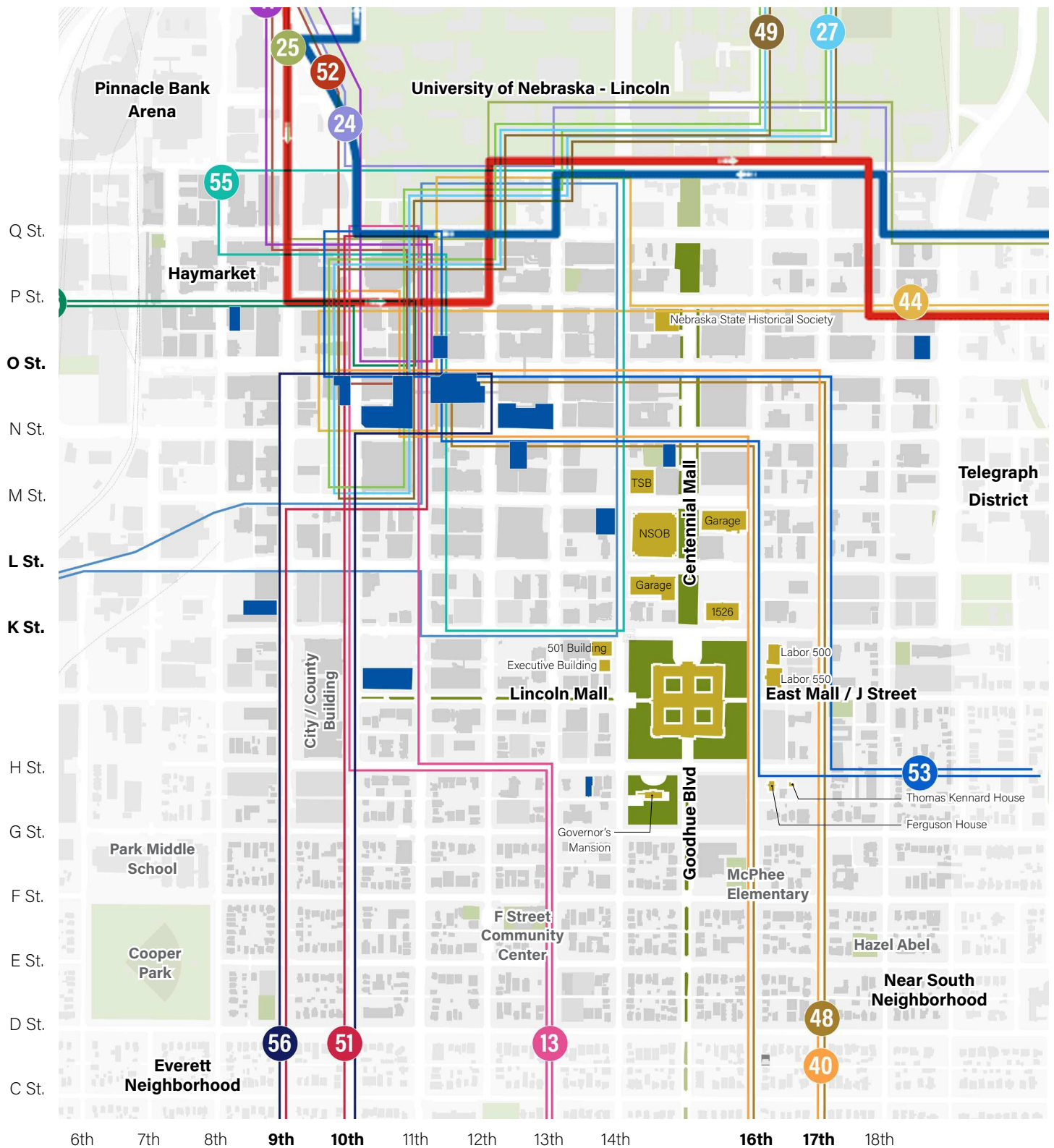


Figure 3.11: Existing Transit Network

Existing Transit Network

StarTran is a division of the City of Lincoln that provides fixed-route bus service within city limits. The city recently completed a Transit Development Plan to take a comprehensive look at routes, ridership, vehicles, and transit planning. The current system is a “hub and spoke” system and until November 2016 route alignments in downtown had not changed much in the last 30 years. However, as a result of the recent Transit Plan, StarTran updated its bus routes throughout the downtown and Capitol Campus. Figure 3.11 illustrates existing transit routes.

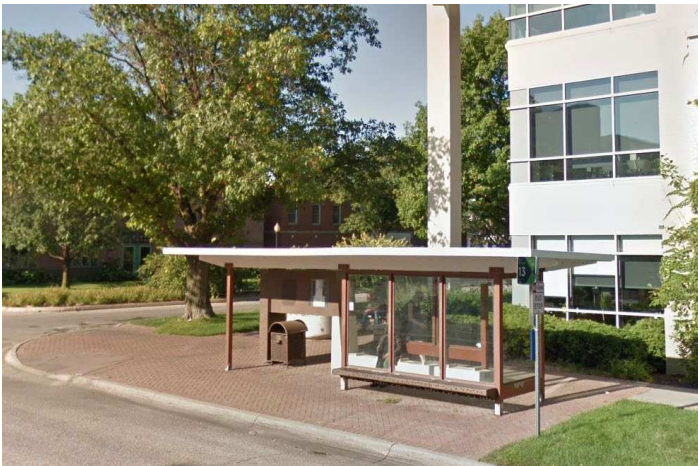
Issues related to infrequent services, limited hours of operation, and lack of Sunday service were identified in the Transit Development Plan. Despite those issues, ridership has grown steadily since 2011, and the city is considering ways to improve service and efficiencies. Lincoln’s growing proportion of Baby Boomers and Millennials, as well as the continued diversification of the population is expected to continue to increase transit demand.

The Inter-campus Route #24 Holdrege operates from East Campus to City Campus (clockwise) via 27th Street, Vine, 23rd, Q, 18th, R, 13th, Q, Stadium Drive, Salt Creek, 14th, and returning to East Campus via 27th and Holdrege Street.

The Inter-campus Route #25 Vine operates from East Campus to City Campus (counterclockwise) via 27th, Vine, 14th, Salt Creek, 9th, P, 12th, R, 18th, P, 23rd, Vine and returning to East Campus via 27th and Holdrege Street.



StarTran CNG Bus
Photo Credit: Wikimedia Commons



Existing Bus Stop at Lincoln Mall and 11th Street

Legend

- State Owned Buildings
- State Leased Buildings
- StarTran Bus Routes
- UNL Holdrege Route No. 24
- UNL Vine Route No. 25

Existing Parking

The need for employee parking has been identified through stakeholder interviews, discussion with the various state agencies, and review of previous parking studies for the State of Nebraska and downtown Lincoln. These studies include inventory and occupancy information by block and both contain recommendations and present alternatives for parking-related issues. The Facilities Plan also reviewed existing parking information from the State and the City of Lincoln. The Table 3.1 showing existing parking supply summary based on the data available.

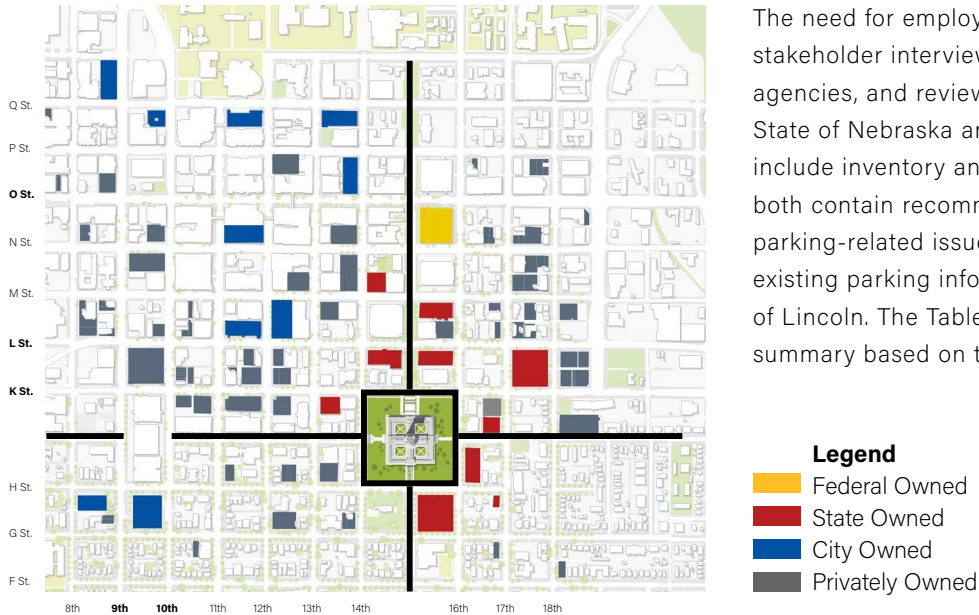


Figure 3.12: Existing Parking Ownership

Based on current available data, the State owns 2,349 spaces and has 2,562 issued permits with nearly 20 percent of the permits designated for state owned vehicles. Permit holders are assigned an annual permit that is facility-specific. Oversell percentages of state parking facilities range from 0-27 percent with overflow parking available at the 17th and K Streets lot if a permit holder's typical facility is full. Currently management is balancing a wait list for permits of approximately 300 employees, with a preference list (those who want to move facilities) of 400 employees. The most significant challenge facing parking management is meeting the demand and coupling that with parking location preference. The cost for state issued permits ranges from \$24-\$50 per month.

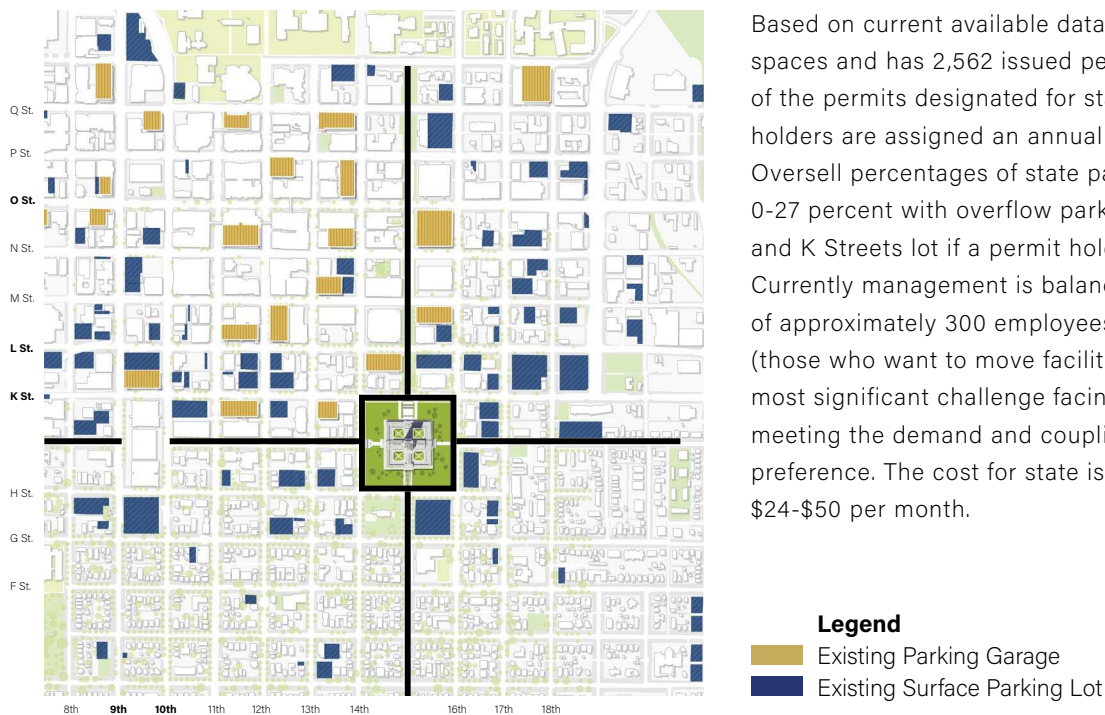


Figure 3.13: Existing Parking Garages and Lots

The city owned parking garages and surface parking lots within the study area do not have additional capacity to offer monthly parking permits to state employees. Currently they also have a 800-person waiting list for a city parking permit. Their facilities can generally only offer short-term (hourly) parking accommodations to aid visitors. However, all city facilities are over one-quarter mile from the Capitol. The city is in the very early stages of identifying a location for a new parking garage south of O Street. The cost for city permits range from \$62.50-\$110 per month.

Approximately 700 on-street parking spaces exist in the vicinity of the Capitol according to the 2009 State Parking Study. However, less than 200 were vacant at peak hours during the last inventory. Parking meters in the area designate parking limits from 10 minutes to 10 hours. The State Parking Study identified 161 public on-street spaces available to employees at peak hours. Other on-street spaces exist but are spread-out, can be difficult to find, and may not match the desired time limit.

During the facilities planning process, DAS/State Building Division initiated a development study for the 17th and K Streets property. This analysis included various options for redevelopment with all options to include a parking component. Calculations identified a variable of 267 GSF of office space per person and applied that to parking demand. The concept selected as the preferred alternative would yield a net increase of approximately 930 spaces.

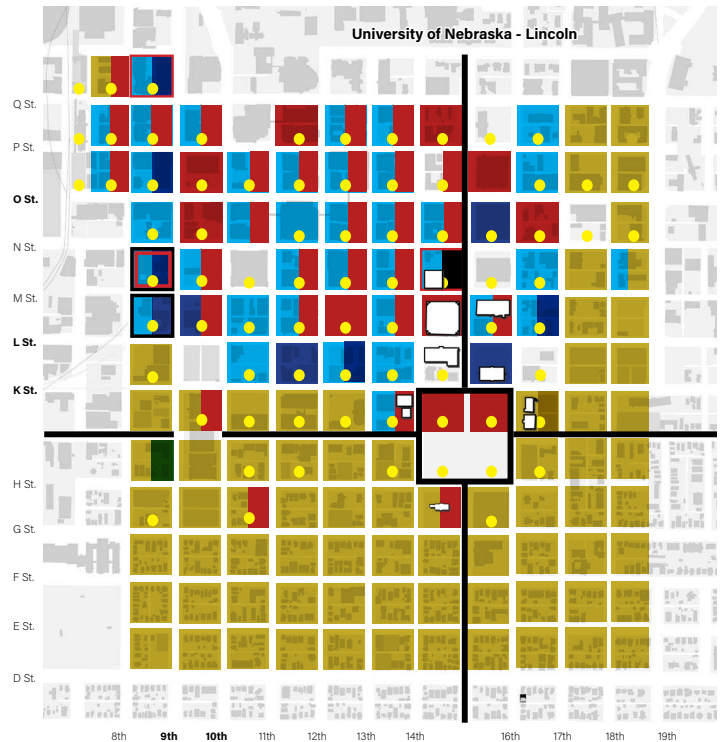


Figure 3.14: On-Street Parking and Parking Meters

Table 3.1: Existing Parking Supply Summary

On-Street Spaces	4,135 (700 within Capitol Vicinity)
Off-Street Spaces	11,897
State	2,349
City/County	4,821
Federal	409
Other	4,318
Total	16,302

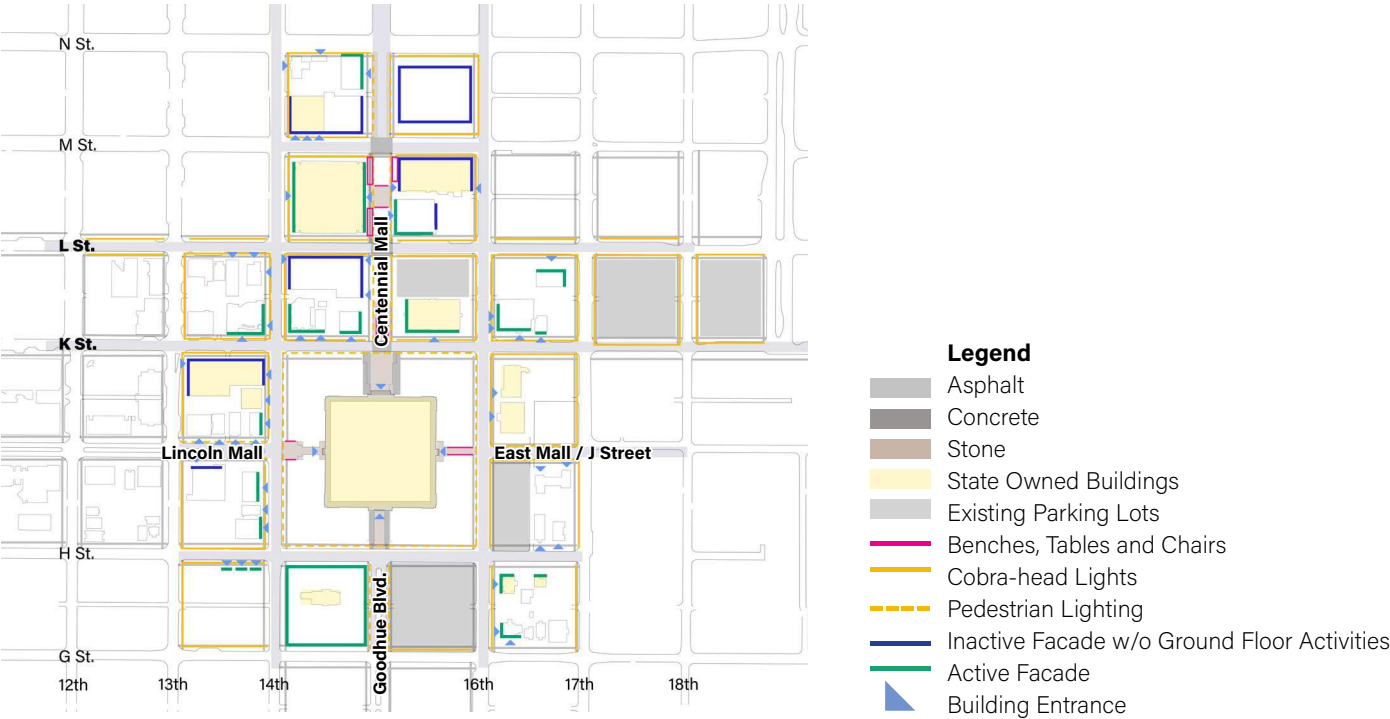


Figure 3.15: Existing Hardscape Conditions



Figure 3.16: Existing Landscape Conditions

3.7

PUBLIC REALM AND URBAN LANDSCAPE

The Capitol Campus is almost entirely outside of the 100 and 500-year floodplain based on current FEMA maps. Salt Creek runs along the western side of the study area and Antelope Creek runs along the eastern side of the area. The City of Lincoln Watershed Management Division has prepared the South Salt Creek Watershed Facilities Plan and the Antelope Creek Watershed Facilities Plan to improve water quality and stream stability for both of these watersheds. Identified Capital Improvement Projects are located outside of the Capitol Campus.

Given its mostly residential character, the southern half of the Capitol Campus has a denser tree canopy than the northern half. Lincoln does not have an urban tree canopy or tree replacement program, which may negatively impact the tree canopy over time.

Buildings, sidewalks, parking lots, streets, and highly compacted soils make up the impermeable surfaces within the Capitol Campus. When it rains or snow melts, water may run off of impervious surfaces if it cannot be absorbed into the ground or stormwater system. Permeable surfaces, including unpaved landscaped areas and parks (e.g., Capitol Courtyard and Grounds), neighborhood and school parks, parkways, and other unpaved areas that allow water to percolate into the soil and recharge the water table. Permeable surfaces and trees help to mitigate and treat stormwater before it can enter the groundwater table and help to reduce flooding.

Stormwater Regulations

The City of Lincoln stormwater design standards (Section 8 of the City of Lincoln Drainage Criteria Manual) require treatment of the runoff volume (referred to as the Water Quality Control Volume, WQCV) for the 70 percent design storm (70 percent of all rainfall events are equal to or less than this amount), or 0.62 inches of precipitation, for sites that are redeveloped.

Existing Stormwater Capture Capacity

A city block in Downtown Lincoln (including half of the street right-of-way on each of the four sides of the block) is approximately 400 feet by 400 feet, or 3.67 acres. Downtown city blocks are typically 95 percent impervious. Based on Equation 8.1 of the City of Lincoln Drainage Criteria Manual, the WQCV for each city block would be approximately 7,500 cubic feet.



Existing Centennial Mall Streetscape

Signage and Wayfinding

Currently the Capitol Campus lacks a comprehensive, uniform signage system. Some buildings within the Capitol Campus have names and addresses listed upon the exterior façade, while others have monument type signage located in front of the building. A comprehensive signage system, which is typical of other Capitol districts, will help to differentiate state buildings from other offices or institutional uses within the Capitol Campus and downtown.

The Capitol Campus also lacks pedestrian-level wayfinding signage or directories that provide locations of the various buildings and their respective agencies within the Campus. Over time, the State has added signage of varying appearances and intents throughout the Campus. The existing signage is lacking in hierarchy, uniformity, consistency of location, and placement thereby making the existing signage ineffective for wayfinding. Given the lack of uniformity in signage, visitors may be unaware of whether they are inside or outside of the Capitol Campus, preventing the Capitol Campus from being seen as a singular destination.



1526 Building Signage



The State Office Building Signage



Capitol Hours Signage



Thomas P. Kennard House Signage

3.8

MARKET CONDITIONS

NAI FMA produces bi-annual reports on market conditions for the City of Lincoln, as a whole and split into 5 subareas: North, South, East, West and Central Business District (CBD). The Central Business District is bounded by R Street to the north, H Street to the south, 7th Street to the west and 17th Street to the east with the Northwest corner extended to the intersection of T Street and 9th Street.

In recent years, interest in the CBD submarket has improved with renewed interest for urban office settings. The State of Nebraska is currently leasing 437,726 DGSF of total CBD rentable office space, resulting 12 percent of the total Lincoln CBD rentable area (3,793,740 DGSF). There's currently 103,812 DGSF vacant in state leased buildings, which is 21 percent of total vacant office space of the CBD buildings (504,734 DGSF) In addition, the State also leased 125,800 DGSF in the Lincoln Region.

Thirteen buildings within the CBD currently house state agencies (see Figure 3.17). They include: The Terminal Building, The Gold's Building, The Atrium, Center on the N, Landmark Building 1, the Apothecary Building, Continental Commons (122 North 11th Street), Southeast Community College (1111 O Street), 1327 H Street, 1700 O Street, Lincoln Community Foundation Building, Roger's Building (1345 M Street), and K Street Records (440 S. 8th Street). Of these, The Terminal Building, The Gold's Building, The Atrium, Center on the N, Landmark 1, and the Apothecary Building all have vacancies.

The majority of state leased buildings are multi-tenant buildings in good condition. A few buildings require minor upgrades and maintenance which are either underway, or require additional capital improvements. The Atrium building however has fallen into disrepair due to lack of maintenance from the building owner. A healthy work environment continues to be a concern for its occupants due to leaking roofs and poor indoor air quality. The State has been in contact with the building owner repeatedly to address these issues with little action from the owner.



Existing Downtown Office Buildings

Table 3.2: Lincoln CBD Office Buildings Leased by the State

Existing State Leased Buildings	Space (DGSF)	CBD Office Space (DGSF)	% Leased by State
Total	437,726	3,793,740	12%

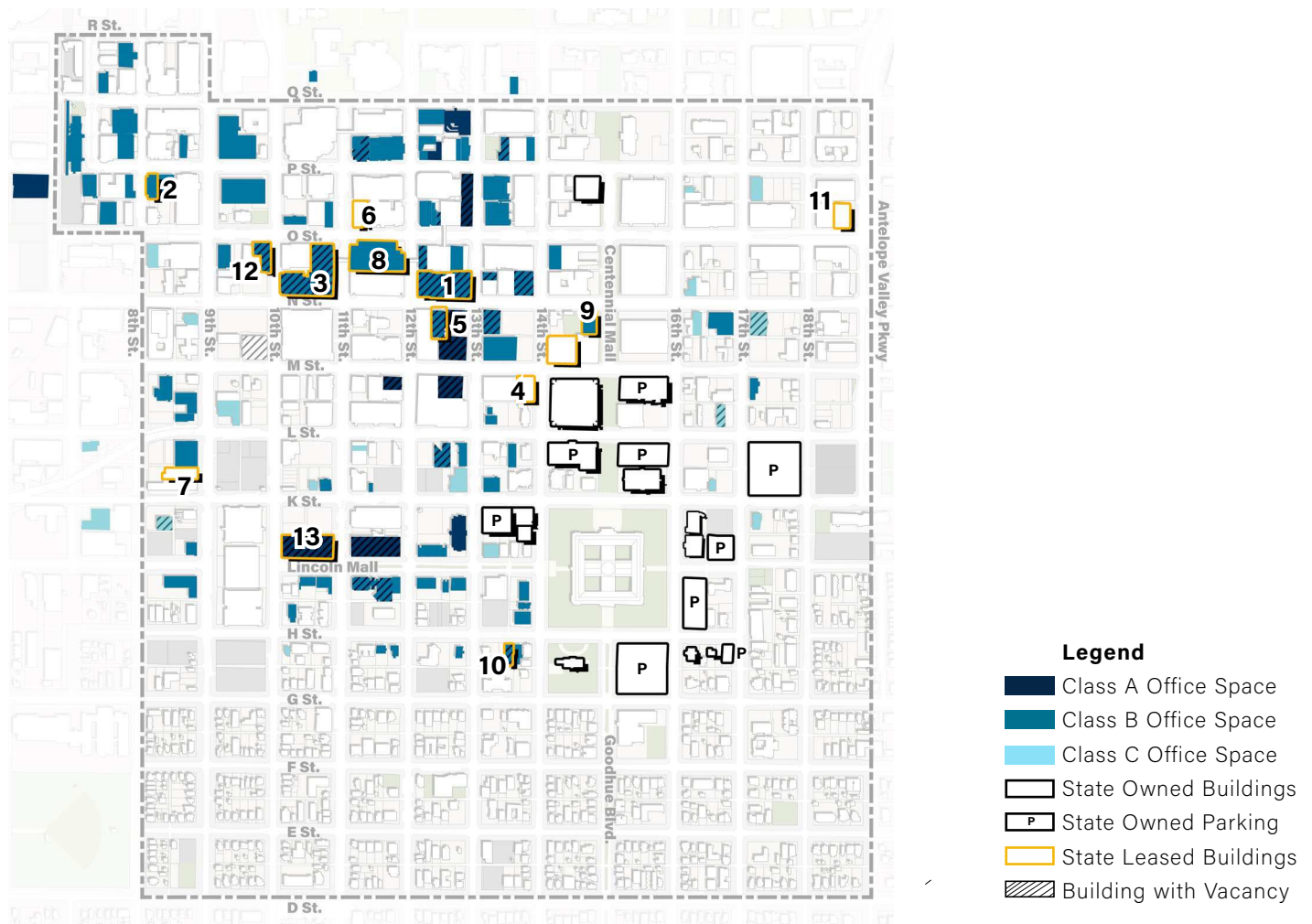


Figure 3.17: Lincoln Central Business District Office Buildings with Vacancy as of July 2017

Agencies Housed in State Leased Buildings

State Leased Buildings	Housed Agencies		
1 Atrium	DAS Materiel (Storage) DEQ Library Comm. Public Service Comm.	5 Center on N	Attorney General Workers' Compensation Court
2 Apothecary Building	Public Advocacy Post Secondary Education State Treasure	6 Continental Commons	Blind and Visually Impaired Secretary of State
3 Gold's Building	Dept. of Agriculture (Storage) DHHS	7 K St. Records	Dept. of Education Dept. of Labor
4 Roger's Building	Dept. of Agriculture (Storage) DHHS	8 Southeast Community College	Engineers and Architects Ombudsman
		9 Community Foundation	Department of Revenue
		10 IS Building	Dept. of Insurance
		11 1700 O Street	Workers' Compensation Court
		12 Terminal Building	
		13 Landmark 1	

Existing Central Business District Office Space

Building classes are defined by Class A, B and C - Class A Building is office/retail space of quality construction with high-quality tenants, excellent amenities, prime location and premium rates. Class B Building is office/retail space of average construction, fair to good finishes and wide range of tenants. Class C Building has poor finishes, outdated appearance, and/or functional obsolescence.

As of the first half of 2017, the Central Business District (CBD) had the following breakdown of Class A, B, and C buildings:

Class A Office Space

There are 11 buildings classified as Class A in the CBD, these buildings have a total rentable square footage of 1,066,763 with total available square footage of 116,242 resulting in a 11 percent vacancy. The average asking rate for these spaces is \$18.12 dollars/square foot/year.

Class B Office Space

There are 96 buildings classified as Class B in the CBD, these buildings have a total rentable square footage of 2,467,399 with total available square footage of 328,916 resulting in a 13 percent vacancy. The average asking rate for these spaces is \$17.46 dollars/square foot/year.

Class C Office Space

There are 22 buildings classified as Class C in the CBD, these buildings have a total rentable square footage of 259,578 with total available square footage of 59,576 resulting in a 23 percent vacancy. The average asking rate for these spaces is \$14.08 dollars/square foot/year.

The current quality of the leased buildings that the State occupies around the downtown area varies from Class A, which includes the Landmark 1 Building along Lincoln Mall; Class B, which includes the Center on N, the Gold's Building, the Atrium Building, the Terminal Building, and Lincoln Community Foundation, Rogers Building throughout the CBD.

Vacancy

Over the past three years the CBD has experienced a steady decrease in overall vacancy rates. Currently Lincoln and the CBD are at one of their lowest levels of vacant space in recent history. The vacancy rates have declined on bi-annual basis since the 2nd half of 2014. During this timeframe the majority of vacancy increases in the CBD have occurred in the Class C properties taking them from a three percent vacancy rate to a 20 percent vacancy rate. As tenants are requesting higher valued properties, higher finish allowances, and higher rental rates, the Class C properties have seen a diminished desirability.

Tenants throughout the market are upgrading to better Class B or even Class A buildings at higher price points. With the redesign of more efficient spaces, increasing density, and additional amenities to entice younger workers, tenants are beginning to change what the "typical office environment" looks and feels like in Lincoln.

In the first half of 2017, the southwest submarket area reported the highest level of positive net absorption in comparison to any other submarket. The recent completion of Nelnet's new building in the developing Telegraph District, just east of the Capitol Campus, is driving much of the new demand. As the CBD moves towards a live/work/play environment, and away from a destination only, redevelopment will likely continue to increase, as well as the desire for higher quality areas.

Table 3.3: Lincoln CBD Office Building Supplies and Vacancy

Building Class	Space (DGSF)	Vacancy (DGSF)	Vacancy Rate
Class A Buildings	1,066,763	116,242	11%
Class B Buildings	2,467,399	328,916	13%
Class C Buildings	259,578	59,576	23%
Total	3,793,740	504,734	47%

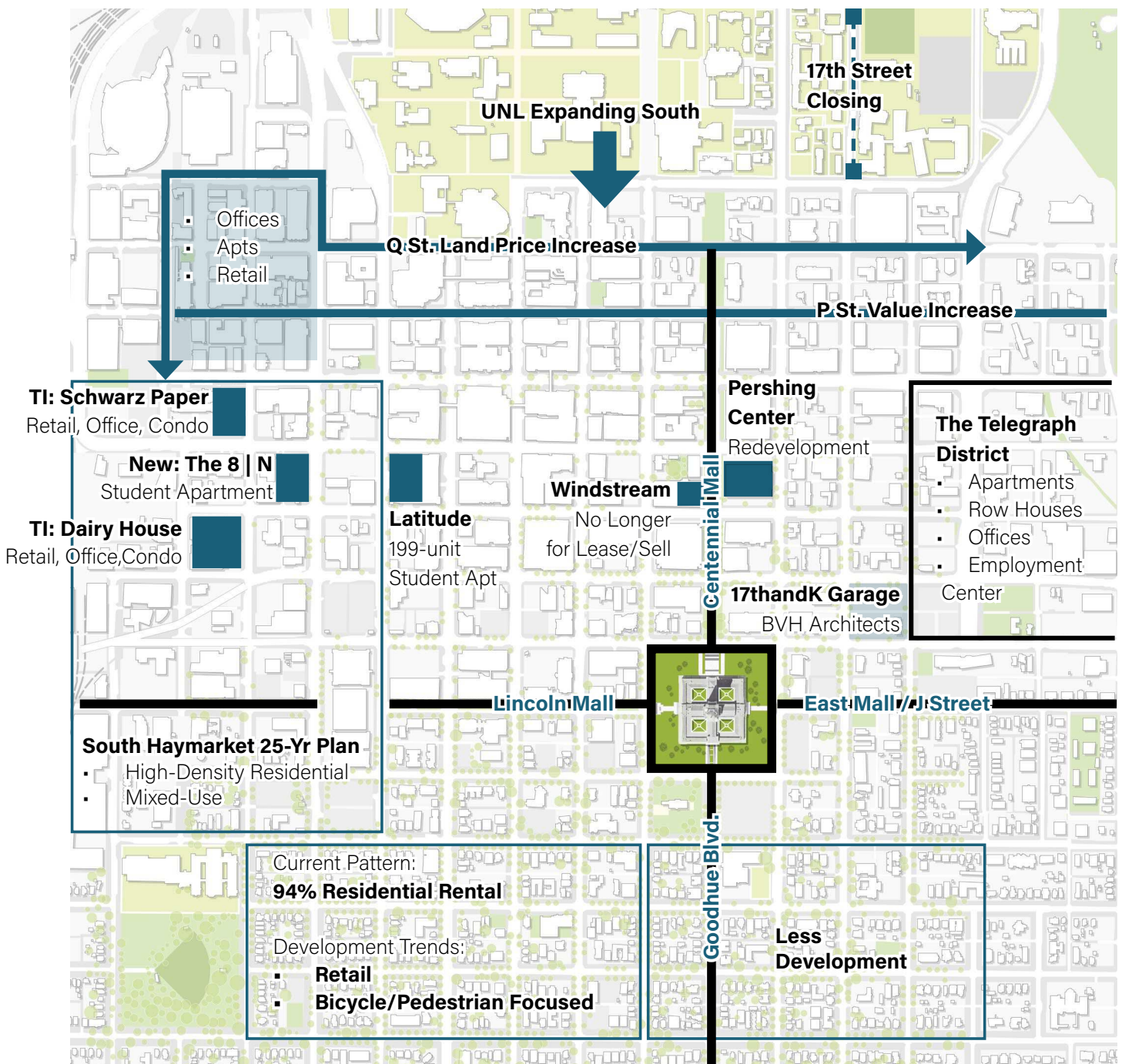


Figure 3.18: Real Estate Market Trends

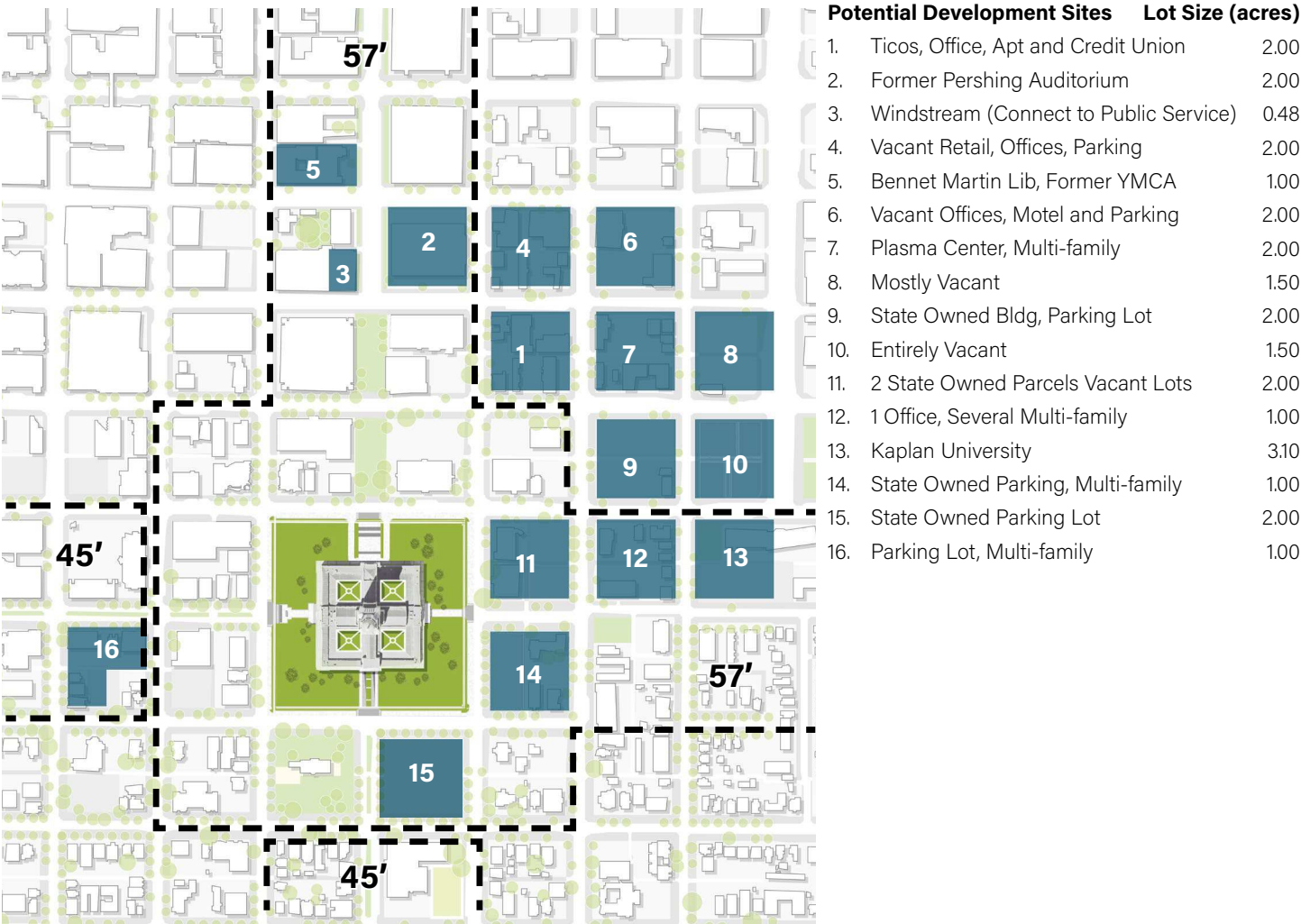


Figure 3.19: Potential Development Sites

Market and Development Trends

Overall, Lincoln has grown at a steady pace in recent years due in part to the increase in student housing, an increased desire for live/work/play spaces in close proximity, growth of entertainment districts, and the general need for higher-class office space. As a result, Lincoln has seen multiple areas of redevelopment as both public and private entities are recognizing the need to expand and redevelop areas within the Central Business District (CBD) and throughout the city.

The influx of student housing projects and the speed of the redevelopment of the West Haymarket area have transformed the downtown faster than the suburban edges of town. The CBD has experienced its largest increase in land pricing in recent years. The majority of this increase is around the UNL campus as a result of new student-housing projects near the campus. New infill development along P Street has increased values in that area as well. UNL's changing of 16th Street to two-way and closing of 17th Streets north of Q Street could change the marketability of certain properties in the affected area.

3.9

COMMUNITY INPUT

Summary of Stakeholder Interviews

As part of the early phases of the planning process, the Facilities Plan team and members of the PAC conducted group and individual interviews with non-profit organizations, neighborhood and community groups, the City of Lincoln, UNL, and property owners to understand existing conditions and trends and begin to develop the recommendations of the Facilities Plan. Groups interviewed include:

- Mayor's Office, City of Lincoln
- Planning and Urban Development
- Downtown Lincoln Association
- Urban Design Review Committee
- Historic Preservation Commission
- University of Nebraska – Lincoln
- South Downtown Neighborhood Association
- WRK, LLC
- NEBCO
- Kent Seacrest
- Capitol Campus Commission
- Concord Management
- Speedway Properties
- State Patrol

Key themes and ideas discussed at the stakeholder and focus group interviews include:

- Government, agency, and overall support for the importance of the Capitol Campus Facilities Planning process and having a Facilities Plan in place
- New development, including parking garages, in the Capitol Campus should have active ground floor uses
- Support for mixed-use development, particularly uses that could be supported by the neighborhoods to the south of the Capitol

- Interest in continued public-private partnerships as a positive approach to financing future projects
- Consider opportunities to integrate public art within the Capitol Campus
- Interest / need for public gathering spaces for a variety of activities (e.g., farmers markets, political gatherings, and small concerts)
- Need for improved bicycle and pedestrian amenities
- Opportunity to increase partnerships with UNL (e.g., internships, education, and networking)
- Need for a solution to the parking congestion in the neighborhoods south of the Capitol that occurs during the work week
- Seek out opportunities to improve security in the overall area through partnerships with the city and UNL

In addition to the stakeholder interviews, the Facilities Plan team also interviewed or surveyed over 68 state agencies within the Lincoln metropolitan area for the purposes of workplace and space planning. The results of the agency surveys are discussed in depth in Chapter 4.

Community Workshop

Community engagement is a vital part of the process and development of the Facilities Plan. The PAC and the Facilities Plan team hosted an open house session to invite community input in February 2017. The Facilities Plan team led large group and small group activities to discuss ideas from the community for the future of the Capitol Campus. Major themes from the February town hall meeting include:

The Capitol Campus overlaps with surrounding districts

The Capitol Campus does not currently have defined boundaries (other than the four-block square on which the Capitol Building sits). Instead, the Capitol Campus extends into downtown and the neighborhoods to the south. Community meeting participants emphasized the need to work with existing plans, stakeholders, and neighborhoods in the development and implementation of the Capitol Campus Facilities Plan. For example, historic preservation of homes and buildings south of the Capitol is important to the existing communities. There is an opportunity to build off of investment in surrounding areas to benefit each area.

Opportunities for more active, mixed-use development

The existing areas around Centennial Mall and south of downtown are only active during regular daytime office hours. The community expressed interest in mixed-use development that will activate street life at all times of day and not just office hours. There is interest in mixed-use, with a non-student residential component. Some desired uses include: restaurants, retail, day care, and gym/fitness. As the area further develops, appropriate parking levels are needed.

Need for walking / biking and more greenspace

Participants would like to see increased promotion of walking/biking and increased use of green spaces such as the Capitol Grounds and Centennial Mall. Improvements to lighting, infrastructure (e.g., sidewalk gaps), wayfinding, and signage are needed. Community meeting participants also expressed an interest in increased use of open space for festivals or other gatherings as a way to further activate the area.

Parking supply / demand is an issue

Employees, residents, and visitors often compete for parking spaces, particularly during typical weekday daytime hours. The meeting participants expressed concern that employees that work in the area, especially state employees, do not have available parking. Potential solutions identified include garage / structure parking and improved use of public transit to alleviate demand.



Community Workshop

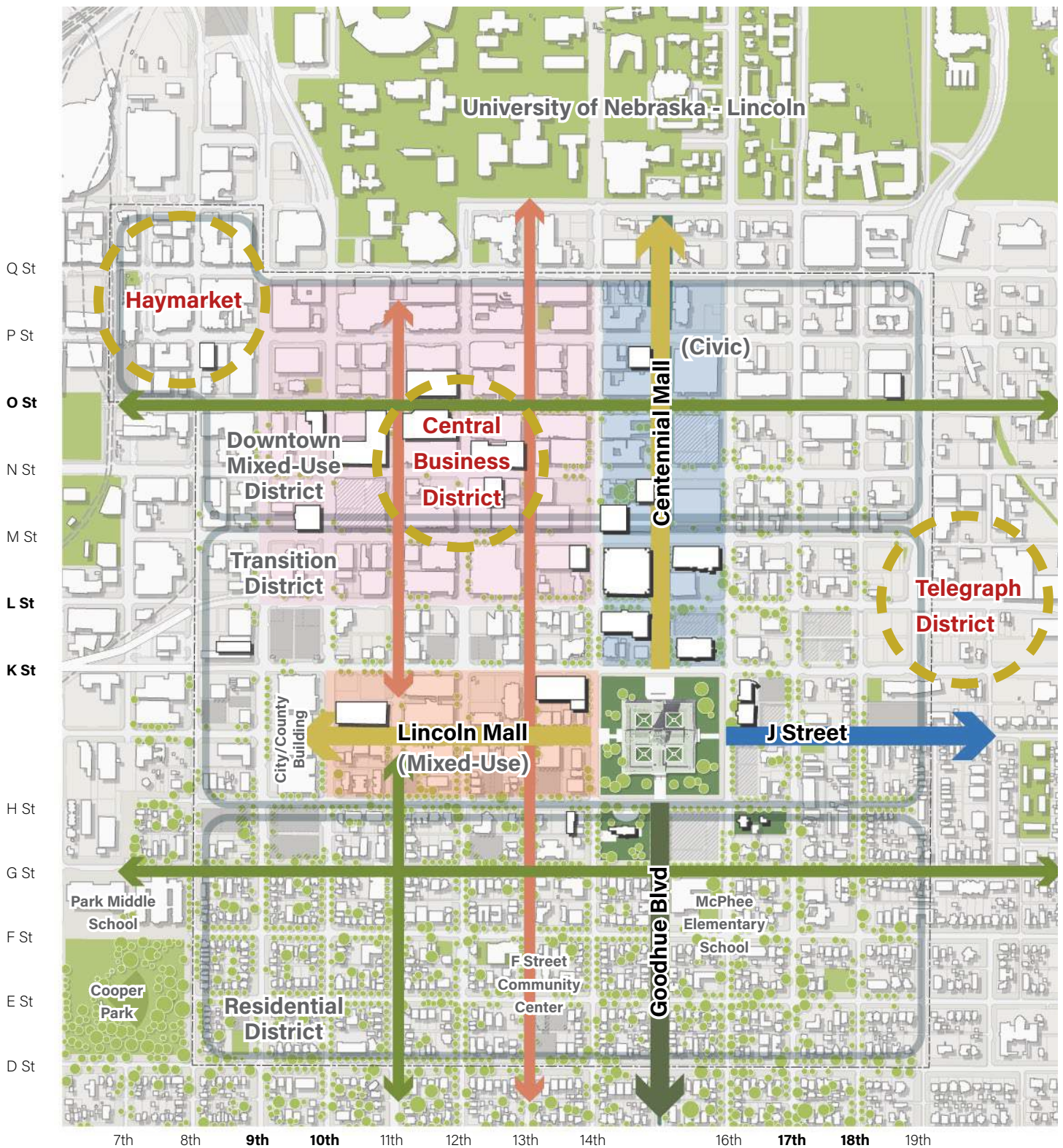


Figure 3.20: The Study Area Opportunity and Constraints

3.10

PLANNING AND DESIGN PRINCIPLES

Opportunities and Constraints








Opportunities

- The Capitol sits between the Central Business District to the north and residential neighborhoods to the south providing opportunities for integrating mixed uses within the campus.
- Significant opportunities are present to develop through consolidation of office space and redevelopment of surface parking lots.
- Opportunities exist to make the Campus more pedestrian and bicycle friendly.
- Surrounding development is occurring within walking distance of the Capitol including the Telegraph District, the SODO Plan implementation, and redevelopment to the west of the Capitol. Successful nearby development may increase development interest in the Capitol Campus.
- Proximity to UNL and opportunities for expanded educational and workplace partnerships.
- StarTran's continued work towards improved transit service as demand grows for the downtown area.

Constraints

- No clear identity to the Capitol Campus.
- Surface parking surrounding Capitol.
- Capitol Square and surrounding campus abuts K and L streets which contain high amounts of vehicular traffic.
- Signage and visitor friendly amenities are missing.
- High parking need due to many employees driving to work and potential for parking conflicts between employees, visitors, and residents.
- Lack of usable, public open space or park spaces within the Capitol Campus.
- Strong employment market and demand for student housing is increasing land values in and around downtown and UNL, potentially impacting availability according to NAI FMA Realty.

Legend

-  Streets with Civic Focus
-  Pedestrian Friendly Streets
-  Complete Streets
-  Greening Streets
-  Civic Use
-  Mixed-Use
-  Commercial Use

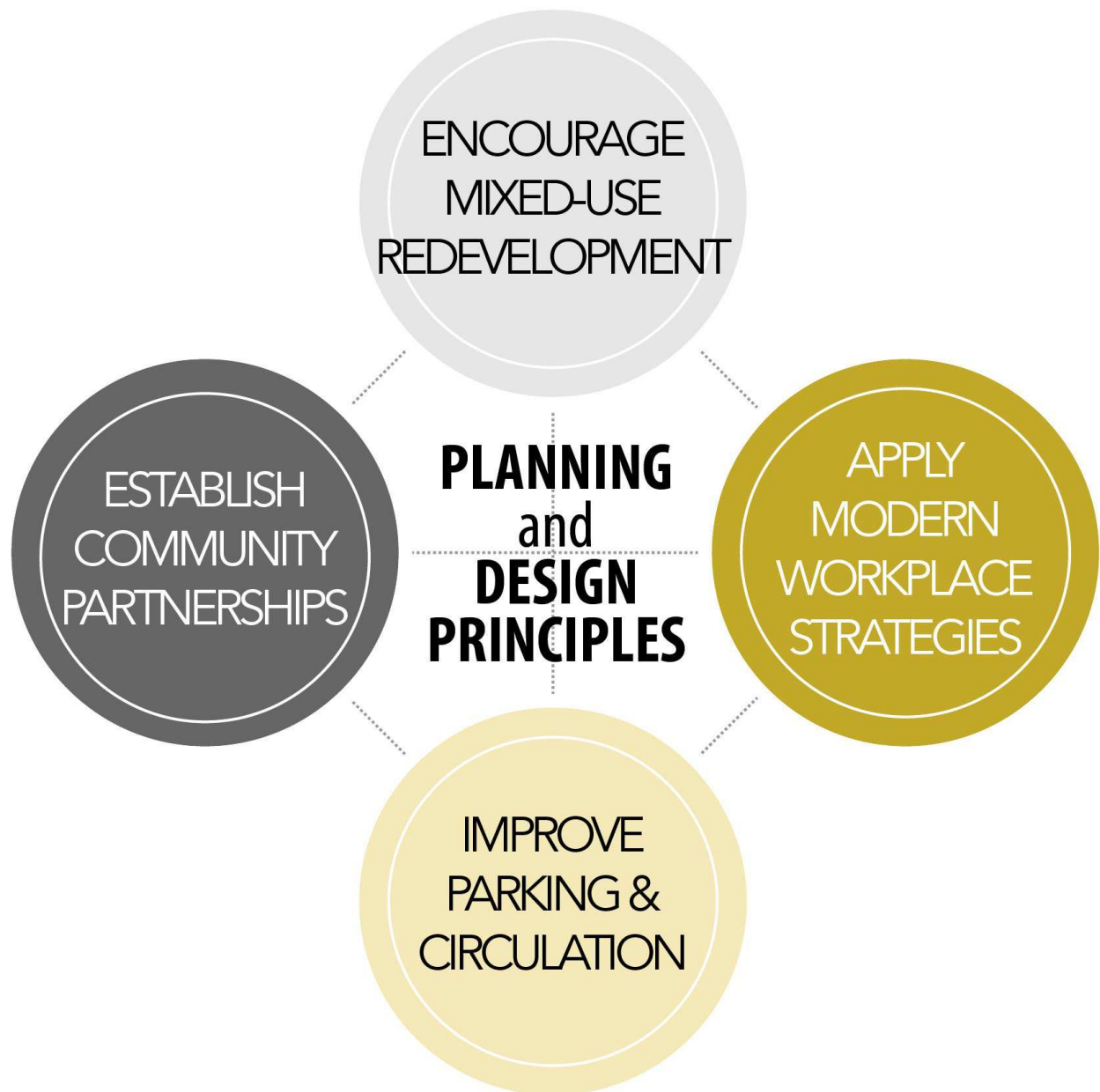


Figure 3.21: Planning and Design Principles Diagram

Planning and Design Principles

Based on the existing conditions analysis, and community/stakeholder input, a set of Planning and Design Principles, outlined below, were created to guide the development phases of the planning process.

Encourage Mixed-Use Redevelopment

Mixed-use redevelopment is encouraged in the Capitol Campus and surrounding areas to support revitalization, and support activity beyond the typical work day. Mixed-use redevelopment can also promote tourism by providing visitors with a range of “things to do” as well as to provide opportunities for open spaces and streetscape amenities for employees, visitors, and residents of the area.

Key elements of mixed-use development include: active uses within the ground floor of office buildings; a more clearly defined Capitol Campus and identity; and the preservation of historic treasures.

Establish Community Partnerships

Public-private partnerships with the city and other stakeholders could help to facilitate redevelopment around the Capitol and integrate the Capitol Campus Facilities Plan with current planning studies and projects. Successful public-private partnerships focus on a redevelopment opportunity or project, plan for shared infrastructure improvement costs, and add value to community and public facilities.

Improve Parking and Circulation

An active pedestrian environment is essential for a successful Capitol Campus. Recommended strategies include traffic calming, complete streets, transportation demand management (TDM), multi-modal ridership, addressing parking needs as part of the overall vital improvements.

Apply Modern Workplace Strategies

A key component of the Facilities Plan is to improve and maximize the utilization of office space, as well as anticipate current and future needs. This is done by adapting to changing demographics and improving office spaces in order to attract and retain new employees. The improvements to overall workspaces within the Capitol Campus will have a positive impact on employee quality of life and public health.



Lincoln Mall Looking West
Photo Credit: Capitol Archives

Key Findings

- The Capitol is strategically located between downtown to the north and residential neighborhoods to the south providing the opportunity to better integrate mixed uses within the campus and create a transition from the lower intensity residential neighborhoods to the more active downtown and UNL Campus.
- In addition to zoning districts, the Lincoln Downtown Design Guidelines and the Capitol Environs District standards apply to select sites within the Capitol Campus. Multiple historic districts and sites are located in close proximity to the Capitol adding to the cultural and historical assets in the area.
- State of Nebraska offices within the Capitol Campus are spread out and somewhat disconnected which may provide opportunities to consolidate office space and redevelop surface parking lots. The Plan needs to be sensitive to the need to provide employee parking to meet demand and lessen impacts on vehicular traffic congestion.
- Transit ridership is slowly increasing in the region and StarTran is working to improve service. Strategies to improve transit use and access may help to reduce parking demand and vehicular congestion.
- There is limited public open space within the Capitol Campus; however Centennial Mall can provide space for public gatherings and events as well as limited use of the Capitol Grounds.
- Currently there is no clear identifying or wayfinding signage within the Capitol Campus, providing opportunities to improve pedestrian and bicycle amenities and create a cohesive urban design character and sense of place.
- Downtown has grown at a steady pace due in part to an increase in student housing, desire for an active live/work/play environment, and the need for higher-class office space. The Central Business District has experienced its largest increase in land pricing, lease rates, and demand for office space in recent years.

“THE GOAL OF THE REDEVELOPMENT IS TO REINVIGORATE THE CAPITOL CAMPUS BY GENERATING NEW GROWTH, INVESTMENT, BEAUTIFICATION, AND PRESERVATION OF SIGNIFICANT HISTORIC SITES AND FACILITIES. LEVERAGING THE CAPACITY OF EXISTING ASSETS WILL HELP INCREASE THE ECONOMIC DEVELOPMENT POTENTIAL AND ATTRACTIVENESS OF THE AREA”



Modern Workplace Example

4.

AGENCIES

4.1

METHODOLOGY

Data was collected on state agencies through a series of agency meetings and online surveys. Meetings and surveys were conducted in two phases. The first phase began with the process of data gathering from the state agencies themselves. The main goal of this phase was to understand the existing space standards, organization/needs, and future growth of agencies within existing buildings. This information was important for analysis of existing space and future needs.

In the first phase meetings, the Facilities Plan team led discussion based on tailored questions that addressed the current and future needs for each agency. Agencies that were not able to be met in person were sent a tailored survey to gather their information. The second phase confirmed agency information, which allowed agencies to express any ideas or concerns they had thought of after the first meeting.

Space Planning Interviews

Phase one interviews were conducted with the deputy director or assigned representative from the agency between October 2016 and December 2016. Phase two interviews with the same representative were conducted between January 2017 and March 2017. During the interviews information was collected on the following topics:

- Mission.
- Agencies and their duties.
- Current locations. Only locations in the City of Lincoln are reported in this comprehensive Capital Facilities Plan. Some agencies have more locations throughout the State, those locations are not included in these documents.
- Current square footage and space types.
- Adjacency needs to Capitol building and other state agencies.
- Amount of visitors and need to accommodate walk in traffic from the public or other state agencies.
- Parking and commuting needs to accommodate visitors and staff.
- Security needs.
- Current number of employees and projected growth for five, ten, and 20 years.
- Technology needs.
- Recruitment and retention needs for the future.
- Capacity of current buildings in regards to amount of staff working in current locations
- Environmental deficiencies of their current locations.
- Amenities agencies would like to see come to the Capitol Campus.

Space Planning Surveys

Agencies that were not contacted with an in person meeting were sent online surveys to complete in December 2017. The survey contained fill in the blank, check yes/no, check all that apply, and drag and drop questions that gathered information over the same topics covered in the in person meetings. A copy of the survey questions can be found in Appendix A - Agencies.

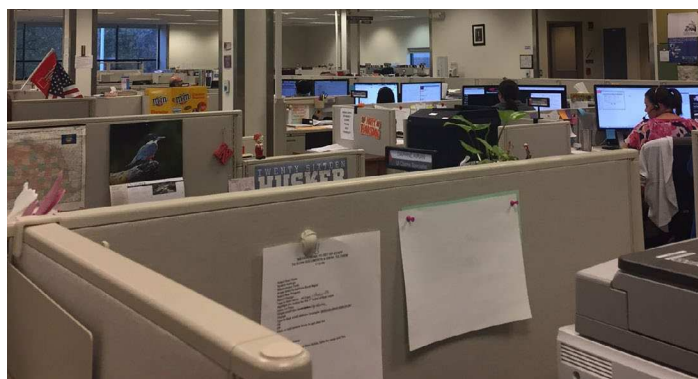
Information Confirmation

The Facilities Plan team organized information gathered in the first phase meetings and surveys into Index documents and summary sheets for each agency. These documents, as well as additional questions on topics that may not have been covered thoroughly in the first phase were reviewed with the agency representatives during the second phase. Agencies that second phase in-person meetings were not scheduled for were emailed their documents to review. Corrections to the documents were made based on the review of the agencies before being placed in the final book and appendices.

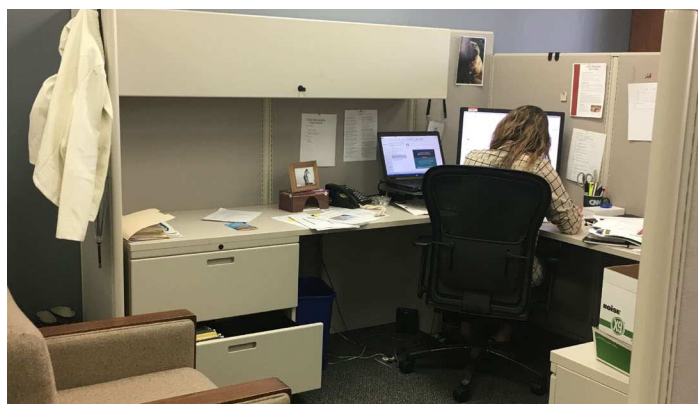
Charts and information represented in the following sections of this chapter use the information that was gathered and confirmed by the agency representatives during the first and second phase meetings. Information in this chapter is current as of April 2017 when phase two was completed.



Employee Workstations, Department of Motor Vehicles



Employee Workstations, Department of Labor



Employee Workstations, Tourism Commission



Figure 4.1: State Owned and Leased Buildings within Central Business District and Capitol Campus as of July 2017

Legend

State Owned Buildings State Leased Buildings State Owned Garage

State Owned Buildings

A. Nebraska State Capitol

(1445 K Street)

Accountability and Disclosure Comm.

(Moved to Centre Terrace, 12/17)

DAS Director's Office (Kaizen Events)

DAS State Accounting Division (storage)

DAS State Budget Division

DAS State Building Division (storage)

DAS Materiel Division (mail and copy)

Attorney General

Auditor of Public Accounts

Capitol Commission

Judicial Branch

Legislative Council

State Ombudsman's Office

Secretary of State

Nebraska State Patrol (station)

State Treasurer

B. Governor's Mansion

(1425 H Street)

Nebraska State Patrol (station)

C. Ferguson, Carriage, and Kennard House

D. Executive Building

(521 S. 14th Street)

DAS State Building Division (storage)

Board of Barber Examiners (Moved to

Farmer's Mutual, 11/17)

State Electrical Division (Moved to

Farmer's Mutual, 11/17)

Energy office

Foster Care Review Office, (Moved to

Centre Terrace, 12/17)

Judicial Branch

4.2

AGENCY LOCATIONS

E. 501 Building

(501 S. 14th Street)

DAS OCIO

DAS Materiel Division (print shop)

Nebraska State Patrol (station)

F. 1526 Building

(1526 K Street)

Board of Public Accountancy

DAS Director's Office

DAS State Accounting Division

DAS State Building Division

DAS Employee Relations

DAS Materiel Division

DAS State Personnel Division

DAS State Risk Management Division

DAS 309 Task Force

Banking and Finance

Commission for the Blind and Visually Impaired (storage)

Investment Council

Public Employees Retirement Systems

G. TSB Center

(1400 M Street and 246 S. 14th Street)

DAS Transportation Services Bureau

Department of Health and Human Services

State Fire Marshal

Department of Natural Resources (storage)

H. State Historical Museum

(131 Centennial Mall North)

Historical Society (Museum)

J. Nebraska State Office Building

(301 Centennial Mall South)

Abstracter's Board of Examiners

DAS State Building Division

DAS Materiel Division (mail and copy)

Department of Agriculture

Auditor of Public Accounts

Corn Board

Commission on Law Enforcement and Criminal Justice

Department of Health and Human Services

Department of Motor Vehicles

Department of Economic Development

Department of Education

Equal Opportunity Commission

Ethanol Board

Grain Sorghum

Commission of Industrial Relations

Liquor Control Commission

Motor Vehicle Industry Licensing Board

Department of Natural Resources

Power Review Board

Real Estate Commission

Real Property Appraiser Board

Department of Revenue

State Patrol (station)

Tax Equalization and Review Comm.

Tourism Commission

Department of Veterans' Affairs

Wheat Board

K. Labor Buildings

(500 and 550 S. 16th Street)

Department of Labor

State Leased Buildings

1. Apothecary Building

(140 N. 8th Street and 809 P Street)

Commission of Public Advocacy

Coordinating Comm. for Postsecondary Education

State Treasurer

2. Terminal Building (941 O Street)

Department of Insurance

3. Gold's Building (1033 O Street)

Department of Agriculture (Storage)

Department of Health and Human Services

4. Continental Commons

(122 N. 11th Street)

Commission for the Blind and Visually Impaired

5. Southeast Community College

(1111 O Street)

Department of Education

Department of Labor

6. The Atrium (1200 N Street)

DAS Materiel Division (storage)

Nebraska Library Commission

Department of Environmental Quality

Public Service Commission

7. Center on N (1221 N Street)

Attorney General

Worker's Compensation Court

8. K Street Records Center

(440 S. 8th Street)

Secretary of State (Storage)

9. Landmark 1 (1010 Lincoln Mall)

Workers' Compensation Court

10. IS Building (1327 H Street)

State Ombudsman's Office

11. Roger's Building (1345 M Street)

Department of Agriculture (storage)

Department of Health and Human Services

12. Lincoln Community Foundation

(215 Centennial Mall)

Board of Engineers and Architects

13. 1700 O Street

Department of Revenue

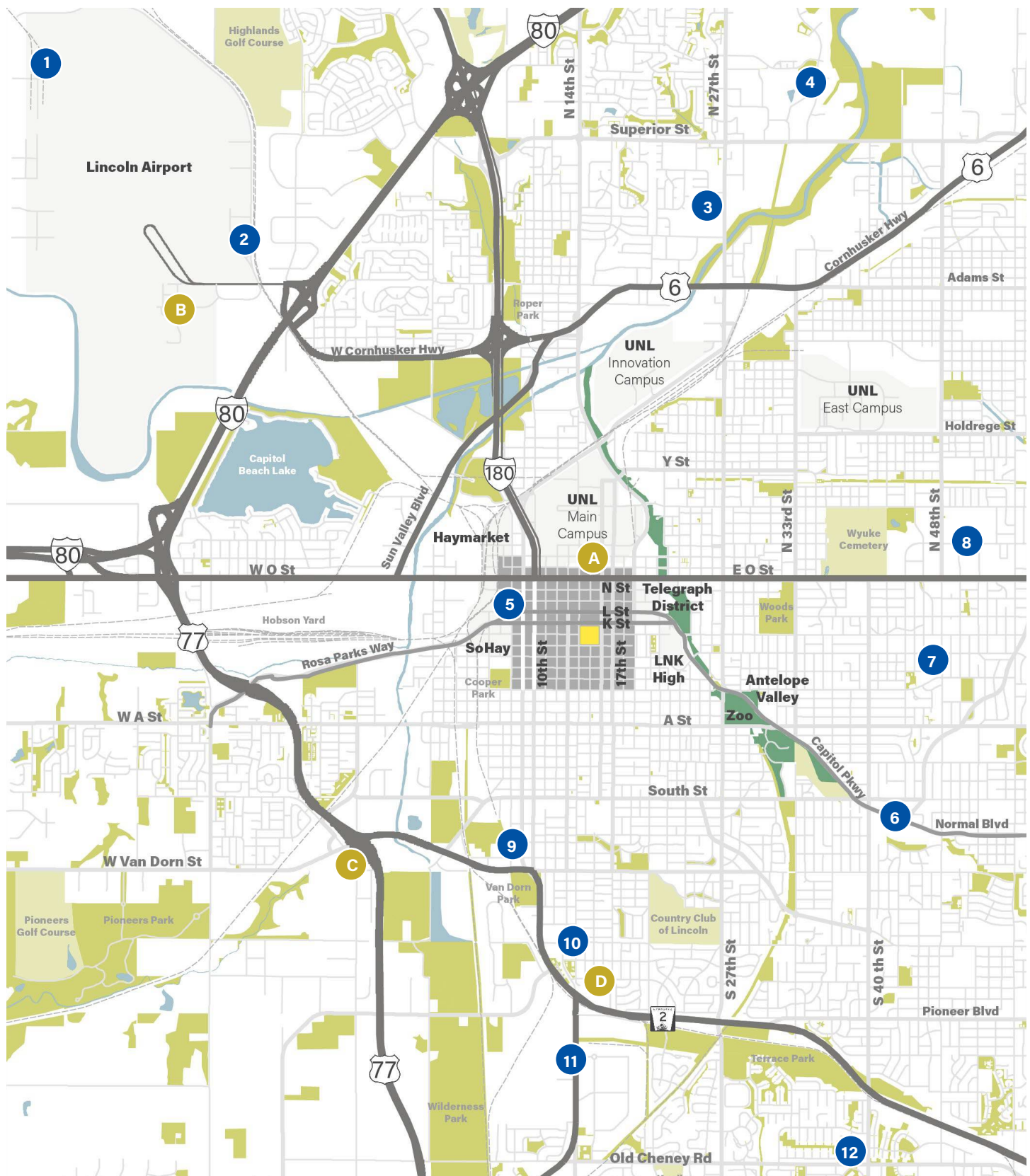


Figure 4.2: State Owned and Leased Buildings Located in Greater Lincoln Area (Outside of Downtown)

State Owned Buildings (Region)

A. State Historical Society (1500 R Street)

Historical Society (library/archives)

B. 2433 Northwest 24th Street

Military Department (national guard)

C. 801 West Prospector Place

Department of Correctional Services

Board of Parole

D. 1600 Highway 2

Nebraska State Patrol (HQ)

State Leased Buildings (Region)

1. 3721 West Cuming Street

Department of Agriculture (Lab)

2. 3431 Aviation Road

Department of Aeronautics

3. 3901 North 27th Street

Department of Education

4. 5050 North 32nd Street

Historical Society (archeology collections)

5. 421 S 9th Street

Board of Parole

6. 3806 Normal Boulevard

Judicial Branch

7. 4600 Valley Road

Commission for the Blind and Visually Impaired

Commission for the Deaf and Hard of Hearing

8. 5001 Central Park Drive

Judicial Branch

9. 2717 S 8th Street

Department of Environmental Quality (Storage)

10. 3701 S 14th Street

Department of Agriculture (Lab)

11. 5001 South 14th Street

DAS Materiel Division (surplus)

12. 3800 Village Drive

Department of Veterans' Affairs (Vet. home)

State Owned Buildings not Located on Map

Military Department (National Guard)

1776 N 10th Street

2000 N 33rd Street

2950 North Park Road

2420 W Butler Ave.

State Leased Buildings not Located on Map

Department of Education

7800 and 7945 South 15th Street

Military Department (National Guard)

505 N 27th Street

State Patrol

3800 NW 12th Street

LAA Building 1324

LAA Storage Annex

4025 NW 39th Street

1720 W Superior Street

3921 West Craw

4130 NW 37th

220 West Adams

State Treasurer

RFP has been issued for new location for child support, new address has not been verified.

Legend

 State Owned Buildings (Region)

 State Leased Buildings (Region)

4.3

AGENCY NEEDS AND SPACE INVENTORY

Data collected from the agency interviews and surveys resulted in an understanding not only of the agency's space needs but also operational and adjacency requirements needed to do their jobs efficiently. This information along with their current location, square foot, and growth information is summarized in the following tables. Data represented in the tables is current as of April 2017 when the agency interviews were completed and are subject to change.

Table 4.3.1 Abstracter Board of Examiners

ABSTRACTERS BOARD OF EXAMINERS					
<i>Agency 66</i>					
DIRECTOR: Mardy McCullough					
AGENCY NEEDS: The Abstracters Board is charged with the responsibility of supervising, inspecting, examining and reviewing the practices of licensees required under the abstracters' licensing law and regulating the registration and certification of individual abstracters, as well as those companies engaged in the business of abstracting.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Floor	285	All Divisions	1	285	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
		1	1	1	1

Table 4.3.3 Board of Public Accountability

BOARD OF PUBLIC ACCOUNTANCY					
<i>Agency 63</i>					
EXECUTIVE DIRECTOR: Dan Sweetwood					
AGENCY NEEDS: The public Board of Accountancy does not have a high priority to accommodate public traffic. Their primary spatial need outside of typical offices space is their need to access small (6-8 person) and medium (12-18 person) meeting spaces.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, Suite 410	1,950	All Divisions	3	650	
	180	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
		3	3	3	3

More specific information on each agency is available in Appendix A - Agencies, Individual Agency Documentation (Agency Indexes). The agency information gathered through the interviews and surveys provided a critical piece of the framework for the development of the Facilities Plan recommendations in Chapter 8.

