

State of Minnesota Capitol Building

Saint Paul, Minnesota

Background Info

Year built	1905
Building Square Feet	374,984 SF
Replacement Value:	\$271,753,000
Date Assessed	November 2010



State Capital Building

Existing Asset Summary

The State Capitol Building is located at 75 Reverend Dr. Martin Luther King, Jr. Drive, St. Paul, MN 55155. This approximately 374,984 SF, five (5) story building was originally constructed in 1905 and has been partially renovated several times since. The facility has a T-shaped footprint.

The facility houses ceremonial spaces, Senate Chambers, House of Representatives Chambers and Supreme Court Chambers, Executive Branch Offices, legislative offices, hearing and conference rooms, legislative cafeteria and dining room, media control space, building support spaces plus electrical, telecommunications and HVAC equipment spaces for elected officials of the Minnesota State Legislature.

The building is set in a landscaped campus. Various monuments are to its sides and front. Behind, a bridge spans University Avenue, and in front others were later added over the sunken roadway of Interstate 94, thus preserving the sight lines. Set near the crest of a hill, from the Capitol steps a panoramic view of downtown St. Paul is presented.

The building's primary occupancy per the 2009 IBC is classified as Group B, Business and its primary construction type per the 2009 IBC is Type 1B Partially Sprinklered. There are secondary occupancies per the 2009 IBC classified as Group A-3, Assembly - Senate, House and Supreme Court Chambers, large hearing rooms and large conference rooms.

Major Issues

The exterior shell stone requires major stabilization. Several areas are noted where segments could likely separate from the building and fall to the ground. Near term repairs will be required to prevent non-recoverable damage to the exterior shell integrity and cosmetics. Many of the exterior windows are well beyond rated life and energy inefficient.

Nearly all mechanical systems are beyond their rated useful life, causing higher operating and repair costs and risking shut down in the event of total system failure.

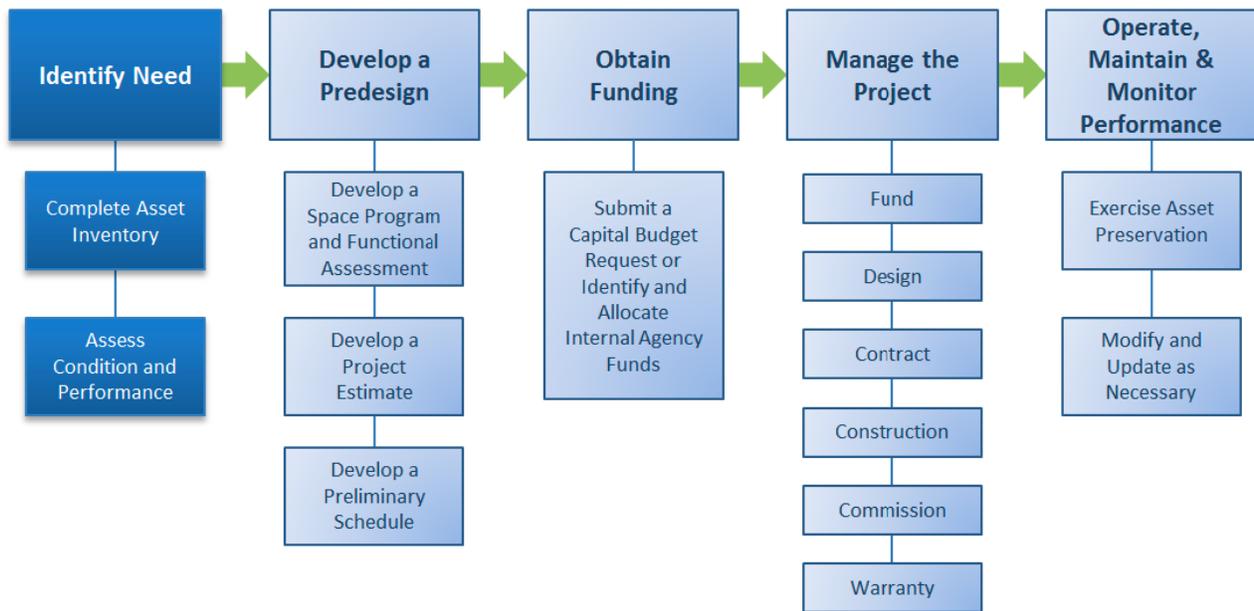
Most plumbing systems are beyond rated life and risk functional shut down if pipe systems fail.

Emergency power and light systems are all beyond rated life and may be inadequate in the event of emergency.

The state has contracted with other vendors for the following specialty studies, which are not included in this report:

- Roof systems
- Exterior Stone
- Dome
- Rain leader and storm sewer system
- Hot Water system
- French Doors
- Ornamental plaster/paintings
- West stair and plaza
- East and North stair and plaza

Capital Asset Management Process
 Highlighted steps are complete.