Table 4.3.2 Accountability and Disclosure Commission

ACCOUNTABILITY AND DISCLOSURE COMMISSION					
<i>Agency 87</i>					
EXECUTIVE DIRECTOR: Frank Daley					
AGENCY NEEDS: The Accountability and Disclosure Commission, currently located in the State Capitol Building, will be moving out for the duration of the HVAC project. This is not ideal for their efficiency thus it will be important that they move back into the capitol building when the HVAC project is complete. Parking is also a priority for the agency both in their move and after their return to the capitol, currently only 4 of their 8 employees are in state parking lots.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K Street, 11th	1,865	Entire Office	8	233	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
		8	9	9	9

Table 4.3.4 DAS Directors Office

DEPARTMENT OF ADMINISTRATIVE SERVICES DIRECTOR'S OFFICE					
<i>Agency 65.01</i>					
DIRECTOR: Byron Diamond					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training, in which case this Central Services division will see a large amount of staff growth. The State is also looking into "COOP" initiatives, disaster recovery plans, which would also lead to significant growth within the Department as a whole. Ideally, this division needs to stay centrally located with the other DAS divisions.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St; 1st Floor,	767	General Council	4	192	
2nd Floor,	2,091	Administration, HR, CoE, & COOP	7	299	
	2,303	Human Resources	15	154	
& Lower Level	406	Storage	-	-	
1445 K St; 1st Floor,	1,393	Open for Kaizen Events	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
		26	52	60	61

Table 4.3.5 DAS Accounting Division

DEPARTMENT OF ADMINISTRATIVE SERVICES STATE ACCOUNTING DIVISION					
<i>Agency 65.02</i>					
ADMINISTRATOR: Jerry Broz					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The Accounting division will see modest growth if shared training is utilized and will need to focus on IT system developments in order to control growth.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, 2nd Floor	4,641	Accounting	22	211	
	2,382	Central Finance	15	159	
& 3rd Floor	3,007	Accounting IT	14	215	
1445 K St, 7th Floor	2,734	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	51	52	53	54	

Table 4.3.7 DAS Building Division

DEPARTMENT OF ADMINISTRATIVE SERVICES STATE BUILDING DIVISION					
<i>Agency 65.04</i>					
ADMINISTRATOR: Amber Brannigan					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The State Building Division will continue to see an increase in demands as more facilities become state-owned, especially for space planners, but with more shared services the physical footprint could shrink.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St: Suite 200	7,014	Administration, Operations, Regional Facilities, Parking, Planning/ Construction	17	413	
& Lower Level	574	Storage	-	-	
301 Centennial Mall S: 1st Floor	4,434	Offices, Shops, Conference	47	94	
	6,219	Storage	-	-	
	305	Other	-	-	
521 S 14th St	8,945	Storage/ Conference	-	-	
1445 K St, Lower Level	920	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
1526 K Street	17	21	24	25	
301 Centennial Mall S	47	47	47	47	
TOTAL	64	68	71	72	

Table 4.3.6 DAS Budget Division

DEPARTMENT OF ADMINISTRATIVE SERVICES STATE BUDGET DIVISION					
<i>Agency 65.03</i>					
ADMINISTRATOR: Gerry Oligmueller					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The Budget division is most concerned with gaining efficiency through location as it often meets with other agencies, this location may not always be centralized. This division serves as the Legislative Fiscal Office and needs to stay present at the Capitol in order to function closely with the Governor and Policy Staff.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K St: Rm 1320	3,321	Main Office	10	332	
& Lower Level	655	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	10	10	10	10	

Table 4.3.8 DAS OCIO

DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF THE CHIEF INFORMATION OFFICER (OCIO)					
<i>Agency 65.15</i>					
ACTING CIO: Ed Toner					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The future improvements to the 501 building should address most or all of the issues the OCIO division has in their current space. The improvements will create room for growth through consolidation, however they will likely see the need for a smaller data center in the future with more cloud technology. OCIO's plan is to move primary functions to Omaha and have Lincoln become a stand-by location in the future for increased security reasons.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
501 S 14th Street:	33,350	Main Office	213	157	
	1,500	Warehouse	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	213	222	230	239	

Table 4.3.9: DAS Employee Relations

DEPARTMENT OF ADMINISTRATIVE SERVICES EMPLOYEE RELATIONS					
<i>Agency 65.09</i>					
ADMINISTRATOR: William Wood					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The Employee Relations division will likely see 1-3 person growth in the future with the addition of more shared services or if unions fragment. This division is, however, at full capacity in their current space and will need to consolidate or move to accommodate this growth.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, Suite 120	1,347	Entire Office	4	337	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	4	6	6	6	

Table 4.3.10: DAS Materiel Division

DEPARTMENT OF ADMINISTRATIVE SERVICES MATERIEL DIVISION					
<i>Agency 65.05</i>					
ADMINISTRATOR: Bo Botelho					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The Materiel Division handles purchasing, mail, print, copy, and surplus services. Excluding the paper-based services, the overall demands for this division are increasing and thus leading to more growth. The paper-based services are somewhat decreasing as technology continues to advance and the workplace becomes more paperless, however they will most likely still be needed in the future. A main concern for this division is a lack of space as they continue to grow, especially within surplus as more miscellaneous items are being acquired. Overall, an increase in shared services would help to make this division more efficient.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St; Suite 130	6,240	Administration/ Purchasing	26	240	
& LL	188	Storage	-	-	
301 Centennial Mall S; 1st Floor	2,193	Mail Center	11	199	
& LL	6,518	Mail Center Dock	-	-	
	880*	Employee Space	4	220	
	1,646**	Copy Center	-	-	
1445 K St; Rm 1419 & Lower Level	440*	Employee Space	2	220	
	603**	Mail & Copy	-	-	
501 S 14th St, LL	4,840*	Employee Space	22	220	
	17,298**	Print Shop	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1200 N St	142	Storage	-	-	\$ 7.14
5001 S 14th St	660*	Employee Space	3	220	
	7,893**	Surplus	-	-	
* Portion of square foot pulled out of total square foot to be classified as employee space. ** Remaining square foot after employee space is taken out of total square foot to be classified as specialty space.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
1526 K St.	26	26	26	26	
301 Centennial Mall S.	15	15	15	15	
1445 K St.	2	2	2	2	
501 S 14th St.	22	20	20	20	
5001 S 14th St.	3	4	4	4	
TOTAL	68	67	67		

Table 4.3.11 DAS Personnel Division

DEPARTMENT OF ADMINISTRATIVE SERVICES STATE PERSONNEL DIVISION					
<i>Agency 65.08</i>					
DIRECTOR: Margie Bell					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The State Personnel division is mainly concerned with leveraging technology in the future.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St: 1st Floor & Lower Level	6,955	Main Office	32	217	
	3,417	Training	-	-	
	444	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	32	32	33	33	

Table 4.3.12 DAS Risk Management Division

DEPARTMENT OF ADMINISTRATIVE SERVICES STATE RISK MANAGEMENT DIVISION					
<i>Agency 65.11</i>					
RISK MANAGER: Shereece Dendy					
AGENCY NEEDS: The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. One main concern for the Risk Management division is balancing security and public accessibility. This division deals with some disruptive walk-ins but would still like to maintain a front door presence. In the future this division would like to see its staff double in size to help handling the increasing amount of claims. Developments in technology to provide web based data entry would help the staff to devote more time to properly managing claims.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, Suite 220	1,066	Main Office	3	355	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	3	6	7	10	

<div> <div>DEPARTMENT OF ADMINISTRATIVE SERVICES</div> <div>309 TASK FORCE FOR BUILDING RENEWAL</div> </div>					
Agency 65.12					
ADMINISTRATOR: Doug Hanson					
AGENCY NEEDS:					
The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The 309 Task Force Division will not see a large amount of growth in the future as its staffing maximum is dictated through the legislation. Benefits to this division include dedicated training facilities, proximity to the State Building Division, as well as educational programs.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St: 2nd Floor & Lower Level	1,454	Entire Office	4	364	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	4	4	4	4	

COMMISSION ON PUBLIC ADVOCACY					
Agency 94					
DIRECTOR: Jeffrey Pickens					
AGENCY NEEDS:					
The commission on Public Advocacy's current location in the Haymarket serves them well. There employees have secured parking close to the building and If they have to go to the capitol they will drive. They do not see a need to move closer to the capitol.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
140 N 8th Street, Suite 270	3,050	All Divisions	8	381	\$ 18.41
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	8	8	8	8	

DEPARTMENT OF AGRICULTURE									
DIRECTOR: Greg Ibach		Agency 18							
AGENCY NEEDS:									
<p>The main concern for the Department of Agriculture is whether or not to consolidate with the Commodity Boards (Wheat, Corn, Grain Sorghum) in order to eliminate redundancies and help reduce costs. An issue with this consolidation is that the Commodity Boards, according to the Dept. of Agriculture, want to remain adjacent to outside association groups which are lobbying entities and may not be allowed space within a government building. If co-location with the commodities is moved forward by the Governor, this agency would like to also stay adjacent to the DEQ, Dept. of Natural Resources, as well as the DED. Another concern for this agency is recruitment as almost half of its staff start to enter into retirement age in the next 5 years. Recruitment efforts can be aided through amenity spaces, flexible scheduling, and an overall aesthetically well designed space.</p>									
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON					
301 Centennial Mall S, 4th Floor	16,060	Main Office	137	117					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF				
1033 O St	428	Storage	-	-	\$ 6.50				
1345 M St	1,145	Storage	-	-	\$ 4.00				
3701 S 14th St.	4180*	Employee Space	19	220	21.51				
	6620**	Agriculture Lab	-	-	\$ 21.51				
3721 West Cumming St. Bldg. 801	220*	Employee Space	1	220	\$ 6.57				
	4568**	Weights & Measures Lab	-	-	\$ 6.57				
<p>* Portion of square foot pulled out of total square foot to be classified as employee space. ** Remaining square foot after employee space is taken out of total square foot to be classified as specialty space.</p>									
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs				
301 Centennial Mall S		137	138	139	139				
3701 S 14th St.		19	19	19	20				
3721 West Cumming St.		1	1	1	2				
TOTAL		157	158	159	161				

DEPARTMENT OF ADMINISTRATIVE SERVICES TRANSPORTATION SERVICES BUREAU					
Agency 65.10					
ADMINISTRATOR: Mike Moerer					
AGENCY NEEDS:					
<p>The Department of Administrative Services overall is aiming to be proactive rather than reactive and looking to reduce property, especially those that are commercially leased. This department is trying to optimize the agencies through consolidation in the future by potentially sharing services such as training. The TSB division has seen a 5% growth in the last 1.5 years and will likely see continual growth in the future as more state employees become increasingly mobile. This location requires various specialty services including a fueling garage, parking, and vehicle maintenance on ground level.</p>					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1400 M St	1,850	Office Space	11	168	
	15,155	Parking	-	-	
	10,000	Service Garage	-	-	
	975	Storage	-	-	
1501 M St	434	Mechanical Shop	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	11	11	11	11	

DEPARTMENT OF AERONAUTICS					
Agency 17					
DIRECTOR: Ronnie Mitchell					
AGENCY NEEDS:					
The main office of Aeronautics is currently located in the Amen Building on the Lincoln Airfield and does not see any possibility of moving to the Capitol Campus area in the future. There is some unused space that could be consolidated and rented out to another agency in order to help increase income.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
3431 Aviation Road, Suite 150	6,505	Lincoln Office	19	342	
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	19	19	19	20	

ATTORNEY GENERAL					
Agency 11					
ATTORNEY GENERAL: Doug Peterson					
AGENCY NEEDS:					
Security is the biggest concern for the staff of the Attorney General's office. The State Capitol currently has a lack of security measures in place and this can pose a threat to members of this agency's staff as they receive angry constituents from time to time. Main locations of concern include an unobstructed dock as well as a lack of metal detectors upon entrance. Since 1991, this agency has grown by 30 staff members and will continue to see growth in the next 20 years. As there is no longer room for growth in the Capitol, the additional location must stay adjacent.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K St, Rm 2115	4,866	Executive Offices	12	406	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1221 N St	37,646	All Divisions except Executive Offices	124	304	\$ 14.22
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
1445 K St.	12	12	12	12	
1221 N St.	124	132	141	159	
TOTAL	136	144	153	171	

Table 4.3.19 Auditor of Public Accounts

AUDITOR OF PUBLIC ACCOUNTS					
Agency 10					
STATE AUDITOR: Charlie Janssen					
AGENCY NEEDS:					
This agency is currently split into two separate locations and would like to be consolidated into one area in the future. Because Charlie Janssen is an elected official, the group will never leave the Capitol location and would therefore like to see the additional 35 employees in the State Office Building move to a closer location. Major concerns with the Capitol building include lack of security, poor windows, and poor air quality. The future HVAC improvement plan should help the air quality issue but the other concerns also need to be addressed.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K St, 2303	2,783	Exec. Offices, Administration, Special Audits & Finance, Budget, Hotline	14	199	
	1,139	Storage	-	-	
301 Centennial Mall S, 5th Floor	4,060	Auditing, Investigative Examining	29	140	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
1445 K St.	14	14	14	14	
301 Centennial Mall S.	29	29	30	30	
TOTAL	43	43	44	44	

Table 4.3.21 Board of Barber Examiners

BOARD OF BARBER EXAMINERS					
Agency 45					
DIRECTOR: Kenneth J Allen					
AGENCY NEEDS:					
The Board of Barber Examiners handles public customers regularly and needs to be easily accessible. They would prefer to remain in the Capitol Campus Area as they have interaction with public officials and agencies that provide centralized functions.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
521 S 14th St, 1st	551	Entire Office	2	276	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	2	2	2	2	

Table 4.3.23 Office of the Capitol Commission

OFFICE OF THE CAPITOL COMMISSION					
Agency 65.13					
ADMINISTRATOR: Bob Ripley					
AGENCY NEEDS:					
The Capitol Commission division of Administrative Services is only concerned with the Capitol Building within this Facilities Plan project. They have already excavated all available space out of the Capitol and it is at its fullest capacity. This agency is constantly working on improvements to the Capitol in order to keep all 3 branches of government satisfied, including the upcoming HVAC project set to start in 2017. A concern with this building includes increasing security measures in the future. The Capitol Commission recommends consulting the Capitol Environs Commission Design Standards throughout this Facility Planning effort.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K St; 1st & 7th Floor,	4,474	Main Office	6	746	
	300	Tour Office	3	100	
& Lower Level	3,960*	Shop Employee Space	18	220	
	18,340**	Shop	-	-	
	26,156	Storage	-	-	
	24,226	Mech/Elec	-	-	
	9,004	Public Space	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Portion of square foot pulled out of total square foot to be classified as employee space.					
** Remaining square foot after employee space is taken out of total square foot to be classified as specialty space.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	27	28	28	28	

Table 4.3.20 Department of Banking and Finance

DEPARTMENT OF BANKING AND FINANCE					
Agency 19					
DIRECTOR: Mark Quandahl					
AGENCY NEEDS:					
This department is currently completely housed in the 1526 building and mainly deals with confidential financial information. Their office has a secure carded entry but the building as a whole remains unsecured. Increasing security measures will create a safer and more professional environment. The department also utilizes multiple enclosed offices which are left empty as employees travel for examinations. Reducing the amount of dedicated offices and subsequently increasing the amount of collaborative zones will help save space and money.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, Suite 300	15,733	All Divisions	49	321	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	49	49	53	56	

Table 4.3.22 Commission for the Blind and Visually Impaired

COMMISSION FOR THE BLIND AND VISUALLY IMPAIRED (NCBVI)					
Agency 81					
EXECUTIVE DIRECTOR: Pearl Van Zandt					
AGENCY NEEDS:					
The Commission for the Blind and Visually Impaired has two locations in the city of Lincoln. 4600 Valley Road houses the Agency 81 Administration, Lincoln District field office, Nebraska Center for the Blind training facility, and Nebraska Business Enterprises (NBE). The Nebraska Center for the Blind includes fully equipped woodworking shop, gas and electric teaching kitchens, and computer teaching labs; as well as 10 apartments for clients attending the training. All their locations need to be fully accessible to the blind and people with other disabilities. Their current locations and spaces serve them well with no intention of moving locations in the future.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K Street	340	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
122 N 11th Street, 3rd Floor	6,921	NE Center for the Blind Apartments	11*	629	\$ 12.43
4600 Valley Road, Ste 100	14,795	Lincoln office	28	528	
*1 staff worker, 10 residents, not included in overall projections.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	28	28	29	30	

Table 4.3.24 Corn Board

CORN BOARD					
Agency 88					
EXECUTIVE DIRECTOR: Kelly Brunkhorst					
AGENCY NEEDS:					
The Corn Board does not regularly handle public customers and primarily works internally to their agency, with the exception of the other commodity boards and the Department of Agriculture whom they also work closely with. Their primary spatial need outside of typical office space is access to a small (6-8 person) meeting space.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 4th Floor	1,529	Entire Office	6	255	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	6	6	6	6	

Table 4.3.25 Department of Correctional Services

DEPARTMENT OF CORRECTIONAL SERVICES					
Agency 46					
DIRECTOR: Scott Frakes					
AGENCY NEEDS: It is most important for the Department of Corrections to stay adjacent to its facilities. If any division were to move into the Capitol Campus it could be the director's office. There is a possibility of repurposing any excess space for other agency storage.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
801 W Prospector Pl	57,175	Director's Office	155	369	
	12,920	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	155	156	158	160	

Table 4.3.27 Commission for the Deaf and Hard of Hearing

NEBRASKA COMMISSION FOR THE DEAF AND HARD OF HEARING					
Agency 82					
EXECUTIVE DIRECTOR: John Wyvill					
AGENCY NEEDS: The Nebraska Commission for the Deaf and Hard of Hearing is not currently located in the Capitol Campus Area, nor do they need to be. They generate a high amount of public traffic from the clientele that use their services. Technology security is a concern for this agency.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
4600 Valley Road, Suite 420	2,427	Main Office	14	173	\$ 11.60
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	14	14	14	14	

Table 4.3.29 Department of Motor Vehicles

DEPARTMENT OF MOTOR VEHICLES					
Agency 24					
DIRECTOR: Rhonda K. Lahm					
AGENCY NEEDS: The Department of Motor Vehicles' number one priority is customer accessibility. The large amount of customers they handle is a major part of their day to day work. It would be ideal to have their current spaces within the Nebraska State Office Building consolidated, eliminating the physical separation across the main hallway; however, any re-organization must allow adequate customer front. The DMV is also experiencing a shortage of meeting space and storage.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Floor	19,370	All Divisions	91	213	
	149	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	93	100	104	104	

Table 4.3.26 Crime Commission

COMMISSION ON LAW ENFORCEMENT AND CRIMINAL JUSTICE (CRIME COMMISSION)					
Agency 78					
EXECUTIVE DIRECTOR: Darrell Fisher					
AGENCY NEEDS: The Crime Commission is currently located in the Nebraska State Office Building. Their space is in a good location and is adequate to meet their needs, however additional access to collaboration spaces and small scale (2-4 person) meeting spaces would improve their work environment. Additionally, technology updates to allow more options for teleconferencing and telecommuting would further improve their work environment.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S: 5th Floor & Lower Level	5,651	All Divisions	31	182	
	761	Jail Standards	3	254	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	34	34	35	35	

Table 4.3.28 Department of Health and Human Services

DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS)					
Agency 25					
CHIEF EXECUTIVE OFFICER: Courtney N. Phillips					
AGENCY NEEDS: As the State's largest agency, the Department of Health and Human Services occupies the most space. Some consolidation could be made through co-location but ultimately the private and public space types need to stay separate. It's best for the headquarters of the agency, including the executive offices, to stay adjacent to the State Capitol in a more secure location. While the more public aspects of this agency need to remain accessible to the public.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S	106,899	HQ	989	108	
	8,271	Storage	-	-	
1400 M Street, LL	5,888	Finance, Support Office, IT	20	294	
	892	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1033 O Street	101,060	Consumer Office	346	292	\$ 13.00
	3,000	Storage	-	-	\$ 4.00
1345 M Street	6,276	IT	3	2,092	\$ 9.25
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
301 Centennial Mall S	989	998	1,006	1,023	
1400 M Street	20	20	20	21	
1033 O Street	346	349	352	358	
1345 M Street	3	3	3	3	
TOTAL	1,358	1,370	1,381	1,405	

Table 4.3.30 Department of Economic Development

DEPARTMENT OF ECONOMIC DEVELOPMENT (DED)					
Agency 72					
DIRECTOR: Courtney Dentlinger					
AGENCY NEEDS: This department is a customer facing sales entity, which is unusual for state government. The DED receives, on average, 10 visitors per day and thus needs primarily to balance openness with any additional security measures. The staff of this agency is currently at its smallest possible level in relation to its amount of responsibilities. If any additional reduction in staff were to occur, it would run the risk of eliminating certain redundancies that should be in place to serve as a backup. Therefore, the DED predicts growth in the future of that which is greater than the State average, 0.17%. In order to meet the demands of the increasing work load as well as combat the loss caused by high turnover rates and retirements. The largest concern regarding space types involves both the availability and quality of conference space. As this department regularly works with members of the public, they require a higher quality and larger quantity of available meeting space that offers elevated technology integration and aesthetics.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 4th Floor	12,991	All Divisions	69	188	
	37	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	69	77	84	84	

Table 4.3.31 Department of Education

DEPARTMENT OF EDUCATION					
Agency 13					
COMMISSIONER: Matthew L. Blomstedt					
AGENCY NEEDS: The Department of Education has many different divisions with different needs. The main office, currently located in the State Office Building, has concerns with parking availability, technology integration, and conference space. The Vocational Rehabilitation division requires higher amounts of public access as this office is meant to serve clients. The Disability Determination Section (DDS) needs the highest amount of security measures in place due to the use of social security numbers. These three main divisions currently function well in separate locations, some being located outside of the Capitol Campus area, due to their different needs. Therefore, if any consolidation were to be required, special care would have to be taken to ensure all of the needs are met.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 6th Floor	56,780	Main Office	223	255	
	1,188	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
7800 & 7945 S 15th Street	25,182	Disability Determination Section (DDS)	74	340	\$ 15.85
3901 N 27th Street, Suite 3	20,900	VR & ATP	222	94	\$ 18.43
	500	Storage	-	-	-
1111 O Street, Suite 205	160	VR Client Meeting Space	-	-	\$ 12.73
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
301 Centennial Mall S	223	235	245	245	
7800 & 7945 S 15th	74	74	74	74	
3901 N 27th Street	222	222	222	222	
TOTAL	519	531	541	541	

Table 4.3.33 Energy Office

ENERGY OFFICE					
Agency 71					
DIRECTOR: David Bracht					
AGENCY NEEDS: The Energy Office programs frequently involve temporary personnel such as interns, shared employees with partner agencies and organizations, or contractors for short periods of time. Due to this amount of flexible and collaborative staff shared staff flex space, hoteling, meeting rooms, conference areas, and video-conferencing facilities to support collaboration would be a priority for them. Another primary concern is that more than 75% of current Energy Office positions will be filled with new-hires during the next 5-10 years due to retirement. New employees will presumably be much younger than existing staff and thus recruiting and retaining such staff will require office accommodations, technology and amenities attractive to younger employees.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
521 S 14 St, Ste 300	5,004	Entire Office	20	250	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	20	20	20	21	

Table 4.3.35 Department of Environmental Quality

DEPARTMENT OF ENVIRONMENTAL QUALITY					
Agency 84					
DIRECTOR: Jim Macy					
AGENCY NEEDS: The Department of Environmental Quality was looking at moving locations but those plans have been put on hold. Moving locations will solve most if not all issues they have with their current space. Looking forward, this agency needs new technology to be implemented and available as much as possible to maximize mobility and efficiency.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1200 N Street	63,000	All Divisions	217	290	\$ 16.32
2717 S 8th Street Suite 4	14,000	Garage, Warehouse	-	-	\$ 10.96
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	217	245	245	245	

Table 4.3.32 State Electrical Division

STATE ELECTRICAL DIVISION					
Agency 30					
EXECUTIVE DIRECTOR: Randy Anderson					
AGENCY NEEDS: The State Electrical Division regularly handles public customers; thus visitor parking is a concern for this agency. Their primary spatial need outside of typical office space includes access to a hearing room and a medium (12-18 person) conference space.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
521 S 14th Street, Suite 400	1,541	Entire Office	5	308	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	5	5	5	5	

Table 4.3.34 Board of Engineers and Architects

BOARD OF ENGINEERS AND ARCHITECTS					
Agency 58					
EXECUTIVE DIRECTOR: Jon Wilbeck					
AGENCY NEEDS: This agency is currently housed in the Lincoln Community Foundation Building which also houses many non-profit organizations. The building offers shared conference space on the 5th floor however as more groups have access to this space it is becoming harder to book. Conference and meeting space of various sizes are priorities for the future of this agency. Security is also an issue for this group. There are occasional instances where higher security is required but currently they do not have direct control of the front door locks. Security as a whole for this building will need to be reconsidered.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
215 Centennial Mall S, Suite 400	1,808	All Divisions	7	258	\$ 12.50
	90	Storage	-	-	\$ 4.73
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	7	7	7	7	

Table 4.3.36 Equal Opportunity Commission

EQUAL OPPORTUNITY COMMISSION					
Agency 67					
EXECUTIVE DIRECTOR: Stanley Odenthal					
AGENCY NEEDS: The Equal Opportunity Commission, currently located in the Nebraska state office building, has adequate space for their day to day operations. However, their agency would benefit from improved access to a large conference room in addition to the smaller conference rooms within their current space.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 5th Floor	3,440	All Divisions	27	127	
	50	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	27	27	27	28	

Table 4.3.37 Ethanol Board

ETHANOL BOARD					
Agency 60					
ADMINISTRATOR: Todd C. Sneller					
AGENCY NEEDS:					
The Ethanol Board, currently located in the Nebraska State Office Building, would benefit from better access to small (2-6 person) meeting spaces as well as technology improvements to stay relevant with modern technologies and allow possibility for more mobile technologies and teleconferencing. Additionally, overall improvement of state parking would benefit this agency.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 4th Floor	1,295	Entire Office	4	324	
	54	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	4	4	4	4	

Table 4.3.38 State Fire Marshal

STATE FIRE MARSHAL					
Agency 21					
STATE FIRE MARSHAL: Jim Heine					
AGENCY NEEDS:					
The State Fire Marshal's office is running at maximum capacity in their current space. If this agency is to take on any additional roles or responsibilities in the future that increases their staffing needs, they will need to acquire more space within their current building or perhaps relocate some of their divisions to a more centrally located facility within the state. With technology making communication faster and easier than ever, it is possible for this agency to function with a small core office remaining in Lincoln and other supplementary offices further west near potential training sites. The deficiencies within the current location include a lack of entrance security, a lack of acoustical privacy, poor HVAC maintenance, and an overall lack of space for growth. These issues will need to be addressed moving forward.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
246 S 14th Street	4,870	All Divisions excluding Training	20	244	
	688	Storage	-	-	
	10 Stalls	Parking	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	20	22	32	32	

Table 4.3.39 Foster Care Review Office

FOSTER CARE REVIEW OFFICE					
Agency 70					
EXECUTIVE DIRECTOR: Kim B. Hawekotte					
AGENCY NEEDS:					
The Foster Care Review Office, currently located in the Executive building, regularly meet with Senators and Legislative staff, as well as top leadership with the Supreme Court, DHHS, Probation, the Inspector General, Crime Commission, pertinent administrators, etc. on an ongoing basis. Additionally, the Director and staff belong to, or chair over 30 collaborative committees, sub-committees, and workgroups, whose members are from the above list of agencies. Proximity to these entities and for these entities to attend their meetings is a priority to facilitate the Foster Care Review Office's Mission.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
521 S 14th Street, Suite 401	3,303	Entire Office	17	194	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	17	17	17	18	

Table 4.3.40 Grain Sorghum Board

GRAIN SORGHUM BOARD					
Agency 92					
EXECUTIVE DIRECTOR: Barbara Kliment					
AGENCY NEEDS:					
The Grain Sorghum Board is unique in the fact that the only person who works for this agency will qualify for retirement in the next 10 years, however they will work with the board to devise an exit strategy for when they do retire. This agency does not regularly handle public customers but does work with the other commodity boards and the Department of Agriculture. The primary spatial need outside of typical office space is access to a medium (12-18 person) meeting space.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 4th Floor	660	Entire Office	1	660	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	1	1	1	1	

Table 4.3.41 Historical Society

HISTORICAL SOCIETY					
Agency 34					
DIRECTOR/CEO: Trevor Jones					
AGENCY NEEDS: Ideally, the State Historical Society would be collocated to one building in order to house office, library, museum, collection, and laboratory services together. This collocation would help increase efficiencies for all divisions. It is not essential for this agency to be located within the Capitol Campus area or even the city of Lincoln, however it is advantageous in regards to marketing and publicity. In the future, this agency will likely decrease its staff and possibly move to a "consultant society" utilizing more temporary and part-time hires in order to offer more scalable flexibility. This decrease in staff, however, will require an increase in technology use to aid with mobility as well as offer more educational resources online. Overall, consolidation and mobility will benefit this agency in the future.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
131 Centennial Mall N	3,620	Museum Offices	13	278	
	24,729	Exhibit Space	-	-	
	20,957	Shops, Public Program	-	-	
	13,200	Storage	-	-	
	12,494	Mechanical, Restrooms, Circulation	-	-	
1500 R Street	9,652	Library / Archives, Preservation Office, Pub., Admin.	27	357	
	20,454	Stacks/Library Space	-	-	
	22,394	Mechanical, Restrooms, Circulation	-	-	

LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
5050 N 32nd Street	1,440	Archaeology, Collections Offices	13	111	
	2,076	Storage	-	-	
	200	Mechanical, Restrooms, Circulation	-	-	

OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs
131 Centennial Mall N	13	12	10	8
1500 R Street	27	26	23	21
5050 N 32nd Street	13	11	9	7
TOTAL	53	49	42	36

Table 4.3.43 Department of Insurance

DEPARTMENT OF INSURANCE					
Agency 22					
DIRECTOR: Bruce Ramage					
AGENCY NEEDS: The main concern for the Department of Insurance is maximizing efficiency. With a large number of staff, this agency needs to utilize shared services to avoid redundancies, maximize digitalized functions, and reduce wasted space. It's also important that this group maintains a standard as they need to balance new amenities for recruitment with the public's perception for professionalism. There is also an expectation for this agency to offer conveniences such as parking and nice offices to cater to the professional insurance companies with which it does much of its business. This department is currently housed in an almost ideal location with most necessary adjacencies already within an acceptable distance. The only concerns this agency has with their space are the difficulties of working on multiple floors and the lack of technology integration. It's important for the Department of Insurance's space to offer opportunity for growth, stay up to date with evolving technology, and overall display a sense of professionalism and accreditation.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
941 O Street, Suite 400	31,002	All Divisions	108	287	\$ 11.94
	1,100	Storage	-	-	No Charge
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	108	110	112	117	

Table 4.3.42 Commission of Industrial Relations

COMMISSION OF INDUSTRIAL RELATIONS					
Agency 77					
ADMINISTRATOR: Annette Hord					
AGENCY NEEDS: The Commission of Industrial Relations has three employees that work with a part time, five-person board appointed by the Governor. Their primary spatial need outside of typical office space is access to a hearing room.**					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 5th Floor	997	Main Office	3	332	
	900	Shared Hearing Room*	-	-	
	43	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Hearing room shared with Liquor Control Commission, and Power Review Board.					
** Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	3	3	3	3	

Table 4.3.44 Investment Council

INVESTMENT COUNCIL					
Agency 75					
STATE INVESTMENT OFFICER: Michael W. Walden-Newman					
AGENCY NEEDS: The Investment Council, currently located in the 1526 Building, will need more space in the future to accommodate growth as their workload expands. More Collaboration space included with this growth would also be helpful to their workflow.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K St, Suite 420	2,242	Entire Office	10	224	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	10	10	12	15	

Table 4.3.45 Judicial Branch, Supreme Court

JUDICIAL BRANCH SUPREME COURT					
Agency 5					
CHIEF JUSTICE: Michael G. Heavican					
AGENCY NEEDS:					
In order to increase efficiency the Supreme Court, along with all other judicial divisions, could potentially relocate into one designated Judicial Building within this Capitol Campus Facilities Plan. The court chambers, however, were designed to be within the Capitol and are thus well suited to stay. Overall the different functions of the Judicial Branch, and more specifically the Supreme Court, are currently spread all over the city of Lincoln as well as the State of Nebraska as a whole and would function more efficiently if they were all housed in one location. If nothing else, the Admin aspects of this division could be relocated out of the Capitol building and connected via underground tunnels in order to maximize available space within the limited capacity Capitol. Another concern with this designated judicial building would be that it should exist as an architecturally significant building, severely limiting the prospective options. In the future, education will also continue to be a growing concern for this division, with an increased need for classroom space, technology, and staff.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K Street, 1st Floor,	5,850	Admin. Office of the Courts	26	225	
	933	Specialty Space	-	-	
2nd Floor,	10,082	Court Clerk, Supreme Court	31	325	
	6,007	Courtrooms/ Special Space	-	-	
3rd Floor,	2,158	Library Offices	10	216	
	16,979	Law Library	-	-	
9th Floor,	3,788	Court of Appeals	19	199	
12th Floor,	3,551	IT	22	161	
	240	Specialty Space	-	-	
13th Floor,	2,606	Reporter's Office, OPG	10	261	
	626	Specialty Space	-	-	
& Lower Level	5,482	Storage	-	-	
521 S 14th Street	11,087	Office of Probation	65	171	
	1,741	Specialty Space	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
5001 Central Park Drive, Suite 200	2,150	Education, Court Improve. Project	15	143	\$ 14.40
	4,690	Specialty Space	-	-	
3806 Normal Blvd.	1,339	Attorney Services	10	134	\$ 15.27
	2,449	Specialty Space	-	-	
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
1445 K Street	118	119	120	122	
521 S 14th Street	65	66	66	67	
5001 Central Park Dr.	15	15	15	16	
3806 Normal Blvd.	10	10	10	10	
TOTAL	208	210	212	215	

Table 4.3.47 Nebraska Library Commission

NEBRASKA LIBRARY COMMISSION					
Agency 34					
DIRECTOR: Rod Wagner					
AGENCY NEEDS:					
While the location of the Atrium building is ideal for the Library Commission, the state of the building itself is in poor shape. The main building concerns for this agency include temperature and humidity controls in order to maintain the necessary book storage, as well as adequate parking for employees and visitors. In the future, more spacious training areas will be necessary not only for their main function of lessons but also as additional in-house meeting space. Also, while increasing technology use may somewhat decrease the amount of physical storage needed, books and documents will never become obsolete and must remain as a vital part of this agency's functionality.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1200 N Street, Suite 120	24,278	Office Space	46	528	\$ 15.85
	11,842	Stack Space	-	-	\$ 15.85
	1,000	Storage	-	-	No Charge
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	46	46	47	48	

Table 4.3.46 Department of Labor

DEPARTMENT OF LABOR					
Agency 23					
COMMISSIONER: John H. Albin					
AGENCY NEEDS:					
The Department of Labor needs to have their main building location at 550 S 16th Street renovated to eliminate asbestos which is currently present in the structure, preventing any necessary reconfigurations. The space here is poorly arranged resulting in unusable space. If the condition of the building was to be improved, the agency could reconfigure the current layout to better suit their needs and thus consolidate space. This would also allow for more flexibility in the future as more reconfigurations will be allowed. This location also needs to be updated to better accommodate ADA requirements. Both buildings on 16th Street are federally owned and thus will continue to house the Department of Labor. The group that is leasing space is co-located with the City of Lincoln by federal law and will also need to remain with this adjacency. Co-location of all three buildings is unlikely and unnecessary.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
550 S 16th Street	42,224	Administration, UI, E&T and Safety, IT & Virtual Services	161	262	
	10,556	Mail Room, Maintenance, and Garage	-	-	
500 S 16th Street	19,005	LMI, UI, and Claims	119	160	
	1,846	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1111 O Street, Suite 222	3,224	American Job Center	17	190	\$ 12.73
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
550 S 16th Street	161	159	162	167	
500 S 16th Street	119	119	119	119	
1111 O Street	17	17	17	17	
TOTAL	297	295	298	303	

Table 4.3.48 Liquor Control Commission

LIQUOR CONTROL COMMISSION					
Agency 35					
DIRECTOR: Hobert Rupe					
AGENCY NEEDS:					
This agency is currently located in the Nebraska State Office Building on the 5th floor. The main concern for this agency is the lack of security in the building as a whole to be balanced with the need for easy public access. The large amount of walk-in traffic as well as the occasional media presence could bother neighbors in the building, therefore it would be best to place this agency near other agencies with high traffic needs as well as a shared need of a hearing room. This agency would also like to be located on the 1st or 2nd floor for easier accessibility.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 5th Floor	3,097	Main Office	17	182	
	900	Shared Hearing Room*	-	-	
	133	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Hearing room shared with The Commission of Industrial Relations, and the Power Review Board.					
OVERALL GROWTH FORECAST:					
	Current	5 yrs	10 yrs	20 yrs	
	17	18	19	21	

Table 4.3.49 Motor Vehicle Industry Licensing Board

MOTOR VEHICLE INDUSTRY LICENSING BOARD					
Agency 40					
EXECUTIVE DIRECTOR: William "Bill" Jackson					
AGENCY NEEDS: The Motor Vehicle Industry Licensing Board regularly handles public customers. Their primary spatial need outside of typical office space includes access to amenity spaces such as break rooms, and collaboration spaces for employees.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Level	1,048	Entire Office	9	116	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	9	9	9	9	

Table 4.3.51 Department of Natural Resources

DEPARTMENT OF NATURAL RESOURCES					
Agency 29					
DIRECTOR: Gordon 'Jeff' Fasset, P.E.					
AGENCY NEEDS: The Nebraska Department of Natural Resources is mainly concerned with attracting and retaining top talent within their highly specialized and in-demand field of work. This agency is currently functioning with a 5% vacancy thus limiting the workload and responsibilities. Amenities such as exercise or fitness areas with locker rooms, healthier on-site food options, and informal gathering spaces throughout the Capitol Campus will help to attract talented employees to the Lincoln area which is paramount in combatting the staffing issue. Security is also a main concern as the Department's office lacks any front door barrier and is open directly to the building's central circulation. An increase in security measures seems natural for the times and compared to other states Nebraska is severely lacking.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S: 4th Floor	16,138	All Divisions	93	174	
& Lower Level	2,636	Field Office	7	377	
1400 M Street	485	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	100	109	109	109	

Table 4.3.53 Board of Parole

BOARD OF PAROLE					
Agency 13					
CHAIR: Rosalyn Cotton					
AGENCY NEEDS: For the foreseeable future, the Board of Parole will need to remain co-located with the Department of Corrections as they provide budget, HR, accounting, and purchasing support. Ideally in the future this agency, including the Board and administration, will hire their own support staff eliminating their dependency on the Department of Corrections. The Board and administration could then be co-located to improve efficiencies. It would also be ideal to locate within or near the Capitol Campus in order to be closer to the client and offer outreach to the community which they are serving, but this will only be beneficial if there is sufficient free parking for the high amount of client traffic that visits the office each day. The plan for the immediate future involves co-locating administration and the district office into a building that better suits their needs and will allow for space accommodations for the large amount of growth this agency is predicted to experience.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
801 W Prospector Place, Building 1	4,055	Board of Parole	13	312	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
421 S 9th Street	13,545	Administration & District Office	28	484	\$ 10.45
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
801 W Prospector Pl	13	13	13	13	
421 S 9th Street	28	35	40	50	
TOTAL	41	48	53	63	

Table 4.3.50 Military Department (National Guard and NEMA)

MILITARY DEPARTMENT (NATIONAL GUARD and NEMA)					
Agency 31					
ADJUTANT GENERAL: Major General Daryl Bohac					
AGENCY NEEDS: The National Guard's role within the Capitol Complex Facilities Plan is largely related to security. This group would like to see a more efficient operations and communications "Command Post" center in place but this ultimately falls to the State Patrol to run and the National Guard could help support the operations. As for a physical presence in the Capitol Campus, it is not essential for the National Guard to be located directly next to the Capitol since their Headquarters are located within the same city. It would be beneficial, however, to include a helicopter pad on the roof of a new building adjacent to the Capitol if possible. The National Guard would also have the need to utilize a large training facility which could be shared with other state agencies as needed. Finally, a new Armory Building would greatly benefit this group located closer to downtown but that may not fall within the defined Campus area. This new building would require approximately 130,000 SF of space and thus would likely fall outside of the scope of this project, closer to the new Railyard developments.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
2433 NW 24th St	332,986	JFHQ	1,269	262	
1776 N 10th St	85,360*	Employee Space	388	220	
	130,161**	ARNG	-	-	
2000 N 33rd St	6,600*	Employee Space	30	220	
	28,573**	ARNG	-	-	
2950 North Park Rd	10,780*	Employee Space	49	220	
	127,068**	ARNG	-	-	
2420 W Butler Ave	319,365	ANG	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
505 N 27th St	1,500	ARNG	5	300	\$ 21.12
* Portion of square foot pulled out of total square foot to be classified as employee space.					
** Remaining square foot after employee space is taken out of total square foot to be classified as specialty space.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	1,741	1,756	1,771	1,800	

Table 4.3.52 Office of Public Counsel (State Ombudsman's Office)

OFFICE OF PUBLIC COUNSEL (STATE OMBUDSMAN'S OFFICE)					
Agency 3.504					
OMBUDSMAN: Marshall Lux					
AGENCY NEEDS: The main concern for this agency involves moving out of their current space on the 8th floor of the State Capitol for the HVAC improvements. The Capitol is the ideal location for this agency and their necessary adjacencies with other Legislative members but the space is small and they will eventually outgrow it. Finding adequate space to house this growing agency is a priority while staying within the Capitol or Capitol area. Additional improvements to the Capitol involve increased parking. The office is scheduled to move to a temporary location early in 2018, which will negate issues with the 1327 H Street location.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K Street: 8th Floor	3,692	Office of Public Counsel	13	284	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1327 H Street	1,525	Child Welfare, Correctional System	5	305	\$1.30
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
1445 K Street	13	13	14	17	
1327 H Street	5	6	9	13	
TOTAL	18	19	23	30	

Table 4.3.54 Coordinating Commission for Postsecondary Education

COORDINATING COMMISSION FOR POSTSECONDARY EDUCATION					
Agency 48					
EXECUTIVE DIRECTOR: Dr. Michael Baumgartner					
AGENCY NEEDS: The Coordinating Commission for Postsecondary Education is currently located in the Haymarket and has been for 25 years. This has resulted in good relationships with building management and area businesses. Additionally, their current location is convenient for the public when Commission meetings are held onsite with ample visitor parking in the garages and hotels close by if people have traveled from the western part of the state. Keeping their current location where they have the amenities they need is a priority for this agency.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
140 N 8th Street, Suite 300	3,318	Main Office	12	277	\$ 13.74
	100	Storage	-	-	\$ 3.60
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	12	12	12	12	

Table 4.3.55 Power Review Board

POWER REVIEW BOARD					
Agency 74					
EXECUTIVE DIRECTOR: Timothy Texel					
AGENCY NEEDS:					
The Power Review Board, currently located in the Nebraska State Office Building, has adequate space in their office and hearing room to meet their needs. They had no major concerns, but did express that an overall improvement to state parking would be helpful to their agency.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 5th floor Lower Level	900	Shared Hearing Room*	-	-	
	1,178	Entire Office	3	393	
	98	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Hearing room shared with Liquor Control Commission, and The Commission of Industrial Relations.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	3	3	3	3	

Table 4.3.57 Public Service Commission

PUBLIC SERVICE COMMISSION					
Agency 14					
EXECUTIVE DIRECTOR: Jeff Pursley					
AGENCY NEEDS:					
The Public Service Commission is housed in the Atrium building. The top concerns for this agency include security, future growth, and recruitment/retention. The security in the Atrium building is lacking and this agency would like to see an implementation of physical security not only at their own office entrance but also at the main building entrance. It would be beneficial to install a PA system for the entire building as well. The Public Service Commission is currently developing the "Next Generation 911" program which added approximately 7 staff and will likely continue to grow during implementation. This along with other programs potentially added by the Legislature could significantly increase responsibilities, thus staffing needs, in this agency over the next 20 years. Another issue this agency will be facing in the next few years is a loss of staff due to retirement. As many experienced and tenured employees enter retirement they are having to replace their roles quickly and often through part-time or contract positions to help bridge the staffing gap. Space accommodations will have to be flexible and made to account for the quick transition of roles and responsibilities in the future.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1200 N Street, Suite 300	17,132	All Divisions	58	310	\$ 12.91
	864	Conference/ Break room			
	1,014	Hearing Room	-	-	\$ 12.91
	363	Grain Testing Lab	-	-	\$ 12.91
	564	Storage/server room	-	-	\$ 12.91
	1,000	Storage	-	-	No Charge
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	58	60	60	60	

Table 4.3.59 Real Property Appraiser Board

REAL PROPERTY APPRAISER BOARD					
Agency 53					
DIRECTOR: Tyler Kohltz					
AGENCY NEEDS:					
The Nebraska Real Property Appraiser Board's concerns stem from their needs to compete with the private sector for qualified employees. Items that would enhance the state's ability to compete with the private sector would include access to wellness amenities including locker rooms for employees who wish to bike to work; as well as technology improvement to allow for more mobile technologies, teleconferencing, and telecommuting.					
	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Floor	1,628	All Divisions	3	543	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	3	3	3	3	

Table 4.3.56 Public Employees Retirement Systems

PUBLIC EMPLOYEES RETIREMENT SYSTEMS					
Agency 85					
DIRECTOR: Phyllis Chambers					
AGENCY NEEDS:					
The Public Employees Retirement System regularly handles public customers. They would benefit from increased parking for staff and visitors, as well as modern technologies that makes teleconferencing and telecommuting easier.*					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1526 K Street, Suite 400	11,547	Main Office	53	218	
	735	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* Agency needs written by facilities plan team based on information gathered, paragraph was not verified by agency.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	53	53	54	55	

Table 4.3.58 Real Estate Commission

REAL ESTATE COMMISSION					
Agency 41					
DIRECTOR: Greg Lemon					
AGENCY NEEDS:					
The office of the Real Estate Commission is currently located in the State Office Building. With a small office footprint, the group needs to utilize an offsite location ten times per year for open meetings in order to accommodate the 30-45 person capacity. In the future, this location needs to be accessible to people coming in from out of town with adequate parking and it would be best for this location to be state owned in order to reduce rent costs. The Real Estate Commission's office itself needs to be more flexible in terms of timed lighting, and needs to promote more health and wellness overall.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Floor	3,458	All Divisions	11	314	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	11	11	11	11	

Table 4.3.60 Department of Revenue

DEPARTMENT OF REVENUE					
Agency 16					
TAX COMMISSIONER: Tony Fulton					
AGENCY NEEDS:					
This agency is very proactive in terms of its organization, relation to the public, space usage, security, and technological needs. In the next 20 years this agency will likely shrink or stay consistent as more tasks are digitized, requiring less of a physical footprint. The need for more quality training spaces or facilities is important to help combat the turnover rate caused by State's inability to pay higher salaries. There is also a need for an overall increase in parking for the Capitol Campus area, including parking for employees as well as visitors.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S: 2nd Floor & Lower Level	63,990	Main Office	273	234	
	599	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1700 W O Street	7,241	Lottery & Charitable Gaming	32	226	\$ 17.58
	1,400	Storage	-	-	
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
301 Centennial Mall S	273	273	273	273	
1700 W O Street	32	32	32	32	
TOTAL	305	305	305	305	

Table 4.3.61 Secretary of State

SECRETARY OF STATE					
Agency 9					
SECRETARY OF STATE: John Gale					
AGENCY NEEDS:					
The main concern for the Secretary of State's office is consolidating all staff within the State Capitol to one floor rather than three to improve efficiencies. The office would also like to see improvements made to the Capitol in order to make the space more functional as well as inviting for guests or tourists including lighting, parking, and signage. Staffing has stayed steady in the past few years at this location and will likely continue to do so in the future unless the Legislature decides to increase the responsibilities of this agency. Growth of this type is difficult to predict and plan for, however, and in their current space within the Capitol they could not house a large surge in staff. The K Street Records location currently stores physical documents which will likely decrease in the next 20 years as more files become digital. This agency is also concerned with the temporary relocation for the HVAC improvement project that may turn into a permanent move which would hinder their workflow.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K Street: 1st Floor,	2,854	Business Services, Licensing	18	159	
2nd Floor,	1,552	Executive Offices	5	310	
3rd Floor,	3,326	Elections, Budget, IT	9	370	
& Lower Level	2,069	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
440 S 8th Street, Suite 210	8,388	Records Management	9	932	\$ 10.13
	42,283	Storage	-	-	\$ 5.00
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
1445 K Street	32	37	42	48	
440 S 8th Street	9	11	11	13	
TOTAL	41	48	53	61	

Table 4.3.62 Nebraska State Patrol

NEBRASKA STATE PATROL					
Agency 64					
SUPERINTENDENT: Colonel John Bolduc					
AGENCY NEEDS:					
The State Patrol has a strong presence in the Capitol Campus area as security. An overall increase in security measures will lead to growth in this agency. The main concern is balancing security and accessibility especially in the Capitol where any security measures should blend as much as possible with the historic design. In the future, with more growth, it would be nice to have a dedicated office space in the Executive Building due to its proximity to both the 501 Building as well as the State Capitol. State Patrol would also benefit from a campus facility located near the airport to combine its other functions including the crime lab, traffic, and evidence. Retention is a large concern in this department and they would like to see a separate training division dedicated to the constant inflow of new employees. Ultimately it is up to the Executive Branch to determine how much security is needed in the Capitol Campus area but it seems it will only increase over time.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1600 Highway 2	20,179	HQ	62	325	
1445 K St	1,447	Capitol Security	23	63	
1425 H St	468	Station	11	43	
501 S 14th St	180	Station	1	180	
301 Centennial Mall S.	48	Station	1	48	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
3800 NW 12th	16,500*	Employee Space	75	220	\$ 13.70
	6,300**	Investigative Services	-	-	\$ 13.70
LAA Building 1342	5,500*	Employee Space	25	220	\$ 27.83
	22,500**	Crime Lab	-	-	\$ 27.83
4025 NW 39th	6,380*	Employee Space	29	220	\$ 8.04
	21,972**	Vehicle Installation	-	-	\$ 8.04
1720 W. Superior	880*	Employee Space	4	220	\$ 5.84
	54,270**	Hanger	-	-	\$ 5.84
3921 West Crow	220*	Employee Space	1	220	\$ 4.69
	2,980**	Evidence Storage	-	-	\$ 4.69
4130 NW 37th	1,540*	Employee Space	7	220	\$ 12.00
	11,278**	HDQ Traffic	-	-	\$ 12.00
LAA Storage Annex	34,400	Old Car Barn	-	-	\$ 1.25
2200 W. Adams	14,400	Car Storage	-	-	\$ 2.09
* Portion of square foot pulled out of total square foot to be classified as employee space.					
** Remaining square foot after employee space is taken out of total square foot to be classified as specialty space.					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
1600 Hwy 2	62	62	62	62	
1445 K St.	23	25	27	29	
Stations	13	13	13	13	
All Other Locations	141	141	141	141	
TOTAL	239	241	243	245	

Table 4.3.63 Tax Equalization and Review Commission

TAX EQUALIZATION AND REVIEW COMMISSION (TERC)					
Agency 93					
CHAIR: Nancy Salmon					
AGENCY NEEDS:					
The Tax Equalization and Review Commission, currently located on the 6th floor of the Nebraska State Office Building, regularly handles customers and thus being publicly accessible is a priority for them. Additionally, parking situations for customers and employees could be improved.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 6th Floor	3,740	All Divisions	11	340	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	11	11	11	11	

Table 4.3.64 Tourism Commission

TOURISM COMMISSION					
Agency 91					
EXECUTIVE DIRECTOR: John Ricks					
AGENCY NEEDS:					
Ultimately, the Tourism Commission wants to be in a space that offers street visibility and strong public access, proximity to shared services, access to a loading dock, a mixture of individual and collaborative workspaces, a designated breakroom with plumbing, and an in-house studio to record online webinars. Other amenities that this group would like to see added to the Capitol Campus as a whole include more retail and restaurants, usable green space with benches and tables, indoor spaces for year-round gathering, a strong artistic and cultural presence, and more transparency and communication between state agencies. Overall, this agency is fairly new and their space functions well, any concerns they have with their role within the Capitol Campus are minimal.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 1st Floor	3,467	All Divisions	12	289	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:	Current	5 yrs	10 yrs	20 yrs	
	12	13	14	15	

Table 4.3.65 State Treasurer

STATE TREASURER					
Agency 12					
STATE TREASURER: Don Stenberg					
AGENCY NEEDS:					
As a constitutional office, the State Treasurer's main office needs to remain located in the State Capitol. The Unclaimed Property division is already outgrowing their current space in the Haymarket and it's likely the 10th Street location that houses the Child Support and IT divisions will sell for private development in the future. These divisions would benefit from being co-located closer to the Capitol, but this new location would require highly visible ground level accessibility as well as higher security levels. This move would also eliminate one of this agency's disaster recovery sites (at the 10th Street location) therefore they would need an additional option or the addition of backup generators in their new space.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
1445 K Street, Room 2005	2,385	Constitutional Offices, Treasury Management, College Savings Plan, Unclaimed Property	15	159	
& Lower Level	838	Storage	-	-	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
-	4800*	Child Support Payment Center, IT	25	192	-
809 P Street	1,170	Unclaimed Property	6	195	\$ 16.35
*RFP out for this square footage, location not yet selected.					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
1445 K Street		15	15	16	16
-		25	24	23	22
809 P Street		6	7	8	10
TOTAL		46	46	47	48

Table 4.3.67 Wheat Board

WHEAT BOARD					
Agency 56					
EXECUTIVE DIRECTOR: Royce Schaneman					
AGENCY NEEDS:					
The Wheat Board is a non-code agency who mainly work with research, marketing, education, and promotion. They host trade teams and special guests throughout the year, but their current location within the Nebraska State Office Building poses challenges. Their lack of control over their own space in terms of lighting, and the dated aesthetics of the building itself does not help the Wheat Board sell themselves to their customers. A move to innovation campus along with other similar agencies would locate them closer to researchers and facilities that would encourage trade and show they are committed to wheat production, marketing, and consumers which would encourage private industry investment into the state.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S, 4th Floor	1,568	All Divisions	3	523	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
		3	4	4	5

Table 4.3.66 Department of Veterans' Affairs

DEPARTMENT OF VETERANS' AFFAIRS					
Agency 28					
DIRECTOR: John Hilgert					
AGENCY NEEDS:					
The Department of Veterans' Affairs is investigating a potential consolidation with the division of Veterans' Homes which is currently housed within the Department of Health and Human Services. This merge would save \$1.4 million through consolidation. Co-location would then be necessary as their current spaces cannot accommodate their combined staff. In addition, the VA would like to be more advanced with mobile technology and wireless connectivity. The future of state government as a whole could see a decrease in the physical footprint with this increasing investment in mobile technology.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
301 Centennial Mall S: 1st Floor	3,142	Central Office	7	449	
6th floor	1,400	Veterans' Homes	4*	350	
3800 Village Drive	1,400	Veterans' Service Office	4*	350	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
None					
* With the movement of the Veterans' home from DHHS to this agency 8 employees were added. Did not receive confirmation as to how many were in each location so staff was split evenly between the two buildings.					
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
301 Centennial Mall S		11	12	12	12
3800 Village Drive		4	4	4	4
TOTAL		15	16	16	16

Table 4.3.68 Workers' Compensation Court

WORKERS' COMPENSATION COURT					
Agency 37					
PRESIDING JUDGE: John R. Hoffer					
AGENCY NEEDS:					
The relatively new location for the Court at 1010 Lincoln Mall functions well for future growth needs in most aspects including security, location, and space usage. The main issues for the Workers' Compensation Court lie with administrative services including their adjacency to the Court, available parking, space usage, and technology. In the future, this agency would like to see a closer proximity between the court and its administrative services at least to a closer location or possibly to one central judicial building. In this case, however, there would need to be some sort of physical division in order to maintain a clear separation of duties. Ideally, these divisions could be co-located to the same building while residing on separate floors. The 1010 Building would be a great location for this due to its preferred proximity to the Capitol as well as the County/City Building.					
OWNED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	
None					
LEASED LOCATIONS	CURRENT SF	DIVISIONS	NO. OF EMPLOYEES	SF/PERSON	LEASE COST/SF
1010 Lincoln Mall	11,233	Adjudication	14	802	\$ 26.26
	2,665	Hearing Rooms (Adjudication)	-	-	\$ 26.26
	1,032	File Storage (Adjudication)	-	-	\$ 26.26
	475	Storage	-	-	No Charge
1221 N Street	14,951	Administration	35	427	\$ 15.19
OVERALL GROWTH FORECAST:		Current	5 yrs	10 yrs	20 yrs
1010 Lincoln Mall		14	14	14	14
1221 N Street		35	35	36	36
TOTAL		49	49	50	51

4.4

SUMMARY OF EXISTING SPACE UTILIZATION



Employee Workstation, Tourism Commission



Employee Workstation, Public Service Commission

Agency interviews and surveys provided the Facilities Plan team with square footage and agency locations within the City of Lincoln. Any field offices located elsewhere in the State were not reported on for the purpose of this Facilities Plan unless it was the intention of the agency to consolidate their statewide locations into the City of Lincoln.

Using data gathered in the agency interviews and surveys, the Facilities Plan team compiled an inventory database of existing allocation of department space in both state owned and commercially leased spaces. Table 4.4.1 illustrates those findings showing that as of April 2017, 73 percent of state occupied square footage is in owned buildings, while 27 percent is in leased, privately owned spaces. This accounts for all square footage that was reported to the Facilities Plan team for both agencies that were determined by the State to be in the scope of this Facilities Plan and those that were considered out of scope. Looking at only the in scope agencies, the number drops to only 58 percent of state occupied square footage being located in owned buildings and 42 percent being located in leased buildings. Tables 4.4.2 and 4.4.3 further breaks this down into owned vs. leased space inside the Facilities Plan study area and in the greater Lincoln area.

Table 4.4.1: Summary of Existing Space Utilization

EXISTING SPACE - OWNED	EXISTING SPACE/ DGSF
AGENCY	
Abstracters Board of Examiners	285
Accountability & Disclosure Commission	1,865
Accountancy, Public Board of	2,130
AS Director's Office	6,960
AS Accounting Division	12,764
AS Budget Division	3,976
AS State Building Division	28,411
AS Chief Information Officer	36,350
AS Employee Relations Division	1,347
AS Materiel Division	40,846
AS Personnel Division	10,816
AS Risk Management Division	1,066
AS Task Force for Building Renewal	1,454
AS Transportation Services Bureau	28,414
Agriculture, Department of	16,060
Attorney General	4,866
Auditor of Public Accounts	7,982
Banking & Finance, Department of	15,733
Barber Examiners, Board of	551
Blind & Visually Impaired, Commission for the	340
Capitol Commission, Office of the	86,460
Corn Board	1,529
Correctional Services, Department of	70,095
Criminal Justice, Commission on Law Enforcement &	6,412
Department of Health & Human Services (DHHS)	121,950
Department of Motor Vehicles (DMV)	19,519
Economic Development, Department of	13,028
Education, Department of	57,968
Electrical Division, State	1,541
Energy Office	5,004
Equal Opportunity Commission	3,490
Ethanol Board	1,349
Fire Marshal, State	5,558
Foster Care Review Office	3,303
Grain Sorghum Board	660
Historical Society, State	127,500
Industrial Relations, Commission of	1,040
Investment Council	2,242
Judicial Branch Supreme Court	71,130
Labor, Department of	73,631
Liquor Control Commission	4,130
Motor Vehicles Industry Licensing Board	1,048
National Guard, Nebraska	938,156
Natural Resources, Department of	19,259
Ombudsman (Public Counsel)	3,692
Parole, Board of	4,055
Power Review Board	1,276
Public Employees Retirement Systems	12,282
Real Estate Commission	3,458
Real Property Appraiser Board	1,628
Revenue, Department of	64,589
Secretary of State	9,801
State Patrol, Nebraska	22,322
Tax Equalization and Review Commission (TERC)	3,740
Tourism Commission	3,467
Treasurer, State	3,223
Veterans' Affairs, Department of	4,542
Wheat Board	1,568
OWNED TOTAL	1,997,861
OWNED TOTAL	73% 1,997,861
LEASED TOTAL	27% 757,050
GRAND TOTAL	2,754,911
OWNED TOTAL (IN SCOPE ONLY)	58% 743,716
LEASED TOTAL (IN SCOPE ONLY)	42% 528,712
GRAND TOTAL	1,272,428

*Agencies in dark gray are not included in the scope of this facility plan

EXISTING SPACE - LEASED	EXISTING SPACE/ DGSF
AGENCY	
AS Materiel Division	8,695
Advocacy, Commission on Public	3,050
Aeronautics, Department of	6,505
Agriculture, Department of	17,161
Attorney General	37,646
Blind & Visually Impaired, Commission for the	21,716
Deaf & Hard of Hearing, Commission for the	2,427
Department of Health & Human Services (DHHS)	110,336
Education, Department of	46,742
Engineers & Architects, Board of	1,898
Environmental Quality, Department of	77,000
Historical Society, State	3,716
Insurance, Department of	32,102
Judicial Branch Supreme Court	10,628
Labor, Department of	3,224
Library Commission	37,120
National Guard, Nebraska	1,500
Ombudsman (Public Counsel)	1,525
Parole, Board of	13,545
Postsecondary Education, Coordinating Commission for	3,418
Public Service Commission	20,937
Revenue, Department of	8,641
Secretary of State	50,672
State Patrol, Nebraska	199,120
Treasurer, State	5,970
Veterans' Affairs, Department of	1,400
Workers' Compensation Court	30,356
LEASED TOTAL	757,050
OWNED TOTAL	73% 1,997,861
LEASED TOTAL	27% 757,050
GRAND TOTAL	2,754,911
OWNED TOTAL (IN SCOPE ONLY)	58% 743,716
LEASED TOTAL (IN SCOPE ONLY)	42% 528,712
GRAND TOTAL	1,272,428

*Agencies in dark gray are not included in the scope of this facility plan

Table 4.4.2: Summary of Existing Space Utilization - Inside Study Area

EXISTING SPACE - OWNED		EXISTING SPACE - LEASED	
AGENCY	EXISTING SPACE/ DGSF	AGENCY	EXISTING SPACE/ DGSF
Abstracters Board of Examiners	285	AS Materiel Division	142
Advocacy, Commission on Public	1,865	Advocacy, Commission on Public	3,050
Accountancy, Public Board of	2,130	Aeronautics, Department of	-
AS Director's Office	6,960	Agriculture, Department of	1,573
AS Accounting Division	12,764	Attorney General	37,646
AS Budget Division	3,976	Blind & Visually Impaired, Commission for the	6,921
AS State Building Division	28,411	Deaf & Hard of Hearing, Commission for the	-
AS Chief Information Officer	36,350	Department of Health & Human Services (DHHS)	110,336
AS Employee Relations Division	1,347	Education, Department of	160
AS Materiel Division	40,846	Engineers & Architects, Board of	1,898
AS Personnel Division	10,816	Environmental Quality, Department of	63,000
AS Risk Management Division	1,066	Historical Society, State	-
AS Task Force for Building Renewal	1,454	Insurance, Department of	32,102
AS Transportation Services Bureau	28,414	Judicial Branch Supreme Court	-
Agriculture, Department of	16,060	Labor, Department of	3,224
Attorney General	4,866	Library Commission	37,120
Auditor of Public Accounts	7,982	National Guard, Nebraska	-
Banking & Finance, Department of	15,733	Ombudsman (Public Counsel)	1,525
Barber Examiners, Board of	551	Parole, Board of	-
Blind & Visually Impaired, Commission for the	340	Postsecondary Education, Coordinating Commission for	3,418
Capitol Commission, Office of the	86,460	Public Service Commission	20,937
Corn Board	1,529	Revenue, Department of	8,641
Correctional Services, Department of	-	Secretary of State	50,672
Criminal Justice, Commission on Law Enforcement &	6,412	State Patrol, Nebraska	-
Department of Health & Human Services (DHHS)	121,950	Treasurer, State	5,970
Department of Motor Vehicles (DMV)	19,519	Veterans' Affairs, Department of	-
Economic Development, Department of	13,028	Workers' Compensation Court	30,356
Education, Department of	57,968	LEASED TOTAL	418,691
Electrical Division, State	1,541	OWNED TOTAL	69% 912,876
Energy Office	5,004	LEASED TOTAL	31% 418,691
Equal Opportunity Commission	3,490	GRAND TOTAL	1,331,567
Ethanol Board	1,349	OWNED TOTAL (IN SCOPE ONLY)	64% 744,685
Fire Marshal, State	5,558	LEASED TOTAL (IN SCOPE ONLY)	36% 417,166
Foster Care Review Office	3,303	GRAND TOTAL	1,161,851
Grain Sorghum Board	660	<i>*Agencies in dark gray are not included in the scope of this facility plan</i>	
Historical Society, State	75,000		
Industrial Relations, Commission of	1,040		
Investment Council	2,242		
Judicial Branch Supreme Court	71,130		
Labor, Department of	73,631		
Liquor Control Commission	4,130		
Motor Vehicles Industry Licensing Board	1,048		
National Guard, Nebraska	-		
Natural Resources, Department of	19,259		
Ombudsman (Public Counsel)	3,692		
Parole, Board of	-		
Power Review Board	1,276		
Public Employees Retirement Systems	12,282		
Real Estate Commission	3,458		
Real Property Appraiser Board	1,628		
Revenue, Department of	64,589		
Secretary of State	9,801		
State Patrol, Nebraska	2,143		
Tax Equalization and Review Commission (TERC)	3,740		
Tourism Commission	3,467		
Treasurer, State	3,223		
Veterans' Affairs, Department of	4,542		
Wheat Board	1,568		
OWNED TOTAL	912,876		
OWNED TOTAL	69% 912,876		
LEASED TOTAL	31% 418,691		
GRAND TOTAL	1,331,567		
OWNED TOTAL (IN SCOPE ONLY)	64% 744,685		
LEASED TOTAL (IN SCOPE ONLY)	36% 417,166		
GRAND TOTAL	1,161,851		

**Agencies in dark gray are not included in the scope of this facility plan*

Table 4.4.3: Summary of Existing Space Utilization - Outside Study Area

EXISTING SPACE - OWNED	EXISTING SPACE/ DGSF
AGENCY	
Abstracters Board of Examiners	-
Advocacy, Commission on Public	-
Accountancy, Public Board of	-
AS Director's Office	-
AS Accounting Division	-
AS Budget Division	-
AS State Building Division	-
AS Chief Information Officer	-
AS Employee Relations Division	-
AS Materiel Division	-
AS Personnel Division	-
AS Risk Management Division	-
AS Task Force for Building Renewal	-
AS Transportation Services Bureau	-
Agriculture, Department of	-
Attorney General	-
Auditor of Public Accounts	-
Banking & Finance, Department of	-
Barber Examiners, Board of	-
Blind & Visually Impaired, Commission for the	-
Capitol Commission, Office of the	-
Corn Board	-
Correctional Services, Department of	70,095
Criminal Justice, Commission on Law Enforcement &	-
Department of Health & Human Services (DHHS)	-
Department of Motor Vehicles (DMV)	-
Economic Development, Department of	-
Education, Department of	-
Electrical Division, State	-
Energy Office	-
Equal Opportunity Commission	-
Ethanol Board	-
Fire Marshal, State	-
Foster Care Review Office	-
Grain Sorghum Board	-
Historical Society, State	52,500
Industrial Relations, Commission of	-
Investment Council	-
Judicial Branch Supreme Court	-
Labor, Department of	-
Liquor Control Commission	-
Motor Vehicles Industry Licensing Board	-
National Guard, Nebraska	938,156
Natural Resources, Department of	-
Ombudsman (Public Counsel)	-
Parole, Board of	4,055
Power Review Board	-
Public Employees Retirement Systems	-
Real Estate Commission	-
Real Property Appraiser Board	-
Revenue, Department of	-
Secretary of State	-
State Patrol, Nebraska	20,179
Tax Equalization and Review Commission (TERC)	-
Tourism Commission	-
Treasurer, State	-
Veterans' Affairs, Department of	-
Wheat Board	-
OWNED TOTAL	1,084,985
OWNED TOTAL	76% 1,084,985
LEASED TOTAL	24% 338,359
GRAND TOTAL	1,423,344
OWNED TOTAL (IN SCOPE ONLY)	0% -
LEASED TOTAL (IN SCOPE ONLY)	100% 111,597
GRAND TOTAL	111,597

*Agencies in dark gray are not included in the scope of this facility plan

EXISTING SPACE - LEASED	EXISTING SPACE/ DGSF
AGENCY	
AS Materiel Division	8,553
Advocacy, Commission on Public	-
Aeronautics, Department of	6,505
Agriculture, Department of	15,588
Attorney General	-
Blind & Visually Impaired, Commission for the	14,795
Deaf & Hard of Hearing, Commission for the	2,427
Department of Health & Human Services (DHHS)	-
Education, Department of	46,582
Engineers & Architects, Board of	-
Environmental Quality, Department of	14,000
Historical Society, State	3,716
Insurance, Department of	-
Judicial Branch Supreme Court	10,628
Labor, Department of	-
Library Commission	-
National Guard, Nebraska	1,500
Ombudsman (Public Counsel)	-
Parole, Board of	13,545
Postsecondary Education, Coordinating Commission for	-
Public Service Commission	-
Revenue, Department of	-
Secretary of State	-
State Patrol, Nebraska	199,120
Treasurer, State	-
Veterans' Affairs, Department of	1,400
Workers' Compensation Court	-
LEASED TOTAL	338,359
OWNED TOTAL	76% 1,084,985
LEASED TOTAL	24% 338,359
GRAND TOTAL	1,423,344
OWNED TOTAL (IN SCOPE ONLY)	0% -
LEASED TOTAL (IN SCOPE ONLY)	100% 111,597
GRAND TOTAL	111,597

*Agencies in dark gray are not included in the scope of this facility plan

Table 4.5: Existing Space Inventory

AGENCY	EXISTING TOTAL DGSF	EXISTING NON- ASSIGNABLE DGSF	EXISTING ASSIGNABLE TOTAL DGSF	EXISTING SPECIALTY SPACE DGSF	EXISTING EMPLOYEE DGSF	EXISTING STAFF	DGSF / PERSON
Abstracters Board of Examiners	285	-	285	-	285	1	285
Accountability & Disclosure Commission	1,865	-	1,865	-	1,865	8	233
Accountancy, Public Board of	2,130	180	1,950	-	1,950	3	650
AS Director's Office	6,960	406	6,554	1,393	5,161	26	199
AS Accounting Division	12,764	2,734	10,030	-	10,030	51	197
AS Budget Division	3,976	655	3,321	-	3,321	10	332
AS State Building Division	28,411	16,963	11,448	-	11,448	64	179
AS Chief Information Officer	36,350	1,500	34,850	-	34,850	213	164
AS Employee Relations Division	1,347	-	1,347	-	1,347	4	337
AS Materiel Division	49,541	14,741	34,800	19,547	15,253	68	224
AS Personnel Division	10,816	444	10,372	3,417	6,955	32	217
AS Risk Management Division	1,066	-	1,066	-	1,066	3	355
AS Task Force for Building Renewal	1,454	-	1,454	-	1,454	4	364
AS Transportation Services Bureau	28,414	26,564	1,850	-	1,850	11	168
Advocacy, Commission on Public	3,050	-	3,050	-	3,050	8	381
Aeronautics, Department of	6,505	-	6,505	-	6,505	19	342
Agriculture, Department of	33,221	1,573	31,648	11,188	20,460	157	130
Attorney General	42,512	-	42,512	-	42,512	136	313
Auditor of Public Accounts	7,982	1,139	6,843	-	6,843	43	159
Banking & Finance, Department of	15,733	-	15,733	-	15,733	49	321
Barber Examiners, Board of	551	-	551	-	551	2	276
Blind & Visually Impaired, Commission for the	22,056	340	21,716	6,921	14,795	28	528
Capitol Commission, Office of the	86,460	59,386	27,074	18,340	8,734	27	323
Corn Board	1,529	-	1,529	-	1,529	6	255
Correctional Services, Department of	70,095	12,920	57,175	-	57,175	155	369
Criminal Justice, Commission on Law Enforcement &	6,412	-	6,412	-	6,412	34	189
Deaf & Hard of Hearing, Commission for the	2,427	-	2,427	-	2,427	14	173
Department of Health & Human Services (DHHS)	232,286	12,163	220,123	-	220,123	1,358	162
Department of Motor Vehicles (DMV)	19,519	149	19,370	-	19,370	93	208
Economic Development, Department of	13,028	37	12,991	-	12,991	69	188
Education, Department of	104,710	1,688	103,022	160	102,862	519	198
Electrical Division, State	1,541	-	1,541	-	1,541	5	308
Energy Office	5,004	-	5,004	-	5,004	20	250
Engineers & Architects, Board of	1,898	90	1,808	-	1,808	7	258
Environmental Quality, Department of	77,000	14,000	63,000	-	63,000	217	290
Equal Opportunity Commission	3,490	50	3,440	-	3,440	27	127
Ethanol Board	1,349	54	1,295	-	1,295	4	324
Fire Marshal, State	5,558	688	4,870	-	4,870	20	244
Foster Care Review Office	3,303	-	3,303	-	3,303	17	194
Grain Sorghum Board	660	-	660	-	660	1	660
Historical Society, State	131,216	48,288	82,928	68,216	14,712	53	278
Industrial Relations, Commission of	1,040	43	997	-	997	3	332
Insurance, Department of	32,102	1,100	31,002	-	31,002	108	287
Investment Council	2,242	-	2,242	-	2,242	10	224
Judicial Branch Supreme Court	81,758	5,482	76,276	33,665	42,611	208	205
Labor, Department of	76,855	12,402	64,453	-	64,453	297	217
Library Commission	37,120	1,000	36,120	11,842	24,278	46	528
Liquor Control Commission	4,130	133	3,997	900	3,097	17	182
Motor Vehicles Industry Licensing Board	1,048	-	1,048	-	1,048	9	116
National Guard, Nebraska	939,656	-	939,656	502,427	437,229	1,741	251
Natural Resources, Department of	19,259	485	18,774	-	18,774	100	188
Ombudsman (Public Counsel)	5,217	-	5,217	-	5,217	18	290
Parole, Board of	17,600	-	17,600	-	17,600	41	429
Postsecondary Education, Coordinating Commission for	3,418	100	3,318	-	3,318	12	277
Power Review Board	1,276	98	1,178	-	1,178	3	393
Public Employees Retirement Systems	12,282	735	11,547	-	11,547	53	218
Public Service Commission	20,937	1,564	19,373	1,377	17,996	58	310
Real Estate Commission	3,458	-	3,458	-	3,458	11	314
Real Property Appraiser Board	1,628	-	1,628	-	1,628	3	543
Revenue, Department of	73,230	1,999	71,231	-	71,231	305	234
Secretary of State	60,473	44,353	16,121	-	16,121	41	393
State Patrol, Nebraska	221,442	48,800	172,642	119,300	53,342	239	223
Tax Equalization and Review Commission	3,740	-	3,740	-	3,740	11	340
Tourism Commission	3,467	-	3,467	-	3,467	12	289
Treasurer, State	9,193	838	8,355	-	8,355	46	182
Veterans' Affairs, Department of	5,942	-	5,942	-	5,942	15	396
Wheat Board	1,568	-	1,568	-	1,568	3	523
Workers' Compensation Court	30,356	1,507	28,849	2,665	26,184	49	534
TOTAL	2,754,911	NON-ASSIGNABLE 337,391	ASSIGNABLE 2,417,521	SPECIALTY SPACE 801,358	EMPLOYEE SPACE 1,616,163	STAFF # 7,045	AVERAGE 291
TOTAL (IN SCOPE AGENCIES)	TOTAL 1,272,428	NON-ASSIGNABLE 167,997	ASSIGNABLE 1,104,432	SPECIALTY SPACE 93,075	EMPLOYEE SPACE 1,011,357	STAFF # 4,730	AVERAGE 291

* Agencies in dark gray are not included in the scope of this Facilities Plan

4.5

EXISTING SPACE INVENTORY

In addition to separating space allocation into owned and lease space; space allocation was split into the use type categories of non-assignable, assignable, specialty space, and employee space. Descriptions of these use categories are included below:

Existing Total DGSF

Total departmental gross square foot. This is equal to the sum of existing non-assignable square feet and existing assignable square feet. It does not account for grossing factors to include walls and mechanical chases.

Existing Non-Assignable DGSF

This category includes space that does not house full time employees or functions that are directly related to the mission of the agency, spaces such as dedicated storage, mechanical rooms, restrooms, vertical circulation, etc.

Existing Assignable DGSF

This category includes space that houses full time employees and functions that are directly related to the mission of the agency. It is equal to the sum of existing specialty DGSF and existing employee DGSF.

Existing Specialty Space DGSF

This category has functions directly related to the mission of the agency but do not house full time employees. Examples of such spaces include labs, courtrooms, training rooms, library stacks etc. This square footage was not used in the calculation of the DGSF/person for each agency.

Designation as to what the specialty space is for each agency is outlined in the agency charts in Chapter 4.3 and in Appendix A - Agencies

Existing Employee DGSF

This category includes space that houses full time employees, which includes spaces in a typical office suite such as private offices, open work spaces, conference rooms, break rooms, reception, etc. This amount was used in the calculation of the DGSF/person for each agency.

Existing Staff

The total number of staff within the City of Lincoln.

DGSF/person

Square foot per person calculation that is equal to the amount of Existing Employee DGSF divided by the number of existing staff.

Results of this space allocation method are shown on Table 4.5. The DGSF/person number illustrates the efficiency in which each agency's space is being used. Based on benchmarking research of similar states summarized below and conversations between the Facilities Plan team and the PAC, 220 DGSF/person was chosen for the State of Nebraska's optimum goal for operating efficiently. Achieving this goal will require an average decrease of 70 DGSF/person over the entirety of state agencies.

Benchmarked States	Space Ratio (DGSF/Person)	Plan Review
Iowa	220	IA Facilities Plan, 2010
North Dakota	230	ND Facilities Plan, 2000
Montana	225	MT Facilities Plan, 2010
Colorado	220	CO Facilities Plan, 2015

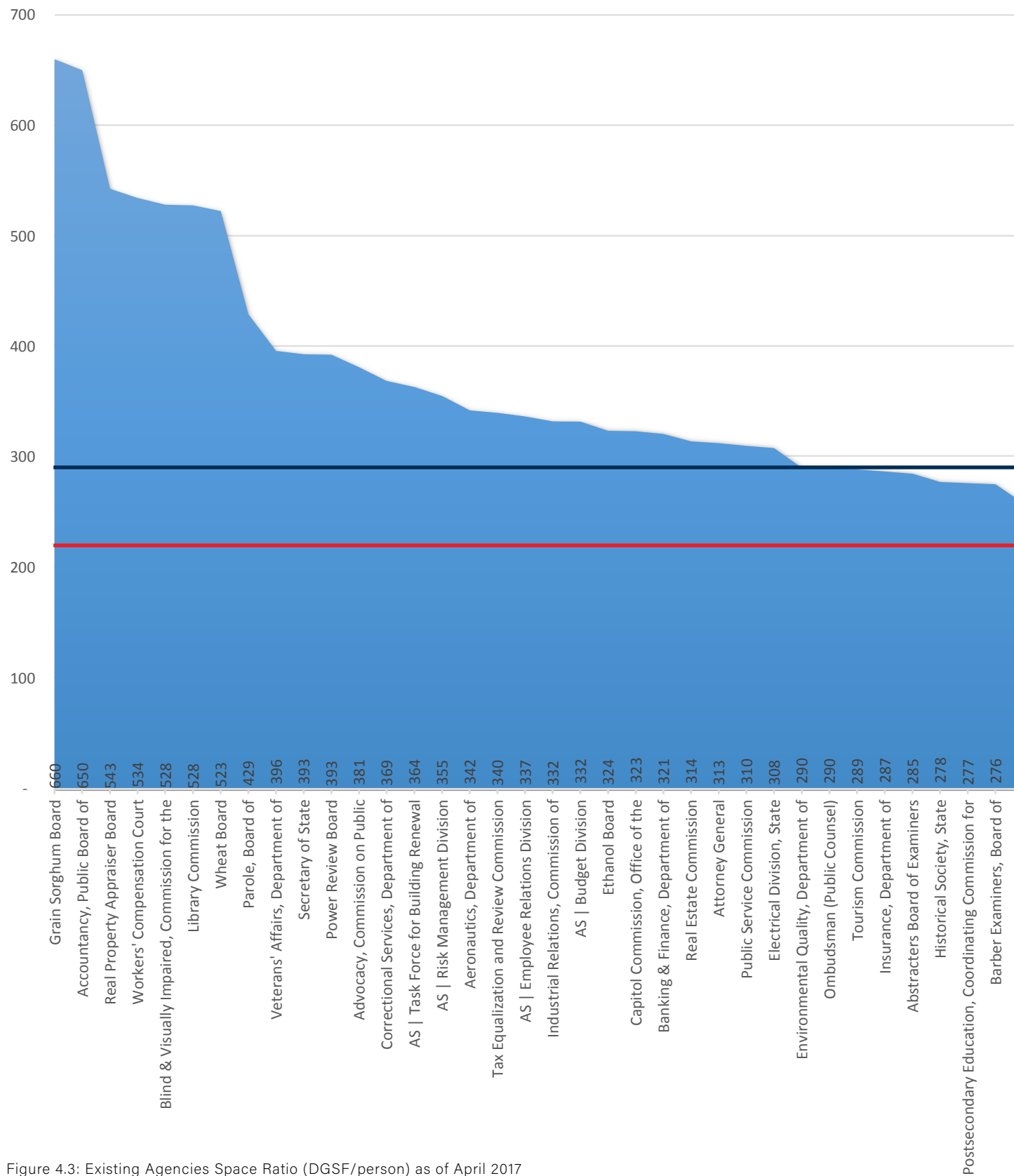


Figure 4.3: Existing Agencies Space Ratio (DGSF/person) as of April 2017

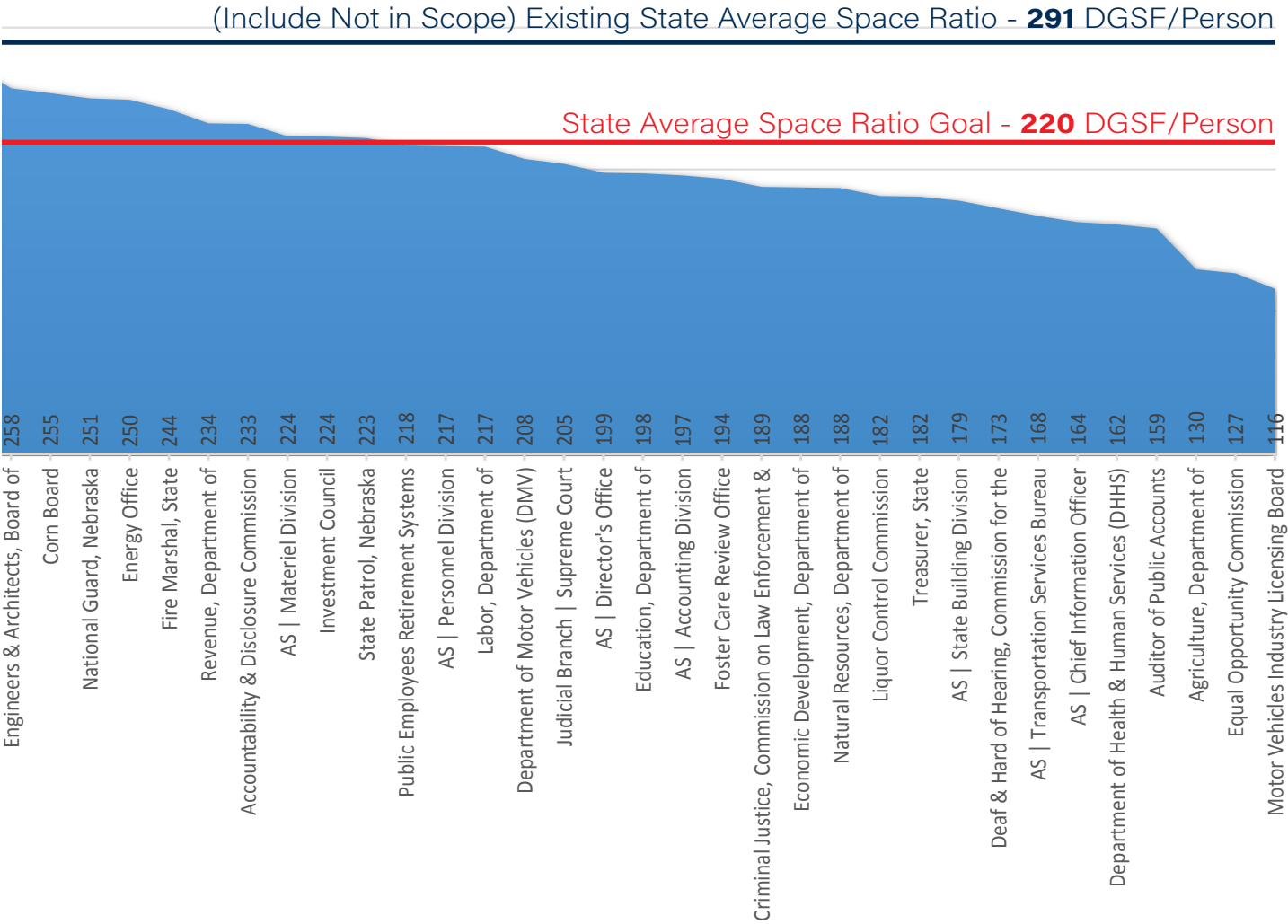


Table 4.6.1: Agency Personnel Projections

AGENCY	EXISTING STAFF	2021 STAFF	2026 STAFF	2036 STAFF	Methodology	# of Employee Growth Over 20 years	% Growth Over 20 Years	Growth Rate
Abstracters Board of Examiners	1	1	1	1	1,2,3,4	0	0%	Average
Accountability & Disclosure Commission	8	9	9	9	3,4	1	13%	Mid
Accountancy, Public Board of	3	3	3	3	1,2,4	0	0%	Average
AS Director's Office	26	52	60	61	3,4	35	135%	High
AS Accounting Division	51	52	53	54	3,4	3	6%	Mid
AS Budget Division	10	10	10	10	1,3,4	0	0%	Average
AS State Building Division	64	68	71	72	3,4	8	13%	Mid
AS Chief Information Officer	213	222	230	239	3,4	26	12%	Mid
AS Employee Relations Division	4	6	6	6	3,4	2	50%	High
AS Materiel Division	68	67	67	67	3,4	-1	-1%	Negative
AS Personnel Division	32	32	33	33	1,4	1	3%	Average
AS Risk Management Division	3	6	7	10	3,4	7	233%	High
AS Task Force for Building Renewal	4	4	4	4	1,2,3,4	0	0%	Average
AS Transportation Services Bureau	11	11	11	11	1,3,4	0	0%	Average
Advocacy, Commission on Public	8	8	8	8	1,3,4	0	0%	Average
Aeronautics, Department of	19	19	19	20	1,3,4	1	5%	Average
Agriculture, Department of	157	158	159	161	3,4	4	3%	Low
Attorney General	136	144	153	171	2,3,4	35	26%	High
Auditor of Public Accounts	43	43	44	44	1,3,4	1	2%	Average
Banking & Finance, Department of	49	49	53	56	3,4	7	14%	Mid
Barber Examiners, Board of	2	2	2	2	1,2,4	0	0%	Average
Blind & Visually Impaired, Commission for the	28	28	29	30	3,4	2	7%	Mid
Capitol Commission, Office of the	27	28	28	28	1,3,4	1	4%	Average
Corn Board	6	6	6	6	1,2,4	0	0%	Average
Correctional Services, Department of	155	156	158	160	1,4	5	3%	Average
Criminal Justice, Commission on Law Enforcement &	34	34	35	35	1,3,4	1	3%	Average
Deaf & Hard of Hearing, Commission for the	14	14	14	14	1,4	0	0%	Average
Department of Health & Human Services (DHHS)	1,358	1,370	1,381	1,405	1,4	47	3%	Average
Department of Motor Vehicles (DMV)	93	100	104	104	3,4	11	12%	Mid
Economic Development, Department of	69	77	84	84	3,4	15	22%	Mid
Education, Department of	519	531	541	541	3,4	22	4%	Mid
Electrical Division, State	5	5	5	5	1,2,4	0	0%	Average
Energy Office	20	20	20	21	1,3,4	1	5%	Average
Engineers & Architects, Board of	7	7	7	7	1,2,3,4	0	0%	Average
Environmental Quality, Department of	217	245	245	245	3,4	28	13%	Mid
Equal Opportunity Commission	27	27	27	28	1,3,4	1	4%	Average
Ethanol Board	4	4	4	4	1,2,3,4	0	0%	Average
Fire Marshal, State	20	22	32	32	3,4	12	60%	High
Foster Care Review Office	17	17	17	18	1,3,4	1	6%	Average
Grain Sorghum Board	1	1	1	1	1,2,4	0	0%	Average
Historical Society, State	53	49	42	36	2,3,4	-17	-32%	Negative
Industrial Relations, Commission of	3	3	3	3	1,2,3,4	0	0%	Average
Insurance, Department of	108	110	112	117	2,3,4	9	8%	Mid
Investment Council	10	10	12	15	2,3,4	5	50%	High
Judicial Branch Supreme Court	208	210	212	215	1,4	7	3%	Average
Labor, Department of	297	295	298	303	3,4	6	2%	Low
Library Commission	46	46	47	48	1,4	2	4%	Average
Liquor Control Commission	17	18	19	21	3,4	4	24%	Mid
Motor Vehicles Industry Licensing Board	9	9	9	9	1,4	0	0%	Average
National Guard, Nebraska	1,741	1,756	1,771	1,800	1,4	59	3%	Average
Natural Resources, Department of	100	109	109	109	3,4	9	9%	Mid
Ombudsman (Public Counsel)	18	19	23	30	3,4	12	67%	High
Parole, Board of	41	48	53	63	3,4	22	54%	High
Postsecondary Education, Coordinating Commission for	12	12	12	12	1,2,3	0	0%	Average
Power Review Board	3	3	3	3	1,2,3	0	0%	Average
Public Employees Retirement Systems	53	53	54	55	1,4	2	4%	Average
Public Service Commission	58	60	60	60	3,4	2	3%	Average
Real Estate Commission	11	11	11	11	1,2,3,4	0	0%	Average
Real Property Appraiser Board	3	3	3	3	1,3,4	0	0%	Average
Revenue, Department of	305	305	305	305	3,4	0	0%	Low
Secretary of State	41	48	53	61	3,4	20	49%	High
State Patrol, Nebraska	239	241	243	245	1,3,4	6	3%	Average
Tax Equalization and Review Commission	11	11	11	11	1,3,4	0	0%	Average
Tourism Commission	12	13	14	15	3,4	3	25%	Mid
Treasurer, State	46	46	47	48	1,3,4	2	4%	Average
Veterans' Affairs, Department of	15	16	16	16	1,4	1	7%	Average
Wheat Board	3	4	4	5	3,4	2	67%	High
Workers' Compensation Court	49	49	50	51	1,3,4	2	4%	Average
TOTAL	7,045	7,215	7,337	7,480		435	6%	

* Agencies in dark gray and dark Yellow are not included in the scope of this Facilities Plan. Light yellow are agencies with high growth.

4.6

PERSONNEL AND SPACE PROJECTIONS

Personnel Projection

Data collected during the agency interview/survey was the basis for establishing existing and projected personnel numbers represented in Table 4.6.1, which was based upon the four different methodologies described below:

- **Methodology 1** represents average percent growth predicted for state. This percentage (0.17 percent per year) was taken from the Nebraska 2010-2020 Long-term Occupation and Industry Projections published by the Nebraska Department of Labor.
- **Methodology 2** represents growth based on the percent growth experienced by each agency in the five years prior to this Facilities Plan, and assumes the same growth pattern continuing for the next five, ten, and 20 years.
- **Methodology 3** represents growth patterns that were customized by the agencies during the interview and survey process.
- **Methodology 4** represents big picture items related to the future staffing needs of an agency to predict projected personnel for state agencies. The following items are included in this perspective:
 - Telecommuting policy
 - Homeland Security Plan
 - IT consolidation under OCIO
 - Creating new space standards
 - Adjacency synergies
 - Space consolidation
 - Public perception
 - Amenities through public funding

A combination of these methodologies was used to compile a final list of agency growth projections for each agency. Indication as to which methodologies were used for each

agency is noted in the methodology column on Table 4.6.1, the majority of agency staffing depends of legislation and could change at any time due to different legislative initiatives, therefore the numbers listed are best guess figures based on the current legislative environment and subject to change. Current projections show a growth of six percent in the number of personnel state wide. Information on employee growth was used to inform projected space needs of the State for the benchmark years of 2021, 2026, and 2036.

Growth Rate

Percent growth that each agency is expected to experience over the next 20 years was calculated using the growth projections for each agency. This percentage then formed the qualification for which growth rate description each agency was given. Growth rate descriptions are as follows:

Negative - Any agency expecting to experience overall loss of employees over the next 20 years, resulting in negative growth percentage.

Low - Any agency expecting to experience below average growth pattern over the next 20 years.

Average - Any agency expecting to experience average growth pattern over the next 20 years. Average growth being 0.17 percent growth every year as described above.

Mid - Any agency expecting to experience above average growth pattern over the next 20 years, but less than or equal to 25 percent growth.

High - Any agency expecting to experience over 25 percent growths over the next 20 years.

Table 4.6.2: Agency Space Needs Projection by Tiers

Tier 1 Agencies Size Range: 30,000 + SF	EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
AS Chief Information Officer	36,350	50,340	52,100	54,080	164
AS Materiel Division	49,541	49,028	49,028	49,028	224
Agriculture, Department of	33,221	47,521	47,741	48,181	130
Attorney General	42,512	31,680	33,660	37,620	313
Department of Health & Human Services (DHHS)	232,286	313,563	315,983	321,263	162
Education, Department of	104,710	118,668	120,868	120,868	198
Environmental Quality, Department of	77,000	67,900	67,900	67,900	290
Insurance, Department of	32,102	25,300	25,740	26,840	287
Judicial Branch Supreme Court	81,758	85,347	85,787	86,447	205
Library Commission	37,120	22,962	23,182	23,402	528
Revenue, Department of	73,230	69,099	69,099	69,099	234
Secretary of State	60,473	54,913	56,013	57,773	393
Workers' Compensation Court	30,356	14,952	15,172	15,392	534
TOTAL	890,659	951,273	962,273	977,893	AVERAGE - 282
Percentage Change from Existing		6.37%		8.92%	
Percentage Change from Previous Benchmark			1.07%	1.48%	

Tier 2 Agencies Size Range: 5,000 - 30,000 SF	EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
AS Director's Office	6,960	13,239	14,999	15,219	199
AS Accounting Division	12,764	14,174	14,394	14,614	197
AS State Building Division	28,411	31,923	32,583	32,803	179
AS Personnel Division	10,816	10,901	11,121	11,121	217
AS Transportation Services Bureau	28,414	28,984	28,984	28,984	168
Auditor of Public Accounts	7,982	10,599	10,819	10,819	159
Banking & Finance, Department of	15,733	10,780	11,660	12,320	321
Blind & Visually Impaired, Commission for the	22,056	13,421	13,641	13,861	528
Criminal Justice, Commission on Law Enforcement &	6,412	7,480	7,700	7,700	189
Department of Motor Vehicles (DMV)	19,519	22,149	23,029	23,029	208
Economic Development, Department of	13,028	16,977	18,517	18,517	188
Energy Office	5,004	4,400	4,400	4,620	250
Fire Marshal, State	5,558	5,528	7,728	7,728	244
Labor, Department of	76,855	77,302	77,962	79,062	217
Natural Resources, Department of	19,259	24,465	24,465	24,465	188
Public Employees Retirement Systems	12,282	12,395	12,615	12,835	218
Public Service Commission	20,937	16,141	16,141	16,141	310
Treasurer, State	9,193	10,958	11,178	11,398	182
Veterans' Affairs, Department of	5,942	3,520	3,520	3,520	396
TOTAL	327,125	335,336	345,456	348,756	AVERAGE - 240
Percentage Change from Existing		2.45%		6.20%	
Percentage Change from Previous Benchmark			2.86%	0.90%	

Tier 3 Agencies Size Range: 1- 5,000 SF	EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Abstracters Board of Examiners	285	220	220	220	285
Accountancy, Public Board of	2,130	840	840	840	650
AS Budget Division	3,976	2,855	2,855	2,855	332
AS Employee Relations Division	1,347	1,320	1,320	1,320	337
AS Risk Management Division	1,066	1,320	1,540	2,200	355
AS Task Force for Building Renewal	1,454	880	880	880	364
Advocacy, Commission on Public	3,050	1,760	1,760	1,760	381
Barber Examiners, Board of	551	440	440	440	276
Corn Board	1,529	1,320	1,320	1,320	255
Electrical Division, State	1,541	1,100	1,100	1,100	308
Engineers & Architects, Board of	1,898	1,630	1,630	1,630	258
Equal Opportunity Commission	3,490	5,990	5,990	6,210	127
Ethanol Board	1,349	934	934	934	324
Foster Care Review Office	3,303	3,740	3,740	3,960	194
Grain Sorghum Board	660	220	220	220	660
Industrial Relations, Commission of	1,040	703	703	703	332
Investment Council	2,242	2,200	2,640	3,300	224
Liquor Control Commission	4,130	4,993	5,213	5,653	182
Motor Vehicles Industry Licensing Board	1,048	1,980	1,980	1,980	116
Postsecondary Education, Coordinating Commission for	3,418	2,740	2,740	2,740	277
Power Review Board	1,276	758	758	758	393
Real Estate Commission	3,458	2,420	2,420	2,420	314
Real Property Appraiser Board	1,628	660	660	660	543
Tax Equalization and Review Commission	3,740	2,420	2,420	2,420	340
Tourism Commission	3,467	2,860	3,080	3,300	289
Wheat Board	1,568	880	880	1,100	523
TOTAL	54,644	47,183	48,283	50,923	AVERAGE - 332
Percentage Change from Existing		-15.81%		-7.31%	
Percentage Change from Previous Benchmark			2.64%	5.87%	

Agencies Not in scope	EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Accountability & Disclosure Commission	1,865	1,980	1,980	1,980	233
Aeronautics, Department of	6,505	4,180	4,180	4,400	342
Capitol Commission, Office of the	86,460	83,886	83,886	83,886	323
Correctional Services, Department of	70,095	47,240	47,680	48,120	369
Deaf & Hard of Hearing, Commission for the	2,427	3,080	3,080	3,080	173
Historical Society, State	131,216	127,284	125,744	124,424	278
National Guard, Nebraska	939,656	888,747	892,047	898,427	251
Ombudsman (Public Counsel)	5,217	4,180	5,060	6,600	290
Parole, Board of	17,600	10,560	11,660	13,860	429
State Patrol, Nebraska	221,442	221,120	221,560	222,000	233
TOTAL	1,482,483	1,392,257	1,396,877	1,406,777	AVERAGE - 291
Percentage Change from Existing		-6.48%		-5.38%	
Percentage Change from Previous Benchmark			0.35%	0.75%	

OVERALL TOTAL	2,754,911	2,726,049	2,752,889	2,784,349	AVERAGE - 291
Percentage Change from Existing		-1.06%	-0.07%	1.06%	
Percentage Change from Previous Benchmark			0.99%	1.13%	

OVERALL TOTAL (IN SCOPE ONLY)	1,272,428	1,333,792	1,356,012	1,377,572	AVERAGE - 291
Percentage Change from Existing		4.60%	6.16%	7.63%	
Percentage Change from Previous Benchmark			1.56%	1.47%	

Agency Space Needs Projection

Personnel and existing space data collected during the agency interview/survey process were used to project future space needs of the State within the City of Lincoln. Based on benchmarking research from other states and conversations with the PAC, 220 square foot per person was established as the goal for the State.

Existing Total DGSF reports current space state agencies occupied at the time when agency interviews/surveys were conducted and does not incorporate the state goal of 220 square foot per person. Projections for 5, 10, and 20 years calculate space needs in regards to the state goal of 220 square foot per person based on the employee projections for the benchmark years.

Table 4.6.2 shows these projections with agencies split up by Tiers. Tiers are categorized based on square footage of the agency. Agencies classified as tier 1 are agencies that have more than 30,000 square feet. Agencies classified as tier 2 are agencies with square footages between 5,000 and 30,000 square feet. Agencies classified as tier 3 agencies are agencies that have less than 5,000 square feet. Additionally, some agencies were not included in the scope of the Facilities Plan, while they were still interviewed and their information was considered to ensure the holistic nature of the Facilities Plan, these agencies were not included in the tier classification of data.

When looking at the data organized into tiers, it illustrates many of the State's inefficiencies when it comes to space usage comes from the reference that 85 percent of tier 3 agencies currently have square foot per person calculations higher than the goal. Reducing the square footage per person numbers for these agencies could be accomplished through consolidation of locations so that resources can be shared between larger and smaller agencies or between smaller agencies themselves. Tier 3 agencies are not the only agencies with spatial inefficiencies; 60 percent of the tier 1 agencies are exceeding the goal of 220 square foot per person. While it might not be as extreme as the amount of tier 3 agencies that exceed the goal square foot per person, when factoring in the amount of employees in tier 1 agencies this results in rather large inefficiencies.

However, given the predicted growth of state government over the next 20 years, even with correcting current spatial inefficiencies the State will still be in need of 105,144 square feet in addition to all their current buildings and leases to accommodate growth. This is an 7.7 percent increase in space over the next 20 years. These figures are only calculating the growth needed for the in scope agencies. Out of scope agencies were determined by the State and are primarily located outside of the Capitol Campus study area and may not be able to accomplish the 220 square foot per person space standards goal as easily as other agencies.

4.7

FUNCTIONAL ADJACENCY NEEDS

During agency Interviews and surveys, adjacency needs to other state agencies were discussed. Information on all adjacency requests is included in Appendix A - Agencies, Individual Agency Documentation (Agency Indexes). Additionally, a matrix of all requested adjacencies is included in Appendix A - Agencies, Adjacency Matrix. Through analyzing the collected adjacency information, agencies were organized into adjacency groupings, including three Centers of Synergy (COS) which were used in the development of the Facilities Plan recommendations in Chapter 8.

All agencies were classified into one of the following adjacency groupings; and are grouped into high, medium, and low priority based on their need to be adjacent to the Capitol.

High Priority Agencies

Central Service Agencies and COS agencies have high priority for being located close to the Capitol. The COS agencies include the followings:

- COS Agriculture and Natural Resources
- COS Justice Branch and Supporting Agencies
- COS Revenue and Economic Development

Medium Priority Agencies

Agencies that utilize centralized services have medium priority for being located close to the Capitol.

Low Priority Agencies

Stand-alone agencies have low priority for being located close to the Capitol.

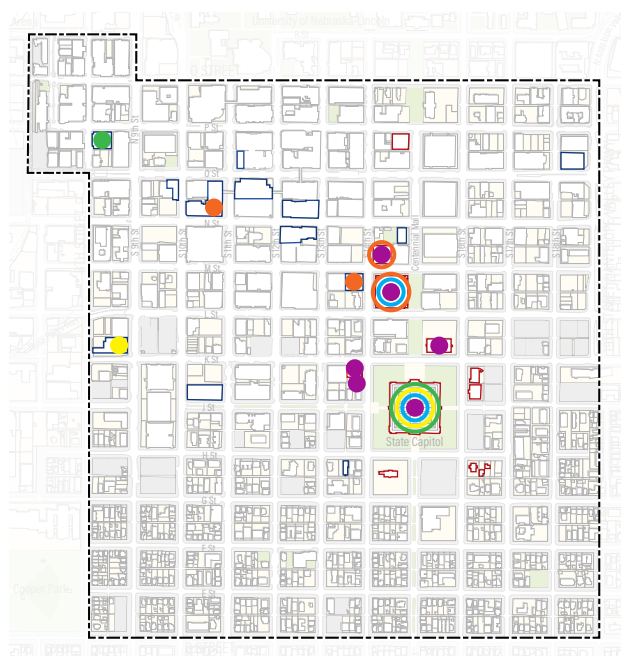
High Priority Agencies

Central Service Agencies

The following agencies provide centralized functions for all state agencies; either they offer centralized functions were either highly requested by other agencies, or specified in their information that they need access to all agencies. The majority of these agencies are already located in the Capitol Campus and are high priority to remain on the Capitol Campus so that they are accessible by all state employees.

- Department of Administrative Services (DAS) - All Divisions
- Auditor of Public Accounts
- Department of Health and Human Services (DHHS)
- State Treasurer
- Secretary of State

These are the priority agencies that need to remain in centralized locations on the campus and close to the Capitol. For the most part these agencies do not require a lot of internal space consolidation. Portions of DAS Materiel, DHHS, and the State Treasurer are located outside the Capitol Campus in leased locations. It would be advantageous to move these functions to state owned buildings on or close to the Capitol Campus to enforce the development of a state campus that is currently lacking in the area around the Capitol. Twenty year projections show that these agencies will need an additional 123,324 square feet to accommodate growth and an additional 89,602 square feet to accommodate consolidation of agencies from off campus locations. This results in a total of 212,926 additional square feet needed in the Capitol Campus for the high priority agencies.



Legend

- Department of Administrative Services
- Auditor of Public Accounts
- Secretary of State
- State Treasurer
- Department of Health and Human Services
- State Owned Buildings
- Privately Owned Buildings

Figure. 4.4: High Priority Agencies Current Locations in Facilities Plan Study Area

Table 4.7.1: High Priority Agencies Growth and Consolidation Needs

Central Service Agencies		EXISTING TOTAL DGFS	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGFS / PERSON
AS Director's Office	Total Owned Space	6,960	13,239	14,999	15,219	199
AS Accounting Division	Total Owned Space	12,764	14,174	14,394	14,614	197
AS Budget Division	Total Owned Space	3,976	2,855	2,855	2,855	332
AS State Building Division	Total Owned Space	28,411	31,923	32,583	32,803	179
AS Chief Information Officer	Total Owned Space	36,350	50,340	52,100	54,080	164
AS Employee Relations Division	Total Owned Space	1,347	1,320	1,320	1,320	337
AS Materiel Division	Total Space	49,541	49,028	49,028	49,028	224
	Owned Space	40,846	-	-	40,333	
	Leased Space (Consolidating)	142	-	-	142	
	Leased Space (Staying)	8,553	-	-	8,553	
AS Personnel Division	Total Owned Space	10,816	10,901	11,121	11,121	217
AS Risk Management Division	Total Owned Space	1,066	1,320	1,540	2,200	355
AS Task Force for Building Renewal	Total Owned Space	1,454	880	880	880	364
AS Transportation Services Bureau	Total Owned Space	28,414	28,984	28,984	28,984	168
Auditor of Public Accounts	Total Owned Space	7,982	10,599	10,819	10,819	159
Department of Health & Human Services (DHHS)	Total Space	232,286	313,563	315,983	321,263	162
	Owned Space	121,950	-	-	238,843	
	Leased Space (Consolidating)	110,336	-	-	82,420	
Secretary of State	Total Space	60,473	54,913	56,013	57,773	393
	Owned Space	9,802	-	-	7,102	
	Leased Space (Staying)	50,671	-	-	50,671	
Treasurer, State	Total Space	9,193	10,958	11,178	11,398	182
	Owned Space	3,223	-	-	4,358	
	Leased Space (Consolidating)	5,970	-	-	7,040	
TOTAL		491,033	594,997	603,797	614,357	AVERAGE - 242
Percentage Change from Existing			17.47%	18.68%	20.07%	
Percentage Change from Previous Benchmark				1.20%	1.40%	

TOTAL GROWTH NEEDED IN 20 YEARS (INSCOPE AGENCIES)

123,324

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (INSCOPE AGENCIES)

89,602

TOTAL NEED IN 20 YEARS

212,926

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

COS Agriculture and Natural Resources

The first COS adjacency grouping shows strong adjacencies between the Department of Agriculture and other agencies dealing with similar agriculture and environmentally driven issues. Grouping the commodity boards in proximity to the Department of Agriculture will allow efficiencies in sharing resources among the smaller agencies and allow staff better proximity for working together. The Department of Natural Resources and the Department of Environmental Quality (DEQ) is another subcategory within this grouping. They do not need direct connection to the commodity boards but will benefit from access to the Department of Agriculture. Also within this grouping is the Energy Office, who works with both the commodity boards and DEQ; and the Power Review Board who will benefit from efficiencies provided by sharing resources with related agencies.

Many of these agencies do not need direct access to the Capitol itself but do utilize centralized services provided by other state agencies. The majority of these agencies are already located in the Capitol Campus so it will be advantageous to keep these agencies on the campus, consolidating them to one location and bringing the Department of Agriculture Storage, as well as the entirety of the Department of Environmental Quality to where all the other agencies are being co-located. The Department of Agriculture Labs was not considered as part of this co-locating due to the specific nature of the labs and the capital that has been invested in their current locations. Twenty year projections show that these agencies will need an additional 8,632 square feet to accommodate growth and an additional 55,473 square feet to accommodate consolidation of agencies from off campus locations. This results in a total of 64,105 additional square feet needed in the Capitol Campus for this COS.

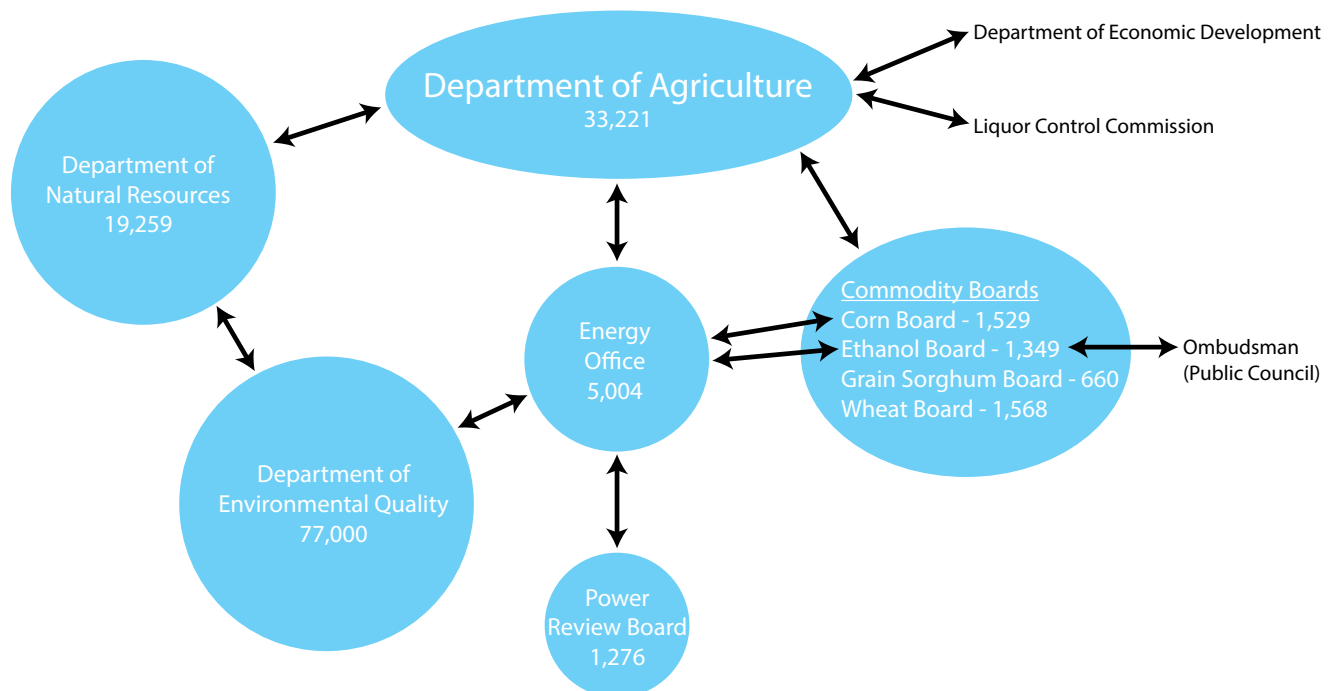
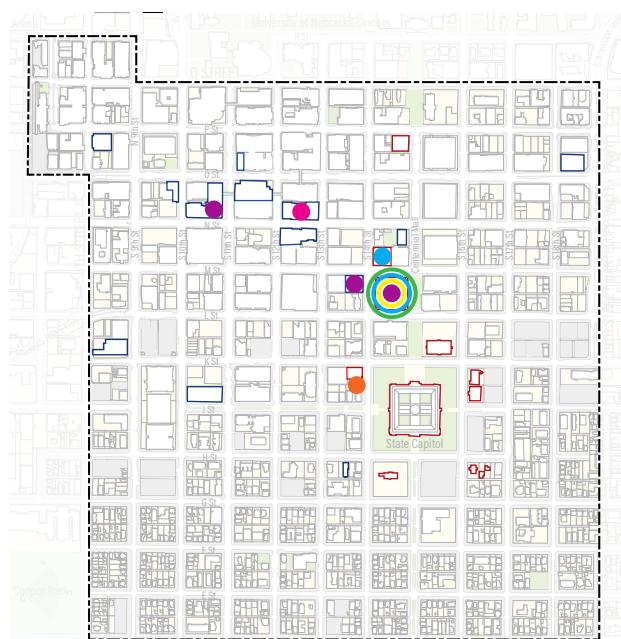


Figure 4.51: COS Agriculture and Natural Resources Agency Interaction



Legend

- Department of Administrative Services
- Auditor of Public Accounts
- Secretary of State
- State Treasurer
- Department of Health and Human Services
- State Owned Buildings
- Privately Owned Buildings

Figure 4.5.2: COS Agriculture and Natural Resources Current Locations in Facilities Plan Study Area

Table 4.7.2: COS Agriculture and Natural Resources Growth and Consolidation Needs

Agriculture + Natural Resources Center of Synergy		EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Agriculture, Department of	Total Space	33,221	47,521	47,741	48,181	130
	Owned Space	16,060	-	-	30,580	
	Leased Space (Consolidating)	1,573	-	-	1,573	
	Leased Space (Staying)	15,588	-	-	16,028	
Corn Board	Total Owned Space	1,529	1,320	1,320	1,320	255
Energy Office	Total Owned Space	5,004	4,400	4,400	4,620	250
Environmental Quality, Department of	Total Space	77,000	67,900	67,900	67,900	290
	Leased Space (Consolidating)	63,000	-	-	53,900	
	Leased Space (Staying)	14,000	-	-	14,000	
Ethanol Board	Total Owned Space	1,349	934	934	934	324
Grain Sorghum Board	Total Owned Space	660	220	220	220	660
Natural Resources, Department of	Total Owned Space	19,259	24,465	24,465	24,465	188
Power Review Board	Total Owned Space	1,276	758	758	758	393
Wheat Board	Total Owned Space	1,568	880	880	1,100	523
TOTAL		140,866	148,398	148,618	149,498	AVERAGE - 335
Percentage Change from Existing			5.08%	5.22%	5.77%	
Percentage Change from Previous Benchmark				0.14%	0.56%	

TOTAL GROWTH NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

8,632

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

55,473

TOTAL NEED IN 20 YEARS

64,105

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

COS Justice Branch and Supporting Agencies

The second COS adjacency shows the agencies that are closely related to the Judicial Branch of the Government and the Supreme Court. The Judicial Branch would like to have their services consolidated into one building located adjacent to the Capitol. This would allow all staff members to work together efficiently, while still allowing them close proximity to the historic courtrooms in the Capitol. Other agencies included in the map work closely with the Judicial Branch and would benefit from efficiencies that would be created by being co-located in or close to the Justice building.

This COS has more agencies located outside the Capitol Campus than any of the other COS. Consolidating this group to be located on or close to the Capitol Campus would

require moving the Commission on Public Advocacy, the Public Service Commission, Workers' Compensation court, and portions of the Attorney General and the Judicial Branch that are not currently located on the campus. Twenty year projections show that these agencies do not need any space to accommodate growth. In fact, applying the recommended space standards would allow them to decrease by 19,308 square feet. However due to the amount of consolidation required to gain efficiencies in this group through co-location it is projected that this COS will need an additional 81,132 square feet to accommodate consolidation of agencies from off campus locations. This results in a total of 61,824 additional square feet needed in the Capitol Campus for this COS.

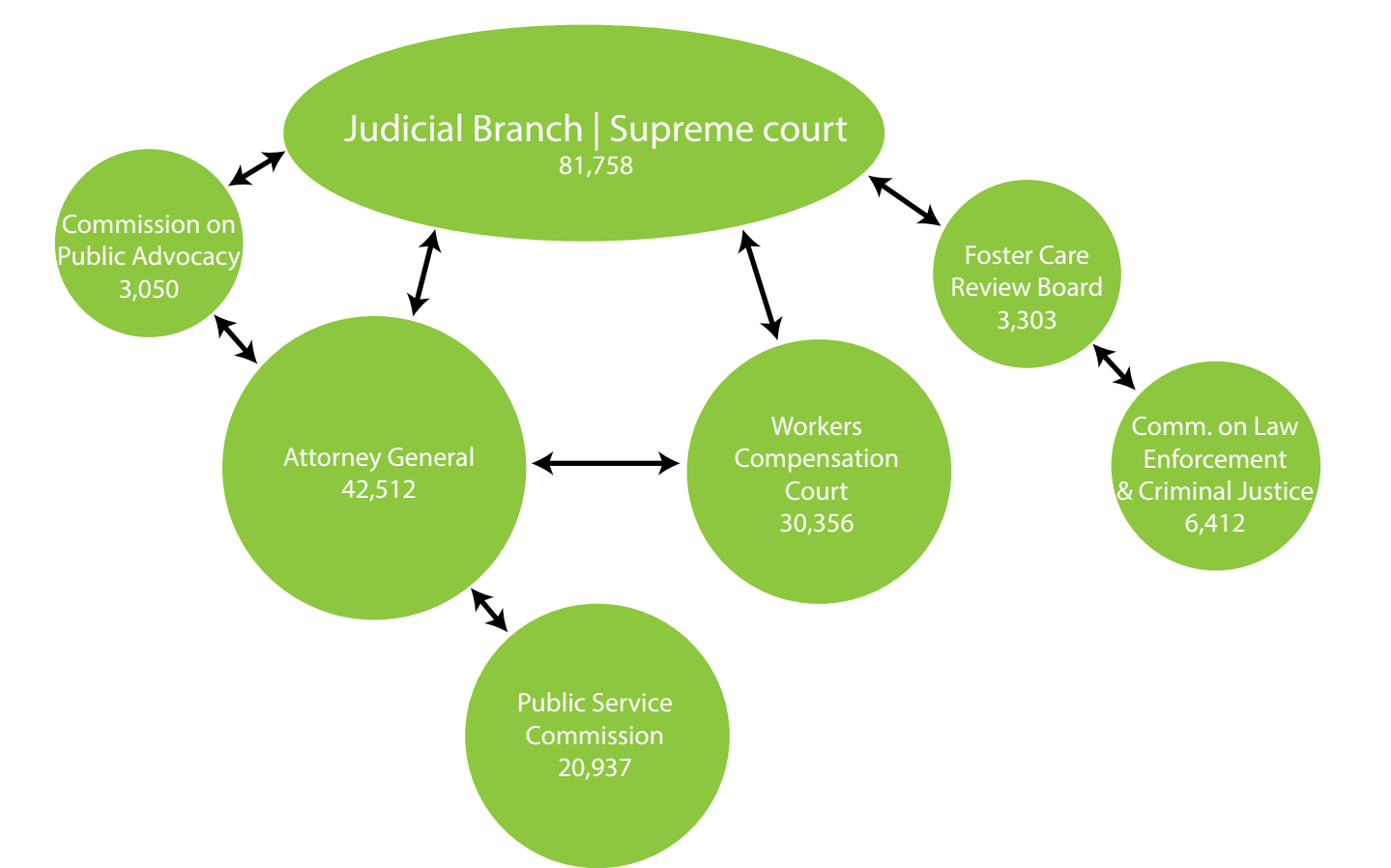


Figure 4.61: COS Justice Branch and Supporting Agencies Interaction

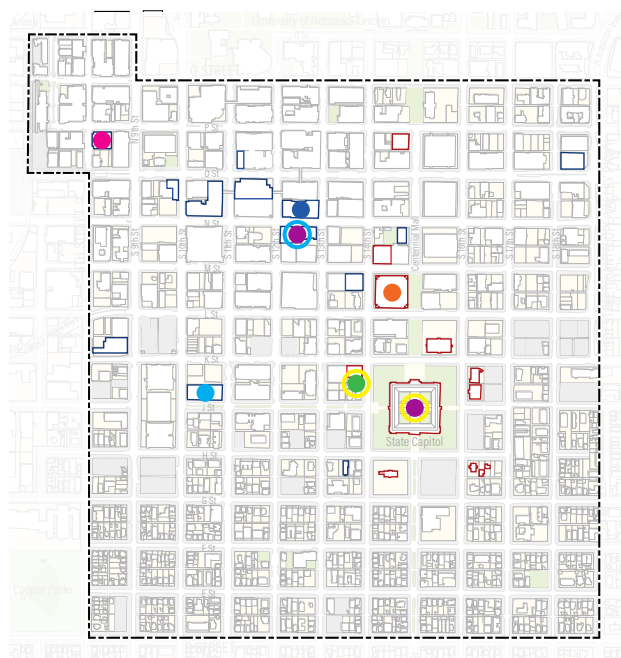


Figure 4.6.2: COS Justice Branch and Supporting Agencies Current Locations in Facilities Plan Study Area

Legend

- Department of Administrative Services
- Auditor of Public Accounts
- Secretary of State
- State Treasurer
- Department of Health and Human Services
- State Owned Buildings
- Privately Owned Buildings

Table 4.7.3: COS Justice Branch and Supporting Agencies Growth and Consolidation Needs

Justice Branch + Supporting Agencies Center of Synergy		EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Advocacy, Commission on Public	Total Space	3,050	1,760	1,760	1,760	381
	Leased Space (Consolidating)	3,050	-	-	1,760	
Attorney General	Total Space	42,512	31,680	33,660	37,620	313
	Owned Space	4,866	-	-	2,640	
	Leased Space (Consolidating)	37,646	-	-	34,980	
Criminal Justice, Commission on Law Enforcement & Foster Care Review Office	Total Owned Space	6,412	7,480	7,700	7,700	189
	Total Owned Space	3,303	3,740	3,740	3,960	194
Judicial Branch Supreme Court	Total Space	81,758	85,347	85,787	86,447	205
	Owned Space	71,130	-	-	73,588	
	Leased Space (Consolidating)	10,628	-	-	12,859	
Public Service Commission	Total Space	20,937	16,141	16,141	16,141	310
	Leased Space (Consolidating)	20,937	-	-	16,141	
Workers' Compensation Court	Total Space	30,356	14,952	15,172	15,392	534
	Leased Space (Consolidating)	30,356	-	-	15,392	
TOTAL		188,328	161,100	163,960	169,020	AVERAGE - 304
Percentage Change from Existing			-16.90%	-14.86%	-11.42%	
Percentage Change from Previous Benchmark				2.04%	3.44%	

TOTAL GROWTH NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

(19,308)

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

81,132

TOTAL NEED IN 20 YEARS

61,824

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

COS Revenue and Economic Development

The third COS adjacency grouping shows agencies related to revenue and economic development in the State of Nebraska. This is a less formalized group of agencies where the majority of agencies are tier one agencies that are large enough to be self-sustaining in their resources, but still have divisions within the larger agency that work together with divisions of an outside agency. While the Department of Insurance and the Department of Banking and Finance noted adjacency needs between their two agencies they did not list any adjacency needs to any other agencies included in this group. They are however included in this grouping due to conversations with the PAC and due to the similar issues their agencies deal with.

Due to the size of the agencies included in this COS the Facilities Plan team does not recommend that they all be co-located to a single location. The Department of Education

and the Department of Labor which are primarily located within the Capitol Campus are efficient enough in their space usage and have enough independent functions within their agencies that the Facilities Plan team is not recommending any consolidations within these agencies or with any other agencies in this COS. It would be advantageous, however, for the State to consider co-locating the other four agencies in this group, and at minimum co-locating Banking and Finance with Department of Insurance (which is located outside the Capitol Campus), and Department of Revenue (part of which is located outside the Capitol Campus) with the Department of Economic Development. Twenty year projections show that the agencies in this COS will need an additional 11,048 square feet to accommodate growth and an additional 35,280 square feet to accommodate consolidation of agencies from off campus locations. This results in a total of 46,328 additional square feet needed in the Capitol Campus for this COS.

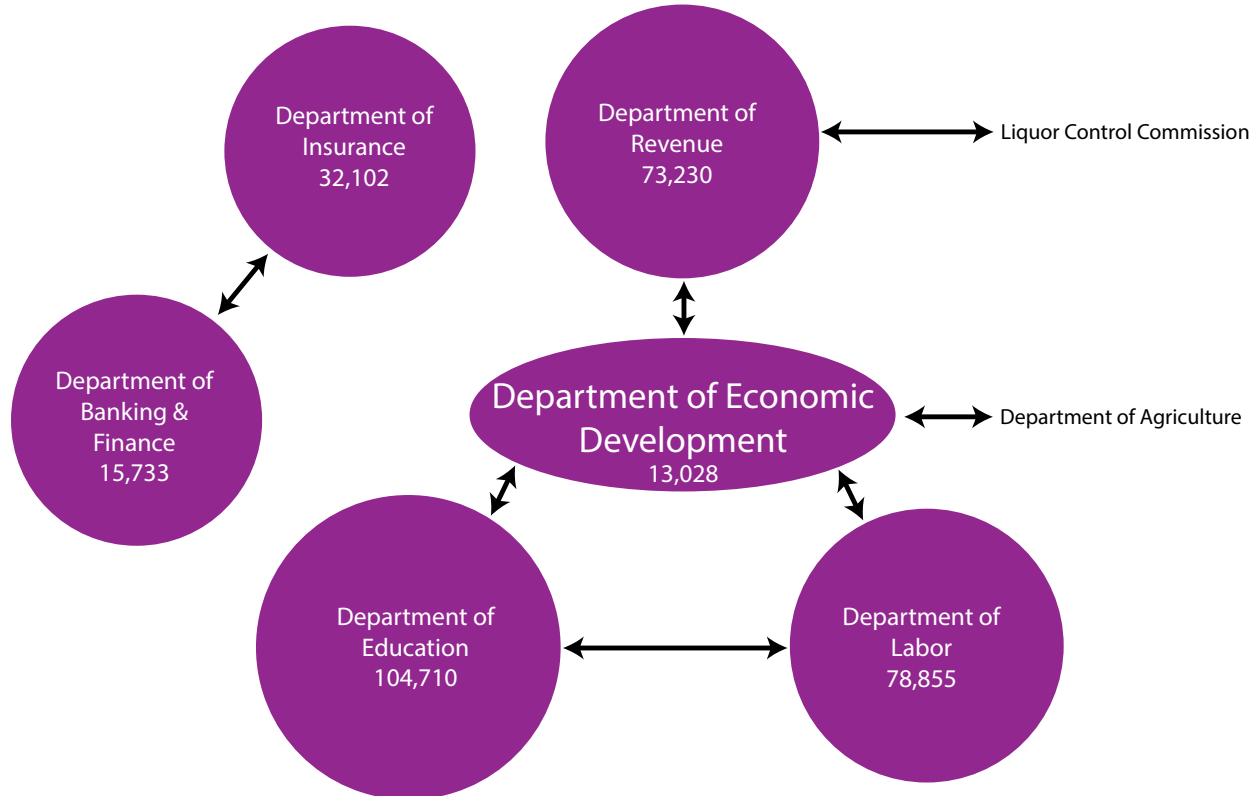


Figure 4.71: COS Revenue and Economic Development Agency Interaction



Legend

- Department of Administrative Services
- Auditor of Public Accounts
- Secretary of State
- State Treasurer
- Department of Health and Human Services
- State Owned Buildings
- Privately Owned Buildings

Figure 4.7.2: COS Revenue and Economic Development
Current Locations in Facilities Plan Study Area

Table 4.7.4: COS Revenue and Economic Development Growth and Consolidation Needs

Revenue + Economic Development Center of Synergy		EXISTING TOTAL DGFSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGFSF / PERSON
Banking & Finance, Department of	Total Owned Space	15,733	10,780	11,660	12,320	321
Economic Development, Department of	Total Owned Space	13,028	16,977	18,517	18,517	188
Education, Department of	Total Space	104,710	118,668	120,868	120,868	198
	Owned Space	57,968	-	-	55,088	
	Leased Space (Staying)	46,742	-	-	65,780	
Insurance, Department of	Total Space	32,102	25,300	25,740	26,840	287
	Leased Space (Consolidating)	32,102	-	-	26,840	
Labor, Department of	Total Space	76,855	77,302	77,962	79,062	217
	Owned Space	73,631	-	-	75,322	
	Leased Space (Staying)	3,224	-	-	3,740	
Revenue, Department of	Total Space	73,230	69,099	69,099	69,099	234
	Owned Space	64,589	-	-	60,659	
	Leased Space (Consolidating)	8,641	-	-	8,440	
TOTAL		315,658	318,126	323,846	326,706	AVERAGE - 241
Percentage Change from Existing			0.78%	2.53%	3.38%	
Percentage Change from Previous Benchmark				1.75%	0.85%	

TOTAL GROWTH NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

11,048

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

35,280

TOTAL NEED IN 20 YEARS

46,328

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

Medium Priority Agencies

The following agencies are identified as medium priority due to location adjacency need to the Capitol.

Adjacency Pairings:

The below agency pairs are agencies that work in close proximity to one another, thus beneficial space efficiencies would be created by co-locating these agencies. Many are already co-located in the same location however if any of these agencies move location during the 20 year scope of the plan their partner agency should be moved/co-located with them.

- Department of Motor Vehicles + Motor Vehicles Industry Licensing Board
- Real Estate Commission + Real Property Appraiser Board
- Department of Correctional Services + Board of Parole
- Investment Council + Public Employee Retirement System
- National Guard + State Patrol

Agencies that utilize centralized services:

These agencies need access to centralized state services and/or agencies included in one of the three COS groupings; hence, are medium priority for being located on or close to the Capitol Campus:

- Department of Motor Vehicles + Motor Vehicles Industry Licensing Board
- Real Estate Commission + Real Property Appraiser Board
- Investment Council + Public Employee Retirement System
- Accountability and Disclosure Commission
- Capitol Commission
- Board of Engineers and Architects
- Library Commission
- Coordinating Commission for Postsecondary Education
- Tourist Commission
- Veteran's Affairs
- Ombudsman
- Liquor Control Commission
- Fire Marshal

Excluding for agencies that are not included in the scope (marked in dark gray in Table 4.7.5), 20 year projections show that the agencies that utilize centralized functions will not need any new space to accommodate growth. Applying the recommended space standards would allow them to decrease by 9,513 square feet. Majority of these agencies already exist in the Capitol Campus, with the exception of the Library Commission and the Coordinating Commission for Postsecondary Education. The Board of Engineers and Architects as well as the Ombudsman's Office are both located close to the Capitol Campus, but are in leased buildings where they are the only state agency leasing in their respective buildings. In order to simplify the amount of leases held by the State, it would be advantageous to move them into state owned buildings along with the Library Commission and the Coordinating Commission for Postsecondary Education, so that they can all be in close proximity to the centralized services they utilize. This would result in a need of an additional 30,632 square feet to accommodate consolidation of agencies from off campus locations. This results in a total of 21,119 additional square feet needed in the Capitol Campus for agencies that utilize centralized functions.

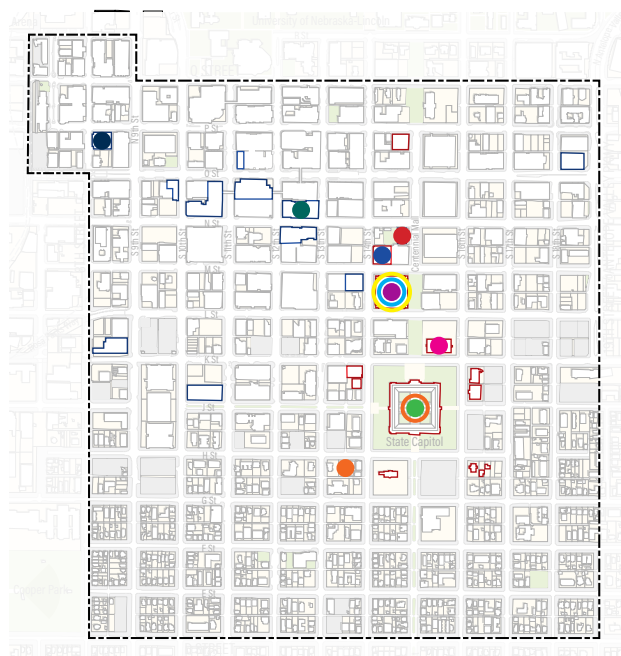


Figure 4.8: Medium Priority Agencies Current Locations in Facilities Plan Study Area

Legend

- Dept. of Motor Vehicles and Motor Vehicles Licensing Board
Real Estate Comm. and Real Property Appraiser Board
- Liquor Control Comm., Tourism Comm.,
- Dept. of Veterans' Affairs
Accountability and Disclosure Comm.
- Office of the Capitol Comm.
- Ombudsman Office
- Investment Council and Public Employees Retirement Systems
- State Fire Marshal
- Board of Engineers and Architects
- Library Commission
- Coordinating Comm. for Postsecondary Edu.
- State Owned Buildings
- Privately Owned Buildings

Table 4.7.5: Medium Priority Agencies Growth and Consolidation Needs

Agencies that Utilize Centralized Functions		EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Department of Motor Vehicles (DMV)	Total Owned Space	19,519	22,149	23,029	23,029	208
Motor Vehicles Industry Licensing Board	Total Owned Space	1,048	1,980	1,980	1,980	116
Real Estate Commission	Total Owned Space	3,458	2,420	2,420	2,420	314
Real Property Appraiser Board	Total Owned Space	1,628	660	660	660	543
Investment Council	Total Owned Space	2,242	2,200	2,640	3,300	224
Public Employees Retirement Systems	Total Owned Space	12,282	12,395	12,615	12,835	218
Accountability & Disclosure Commission (NIS)	Total Owned Space	1,865	1,980	1,980	1,980	233
Capitol Commission, Office of the (NIS)	Total Owned Space	86,460	83,886	83,886	83,886	323
Engineers & Architects, Board of	Total Space	1,898	1,630	1,630	1,630	258
	Leased Space (Consolidating)	1,898	-	-	1,630	
Fire Marshal, State	Total Owned Space	5,558	5,528	7,728	7,728	244
Library Commission	Total Space	37,120	22,962	23,182	23,402	528
	Leased Space (Consolidating)	37,120	-	-	23,402	
Liquor Control Commission	Total Owned Space	4,130	4,993	5,213	5,653	182
Ombudsman (Public Counsel) (NIS)	Total Space	5,217	4,180	5,060	6,600	290
	Owned Space	3,692	-	-	3,740	
	Leased Space (Consolidating)	1,525	-	-	2,860	
Postsecondary Education, Coordinating Commission for	Total Space	3,418	2,740	2,740	2,740	277
	Leased Space (Consolidating)	3,418	-	-	2,740	
Tourism Commission	Total Owned Space	3,467	2,860	3,080	3,300	289
Veterans' Affairs, Department of	Total Space	5,942	3,520	3,520	3,520	396
	Owned Space	4,542	-	-	2,640	
	Leased Space (Staying)	1,400	-	-	880	
TOTAL		195,252	176,083	181,363	184,663	AVERAGE - 290
Percentage Change from Existing			-10.89%	-7.66%	-5.73%	
Percentage Change from Previous Benchmark				3.23%	1.92%	

TOTAL GROWTH NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

(9,513)

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

30,632

TOTAL NEED IN 20 YEARS

21,119

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

**Agencies in dark gray are not included in the scope of this facilities plan

Low Priority Agencies

These agencies provide stand-alone services, do not have any strong adjacency needs with any other agencies, and are low priority for being located in the Capitol Campus for adjacency needs. However if they are already located within the Capitol Campus they should remain.

- Department of Correctional Services + Board of Parole
- National Guard + State Patrol
- Abstracter Board of Examiners
- Public Board of Accountancy
- Department of Aeronautics
- Board of Barber Examiners
- Commission for the Blind and Visually Impaired
- Commission for the Deaf and Hard of Hearing
- State Electrical Division
- Equal Opportunity Commission
- State Historical Society
- Commission of Industrial Relations
- Tax Equalization Review Commission

Stand-alone agencies do not need to be moved from their current locations, resulting in zero square feet needed for consolidation. Twenty year projections show that these agencies will not need any space to accommodate future growth. Applying the recommended space standards would allow them to decrease by 9,039 square feet.

Summary of Space Needs

The square footage needs discussed in this chapter do not include square feet currently located in state owned buildings on the campus and assumes that those buildings have their current office space filled to capacity using the 220 square foot per person space standard.

Based on the findings in this chapter, the total amount of additional square footage needed in the Capitol Campus to accommodate **growth** is **105,144** square feet.

To maximize efficiencies gained through functional adjacencies, reduce the amount of leases the State holds, the total amount of additional square footage needed in the Capitol Campus to accommodate **consolidation** of leases and agencies moving from outside the Campus is **292,119** square feet.

The space needs summary of **total growth and consolidation** is resulting a **397,263** additional square feet that the State would need to acquire or build in the Capitol Campus.

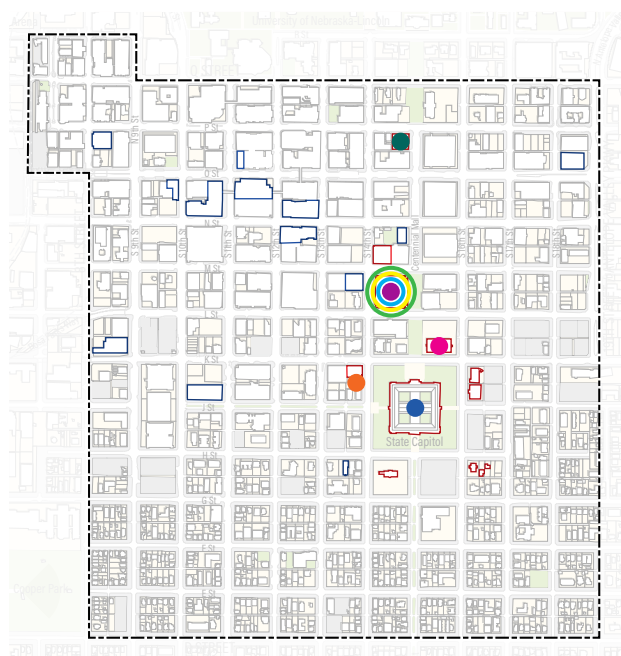


Figure 4.9: Low Priority Agencies Current Locations in Facilities Plan Study Area

Legend

- Abstracter's Board of Examiners
- Equal Opportunity Commission
- Commission of Industrial Relations
- Tax Equalization and Review Commission
- Public Board of Accountancy
- Board of Barber Examiners
- State Patrol
- State Historical Society
- State Owned Building
- Privately Owned Building

Table 4.7.6: Low Priority Agencies Square Foot Growth and Consolidation Needs

Stand Alone Agencies		EXISTING TOTAL DGSF	PROJECTED 5 YEARS (2021)	PROJECTED 10 YEARS (2026)	PROJECTED 20 YEARS (2036)	EXISTING DGSF / PERSON
Correctional Services, Department of (NIS)	Total Owned Space	70,095	47,240	47,680	48,120	369
Parole, Board of (NIS)	Total Space	17,600	10,560	11,660	13,860	429
	Owned Space	4,055	-	-	2,860	
	Leased Space (Staying)	13,545	-	-	11,000	
National Guard, Nebraska (NIS)	Total Space	939,656	888,747	892,047	898,427	251
	Owned Space	938,156	-	-	897,327	
	Leased Space (Staying)	1,500	-	-	1,100	
State Patrol, Nebraska (NIS)	Total Space	221,442	221,120	221,560	222,000	223
	Owned Space	22,322	-	-	22,880	
	Leased Space (Staying)	199,120	-	-	199,120	
Abstracters Board of Examiners	Total Owned Space	285	220	220	220	285
Accountancy, Public Board of	Total Owned Space	2,130	840	840	840	650
Aeronautics, Department of (NIS)	Total Owned Space	6,505	4,180	4,180	4,400	342
Barber Examiners, Board of	Total Owned Space	551	440	440	440	276
Blind & Visually Impaired, Commission for the	Total Space	22,056	13,421	13,641	13,861	528
	Owned Space	340	-	-	340	
	Leased Space (Staying)	21,716	-	-	13,521	
Deaf & Hard of Hearing, Commission for the (NIS)	Total Leased Space (Staying)	2,427	3,080	3,080	3,080	173
Electrical Division, State	Total Owned Space	1,541	1,100	1,100	1,100	308
Equal Opportunity Commission	Total Owned Space	3,490	5,990	5,990	6,210	127
Historical Society, State (NIS)	Total Space	131,216	127,284	125,744	124,424	278
	Owned Space	127,500	-	-	120,388	
	Leased Space (Staying)	3,716	-	-	4,036	
Industrial Relations, Commission of	Total Owned Space	1,040	703	703	703	332
Tax Equalization and Review Commission	Total Owned Space	3,740	2,420	2,420	2,420	340
TOTAL		1,423,774	1,327,345	1,331,305	1,340,105	AVERAGE - 328
Percentage Change from Existing			-7.26%	-6.95%	-6.24%	
Percentage Change from Previous Benchmark				0.32%	0.70%	

TOTAL GROWTH NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

(9,039)

TOTAL CONSOLIDATION NEEDED IN 20 YEARS (IN-SCOPE AGENCIES)

-

TOTAL NEED IN 20 YEARS

(9,039)

*For more information on location of owned vs. leased space see individual agency charts in section 4.3

**Agencies in dark gray are not included in the scope of this facilities plan

Table 4.8.1: Summary of Agency Indexes

Agency	Owned Locations	Currently Located In Study Area	Preferred Location In Study Area	Number of Locations (in Lincoln)	Prefer Location Consolidation	Adjacency to Capitol	Growth Rate
Abstracters Board of Examiners	●	●	●				●
Accountability & Disclosure Commission	●	●	●			●	●
Accountancy, Public Board of	●	●	●				●
AS Director's Office	●	●	●	2	●	●	●
AS Accounting Division	●	●	●	2	●	●	●
AS Budget Division	●	●	●			●	●
AS State Building Division	●	●	●	4	●	●	●
AS Chief Information Officer	●	●	●			●	●
AS Employee Relations Division	●	●	●			●	●
AS Materiel Division	●	●	●	6	●	●	●
AS Personnel Division	●	●	●				●
AS Risk Management Division	●	●	●			●	●
AS Task Force for Building Renewal	●	●	●			●	●
AS Transportation Services Bureau	●	●	●	2	●	●	●
Advocacy, Commission on Public		●				●	●
Aeronautics, Department of							●
Agriculture, Department of	●	●	●	5	●	●	●
Attorney General	●	●	●	2	●	●	●
Auditor of Public Accounts	●	●	●	2	●	●	●
Banking & Finance, Department of	●	●	●			●	●
Barber Examiners, Board of	●	●	●			●	●
Blind & Visually Impaired, Commission for the	●	●	●	3	●		●
Capitol Commission, Office of the	●	●	●			●	●
Corn Board	●	●					●
Correctional Services, Department of	●						●
Criminal Justice, Commission on Law Enforcement &	●	●	●			●	●
Deaf & Hard of Hearing, Commission for the							●
Department of Health & Human Services (DHHS)	●	●	●	4	●	●	●
Department of Motor Vehicles (DMV)	●	●	●			●	●
Economic Development, Department of	●	●	●			●	●
Education, Department of	●	●	●	4	●	●	●
Electrical Division, State	●	●	●			●	●
Energy Office	●	●	●			●	●
Engineers & Architects, Board of			●			●	●
Environmental Quality, Department of		●		2	●	●	●
Equal Opportunity Commission	●	●	●				●
Ethanol Board	●	●	●			●	●
Fire Marshal, State	●	●	●			●	●
Foster Care Review Office	●	●	●			●	●
Grain Sorghum Board	●	●	●				●
Historical Society, State	●	●	●	3	●	●	●
Industrial Relations, Commission of	●	●	●				●
Insurance, Department of	●	●	●			●	●
Investment Council	●	●	●			●	●
Judicial Branch Supreme Court	●	●	●	4	●	●	●
Labor, Department of	●	●	●	3	●	●	●
Library Commission	●	●	●			●	●
Liquor Control Commission	●	●	●			●	●
Motor Vehicles Industry Licensing Board	●	●	●			●	●
National Guard, Nebraska	●	●	●	6	●	●	●
Natural Resources, Department of	●	●	●	2	●	●	●
Ombudsman (Public Counsel)	●	●	●	2	●	●	●
Parole, Board of	●	●	●	2	●	●	●
Postsecondary Education, Coordinating Commission for		●	●			●	●
Power Review Board	●	●	●			●	●
Public Employees Retirement Systems	●	●	●			●	●
Public Service Commission		●	●			●	●
Real Estate Commission	●	●	●			●	●
Real Property Appraiser Board	●	●	●			●	●
Revenue, Department of	●	●	●	2	●	●	●
Secretary of State	●	●	●	2	●	●	●
State Patrol, Nebraska	●	●	●	15	●	●	●
Tax Equalization and Review Commission (TERC)	●	●	●			●	●
Tourism Commission	●	●	●			●	●
Treasurer, State	●	●	●	3	●	●	●
Veterans' Affairs, Department of	●	●	●	2	●	●	●
Wheat Board	●	●	●			●	●
Workers' Compensation Court			●	2	●	●	●
	● Owned ● Both ND Leased	● In Study Area ● Both In & Outside Study Area ND Outside Study Area		# Number of Locations ND 1 Location	● Yes ● Yes (not critical) ● No ND 1 Location	● High ● Mid ND Low	● High ● Mid ● Average ● Low ND Negative

4.8

SUMMARY OF AGENCY INDEXES

In addition to square feet and adjacency information, topical information relating to other aspects of what agencies need to work efficiently were discussed in both phases of the agency interviews and surveys. Table 4.8.1 provides a summary of those discussions. Detailed documentation of all information discussed in the information gathering phases can be found in Appendix A - Agencies, Individual Agency Documentation (Agency Indexes). The information in these charts was used by the Facilities Plan team to identify if there were any critical agencies that need to be moved to a different location, or critical consolidations that needed to happen within agencies. Additionally, the adjacency needs of certain agencies to the Capitol were a primary column used in prioritizing locations for agencies.