Priority	Urgency based on Condition	Due Date
1	Currently Critical	within 1 yr of survey
2	Potentially Critical	within 2 yrs of survey
3	Necessary	within 3-5 yrs of survey
4	Recommended	no due date
5	Grandfathered Code	no due date

Table 1. Five Year Needs

Requirement Name	U2 - Prime System	Category	Priority	Due Date
Marble Veneer Walls and Ornate Trim - Main Building Renewal	B2010 - Exterior Walls - Marble Veneer Walls and Ornate Trim - Main Building	Beyond Useful Life	1	2011
Marble Veneer Walls and Ornate Trim - Record Study	B2010 - Exterior Walls - Marble Veneer Walls and Ornate Trim - Main Building	Appearance	1	2011
Aluminum Windows - Dome Barrel - 1985 Renewal	B2020 - Exterior Windows - Aluminum Windows - Dome Barrel - 1985	Beyond Useful Life	1	2011
Wood Windows - Main Building Renewal	B2020 - Exterior Windows - Wood Windows - Main Building	Beyond Useful Life	1	2011
Door Assembly - 3 x 7 HM - 1965 Renewal	B2030 - Exterior Doors - Door Assembly - 3 x 7 HM - 1965	Beyond Useful Life	1	2011
Door Assembly - 5 x 7 Wood and Glass French Doors Renewal	B2030 - Exterior Doors - Door Assembly - 5 x 7 Wood and Glass French Doors	Beyond Useful Life	1	2011
Built-up Membrane with Thickset Pavers on Roof - 2nd Floor Balconies - 1985 Renewal	B30 - Roofing - Built-up Membrane with Thickset Pavers on Roof - 2nd Floor Balconies - 1985	Beyond Useful Life	1	2011
Guardrails - Non-Compliant Heights - Rotunda and Stair Galleries - Second Floor	C2014 - Stair Handrails and Balustrades - Ornate Marble Railings - Rotunda and Stair Galleries - Second Floor	Building Code	1	2011
Guardrails - Non-Compliant Heights - Rotunda - Third Floor	C2014 - Stair Handrails and Balustrades - Ornate Metal Railings - Rotunda - Third Floor	Building Code	1	2011
Guardrails - Non-Compliant Heights - Stair Galleries - First Floor	C2014 - Stair Handrails and Balustrades - Ornate Metal Railings - Stair Galleries - First Floor	Building Code	1	2011

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Table 1. Five Year Needs (cont.)

Requirement Name	U2 - Prime System	Category	Priority	Due
Carpeting - Broadloom - High Quality - 3rd Floor - 1980 Renewal	C3020 - Floor Finishes - Carpeting - Broadloom - High Quality - 3rd Floor - 1980	Beyond Useful Life	1	2011
ACT System - Concealed Spline - 1965 Renewal	C3030 - Ceiling Finishes - ACT System - Concealed Spline - 1965	Beyond Useful Life	1	2011
Hydraulic Passenger Elevator Renewal	D1010 - Elevators and Lifts - Hydraulic Passenger Elevator	Beyond Useful Life	1	2011
Sump Pump - Submersible Renewal	D20 - Plumbing - Sump Pump - Submersible	Beyond Useful Life	1	2011
Custodial/Utility Sinks Renewal	D2010 - Plumbing Fixtures - Custodial/Utility Sinks	Beyond Useful Life	1	2011
Restroom Fixtures Renewal	D2010 - Plumbing Fixtures - Restroom Fixtures	Beyond Useful Life	1	2011
Work and Exam Stations - Wall Sink Renewal	D2010 - Plumbing Fixtures - Work and Exam Stations - Wall Sink	Beyond Useful Life	1	2011
Water Dist Complete Renewal	D2020 - Domestic Water Distribution - Water Dist Complete	Beyond Useful Life	1	2011
Water Dist. - Site System Renewal	D2020 - Domestic Water Distribution - Water Dist. - Site System	Beyond Useful Life	1	2011
Water Heater - Domestic Hot Water Heat Exchangers Renewal	D2020 - Domestic Water Distribution - Water Heater - Domestic Hot Water Heat Exchangers	Beyond Useful Life	1	2011
Water Heater - Hot Water Heat Exchanger and Storage Tank Renewal	D2020 - Domestic Water Distribution - Water Heater - Hot Water Heat Exchanger and Storage Tank	Beyond Useful Life	1	2011
Sanitary Waste - Gravity Disch Renewal	D2030 - Sanitary Waste - Sanitary Waste - Gravity Disch	Beyond Useful Life	1	2011
Sanitary Waste - Site System Renewal	D2030 - Sanitary Waste - Sanitary Waste - Site System	Beyond Useful Life	1	2011
Rain Water Drainage - Site System Renewal	D2040 - Rain Water Drainage - Rain Water Drainage - Site System	Beyond Useful Life	1	2011
Roof Drainage - Gravity Renewal	D2040 - Rain Water Drainage - Roof Drainage - Gravity	Beyond Useful Life	1	2011
Central AHU - Const Volume w/Distribution Renewal	D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution	Beyond Useful Life	1	2011
Exhaust System - General Building Renewal	D3040 - Distribution Systems - Exhaust System - General Building	Beyond Useful Life	1	2011
Exhaust System - Restroom Renewal	D3040 - Distribution Systems - Exhaust System - Restroom	Beyond Useful Life	1	2011
Fan Coil System - Cabinet - Heating/Cooling - 4 Pipe Renewal	D3040 - Distribution Systems - Fan Coil System - Cabinet - Heating/Cooling - 4 Pipe	Beyond Useful Life	1	2011
Four Pipe Distribution System w/Pump Renewal	D3040 - Distribution Systems - Four Pipe Distribution System w/Pump	Beyond Useful Life	1	2011
Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	D3040 - Distribution Systems - Heat Exchanger - Liquid/Liquid - Plate and Frame	Beyond Useful Life	1	2011
Perimeter Heat System - Hydronic Fin Tube Renewal	D3040 - Distribution Systems - Perimeter Heating - Hydronic Fin Tube	Beyond Useful Life	1	2011