Methodologies

To qualify adjacency needs to the Capitol the following methodology was used:

High Need for Adjacency to the Capitol

Agencies that qualified as having high need for adjacency to the Capitol are agencies that specifically requested adjacency to the Capitol Building/Governor's Office on their index included in Appendix A.

Moderate Need for Adjacency to the Capitol

Agencies that qualified as having moderate need for adjacency to the Capitol are agencies that stated they need some level of access to elected state officials but did not specifically request adjacency to the Capitol Building/Governor's Office on their index included in Appendix A.

Low Need for Adjacency to the Capitol

Agencies that qualified as having low need for adjacency to the Capitol did not mention a need to access elected state officials or request adjacency to the Capitol Building/Governor's Office on their index included on Appendix A. Methodologies. Determining qualifications for growth rate column are described in Chapter 4.6.

Table 4.8.2: Other Priorities

Agency	Parking	Security	Retention/ Recruitment	Technology	Conference Space	Storage	Customer Facing
Abstracters Board of Examiners							
Accountability & Disclosure Commission	●			●			●
Accountancy, Public Board of	●			●	●		
AS Director's Office	●						
AS Accounting Division	●						
AS Budget Division	●						●
AS State Building Division	●						
AS Chief Information Officer	●	●		●		●	
AS Employee Relations Division	●						
AS Materiel Division	●					●	
AS Personnel Division	●			●	●		
AS Risk Management Division	●	●		●			●
AS Task Force for Building Renewal	●						
AS Transportation Services Bureau	●					●	●
Advocacy, Commission on Public		●	●				●
Aeronautics, Department of							
Agriculture, Department of	●		●		●	●	●
Attorney General	●	●			●		
Auditor of Public Accounts	●	●					
Banking & Finance, Department of	●	●			●		
Barber Examiners, Board of		●	●				●
Blind & Visually Impaired, Commission for the	●	●		●		●	●
Capitol Commission, Office of the							
Corn Board					●	●	
Correctional Services, Department of							
Criminal Justice, Commission on Law Enforcement &	●	●	●	●			
Deaf & Hard of Hearing, Commission for the		●					●
Department of Health & Human Services (DHHS)	●	●				●	●
Department of Motor Vehicles (DMV)	●			●	●		●
Economic Development, Department of	●		●	●	●		●
Education, Department of	●	●		●	●		●
Electrical Division, State		●	●	●			●
Energy Office	●		●				●
Engineers & Architects, Board of	●	●	●		●		●
Environmental Quality, Department of	●			●	●	●	●
Equal Opportunity Commission		●					●
Ethanol Board			●				
Fire Marshal, State	●	●		●		●	
Foster Care Review Office			●	●			
Grain Sorghum Board			●				
Historical Society, State	●			●		●	●
Industrial Relations, Commission of							
Insurance, Department of	●	●	●				●
Investment Council	●	●					
Judicial Branch Supreme Court	●	●			●	●	●
Labor, Department of	●	●		●	●		●
Library Commission	●					●	●
Liquor Control Commission	●	●			●		●
Motor Vehicles Industry Licensing Board	●						●
National Guard, Nebraska	●	●		●			
Natural Resources, Department of	●	●	●		●	●	
Ombudsman (Public Counsel)	●	●		●	●		●
Parole, Board of	●	●					●
Postsecondary Education, Coordinating Commission for	●	●	●				
Power Review Board	●				●		
Public Employees Retirement Systems	●	●					●
Public Service Commission	●	●	●		●	●	●
Real Estate Commission	●				●		
Real Property Appraiser Board		●					
Revenue, Department of	●	●		●	●		●
Secretary of State	●	●	●		●	●	●
State Patrol, Nebraska		●	●	●			
Tax Equalization and Review Commission (TERC)	●	●	●				●
Tourism Commission	●					●	●
Treasurer, State	●	●			●		●
Veterans' Affairs, Department of	●	●		●	●		●
Wheat Board	●				●		
Workers' Compensation Court	●	●			●	●	●

● High
● Mid
○ Low

Other Priorities

In addition to prioritizing agencies in regards to adjacency needs to the Capitol Building itself the Facilities Plan team also looked at other needs such as access to parking, need for higher levels of security, need for amenities to aid retention and recruitment, technology needs, conference space needs, storage needs, and customer facing needs.

The ratings of high, mid, and low for each category were given based on the judgment of the Facilities Plan team who have been working with all of the agencies through the interview and survey process.



Department of Agriculture and Department of Economic Development Reception Area



Department of Agriculture Conference Room

4.9

REVISED SPACE STANDARDS

In addition to information gathered in agency meetings the Facilities Plan team also reviewed the State's existing space planning standards. This space standard was then edited by the team to ensure that future spaces are being planned in accordance with not only the 220 SF/person established in this Facilities Plan, but they are consistent with expectations for the modern workplace. For full revisions of the State Building Division Planning Document see Appendix A - Agencies, Revised Space Standards. Below is a summary of Facilities Plan recommendations.

Goals for Space Standards

- Meet agency needs.
- Provide healthy environments to promote the wellbeing of all state employees.
- Encourage space efficiency and consolidation.
- Assure compliance with all codes.
- Promote sustainability and energy efficiency.
- Provide space that is competitive with the private sector to boost recruitment and retention.
- Evaluate, plan, and implement in the most economic manner possible for the State.
- Provide all of the above at the lowest reasonable cost to the State.

Benchmarking

Table 4.9.1: Space Standards Benchmarking Research

Benchmarked States	Space Ratio (DGSF/Person)	Plan Review
Iowa	220	IA Facilities Plan, 2010
North Dakota	230	ND Facilities Plan, 2000
Montana	225	MT Facilities Plan, 2010
Colorado	220	CO Facilities Plan, 2015

Workplace Types

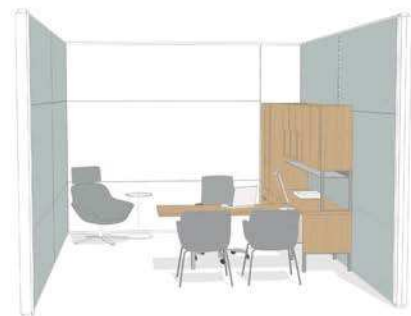
Private (Enclosed Offices)

Four-sided full height enclosures, with or without doors, made of semi-permanent wall materials; provides acoustical and/or visual privacy as well as a high level of security; two sizes available: Executive (200 SF) and Standard (140 SF).

- Executive Office (200 SF): Leaders can split their time, and their space, between individual work and an area dedicated to collaboration and content sharing. Users include executive directors, commissioners, or judges.



- Standard Office (140 SF): Just slightly smaller than the Executive Suite Standard offices include, in addition to working space, a pair of guest chairs for face-to-face dialog, and plenty of storage for work and personal items. Users include directors, administrators, or managers.



Semi-Private (Typical Workstations)

Three to four-sided system furniture enclosures; provides some degree of acoustical and/or visual privacy as well as flexible reconfiguration and technology integration. Sizes range from 48 SF to 80 SF per user depending on their role. Users include middle managers, senior and/or general staff, administration, or support personnel.



Multiple levels of enclosure are possible through different types of semi-private workstations chosen for an agency based on their department's needs, as illustrated above. Lowering partition height and including glass-integrated panels can enhance visual connection throughout an office and enhance collaboration.

Open (Benching Systems)

Open benching system furniture; provides maximum footprint utilization, high levels of collaboration, and some storage. Size is 25 SF per user. Users include team members, temporary staff, or mobile workers.



Similar to the semi-private workstations multiple levels of enclosure can be achieved depending on the system that is chosen.

Usage of Space

Individual

- Private, semi-private, or open workspaces as seen in previous section.

Collaboration

- Shared spaces where individuals can convene and collaborate
- Varying levels of public private interactions
- Formal or informal grouping spaces available' permanent or semi-permanent
- Semi-active, close to the individual
- Private to semi-private includes conference rooms, meeting rooms, and breakout spaces

Ancillary and Support

- Shared spaces that provide support for individuals' work
- Active, close to the individual
- Open space, Includes reception and waiting room
- Work rooms, copy/print areas, break rooms, and storage

Common Use

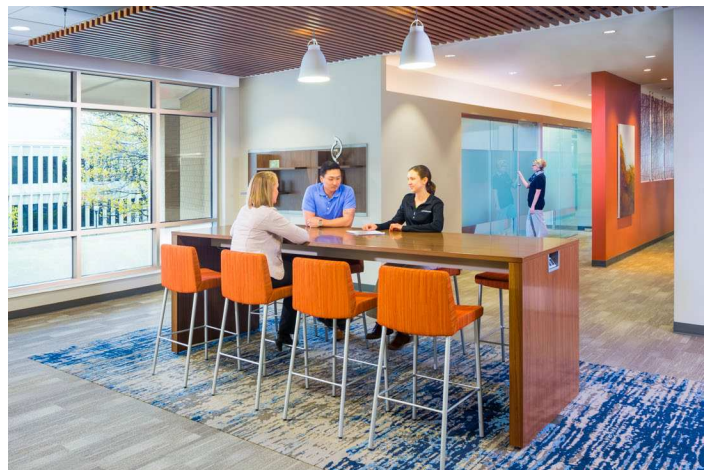
- Shared spaces for whole building, catering to multiple different agencies
- Occasionally active, far from the individual
- Maximize efficiency of centralized services through redundancy elimination
- Includes cafeteria, auditorium, training facilities, conference rooms, hearing rooms, and mothers' rooms

Amenity

- Amenities for all state agencies
- Occasionally active, far from the individual
- Can be utilized by the individual agency, whole building, or all state agencies
- Includes locker rooms, fitness spaces, café, wellness rooms, etc.



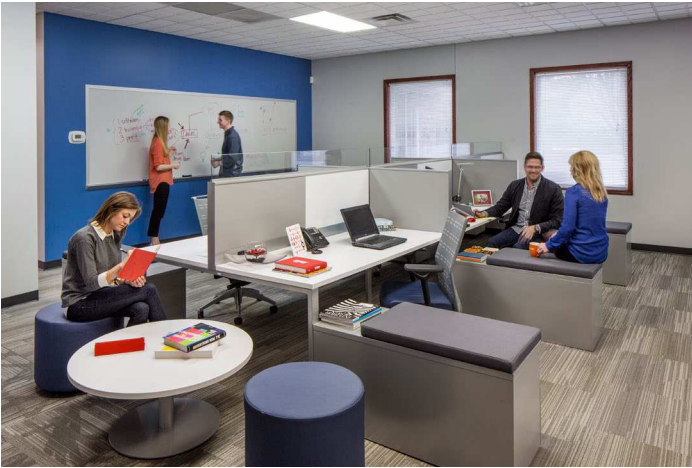
Private Office
Photo Credit: Steelcase



Open Collaboration, UNICO



Training/Presentation Space, Confidential Technology Client



Semi-Private Office Space, Catch Intelligence



Open Collaboration, Nestle

Closed Collaboration
Photo Credit: Steelcase

Private Conference/Training Room, NRG



Employee Break Room, DLR Group Chicago Office



Shared Cafe/Eating Space, Confidential Technology Client

Furniture and Systems Recommendations

To utilize space efficiently, private office construction should be limited to no more than 25 to 30 percent of the total space allocation. The remainder of the space is most efficiently utilized with desk systems. Typical stations are designed to support privacy for focused work and resident storage needs in a compressed footprint, maximizing horizontal surfaces for efficient use of space. Division heights can be adjusted for varying levels of privacy and systems can be easily reconfigured, helping to maximize flexibility.

Increased user wellbeing as well as posture changes are made possible through height-adjustable desking integration, and the use of boundary screens increases residential privacy in combination with providing a warmer application

aesthetic. Low, glass-integrated panels can offer a boundary while keeping views and access to coworkers. Improvised collaboration is supported through the use of marker board skins and storage cushions. Ergonomics and finishes can be adapted to fit specific user needs.

Hoteling or hot-desking is an alternative workplace planning strategy in which employees are not assigned permanent desks; rather they take advantage of non-dedicated, non-permanent workstations on a first-come first-served basis. It is most effective in multi-location or global companies with flexible work environments, which may include teleworking programs, to help reduce real estate costs.

Table 4.9.2: Types of Office Space Square Foot Targets

Individual	Description	Goal SF (DGSF/Person)
Executive Office	for executive directors, commissioners, or judges	200
Standard Office	for directors, administrators, or managers	140
Standard Workstation	for middle managers, senior and / or general staff, administration, or support personnel	48 - 80
Benching System	for team members, temporary staff, or mobile workers	25
Collaboration	Description	Goal SF (DGSF/Person)
Conference / Meeting		25
Ancillary and Support	Description	Goal SF
Reception and Waiting		25 per person
Work Room		100 *
Copy / Print Area		45 per machine
Break Room		10 per person
File Storage		4 per file cabinet
Supply Storage		As Needed

Common Use	Description	Goal SF
Cafeteria		10 ** per person
Training Facilities		15 per person
Conference Room		25 per person
Hearing Room		30 per person
Mothers' Room	Required for 50+ employees	100
Recycling		As Needed
Elec. / Data Room	Min SF per Floor	64 ***
Janitorial Closets	one per floor	8' x 8' min
Amenities	Description	Goal SF (GSF/Person)
Locker Rooms		50 per person
Fitness Space		50 per person

*varies, can also include other ancillary spaces such as copy/print, recycling, and supply storage.

**plus kitchenette, vending machines, and/or food service.

***size as needed for additional equipment. Locate one per floor, stacked vertically.

Security and Sound Masking

Elements for security that should be considered for the agencies, if they are not already in place include:

- Secure entrances - key card access for all state buildings.
- Better direct and control flow of visitors and clients - this could include wayfinding or staffed security/Info desk.
- Integrated systems - video surveillance, access control systems, wireless duress alarm systems, and IP-based intercom communication systems should be consolidated and integrated across all state buildings if possible.
- Emergency planning - there needs to be a cohesive and consolidated plan across all agencies per building. Currently, some agencies utilize contradictory plans compared to their neighbors.
- Security staff - additional staff may be required to adequately patrol and monitor all areas.
- Exterior security - Improvements could include, limited access points for cars and pedestrians, distributed camera system and call boxes, regular security patrols, abundant exterior lighting.
- Technological data security.

For sound security within agency, spaces sound masking should be considered. Current trends in building practices for office spaces such as open, collaborative spaces, walls not going to deck, shrinking individual work spaces, benching systems, and elimination of absorptive surfaces (fabric panels, cubicle walls, acoustical ceiling tiles) create noisy environments that can be uncomfortable, hard to work in, and that do not provide speech privacy. Adding sound masking into office spaces helps overcome acoustical issues, creating an ideal work environment by covering indirect speech (which is essential to create speech privacy required by government agencies), while still allowing for collaboration when needed.

In 2010, the National Fire Protection Association (NFPA) revised Code 72: Fire Alarm and Signaling to include "Signaling" as a comprehensive means to incorporate all emergency communications as part of it. The code has been reinforced with both the 2013 and 2016 editions and has been adopted in full, or in part, by 38 states.

It is a concern that sound masking systems can impede on the annunciation of emergency communications systems. Therefore, in mid to large-sized building projects where NFPA72 is enforced the system control panel interfacing with the Fire Alarm Control Panel (FACP) must pass UL2572 specifications when tested by a Nationally Recognized Testing Laboratory (NRTL) to certify that a system can perform the sound masking shutdown sequence as required.

It is the State's intent to achieve progress toward utilizing sound masking to increase privacy and productivity in the workplace. The State should consider utilization of appropriately certified equipment to ensure the safety of its building occupants in the event of fire or other life-safety event. A preference should be given to sound masking manufacturers incorporating speakers into their systems which can also facilitate mass notification and emergency communication. Utilizing this type of manufacturer could improve safety and efficiency by providing multiple functions with one platform versus separate standalone systems.



Collaboration Space Example

Key Findings

- Improve and update space standards to better utilize space and increase efficiencies, with a goal standard for the State of 220 SF/person. Reducing private office and workstation footprints will free up square footage for ancillary spaces such as conference rooms, break areas, collaboration zones, and amenity spaces.
- Offer improved state amenities. Providing employees with amenities such as break rooms, fitness spaces, locker rooms, and bicycle storage can help better engage employees and compete with the private sector for talent.
- Revise outdated furniture system standards to improve the working conditions for employees and offer hoteling or hot-desking stations to help reduce real estate costs.
- Update technology infrastructure and integration to offer flexibility and freedom in the workplace, increase efficiencies, and attract/retain top talent.
- Renovate outdated and deteriorating facilities to adequately meet ADA standards, improve the work environment, and aid in the recruitment and retention of employees.
- Invest in owned office space and reduce the amount of commercial leases (currently 42 percent of state occupied space for in scope agencies are located in leased space). Increasing ownership will give the State the ability to update and reconfigure space as needed in order to meet future goals, while decreasing leased square footage will help lower costs.
- Co-locate agencies with functional adjacency needs, particularly those in the designated Centers of Synergies. In order to accommodate growth over the next 20 years as well as consolidation of agencies in proximity to the Capitol, the State will need a total of 397,263 additional square feet to be acquired or built in the Capitol Campus.

“CONSOLIDATING SPACE, MOVING AGENCIES AND EMPLOYEES CLOSER TO THE CAPITOL AND PROVIDING A MORE ATTRACTIVE WORK PLACE WOULD MAKE THE CAPITOL CAMPUS MORE VIBRANT AND HELP WITH RECRUITING NEW STAFF TO TAKE THE PLACES OF RETIRING STATE EMPLOYEES AND RETAINING EXISTING STAFF.”



1526 Building

Photo Credit: Wikimedia Commons

5.

FACILITIES

Table 5.1: Review of Facility Assessment

LOCATION	ALLOCATED MONIES AS OF JULY 2017	IMPROVEMENT PROJECTS WITH ALLOCATED MONEY	BUILDING RENEWAL REQUEST INDEX	BUILDING RENEWAL REQUESTS BUDGET CYCLE 2017-2019 ***
Nebraska State Capitol (1445 K) Constructed: 1932	0		0	
Governor's Mansion (1425 H) Constructed: 1957	350,000	1. HVAC Replacement	9	1. Roof inspection (DR) 2. Exterior envelope (DR) 3. Exterior wall renovation (DR)
Ferguson House (700 S 16th) Constructed: 1910	425,000	1. East Porch Structural Study	3	1. Exterior envelope (DR)
Ferguson Carriage House (700 S 16th) Constructed: 1910	175,000	1. Roof, Windows, Trim Repairs	3	1. Exterior envelope (DR)
Thomas P. Kennard House (1627 H) Constructed: 1869	435,000	1. Exterior Repairs	3	1. Repair front porch, railings, and exterior (DR)
Executive Building (521 S 14th) Constructed: 1968	0		10	1. Life safety code improvement (FLS) 2. Window repair (DR) 3. Stucco repair (DR)
IMS Building (501 S 14th) Constructed: 1988	2,040,000	1. Structural Deficiency Renovation 2. ADA Restroom Upgrades 3. Boiler Replacement	22	1. Boiler replacement (DR)*** 2. ADA restroom upgrade (DR)*** 3. Dock plate (DR) 4. Building envelope upgrade (DR) 5. Water reclamation project (DR) 6. Replace Generator Day Tank (DR) 7. Energy Audit (DR) 8. Energy Audit (EC)
Labor Building - 550 Building * (550 S 16th) Constructed: 1958	0		0	
Labor Building - 500 Building * (500 S 16th) Constructed: 1953	0		0	
1526 Building ** (1526 K) Constructed: 1955	0		11	1. Windscreen replacement (DR) 2. Roof replacement (DR) 3. Electrical upgrade (DR) 4. Elevator upgrade (ADA)
State Office Building (301 Centennial Mall S) Constructed: 1980	1,400,000	1. Fire/Life Safety Improvements	33	1. Fire panel replacement (FLS)*** 2. Fire alarm upgrade (DR)*** 3. Fire pump replacement (DR) 4. Electrical upgrade (DR) 5. Update lighting (DR) 6. Roof replacement (DR) 7. Replace sewer pumps (DR) 8. Elevator upgrade (ADA) 9. Dock Area Improvements (DR) 10. Window Tinting (DR) 11. Exterior Envelope (DR)
TSB Building (1400 M) Constructed: 1922	250,000	1. Shop/Garage HVAC Upgrade	13	1. Fire alarm upgrade (FLS) 2. HVAC replacement (DR)*** 3. HVAC improvement (DR) 4. Freight elevator replacement (DR)
State Historical Museum (131 Centennial Mall N) Constructed: 1966	0		0	

* Labor Buildings are owned by the state but majority of funding for building improvement is derived from federal government sources.

** 1526 Building is not currently eligible for 309 task force funds but will be eligible within the 20 year scope of this facility plan, see page 70 for more information.

*** This column lists all requested projects, including those that are funded, and unfunded at the current time. Projects in list with this denotation are included in a funded project that is listed in the "Improvement Projects with Allocated Money" column.

5.1

REVIEW OF FACILITY ASSESSMENTS

Methodology

While on-site facility assessments were not part of the scope for this facilities planning initiative, the Facilities Plan team considered the current conditions of state owned buildings in the Capitol Campus.

The Facilities Plan team reviewed information provided by the 309 Task Force and DAS offices regarding budgeting and requests for building renewal and construction costs for the 2017-2019 Biennium budget cycle.

The two primary documents used were the State of Nebraska, Agency: 065 - Department of Administrative Services 2017-2019 Biennial Budget Request "Capital Construction and Building Renewal Budget Request" and the State of Nebraska, Agency: 054 - State Historical Society 2017-2019 Biennial Budget Request "Capital Construction and Building Renewal Budget Request". Additional information on improvement projects with money currently allocated to them as of July 2017 was provided by representatives of DAS.

309 Task Force Priorities

The reviewed documents outlined the priorities of DAS 309 Task Force for requested renewal projects as follows:

Priority 1

309 Task Force projects in the Fire/Life Safety category (FLS). This is an ongoing process for AS/SBD managed facilities and is critical in meeting the State Fire Marshal's recommendations for compliance with the National Fire Protection Association (NFPA) codes.

Priority 2

309 Task Force projects in the Deferred Repairs category (DR). Repair, replacement, and upgrade of aging building equipment and systems is critical for the preservation and continued operation of the managed facilities that support many important state services and programs.

Priority 3

309 Task Force projects in the ADA category (ADA). Projects in this category are directly related to ensuring that all AS/SBD managed facilities are equally accessible to all residents, staff, and visitors with disabilities. All projects will be completed in accordance with the Americans with Disabilities Act (ADA).

Priority 4

309 Task Force projects in the Energy Conservation category (EC). With increasing energy cost demanding an ever larger share of limited AS/SBD facilities operational costs, this project category is an area of increased emphasis. Highest priorities are awarded to projects with the best life cycle payback.

Building Renewal Request Index Methodology

Building Renewal Projects requested by individual agencies to the 309 Task Force for the 2017-2019 budget cycle were quantified and weighted according to the 309 Task Force priorities using the following method.

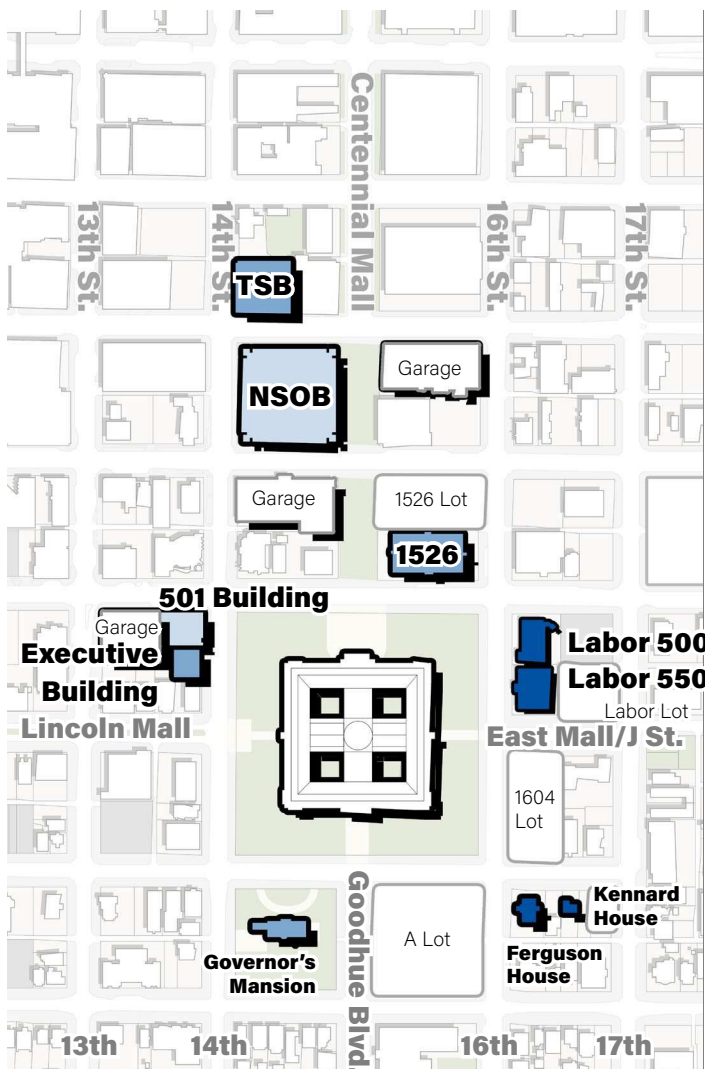


Figure 51: Building Renewal Request Index (BRRI)

Each project requested by the agencies included in the reviewed documents were recorded and assigned a number based on the project type and the priorities of the 309 Task Force:

Fire/Life Safety (FLS) projects = 4

Deferred Repairs (DR) projects = 3

Americans with Disabilities Act (ADA) projects = 2

Energy Conservation (EC) projects = 1

Numbers assigned for individual projects were then added to arrive at an index number for the whole building. Number of project requests, project type, and overall index number are shown Table 5.1. Higher index numbers could suggest buildings that are in need of more maintenance than other buildings, however building renewal index numbers are dependent on what agencies request of the 309 Task Force and may not provide a holistic picture for comparing overall conditions of the buildings.

All requests received by the 309 Task Force are recorded in the budget request, however not all are funded every budget cycle. Total funds currently allocated by the 309 Task Force and other state entities for building improvements is also recorded on Table 5.1. Generally all state buildings reviewed are in good to fair condition.

Legend

- BRRI Very Good
- BRRI Good
- BRRI Fair

5.2

FACILITY ASSESSMENT

Buildings Reviewed

Buildings within the study area were reviewed in this chapter.

List of buildings reviewed include:

- 1) Nebraska State Capitol
- 2) Governor's Mansion
- 3) Ferguson House/Carriage House and Kennard House
- 4) Executive Building
- 5) IMS Building (501 Building)
- 6) Labor Building 500
- 7) Labor Building 550
- 8) 1526 Building
- 9) Nebraska State Office Building
- 10) TSB Building
- 11) State Historical Museum

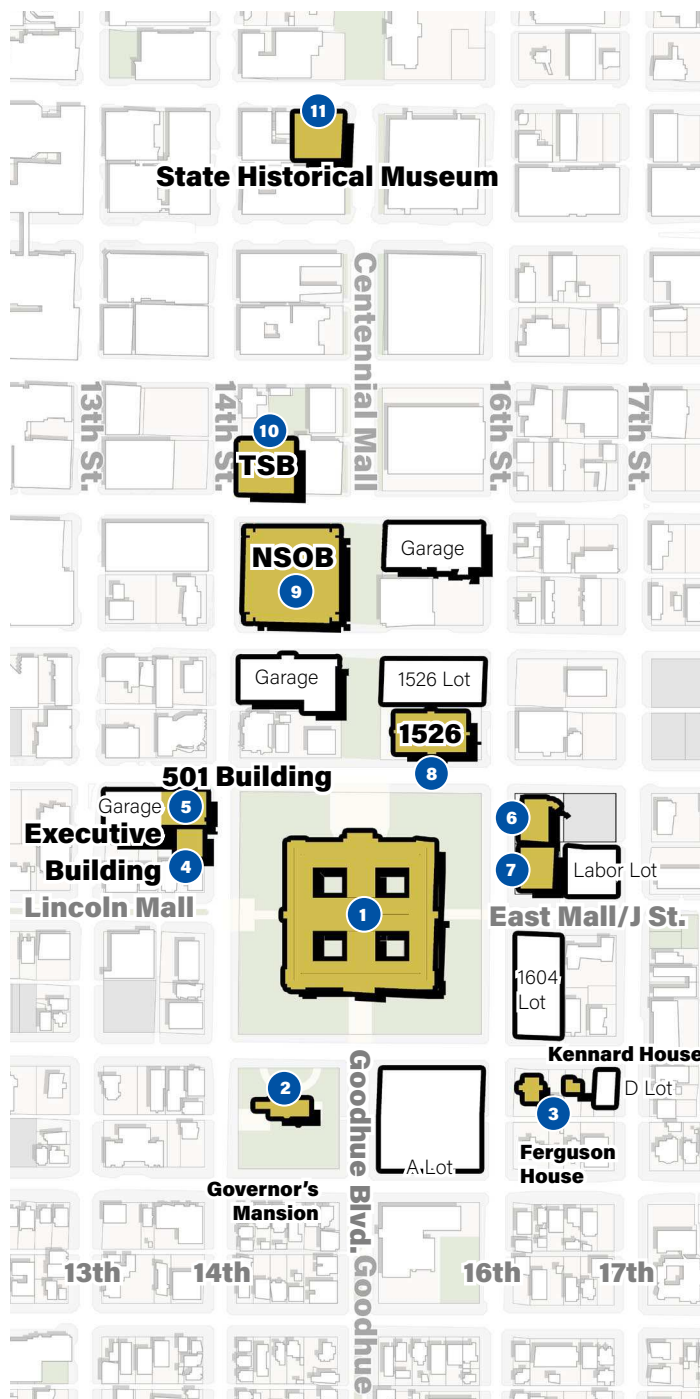


Figure 5.2: Buildings Reviewed



State of Nebraska Capitol

Nebraska State Capitol (1445 K Street)

Building Area: 401,760 SF

Constructed: 7/1/1932

Acquired: 7/1/1932

National Register Eligibility: National Historic Landmark

Agency Tenants

Accountability and Disclosure Comm.

DAS Director's Office (Kaizen Events)

DAS State Accounting Division (storage)

DAS State Budget Division

DAS State Building Division (storage)

DAS Materiel Division (mail and copy)

Attorney General

Auditor of Public Accounts

Capitol Commission

Judicial Branch

Legislative Council (including State Senator Offices)

State Ombudsman's Office

Secretary of State

Nebraska State Patrol (station)

State Treasurer

Deficiencies Reported to the 309 Task Force

- No projects reported to the 309 Task Force for the 2017-2019 budget cycle.

Other Initiatives

- Capitol HVAC Replacement. Program 922 - State Capitol Complex Heating, Ventilating, and Air Conditioning Systems Replacement Program will update mechanical systems of the capitol building for the total cost of \$106,088,106.
- State Capitol Improvements. Program 901 - State Capitol Complex improvements will continue proving a total of \$16,198,944 in improvements to the Capitol interior and surrounding areas.

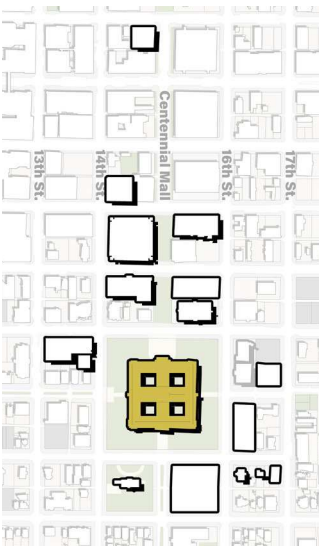


Figure 5.3.1: State Capitol

Governor's Mansion (1425 H Street)

Building Area: 15,100 SF

Constructed: 7/1/1957

Acquired: 7/1/1957

National Register Eligibility: National Register Listed 2008

Agency Tenants

Nebraska State Patrol (station)

Deficiencies Reported to the 309 Task Force

- Roof inspection, DR - Funding would allow for inspection of old roof to determine whether repairs or replacement is necessary.
- Exterior envelope investigation, DR - Funding would provide inspection/report on the cause of water infiltration into the Mansion.
- Exterior wall renovation, DR - Funding would identify the scope/execution of tuckpointing, caulking and repairs to the exterior.

Initiatives Funded by the 309 Task Force

- HVAC replacement. Funding allows for new HVAC units to be placed on ground of residence due to removal of current unit within the Capitol.



Governor's Mansion

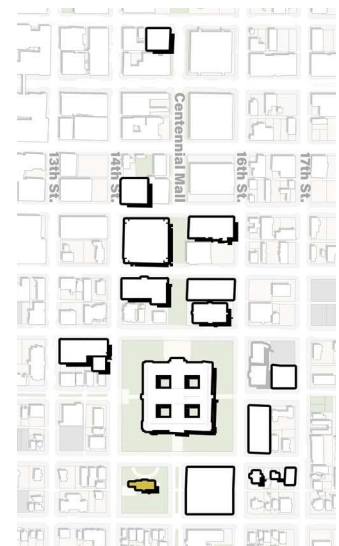


Figure 5.3.2: Governor's Mansion



Ferguson and Carriage House



Thomas P. Kennard House

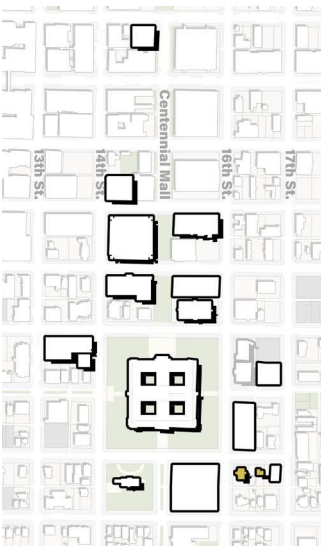


Figure 5.3.3: Ferguson / Kennard House

Ferguson and Carriage House

(700 S 16th Street)

Building Area: Main House: 10,030 SF

Carriage House: 3,375 SF

Constructed: 7/1/1910

Acquired: 7/1/1910

National Register Eligibility: National Register Listed 1972

Agency Tenants

No State Agencies reside in the Ferguson House but The Nebraska Environmental Trust does reside in this building.

Deficiencies Reported to the 309 Task Force

- Exterior envelope investigation, DR - Funding would allow for investigation of existing perimeter fence, masonry, and site subsurface conditions.

Initiatives Funded by the 309 Task Force

- Ferguson House - Mansion, East porch structural study. Funding allows for repair of windows, wood, and masonry that has incurred damage due to porch settling.
- Ferguson House - Carriage House, Roof, windows, trim repairs. Funding allows for design, investigation, and bidding documents for roof, window, and trim repairs.

Thomas P. Kennard House (1627 H Street)

Building Area: 4,473 SF

Constructed: 2/11/1869

Acquired: 7/1/1965

National Register Eligibility: National Register Listed 1969

Agency Tenants

None

Deficiencies Reported to the 309 Task Force

- Repair front porch, railings, and exterior, DR - Funding would allow for repairs necessary to maintain the historic integrity of the house facade.

Initiatives Funded by the 309 Task Force

- Exterior repairs. Funding allows for extensive repair of exterior due to water infiltration.

Executive Building (521 South 14th Street)

Building Area: 35,148 SF

Constructed: 7/1/1968

Acquired: 8/31/2000

National Register Eligibility: National Register Eligible

Agency Tenants

DAS State Building Division (Storage)

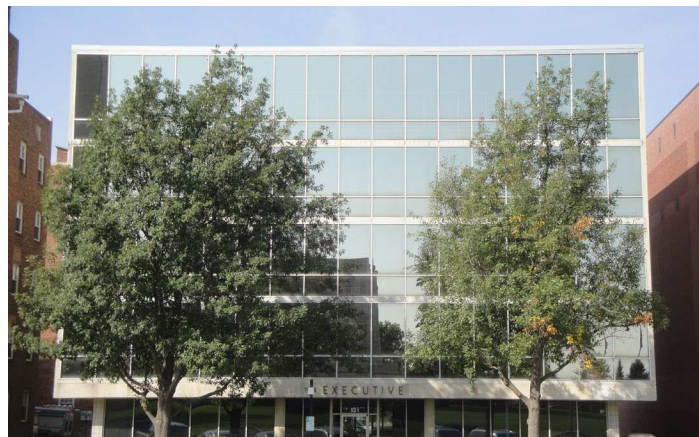
Board of Barber Examiners

State Electrical Division

Energy office

Foster Care Review Office

Judicial Branch



Executive Building

Deficiencies Reported to the 309 Task Force

- Life safety code improvement, FLS - Funding would provide fire escape corridor from stairs to outside in order to meet NPFA code compliance.
- Window repair, DR - Funding would repair glass curtain wall in order to maintain water tight exterior.
- Stucco repair, DR - Funding would repair exterior stucco finish to eliminate moisture issues.

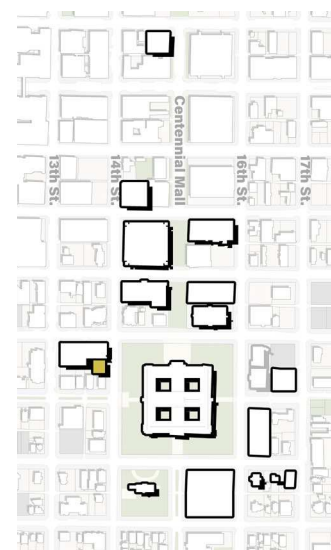


Figure 5.3.4: Executive Building



501 Building

501 Building (501 South 14th Street)

Building Area: 85,072 SF

Constructed: 1988

Acquired: 1988

National Register Eligibility: None

Agency Tenants

DAS OCIO

DAS Materiel Division (print shop)

Nebraska State Patrol (station)

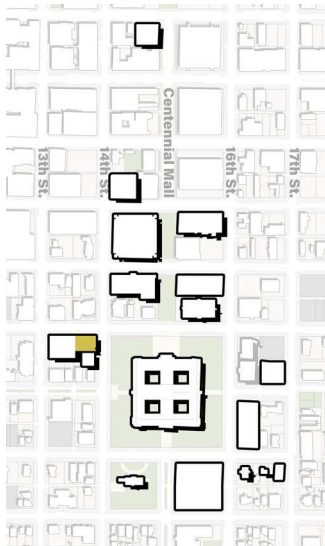


Figure 5.3.5: 501 Building

Deficiencies Reported to the 309 Task Force

- Boiler replacement, DR - Funding would replace building's original boiler, pumps, and piping.
- ADA restroom upgrade, DR - Funding would renovate the second floor men's and women's restrooms.
- Dock plate, DR - Funding would install new power assist dock plate to existing dock ramp.
- Building envelope upgrade, DR - Funding would repair/replace window, front entrance door, and tuckpointing.
- Water reclamation project, DR - Funding would develop a water reclamation system to reduce the use of domestic water for cooling purposes.
- Replace generator day tank, DR - Funding would replace existing emergency generator fuel tank.
- Energy audit recommendations, DR & EC - Funding would accomplish the recommended energy savings options in the recently completed energy audit of the IMS building.

Initiatives Funded by the 309 Task Force

- Structural deficiency renovations. Funding allows for design and construction of structural renovations needed to maintain safety of building for occupants.
- ADA restroom upgrades. Funding allows for design and construction of ADA restrooms on each floor of the building.
- Water boilers replacement. Funding allows for replacement of boilers, pumps and associated piping.

Other Initiatives

- OCIO Data Center renovation. Original Legislation, LB6600 (2015) Program 986 appropriated \$4,183,591 to fund this project for 3 years continuing through FY 2017-2018. The Purpose of the project is to consolidate the mainframe data and batch processing needs of state agencies and to retrofit the building to accommodate modern technology needs.

Labor 500 Building (500 South 16th Street)

Building Area: 27,454 SF

Constructed: 7/1/1953

Acquired: 10/5/2004

National Register Eligibility: National Register Eligible

Agency Tenants

Department of Labor

Deficiencies Reported to the 309 Task Force

- No projects reported to the 309 Task Force for the 2017-2019 budget cycle. Majority of building projects for this building are funded by federal government.

Labor 550 Building (550 South 16th Street)

Building Area: 32,430 SF

Constructed: 7/1/1958

Acquired: 7/1/1963

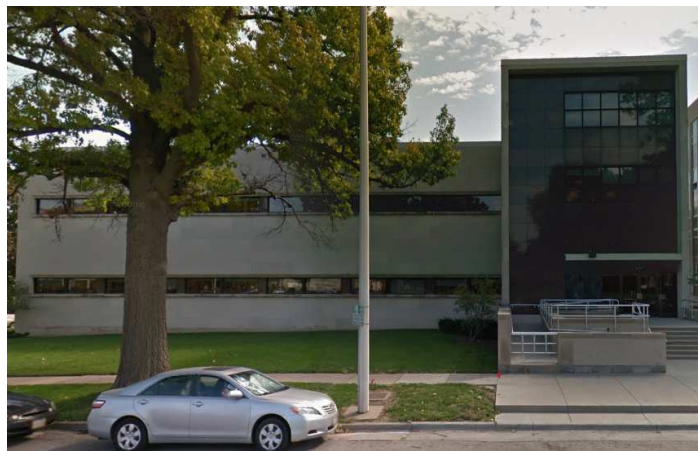
National Register Eligibility: National Register Eligible

Agency Tenants

Department of Labor

Deficiencies Reported to the 309 Task Force

- No projects reported to the 309 Task Force for the 2017-2019 budget cycle. Majority of building projects for this building are funded by federal government.



Labor 500 Building



Labor 550 Building

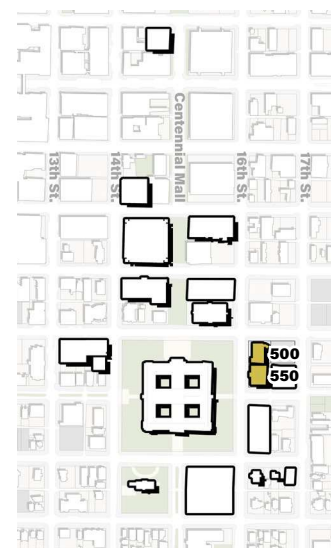


Figure 5.3.6: Labor 500 and 550 Buildings



1526 Building

1526 Building (1526 K Street)

Building Area: 90,000 SF

Constructed: 7/1/1955

Acquired: 1/3/2012

National Register Eligibility: National Register Eligible

Agency Tenants

Board of Public Accountancy

DAS Director's Office

DAS State Accounting Division

DAS State Building Division

DAS Employee Relations

DAS Materiel Division

DAS State Personnel Division

DAS State Risk Management Division

DAS 309 Task Force

Banking and Finance

Comm. for the Blind and Visually

Impaired (storage)

Investment Council

Public Employees Retirement Systems

Deficiencies Reported to the 309 Task Force

- Windscreen replacement, DR - Funding would remove/replace old panels with new hurricane louver style screens.
- Roof replacement, DR - Funding would replace existing roofing system.
- Electrical upgrade, DR - Funding would replace existing fixtures with new fixtures and repair/replace wiring and conduit.
- Elevator upgrade, ADA - Funding would bring both elevators up to full compliance with ADA standards.

Initiatives Funded by the 309 Task Force

- It is a general policy of the 309 Task Force that a 10 year period of ownership must lapse before newly acquired property is eligible for task force funds, unless the task force is given the opportunity to review potential maintenance requirements. If review is completed and deferred maintenance items are addressed and approved the waiting period is reduced to 5 years.

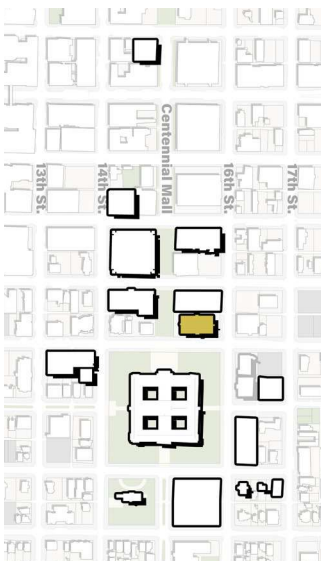


Figure 5.3.7: 1526 Building

Nebraska State Office Building (301 Centennial Mall South)

Building Area: 415,675 SF

Constructed: 1980

Acquired: 1980

National Register Eligibility:

Agency Tenants

Abstracter's Board of Examiners	Grain Sorghum Board
DAS State Building Division	Comm. of Industrial Relations
DAS Materiel Division (mail and copy)	Liquor Control Comm.
Dept. of Agriculture	Motor Vehicle Industry Licensing Board
Auditor of Public Accounts	Dept. of Natural Resources
Corn Board	Power Review Board
Comm. on Law Enforcement and Criminal Justice	Real Estate Comm.
Dept. of Health and Human Services	Real Property Appraiser
Dept. of Motor Vehicles	Dept. of Revenue
Dept. of Economic Dev.	State Patrol (station)
Dept. of Education	Tax Equalization and Review Comm.
Equal Opportunity Comm.	Tourism Comm.
Ethanol Board	Dept. of Veterans' Affairs
	Wheat Board

Deficiencies Reported to the 309 Task Force

- Fire panel replacement, FLS - Funding would install new addressable fire alarm panels for entire building.
- Fire alarm upgrade, DR - Funding would upgrade entire building fire alarm system.
- Fire pump replacement, DR - Funding would replace existing fire pump.
- Electrical upgrade, DR - Funding would allow for study/design of an electrical upgrade to building.
- Update lighting, DR - Funding would replace existing light fixtures.
- Roof replacement, DR - Funding would replace existing roof system.
- Replace sewer pumps, DR - Funding would replace all sewer pumps.
- Elevator upgrade, ADA - Funding would bring all six elevators up to full compliance with ADA standards.



NSOB Building

- Dock area improvements, DR - Funding would allow for design/construction of new exhaust/lighting for dock.
- Window tinting, DR - Funding would install sun control window film on 3 sides of building, floors 2-6.
- Exterior envelope investigation, DR - funding would allow for study/repair of water infiltration problems.

Initiatives Funded by the 309 Task Force

- FLS improvements. Funding allows for replacement of existing fire alarm panel, detection systems, and other devices, as well as other life safety modifications to the building.

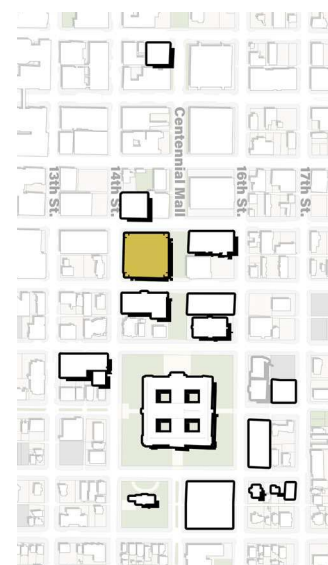


Figure 5.3.8: NSOB Building



TSB Building



State Historical Museum

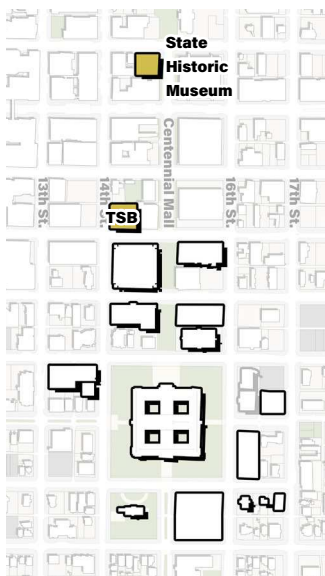


Figure 5.3.9: TSB and State Historic Museum

TSB Building (1400 M Street)

Building Area: 76,000 SF

Constructed: 7/1/1922

Acquired: 7/1/1986

National Register Eligibility: National Register Eligible

Agency Tenants

DAS Transportation Services Bureau

Department of Health and Human Services

State Fire Marshal

Department of Natural Resources (storage)

Deficiencies Reported to the 309 Task Force

- Fire alarm upgrade, FLS - Funding would replace main fire alarm panel and other devices.
- HVAC replacement, DR - Funding would replace existing HVAC system in the TSB garage office area.
- HVAC improvement, DR - Funding would relocate existing chiller unit to location that allows for proper exhaust of heat generated, or replace the chiller.
- Freight elevator replacement, DR - Funding would replace freight elevator with a new cab and mechanical systems.

Initiatives Funded by the 309 Task Force:

- Shop/Garage HVAC Upgrade. Funding allows for replacement of existing HVAC system.

Historical Museum (131 Centennial Mall N.)

Building Area: 67,000 SF

Constructed: 7/1/1966

Acquired: 7/1/1981

National Register Eligibility: National Register Eligible

Agency Tenants

Historical Society (museum)

Deficiencies Reported to the 309 Task Force

- No projects reported to the 309 Task Force for the 2017-2019 budget cycle. The building did however undergo extensive renovations that were included in the previous budget cycle.

5.3

SUSTAINABILITY

Introduction

The long-range planning of the Capitol Campus is an excellent opportunity to integrate incremental sustainability goals and approaches that can be implemented along side the Facilities Plan. Achieving the sustainability goals are not only an important way for the State to demonstrate leadership in stewardship of the State's resources, it is also a good business case for increased efficiency in operations. The goals outlined in this section are focused on energy, water and waste as key drivers in performance. To achieve these goals, it is critical that a Sustainability Manager position be created with the responsibility for the position recognized at all management levels within the department.

While pursuing these goals it is also important to keep a focus on the pursuit of holistic sustainability, including the health and wellbeing of state employees, customers and other visitors. Social sustainability often goes hand in hand with energy efficiency goals as they can increase thermal comfort, improve air quality and enhance daylighting. In addition, there is a great opportunity to leverage the inherent sustainability in renovating existing state owned buildings, particularly the historic buildings in the Capitol Campus which are an important part of the city's fabric.

An important component of the sustainability plan is the measuring and tracking of utility usage and cost. A news release from the Nebraska Energy Office in January 2017 stated that Nebraska has received federal dollars to have all Nebraska state government buildings benchmarked by 2020. The Nebraska Initiative-Benchmarking and Beyond (NIBB), will be the first step in establishing an energy efficiency baseline that will lead to a state-wide policy of annual benchmarking for all state buildings. ENERGY STAR Portfolio Manager, will be used to track and help analyze energy and water consumption as well as greenhouse gas emissions. More information on the NIBB program can be found in Appendix B - Building & Design Standards, NIBB News Release.

Entering utility data into ENERGY STAR Portfolio Manager is a critical step in verification of utility data against the invoices from the respective utility vendors. A comprehensive tracking and management plan will result in better information and communication about progress, spurring further performance improvements over time.

Policy and guidance for sustainability and energy efficiency within the State's own building portfolio should be priority to run efficiently. The Facilities Plan recommends policies be put in place by the Legislature to achieve these goals. Additionally the State should look at energy performance contracting (EPC) to fund energy efficient projects for state owned buildings. The State of Nebraska is already implementing a geothermal heating and cooling system project for the Capitol to be completed in 2026.

The State should also look at implementing an environmentally preferable purchase policy (EPP). The policy is designed to reduce consumption, waste and possible environmental impacts by following a set of green purchasing guidelines. Further reducing paper use and increasing recycling should be introduced at agencies across state government.

Greening Government Goals

- Reduce energy use by 20 percent
- Reduce paper use by 20 percent
- Reduce water consumption by 10 percent
- Reduce state vehicle petroleum consumption by 25 percent
- Track and report greening government performance, each state department and campus will create a sustainability management system.

The overarching goal is for a two percent reduction each year in energy, water and waste based on the aggregate tracking of all facilities within the Capitol Campus.

Energy, Water, and Waste Reduction Goals

The buildings in the Capitol Campus should achieve specific energy, water and waste reduction goals compared to a baseline of current consumption metrics. Data provided through the NIBB program will allow the State to track energy and water use at all of the facilities in the Capitol Campus. The data derived from the NIBB program can be used to help set energy and water use reduction goals for the Capitol Campus. Currently waste and waste diversion/recycling activities are not tracked.

In concert with energy, water and waste reduction goals it is recommended that the Capitol Campus consider certifying buildings within the campus under LEED for Building Operation and Maintenance. Each building should be reviewed for the feasibility of LEED O+M tools and benchmarks to improve and assess building operation over time. LEED O+M provides a valuable framework for meeting the Facilities Plan energy, water and waste reduction goals.

Energy Reduction Goals

The potential energy use reduction presented is based upon benchmarking buildings against industry standards. The EPA ENERGY STAR program and the Architecture 2030 Challenge are two industry recognized benchmarks relevant to EPA. The ENERGY STAR program was designed to compare similar buildings to indicate how they perform. The 2030 Challenge has established goals to seek, once the buildings are benchmarked. The ENERGY STAR Portfolio Manager program is the tool that provides the benchmark numbers. As stated, the information in portfolio manager needs to be validated. Once the portfolio manager data is validated, it is assumed that the final tracked savings will be greater.

The 2030 Challenge stipulates that existing buildings should reduce energy use by 50 percent by 2030 from an ENERGY STAR score of 50 as a baseline. The challenge includes incremental goals between now and the year 2030 to build to the 50 percent overall reduction. In this scenario the baseline ENERGY STAR score of 50 has a EUI of 96.7 kBtu/sf/year and would need to be reduced to 48.4 kBtu/sf/year by the year 2030 to meet the industry challenge.

A key part of the Facilities Plan is the utilization of the State of Nebraska's Facility Audit Program. Energy audits for each building in the Capitol Campus will guide the identification of energy efficiency projects to implement.

Common energy efficiency upgrades and retrofits include:

- Lighting and lighting controls upgrades
- Plug load management
- HVAC controls upgrades
- HVAC equipment and efficiency upgrades (when equipment is scheduled to be replaced)
- Building envelope upgrades to reduce loads and strategically reduce the size and cost of HVAC equipment upgrades.
- Advanced metering by building/sub-metering

Water Reduction Goals

Baseline water use is derived from portfolio manager using annual data for each building. Note that water use can vary significantly on a building by building basis, depending on water uses such as building fixtures, irrigation, HVAC and process water.

A key part of the Facilities Plan is the utilization of the State of Nebraska's Facility Audit Program. Water audits of each building in the Capitol Campus will guide the identification of water conservation projects to implement.

The EPA has a program focused on water efficiency called WaterSense. There are many WaterSense labeled products on the market. WaterSense labeled products have been certified to be at least 20 percent more efficient than standard fixtures without sacrificing performance.

Common water conservation upgrades and retrofits include:

- Water leak detection and repair
- Tenant water conservation education
- Upgrade to EPA WaterSense fixtures
- Upgrade irrigation system and controls
- Advanced metering/sub-metering
- Upgrade or repair cooling towers to increase water efficiency and increase cycles of concentration

Waste Reduction Goals

Quantities of waste and diverted waste, such as recycling, have not been measured and tracked for buildings in the Capitol Campus. The first step in meeting a waste reduction goals of 2 percent per year is to conduct a waste stream audit on facilities in the Capitol Campus. This will establish the first year municipal waste and diversion baseline.

The municipal waste reduction goal is based on a 2 percent reduction of the prior year's waste, measured by pound per square foot. Note that some waste industry experts estimate that offices generate between 2.5 to 4.0 pounds of waste per square foot per year.

Municipal Waste Stream Audit:

- Put together an internal team to conduct the waste audit, manage the tracking of waste and implement strategies to meet waste reduction goals. Check with the contracted waste hauler to see if they can provide some of the audit and tracking services.
- Establish the time period for each building's waste audit (i.e. one day's worth of trash) and the frequency of audits per year.
- Weigh and track waste in each stream leaving the building (waste, recyclables, compost, etc.)
- Conduct a building walk through and questionnaire to determine types of waste being generated and the types and frequency of diversion techniques such as recycling.
- Extrapolate waste audit records to estimate annual waste and diversion volumes.

While the waste reduction goal is based on a measure of waste generated, it is useful to also track annual diversion rates to gauge the success of recycling programs. Increasing participation in recycling and expanding the types of recyclables collected are key strategies to meeting the waste reduction goal. The other key strategy is to reduce potential waste in the first place. This can be accomplished by implementing programs that target a reduction in use for the biggest waste generators by type, which can be identified in the waste stream audits. It is also important that hazardous waste and electronic recycling programs be integrated into the overall waste management program.

Construction waste associated with renovations and construction activities in the Capitol Campus should also be tracked against a reduction goal. Because these activities are often one-time events rather than a uniform waste stream, construction waste should be tracked separately.

Waste audits, as described above, for each building in the Capitol Campus will guide the identification of waste reduction projects to implement.

Waste Management Best Practices

- Provide all tenants with convenient recycling bins and recycling collection facilities. Right size recycling capacity vs. standard waste capacity.
- Provide single stream recycling that includes glass, plastics, paper, cardboard and metals. Include clear signage for what items can or can't be included in recycling collection.
- Provide a facility for collecting batteries, toner, cartridges, and electronic waste for recycling.
- Provide a composting program with facilities to collect food and organic waste.
- Provide a program for the donation of reusable durable goods such as office equipment and furniture.
- Require high levels of waste diversion in the construction contract of all facility renovations and alternations.

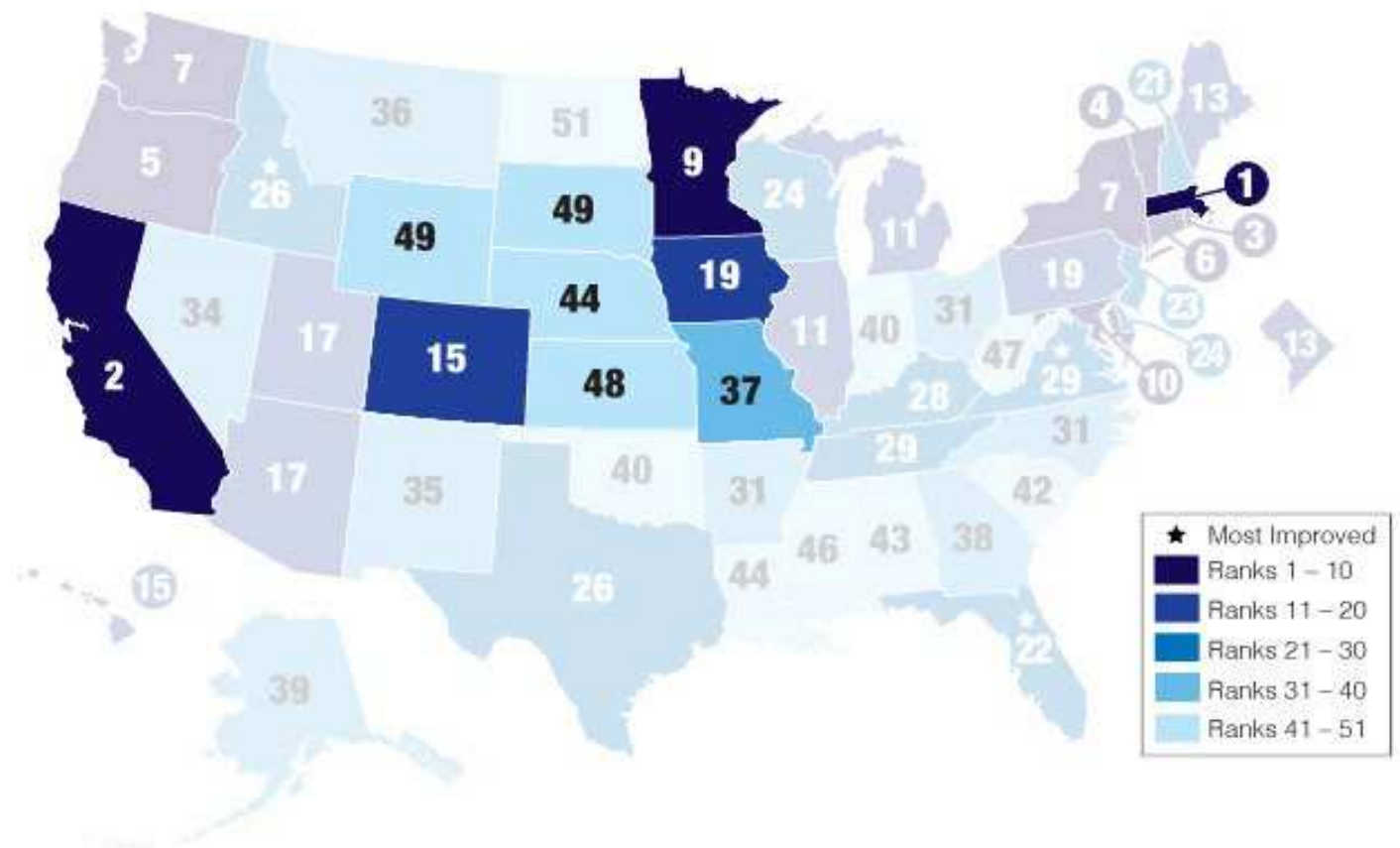
Sustainable Facilities Plan

Once a sustainability plan is in place it is critical that the Sustainability Manager update the plan to reflect industry energy, water, and waste reduction benchmarks, related state statutes and executive orders, as well as an energy, water, and waste related costs and implementation plan outlining what can be achieved. The continuously updated sustainable facilities plan can highlight successes and indicate additional steps necessary to maintain the overall goals.

Benchmarking State Energy Management Practices

The American Council for an Energy-Efficient Economy (ACEEE) compiles an annual scorecard for state energy efficiency measures. The scorecard tracks a variety of state-level metrics including utility programs, transportation policies, building energy codes, combined heat and power policies, state government initiatives and appliance efficiency standards. For 2017, Nebraska ranked 44th in the nation overall, with the top five states (in order) being Massachusetts, California, Rhode Island, Vermont, and Oregon.

For comparison in this Facilities Plan the State government initiatives metric is most applicable because it measures the State's internal initiatives around state owned buildings. Rankings in this metric follow very closely with the overall scorecard rankings. The following are highlights of state-led initiatives by the top two states in the ACEEE score card, Massachusetts and California. Additionally, states directly surrounding Nebraska were looked at, namely Minnesota, Colorado, Iowa, Missouri, Kansas, South Dakota and Wyoming. Minnesota, Colorado, Iowa, and Missouri being good models for Nebraska to look at in order to improve their ranking.



American Council for an Energy-Efficient Economy 2017 State Rankings

Source: ACEEE

Massachusetts (ACEEE Ranked #1)

Massachusetts Executive Order 484 highlights:

- Establishes a “Leading by Example” program and council which shall direct efforts across the State government to track and measure progress toward clean energy and environmental goals, develop long-term programs at state facilities and training efforts necessary to carry out the provisions of the executive order.
- Reduction in overall energy consumption in state owned and leased buildings by 20 percent by 2012 and 35 percent by 2020 (2004 baseline).
- Procure 15 percent of agency annual energy consumption from renewable sources by 2012 and 30 percent by 2020.
- State agencies with new construction or major renovations over 20,000 square feet must meet the MA LEED Plus green building standard and perform 20 percent better than the State energy code.
- Reduce potable water use by 10 percent by 2012 and 15 percent by 2020 (2006 baseline).
- The State launched an Accelerated Energy Program in 2012 to accelerate the implementation of energy and water projects across the Commonwealth and help meet the goals of Executive Order 484.

Massachusetts Enterprise Energy Management System (EEMS):

- Awarded to EnerNOC in 2010
- Measuring real-time energy use at 480 state owned building, comprising 25 million square feet of buildings, through the installation of 1,200 state of the art real-time energy meters.

California (ACEEE Ranked #2)

California Executive Order B-18-12 highlights:

- Reduce greenhouse gas emissions by at least 10 percent by 2015 and by at least 20 percent by 2020 (2010 baseline).
- All new state buildings and major renovations beginning design after 2025 shall be constructed as net zero energy facilities with an interim target of 50 percent of new facilities beginning design after 2020 to be net zero

energy. State agencies should also take measures toward achieving net zero energy for 50 percent of the square footage of existing state owned building area by 2025.

- State agencies shall reduce grid-based energy purchases for state owned buildings by at least 20 percent by 2018 (2003 baseline).
- State agencies shall participate in demand response programs.
- Any proposed new or major renovation of state buildings larger than 10,000 square feet shall use clean, on-site power generation and clean back-up power supplies, if economically feasible.
- New and major renovated state building and build-to-suit leases larger than 10,000 square feet shall obtain LEED Silver certification or higher.
- New and existing buildings shall incorporate building commissioning to facilitate improved and efficient building operation.
- All existing state buildings over 50,000 square feet shall complete LEED-EB certification by the end of 2015 (include ENERGY STAR rating of 75) to the maximum extent cost effective.
- The Department of General Services shall work with other state agencies to develop by no later than July 1, 2013, policies and guidelines for the operation and maintenance of state buildings to achieve operating efficiency improvements and water and resource conservation, and to continually update and incorporate these in the State Administrative Manual.
- State agencies shall implement relevant and feasible voluntary measures from Divisions A4.5 and A5.5 of the California Green Building Standards Code to ensure healthy environments for occupants.
- State agencies shall reduce water use at the facilities they operate by 10 percent by 2015 and by 20 percent by 2020 (2010 baseline).
- State agencies shall identify and pursue available financing and project delivery mechanisms to achieve these goals.
- A Green Building Action Plan was developed for implementation of Executive Order B-18-12.

Minnesota (ACEEE Ranked #9)

Executive Order 11-12 highlights:

- Requires state owned buildings to reduce energy usage by 20 percent, under this state agencies were required to establish an energy savings goal and report annual progress on goals.
- Requires incorporation of sustainable building 2030 standards for new construction, this is designed to achieve 60 percent decrease in energy consumption as compared to 2003 baseline by 2010 with 10 percent increase ever five years until 90 percent target is reached in 2025. Offers public benchmarking database services to assist with measurement of this goal.
- Encourages state organizations and local governments to investigate the use of Energy Savings Performance Contracting (ESPCs) to improve energy efficiency.
- Established Office of Guaranteed Energy Savings Program (GESP) within Dept. of Commerce, Division of Energy Resources to provide technical, contractual and financial assistance to state agencies, local government units, school districts, and institutions of higher learning to implement energy efficiency and renewable energy improvements through Guaranteed Energy Savings Contracts.

Colorado (ACEEE Ranked #15)

Executive Order D 005-05 and D2010-006 highlights:

- Requires all state government agencies and departments to adopt LEED rating systems for existing and new buildings to ensure reductions in energy use.
- Requires state building to track energy use and water consumption as well as paper usage and reduction.
- Clean Energy Economy for the Region (CLEER), supports tracking of energy use through its Active Energy Management Program for public buildings.
- Colorado's High Performance Certification Program (HPCP), requires that buildings funded at least 25 percent with state moneys or moneys guaranteed/insured by the State achieve the highest performance certification attainable under the three approved programs, LEED New Construction (Gold Rating), Green Building Initiative, and Collaborative for High Performance Schools (CHPS).

Iowa (ACEEE Ranked #19)

Iowa Code 473.19 highlights:

- All public building required to comply with 2012 IECC code.
- Requires a life cycle cost analysis (LCCA) review of the energy equipment installed to promote energy efficiency in public buildings by accounting for reduced operational costs for energy efficient systems.
- Develop a public building benchmarking data base to offer assistance to buildings with high potential for energy savings and return on investment.
- Sets an energy fund to develop or identify guidelines and model energy techniques for the completion of energy analyses for state agencies.

Iowa 2010 Capitol Complex Facilities Plan Sustainable Development Principles highlights:

- Carbon footprint analysis was done for the Capitol Complex in 2008 to serve as a baseline, plans to re-assess state carbon footprint on an annual basis to guide state sustainable goals.
- Suggests mandating new construction and major renovations be LEED certified/built to LEED standards.
- Suggests life cycle cost analysis of current energy usage and future needs for each building, and certifying new and existing buildings through Energy Star.
- Consider alternative energy sources including: Geothermal heating/cooling, solar hot water collectors, small-scale wind generation and photovoltaics. Other alternative methods suggested for investigation include "Road Energy System" and living machine or membrane bioreactor water treatment.
- Reduce water use by 50 percent from 1992 EPA targets. Suggested methods for achieving this are by using water-conserving fixtures, water recovery systems, water-conserving cooling towers, and elimination of potable water irrigation.
- Suggested stormwater management guidelines include, eliminate impervious materials wherever possible, and filter stormwater runoff through use of rain gardens and bioswales.

Missouri (ACEEE Ranked #37)

Executive Order 09-18 highlights:

- Mandates that all state agencies adopt policies designed to reduce energy consumption by two percent in the following 10 years.
- Life-Cycle cost analysis is required for all new construction and substantial renovations (those that affect at least 50 percent of building square foot or 50 percent of building market value) of state buildings. Analysis takes into account cost of initial construction and proposed energy consumption, operation, and maintenance costs over a 25-year time horizon.
- Requires that all new construction by agencies managed by the office of administration be compliant with the most recent International Energy Conservation Code (IECC).
- Adoption of State Building Energy Efficiency Design Standards (BEEDS) under the Office of Administration, Facilities Management Division. These are currently being updated.

Kansas (ACEEE Ranked #48)

KAR-1-67-2 highlights:

- Requires all state owned buildings to undergo an energy audit at least every 5 years to identify excessive energy usage, energy audits are required before state agencies may renew or approve new lease.
- Prescribes energy-efficiency performance standards for new construction to ensure buildings meet energy efficiency levels of IECC 2006.

Wyoming (ACEEE Ranked #49)

Energy Savings Performance Contracting Highlights:

- State energy office along with the Wyoming Business Council runs Wyoming Energy Conservation Improvement Program (WYECIP) that provides support for facilities seeking to enter into a ESPC.

South Dakota (ACEEE Ranked #49)

SB 188 highlights

- Requires use of high performance building standards for new state construction and renovation. Standards must be at least equivalent with LEED-Silver standard or the two globe standard on the Green Globes rating.

Sustainability Goals

Improving energy and water efficiency and sustainability starts with a comprehensive set of goals. As noted earlier in this section, statewide goals have typically been established through executive orders, as well as state statutes and initiatives. It is appropriate that the Capitol Campus has its own set of sustainability goals to guide long-term improvement and efficiency. It is recommended that the goals established in this Facilities Plan function as these long-term goals.

The Capitol Campus sustainability goals in this Facilities Plan are generally aligned well with the best practices of other states and specifically the top states highlighted in the ACEEE scorecard for state energy efficiency measures. It is noteworthy that Massachusetts and California both have state goals for renewable energy, and California has an aggressive net zero energy goal. Renewable energy and net zero, or near net zero, goals are highlighted in the Facilities Plan as project specific opportunities rather than Capitol Campus goals.

An important requirement of any plan is the continuous review and updating of the plan. The review needs to list achievements and failures as a learning tool, be compared to other state plans, and reflect industry benchmarks and changes. The energy, water and waste goals need to be updated to reflect new priorities, statutes, executive orders, and utility costs. The plan needs to emphasize the importance of an individual or a group assigned to implement the plan as their first task and not as time permits.

Current Guiding Policies and Programs

The State has several guiding policies and programs utilized to enhance building performance and sustainability. These core policies guide existing building operation, new construction performance standards and a funding mechanism for energy efficiency upgrades to existing facilities.

Organization and Implementation Process

The State has a decentralized model for implementing energy management and sustainability initiatives. The 309 Task Force develops the guidelines and policies for energy management and sustainability, as well as administering controlled maintenance projects and providing review and resources to capital projects.

State agencies and higher education institutions develop their own programs in accordance with state goals and have staff assigned to manage these energy and sustainability programs and plans. Each state agency manages a general operation and maintenance budget that can be used for energy efficiency projects as part of general operation and maintenance. State agencies work with DAS and the 309 Task Force on controlled maintenance and capital projects, which also include energy efficiency improvements.

DAS serves as the property manager for all Capitol Campus facilities and should include an energy manager position on its staff. In becoming a full-time sustainability manager position, the duties should be re-prioritized to remove non-sustainability duties such as insurance claims so that time involved in tenant coordination is in support of sustainability goals. In addition to roles outlined in the existing energy manager position description, the expanded sustainability manager roles should include the following:

- Develop, implement, and continually update a comprehensive sustainability plan for the Capitol Campus that addresses goals and recommendations of this Facilities Plan in addition to other state sustainability goals and policies.
- Conduct energy and water audits on Capitol Campus facilities and develop energy and water efficiency projects in support of the comprehensive sustainability plan.
- Develop and implement an energy and water metering plan. The metering plan should include the installation of state owned and operated real time meters and sub-meters (wherever practical). Coordinate the capture of real time energy and water data with database and analytical tools such as ENERGY STAR Portfolio Manager or other appropriate programs. Track and report energy use, water use and cost in relationship to goals.
- Develop and implement a waste audit and waste reduction plan. Track and report out waste streams in relationship to goals.
- Work with tenants in both typical building operation and with renovation projects to provide resources, guidance and education to further energy, water and waste reductions.
- Manage LEED O+M certification and recertification for applicable buildings in the Capitol Campus.

Specific Sustainability Goals

- Create a sustainability program that is staffed by an individual whose sole responsibility is this program.
- Work with the Nebraska Energy Office on the Nebraska Initiative - Benchmarking and Beyond (NIBB) to record data and monitor utility expenses for benchmarking.
- Perform energy and water audits of all buildings as part of an energy plan.
- Institute a plug load management program.
- Utilize EPA's ENERGY STAR and WATERSENSE programs for benchmarking, education, and potential upgrade ideas.
- Review LEED existing building operations and maintenance guidelines for LEED Silver certifiable buildings.

▪

Driving Operational Savings

Maintenance and operations of facilities are a big part of the State's operational costs. Turning sustainability drivers into actionable goals with timelines and metrics is the key to driving operational savings. This Facilities Plan recommends developing a comprehensive energy and water assessment as an initial step for the Sustainability Manager role to execute the sustainability goals outlined in this plan.

An energy and water assessment study is an implementable plan that identifies:

- Strategies to achieve set goals.
- Projects that include strategies with acceptable return-on-investment (ROI).
- Timelines with funding opportunities.

The energy and water assessment study focuses on projects that are measurable and verifiable at a campus level as well as at a building level. With such an assessment, the State has the opportunity to develop this Capitol Campus Facilities Plan with ZERO NET increase in operational cost.

The scope of the study will include the following:

Benchmarking

- Collecting and verifying benchmarking data provided through the NIBB program.
- Assessing gaps in data to inform energy and water metering plan.
- Establishing existing facilities' energy use intensity (EUI) for every building with reasonable assumptions taking into account metering gaps.

Performance Analysis

- Setting EUI targets for each building and the entire campus using tools such as ENERGY STAR Portfolio Manager.
- Aligning EUI targets with Capitol Campus Facility Plan timelines taking into account future energy code adoption cycle and future energy technology advancements.
- Identify prioritization criteria such as payback period, expertise required for maintenance etc. to select the appropriate measures that will meet the stated Sustainability goals.
- Identifying the following measures at a building level and at campus level:
 - » Energy efficiency measures.
 - » Water conservation measures.
 - » On-site generation opportunities.
 - » Demand shifting measures.
 - » Indoor Air Quality (IAQ) measures.
 - » Energy procurement opportunities.

Design Recommendations

- Develop an implementable set of recommendations with timeline and funding opportunities as a road map to achieve the stated sustainability goals at the building and campus levels.

Such a study will identify strategies that require tuning the building and optimizing the existing equipment as well as modifying and updating deficient equipment with more energy and water efficient options. The operational cost savings will vary between 10% to 30% depending on the options selected and help payback the investment in less than 10 years. We recommend this study part of this Facilities Plan.

5.4

TECHNOLOGY

The purpose of this section is to frame both strategic goals and a long-term vision of the role technologies play in supporting and delivering state services and how these roles reinforce the efforts of the Office of the Chief Information Officer (OCIO). Strategic goals guide the framework of the State's IT services and the controls used to manage their implementation. These strategic goals center on the comprehensive strategies of consolidation, interoperability and standardization of services. Aligning these strategies with both physical IT equipment and an IT personnel strategy designed to promote resilience, adaptability and reliability of services forms an ongoing vision and framework for technologies role in the State's IT Vision.

The strategy to support these efforts include:

- Consolidation - Integrated Service Delivery: The integration of inter-agency information technology assets (people and hardware) to support a high degree of management while lowering developmental and resources costs.
- Consolidated Data Center Strategy: Combining information technology platforms and people within a purposefully designed and managed redundant asset architecture.
- Interoperability: The ability of every state agency to exchange and make use of shared software, data and hardware systems where possible.
- Standardization: Developing and implementing technical standards that seek to maximize compatibility, interoperability, safety and repeatability across operations.

This section also discusses in greater detail four strategy objectives which tie to the efforts mentioned above, these objectives include: Consolidation - Integrated Services; Consolidated Data Center Strategy, Disaster Recovery and Redundancy of IT Sources and Staffing; Process Management - Six Sigma; and Networks.

The Office of the Chief Information Officer (OCIO)

The OCIO is committed to the importance of agility in delivering value to its business and process customers. Agility in IT services requires continual adaptation to emerging trends in IT development and operations. This includes software development and sourcing models that focus on the business customer and deliver rapid value in an increasingly dynamic and unpredictable technological environment. The State OCIO is a broker of IT services that must effectively manage relationships and communicate IT services value and skills to keep state organizational services relevant to its business customers.

Mission:

The mission of the OCIO is to make the State of Nebraska's information technology infrastructure more accessible and responsive to the needs of state agencies, regardless of their location, while making investments in government services more efficient and cost effective.

Goals:

Consistent with the Nebraska Information Technology Council, the vision of the OCIO is to improve the quality of life for all Nebraskans by promoting the use of information technology in all levels of government. To achieve this vision, the OCIO has identified five goals:

- Support the development of a robust statewide telecommunications infrastructure that is scalable, reliable, and efficient.
- Support the use of information technology to enhance community and economic development.
- Promote the use of information technology to improve the efficiency and delivery of governmental and educational services, including homeland security.
- Ensure the security of the State's data and network resources and the continuity of business operations.
- Promote effective planning, management and accountability regarding the State's investments in information technology.

Consolidation - Integrated Services

Consolidation refers to integrating IT resources, including physical hardware, human capital, software licensing and operating systems to eliminate duplicate systems to achieve economies of scale. Consolidation can simplify the State's IT environment, enabling streamlined business processes, thereby reducing support requirements and associated costs.

Measurable Actions:

- Bring management of IT assets into a common licensing, resource and management structure.
- House IT assets within a safe, properly designed and managed data center environment.
- Integrated Security Posture in software, hardware and infrastructure management.

Consolidated Data Center Strategy, Disaster Recovery and Redundancy of IT Sources and Staffing

Disaster Recovery (DR) is any activity that secures IT resources from vulnerability, such as protection from events ranging from man-made attacks to natural disasters. Initiatives range from performing regular data back-ups of a system to having redundant operations in separate locations that would immediately fail over in the event of a disruption at the primary location. The overriding benefit of a DR supporting strategy is the continuity of operations to support critical business functions after a disastrous event. Likewise, non-critical systems are backed up and can be quickly and efficiently restored in a prescribed timely manner after an event.

Measurable Actions:

- Develop a second site to manage IT hardware and service.
- Develop diverse staffing resources throughout the State to serve local and regional sectors while remaining a resource for large initiatives.
- Develop and deploy cloud service strategies for E-mail, storage and office productivity software.
- Reinforce existing IT assets with a continuous process improvement system.

Process Management - Six Sigma

Without clearly defined and understood business processes, the benefit of IT is diminished. To enable excellence in state services, current processes related to IT strategic planning, operations and procurement needs to continually be practiced to maximize return on dollars invested in IT. Examples of current processes include Web Portal enhancements, System Development Life Cycle (SDLC), contract management, project and program management and associated tools, standard operating procedure documentation and business process analysis and re-engineering. Benefits of initiatives for this supporting strategy are the alignment of State IT with industry best practice processes and cohesive operations within and between agencies.

Measurable Actions:

- Identify and train project management to own projects and results.
- Synchronize inter-agency development of projects and management goals to unite efforts where practical.

Networks

The State's networks convey electronic data from one place to its intended destination. Data may be conveyed through physical cables including fiber optics or via wireless means such as radio frequency, satellite communication and cellular networks. Network consolidation includes multiple entities finding opportunities to piggyback on new or existing network infrastructure. The benefits of network consolidation are the optimization of resources, increased capacity and performance and improved information security.

Measurable Actions:

- Promote and continually reinforcing the establishment and operation of a durable self-healing statewide network architecture.
- State website modernization to include status reports, alerts and notifications.
- Construct a proper network operations center to manage service delivery and IT operational resilience.

Visioning

The future holds great potential that can be both seen, and only imagined. The potential impacts of these opportunities on state services and employees are part of ongoing technology service management and leadership. By remaining involved in emerging and evolving trends, the OCIO insures governmental responsibility and relevance in emerging trends. These include:

- **Data Governance:** Data as a state asset. Assessing, managing, using, improving, monitoring, maintaining, and protecting organizational information.
- **Staff Development:** Continuous development of staff to maintain an IT leadership position.
- **Information Security:** Continuous cybersecurity frameworks consistent with NIST standards for connectivity of critical infrastructure and systems. Managing state cybersecurity risks affecting IT/physical security, economy, public safety, health and reputation of governmental services.
- **Mobility Applications:** Governmental information and services optimized for mobile devices and mobile workers.
- **Cloud Services:** Email; storage; collaboration; productivity software.
- **Physical Security Technology:** Continual assessment of IP based physical security technologies impact and opportunities for enhanced state services.
- **Virtual and Augmented Reality Interfaces:** Continual monitoring of the transitions from keyboard/monitor to wearable AV interface technologies.
- **Internet of Things (IoT):** Continual formal developmental discussion on applications, data collection and security opportunities to improve state IT services.
- **Artificial Intelligence (AI):** Continued informal discussions on opportunities to improve state services.
- **Smart Cars and unmanned Aerial Vehicle Systems:** Continued informal conceptual discussions on opportunities to improve state services.

Inter-agency Commitments

As stewards of technology services, the OCIO provides services to nearly every state agency. Not every agency requires technology services at the same levels to deliver superior customer services. Of all the agencies surveyed in as of April 2017, the following agencies indicate that technology is either important or highly important to their operations:

- Accountability and Disclosure Commission
- Public Board of Accountancy
- Chief Information Officer
- DAS Personnel Division
- DAS Risk Management Division
- Commission for the Blind and Visually Impaired
- Commission on Law Enforcement and Criminal Justice
- Department of Motor Vehicles (DMV)
- Department of Economic Development
- Department of Education
- Electrical Division
- Department of Environmental Quality
- Fire Marshal
- Foster Care Review Office
- State Historical Society
- Department of Labor
- Nebraska National Guard
- Ombudsmen (Public Council)
- Department of Revenue
- Nebraska State Patrol
- Department of Veteran Affairs

As technology continues to enhance business and relationship opportunities, it is expected that more agencies will express ever higher expectations for their technology assets.

5.5

SECURITY REVIEW

Security of state owned buildings was reviewed by the Facilities Plan team when considering the existing facilities. For more information about security needs for individual agencies see the agency indexes located in Appendix A – Agencies, Chapter individual Agency Documentation (Agencies Indexes). For general security information about the Capitol Campus refer to the 2014 State Preparedness Report and the Security Review Report prepared by State of Nebraska Office of Homeland Security. For security reasons, the confidential report is available only by authorization from the Director of DAS office.



Server Room

Photo Credit: Nebraska Office of the Chief Information Officer

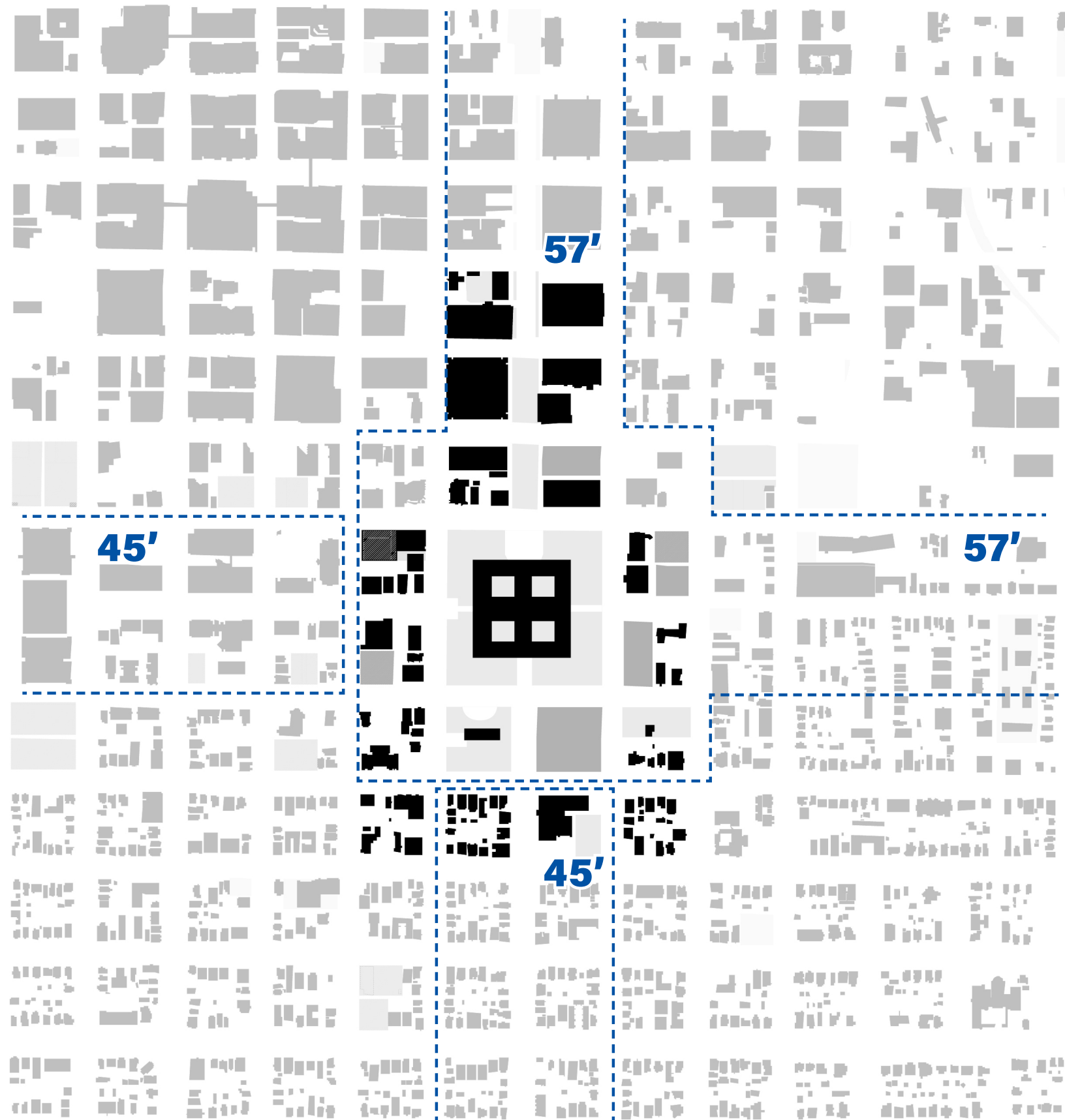


State of Nebraska Capitol
Photo Credit: BVH Architecture

Key Findings

- Building Renewal Requests submitted to the 309 Task Force for the 2017-2019 Biennial Budget cycle as well as budget information was reviewed by the Facilities Plan team. The majority of state facilities are listed in fair to good condition with the majority of buildings having funds currently allocated to building improvement.
- The long-range planning of the Capitol Campus is an excellent opportunity to integrate sustainability goal, which include:
 - Create a sustainability program staffed by one person.
 - Work with the Nebraska Energy Office on the Nebraska Initiative - Benchmarking and Beyond (NIBB) to record data and monitor utility expense benchmarking.
 - Perform energy and water audits of all buildings as part of an energy master plan.
 - Institute a plug load management program.
 - Utilize EPA's ENERGY STAR and WATERSENSE programs for benchmarking and education.
 - Review LEED existing building operations and maintenance guidelines for certifying all DPA buildings.
- Technology goals of the OCIO include:
 - Support the development of a robust statewide telecommunications infrastructure.
 - Support the use of information technology to enhance community and economic development.
 - Promote the use of information technology to improve the efficiency and delivery of governmental and educational services.
 - Ensure the security of the State's data and network resources and the continuity of business operations.
 - Promote effective planning, management and accountability regarding the State's investments in information technology.

"THE FACILITIES PLAN FRAMEWORK NEEDS TO BE SCALABLE SO THAT IT WILL BE CONTINUALLY UP-TO-DATE AND RESPONSIVE TO THE STATE'S NEEDS WHETHER THEY CONTRACT OR EXPAND. IT HELPS GUIDE DECISIONS ON WHETHER AND WHEN TO LEASE/BUY/BUILD FOR STATE OFFICES ENSURING EFFICIENT OPERATIONS AND ACCOUNT FOR FUTURE SPACE NEEDS."



Existing Figure Ground

6.

URBAN
DESIGN
FRAMEWORK

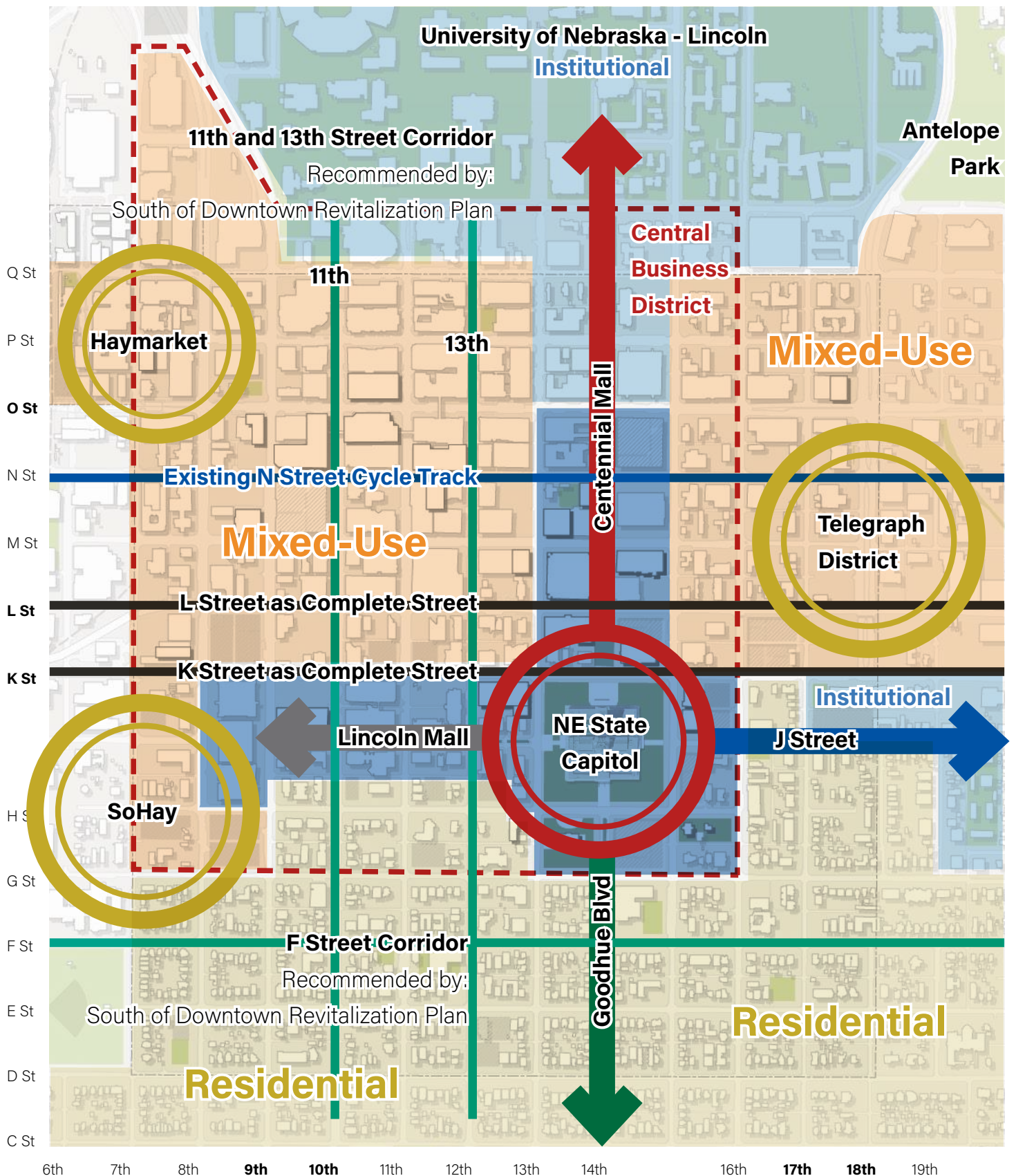


Figure 6.1: Urban Design Framework

6.1

URBAN DESIGN FRAMEWORK

The Facilities Plan includes the following Planning and Design Framework (The Framework) within which the development of the Capitol Campus will occur. The Framework defines the Capitol Campus as an area contained within one block proximity of the Capitol and extends north along Centennial Mall (to N Street), extending east to 17th Street. The planning and design framework includes:

Development of Four Axial Streets

The Capitol Campus is defined by four existing axial streets. These axial streets are distinguished by diverse land uses helping connect the Capitol Campus with the city and adjacent neighborhoods. The Facilities Plan strengthens these existing axial street connections while accommodating programs and activities that relate to the Capitol. These axial streets and their diverse functions include:

Centennial Mall

The northern axial street from the Capitol acts as a ceremonial / civic street within the city, and is used to host programmed events. A larger right-of way street with great views of the Capitol, Centennial Mall connects the Capitol with downtown and UNL.

The Facilities Plan envisions pedestrian and visitor friendly uses on the ground floor of the buildings facing Centennial Mall. Outdoor programming events that celebrate the Capitol could also be held within the landscaped areas along Centennial Mall between M and K Streets. The Mall provides generous sidewalks with potential coffee shops, restaurants and other businesses to spill out and utilize public space.

Goodhue Boulevard

Goodhue Boulevard, which runs south from the Capitol through Everett and Near South Neighborhood, has varying land-uses including civic uses on blocks closest to the Capitol and residential moving further south. The Boulevard provides opportunities to host neighborhood / residential events such as farmers markets and neighborhood gatherings.

Lincoln Mall

Lincoln Mall, which runs west from the Capitol, includes many office buildings as well as apartment buildings and the Lancaster County Office Building at its terminus. The Facilities Plan envisions continuation of mixed uses along Lincoln Mall.

J Street

J Street runs east from the Capitol to Lincoln High School, eventually leading to the Antelope Valley Greenway. The street terminates at 21st Street (near Lincoln High School) for through vehicular traffic. As a result, J Street provides a better pedestrian and bicycle-friendly environment compared to adjacent K or L Streets. There are several properties on both sides of J Street that provide opportunities for redevelopment, including residential and retail/restaurant uses closer to Capitol. Additionally the approximate 70-foot right-of-way has the potential to be a significant space for stormwater infiltration by utilizing bio-retention swales.

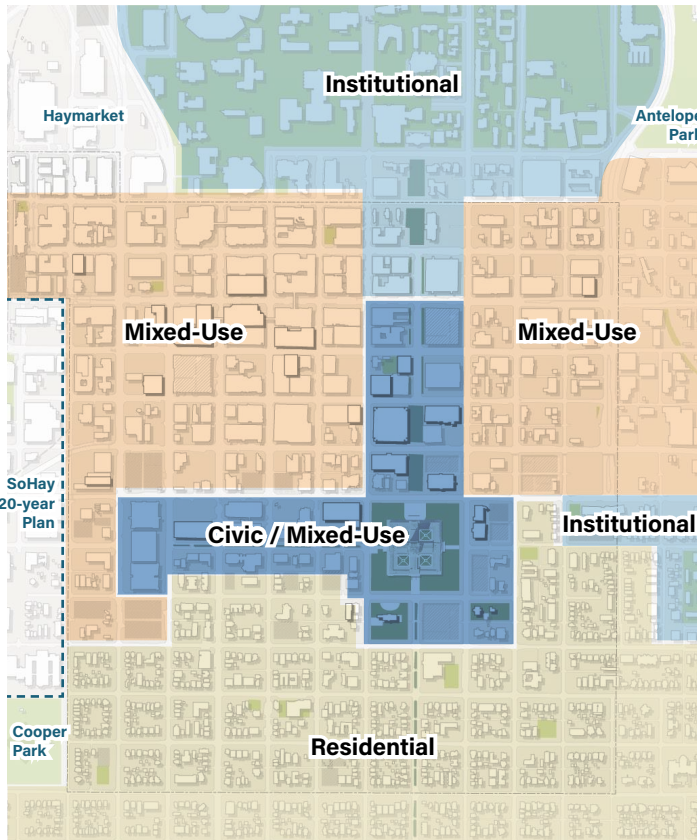


Figure 6.2: Future Land Use

Multi-Modal Connections of the Capitol Campus with Downtown and Regional Assets

Major downtown streets and the presence of Antelope Valley Greenway within walking distance of the Capitol Campus provide opportunities to better integrate multi-modal (bicycle, pedestrian and transit) connections into the campus. The Facilities Plan framework envisions implementation of traffic calming strategies for K and L Streets, the two east and west major thoroughfare streets as they enter the vicinity of the Capitol. These streets connect the Capitol Campus with downtown and the rest of the city and act as gateways to the Campus providing potential for Capitol Campus signage and branding opportunities.

Future Land Uses and Development Context

The Facilities Plan recommendations complement ongoing development initiatives and projects occurring within the vicinity of the Campus including the Telegraph District redevelopment (east of Capitol Campus) and efforts undertaken by the South of downtown Community Development Organization (south of Capitol). The Capitol Campus sits at the transition between residential neighborhoods to the south and downtown to the north. Development of a vibrant and pedestrian friendly Capitol Campus would seamlessly provide the missing piece towards greater development of downtown Lincoln.

6.2

SPACE NEEDS AND PROGRAM

Overall, the consolidation of all agencies in 20 years is greater than the growth of these agencies. The following space program is recommended as a result of the space needs analysis conducted during the Facilities Planning process described in Chapter 4. The Facilities Plan space program includes:

High Priority Agencies

In order to consolidate agencies that provide centralized functions to all state agencies and require proximity to the Capitol, a group of high priority agencies were identified with a total need of 212,926 additional DGSF in the Capitol Campus.

Centers of Synergy (COS)

To consolidate agencies into their respective Centers of Synergy within close proximity to the Capitol, the combined centers will require a total of 172,257 additional DGSF within the Capitol Campus:

- Agriculture and Natural Resources - 64,105 additional DGSF
- Justice Branch and Supporting Agencies - 61,824 additional DGSF
- Revenue and Economic Development - 46,328 additional DGSF

Medium Priority Agencies

A total of 12,080 additional DGSF is needed in the Capitol Campus for agencies that utilize centralized functions including stand-alone agencies.

Out of the total additional square footage that is needed in the Capitol Campus, more square footage is needed for consolidation than for growth. The total amount needed to accommodate consolidation of high and medium priority agencies from leases outside the Capitol Campus is 292,119 DGSF and the total space need for growth in the next 20 years is 105,144 DGSF.

This results in approximately 400,000 additional (assignable and non-assignable) DGSF or approximately 500,000 GSF that the State would need to acquire or build in the Capitol Campus in the next 20 years.

In addition to accommodating the space need and consolidating the leased agencies from downtown to the Capitol Campus, the Facilities Plan recognizes agencies that need public access.

The space program also identifies groups of agencies that receive high amounts of public traffic, agencies included in this grouping are:

- Nebraska Library Commission
- State Treasurer (child support payment center)
- Department of Motor Vehicles
- Department of Motor Vehicle Licensing
- Public Employees Retirement Systems
- Investment Council

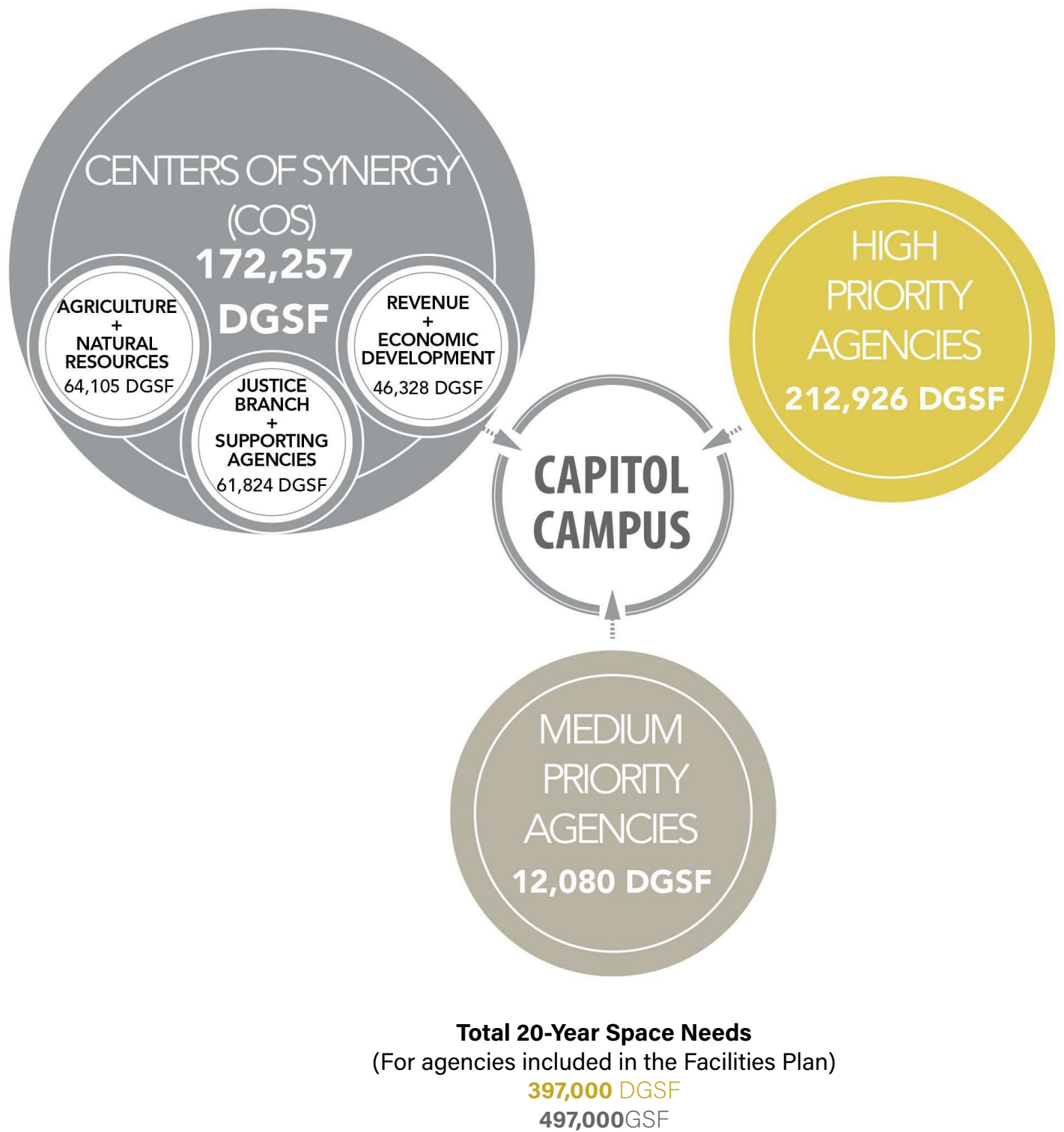


Figure 6.3: Space Program

High Priority Agencies for Capitol Campus location include: DAS -All Divisions, DHHS, State Treasurer, Secretary of State and Medium Priority Agencies include: DMV, Real Estate Commission, Dept. of Correctional Services, Investment Council)

6.3

CAPITOL CAMPUS DEVELOPMENT APPROACHES

The analysis of development opportunities and related alternatives highlight different ways to accommodate the future space need for high and medium priority agencies that need to be located closer to the Capitol, including the Centers of Synergy.

The Centers of Synergy (COS) are established to provide efficient workspace, parking, new amenities and support for agencies with significant growth, collaboration and centralization needs in the Capitol Campus. The Facilities Plan team reviewed the current market conditions prepared by NAI FMA and compared them with the results of the existing and projected space data for all agencies. The Facilities Plan team reviewed a series of candidate sites and options as described below for the development of the Capitol Campus. They include:

Build New on State-Owned Surface Parking Lots

The State owns a number of surface lots that are in close proximity to the Capitol. Sites that would provide optimum new build opportunities include the lot north of the 1526 building, the 1604 lot facing the Capitol Grounds just south of the Labor Buildings and "A" Lot located south of the Capitol Grounds.

Pros

- No land acquisition involved.
- New Class A office facilities located adjacent to the Capitol to satisfy historic precedent for how the Capitol Campus was envisioned.
- New buildings would account for modern expectations for workplace spaces, allowing the State to better compete with private sector jobs for employees.

Cons

- Lower public-private partnership potential.
- Depending on whether or not structured parking is included in proposed new building, utilizing existing parking lots could negatively impact the State's potential to provide parking for their employees.

Develop Telegraph District as a Catalyst

DAS/State Building Division is exploring the possibility of developing an office and parking deck on the State owned 17th and K Streets lot. The lot is currently used as surface parking. This lot is adjacent to the Telegraph District, a developing mixed-use district to the east of the Capitol. Other potential sites to consider within the proximity of the Telegraph District and the 17th and K Streets lot include the Irene Courtenay Trust property and the Hoppe Brothers property.

Pros

- Outside of the height restrictions of the Capitol Environs District.
- Public-private partnership development potential on these sites.
- Use of full block provides flexibility to incorporate larger amounts of mixed use, structured parking, and substantial office space.

Cons

- Pulls emphasis away from Centennial Mall and does not contribute as strongly to a campus feeling.
- Includes privately owned land that may not be able to be acquired from owners.

Acquire Existing Buildings along Centennial Mall

One approach for using existing building stock within downtown is to buy existing privately-owned buildings along the Centennial Mall closer to the Capitol. Recommended buildings for this approach include the Windstream building and the Pershing Center.

Pros

- Location along Centennial Mall promotes a campus feel for state buildings.
- Flexibility, on the Pershing Center site especially, that the State could consider either a remodel or a new build depending on the market at the time and purchase.
- Public-private partnership development potential on these sites.

Cons

- The existing Windstream Building is currently not available for sale. However, if this site should ever come available DAS/State Building Division should consider buying.
- Many developers and investors may be interested in negotiating acquisition of Pershing Center site from the city.

Utilize Existing Building Stock within Downtown

Another approach is to consolidate state agencies into buildings the State is currently renting. DAS/State Building Division could enter a long-term lease (or a lease-to-buy option) for these existing downtown buildings to allow the State operational control including maintenance and space updates as needed. The candidate buildings for this approach include the Gold's Building, the Atrium, and Center on N among others.

Pros

- Significant amounts of existing office space.
- Could save on long term lease contracts by utilizing lease to buy.

Cons

- Does not create strong campus feel around the Capitol with state agencies located further away in the Central Business District.
- Requires renovation of existing buildings with significant backlog of deferred maintenance.
- Harder to incorporate open plan and modern workplace efficiencies in existing buildings.

The Facilities Plan alternatives described in the next section outline a combination of the above approaches for the development of the Capitol Campus.

6.4

ALTERNATIVES ANALYSIS

Alternative 1: New Construction (Option 1)

The opportunity sites in this alternative include new construction on the Federal Garage Site and the 1526 Parking Lot, with either renovation or new construction on the Pershing Center site. These three sites combined provide about 524,000 GSF of new Class A office space along Centennial Mall and close to the Capitol.

Pros

- Development follows Goodhue's concept of surrounding the Capitol with office structures within the architectural guidelines prescribed such as limestone clad facades or other sympathetic masonry.
- Mixed-uses including retail and residential on Centennial Mall.
- Potential to build two or three larger (100,000 GSF plus), Class A office facilities.
- Higher public-private partnership potential.
- Frees up space within the State owned buildings for other agencies and achieves reduction in lease space
- New construction allows for modern technologies and workplace space standards to be properly implemented to meet specific agency needs.

Cons

- Federal parking garage land transfer may take time.
- Pershing Center acquisition from the city, with or without the City Library.

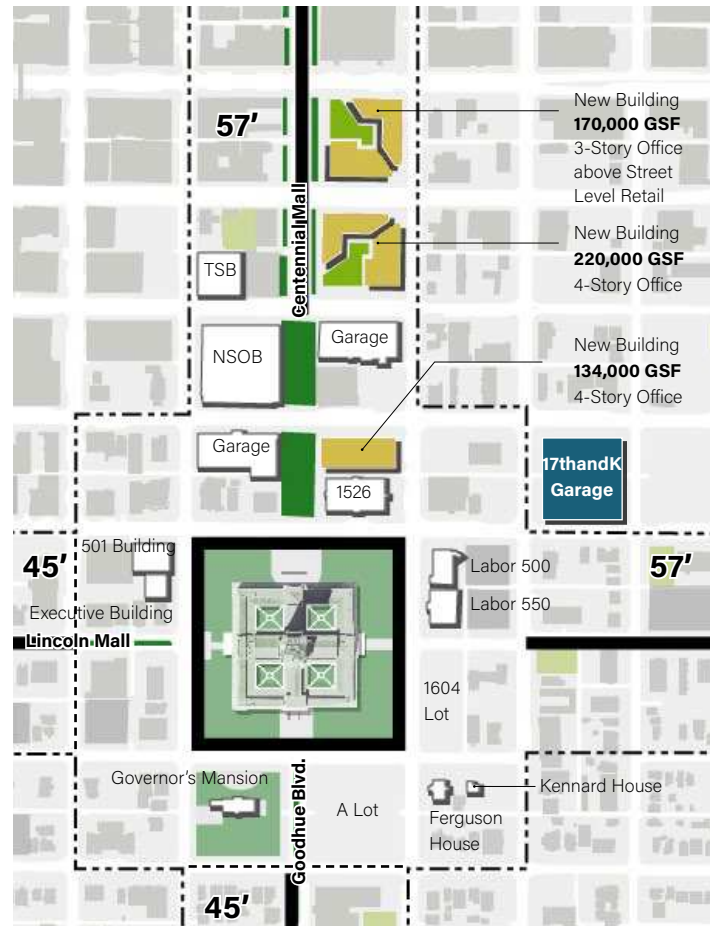


Figure 6.4: Alternative 1: New Construction (Option 1)

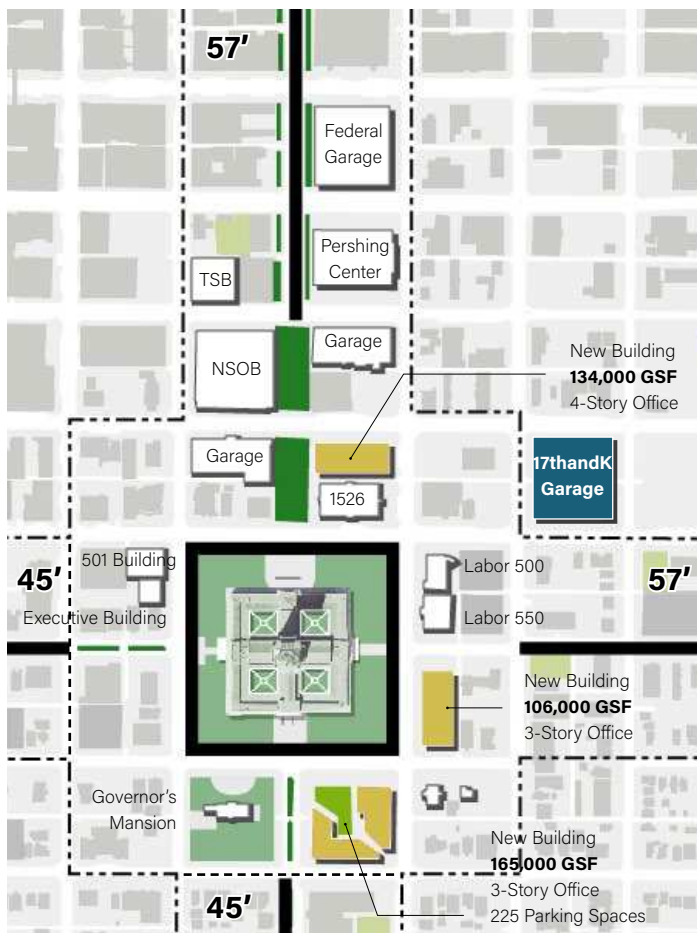


Figure 6.5: Alternative 1: New Construction (Option 2)

Alternative 1: New Construction (Option 2)

This option shows new construction on three sites adjacent to the Capitol that are currently used for surface parking. The sites include the 1526 Parking Lot, 1604 Parking Lot, and the Parking Lot A (east of Governor's Mansion). These three sites combined provide about 405,000 GSF of new Class A office space.

Pros

- New Class A office facilities adjacent to the Capitol.
- New construction on state owned land parcels provides added flexibility and saves land acquisition costs
- Construction could begin immediately.
- Follows Goodhue's concept by surrounding the Capitol with office buildings.
- By utilizing the blocks adjacent to the State Capitol, it will be easier to tie into the existing state's energy plant for HVAC.
- New construction allows for modern technologies and workplace space standards/expectations to be properly implemented to meet specific agency needs.
- Frees up space within the state owned buildings for other agencies and achieves reduction in lease space.

Cons

- Minimal mixed-use potential and may not help to revitalize the Capitol Campus.
- Potential smaller yield and may not fit the three centers of synergy.
- Construction on Parking Lot A is adjacent to established residential area.
- Loss of state parking will need addressed if these sites are considered.
- Lower public private partnership potential.

Alternative 2: Lease to Own

This alternative accommodates the Facilities Plan space need within existing downtown buildings. These existing buildings include the Gold's Building, the Atrium Building, Center on the N, and the Windstream Building. The four buildings would need to be renovated and combined and will provide approximately 710,316 GSF of office space. Pending current state legislation, a developer may be eligible for historic tax credits up to 20 percent of the development costs. These credits could potentially provide a greater profit for the developer compared to new construction which should result in savings for the State, either in more favorable lease rates, or lower purchase price.



Figure 6.6: Alternative 2: Lease to Own

Pros

- Re-use of existing buildings close to downtown Central Business District.
- Significant amount of office space.
- State could save long-term lease costs with lease-to-buy option.

Cons

- Windstream building not currently available for sale or lease.
- Buildings within the downtown Central Business District are far from the Capitol.
- Requires renovation of the existing buildings with a backlog of deferred maintenance. The buildings noted have not been maintained to the high standard of state owned buildings. Significant improvements should be expected, including the possibility of new HVAC systems, electrical service, and lighting. The age of existing

roofing needs to be investigated to determine if new roofing will be necessary.

- Existing buildings may not be suitable for open floor plan concept and reduced space standard efficiencies.
- Renovations require swing space for agencies occupying existing leased buildings. If significant improvements are required at the onset, the State may need to move the present occupants out and then back in after renovation.
- Currently the average lease rate in the downtown area is ranging from \$14-\$19 psf. The rate is dependent on building class, build-out allowance/expense, and space placement. Most of these spaces in the downtown will be a "Full Service" lease. This type of lease contains all expenses paid - taxes, insurance, utilities, and janitorial included in that pricing. With this consideration, the average expense is approximately \$7.50 psf. Renovation relies on the same sources and the average price is expected to be \$100-\$125 psf for full space revitalization.

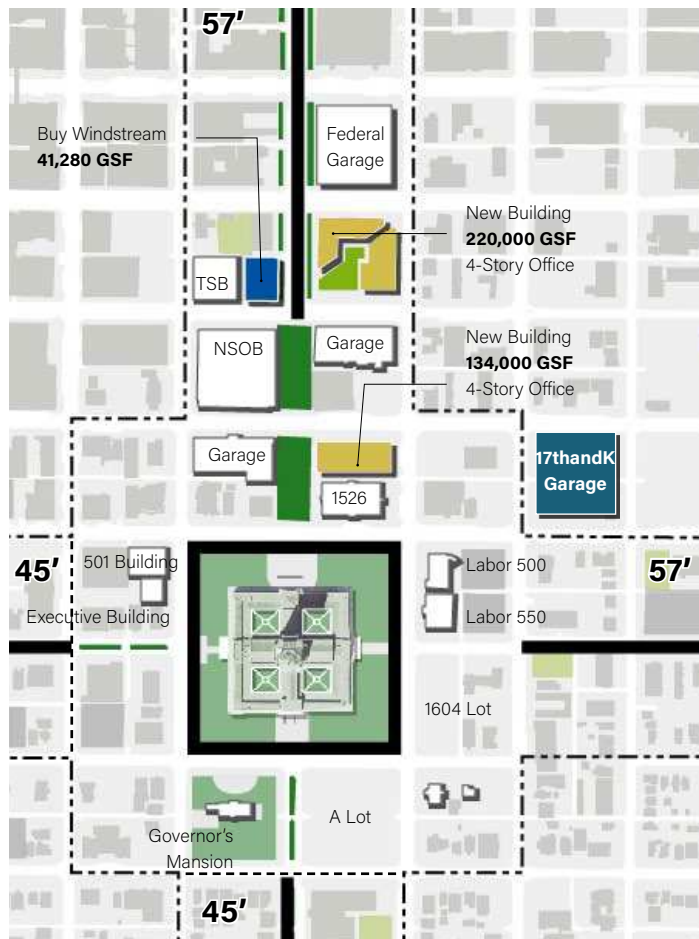


Figure 6.7: Alternative 3: New Construction and Lease to Own

Alternative 3: New Construction and Lease to Own

This alternative combines Alternative 1 and Alternative 2 to provide a combination of new construction opportunities and utilization of existing buildings. The opportunity sites include new construction on the Pershing Center site and the 1526 parking lot. The existing building with a lease-to-own option includes the Windstream Building. The alternative provides approximately 395,280 GSF.

Pros

- Achieves benefits of Alternative 1 and 2 with new construction and renovation.
- Potential for mixed-use along Centennial Mall.

Cons

- May not meet the space need for Centers of Synergy and other Facilities Plan agencies.
- Requires renovation of private / existing leased buildings with backlog of deferred maintenance.
- Windstream building not currently available for sale or lease.

Alternative 4: Build-to-Suit

This alternative considers two privately-owned sites east of the Capitol. These sites are the Irene Courtenay Trust property site and the Hoppe Brothers Site. Combined they provide about 400,000 GSF of new Class A office space. Build-to-suit is a long-term investment that can be leased to current state agencies' offices and provides an opportunity for state input of ideas and goals into the design of the building. This development also allows for efficient use of the interior space because it is built to the State's specific needs. Since build-to-suit developments utilize new construction, they are equipped with the updated technology and the energy efficient systems and materials, reducing the operating costs for the State. The greatest advantage to the State is that the rent for build-to-suit buildings is fully tax deductible over the full term of the lease.

Because this option requires a long-term commitment, the lease lengths will likely be 10+ years. Since build-to-suit properties are more expensive, they will require financial funding from the State. In addition, build-to-suit developments can take several years to finish.

Pros

- Location outside the height restriction corridor east of the Capitol to provide potential for higher height and significant amount of Class A office space.
- Could benefit from the revitalization of the Telegraph District.
- Higher public-private partnership potential.
- Potential benefits from build-to-suite development type as previously described.

Cons

- Further from the downtown Central Business District and the Capitol.
- May not help revitalize the existing Capitol Campus.
- Privately-owned land, which may be hard to purchase from the existing land owners.
- Time and potential funds required for build-to-suite projects as previously described.

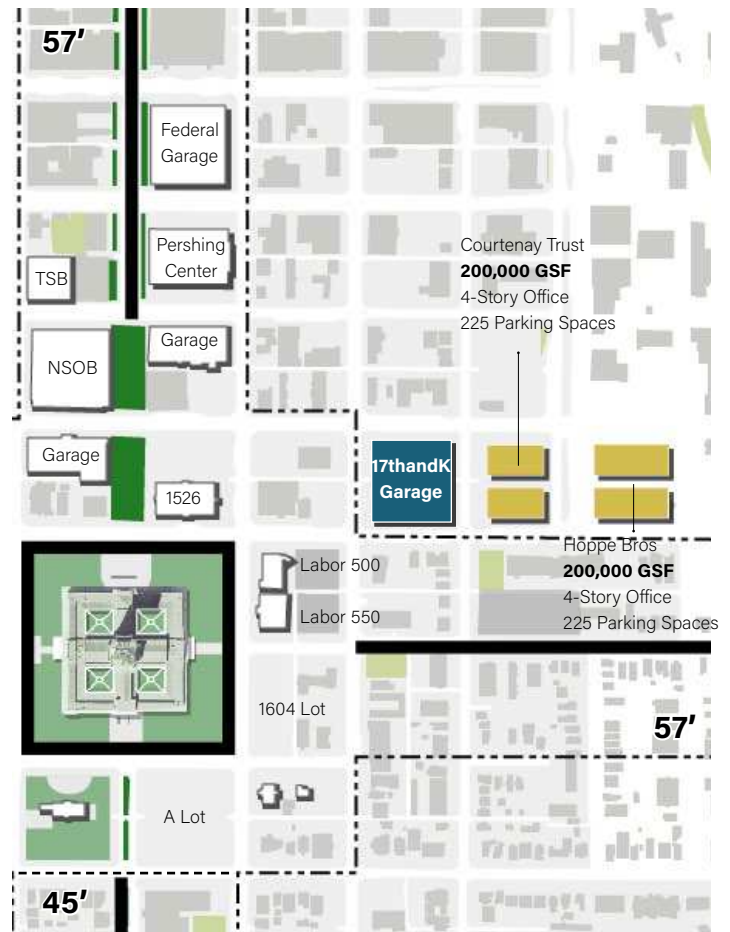


Figure 6.8: Alternative 4: Build-to-Suit



Lincoln Marathon
Photo Credit: Capitol Archives

Key Findings

To improve the functionality and character of the Capitol Campus, the Facilities Plan recommends an urban design framework to guide improvements:

- Strengthen the Four Axial Streets (Centennial Mall, Goodhue Boulevard, Lincoln Mall, and J Street).
- Create multi-modal connections from the Capitol Campus to downtown and the larger region.
- Build on the development initiatives and successful projects occurring in close proximity, including the Telegraph District and South of Downtown Community Development Organization to create a vibrant, pedestrian-friendly Capitol Campus.

The Facilities Plan space program includes three key components to more efficiently meet office space needs:

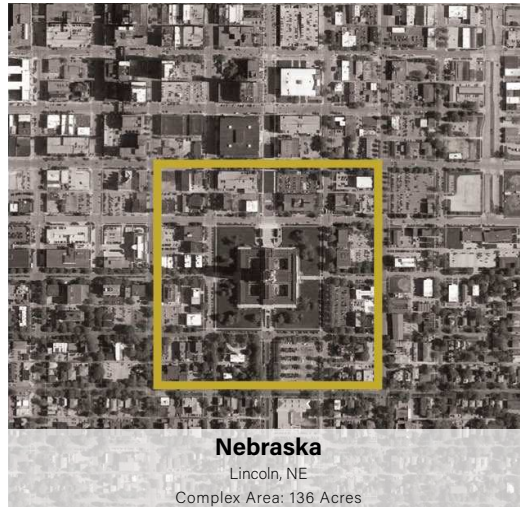
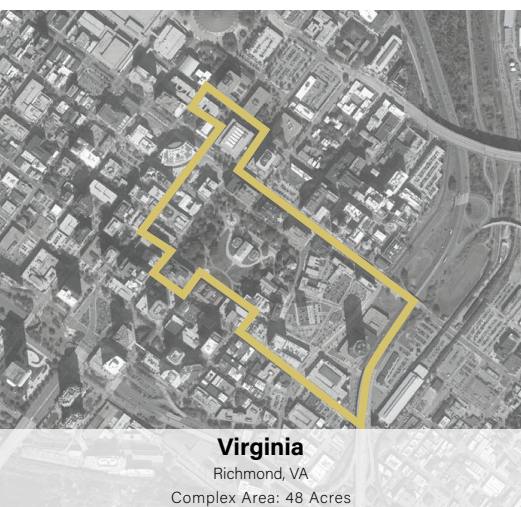
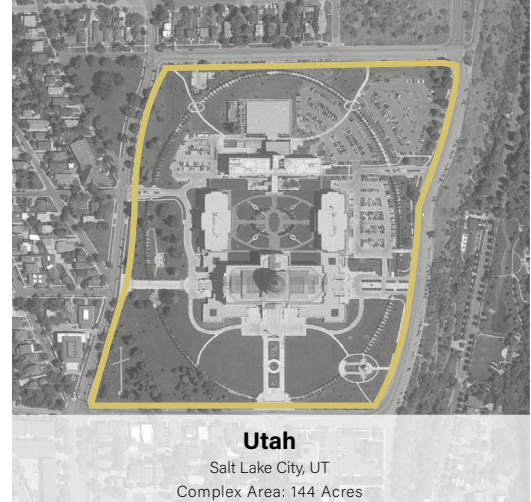
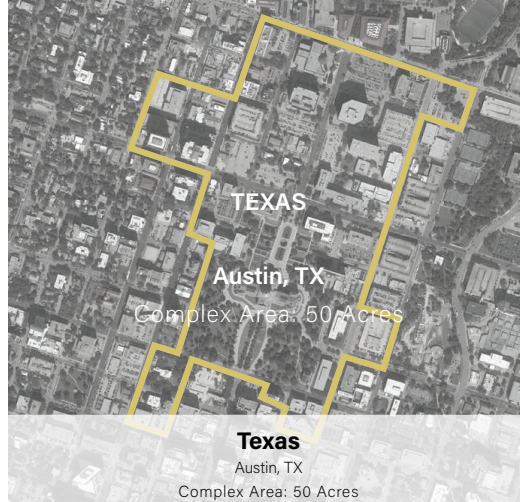
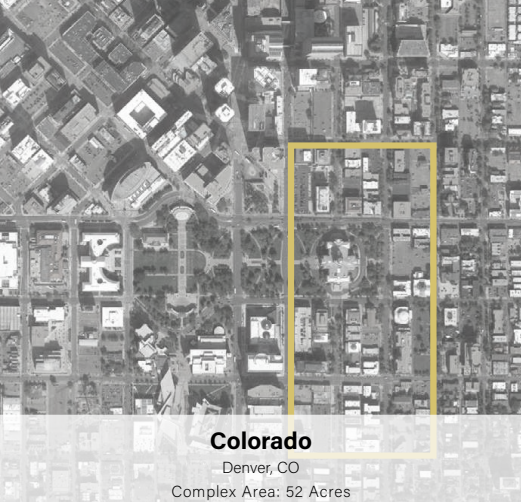
- Consolidate related agencies into "Centers of Synergy" within close proximity to the Capitol.
- Consolidate agencies that provide centralized functions to all state agencies within close proximity to the Capitol.
- Accommodate space for agencies that utilize centralized functions.

The planning process identified opportunities and developed alternative approaches to accommodate future office space need, including:

- Utilizing building stock within downtown.
- Acquiring existing buildings along Centennial Mall.
- Building new buildings on state owned surface parking lots,
- Using the developing Telegraph District as a catalyst for new development.

Each alternative was reviewed and discussed with the PAC and includes different approaches to new construction, lease-to-own within existing downtown buildings, and build-to-suit within existing buildings. The preferred alternative and Facilities Plan direction is described in detail in Chapter 8.

"THE CITY AND DOWNTOWN IS EXPERIENCING FAST PACE OF DEVELOPMENT. THE CAPITOL CAMPUS NEEDS TO RESPOND TO THIS CHANGING CONTEXT WHILE BEING RESPECTFUL OF THE HISTORIC CAPITOL AND ITS LOCATION BETWEEN THE RESIDENTIAL NEIGHBORHOODS AND DOWNTOWN."



7.

BENCHMARKING



Figure 71.1: Benchmarked States
Map of states and respective capitals identified in the initial research phase of the benchmarking study.

EFFICIENT USE OF SPACE	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER
PARKING/TDM	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER
PARTNERSHIPS	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER
VISITOR AMENITIES	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER
OPEN SPACE PROGRAMMING	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER
STREETSCAPE IMPROVEMENTS	AZ	CO	FL	IA	MN	NC	OR	TX	VA	WA	OTHER

Figure 71.2: Methodology
States/entities benchmarked in-depth for each Facilities Plan component.

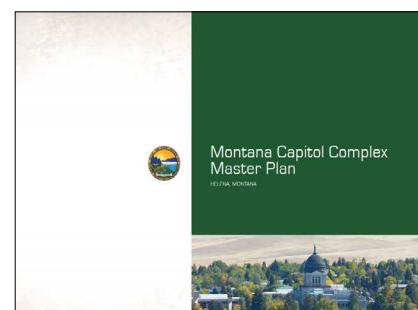
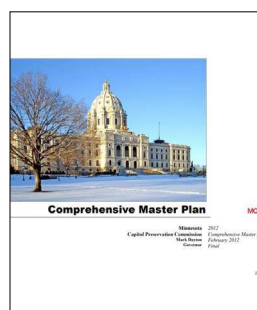
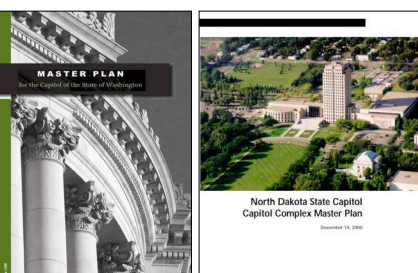
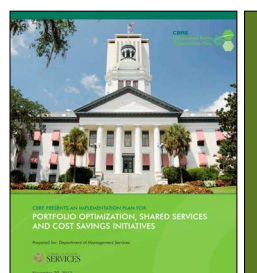
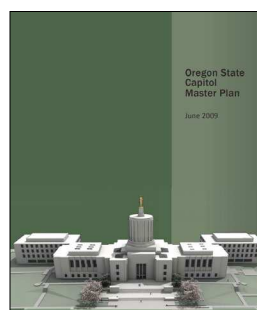
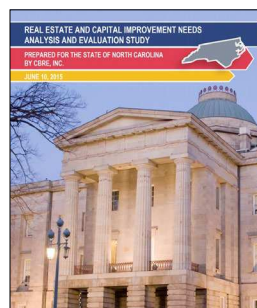
7.1

OVERVIEW

This chapter provides a summary of the benchmarking research that was conducted as part of the facilities planning process. Benchmarking is useful to compare other state capitol campuses and identify governmental best practices to inform the Facilities Plan recommendations. The benchmarking study includes relevant information for comparison with ten state capitols: Arizona, Colorado, Florida, Iowa, Minnesota, North Carolina, Oregon, Texas, Virginia, and Washington. The benchmarking findings are summarized here; more detailed information is provided in the Appendix C - Benchmark Study.

Methodology

The initial research phase identified 10 states and their respective state capitols, information for which was drawn from WRT's pool of existing resources, as well as availability of and access to additional information for review. The benchmarking study selected implemented projects and/or plan recommendations for each state's capitol campus that corresponded to the components identified in Figure 7.1.2. In cases where implemented examples were unavailable, plans were identified and used for review based on the relevance of recommendations to various parts of the Nebraska plan. This review of recommendations is meant to show precedent best practices and intent, though it should be noted that information as to whether the recommendations has been implemented is limited. This review of state capitol campuses provides precedents and best practices that serve to show states' demonstrated intent to address issues confronting their respective state capitols. For components where information was limited, additional examples were taken from other relevant state capitols not included in the initial research phase. In the case of some specific components, relevant examples of federal and city agencies were used in the benchmark study. This process of reviewing both implemented projects and recommendations is helpful to confirm and refine the scope and recommendations of our plan.



Other relevant master / facilities plan reports, studies, policies and initiatives reviewed as part of the benchmarking study for the

7.2

METHODOLOGY

Components for Benchmarking

The following components of the Capitol Campus have been identified for benchmarking. These components relate directly to the identified goals of creating a Facilities Plan for the Nebraska State Capitol Campus:

- Efficient Use of Space (Space Standards, Open Floor Plan, Lease Consolidation)
- Parking and Transportation Demand Management (TDM) Measures
- Partnerships (University, City, and State)
- Visitor Amenities
- Open Space Programming (Capitol Grounds and Surrounding Spaces)
- Streetscape/Complete Streets

The intent of this benchmarking exercise is to provide a useful comparison framework for understanding best practices and guidelines of various state capitol campuses. Relevant findings from this benchmarking summary can be scaled and applied in Nebraska as appropriate to address the goals identified for the Facilities Plan.

Comprehensive Capital Facilities Plan Relevance

Efficient Use of Space

This component aims to identify the steps taken by various state capitols to maximize efficiencies in the use of space, which could translate to space and cost savings for the state. The first step in the evaluation required identifying the states that have a documented space inventory, assuming that a formal documentation of state facility spaces (space allocated to each agency, space needs, state owned vs. leased space) is an indicator of intent for increasing efficiency of space use. The next step identified the states that have plans or programs in place to reduce space per person allocations (e.g., space manuals/ guidelines or plans). This information was primarily drawn from documents such as Facilities Management Plans, State Leasing Plan Recommendations, and/or State office Space Guidelines. For comparison purposes, the space standards have been simplified into a single range.

Parking and Transportation Demand Management

The parking and transportation demand management (TDM) component categorizes each state capitol's focus on policies, amenities, and incentives that encourage state employees to take alternative modes of transportation.

Partnerships

The Partnerships component identifies capital cities that have a significant educational institution present - similar to the dynamic Nebraska has with UNL in close proximity. The Partnerships component examines how the proximity of the state capitol campus to a significant educational institution may provide potential for forming synergistic partnerships.

Visitor Amenities

The Visitor Amenities component is included to help understand how proactive other states are in attracting local and non-local tourists to visit their state capitol campuses. Successful examples may provide strategies that can be applied locally to bring vibrancy and economic activity to areas surrounding the Nebraska Capitol Campus.

Open Space Programming

Open space programming relates to the goals of revitalizing and beautifying the Capitol Campus. This component can help enhance attractiveness of the area and improve quality of life and workplace environment of both neighborhood residents and state employees, which in turn, can also serve to help recruit and retain staff.

Streetscape/Complete Streets

This analysis considers streetscape improvements such as the presence of defined gateways into the campus, sidewalks extensions, street planting, street lighting and furnishings, enhanced intersections, and improved street design.

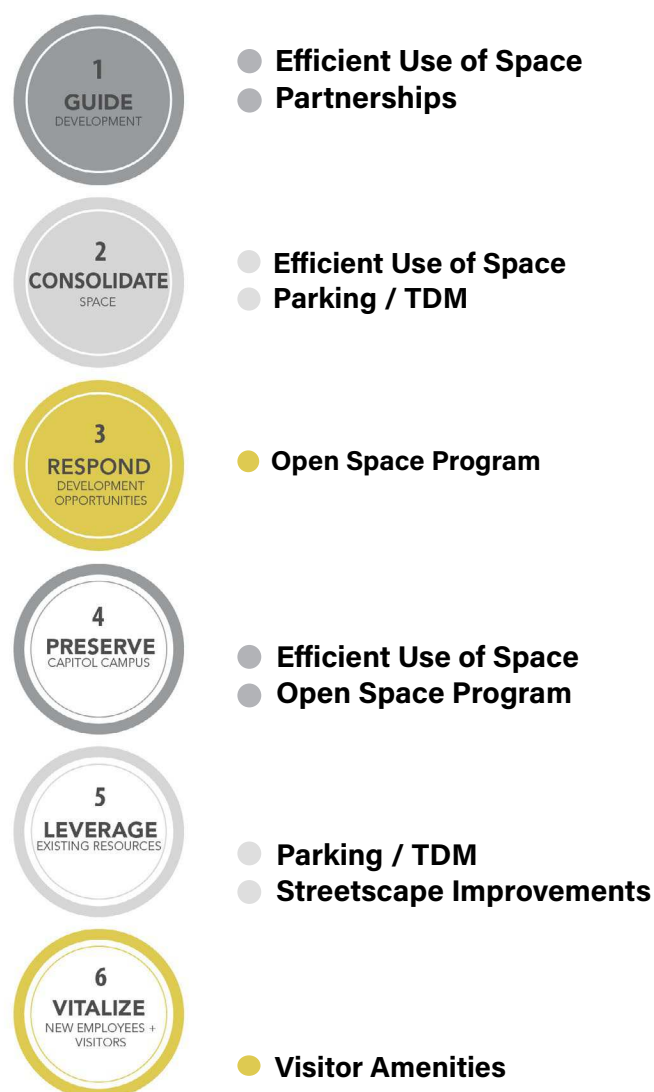


Figure 7.2: Relevant Components

Table 7.1: Efficient Use of Space

Benchmarked States Inventory and Space Standards

STATE	SPACE INVENTORY	OWNED SPACE	LEASED SPACE	SPACE STANDARD
Nebraska	State of Nebraska Capitol Campus Facilities Plan	743,716 DGSF	528,712 DGSF	285 SF (current average) 220 SF (recommended)
Arizona	ADOA building system capital improvement plan fiscal year 2015	40,000 GSF	1,675,476 GSF	30-300 SF
Colorado	Capitol complex Facilities Plan 2014	1,231,554 GSF	796,220 GSF	204-291 SF
Florida	Leon county property portfolio study 2017	10,404,517 GSF *Leon County Portfolio	2,217,509 RSF *Leon County Portfolio	180-400 SF (current range) 180 SF (standard guideline)
Iowa	Iowa state capitol complex Facilities Plan 2015	1,464,260 GSF	482,276 GSF	48-300 SF
Minnesota	Customer guide to space planning 2011	3,500,000 GSF	No Info Found	125-230 SF
North Carolina	Real estate and capital improvement needs analysis and evaluation study 2015	No Info Found	No Info Found	96-360 SF (current range) 319 SF (current average)
Oregon	Portfolio workplace and space optimization study 2015	363,375 GSF	No Info Found	36-150 SF
Texas	Master / Facilities Plan reports 2016	3,920,433 GSF *Travis County 2015	1,847,437 GSF *Travis County 2015	~ 221 SF *based on Travis County 2015 total office space and FTE
Virginia	Virginia's capitol Facilities Plan 2011	No Info Found	900,000 GSF	198 USF
Washington	Space allocation standards report 2011	No Info Found	4,100,000 GSF	221-326 SF (TARGET: 215 SF)

7.3

BENCHMARKING HIGHLIGHTS

Efficient Use of Space

Space Inventory (Leased vs. Owned)

An office space inventory is the first step in space planning and evaluation, and can be used to identify opportunities for maximizing efficiency and cost savings.

Space Standards

Most states have a range of space standards, in which space is allocated based on position, job function, or need. Few states have a uniform space standard applied across the board, though this is theoretically seen as the most efficient use of space.

As seen in Figure 7.3, Nebraska currently has a wider range of square footage per employee (116-660 SF) than compared to other states. This could be due to the specificity of data available, which allowed the Facilities Plan team to account for special use space requirements of agencies and job positions. Nevertheless, Nebraska's existing space standards are still on the higher end of the spectrum - with an average of 286 SF/Person. Nebraska's average office ratio is also higher than the federal benchmark average of 190 SF, as found in a 2012 survey in GSA's Workspace Utilization and Allocation Benchmark report. Most plans that consider space

optimization generally recommend: 1) reducing square footage per person and 2) decreasing the number and range of space standards across positions and agencies to allow for flexibility and adaptability to changing space needs and requirements. A 2012 CBRE space optimization report points to the best practice of 20 percent enclosed offices and 80 percent open plan work stations, with the median office size at or under 125 SF, and workstations averaging in the 40-59 SF range.

Lease Consolidation/Open Floor Plan

Achieving more efficient use of space can yield significant cost savings for Nebraska. The benchmarking research found that most commonly space strategies deal with efficiencies through reduction of office space, which has been shown to significantly reduce annual expenses and generate substantial cost savings. These cost savings can be achieved in various ways, such as implementing new space standards (WA, NYC), consolidating office space (TX, PA), and/or adopting open-plan arrangement (FL, NYC).

Summary Recommendations

- Reduce occupancy costs by decreasing required operations space with new, simplified space standards.
- Pursue reduced space standards as part of an integrated effort that may include lease consolidation, open floor plan configuration, and/or modular furniture systems to maximize cost savings.

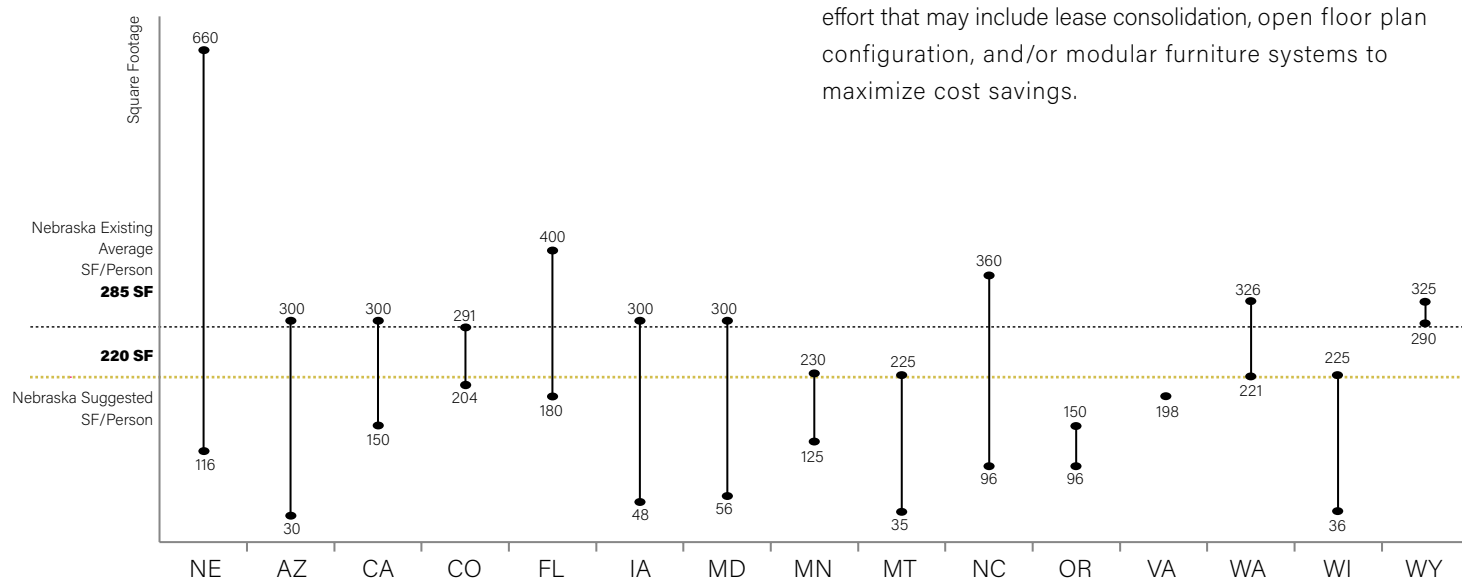


Figure 7.3: Relevant States
States Space Ratio Comparison

Table 7.2: Travel Demand Management

Benchmarked States Inventory and Space Standards

STATE	TDM MEASURES *Current or Recommended
Arizona	Legislation- air quality bill requiring employers to develop trip reduction plan Telework Program (flexible hours/ compressed work week) Carpool (preferential rideshare parking permit) Bicycle/Transit program (commuter club memberships and benefits) Emergency Ride Home (free taxi voucher)
Colorado	EcoPass for public transportation Transportation reimbursements for bicycle commuters Options for flexible schedules
Florida	Telework options Guaranteed Ride Home Program
Iowa	Bus ridership with Des Moines Area Regional Transit Authority (DART) encouraged. DART bus line runs along Grand Ave to north side of the Capitol.
Minnesota	Carpool Program (higher priority parking assignments) Nice-Ride (bicyclesharing service at discounted price) Metropass (cardholders have unlimited access to regional buses and trains - available to all state employees) Bicycle racks throughout Capitol Complex Rideshare matching services Guaranteed Ride Home
North Carolina	GoPass (available to state employees at \$25 a year - grants access to all transit systems in the region) Triangle Transit Authority vanpool subsidy Emergency Ride Home program
Oregon	Bus Pass for purchase Smart Commuter Program Park and Ride Carpool incentives Guaranteed Ride Home Bicycle rooms/ bicycle parking available
Texas	Alternative work schedules (compressed work week, flex schedule, telecommuting)
Virginia	RideFinders (GRTC bus programs, vanpool services, carpool matching, emergency ride home program)
Washington	Legislation requiring commute trip reduction STAR Pass (transit subsidy) DASH shuttle service (downtown - capitol) Bicycle parking SAFE-Ride (Emergency Ride home)

Parking and Transportation Demand Management

Parking Provision

The provision of employee and visitor parking is a major cost, and one of the most common issues facing state capitol campuses. Parking related issues include lack of supply, inefficient management, and the high costs of maintenance and operations. Supply and availability of parking is often a source of conflict between the State agencies, city agencies, and the public. Typically, management solutions are the preferred approach to addressing parking issues as opposed to infrastructural solutions like increasing supply, not only because it is more efficient and cost-effective, but also more sustainable in the long term.

In Florida, an agency study found that parking fees for state employees were not sufficient to cover existing operating costs. To address this imbalance, the Florida plan recommends adopting uniform statewide employee parking fees (to cover current operation and maintenance costs), establishing an appropriate maintenance reserve, and engaging private parking operators. Additional information for the Washington and Florida programs is summarized in the Appendix C - Benchmarking Study.

Transportation Demand Management (TDM)

Transportation Demand Management (TDM) refers to the strategies and policies that help reduce travel demand. Managing travel demand is a strategy to improve efficiency, and relies on education and incentives to influence commuter travel patterns and choices. TDM strategies often fall into six categories: Education, promotion and outreach, ride-matching services, employer programs and incentives, land-use/transportation coordination, and user fees. There are many potential benefits of TDM, including reduced traffic congestion, lower emissions, fewer vehicle trips, and reduced parking demand.

TDM measures have been shown to have the most noticeable effects in regions with high concentration of workers. The clustering of agencies makes the Nebraska Capitol Campus a potential site for implementation of TDM measures. TDM measures encourage the use of alternative forms of transportation, flexible work schedules, and reduction in single-occupant vehicle trips. If implemented well, TDM can be expected to yield substantial improvements to roadway traffic and parking conditions. Two state capitols with exemplary TDM programs, Arizona and Washington, are summarized in Appendix C - Benchmarking Study.

Summary Recommendations

- Consider a TDM plan that includes strategies specifically tailored to local conditions in Nebraska. Some states, like Texas, place heavier emphasis on alternative work schedules (telework/compressed work week/flex-time) as a means of reducing travel demand. Other states, such as Arizona and Washington, take a more integrated approach of using both alternative commute and flexible work schedules strategies to manage travel demand.
- The success of a TDM plan will require coordination between agencies and decision makers, as well as support from state leadership. Based on available information, the Capitol Campus currently does not have TDM measures in place. To address area parking-related problems, Nebraska can draw from Arizona and Washington's examples, and may consider passing legislation that mandates employers/state agencies to develop and implement a TDM Plan.



Arizona Capitol GRID Bicycle Share
Photo Credit: City of Phoenix



Arizona Capitol Rideshare
Photo Credit: City of Phoenix



Riding Nice Ride Bicycle Share past the Capitol
Photo Credit: Minnesota Department of Health

Table 7.3: Partnerships

Benchmarked States Inventory and Space Standards

STATE	PARTNERS	OUTCOME OF PARTNERSHIP
Delaware	State of Delaware DuPont University of Delaware	Development of a world-class laboratory space - Delaware Innovation Space
Georgia	Georgia Department of Economic Development Technical College System of Georgia University System of Georgia Private-sector employers	Created the High Demand Career Initiative (HDCI) - long-term infrastructure of communication and partnerships to meet Georgia's workforce needs.
North Carolina	North Carolina State University Local, state, and federal government agencies	Providing the technical assistance, training, and research services
Ohio	Ohio Department of Education Ohio Department of Mental Health Ohio State University Governor's Office Ohio State University (Ohio State Office of Government Affairs; Department of Political Science; Governor's Office, Ohio General Assembly etc.)	Raise awareness on the issues of mental health, improving mental health and school success for children. State Government Internship Program (Students selected for the program will be placed in the office of a State Representative, State Senator or caucus policy office in downtown Columbus)
Washington	State of Washington National Development Council (and FYI Properties) Private development team	Washington State Data Center: new office building and data center
Minnesota	State of Minnesota Xcel Energy	Renewable Connect Government Program - ensure 33 percent of the State Campus's energy comes from renewable sources
Pennsylvania	Pennsylvania Department of Environmental Protection (PA DEP) Miller Bros. Construction (MBC)	LEED-certified office building in Cambria, Ebensburg
Maine	State of Maine FD Stonewater	High-quality build-to-suit/ lease-to-own for the Department of Health and Human Services.
FBI Field Office (Atlanta, GA)	FBI FD Stonewater Mercer University	Joint venture; build-to-suit facility , which will consolidate three building leases for the FBI, and reduce the agency's leased office space by 15 percent.

Partnerships

Educational Institutions

Colleges and universities often have a positive economic and cultural impact on a place and can potentially improve public image, stimulate the local economy, and attract a young, qualified labor force to the surrounding area. The opportunity to partner with educational institutions provides a unique opportunity to expand synergistic partnerships with the State and/or the city. Partnerships can range from offering internship programs, to workforce training opportunities, to infrastructure improvement projects.

For example, in Delaware, a nonprofit public-private partnership was formed between the State of Delaware, DuPont, and University of Delaware to catalyze entrepreneurial growth through the development of a world-class laboratory space - Delaware Innovation Space, Inc. While in Ohio, a partnership between the State and OSU supports the semester-long State Government Internship Program with the Ohio General Assembly in downtown Columbus.

Public-Private Partnerships

Public-private partnerships in support of infrastructure services and projects for governments have the potential to encourage redevelopment of underdeveloped and underutilized properties, share risk and expense, and improve cash flow performance. Recognizing that resources are limited, partnerships between public and private entities have proven to aid the development process by bringing in private-sector experience and expertise and expediting schedule for delivery and lowering costs, while providing benefits to the public.

For example, the State of Washington released an RFP in 2007 for the financing and construction of a new office building/data center on its capitol campus, with the goal to improve efficiency of its services. Through a public-private partnership model, Washington worked with a private development team to build the new facility using bond financing. The State has a 30-year lease-to-own agreement, where upon the end of the lease, property ownership

will revert to the State of Washington. In 2016, BOMA recognized the Washington State Data Center as the top commercial buildings for excellence in management and operations in the government building category.

In Pennsylvania, the PA DEP partnered with a commercial building developer and is now leasing an office in Ebensburg using the Governor's Green Government Council's "Building Green in Pennsylvania" program to create a cooperative funding and leasing agreement with the developer. The building meets requirements and standards for high-performance, environmentally sound, integrated design and is the first building in the US to receive the LEED 2.0 Gold certification.

Summary Recommendations

- Given its close proximity, Nebraska has the opportunity to form new and build upon existing partnerships with UNL, (such as the Nebraska Initiative - Benchmarking & Beyond NIBB) for economic development opportunities such as workforce training, capacity building, high performance buildings (build-to-suit/lease-to-own), and business incubator and acceleration initiatives.



Lt. Gov. Tina Smith announced a new renewable energy program, with Dept. of Administration Commissioner Matt Massman, left, and Xcel Energy-Minnesota President Chris Clark

Photo Credit: MPR News / Elizabeth Dunbar

Table 7.4: Amenities

Benchmarked States Inventory and Space Standards

STATE	VISITOR CENTER	DESIGNATED VISITOR PARKING	GUIDED TOURS	GIFT SHOP	OTHER SERVICES AND AMENITIES
Nebraska			X	X	School tours available Observation Level / Memorial Chamber
Arizona		X	X	X	Capitol museum Exhibits
Colorado			X		Capitol Arts
Florida	X		X		Historic Capitol Museum Observation Deck Capitol Gallery Visitor's Guide
Iowa			X	X	Walking paths Mobile food trucks Farmers' market Monuments
Minnesota	X		X		Bus stops / green line light rail access Wi-Fi available
North Carolina	X	X	X		Additional tours to governor's mansion, museum
Oregon	X		X		Exhibits / art collection State capitol state park
Texas	X	X	X	X	Visitors Center Exhibit Visitors Center Projects and Initiatives (Art tours / Oral Histories/ Workshops etc.)
Virginia	X		X		Visitor's Guide Info Desk Exhibits / Monuments / Memorials
Washington	X	X	X		Variety of tour options Dash shuttle from capitol to downtown

Amenities

All of the states included in this benchmarking study offer guided tours of the Capitol building/campus to visitors, with some having a visitor center, information desk, and/or gift shop. Several states have designated visitor parking, such as the Texas State Capitol, where there is a designated visitor parking garage, with free parking for the first two hours, and the Washington State Capitol, which provides over 600 parking spaces for visitors across the Capitol Campus. Of the 10 states included in the benchmarking study, Texas, Washington, and Iowa State Capitol Campuses stood out in the scope of visitor amenities provided.

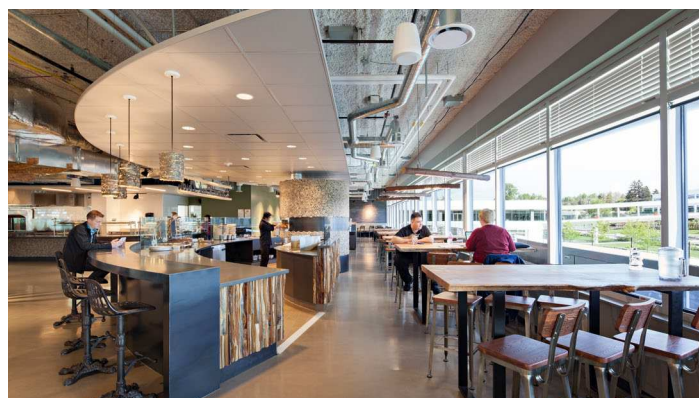
The Texas State Capitol has a Visitors Center located in the restored General Land Office building, the oldest state office building in Texas. There are permanent and featured exhibits at the visitors center, as well as programs to educate visitors about the history of Texas, the Capitol, and the General Land Office.

In Washington, a free shuttle service between the Washington State Capitol and downtown Olympia runs every 15 minutes, six days a week. Guided tours are offered every day of the week, with a variety of tour options to choose from (e.g. botanical, adventure, civic education tours, etc.), which can be tailored to specific time constraints or logistical needs of visitors. The Iowa State Capitol Campus also has visitor and employee amenities beyond the typical guided tours and gift shop. Amenities include mobile food trucks catering to state employees and the public, as well as walking paths across the Capitol Campus with specialized signage indicating the routes. As part of the Iowa Healthiest State Initiative, DAS and IDPH have introduced scheduled walking events for both employees and visitors in the summer months.

Nebraska currently offers tours on the hour (except at noon) and school tours, with opportunities to visit Legislature in session, as well as an observation deck and Memorial Chamber at the top of the tower. Other amenities include the Landmark store operated by the Nebraska State Historical Society, and a cafeteria-style dining facility catering to both employees and visitors.

Summary Recommendations

- Consider partnering with transit service or rideshare services to offer alternative modes of access to the Capitol, helping free up the burden on parking facilities.
- Increase the variety of tours, programs, exhibitions, and activities on the Capitol Campus, along with more variety of open space programming to help make the Capitol a more attractive destination by bringing in more people to the area and generating more foot traffic.
- Share data on economic impact of visitors and work with Lincoln Convention and Visitors Bureau to improve visitors amenities.



Cafe Area Example



Office Common Areas
Photo Credit: Bracket Computing

Table 7.5: Open Space

Benchmarked States Inventory and Space Standards

STATE	EXAMPLES OF EVENTS/PROGRAMS
Nebraska	Nebraskans for Peace Rally Girl Awards Ceremony Stand Together Rally Officer Candidate Graduation etc
Arizona	Family Fun Day; Special exhibit openings
Colorado	Amazing scavenger hunt adventure Civic Center Eats - food trucks Civic Center Moves Monday Evening Yoga Civic Center Cinema (free outdoor movies) A Taste of Colorado (food tasting/ market) Denver brunchfest (sampling/ food market) Westworld Tacolandia (tacos sampling event)
Florida	Movie night on the Capitol Courtyard
Iowa	Yankee Doodle Pops (performance by the Symphony) Farmers market Capitol Complex walking events (summer) Mobile Food Trucks (food vendors on the complex)
Minnesota	Yoga on the Capitol Lawn Book signing/ Discussion panel events Street choir/musical/drums/dance/theatre performances Lighting of the Chandelier (lighting/fireworks) Public art
North Carolina	City of Raleigh's Special Events Office (food truck lunch series, yoga in the park, music on market, Raleigh downtown farmers market, concert series etc.)
Oregon	Cherry Blossom Day (food/ activity booths, performances) 5K run around Capitol Mall Great American Eclipse weekend at the Capitol (Orchestra performance on Capitol Mall) Hispanic Heritage Day (Festivities include booths, music, dancing and more.) Oregon's Bounty: showcase the variety of crops harvested in Oregon Brewfest/ Bite and Brew (cider, beer, music on Capitol Mall)
Texas	Parade of India and Dance Performance; Bollywood Day Latino and Immigrant Rights Rally Deci Belles Chorus Out of the Darkness Walk March for Democracy Texas book festival
Virginia	Churchill Exhibit at the State Capitol Film showing: Keepers of the Flame
Washington	Music in the Park Round Square dance club to square dance Rally for health care Olympia Pet Parade Zumba at the State Capitol Open Mic Olympia

Open Space

All states included in the benchmarking study have had events held either in the Capitol building and/or capitol grounds. Events can be organized by formal entities or private individuals, aimed at educating, informing, and raising awareness on issues. These events can take the form of information booths, tabling, training, fundraising, campaigning, rallying, and catering to specific groups and interests. Different states have different regulations dictating locations available, and the type of events that can be held on Capitol grounds. For example, Texas has a State Preservation Board that approves and schedules all Capitol events and exhibits held in public areas of the Capitol Campus, with provision stating that "all events and exhibits must serve a public purpose by promoting the public health, education, safety, morals and general welfare of all of the State's residents."

Some states, like Oregon and Iowa, have significantly more variety in the events and programming on Capitol ground holding events that draw in a substantial number of people. Open space programming on capitol grounds can range from large-scale annual events like the Cherry Blossom Day at Capitol Mall of the Oregon State Capitol, or the Yankee Doodle Pops held at the West Terrace of the Iowa State Capitol (features outdoor performance by the Des Moines Symphony and fireworks display over the city's skyline), to seasonal events such as farmers markets, walking tours, and programming like the mobile food trucks serving both state employees and visitors. These events and programs tend to place more emphasis on celebrating state identity, cultural heritage and diversity, as well as promoting quality of life. Nebraska currently has provisions for use of Capitol Grounds for events, which requires application for a facility use permit reviewed by the OCC based on established guidelines.

Summary Recommendations

- Consider open-space programming similar to the Iowa State Capitol, with large-scale annual events like orchestra performances and fireworks display, to seasonal and regular programs like yoga, farmers market, or mobile food trucks that cater to both employees and visitors, and offer the type of activities that improve staff recruitment and retention.



Texas State Capitol - International Day of Yoga
Photo Credit: Austin American-Statesman



Colorado State Capitol People's Fair
Photo Credit: Denver Post



Jackson Street Reconstruction Rendering
Photo Credit: City of St. Paul, Minnesota



E Grand Complete Street Pilot Project
Photo Credit: City of Des Moines, Iowa

Streetscape

Most state capitols reviewed in the benchmarking study have some form of streetscape guidelines or recommendations in their plans. However, the length and depth of these recommendations varies. The State Capitol Facilities Plans with more detailed discussion on streetscape improvements were identified for further research on whether the recommendations were implemented, or in the process of implementation.

For example, following recommendations for the integration of complete streets in Minnesota's Capitol Area Plan, the City of St. Paul introduced a reconstruction project on Jackson Street that includes boulevard trees, concrete curb and gutter, concrete outwalks and driveway aprons, lantern-style street lighting, public art, sewer and water main repairs as needed, sodded boulevards, storm sewer catch basins, street lighting, signals, and furnishings. These streetscape improvements are currently being implemented in conjunction with the construction of a downtown bicycle loop, a network of off-street bicycle and pedestrian trails in downtown St. Paul. The city was awarded a TIGER II planning grant from the US DOT to develop a Complete Streets Plan, resulting in a Street Design Manual and Complete Streets Action Plan, released in 2016.

One of the key recommendations from the Iowa State Capitol Complex Facilities Plan (2010) was to establish Grand Avenue as a pedestrian-friendly greenway and civic parkway. In March 2017, the City of Des Moines introduced a pilot project to transform a portion of E Grand Avenue into a "complete street." The city will be installing their first protected bicycle lanes to seven blocks of E Grand Avenue (just west of the Iowa State Capitol), as well as other street reconfiguration and streetscape improvements, such as reducing traffic lanes, introducing parallel parking, adding buffer lanes etc. The goal is to provide access for all users (pedestrians, transit users, bicycles, vehicles), slow traffic, encourage alternative modes of transportation, and improve safety for everyone.

In Texas, the State is working with the City of Austin to implement Capitol Campus Facilities Plan recommendations that include the creation of the Texas Mall – a new landscaped civic event space and museum district on a pedestrian-oriented, tree-lined Congress Avenue as the focus of the Capitol Complex. The mall will serve as a gateway to the complex from the north as well as new open space for state employees, visitors, and special events.

Summary Recommendations

- Consider adopting complete streets tools and streetscape improvements for the Capitol Campus. Such improvements could include multi-modal streets, sidewalk extensions, street furniture, and landscaping around the Capitol Campus to frame the Capitol as an attractive destination, and promote pedestrian and biking activity.

BENCHMARKING TAKEAWAYS

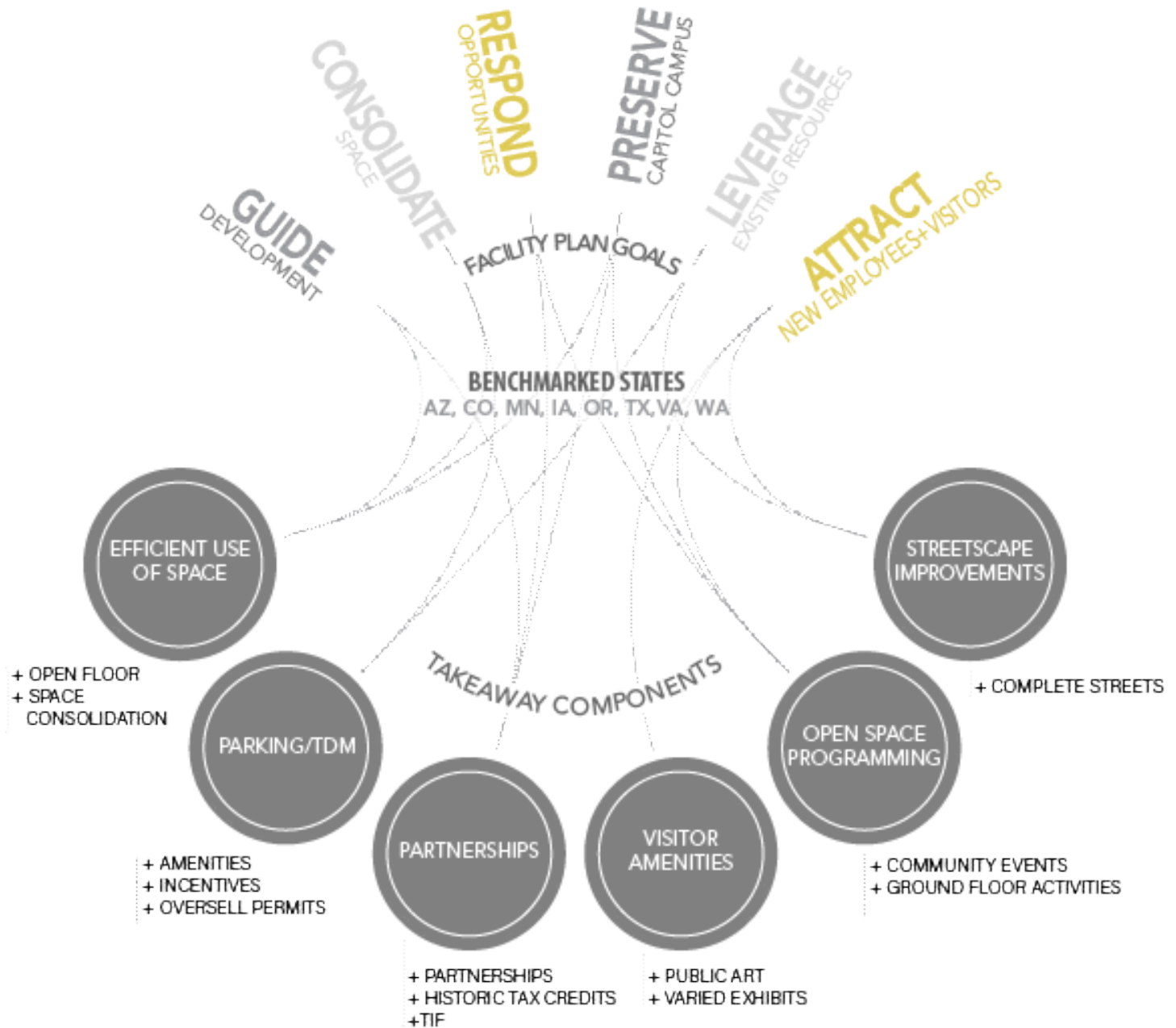


Figure 7.4: Benchmarking Takeaways

The benchmarking study illustrates how different states address various components in their capitol campuses - including use of space, parking, partnerships, visitor amenities, open space, and streetscape improvements. The key takeaways include recommendations for how the findings can be scaled and developed into potential solutions for Nebraska's Capitol Campus.

7.4

KEY FINDINGS

Efficient Use of Space

Goal(s)

- Control operational costs
- Ongoing cost savings
- Guided decisions regarding buying and leasing, and development (e.g., construction, demolition, or renovation)

Key Recommendation(s)

Based on the research, there are many different strategies states are employing to gain space efficiencies. The Facilities Plan recommendations take an integrated approach by combining different strategies and best practices. The introduction of new reduced space standards (220 square feet per person) should be accompanied by other simultaneous efforts such as lease consolidation, open floor plan configuration, and modular furniture systems to maximize cost savings.

Parking and TDM

Goal(s)

Address parking difficulties on the Capitol Campus

Key Recommendation(s)

Nebraska can draw from Arizona and Washington's examples, to pass legislation that mandates employers/ state agencies develop and implement a Travel Management Plan. TDM strategies that may be relevant to Nebraska include:

- Employee education on commuting options
- Provide amenities for bicycles and pedestrians, primarily focusing on bicycles, given Lincoln's existing bicycle route network
- Promote and incentivize/subsidize alternative modes of travel
- Parking cash-out program (reduces driving and parking demand by providing cash incentive for not using parking) to support commuter trip reduction.
- Explore parking opportunities in off-site "satellite" locations linked to transit, bicycle, and/or walking connections (multi-modal connectivity to maximize mobility and accessibility)
- Increase user fees/oversell parking permits

Streetscape

Goal(s)

Revitalize and beautify the Capitol Campus
Improve quality of life for residents and employees alike
Promote community engagement and civic pride

Key Recommendation(s)

Nebraska can consider implementing Complete Streets tools and streetscape improvements such as multi-modal streets, sidewalk extensions, plazas or other public spaces, street furniture, and landscaping improvements.

Partnerships

Goal(s)

- Consolidate leases to realize cost-savings and meet agency adjacency needs for increased productivity
- Encourage public-private partnerships to facilitate economic development and revitalization of the Capitol Campus

Key Recommendation(s)

Based on state-university partnership research, Nebraska can consider building upon existing and forming new partnership with UNL or Southeast Community College for economic development opportunities (e.g., workforce training, capacity building, and business incubator/acceleration initiatives). Public-private partnerships should also be considered for new proposed office building developments (build-to-suit/lease-to-own etc.).

Visitor Amenities

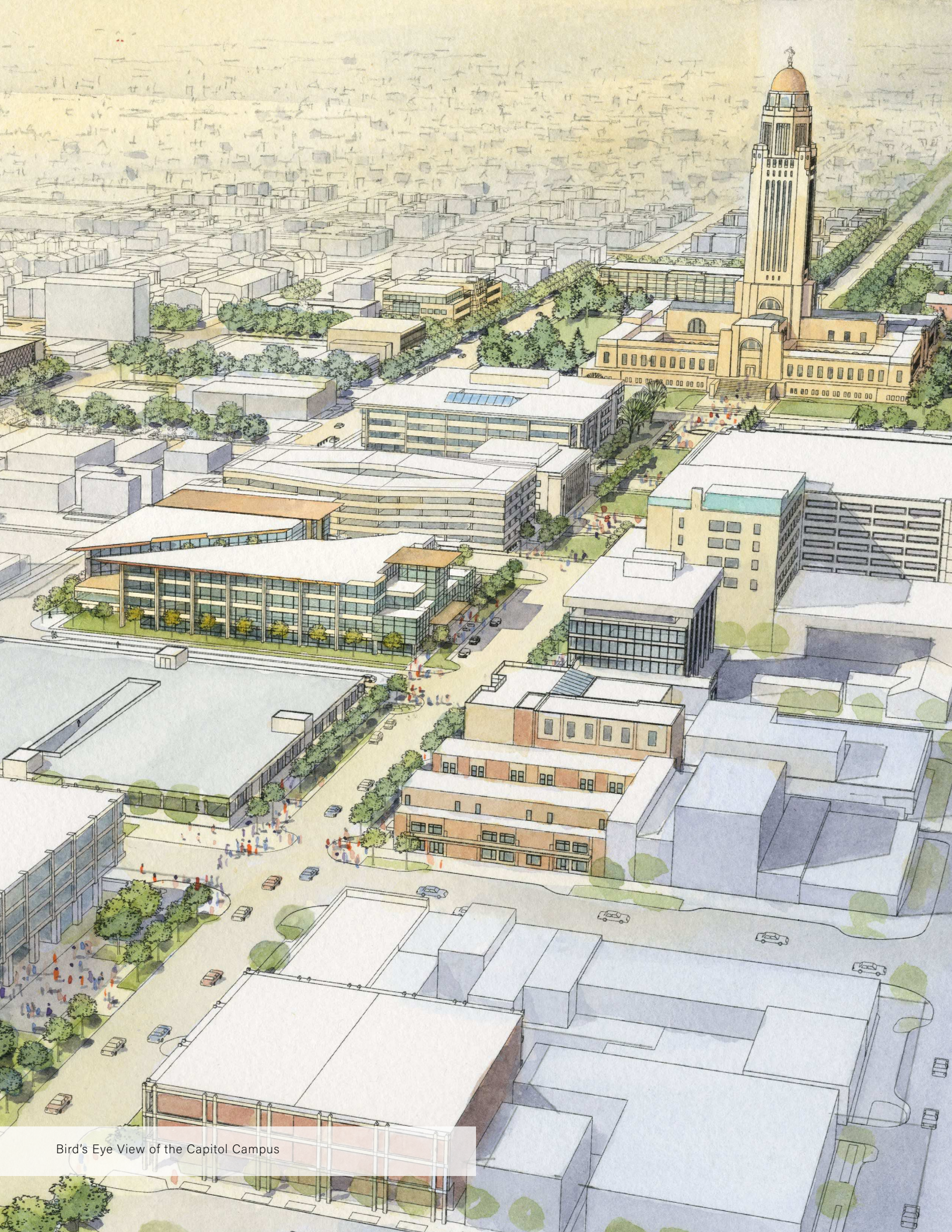
Goal(s)

- Ensure amenities to make the Capitol a more attractive and welcoming destination are in place and improved/added to as appropriate
- Provide community education to enhance community pride and state identity
- Facilitate economic development from increased visitors/circulation

Key Recommendation(s)

Based on strategies implemented by other state capitols (e.g., Washington's DASH Shuttle service offering connections between downtown and the Capitol), Nebraska may consider partnering with StarTran or a rideshare service to offer alternative modes of access to the Capitol. This would help to reduce some of the demand on Capitol Campus parking facilities. In addition, increasing the variety of tours, programs, exhibitions, and activities, along with new open-space programming will make the Capitol a more attractive destination, bringing in more tourists, generating additional foot traffic, and facilitating revitalization and economic development.

“THE ULTIMATE PURPOSE OF THE FACILITIES PLAN IS TO MINIMIZE TAXPAYER COSTS BY DECIDING HOW TO GUIDE REDEVELOPMENT OF THE CAPITOL CAMPUS AND ITS INFRASTRUCTURE AND BEING READY TO PROVIDE EFFICIENT AND ATTRACTIVE OFFICES TO STATE GOVERNMENT STAFF.”



Bird's Eye View of the Capitol Campus

8.

FACILITIES PLAN RECOMMENDATIONS

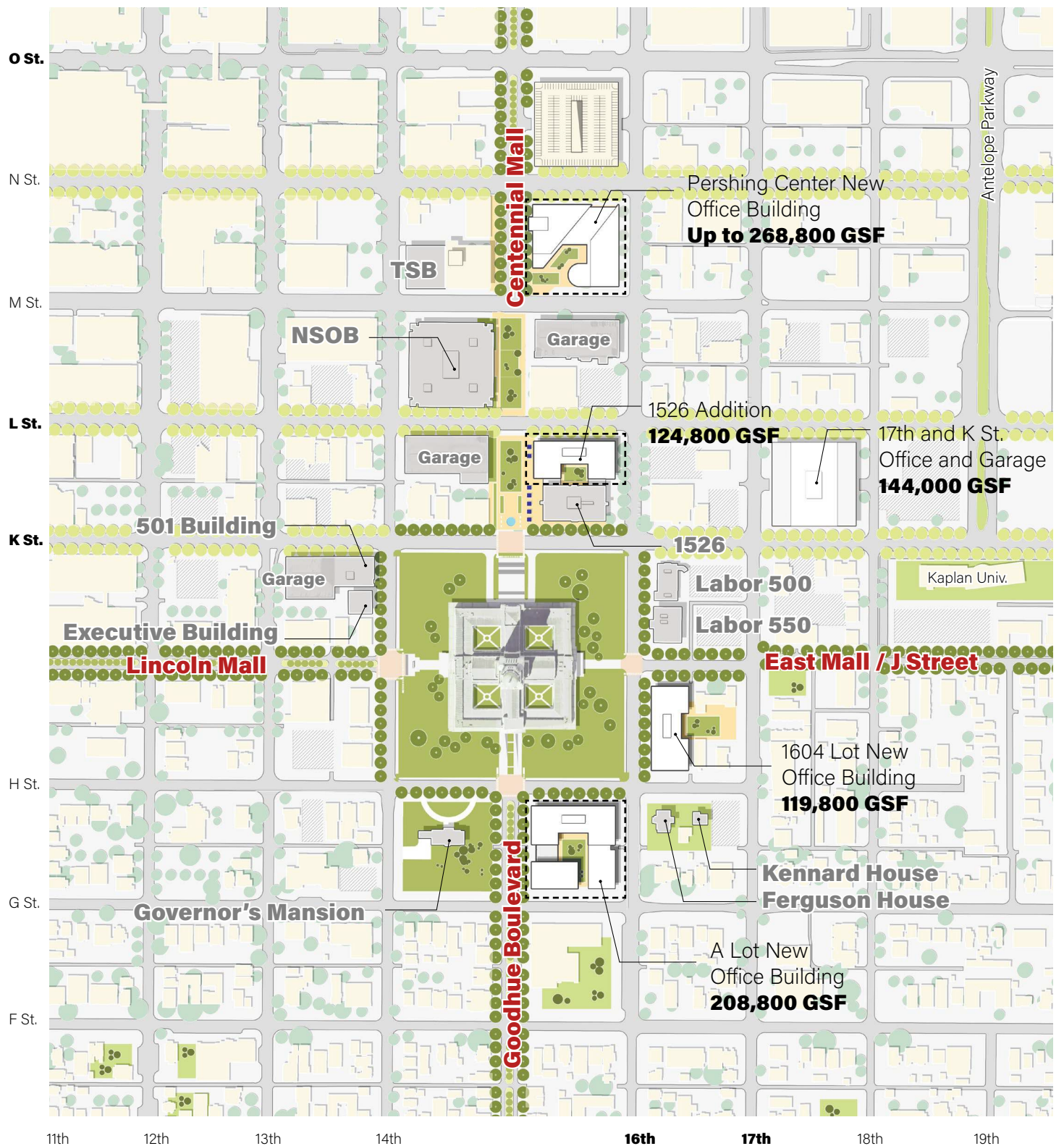


Figure 8.1.1: Illustrative Facilities Plan

- Legend**
- Proposed New Office Buildings
 - Proposed New Office Buildings House COS
 - State Owned Buildings and Garages

8.1

NEW CONSTRUCTION AND RENOVATION

Chapter 8 includes urban design, public realm, and parking and circulation recommendations for the Capitol Campus. These recommendations also provide a framework to allow for flexibility of implementation. Figure 8.1 illustrates the development of the Capitol Campus after 20 years of phased development.

New Office Buildings

The Facilities Plan recommends the following new office buildings. The new buildings provide a maximum of 597,400 GSF of new Class A office space along Centennial Mall and close to the Capitol. As indicated in Chapter 6.2, DAS/State Building Division will need to acquire or build approximately 500,000 GSF in the Capitol Campus in the next 20 years.

17th and K Street New Office and Garage

An approximately 144,000 GSF (120,000 DGSF) office with approximately 426 parking spaces is proposed to be located on the existing state owned 1731 K lot, replacing the existing 282 parking spaces. The “Layer Cake” option proposed for the 17th and K Streets new office and garage development is designed to be two-floors (144,000 GSF) of office space over two-floors of parking spaces.

The new office and garage at 17th and K Streets location is envisioned to house the Department of Health and Human Services (DHHS) Consumer Office and the Library Commission.

Projections show that in 20 years these agencies will have 428 employees and need a total 111,334 DGSF of space. It is also an option to only build structured parking on this block with no office space being present on the site. If this were the case the building could accommodate around 1,210 parking stalls to alleviate current stresses on parking around the Capitol. If the state decides to not put office space on this site it is suggested that the DHHS consumer offices be located on the Pershing Center site and the Library Commission be located on the 1604 as described on subsequent pages. Maximizing parking on this site would also allow less parking to be built in conjunction with other proposed new buildings.

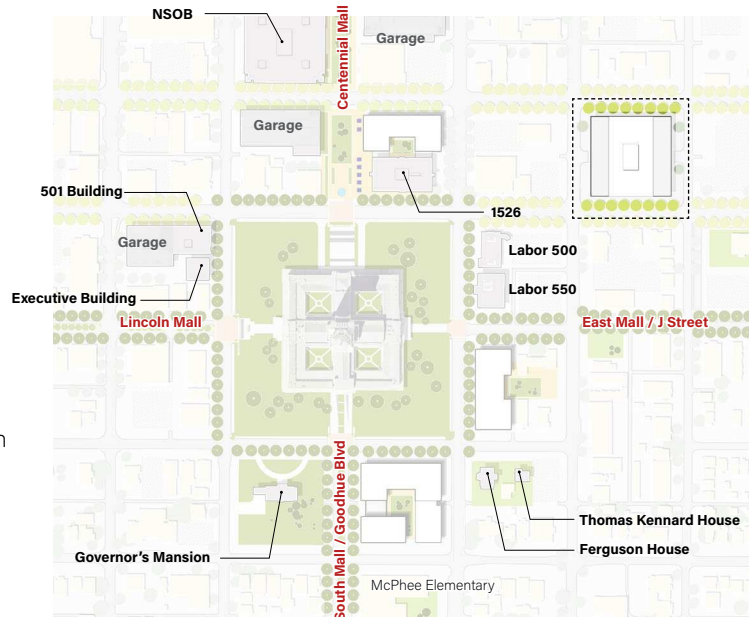


Figure 8.1.2: Illustrative view showing 17th and K Street New Office and Garage

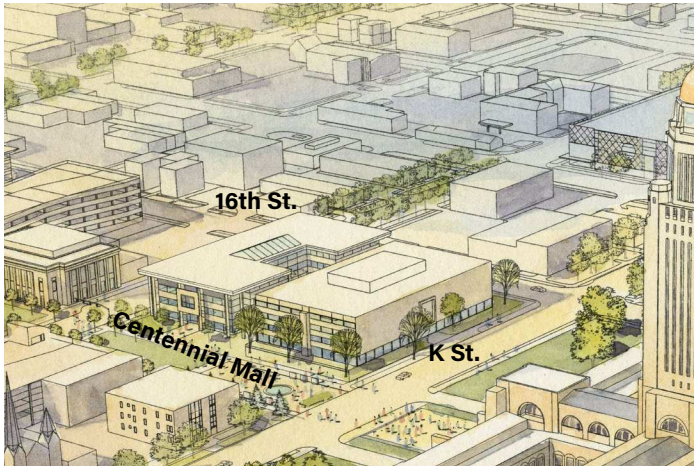


17th and K Streets New Office and Garage Vision



17th and K Streets New Office and Garage Concept

Photo Credit: BVH Architecture



Illustrative view showing 1526 New Office Building Addition

1526 New Building Addition

This Facilities Plan proposes a 124,800 GSF (99,840 DGSF) office building to be attached to the existing 1526 Office Building. The new office building will have four levels of office space and replace the existing surface parking lot located north of the existing building with 70 spaces.

The new addition to the 1526 building is envisioned as the location for the Revenue and Economic Development Center of Synergy, which includes:

- Department of Economic Development
- Department of Revenue
- Banking and Finance
- Department of Insurance

The Departments of Labor and Education are also part of the Revenue and Economic Development Center of Synergy, however they are not planned for relocation. Projections show that in 20 years the agencies being relocated will have 562 employees and need 126,776 DGSF of space. It is important to note that the amount of square feet needed for these agencies exceeds the amount provided in the new building by 26,936 DGSF, this additional square footage can be accommodated in the future flex space located in the existing 1526 building. This arrangement emphasizes the importance of the two buildings being connected to provide flexibility to allow departments and employees to flow between the two structures.

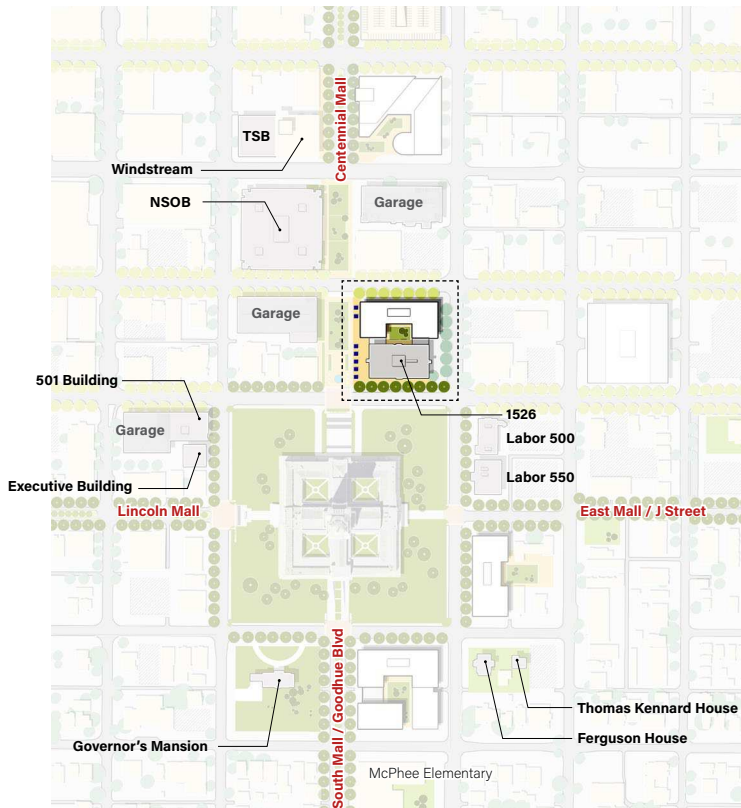


Figure 8.2.1: Illustrative view showing 1526 New Office Building Addition

1604 New Office Building

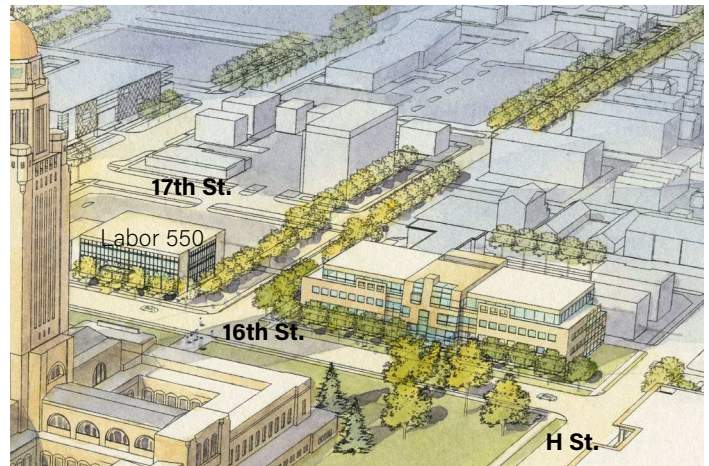
This Facilities Plan proposes 119,800 GSF (95,840 DGSF) of office space to be located on the 1604 parking lot east of the Capitol, replacing the existing 117 parking spaces. The proposed building contains four levels of office space.

The new office at the 1604 lot is envisioned to house high customer-facing agencies. These agencies include:

- Department of Motor Vehicles
- Motor Vehicle Industry Licensing Board
- Nebraska Library Commission (alternate location)
- State Treasurer, Child Support and Unclaimed Property Department
- Investment Council
- Public Employees Retirement Systems
- State Training Facility

Projections show that in 20 years these agencies will have 263 employees and need 75,003 DGSF of space. This square footage includes the current 3,417 SF training facility that is run by DAS Personnel Division. It is envisioned that this building could become a centralized training hub for the State. A future programming effort would be needed to determine the size needed for a state of the art, centralized state training facility, however flex space in this building is planned to accommodate this need.

It is important to note that 1,250 SF has been taken out of the footprint of this building to accommodate outdoor space for a day care. This amenity is further discussed in Chapter 8.2 Amenities. If this outdoor space is not provided this site could accommodate up to 127,000 GSF (102,080 DGSF).



Illustrative view showing 1604 New Office Building

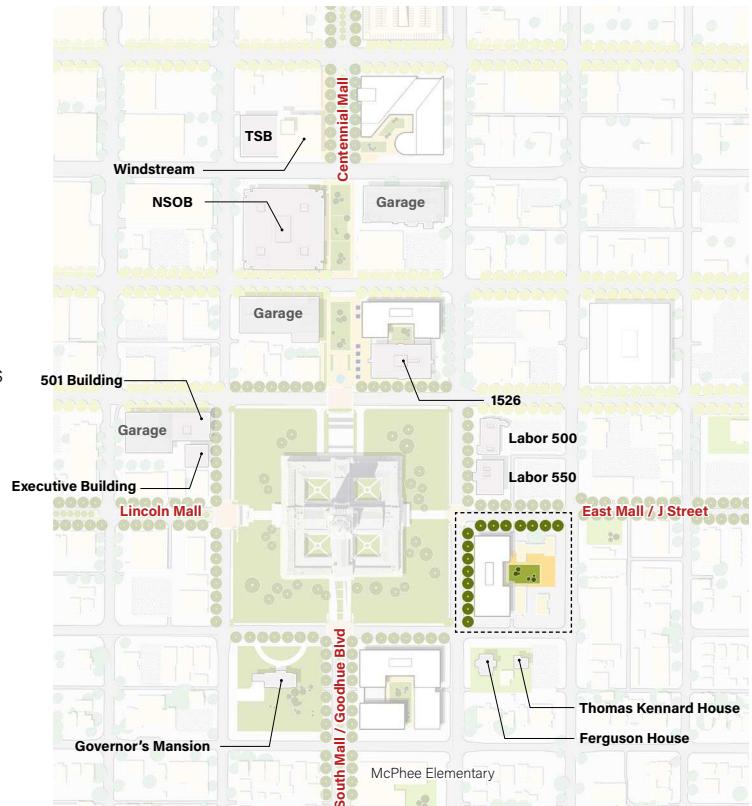
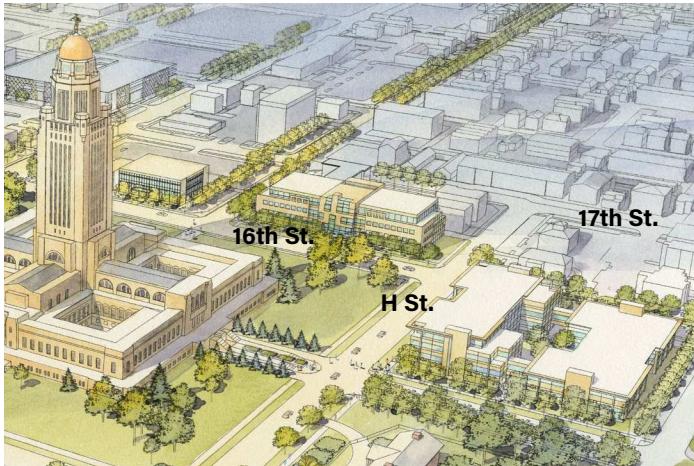


Figure 8.2.2: Illustrative view showing 1604 New Office Building



Illustrative view showing A" Lot New Office Building

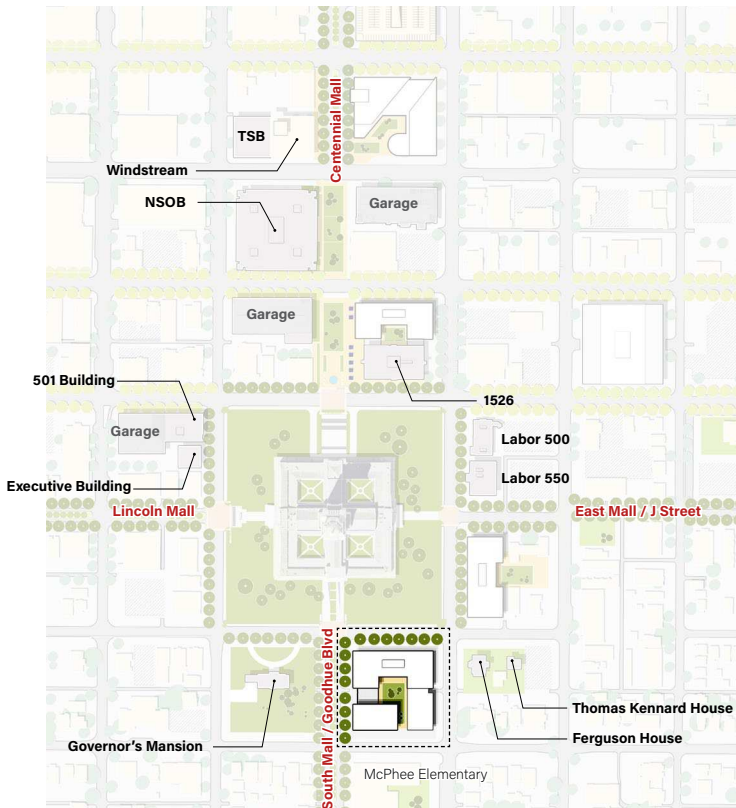


Figure 8.2.3: Illustrative view showing A Lot New Office Building

"A" Lot New Office Building and Underground Parking

This Facilities Plan proposes a 208,800 GSF (167,040 DGSF) office building to be located on the existing surface parking lot "A" which is east of the Governor's Mansion, replacing the existing 254 parking spaces. The proposed building includes four levels of office space on the north half of the site, with two levels of office space on the south half of the site. The new office building will also include three levels of underground structured parking that would occupy the entire site and provide 750 secure parking spaces.

The new office at the "A" lot is envisioned to be the Justice Building that will house some of the agencies included in the Justice Branch and Supporting Agencies Center of Synergy. These agencies include:

- Supreme Court (Offices)
- Justice Branch Training Facility
- Attorney Services
- Workers Compensation Court
- State Patrol Dispatch
- Security

Projections show that in 20 years these agencies will have 274 employees and need 78,853 DGSF of space. It is envisioned that this will be a secure building, thus it would also be an ideal location for State Patrol Dispatch and Security for the Capitol Campus. As technology in security improves and the campus grows so will the need for enhanced security. Future programming efforts will be needed to determine the space needed for this program. Flex space in this building is planned to provide for this need.

It is also important to note that 208,800 GSF is the maximum recommended in order to maximize the amount of office space on this site. The State also has the option to only build out the full structured parking and four levels of office space on the north half of the site, while structuring for future expansion on the south half of the lot. In this scenario the south half of the site could be utilized as a visitor parking lot. This would provide 139,200 GSF (111,360 DGSF) of office space on the northern half of the site. Another option would be to only build three levels of office space on the northern half of the site and two levels on the southern half of the site, resulting in 174,000 GSF (139,200 DGSF).

Pershing Center New Building

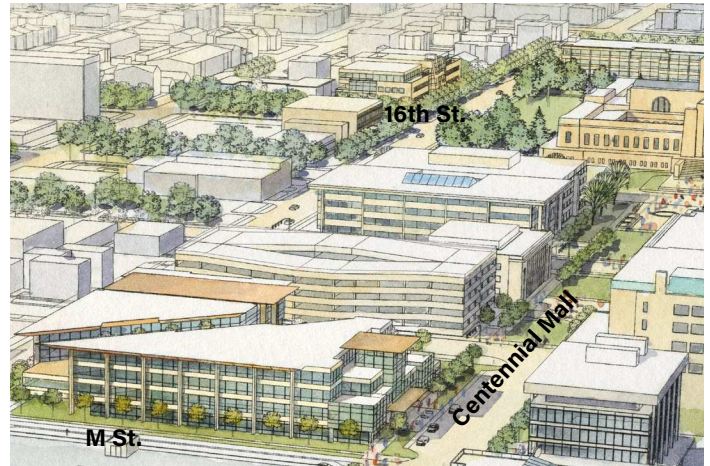
If DAS/State Building Division is able to acquire the Pershing Center site, the Facilities Plan recommends DAS/State Building Division work with a developer and other partners to consider whether or not to renovate the existing Pershing Center or demolish the existing building and build new on the site. Building new on the site could provide up to 268,800 GSF (215,040 DGSF) of office space if four levels are built to maximize the site. Additionally, three levels of underground structured parking should be built occupying the entire site to provide 750 parking spaces.

The Pershing Center site is envisioned as the location of the Agriculture and Natural Resources Center of Synergy and the DHHS consumer offices. These agencies include:

- Department of Agriculture
- Commodity Boards: Corn Board, Ethanol Board, Grain Sorghum Board, Wheat Board
- Energy Office
- Department of Natural Resources
- Department of Environmental Quality
- Power Review Board
- Department of Health and Human Services Consumer Offices (alternate location)

Projections show that in 20 years these agencies will have 915 employees and need 207,402 DGSF of space. Due to its central location, this site could provide a prime opportunity for the State to enter into a public/private partnership for the development of this site.

The Facilities Plan provides an alternative option for the Pershing Center to provide additional flexibility. This option is described on page 203.



Illustrative view showing Pershing Center New Building Concept

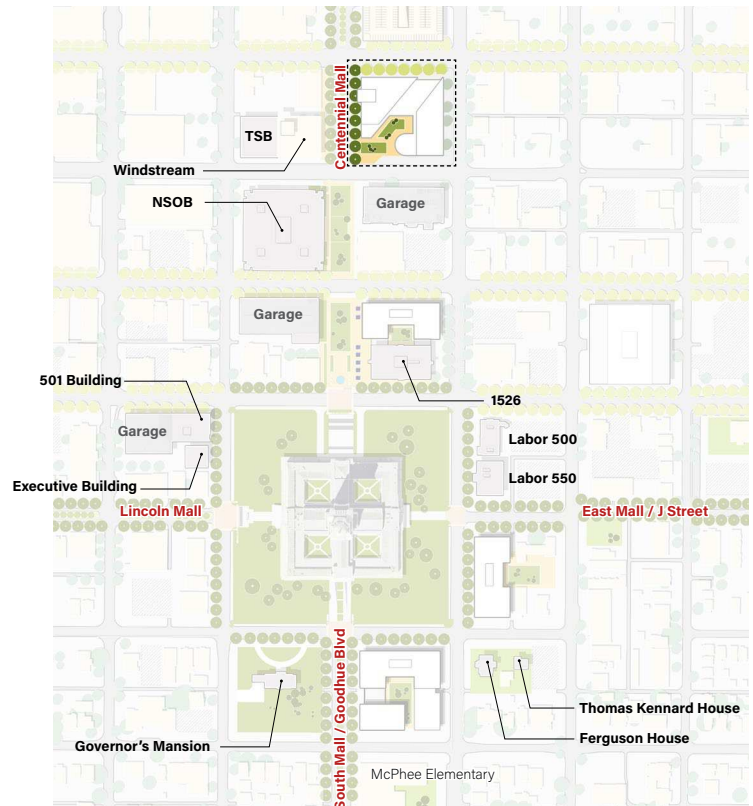
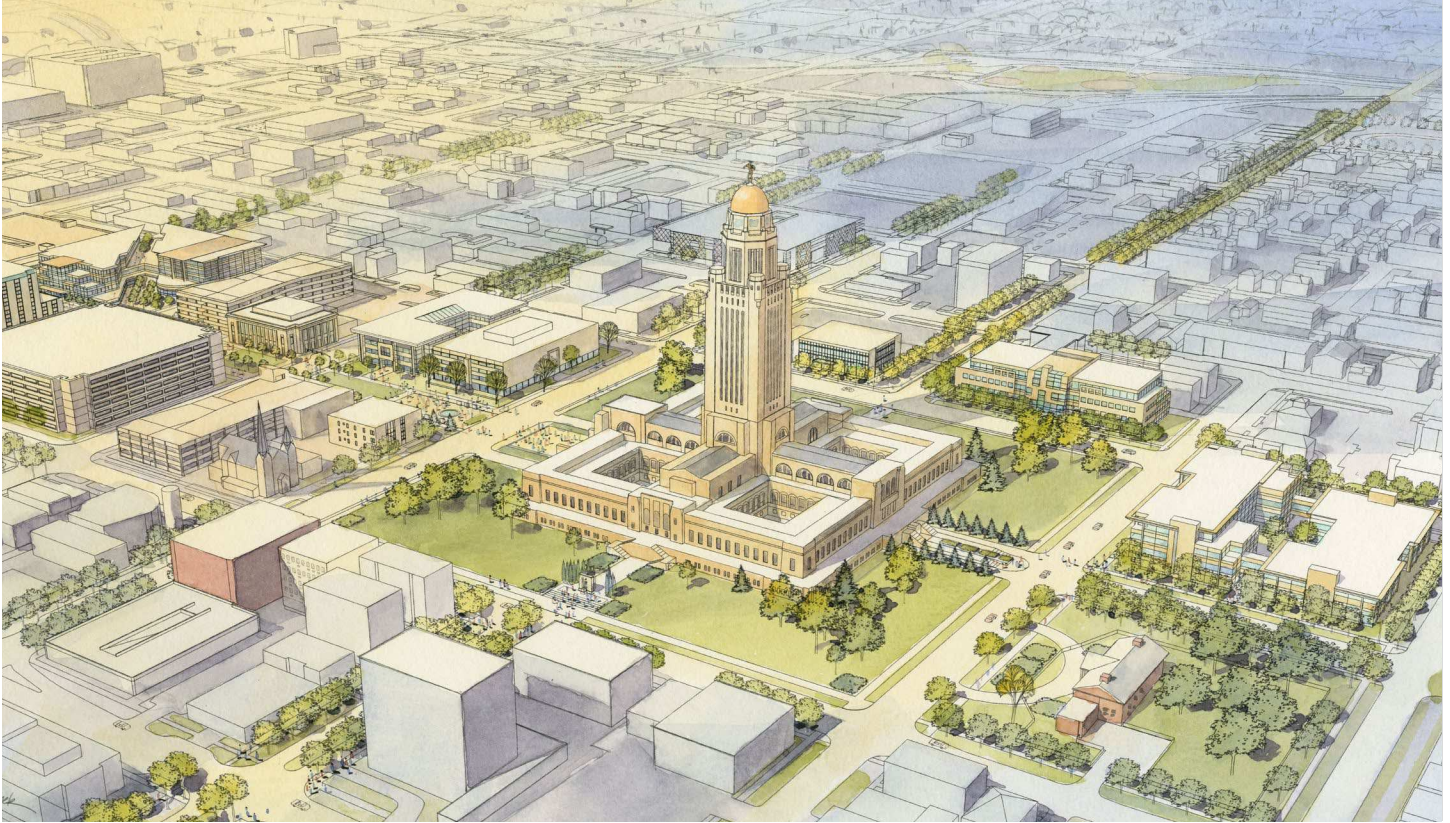


Figure 8.2.4: Illustrative view showing Pershing Center New Office Building (Optional)



Illustrative Bird's-eye View Looking Northeast

Renovations

Construction of new office buildings as described previously will allow DAS/State Building Division to renovate existing state owned buildings to accommodate changes in workplace, technology and create space efficiencies.

State Office Building (301 Centennial Mall South)

The Facilities Plan recommends renovation of the State Office Building to create an “amenity node” for the Capitol Campus (see Chapter 8.2 for a description of amenities). Current agencies housed in the State Office Building occupy 371,033 DGSF. The Facilities Plan team identified several agencies to move out of or into the State Office Building in order to co-locate centers of synergy and to provide better functional adjacencies over the next two decades. The projected space need for the agencies that will reside in the State Office Building after 20 years is 364,408 DGSF.

1526 Office Building (1526 K Street)

The proposed addition to the existing 1526 Office Building allows for a larger office floor footprint on this site. Current agencies housed in 1526 Office Building occupy 77,023 DGSF. Over the course of 20 years, as with the State Office Building the Facilities Plan team identified agencies to move out of or into the 1526 building. The majority of these moves stemmed from consolidating DAS divisions and making room for overflow from the new addition housing the Revenue and Economic Development Center of Synergy. The projected space need for the agencies identified to reside in the 1526 Building after 20 years is 51,327 DGSF leaving 25,696 DGSF for overflow from the new addition to the building.



Illustrative Bird's-eye View Looking South

Executive Building (521 South 14th Street)

The Executive Building is intended to house agencies in the Justice Branch and Supporting Agencies Center of Synergy. This creates a relationship between the Executive Building, the Capitol, and the new Building on Lot "A" which all contain agencies in this center of synergy. Current agencies housed in the Executive Building occupy 32,172 DGSF. After moving the designated agencies from the Justice Center of Synergy into the Executive Building over the course of 20 years the projected space need for these agencies is 29,561 DGSF.

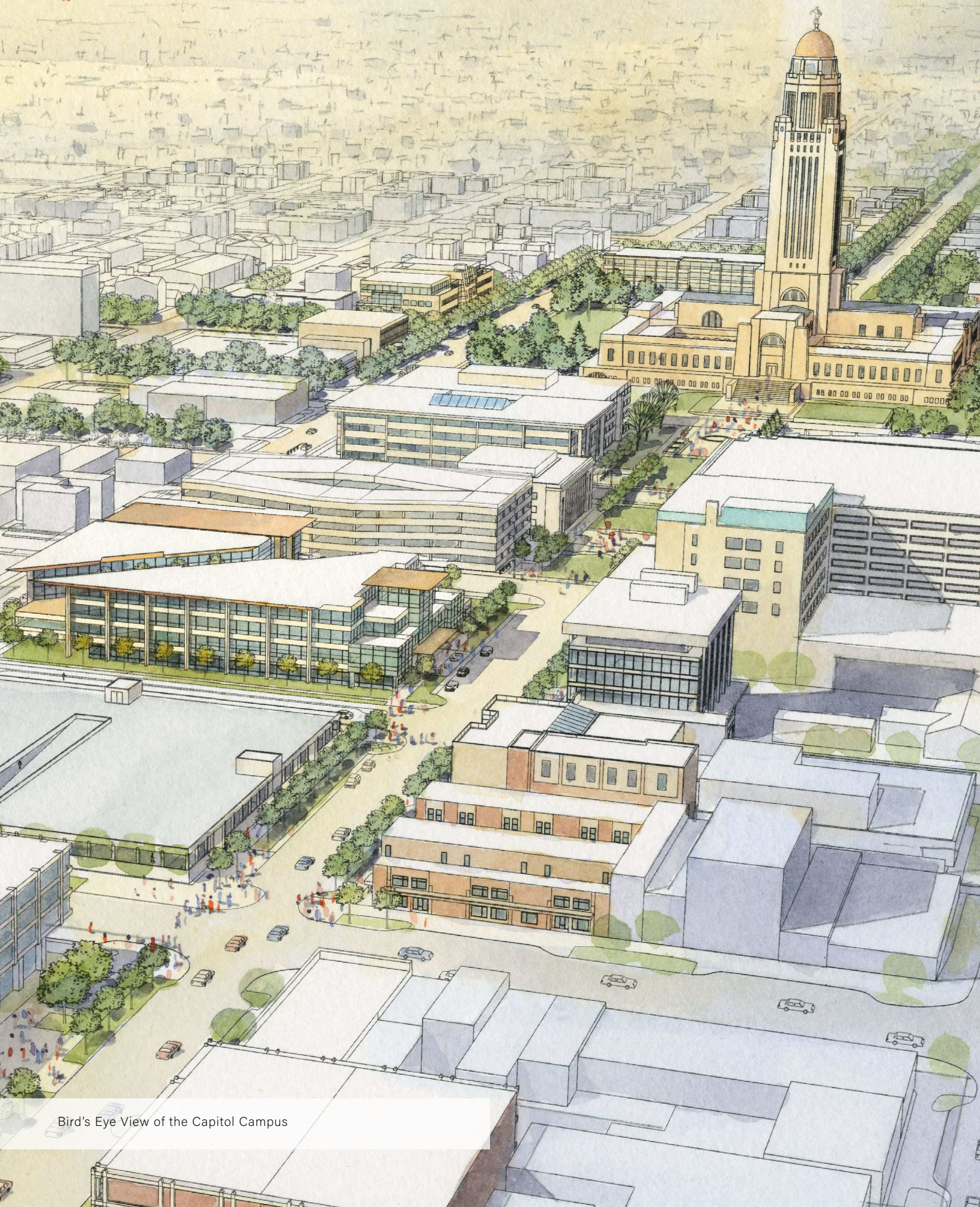
Nebraska State Capitol

The Facilities Plan suggests that the majority of agencies currently residing in the Capitol remain. It is also suggested that while some agencies move out (e.g., Supreme Court offices) the agencies that currently exist in the Capitol with auxiliary offices elsewhere be consolidated into the Capitol. Currently agencies housed in the Capitol occupy 183,644 DGSF. After 20 years the projected space need for the agencies specified to reside in the Capitol is 182,357 DGSF.

Remaining State Buildings

Remaining buildings in the Capitol Campus owned by the State include the 501 Building, the two Labor Buildings, and the Transportation Service Bureau Center Building. Agencies within these buildings are to remain in their respective buildings; they have room within the existing buildings to accommodate the projected 20-year growth with the improved space standard of 220 / Person.

For more information on which agencies are recommended to move in and out of each new building site within the Capitol Campus, please see Appendix A - Agencies, New Agency Locations.

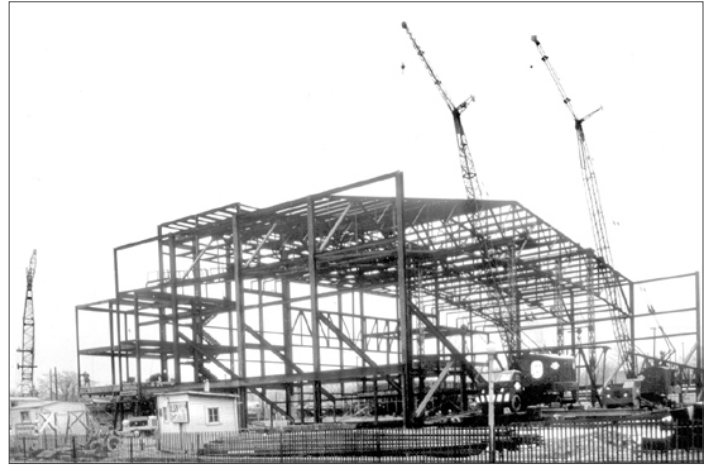


Bird's Eye View of the Capitol Campus

Pershing Center Renovation Option

The Facilities Plan recommendations include consideration of renovation for the Pershing Center. The approximately 44,000 GSF center, owned by the City of Lincoln, is currently vacant. This option may be considered by DAS/State Building Division and requires further evaluation for its feasibility and potential for a public-private partnership. The Pershing Center facility is associated with notable events and programs within the city and featuring a prominent façade mosaic.

A Pershing Center renovation could include the addition of three full intermediate floors developing 208,700 GSF of new Class A office space. These new floors would increase the usable square footage available for offices. With renovation, the ground floor could be converted to a more impactful use, for example as an exhibit place featuring “notable Nebraskans” who are current leaders in their fields. Renovation of existing structures could potentially result in a lower cost per square footage as a result of the cost savings from lower demolition and site preparation costs. The renovation could also reuse or restore the existing Pershing Center mural as part the new restored facility. The constraints for renovation could include potential costs for environmental remediation.



Early Construction of Pershing Municipal Auditorium
Photo Credit: Lincoln Journal Star



Pershing Center Today



Pershing Center Renovation SketchUp Model Demo

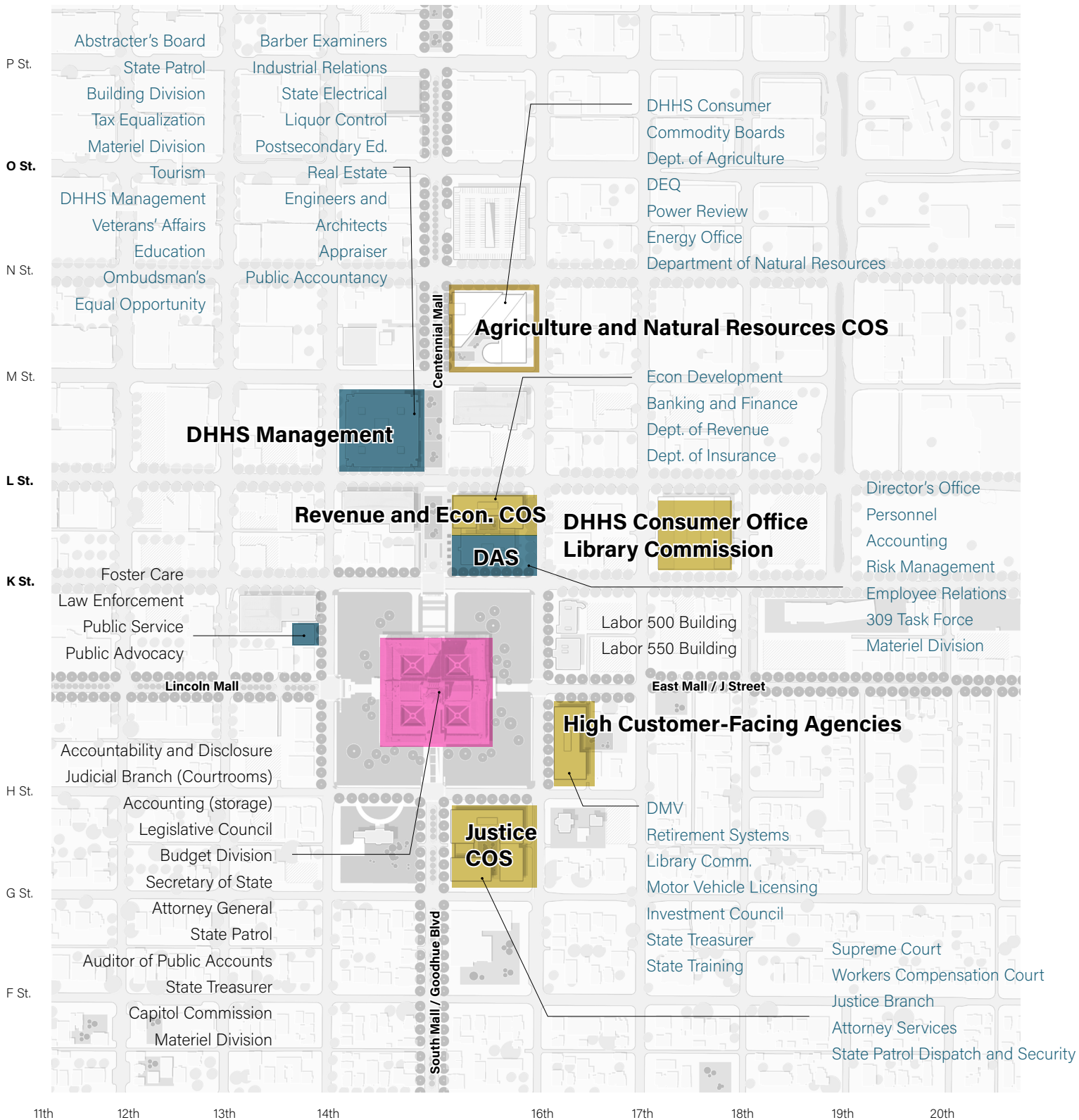


Figure 8.3: Building Program

Building Program

Figure 8.3 shows the locations of the Centers of Synergy in relation to the Capitol, as well as corresponding to high and medium priority agencies for Capitol Campus locations. As new building and renovation/improvement projects are implemented in the Capitol Campus area, (either by the state or private entities) it is encouraged that any overhead power lines throughout the area be buried. It is also recommended that any rooftop mechanical equipment be discouraged or adequately screened from view, and that the Windstream building radio tower be removed in the future.

Other Building or Site Acquisition Opportunities

DAS/State Building Division shall continue to evaluate existing building acquisition opportunities within the Capitol Campus as they become available to reduce the leased space portfolio and to provide additional office space within the vicinity of the Capitol. Acquisition of state leased buildings or federal owned facilities would provide flexibility for DAS/ State Building Division to seek temporary space while completing other new construction or renovations.

Building Heights

New building heights are limited to 57 feet north and west of the Capitol, including all blocks directly adjacent to the Capitol, and 45 feet east and south, as defined by the Capitol Environs District Design Standards. Assuming a floor-to-floor height range of 13 to 15 feet for a modern office building; each building is expected to have:

- Pershing Site (Maximum Building Height: 57 Feet, 4-story)
- 1604 Lot (Maximum Building Height: 57 Feet, 4-story)
- A Lot (Maximum Building Height: 57 Feet, 4-story + 2-story)
- 1526 Lot (Maximum Building Height: 57 Feet, 4-story)

Legend

- Proposed New Office Buildings
- Renovation of Spaces Based on New Space Standards
- HVAC Replacement



Overall Birds-eye View Rendering Looking South

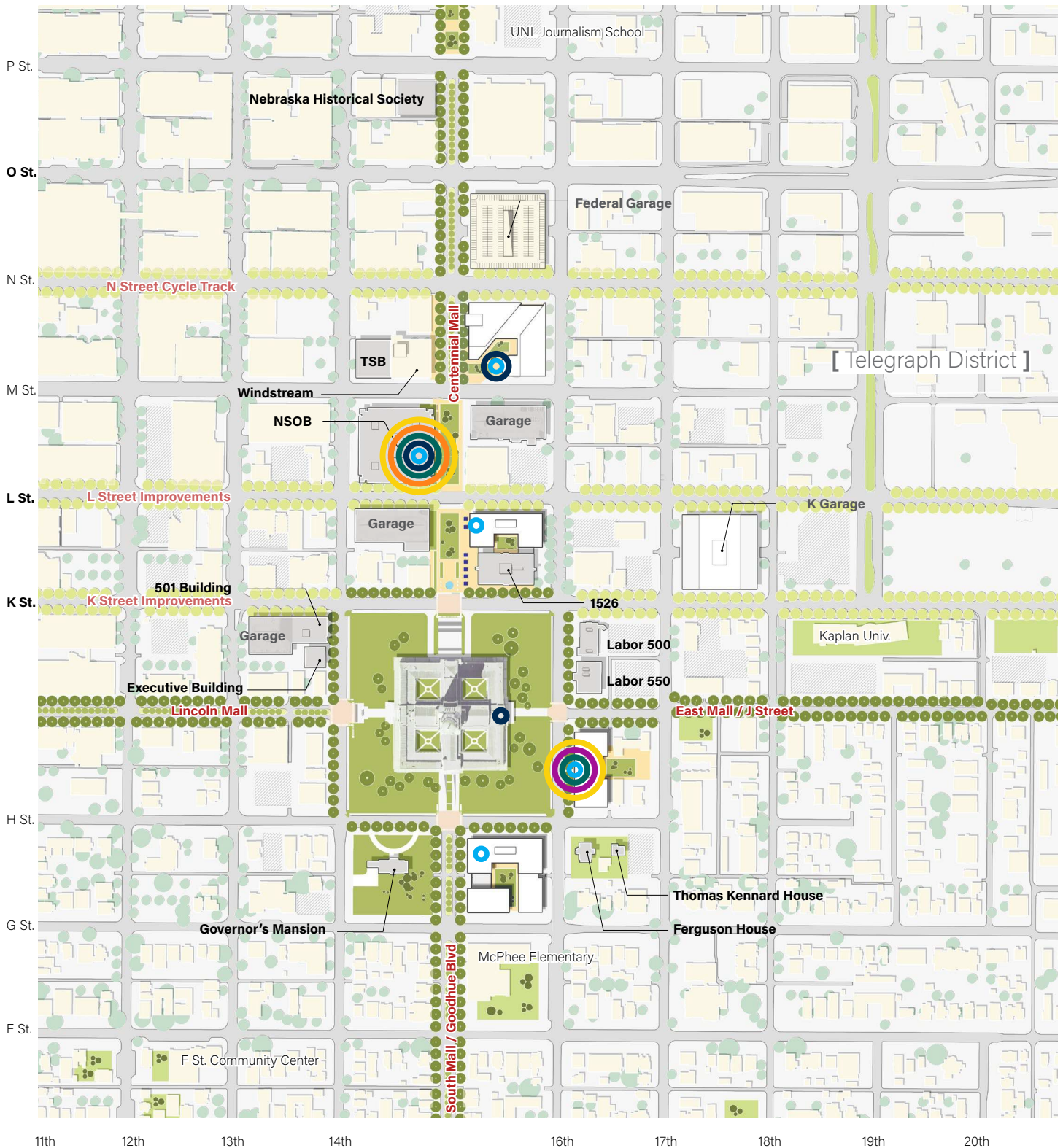


Figure 8.4: Amenities within the Capitol Campus

8.2

AMENITIES WITHIN THE CAPITOL CAMPUS

Amenities offered within the Capitol Campus allow the State to better compete with private sector jobs for new hire employees and retention of current employees. Some of the top amenities the Capitol Campus could benefit from include:

- Fitness center
- Dining Opportunities (e.g.,)
 - Restaurants
 - Cafeteria
 - Coffee Shops
 - Micro Kitchens
- Day Care
- Bicycle Storage
- Shower Facilities and Lockers
- Training Spaces
- Meeting Spaces
- Wellness Areas
- Natural Daylight
- Secure Entrances

Amenity Nodes

Each existing and new building within the Capitol Campus offers some level of employee and/or visitor amenities. In order to concentrate and enhance amenities, two amenity nodes are proposed within the Capitol Campus and located at the northern and southern sections of the Campus. DAS/State Building Division has the option of controlling the operation, maintenance, and ownership of the amenities provided or developing them in partnership with the private sector.







Northern Amenity Node

Due to its adjacency to other state owned buildings within the campus, its location along Centennial Mall, and the number of state employees that work in the building, the State Office Building lends itself well to becoming a hub for activities for all state employees working in any building on the Campus. Other opportunities for smaller activity nodes on the north side of the Campus include at the northeast corner of Centennial Mall and L Street and at Southeast corner of Centennial Mall and H Street,

Southern Amenity Node

Another location that lends itself to becoming an activity node is the location of the new office building on the south side of the Capitol Campus at East Mall / J Street and 16th Street (the 1604 Lot). New construction makes this location ideal for a centralized state training facility as state of the art technologies can be programmed into the new building. Additionally, specialized services such as a day care can be included and specifically accommodated in a new building better than in a renovation of an existing building. Other opportunities for smaller activity nodes on the south side of the campus include the Capitol and the new Justice Building.

Legend

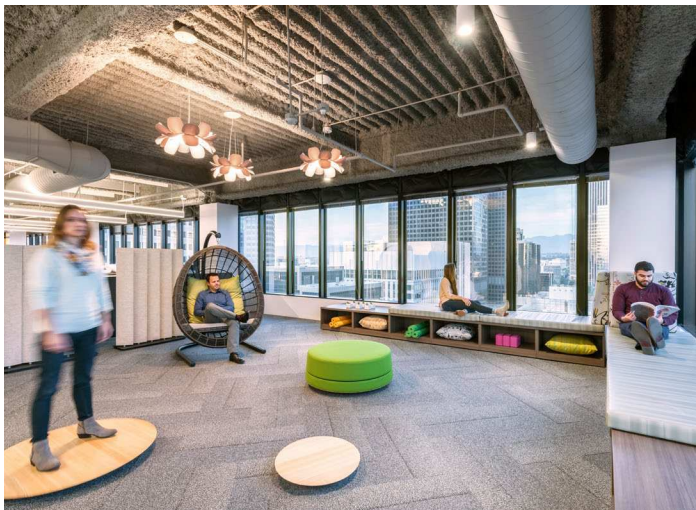
-  Cafe/Coffee Shop
-  Cafeteria/Restaurant
-  Shower Facility
-  Fitness Center
-  Day Care
-  State Training Facility



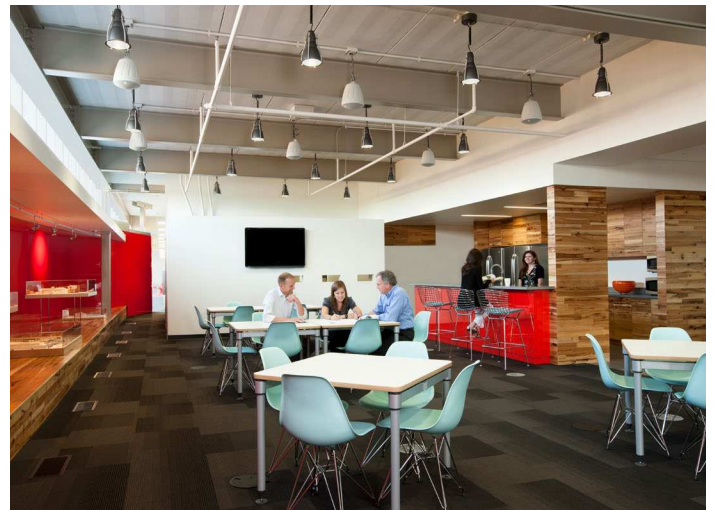
Cafe, Confidential Technology Client



Meeting Room, Confidential Technology Client



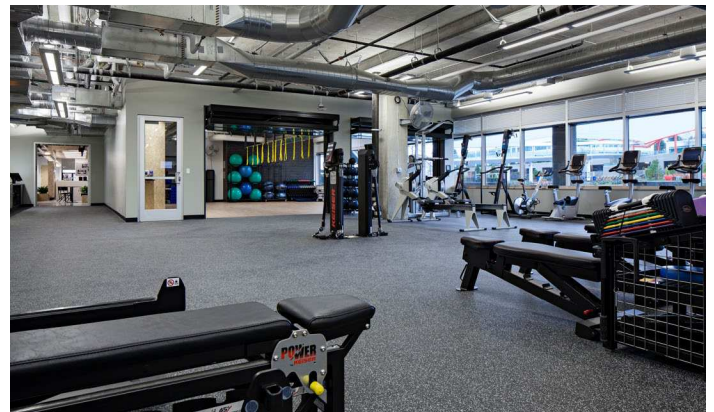
Wellness Room, Confidential Technology Client



Kitchen, DLR Group Omaha Office



Group Working Space, Confidential Technology Client



Gym / Fitness Room, Confidential Technology Client



Bicycle Storage, Rally



Presentation Room, Confidential Technology Client



Locker Room, Confidential Technology Client

A summary of amenity locations shown on Figure 8.4, as well as estimated square footage planned for within the Capitol Campus in addition to agency space include:

Pershing Center

- 2,000 SF of café, coffee shop, or restaurant. Greater amenity and mixed use square footage could result on this site if the State enters into public/private partnership to develop the site.

Nebraska State Office Building

- 10,000 SF centralized cafeteria/restaurant.
- 6,000 SF fitness center and shower facility.
- 6,000 SF of shared conference/small training rooms.

New Addition to the 1526 Building

- 1,400 SF café/coffee shop.

Capitol Building

- Keep and maintain current cafeteria.

New Building on 1604 Lot

- 2,000 SF café, coffee shop, or restaurant.
- 1,600 SF shower facility.
- 6,000 SF day care (an estimate for an 100-child care facility). Further programming will need to be done by the State to determine the amount of children the daycare should provide for and thus the amount of space needed for a child care facility.
- Size of centralized training facility will also have to be determined in future programming exercises.








New Justice Building

- 500 SF café/coffee shop, similar to the Nebraska State Office Building Cafe.



Figure 8.5: Landscape Framework

Legend

-  Existing Buildings
-  New Buildings
-  Existing Capitol Courtyard
-  Proposed Courtyard
-  Plaza Area
-  Stormwater Lines
-  Sidewalks
-  Existing Trees
-  Proposed Trees

8.3

LANDSCAPE FRAMEWORK

The Facilities Plan recommends various landscape opportunities to provide multiple effects beyond beautification. These approaches can enhance the experience of the Capitol Campus, and bring a Nebraska identity to the public realm.

The landscape framework seeks to minimize lawn panels to those areas intended for intensive use or provide clean viewsheds, such as along Centennial Mall. Grasses become the dominant landscape feature, taking cues from the Capitol Campus Design Guidelines in an effort to provide large sweeps of species that give variety and seasonal interest.

Added street trees provide consistency and identity to the Capitol Campus, with the use of Red Oaks and Scarlet Oaks. Additionally, a new series of courtyard gardens creates intimate areas for employees and visitors to find shelter, water features, and experience more secluded space than the open expanse of the mall.

The hierarchy of landscape elements proposed is responsive to vehicles and pedestrians, to provide a diversity of experience that becomes part of the Capitol Campus identity and increases visitor use. The landscape elements include:

Gathering Spaces

The Capitol Campus has a unique opportunity to enhance the existing landscape characteristics. Courtyards can be “borrowed” from the Capitol, establishing a more intimate experience than the malls and major boulevards. The raised promenade abutting the Capitol presents a chance to showcase the monumentality and artwork of the building.

The Capitol is host to a variety of public and governmental events each year. The central room of the 14th Floor Observation Level is available and can be reserved for wedding receptions, and the Capitol, or floor display area can also be reserved in advance for ceremonial events.

The Capitol Courtyards

The existing Capitol Courtyards and proposed Campus Courtyards are ideal places to bring additional events outdoors, creating a more dynamic engagement:

- Musical performances
- Ceremonies / receptions
- Trainings / luncheon for state employees
- Employee wellness classes

The Capitol Grounds

The Capitol lawn is recommended as a ceremonial place for civic gathering and engagement. The front monumental staircase of the Capitol could also be utilized for educational presentations and outdoor classes. For example:

- Community fitness events such as yoga and meditation
- Outdoor concerts
- Outdoor movies and plays

Streetscape and Programming

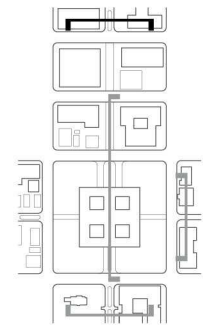
A major goal of the Facilities Plan is to create multi-modal streets that link destinations and promote walking and biking as safe, pleasant alternatives to driving, particularly for downtown residents. Suggested improvements are designed to be flexible within the existing street footprint and right-of-way. General streetscape recommendations for streets within the Capitol Campus include:

- Addition of Capitol Campus related banners
- Integrate consistent pedestrian lighting throughout the Campus
- Consider green infrastructure improvements within the street rows as described in following Stormwater Management section.

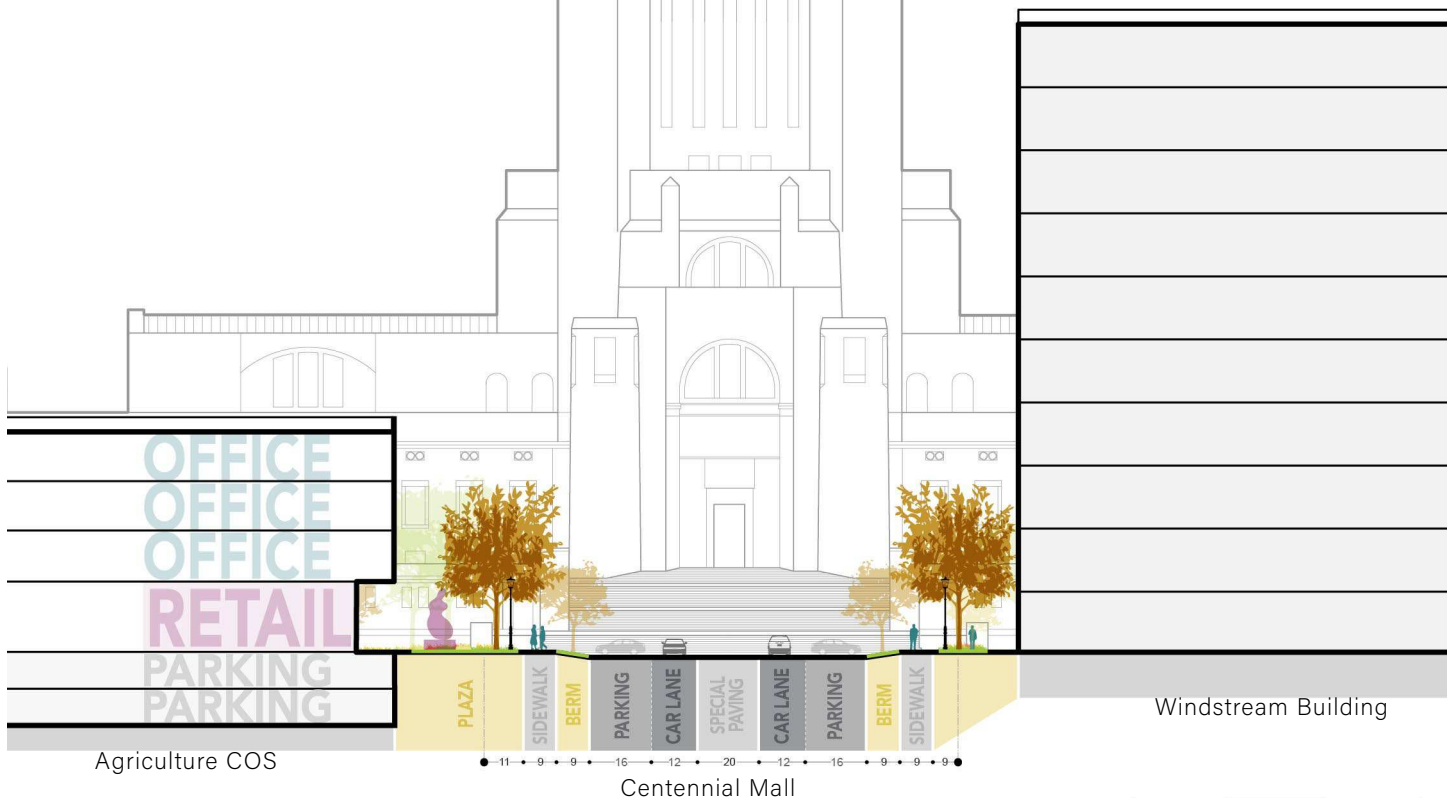
Centennial Mall Streetscape and Programming

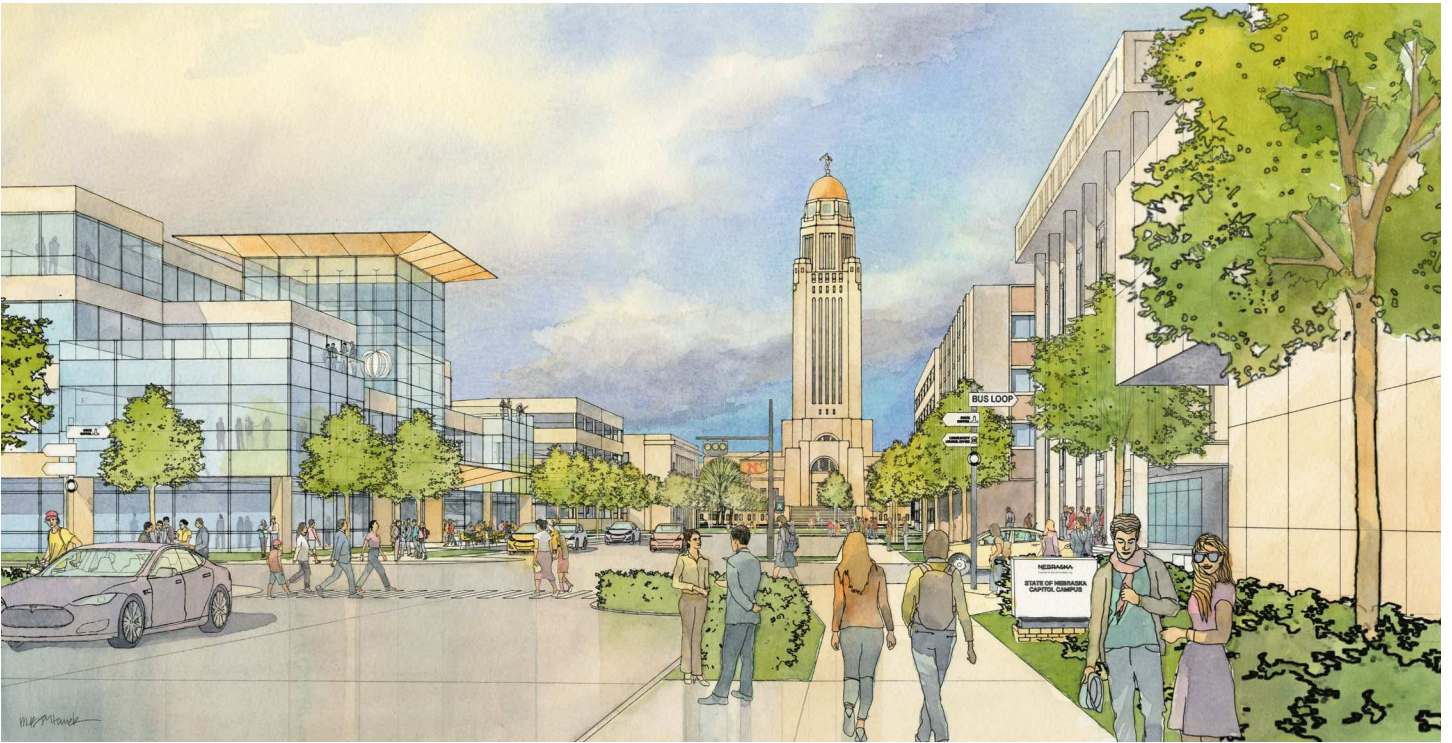
Recommended improvements to Centennial Mall's existing streetscape include addition of a special paving area for the blocks between M and P Streets and changing the existing angled parking to parallel parking. The Facilities Plan recommends temporarily closing the M Street to South of O Street section of Centennial Mall for community events, such as:

- Temporary art and lighting show
- Youth focused inquisitive games / festivals (e.g., could be held at the 8,000 SF map of Nebraska located in front of a State building)
- Street festival and/or local art or farmers market
- Community festivals similar to Smithsonian Folklife Festival on the National Mall in Washington, DC

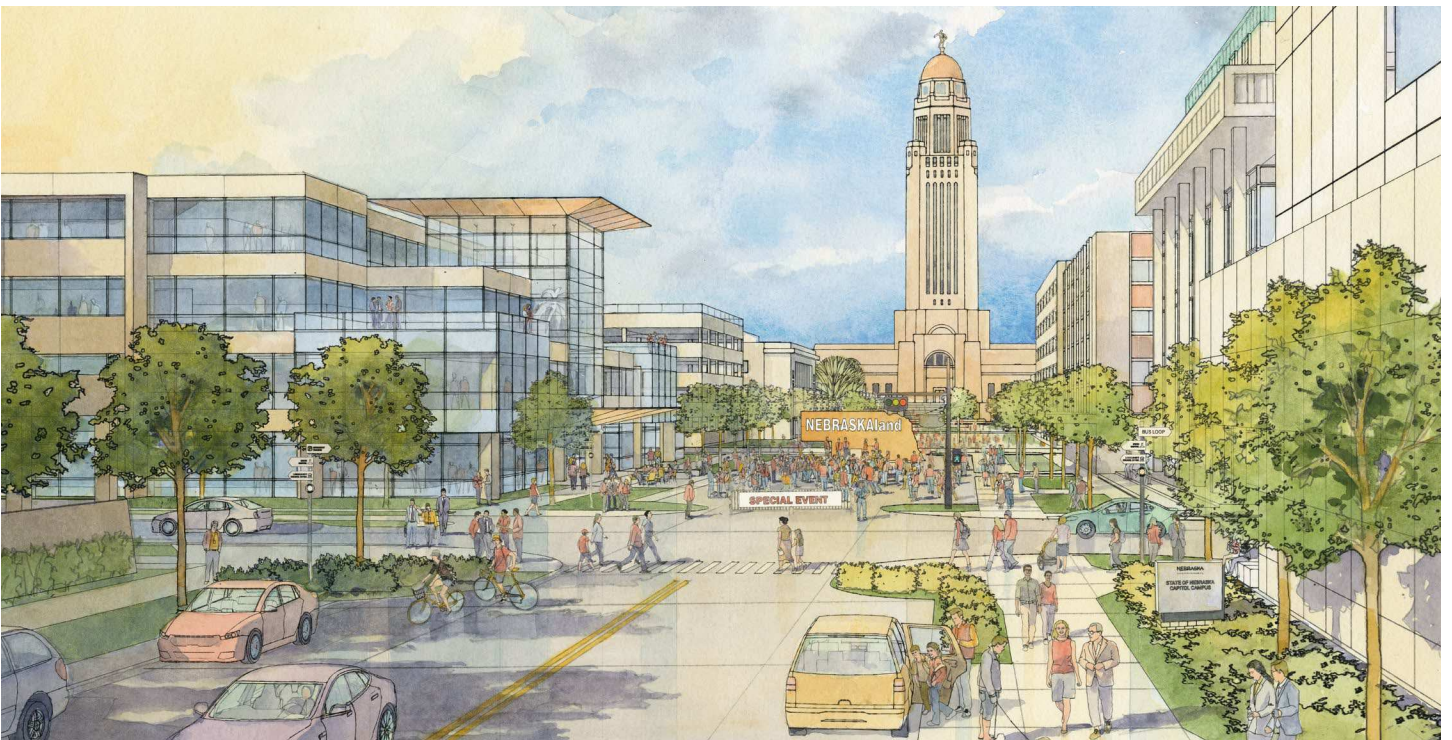


Context Map





Centennial Mall Perspective Rendering



Centennial Mall Perspective Rendering - Closing for Event

Programming Examples from Other Capitols

Food and Arts

(E.g., Farmers Markets, Beer Festivals)



Civic Park Outside the State Capitol Building

Photo Credit: Visit the USA / Colorado



California State Capitol (Summit Beer Festival)

Photo Credit: California Craft Beer

Wellness Events

(E.g., Weekly Free Outdoor Yoga)



Texas State Capitol (International Day of Yoga)

Photo Credit: Statesman Photo and Multimedia Blog



Utah State Capitol (Wednesday Night Free Yoga)

Photo Credit: Now Playing Utah

Family Oriented and Educational Events

(E.g., Easter Egg Hunt, March for Science Rally)



California State Capitol (Easter Egg Hunt)

Photo Credit: The Sacramento Bee



New York State Capitol (March for Science Rally)

Photo Credit: Discover Albany



Wisconsin State Capitol (Farmer's Market)

Photo Credit: Amphitheater Public Schools



Louisiana State Capitol Park Museum

Photo Credit: Visit Baton Rouge



Oregon State Capitol (Brewfest)

Photo Credit: Salem Winter Brewfest

Cultural Events

(E.g., Orchestra Performances, Concerts, Movie Nights)



Iowa State Capitol (Yankee Doodle Pops)

Photo Credit: Des Moines Symphony



West Virginia State Capitol (Outdoor Lectures)

Holiday Celebration

(E.g., Fireworks, Light Shows, Music, Christmas Tree Lighting)

Arkansas State Capitol
(Big Jingle Jubilee Holiday Parade)

Photo Credit: Visit the USA / Arkansas

Texas State Capitol
(Holiday Sing-along and Downtown Stroll)

Photo Credit: Visit the USA / Austin

Goodhue Boulevard Streetscape and Programming

Goodhue Boulevard from the Capitol to “A” Street is an excellent example of a street that is in need of streetscape and amenity enhancements. Consistent street trees and pedestrian lighting aligning the boulevard with sidewalks and a designated bicycle path is recommended to enhance the street and South Downtown neighborhood. Goodhue Boulevard improvements would also help to define the Capitol Campus. The original plan envisioned the Governor’s Mansion located at the terminus of Goodhue Boulevard.

The Facilities Plan recommends increasing the number and variety of events held in the vicinity of the South Mall / Goodhue Boulevard, such as:

- Regular fitness events
- Mayors’ Run or other race events
- Weekend farmers market
- Pop-up bookstore

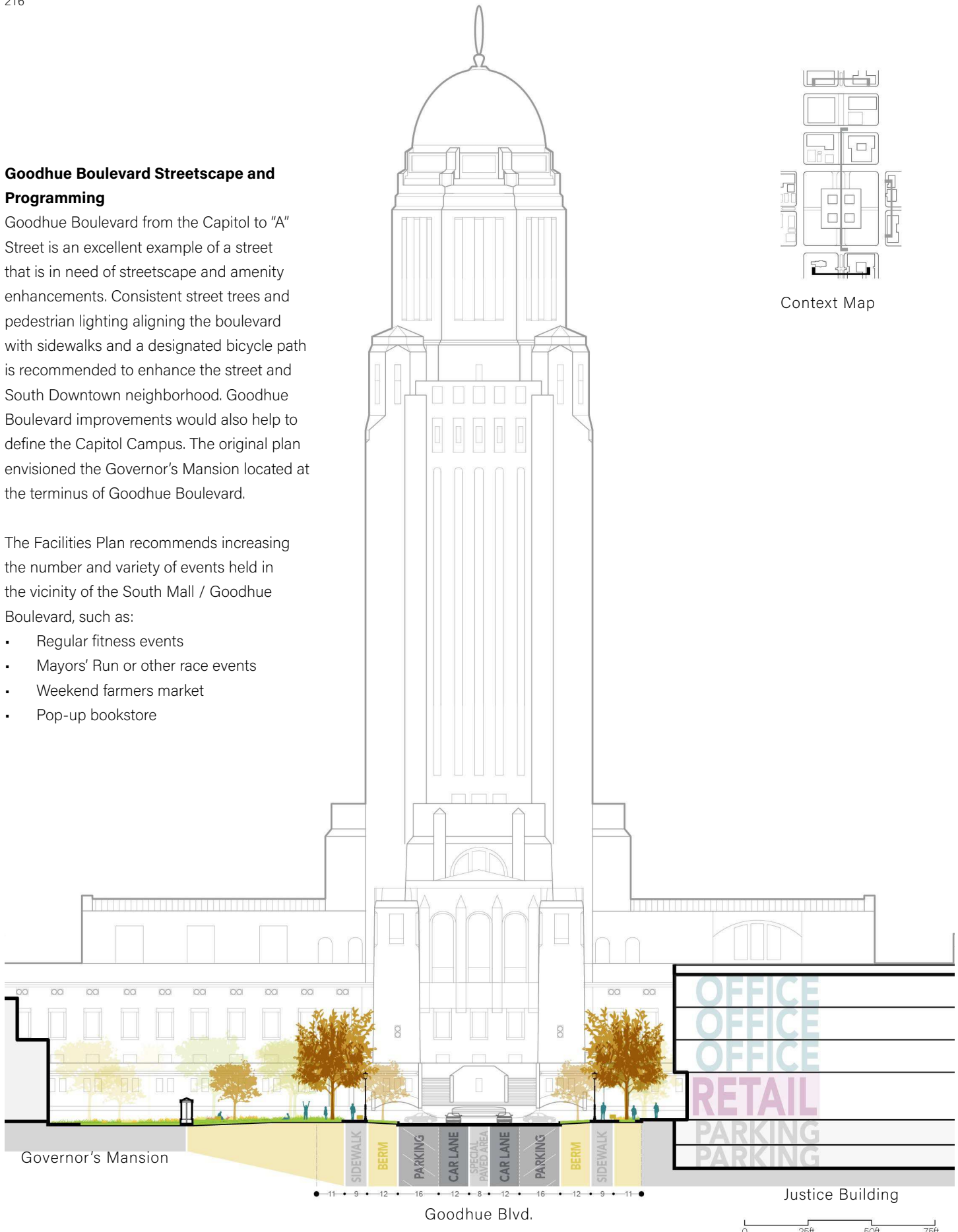
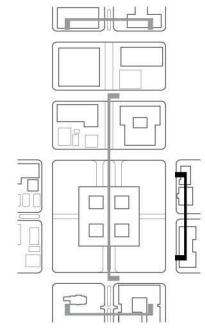


Figure 8.6.2: Proposed Goodhue Boulevard Section

J Street Streetscape and Programming

The Facilities Plan recommends utilizing the east side of the Capitol for events, such as:

- Start-up showcases
- Company exhibits
- Food trucks to increase lunch options



Context Map

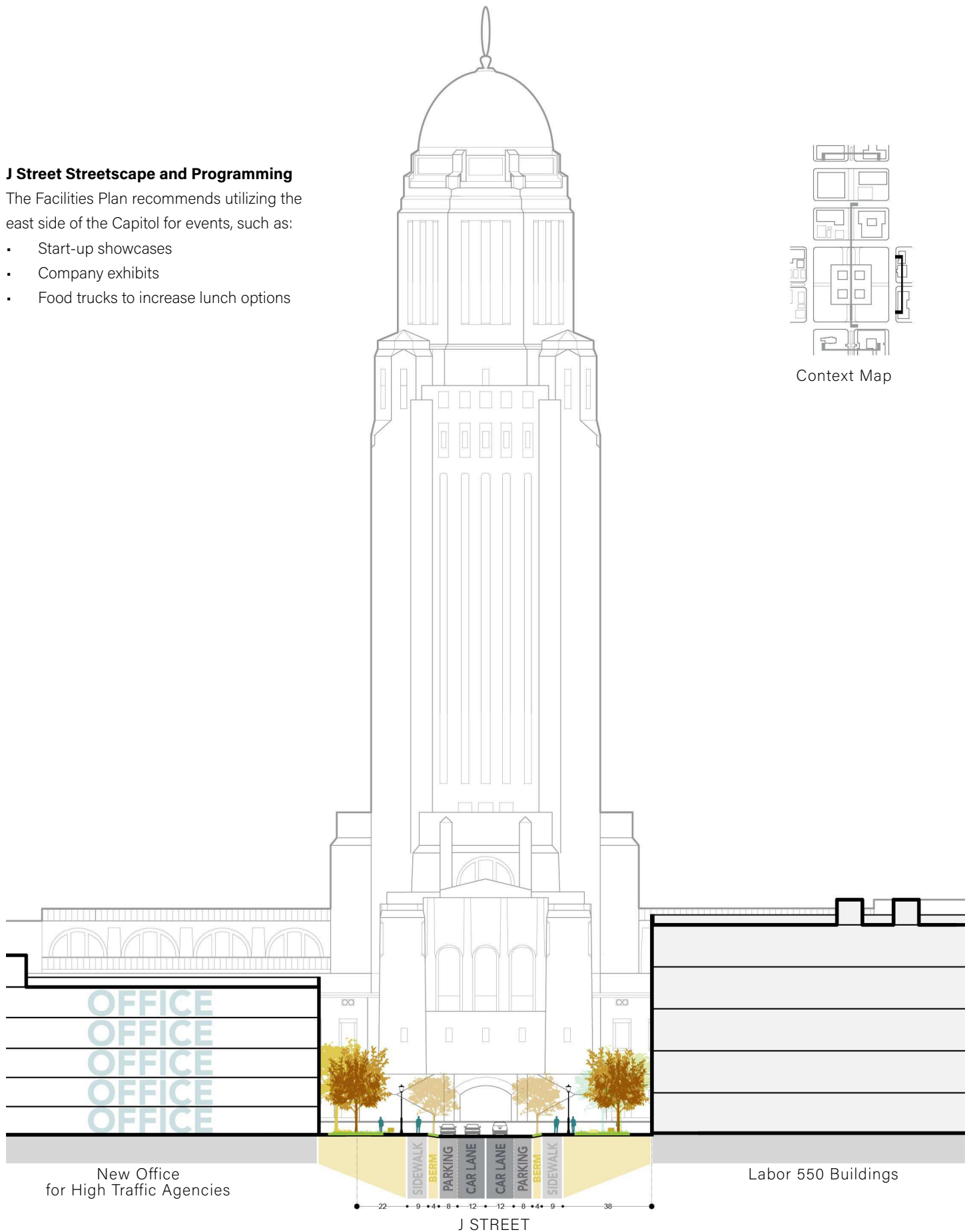


Figure 8.6.3: Proposed J Street Section



Stormwater Planter



Stormwater Drainage System

Stormwater Management

By creating opportunities for stormwater management, the landscape can contribute to the infrastructure of the Capitol Campus. Through infiltration, retention, and potentially recirculated irrigation, these elements will perform a necessary function for the Campus while contributing to its civic identity and acting as a showcase for further implementation throughout the city.

Stormwater Management Features for Streets:

- Linear features
- Infiltration trenches
- Bio-swales

Distributed Features:

- Rain gardens (recommended in the bump-outs at street corners)
- Silva cells
- Pervious pavement systems such as pervious paver blocks (recommend to place strategically along the edge of the road or sidewalk)

Stormwater Management Features for Buildings:

- Green Roof
- Vertical Gardens

Public Art

Stakeholders who met with the Facilities Plan team expressed a desire for a more vibrant art and purposely designed community. Lincoln has already made strides through installations such as "Nebraska by Heart". This focused effort involves the arts community in giving the opportunity for residents and artists to embrace Nebraska's amazing historic and cultural resources. DAS/State Building Division should consider opportunities to collaborate with UNL and other stakeholders for the temporary installation of public art around the Capitol Grounds, within the vicinity of the Capitol Campus, within new office building interiors and along Goodhue Boulevard.



Public Art

Photo Credit: Lincoln Journal Star

Material Enhancements

The selection of high quality materials that differ from the surrounding asphalt streets and concrete sidewalks will help designate areas for gathering, assembly, and enjoyment. These materials should reflect and reinforce the existing hardscape at the Capitol and the newly landscaped Centennial Mall areas.

Outdoor Sitting and Furnishings

By providing new areas for seating, socializing, and outdoor meetings, the Capitol Campus can act as an extension of both the city's public realm and the offices of state employees. Seating and furniture will also create spaces that are more welcoming and comfortable - methods should also be considered for providing shade in summer and sun in winter for seating areas.

Lighting

The new pedestrian lighting on Centennial Mall takes cues from the older Capitol Grounds lighting, and should continue as the light pole of choice on all malls, boulevards, and pedestrian areas of the Capitol Campus. The poles found on Lincoln Mall and Goodhue Boulevard should eventually be replaced with the updated lights to match the Capitol Grounds and Centennial Mall.



Paving Materials

Photo Credit: B+B Urbanism and Landscape Architecture



Paving Materials

Photo Credit: Gehl Architects



Paving Materials

Photo Credit: PWP Landscape Architecture



Outdoor Fitness

Photo Credit: Aspect Studio



Outdoor Seating

Photo Credit: Taylor Cullity Lethlean



Outdoor Benches / Seating

Photo Credit: Aspect Studio



Capitol Ground Existing Light Pole



Centennial Mall Existing Light Pole



Goodhue Blvd Existing Light Pole

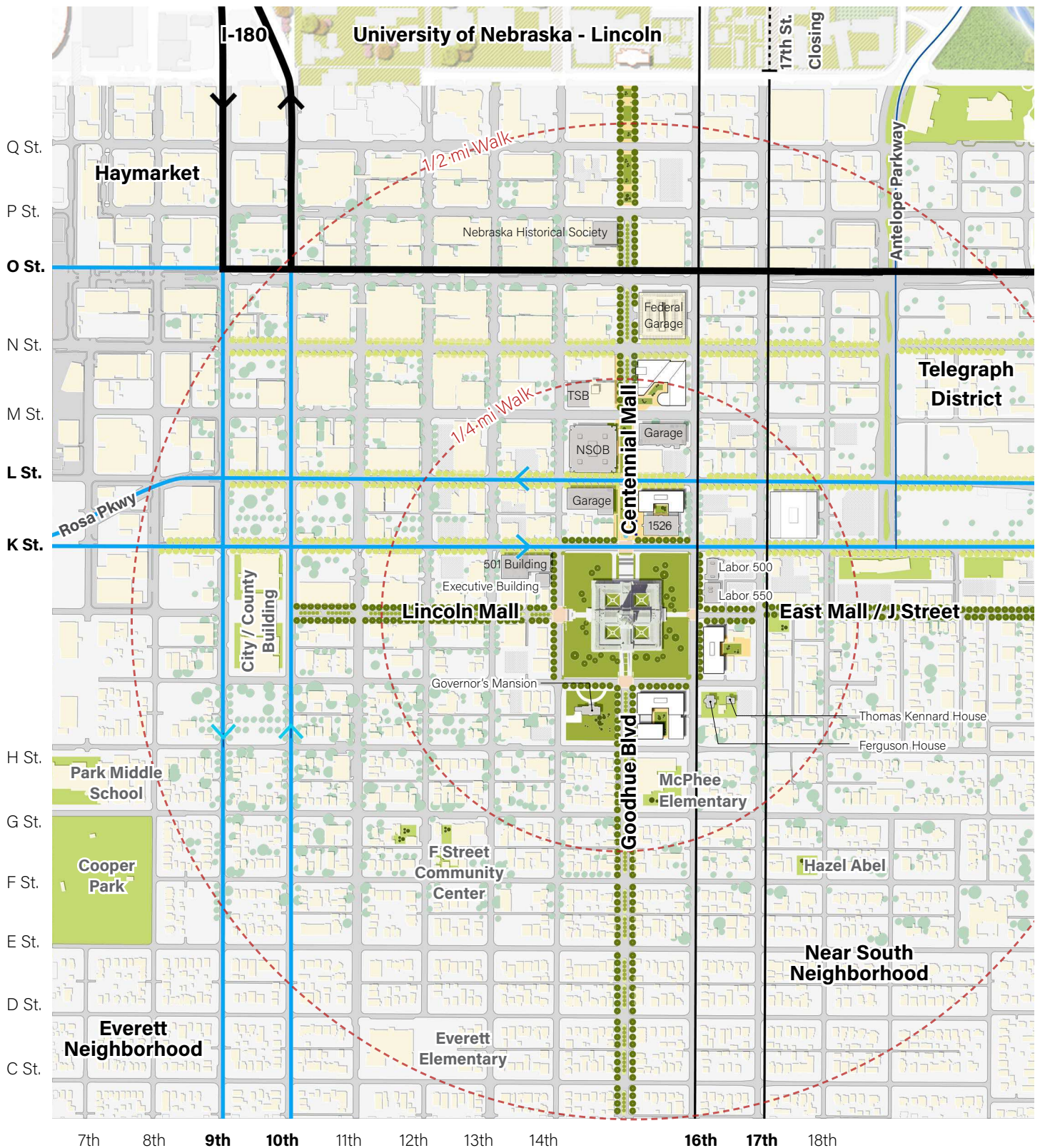


Figure 8.7: Street Network

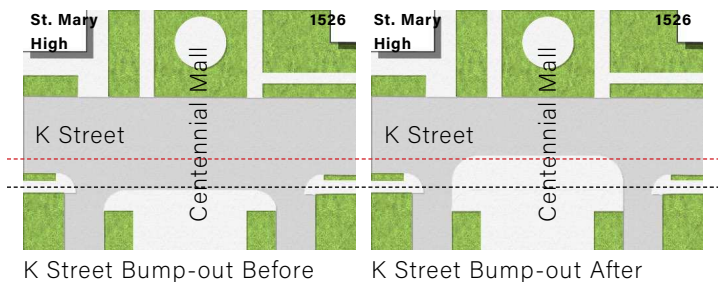
8.4

CIRCULATION AND PARKING

Street Improvements

The Facilities Plan recommends the following street improvements as they relate to the Capitol Campus emphasizing traffic calming measures.

- **Street Improvements on Four Axial Streets:** Closer to the Capitol and streets surrounding the Capitol Grounds streetscape and pedestrian-friendly environment, improvements are recommended on at least the two-block area from the Capitol along each axial street and streets surrounding the Capitol Grounds.
- **K and L Streets as Complete Streets:** Large amounts of vehicular traffic move through and around the Capitol Campus on a daily basis especially along K Street and L Street. The Facilities Plan recommends converting portions of K and L Streets within downtown from 9th Street to Antelope Valley Parkway to complete streets.
- **Traffic Calming Measures:** Consider methods for slowing traffic, such as narrowing drive lanes, and employing tactics such as the pedestrian nodes.

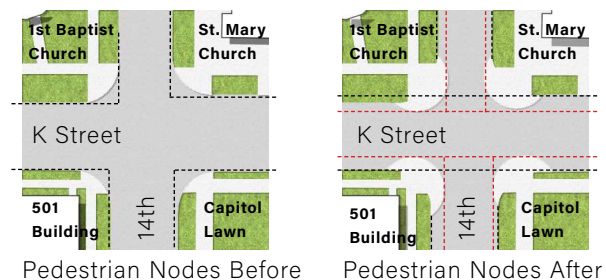


- Legend**
- Interstate / US Highway
 - Major Streets
 - Secondary Streets
 - Parkway

Pedestrian Circulation Improvements

The Facilities Plan recommends the following pedestrian circulation improvements for the Capitol Campus.

- **Improved Pedestrian Crossings:** Reducing the crossing distance makes for a safer and more comfortable crossing while also providing opportunities for landscaped areas. One approach is to add pedestrian nodes, which are extensions of the curb often shadowing the adjacent on-street parking, at intersection corners. It is recommended that key pedestrian intersections within the Capitol Campus (see diagram below), are modified as pedestrian nodes to enhance pedestrian experience on the campus. "No Turn on Red" signing may also be considered at high pedestrian traffic intersections.
- **Additional Improvements:** To increase the comfort level of pedestrians crossing K Street between the Capitol and the north end of the Capitol Campus, additional improvements to consider include moving the curb line in front of the Capitol to the north by a distance of 12 feet to decrease the pedestrian crossing distance.



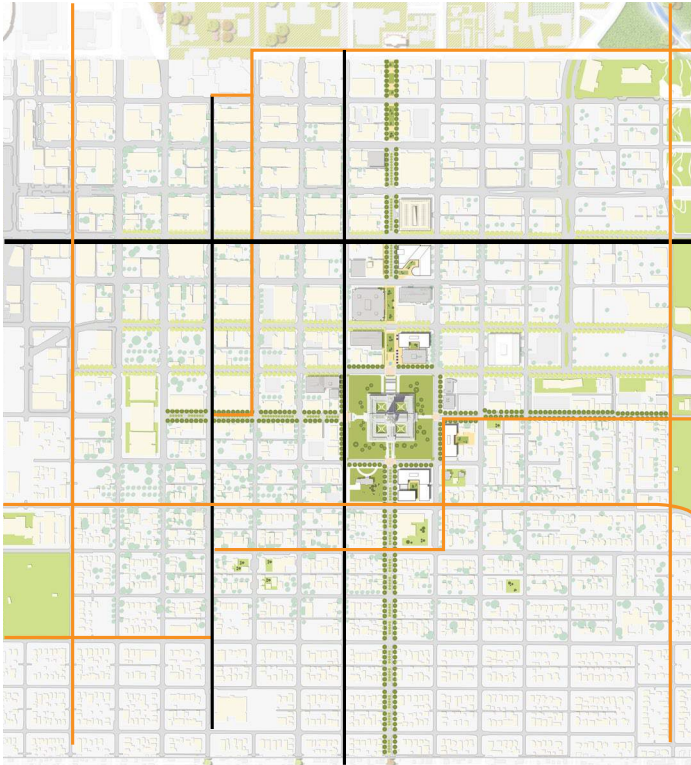


Figure 8.8: Bicycle Network

Legend

- Dedicated Bicycle Lanes
- Bicycle Friendly Streets



Bicycle lockers at an office building can be used to promote health and wellness, as well as to qualify for LEED credits.

Photo Credit: The Park Catalog

Bicycle Network

The following bicycle network improvements for the Capitol Campus are recommended. The overall goal of the Facilities Plan is to connect with the existing downtown bicycle network. Currently, 14th Street (north/south) and N Street (east/west) include dedicated bicycle lanes. Other streets identified as bicycle-friendly streets within the southern portion of the Capitol Campus include G Street, F Street, and J Street.

Bicycle Sharing Program

Bicycle sharing programs are also underway in the downtown area. State participation in this initiative could provide employees another healthy travel alternative for building-to-building trips where users can check out a bicycle, use it for the desired period of time, and return it to the same location or another station. These programs are proven nationwide to be attractive to young professionals and others, and encourage economic growth through improved tourist access to attractions. They also strengthen the city's public transportation system and encourage healthy and active lifestyles. Another way to support the city's bicycle plan effort is to promote "bicycle to work" month during the month of May.

Bicycle Storage / Lockers

Bicycle storage/lockers are present in many public parking garages to provide a secure storage location. The same approach should be implemented with any new state parking facility; shorter-term storage should also be made available at building entrances throughout the Capitol Campus. Many bicycle facility improvements and additions are included in the city's Bicycle and Pedestrian Capital Plan. These projects should be supported as they will benefit state employees, attract visitors, and reduce parking demand.



Undergoing BicycleLINK Program

Photo Credit: City of Lincoln

Transit Network

The following transit network improvements are recommended as part of the Facilities Plan.

Capitol Campus Shuttle Route

To provide ease of travel between state buildings for staff and visitors, the State could consider a state-run shuttle system that connects buildings on the campus to each other and to parking facilities. This could help ensure parking for visitors and relieve some of the difficulty of assigning people to garages closest to the building where they work. A shuttle system would allow employees to park in state-managed facilities, such as the proposed 17th and K Streets garage or further off campus, but still easily get to their building. A state run shuttle could be small and incorporate only the aspects above. However, to increase connectivity, with the proposed UNL Multi-Modal Corridor/Shuttle Route, a campus service loop can be introduced with stops along existing City of Lincoln StarTran system.

Coordination with StarTran

Moving forward the State should maintain a working relationship with StarTran to enhance bus stops near state facilities. These projects ensure that state buildings are adequately served by the bus stops in the area, and enhance weather protection elements, lighting, and signage. StarTran established new routes for downtown service in November 2016 to increase transit utilization. These new bus routes connect many parts of the Capitol Campus. Other improvements under consideration by StarTran include updated bus shelters and signage with updated transit maps at key locations within downtown.

Promote Employee Ridership

Additionally as part of the Transportation Demand Management (TDM) strategies described in the following sections, the State should promote employee ridership, to lessen the strain on parking that the State needs to supply, as well as decrease the number of vehicles traversing through the campus on a daily basis.

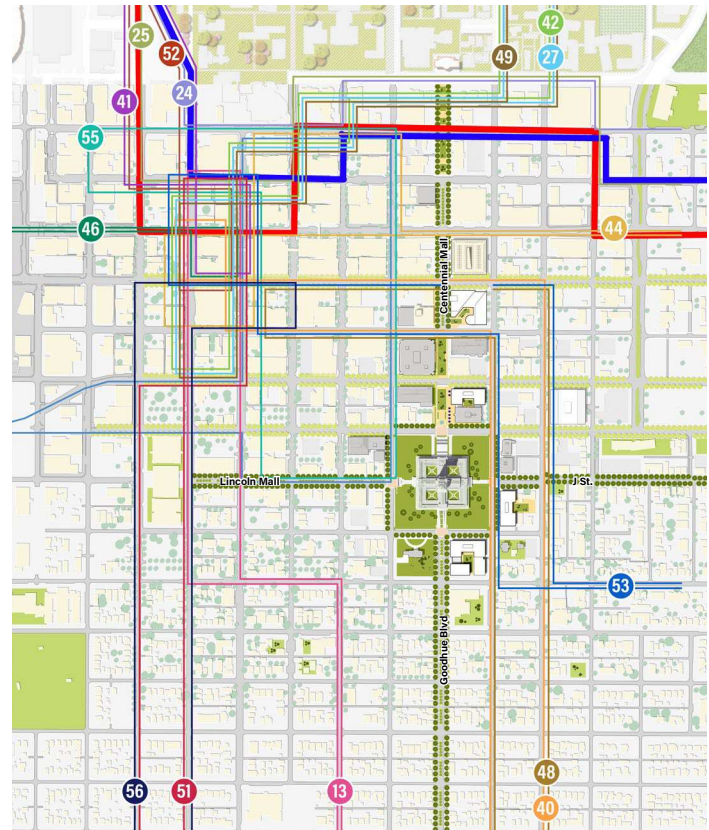


Figure 8.9: Transit Network

Legend

- State Owned Buildings
- State Leased Buildings
- StarTran Bus Routes
- UNL Holdrege Route No. 24
- UNL Vine Route No. 25

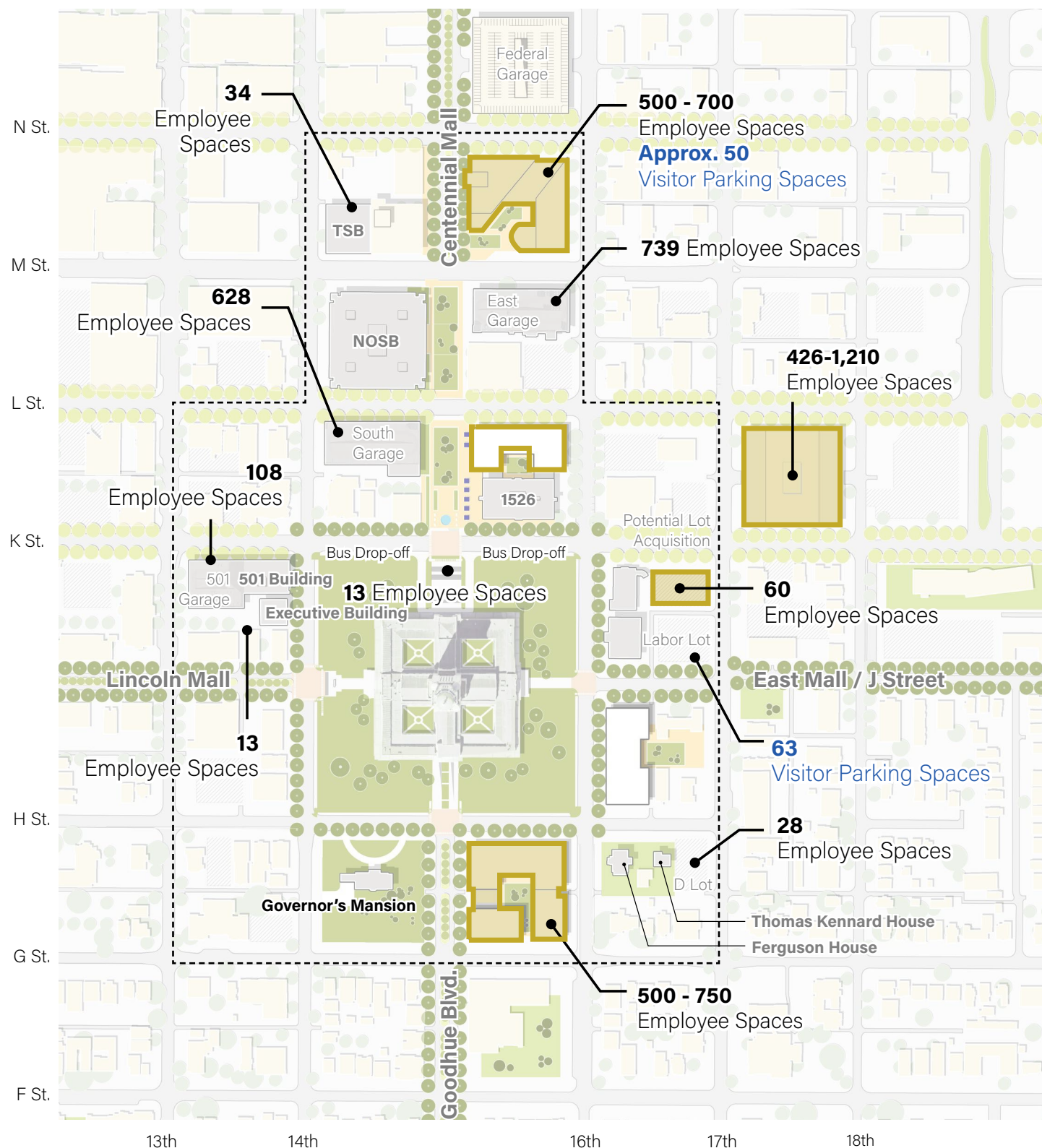


Figure 8.10: Parking Location and Capacities

Employee Parking (Maximum)

Currently the Capitol Campus has a greater parking demand than the number of spaces available. Based on current available data, the State of Nebraska owns 2,349 spaces and has 2,562 issued permits, meaning spaces are currently oversold by approximately nine percent. With 3,514 employees currently located on Capitol Campus, the demand for parking spaces is greater than the supply (parking is provided to approximately 67 percent of employees).

In 20 years, the number of employees working on the Capitol Campus is projected to be 4,952 (including an estimate of 150 employees for legislators and staff). This is an increase of approximately 1,400 employees, about a 40 percent increase over existing. Meetings with DAS/State Building Division resulted in use of the metric of 0.8 spaces per employee when calculating parking demand. A gradual reduction in the parking demand is recommended using TDM strategies described later in this section. In 20 years, the Facilities Plan recommends a metric of 0.7 spaces per employee being used to calculate parking need, this would provide permits for 70 percent of employees.

Using the 0.8 metric, DAS/State Building Division would need to provide 3,962 spaces for employees during peak season (when the legislation is in session) and 3,842 spaces during the rest of the year. Using the 0.7 metric, the State would need to provide 3,466 spaces during peak season and 3,361 spaces the rest of the year. This is a difference of approximately 500 spaces.

To ensure that the garages are filled at maximum capacity daily, DAS/State Building Division should continue to oversell permits. Cost of permits should also be evaluated to make sure the garages are generating enough money to cover the maintenance and repair the garages require. It is possible that not all parking lots or garages located within the Capitol Campus need to oversell employee parking spaces depending on the supply and demand specific to the location. The proposed parking strategy assumes 10 percent oversell of spaces within garages over 100 spaces.

New Parking:

- 17th and K Streets Office and Parking – 426 new spaces. 10 percent oversell would provide 468 new parking spaces.
- Pershing Site (if acquired) – three levels of underground structured parking resulting in 700 employee spaces and 50 visitor spaces (10 percent oversell would provide 770 employee permits).
- Lot “A” – three levels of underground structured parking resulting in 750 employee spaces (10 percent oversell would provide 825 employee permits).
- Acquiring surface parking lot behind 500 Labor Building would provide 60 additional employee parking stalls.

Existing Parking to Remain:

- South and East Garage provide a combined 1,367 employee spaces (10 percent oversell would provide combined 1,504 permits).
- TSB provides 34 garage employee spaces.
- 501 building provides 108 employee parking spaces and the Executive Lot spaces (10 percent oversell of garage would provide a combined 119 permits on the site).
- Other surface lots include 13 employee spaces outside the Capitol and 28 employee spaces behind the Kennard House.

The proposed parking strategy includes building new parking garages to meet the parking demand. However, DAS/ State Building Division should continuously evaluate and monitor the need for parking as buildings are planned for renovation or construction.

The Facilities Plan provides a maximum 3,834 permits resulting in 77 percent of projected employees being able to hold a State parking permit. It should be a long-term goal of DAS/State Building Division to gradually reduce the parking demand within the Capitol Campus through Transportation Demand Management (TDM) strategies discussed later in this section. Partnerships with UNL or the City is encouraged as another way to help facilitate parking demand.

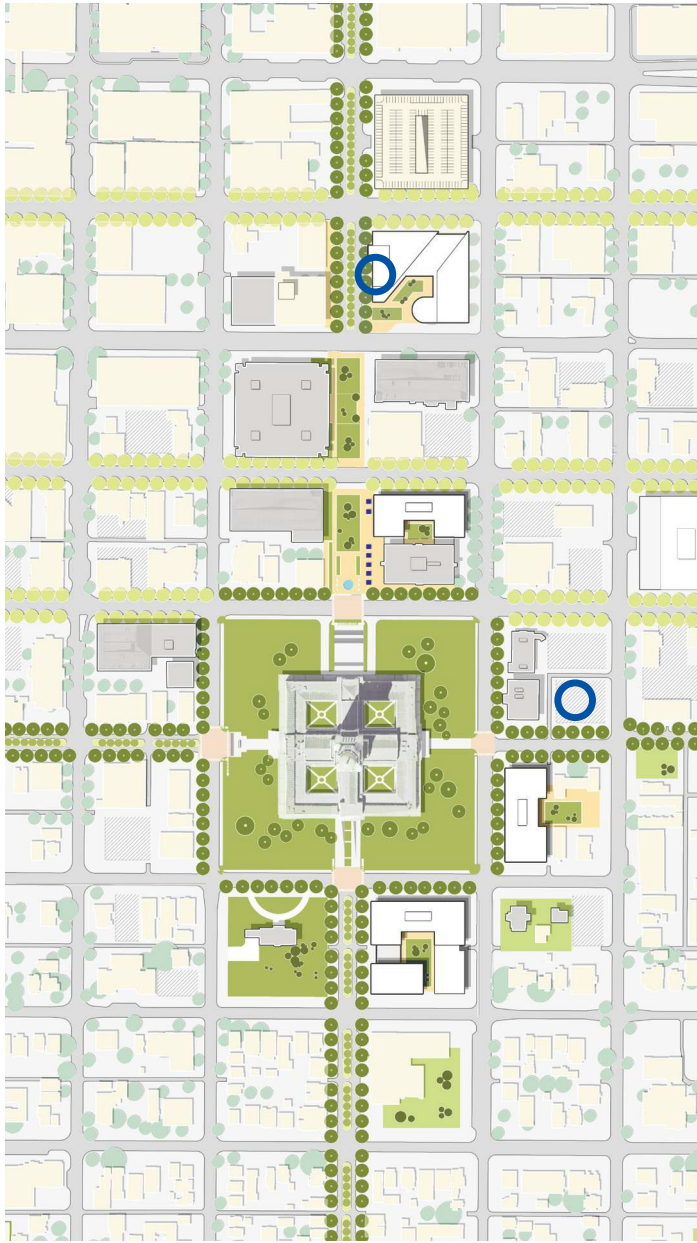


Figure 8.11: Visitor Parking Locations

* Total Employees on Campus in 20 years, including 150 employees estimated for legislators and staff

Legend
 Visitor Parking Locations

Visitor Parking

Visitor parking on the Capitol Campus can be a challenge due to lack of designated lots and the minimal amount of on-street parking available during business hours, especially when the legislature is in session. Encouraging more state employees to park in designated areas would lessen their dependency on street parking, thus leaving more street parking for short-term visitors. Designated lots should also be provided to ensure visitor parking and allow ample spaces for persons visiting the campus for longer periods of time. Total need for visitor parking for all agencies on the Capitol Campus in 20 years is estimated at 161 total spaces.

Designated Visitor Lots

Designated visitor lots should be provided on the Pershing site and on the State owned lot behind the 550 S 16th Street Labor Building. These locations are optimum because of their location in proximity to buildings that will receive the highest amount of public traffic, the Pershing site, the Nebraska State Office Building, and the 1604 lot. The spaces behind the Labor building would be particularly useful for training candidates attending a training in the new building on the 1604 lot, as well as persons attending hearings in the Capitol or Executive Building.

- Pershing Center: 50 spaces designated for visitor parking
- Labor Building Lot: 63 spaces designated for visitor parking

Currently the entire lot behind the Labor building is planned for visitor parking, if the lot behind the 500 S 16th Street is obtained by the State, the east half of that block could become a surface parking with employee parking on the north and visitor parking on the south.

Meters to Non-Metered Spaces on City Streets for Visitor Parking

Approximately 550 on-street parking spaces exist in the blocks immediately surrounding the Campus. Many of these spaces could be designated for visitor parking with limits from 10 minutes to 2 hours, if they are not already. To ensure that parking turnover is happening during business hours the State can work with the city to install meters at key locations around the Capitol to operate during business hours.

Bus Drop-off Area North of the Capitol

Many visitors to the Capitol building arrive via bus (school children and tours), however, bus drop off and parking locations are challenges for the Capitol Campus. To address this issue, consideration should be given to maintaining only the ADA spaces on K Street north of the Capitol and converting the remaining portion of the block face to bus drop-off and parking. Additional bus parking could be located off campus for long term bus parking.

Future Parking Technology

When it comes to calculating future parking need emerging technologies need to be taken into consideration. The impacts of ride sharing companies such as Uber and Lyft, as well as the impacts of the driverless car are difficult to calculate and thus should be re-evaluated as future plans are implemented. Based on current data the *Green Street Advisors Report* predicts a decline in vehicle ownership could cut US parking needs in half within 30 years. For the State this could mean a reduction in surface parking need up to 20 percent over the next 20 years. In preparation for this technology the City of Lincoln has already started investing in infrastructure to support the driverless car. Ways that ride share and driverless cars can impact the future of driving, parking and the personal car include:

- Driverless cars replacing personal vehicles. One study shows a single driverless car can replace up to 12 regular vehicles.
- Cars can park themselves, which could allow current infrastructure to park more cars as cars can park closer together (no need to open doors) with high precision.
- Ride share could also reduce the need for use of personal vehicles to take someone to work and does not require a parking space. The State can encourage employees to use ride share programs through incentives.
- Transition to ride share and driverless car drop off could cause congestion at pick-up and drop-off zones during peak hours. These areas will need to be identified and improved to support future demand.

Transportation Demand Management

The following Transportation Demand Management (TDM) strategies are recommended:

Bicycle Storage and Participation in the City's Bicycle Share Program:

- Provide bicycle storage in parking garages and near building entrances to encourage employee bicycle ridership.
- Provide shower and locker rooms to enhance this program.
- Bicycle sharing programs are underway in the downtown area. Participating in this initiative could provide employees another healthy travel alternative for building-to-building trips.

Carpool, Ride Share, and Public Transportation:

- Partner with StarTran to provide bus passes for state employees, either fully paid or subsidized by the State. Subsidies along with StarTran's bicycle and ride capabilities could make this a very appealing option for state employees.
- Lessen the amount of people who drive alone to work by incentivizing them to carpool. One option is to offer carpool/vanpool parking passes in prime locations or at lower rates to make the option appealing. This allows employees to still utilize their personal vehicles, but gives them an incentive to drive together to work, lessening the traffic and parking demand in the area.
- Consider state-run shuttle to connect parking facilities and buildings. This would lessen the need to locate employees in garages close to the building they work in and allow the State to look outside the Capitol Campus for space to fill future parking needs, if needed.

Reduce Parking Demand:

- Overselling permits, which ensures that majority of parking spaces provided by the State are filled every day. The Facilities Plan recommends an oversell of 10 percent for garages over 100 spaces. This strategy ensures efficient use of parking spaces and generates the most revenue from each parking space, which can translate into keeping prices lower for all permit holders. However, the following items shall be considered when implementing this strategy:
 - Evaluate benchmarks as a starting point
 - Evaluate each lot independently
 - Strict monitoring and adjusting
- Increase monthly permit fees for high-demand parking.
- Reduce state vehicle fleet.
- Promote / reward alternative modes of travel (e.g., cash reward for not driving personal car to work, free gas station card, percentage paid towards car insurance, etc.).

Encourage Telecommuting

Encouraging telecommuting and flexible hours within each agency located on the Capitol Campus will:

- Decrease the transportation and parking demands of the area.
- Decrease the projected space the State needs to maintain for agencies that encourage telecommuting.
- Compete with the private sector for employees who value flexible hours and the ability to work from home.
- Offer the potential for the State to hire skilled workers from across Nebraska, beyond the Lincoln region.

Training and transition aid will be necessary for the agencies that choose to encourage telecommuting. This will include early identification of positions that can easily work remotely and investments in technology to make sure that employees are effective at remote work.

8.5

SIGNAGE AND WAYFINDING

The Facilities Plan recommends the following signage and wayfinding strategies in order to help establish a brand that reinforces the State of Nebraska's identity:

Program Goals

The overall goal of the signage and wayfinding recommendations is to create a hierarchy of signs that have a shared aesthetic and are recognizable to visitors, residents, and employees – ultimately unifying the Capitol Campus. This signage should clearly and distinctively provide:

- Identification (building/facility name, address and department within)
- Interpretation (describe the purpose and history of the buildings/facilities)
- Direction (to destinations throughout the Capitol Campus)
- Regulation (public access, contact info, etc.)

A well-designed signage program will provide several benefits to the Capitol Campus and its users. The program should aim to:

- Orient visitors and help them find their way to key destinations within the Capitol Campus.
- Create a repeatable system of signs, documented in a signage manual that can be expanded in the future and implemented in phases.
- Implement signage that helps to create a positive impression of the Capitol Campus. Sign design, materials, locations and messages shall contribute to:
 1. Making all visitors (residents, employees, and tourists) feel welcome, when visiting the Capitol Campus.
 2. Helping visitors find the services they seek.
 3. Portraying efficiency and effectiveness.
 4. Establishing an appropriate character for the Capitol Campus.
- Emphasize key building and significant monuments.
- Utilize symbols, logos, color-coding and iconic graphics to maximize the effectiveness and beauty of the signage.
- Identify consistent, logical locations for signs relative to established circulation routes, so that visitors can anticipate where to find them. Locate signs at decision points where users find that they need information.
- Coordinate signage design and placement with outdoor lighting to ensure legibility after dark without the need for dedicated sign lighting.
- Recommend maintenance of the signage system, including timely replacement of obsolete information, eliminating unnecessary, confusing, or inappropriate signs.
- Minimize the number and variety of signs to clarify communication and reduce clutter.

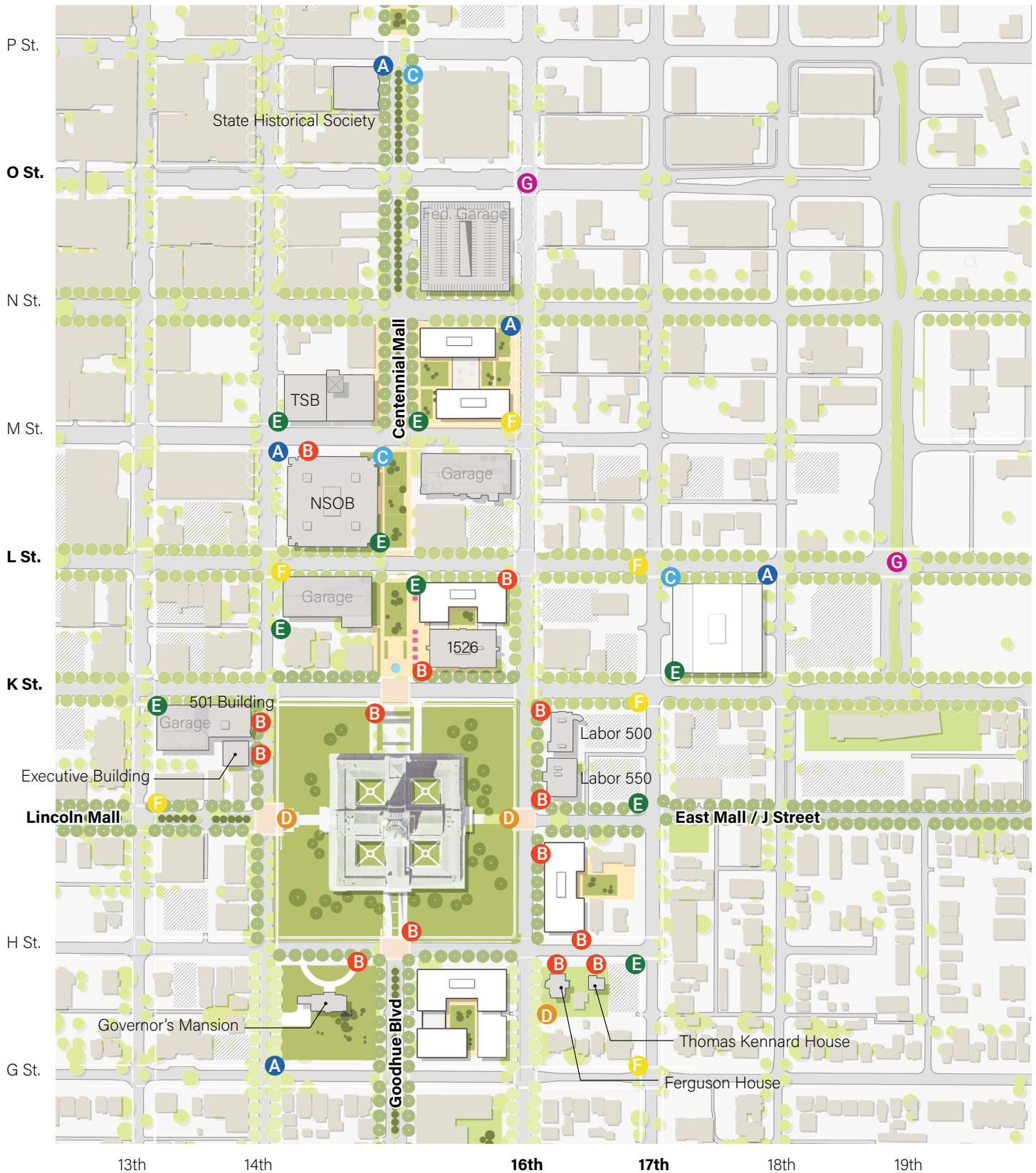


Figure 8.12: Signage and Wayfinding Locations

Signage Types

A District Identification

District identification signage is designed to be located along the major arterials where they enter the Capitol Campus. These elements should be of the size and scale so as to be readable from a variety of angles and modes of transportation. These elements will also need to be sensitive to the pedestrian scale of their surroundings.

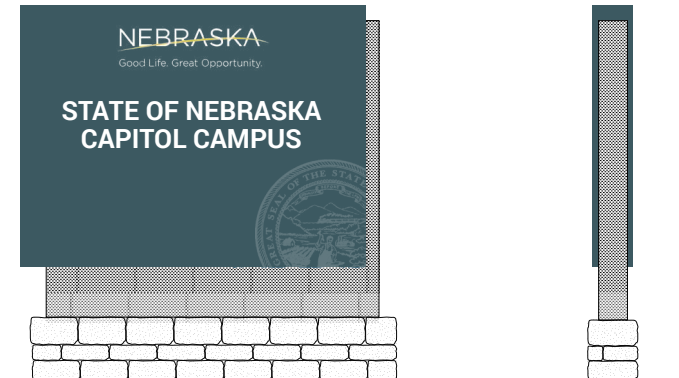


Figure 8.13.1: District Identification

B Building Identification

Building identification signage identifies buildings as state facilities belonging to the Capitol Campus and provides visitors and users with the name and addresses of the building. Uniform signage elements add to the identity and wayfinding within the campus. The signage should be designed with the intention of being long-term, elegant, and effective in communicating basic information. The Facilities Plan recommends monument type signs that are uniform and proportional in size and scale throughout the Campus with text that can be read from vehicles, with the overall signage scaled to pedestrians. Building signage should also identify the agencies located within a given building.

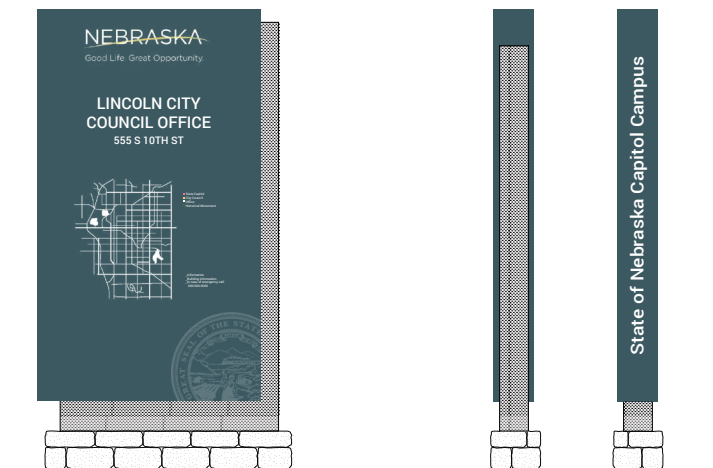


Figure 8.13.2: Building Identification

Legend

- A District Identification
- B Building Identification
- C Wayfinding Sign
- D Interpretive Sign
- E Landmark Directional
- F Landmark
- G Gateway

C Wayfinding Sign

Wayfinding or directory signage is intended to be located at entries to, and key interactions within the Capitol Campus. The signage is intended to orient visitors and users to the Campus and help them find their way to a specific destination. The directory should contain a map of the Campus with building names and the universal “You are here” symbol. A directory of agencies and their locations within the Capitol Campus should be included. These elements have the potential to be interactive using new technologies and have information on current events, updates and bulletins that would be beneficial to visitors and employees as well. The design of these signage elements should be accessible to all users and scaled for pedestrians.

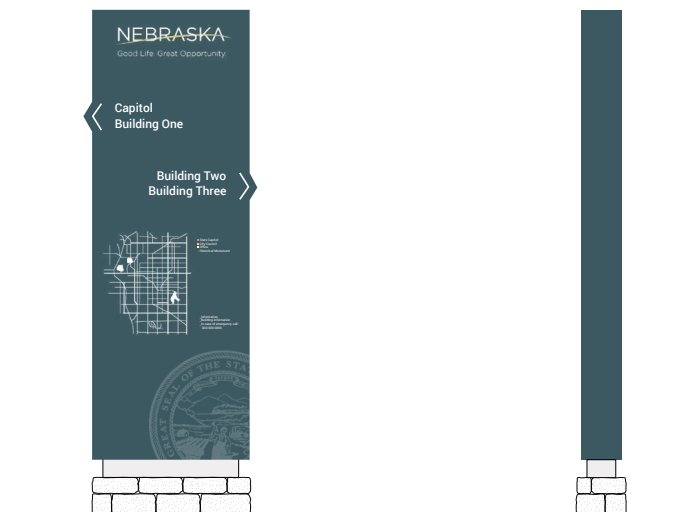


Figure 8.13.3: Wayfinding Signage

D Interpretive Sign

Interpretive signage is intended to be placed at locations of historic significance to inform and educate visitors about the history of specific buildings or elements located in the Campus. The design of these elements has the potential to utilize technology to link users to multimedia devices and incorporate links or updates. The signage should incorporate graphics and visuals to tell the story. The design of these signage elements should be accessible to all users and scaled for pedestrians.



Figure 8.13.4: Interpretive Sign

E F Landmark Directional/Landmark

Directional signage is intended to be located at intermediate points along streets or walking paths within the Capitol Campus to indicate to a pedestrian that they are in the Capitol Campus/traveling towards a specific landmark. This element works together with building signage and wayfinding to reinforce directions to visitors unfamiliar with the Campus. These signs should share a simplified, but identifiable language with the remainder of the signage package.

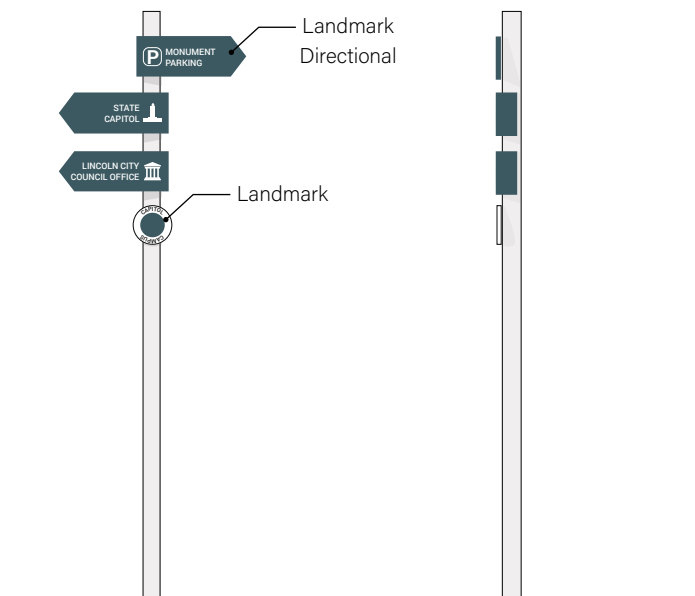


Figure 8.13.5: Landmark Directional / Landmark Sign

G Gateways to Capitol Campus

The Facilities Plan recommends installation of wayfinding graphics/signage at the following key vehicular intersections and gateways to the campus:

- 9th and O Street – A major southbound entry point to the downtown area, this intersection is recommended for wayfinding signage to orient visitors.
- 9th and K Street – K Street is a major east to west thoroughfare for the westbound traffic. The 9th and K Street intersection is a major gateway to the Capitol Campus and is recommended for wayfinding signage.
- 10th and K Street - Similar to the 9th and K Street intersection, 10th Street is a major northbound street that would benefit from wayfinding signage.
- Antelope Valley Parkway / 19th Street and L Street Intersection - This intersection is a major gateway for westbound traffic as it enters the downtown area. This gateway intersection is recommended for wayfinding signage for the Capitol Campus.
- 16th and O Street is another major north/south mixed-use corridor of the city that can be used to reach the Capitol Campus from O Street, one of the primary east/west corridors through the city.

Visitor Parking Signs

Visitor parking signs should be placed at the designated parking on the Pershing site and behind the 550 Labor Building. Parking signs shall comply with the standard shape and colors of proposed Capitol Campus signage and pole designs. For permissive parking sign, (limited-time parking or parking in a particular manner are permitted), the signs shall have clear indication and color.

Parking signs should display the following information:

- The restriction or prohibition
- The times of the day that it is applicable, if not at all hours
- The days of the week that it is applicable, if not every day



Bird's Eye View of the Capitol Campus

8.6

RECOMMENDED ADDITIONS TO DESIGN STANDARDS

The Capitol Environs Commission should consider the following additional design standards for the Capitol Campus:

Standards for Structured Parking

The Capitol Environs Design Standards do not include any guidelines regarding parking structures. Items regarding the construction of parking structures for the State to consider are listed below.

- Prohibit parking structures from fronting, in part or in whole, the Capitol Square or Centennial Mall.
- Parking structure entrance/exit should not be located on primary pedestrian route, but on a secondary route. Likewise, entrances/exits should be grouped to minimize curb cuts.
- Screen parking from public view, particularly any ground level parking from the sidewalk using built elements or planting elements.
- Design parking structures to have the appearance of horizontal floors, concealing sloped floors and ramps on facades visible to the streets.

Ground Level Activities

The Capitol Environs Design Standards do not address glazing in any portion of the building. Encouraging a certain level of transparency on the ground level or throughout the building will enhance connectivity between building and street. New public buildings should align to the dominant street frontage, and should utilize transparent materials on the ground level that create welcoming entries, and visually extends the public realm into lobbies and courtyards.

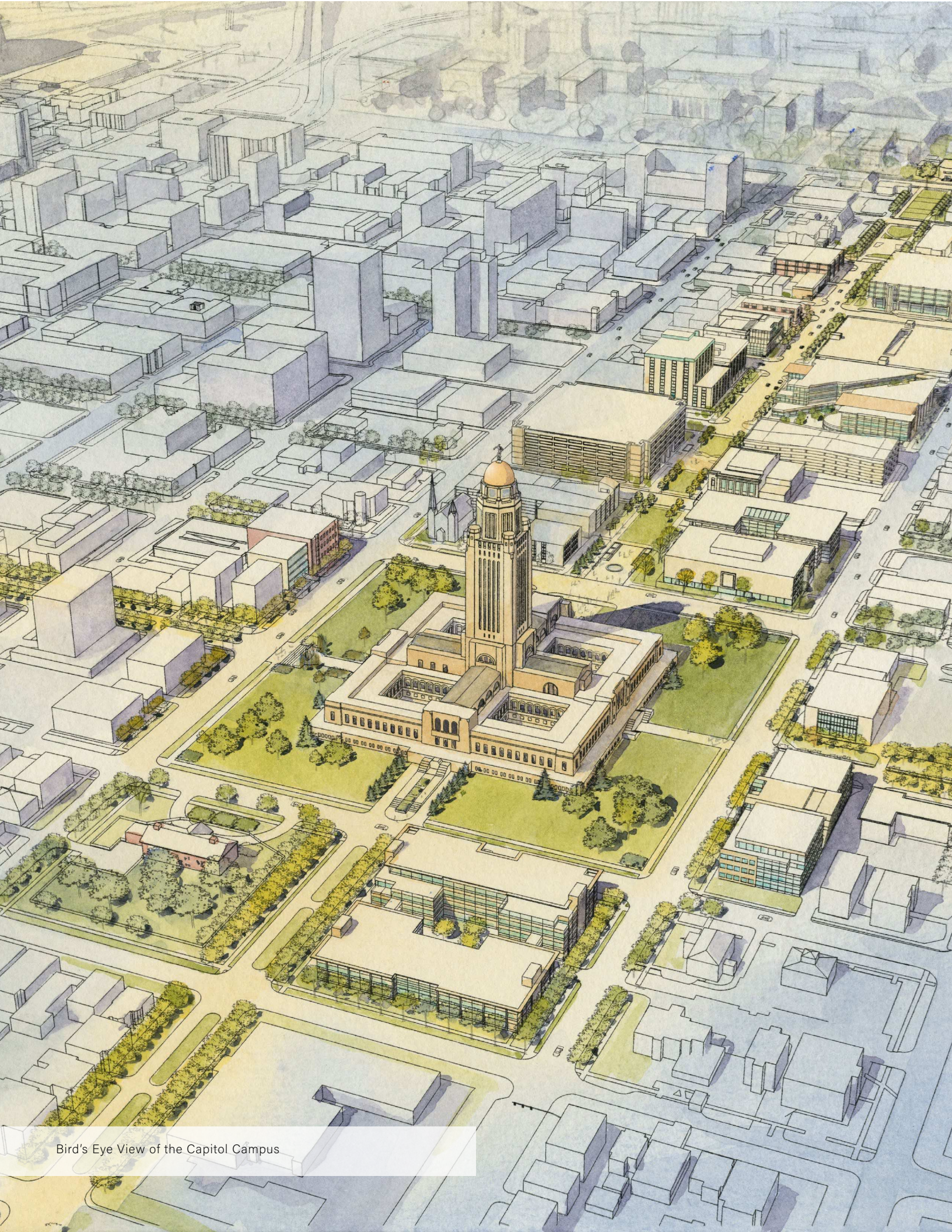
Continuation of Materiality of Centennial Mall

The Capitol Environs Design Standards address landscape and landscape elements throughout the Capitol Campus thoroughly. However, with the completion of the Centennial Mall renovation, the Commission should consider adding more specific guidelines on materiality and elements to adhere to the Centennial Mall improvements. One example is the light fixtures used on the Centennial Mall that reference the fixtures on the Capitol Square, repeating these elements along the other malls would help to enhance their relationship to the Capitol.

Branding and Signage

The Capitol Environs Design Standards do not address the branding or signage of the areas surrounding the Capitol. The Capitol Environs Design Standards could be amended to add signage and wayfinding guidelines.

DAS could also consider partnering with the Downtown Lincoln Association, and other partners to create a comprehensive set of wayfinding and signage standards through a zoning overlay – or recommended design manual. Properties within the Capitol Environs District fall into four zoning districts: Public (P), Office (O-1), Lincoln Central Business District (B-4), and Residential (R-7). A zoning overlay or design guidelines addressing signage and wayfinding could apply to the Capitol Campus – or could be expanded to a larger area.

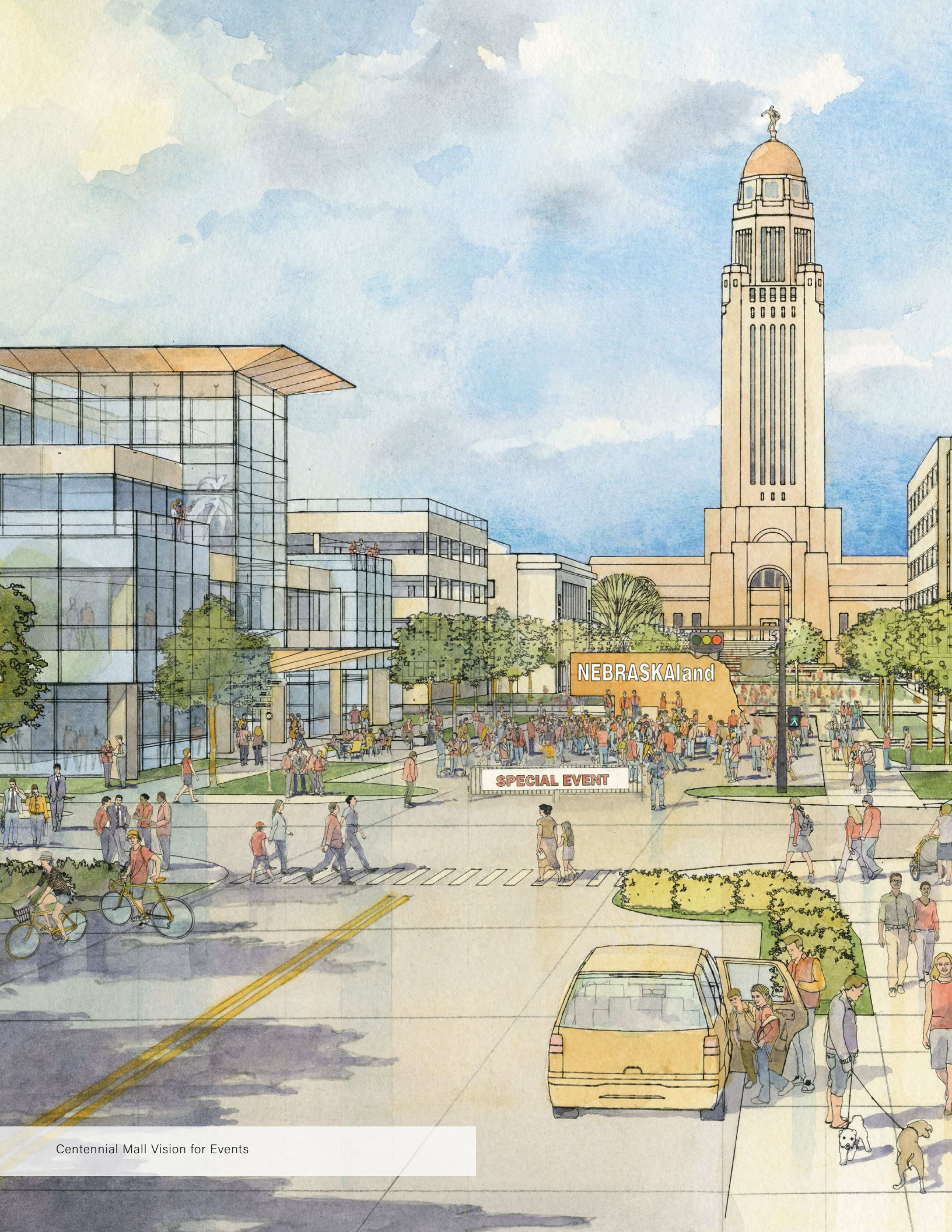


Bird's Eye View of the Capitol Campus

Key Findings

- Three Centers of Synergy: Agriculture and Natural Resources; Justice Branch and Supporting Agencies; and Revenue and Economic Development were identified to help locate agencies that typically work closely together in close proximity to each other, in order to create building efficiencies and more easily allow sharing of resources.
- Construction of new and rehabilitated Class A office space will create a more cohesive and active Capitol Campus to better meet future workforce expectations. New construction includes: 17th and K new office building and garage; the 1526 Office Building Addition; a new office building with underground parking on Lot A; a new office building at the 1604 lot; new or renovation of Pershing Site (optional).
- Recommended building renovations include: partial renovation of the State Office Building to create an amenity node, renovation of the 1526 building to accommodate addition, renovation of Executive Building to accommodate new agencies, and possible renovation of the Pershing Center for future office space.
- Building efficiencies can be improved through a reduction in employee office space/person and modifications to the location and arrangement of agencies.
- The Capitol Campus can be enhanced by adding diverse amenities (e.g., fitness center, dining options, daycare, wellness areas, training facilities, and/or bicycle parking) at the northern and southern sections of the Campus.
- Improvements can be made to landscape and public spaces by creating new courtyard garden spaces with new building construction, adding programmed outdoor events, utilizing the Capitol Grounds and Capitol staircase for educational presentations and outdoor events, and adding street trees that provide consistency and identity to the Campus.
- Streetscape and programing recommendations for Centennial Mall, Goodhue Boulevard, and J Street include special paving areas and coordinated lighting.
- TDM strategies can be used to reduce traffic congestion, reduce parking demand, and improve circulation close to the Capitol.

“THE FACILITIES PLAN FRAMEWORK FACILITATES ECONOMIC DEVELOPMENT; ENCOURAGES PRIVATE/PUBLIC PARTNERSHIPS; ENABLES THE STATE TO HAVE A ROLE IN REVITALIZING THE CAPITAL CAMPUS AREA WHEN POSSIBLE AND APPROPRIATE; BEAUTIFIES THE AREA AND ENHANCES THE QUALITY OF LIFE THROUGH PROVIDING OR ENCOURAGING ADDITIONAL AMENITIES FOR STATE STAFF, VISITORS, AND RESIDENTS.”



Centennial Mall Vision for Events

9.

IMPLEMENTATION AND NEXT STEPS

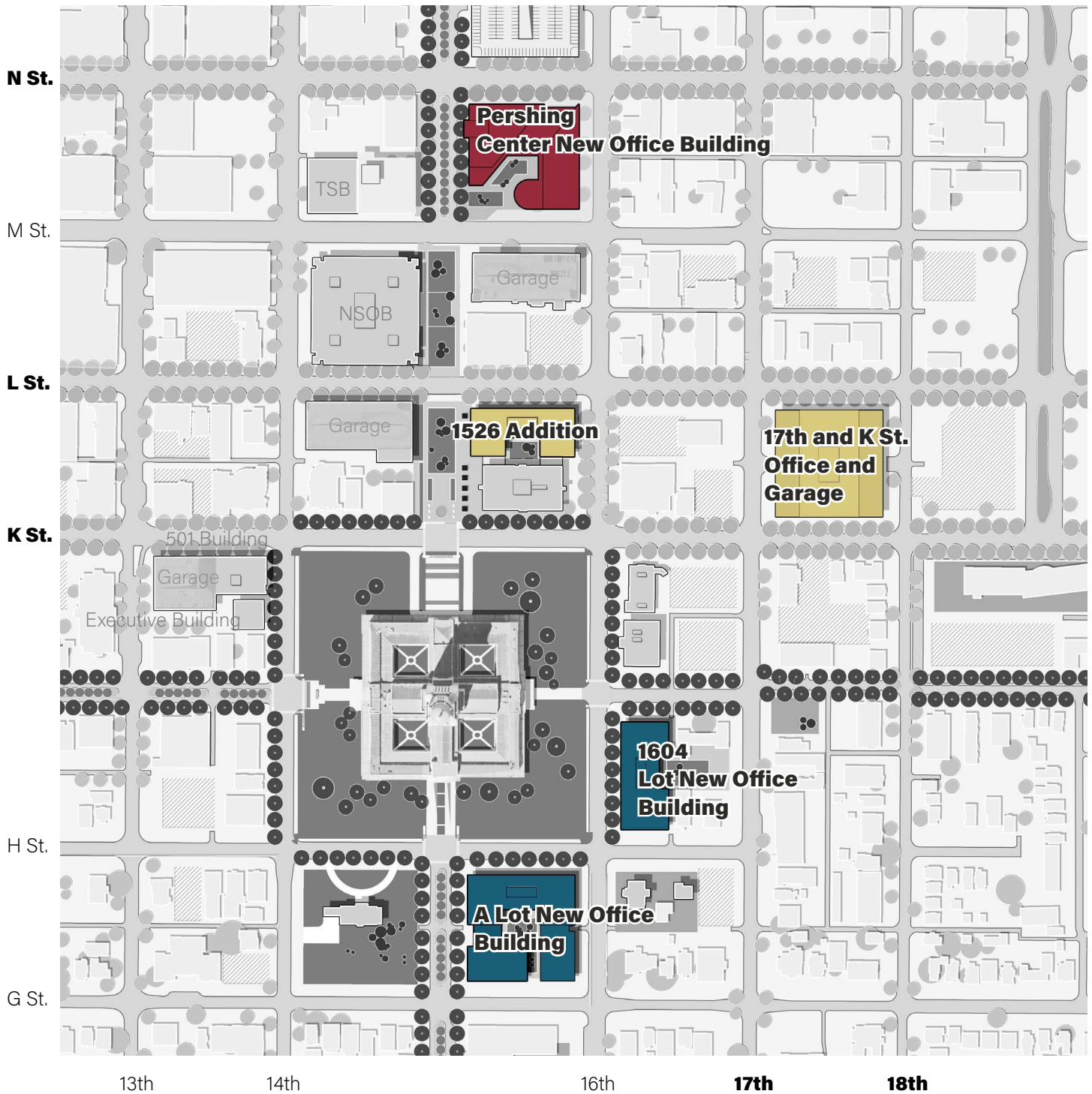


Figure 9.1: Phasing



9.1

PHASING

Priority Recommendations

Short-Term

Suggested priority projects for the short-term include:

- Construct office space and structured parking on state owned lot at the corner of 17th and K Streets containing approximately 144,000 GSF of office space and 400-1,210 parking spaces.
- 124,000 GSF addition to the existing 1526 building using the State owned parking lot north of the building. Square footage in this building would be intended for the Revenue and Economic Dev. Center of Synergy.
- Explore leasing options near the Capitol Campus for temporary "swing space" if needed.

Construction of these buildings could be done in any order, although it would be advisable to start with the 17th and K Streets new office and garage to address both the need for office space and current and future parking deficiencies. Once the addition to 1526 is complete moving the agencies in the Revenue and Economic COS will open up significant square footage in the Nebraska State Office Building for use as "swing space". As current leases come due the State will have the option to renew their lease or move agencies into temporary "swing space". Opening up of square feet in the State Office Building could also make this an ideal time for any major renovation that may need to happen in the building.

Medium-Term

Suggested medium-term projects include:

- 208,800 GSF Justice Center, with underground secure parking built on state owned parking Lot "A". Square footage in this building would be intended for the Judicial Branch and Supporting Agencies COS and Capitol Security.
- 119,800 GSF of new construction on the State owned 1604 Lot. Square footage in this building would be intended for agencies that have high public traffic needs, as well as a centralized state training center.

The executive building is also projected to house agencies in the Judicial Branch and Supporting Agencies COS. If the building is found to need renovation to meet the needs of those agencies, this would be a good time to execute those renovations. Additionally as high public traffic agencies move out of the 1526 building it could also be looked at for renovation if needed.

Long-Term

Suggested long-term projects include:

- New construction or renovation on Pershing site providing for approximately 260,000 GSF of agency space, and additional underground parking. Square footage in this building is intended for the Agriculture and Natural Resources COS and an alternate location for the DHHS Consumer offices. This site can either be developed by the State or through a public-private partnership.

Subsequent diagrams show the agencies that should be considered for relocation with the completion of each recommended building project. This includes agencies that are pin-pointed by the Facilities Plan team to move into the new buildings, as well as agencies to move into existing state owned buildings to best maximize the State's use of its building stock. It is important to note that these diagrams are representative of the time in which this Facilities Plan was completed and may not accurately depict where agencies are moving from if they were relocated into temporary "swing space" during the course of the 20-year implementation of the plan.

Agencies Relocation Plan

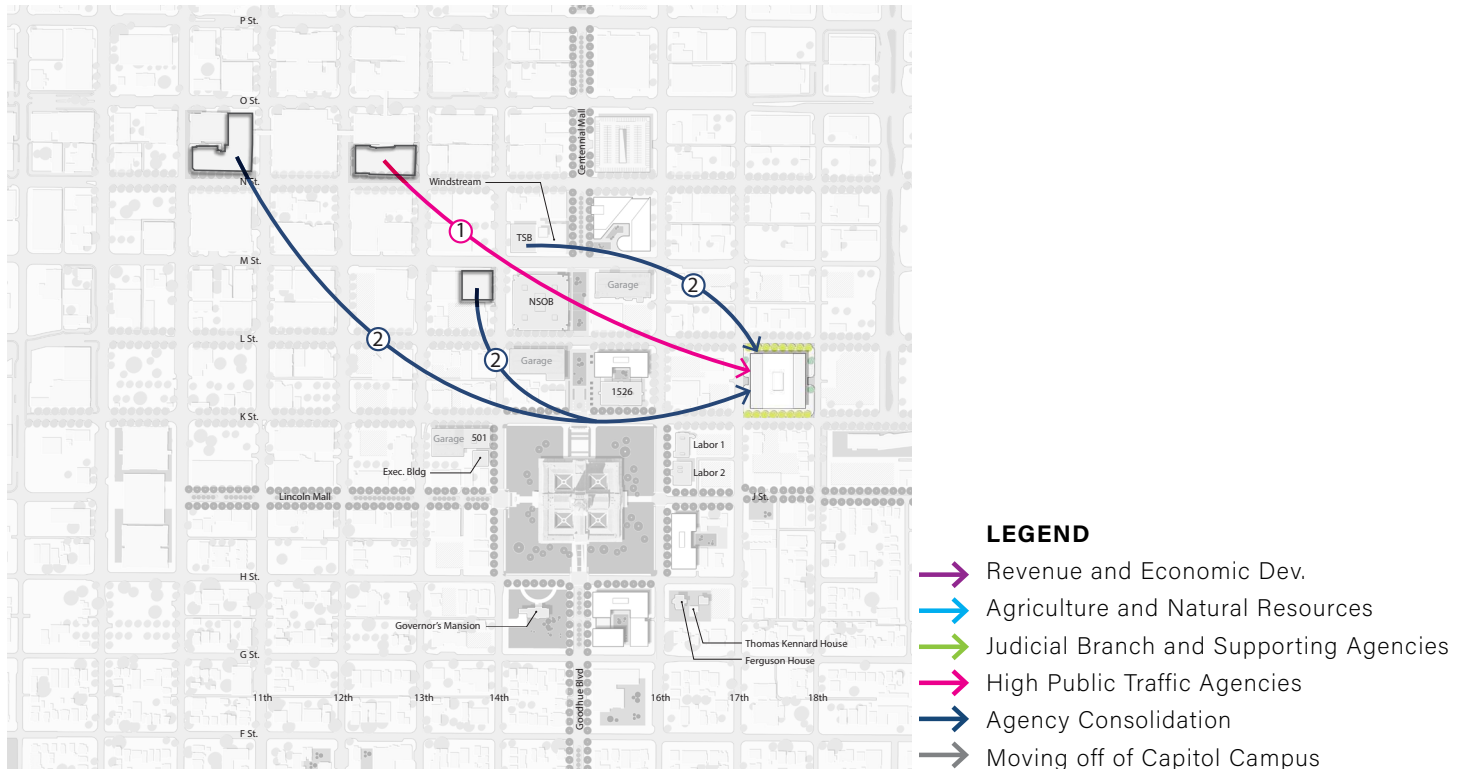


Figure 9.11: 17th and K Streets New Office and Garage

17th and K Streets New Office and Garage

Two options exist for this state owned surface parking lot. A dedicated parking structure, or a mixed use building with both office and parking space. If 144,000 GSF of office square footage was included on this site it is recommended that following agencies be considered for relocation into this building:

- 1) Library Commission
- 2) Department of Health and Human Services - Consumer Offices

Both these agencies/departments are self sustaining and have need to accommodate public visitors. Therefore they are good candidates to be located in a building that is close to the campus but is not adjacent to the Capitol or Centennial Mall. If office space is not included on this site the Library Commission should be considered for location in the new construction on the 1604 lot and the DHHS Consumer Offices should be considered for location in the development on the Pershing Site.

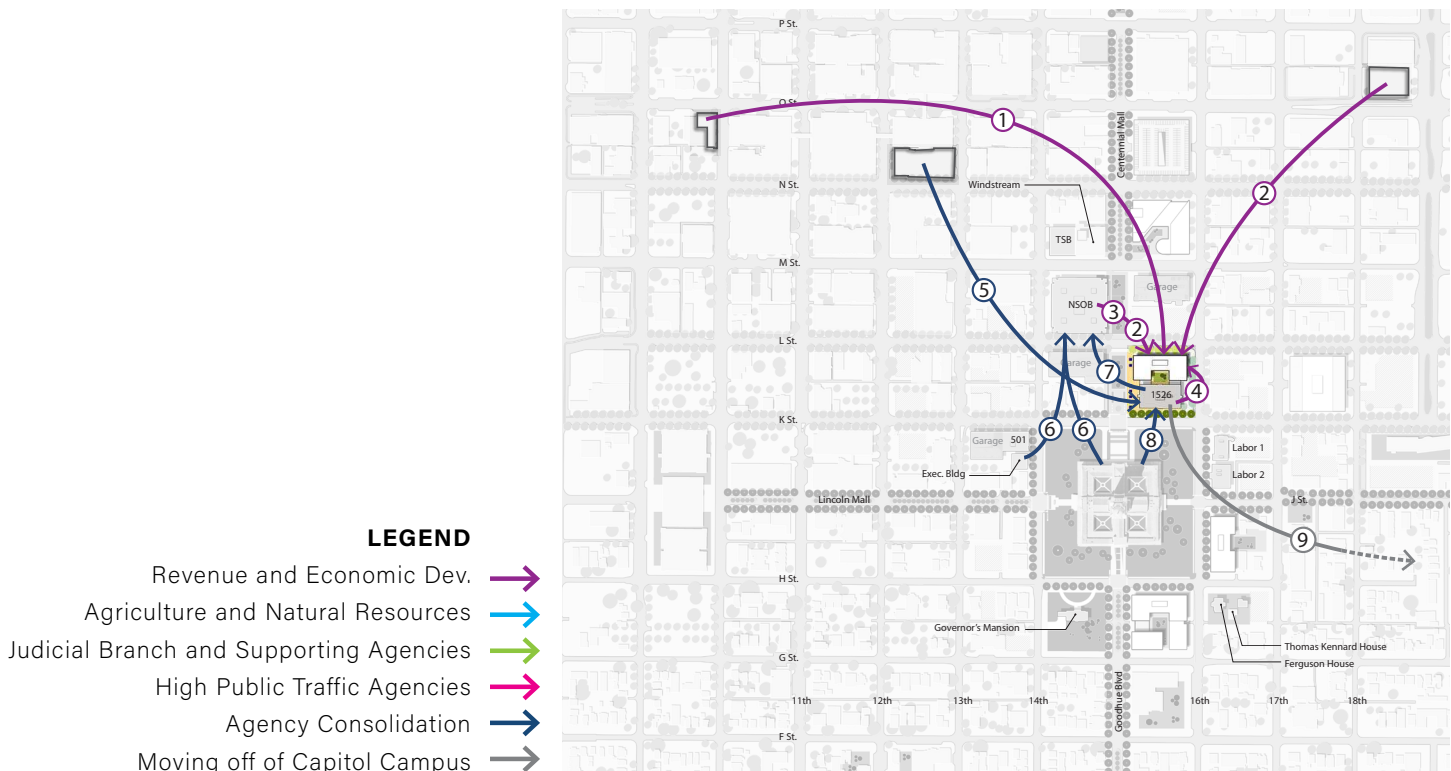


Figure 9.1.2: New Construction of the 1526 Addition Office Building

New Construction North of 1526

With the construction of the addition to the 1526 building. The following agencies should be considered for relocation in order to consolidate the majority of DAS divisions into the 1526 building and bring the Revenue and Economic Development COS together in the new addition:

- 1) Department of Insurance
- 2) Department of Revenue
- 3) Department of Economic Development
- 4) Department of Banking and Finance
- 5) Materiel (Storage)
- 6) DAS Building Division (Storage)
- 7) Board of Public Accountancy
- 8) DAS Directors Office (Kaizen Events)
- 9) Commission for the Blind and Visually Impaired

It is important to note that the Revenue and Economic Development COS exceeds the space available in the new addition, therefore as the addition is designed it must work well with the existing building to allow certain COS agencies to exist in both buildings seamlessly. Other agencies that could be considered for moving into temporary "swing space" includes the Investment Council, and Public Employee Retirement systems, currently located in the 1526 Building.

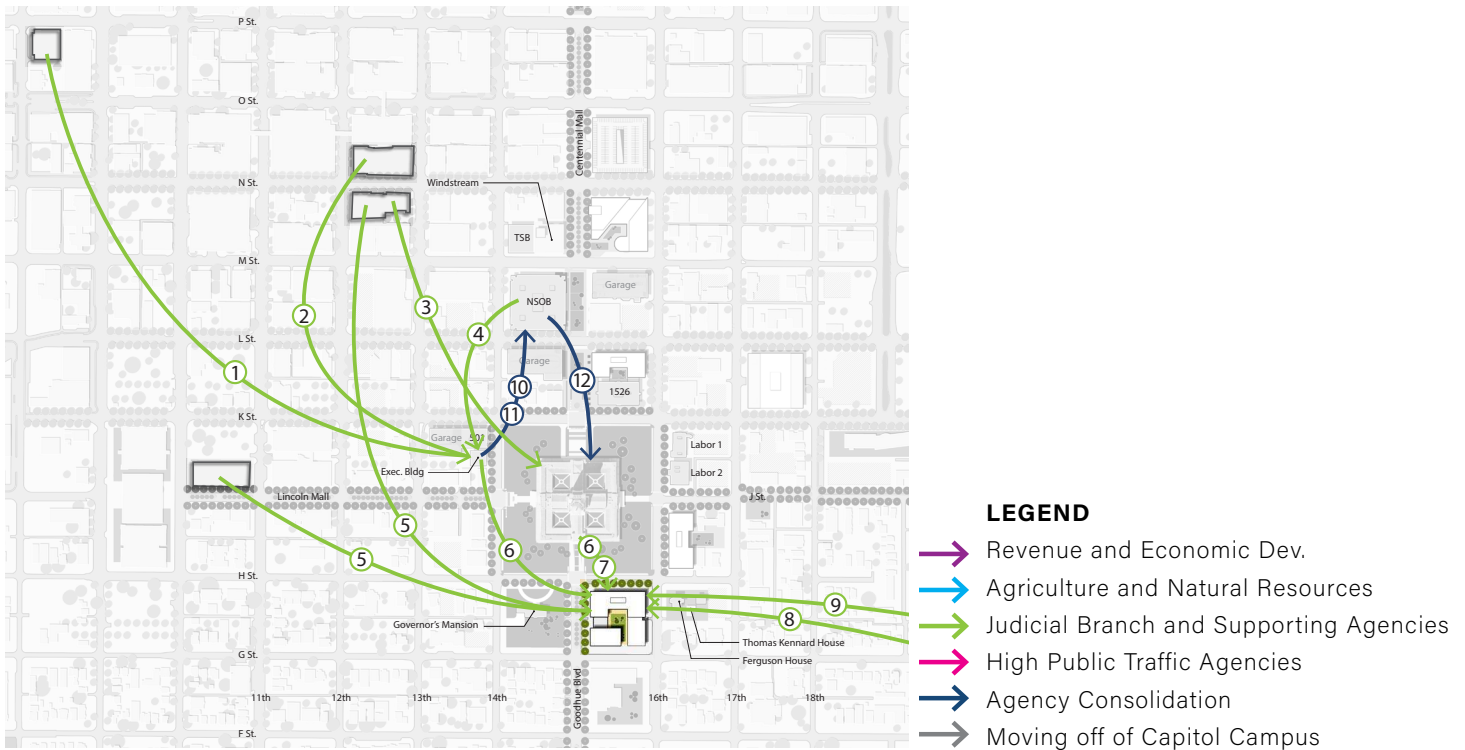


Figure 9.1.3: New Construction the Lot A Office Building

New Construction Lot "A"

With the construction of the new Justice Building, The following agencies should be considered for relocation to consolidate agencies in the Justice Branch and Supporting Agencies COS and create a secure building for State Patrol dispatch and campus security:

- 1) Commission on Public Advocacy
- 2) Public Service Commission
- 3) Attorney General
- 4) Commission on Law Enforcement and Criminal Justice
- 5) Workers Compensation Court
- 6) Judicial Branch | Supreme Court (Offices)
- 7) State Patrol Dispatch
- 8) Judicial Branch | Attorney Services
- 9) Judicial Branch | Training Facility
- 10) State Electrical Division
- 11) Board of Barber Examiners
- 12) Auditor of Public Accounts

This site also incorporates underground parking. Security is a priority in this building due to the nature of the agencies it houses; therefore, parking included in this building should be secure parking for state employees only. Additional programming efforts will be needed for this building to determine the needs of Capitol Security as their services change due to the growing campus and technology updates. Other agencies that could be considered for moving into temporary "swing space" include the Energy Office currently located in the Executive Building.

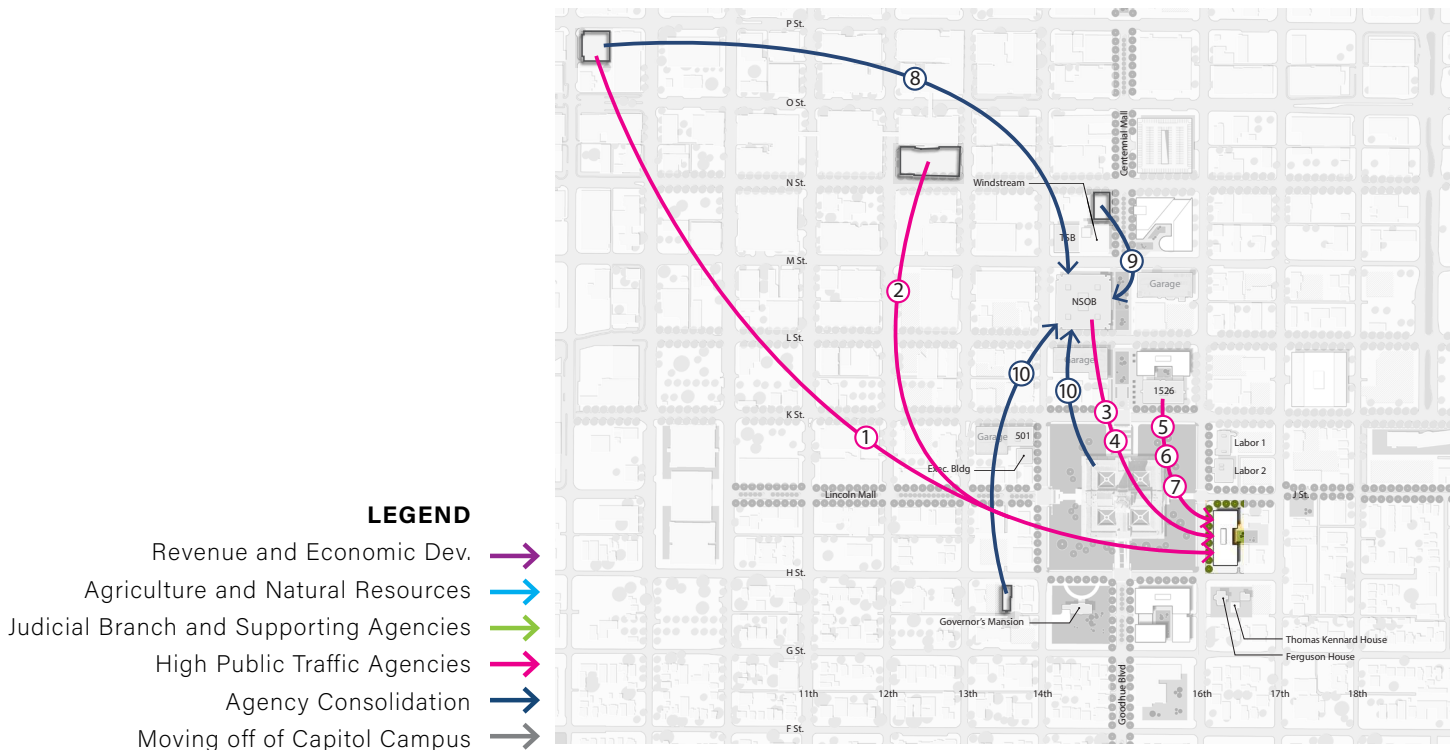


Figure 9.1.4: New Construction of the 1604 Lot Office

New Construction 1604 Lot Office

With the construction of the new building on the 1604 lot the following agencies should be considered for relocation to consolidate agencies that have high amounts of public traffic, establish a centralized state training facility, and to consolidate leased spaces:

- 1) State Treasurer (child support and unclaimed property)
- 2) Library Commission (Alternate Location)
- 3) Department of Motor Vehicles
- 4) Motor Vehicles Industry Licensing Board
- 5) DAS State Personnel Training Facility
- 6) Investment Council
- 7) Public Employee Retirement Systems
- 8) Coordinating Commission for Postsecondary Education
- 9) Board of Engineers and Architects
- 10) Ombudsman's Office

Visitor parking is a need for the agencies in this building. Construction of the 17th and K Streets parking garage and Lot "A" should precede this building to decrease the amount of state employees utilizing street parking. Other strategies for promoting street parking turnover discussed in Chapter 8.4 should also be applied to street parking directly outside this building. Additionally, the lot behind the 550 Labor Building is planned as a visitor lot. Additional programming efforts will be needed for this building to determine the needs of the centralized state testing facility and other amenities outlined for this building in Chapter 8.2.



Figure 9.1.5: Construction on Pershing Site (Optional)

Construction on Pershing Site

With the construction of a new building on the Pershing site or renovation of the existing Pershing Center the following agencies should be considered for relocation to bring the Agriculture and Natural Resources COS together on the site along with the DHHS Consumer offices:

- 1) Department of Agriculture
- 2) Department of Environmental Quality
- 3) Department of Natural Resources
- 4) Corn Board, Ethanol Board, Grain Sorghum Board, Wheat Board, and Power Review Board
- 5) Energy Office
- 6) Department of Health and Human Services - Consumer Offices (Alternate Location)

If the State chooses to renovate the existing Pershing Center an extensive look will need to be taken to see how much office square feet can be accommodated in the building. If all agencies outlined by the Facilities Plan team cannot fit into the building it is important that the building accommodate as many Agriculture COS agencies as possible. Currently the Facilities Plan has included parking on this site, however in the time leading up to this project the State should be implementing transportation demand strategies discussed in Chapter 8.4 to decrease their parking demand. Parking needs of the State and private entities should be evaluated at this time to size as accurately as possible.

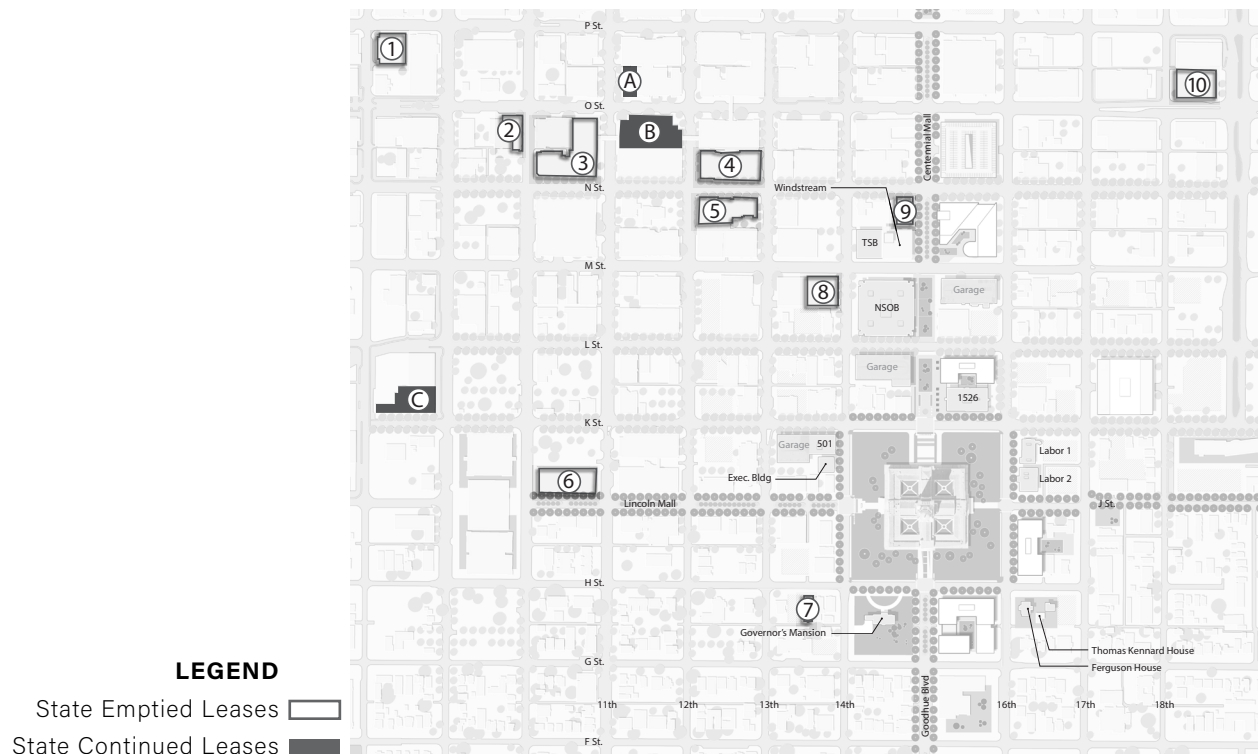


Figure 9.1.6: Emptied Leased Space in the Central Business District

Emptied Leased Space

After construction of proposed square footage the following buildings should no longer have state tenants:

- 1) Apothecary building
- 2) Terminal Building
- 3) Gold's Building
- 4) The Atrium
- 5) Center on N
- 6) Landmark 1
- 7) 1327 H Street
- 8) Roger's Building
- 9) 215 Centennial Mall
- 10) 1700 O Street
- 11) 3806 Normal Boulevard (not pictured on map)
- 12) 5001 Central Park Drive (not pictured on map)

Continued State leases within the study area include spaces for specific programs that should remain as long as those programs continue to run.

- A) Continental Commons - Apartments for the Nebraska Center for the Blind operated by the Commission for the Blind and Visually Impaired.
- B) Southeast Community College - Space for the Vocational Rehabilitation program operated by the Department of Education and the Department of Labor.
- C) "K" Street Records - Secretary of State holds storage space in this building, this square footage should remain unless lower cost space becomes available elsewhere.

9.2

COST ANALYSIS

Assumptions

The lease/buy/build cost benefit analysis of Facilities Plan alternatives and recommendations was prepared by NAI FMA with the following assumptions:

- Cost analysis is based on a net square footage requirement for DAS/State Building Division. This required square foot includes current office space in CBD and surrounding areas.
- Assumptions are based by building on a Class A, Class B, or Class C office scenario. At the time of analysis, office space on a city-wide basis was showing a vacancy average of 9.4 percent and a CBD vacancy average of 13.2 percent. Average asking rates were \$14.19/SF for Class C, \$17.46/SF for Class B, and \$18.12/SF for Class A. For this analysis, a rate of \$18/SF has been utilized.
- At the time of analysis, the Windstream Building was not a viable short-term option. Market lease rates were used to analyze this building as a future option.
- Lease rates are based on full gross rates.
- Build rates are based on DAS/State Building Division provided current construction cost of \$180/SF.

Leasing Opportunities

The cost benefit analysis evaluated following leasing opportunities adjacent to the Capitol Campus:

- Windstream Building, 1400 M Street - Currently the Windstream Communications occupies the building. The owners have no interest in leasing/selling the building due to the large amount of cabling that enters the building, the cost of which to move is prohibitive. As the industry changes, and industry competition expands, the possibility for long-term options may emerge.
- Center on N, 1221 N Street - Currently the building houses five anchor tenants (+10,000 SF) classified as Class A office space with a full service gross lease of \$18.50 rate. It also has on-site parking with multiple amenities.
- Lincoln Mall – Lincoln Mall has multiple buildings owned and managed by a local owner. Currently this

owner has two new class A buildings and one Class B building. Rental rates start in the \$20/SF. Large spaces are available in all buildings, with proximity to the County City Building.

Leasing Pros and Cons

- Pros: Little up front capital
Space flexibility
Minimal disruption to current state agencies
Budgeting for current lease term
- Cons: Long term commitments on lease rates/escalations
Unpredictable budgeting past current lease term
Zero Remaining Value
Possible inefficiency co-working agencies

Purchase Opportunities

- Pershing Center – Existing 44,000 SF city owned building was evaluated for purchase.

Buying Pros and Cons

- Pros: Renovate existing auditorium to a suitable office space helping revitalize the building.
- Cons: Renovation may be cost prohibitive.

New Construction Opportunities

The cost analysis considered new construction opportunities that are part of the Facilities Plan recommendations. They include:

- 17th and K Streets Office and Parking Garage
- Pershing Center - Current bids show a demolition cost of \$750,000. An estimated maximum of 268,800 GSF would be possible for this site if the current building was removed.
- 1526 Addition.
- 1604 Lot
- A Lot

Building Pros and Cons

Pros: Efficient progress between agencies
 Ownership post debt payoff
 Can locate parking and offices collectively
 Long term asset and security
 Accommodation of entire agency needs
 No exposure to fluctuating lease rates
 Long term cost diminishes over time

Cons: High upfront costs
 Flexibility on downsizing or expanding

Lease/Buy/Build Analysis

The cost benefit analysis and the various leasing, purchasing and new construction opportunities considered indicate that new construction would have the most long-term cost benefits. With the predicted upward pressure of leasing costs, the anticipated operating costs would follow accordingly.

With the high demand for Class A office space in the CBD, combined with past gradual increase, the expected lease rates would increase. With the predicted upward pressure of leasing costs, the anticipated operating costs would follow accordingly. An increase is anticipated to be as much as \$1.50 increase per square foot in the next five years, with an increase of \$2-\$3/SF in the next 10 years.

9.3

IMPLEMENTATION / NEXT STEPS

Capital Acquisition and Construction Financing

In Nebraska financing for capital acquisition, construction, and controlled maintenance projects can be a complex process. It is significant that there is no dedicated revenue stream for capital construction; it is funded only when excess funds are available. Typically, capital projects are funded by:

- State funds – primarily general funds transferred to the Capital Construction Fund and allocated to specific projects.
- Cash funds – funds derived from private donors and public sources, including fees collected for specific services performed by state or local agencies.
- Federal funds – funds provided by the federal government for specific grants and programs.

Executive Branch agencies receive funding for capital projects submitted by their requests to DAS (Department of Administrative Services) which prioritizes the projects for review. The 309 Task Force for Building Renewal inspects, requests, prioritizes, and allocates funding for various deferred maintenance, fire and life safety, ADA and energy conservation projects for state agencies. The 309 Task Force makes recommendations for project prioritization and submits its recommendations for funding to the JBC (Joint Budget Committee) for appropriation through the Long Bill. During the past eight years (Fiscal Years 2009 through 2017), the funds appropriated for capital projects have decreased significantly due to the economic recession as well as state budget-balancing measures. State agencies also use a variety of methods to fund capital projects, including debt financing, lease-purchase agreements, and fees.

Public-Private Partnerships

For the past decade, there has been a fundamental shift in public sector real estate and building projects from the traditional project – in which the project solely utilizes public funds and the public sector bears all the risk – to public private partnerships (P3s) that involve a sharing of the decision making, investment and risk. These P3 structures, which have become a standard form of project delivery in the UK, Australia and Canada, have recently gained momentum in the U.S. across a wide spectrum of product types including roads, buildings, bridges and railways.

P3s usually are intended to address one or more of the following needs of the public sector:

- Transfer some, or all, design, construction, operations, maintenance and schedule risk to the private sector
- Leverage private sector expertise and capital to unlock value in public assets
- Leverage private sector innovation through performance based design
- Provide resources and expertise that may be unavailable to the public sector under traditional project delivery methods
- Avoid policy encumbrances that add time and cost to public sector projects

There are many forms of Public-Private Partnerships (P3s) and every procurement should be structured to reflect the unique goals and requirements of a project. In most P3s, the public entity owns the underlying real estate and looks to the private sector to provide the know-how and capital to bring the desired development to fruition. In addition, the private partner often helps determine the project scope, remains in the project for a long period of time and may share in some of the returns if the project is successful or compensate the public partner if the project does not perform as specified.

In all cases where a P3 is considered, it should be compared against the public sectors typical way of delivering projects. A common practice is to build an initial business case that compares the merits of all structures contemplated against their ability to meet the project's overall goals on a risk adjusted basis. This process is referred to as "Value for Money" analysis, which considers each project structure on a life cycle cost basis that incorporates estimates of all project costs (design, construction, operations, maintenance, financing, etc.). It also uses subject matter experts to value the various risks that are retained or transferred under each methodology. The goal is to objectively analyze the benefits and costs of each project delivery structure over the life of the investment prior to making a decision to move forward.



Larson Building and Parkhaus
Photo Credit: Tetrad Property Group

Historic Renovation / Tax Credit Opportunities

Several structures in the Capitol Campus study area have rich histories and are either on the National Register of Historic Places or are deemed eligible for listing. Such recognition affords private developers financial opportunities not available if those structures are demolished.

This information is relevant in light of DAS' desire to utilize P3s, in particular for build-to-suit or lease-purchase development, for state-occupied structures. Historic Tax Credits could potentially be used for redeveloping the Telephone Building, YWCA, Pershing Auditorium, the office building immediately east of the State Capitol, or the buildings along Lincoln Mall.

Careful planning of how the State may best utilize the space available within historic structures is needed. An initial assessment of any available historic structures by the State Historic Preservation Office (SHPO) will identify the historic features which need to be preserved. Generally, the hierarchy of importance starts with the public experience of the structure, for example the exterior facades. Interior features will likely include the entry lobbies, public corridors, and assembly areas. Support spaces are generally eligible for the greatest amount of alternation. Support systems (e.g., HVAC, plumbing and electrical) can generally be replaced

with modern code compliant systems. In some instances, system fixtures, such as decorative light fixtures, may need to be retained. However, even these decorative fixtures may be upgraded with LED lamps.

In addition to the SHPO's assessment, the State will need to carefully consider the departments proposed to occupy historic spaces. Structures which have had office spaces, may need to retain those office spaces, much like 1526 K Street, the former Woodman Accident and Life building. A renovation in a historic structure could be an option for a developer to replace building systems as well as some building areas and receive 40 percent of his/her investment back as tax credits. Improvements would leave the exterior, public entry, elevators, and lobbies essentially unchanged.

The reuse of dominate structures in the Capitol Campus (e.g., 1526 K Street, former Woodman Accident and Life Building) will help to ensure stability in the surrounding neighborhoods. Redevelopment of other buildings in the Campus utilizing the historic preservation tax incentives will help demonstrate the State's commitment to P3s. The basic principles of historic preservation go hand-in-hand with the basic principles of sustainable development. Utilizing historic preservation tax incentives is an opportunity for the State to benefit from initial construction cost savings, while demonstrating leadership in sustainable design. The historic preservation tax incentives have a proven track record among private developers. In many cases, the historic preservation tax incentives have made up the difference, making redevelopment financially feasible.



Historic Tax Credits Were Used For The Jefferson County Courthouse in Fairbury, NE

Photo Credit: Berggren Architects

Collaboration Opportunities

DAS should continue to work collaboratively with its partners and surrounding institutions. Collaboration opportunities are being described below:



City of Lincoln

- Planned Downtown Master Plan Update
- Implementation of traffic calming and pedestrian improvements on Capitol Campus Streets
- Coordination and Implementation of wayfinding, signage and streetscape improvements
- Programming of the Capitol Grounds and Centennial Mall spaces
- Location of bicycle share
- Coordinate with city's parking policies and supply



University of Nebraska Lincoln

- Training opportunities for students at state agencies
- Employment opportunities for new graduates
- Temporary and permanent location of public art
- Shuttle loop between Capitol Campus and UNL Campus



South of Downtown

- Help develop and stabilize existing housing stock
- Reduce parking overflow and advocate for meters on the Capitol Campus streets

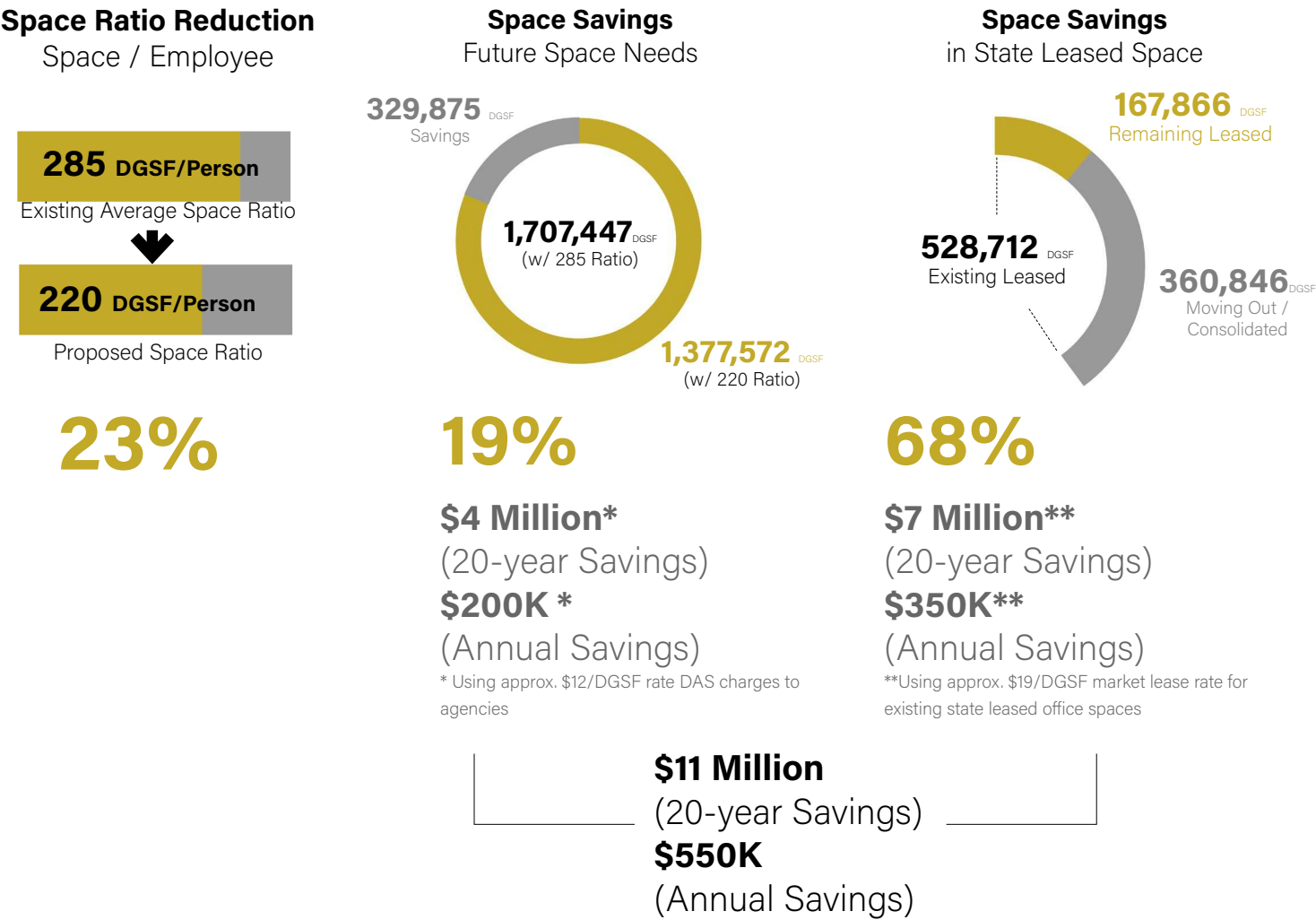


University of Nebraska - Lincoln Campus Looking South

Photo Credit: University of Nebraska - Lincoln



Downtown Lincoln Looking UNL



9.4

FACILITIES PLAN BENEFITS

The Facilities Plan for the State of Nebraska is the result of a concentrated planning effort, recognizing that the quality of the physical environment has a tremendous influence on the image of the State, the Facilities Plan serves as a foundation in support of its vision to enhance the overall quality of life and workplace experience.

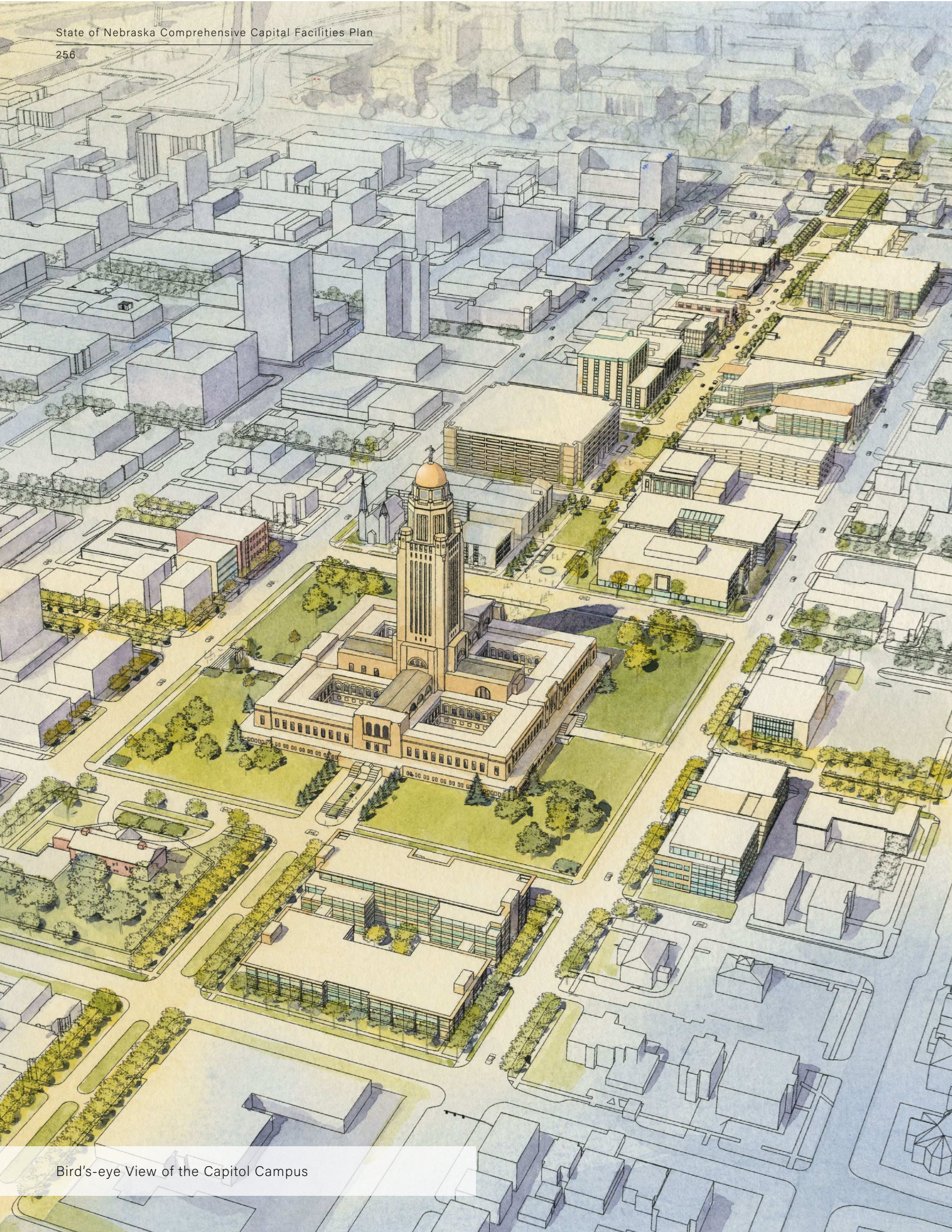
At its very essence, the Facilities Plan is an assemblage of powerful ideas and improvements to the Capitol Campus. This Facilities Plan provides guidelines to maintain the inherent unique characteristics of the Capitol Campus while, at the same time, identifying opportunities for improvement of the quality of the work/live environment.

From productivity, wellness and safety, to engagement, recruitment and brand health, the workplace directly contributes to business results. With comprehensive analysis of the State's workplace, occupancy and management, the Facilities Plan identifies opportunities to reduce and reallocate the State agencies' costs, more effectively manage resources, improve employee engagement, and make decisions more efficiently.

The Facilities Plan team sought new ways to reduce operating costs and one of the most impactful ways to do that is to lease less office space. Analysis of current costs found that owning office space is less expensive than leasing office space for the State, a trend that is expected to continue for the foreseeable future.

There's 400,000 SF of office space currently leased by the State in the downtown study area and the development of Centers of Synergy and other functional adjacencies will save 72 percent in leased space. In addition, a typical Class B office building in Downtown Lincoln is \$15/SF average yearly, which offers an estimated savings of \$6 Million a year. Over the 20-year period, this savings translates to a leasing cost savings of \$12 Million – a significant savings for the State.

According to the research, the average departmental square feet per employee currently occupied by over 60 agencies is approximately 286 DGSF/Person. Typically, the floor plates in these state owned facilities allow for greater efficiencies, while providing flexibility for growth and first class amenities. GSA Workplace Utilization and Allocation Benchmark (July 2011) recommends three types of open floor office standards – Conservative (200 – 225 DGSF/Person); Progressive (150 – 175 DGSF/Person) and Aggressive (100 – 125 DGSF/Person). With a preferred ratio range for commercial offices (165 – 225 DGSF/Person), an average ratio of 195 DGSF/Person has been widely adopted by many businesses nationwide. Even with a conservative approach, the 220 DGSF/person ratio recommended by the Facilities Plan team will lead to a significant 23 percent savings in space per employee and 5 percent savings in state owned office space.



Bird's-eye View of the Capitol Campus

Key Findings

- The Facilities Plan recommendations are phased over a 20-year period into short term, medium term, and long term periods.
 - Short term projects include the 17th and K Streets new office and parking and the 1526 building addition.
 - Medium term projects include Lot A, the Justice Building, and the 1604 lot.
 - Potential long term projects include renovation or new construction at the Pershing Center.
- Following implementation of the Facilities Plan, over 20 years, the state can expect to see a reduction in around 400,000 SF of leased space, which equates to a savings of 72 percent on current leases held by the State resulting in a significant cost savings over two decades.
- Based on current and projected market conditions for buy, lease, and build costs, the Facilities Plan recommends construction of new buildings as the most cost-effective approach in the long term due to increasing lease rates and demand for Class A office space in downtown.
- Recommended financing means for buildings include typical construction financing, P3s, and use of historic tax credits.

“CONSIDERING ALL THE FACTORS AND PRESENTED COSTS AFFILIATED WITH CONSTRUCTION, BUILDING NEW STATE OWNED BUILDINGS IS RECOMMENDED, AS LEASE RATES ARE EXPECTED TO CONTINUE TO INCREASE IN THE DOWNTOWN ”

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Image: Neighborhood Associations Map-1

Image: Neighborhood Associations Map-Zoomed In

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GLOSSARY OF TERMS

Capitol Environs Commission

The Nebraska Capitol Environs Commission is empowered to protect and to advocate for improvements to the setting of the beautiful Nebraska State Capitol.

Capitol View Corridors

Important view corridors and vistas to the Capitol as defined by the Capitol Environs Commission and the Lincoln/Lancaster County Comprehensive Plan.

Centers of Synergy (COS)

Following the analysis of state agency needs, the concept of 'Centers of Synergy' was established to provide efficient workspace, parking, new amenities and support for agencies with significant growth, collaboration and centralization needs in the Capitol Campus.

Central Service Agencies

Agencies that provide centralized services used by all state agencies, these agencies are high priority for location in the Campus.

Complete Streets / Multi-Modal Streets

Streets designed and operated to enable safe access for all types of users, including pedestrians, cyclists, motorists, and transit riders of all ages and abilities.

Department of Administrative Services (DAS)

The Department of Administrative Services was established to provide centralized support services to state agencies, boards, and commissions.

Departmental Gross Square Footage (DGSF)

Total Square footage of all rooms/areas occupied by a certain state agency, this includes assignable and non-assignable spaces, but does not include grossing factors for walls/mechanical chases.

Gross Square Footage (GSF)

The Gross Square Footage is calculated from the outside of the exterior walls and is inclusive of all space within minus areas that are open to below.

Facilities Plan

Generally, the long-term vision and strategic action plan for how an area will develop over time.

High Traffic Agencies

State agencies with frequent interaction with the public and a high number of visitors.

Historic Districts and Properties

The Facilities Plan refers to several different types of historically significant designations. They include the National Register of Historic Places, the official list of the Nation's historic places worthy of preservation.

Nebraska Capitol Environs Commission

A city and state appointed board, empowered to protect and to advocate for improvements to the setting of the Nebraska State Capitol.

Planning Advisory Committee (PAC)

The Planning Advisory Committee (PAC) is comprised of members of DAS/State Building Division and provided guidance and feedback throughout the development of the Facilities Plan.

Stormwater Management

Stormwater management is the effort to reduce runoff of rainwater or melted snow into streets, lawns and other sites.

Transportation Demand Management (TDM)

TDM is the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.

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STATE OF NEBRASKA
**COMPREHENSIVE CAPITAL
FACILITIES PLAN**