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Table 1. Five Year Needs (cont.)

Requirement Name	U2 - Prime System	Category	Priority	Due
Return Air Ductwork and Fan Renewal	D3040 - Distribution Systems - Return Air Ductwork and Fan	Beyond Useful Life	1	2011
Computer Room Cooling - DX w/Air Cooled Remote Condenser Renewal	D3050 - Terminal and Package Units - Computer Room Cooling - DX w/Air Cooled Remote Condenser	Beyond Useful Life	1	2011
Heat Pump - Split DX - 1995 Renewal	D3050 - Terminal and Package Units - Heat Pump - Split DX - 1995	Beyond Useful Life	1	2011
Unit Heaters - Electric Renewal	D3050 - Terminal and Package Units - Unit Heaters - Electric	Beyond Useful Life	1	2011
Unit Heaters - Hot Water Renewal	D3050 - Terminal and Package Units - Unit Heaters - Hot Water	Beyond Useful Life	1	2011
Electrical Power Distribution - Computer Regulators Renewal	D5012 - Low Tension Service and Dist. - Electrical Power Distribution - Computer Regulators	Beyond Useful Life	1	2011
Panelboards ? Inadequate Working Space - Basement	D5012 - Low Tension Service and Dist. - Electrical Power Distribution - Panelboards	Building Code	1	2011
Panelboards ? Inadequate Working Space - Second Floor	D5012 - Low Tension Service and Dist. - Electrical Power Distribution - Panelboards	Building Code	1	2011
Branch Wiring - Conduits Rusted and Deteriorated - Room B34A	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Beyond Useful Life	1	2011
Branch Wiring - Improper Installation - Room 355	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Building Code	1	2011
Branch Wiring - Insufficient Outlets - Basement	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Insufficient Outlets - First Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Insufficient Outlets - Ground Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Insufficient Outlets - Second Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Insufficient Outlets - Third Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring ? Outlets Not Installed at HVAC Units	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Building Code	1	2011
Building Floodlights - Luminaire Supports on Roof Starting to Rust	D5022 - Lighting Equipment - Exterior Lighting - Building Floodlights	Reliability	1	2011
Lighting Dimming Systems - Supreme Court - Located in Stairwell	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Life Safety	1	2011
Bronze Lamp Post - Wired With Extension Cord	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Building Code	1	2011
Fluorescent Lighting - Wired With Extension Cord - Room B60	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Building Code	1	2011
Lighting and Branch Wiring - Beyond Rated Life - Room G21A	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Beyond Useful Life	1	2011
Interior Lighting - Quartz Wall Sconces Renewal	D5022 - Lighting Equipment - Interior Lighting - Quartz Wall Sconces	Beyond Useful Life	1	2011

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Table 1. Five Year Needs (cont.)

Requirement Name	U2 - Prime System	Category	Priority	Due
Audio Systems - Amplifier Beyond Rated Life - Room 119	D5032 - Intercom & Paging System - Audio Systems - Hearing Rooms & Chambers	Beyond Useful Life	1	2011
Audio Systems - Amplifier Beyond Rated Life - Room B36	D5032 - Intercom & Paging System - Audio Systems - Hearing Rooms & Chambers	Beyond Useful Life	1	2011
Audio Systems - Volume Control Beyond Rated Life - Room 316B	D5032 - Intercom & Paging System - Audio Systems - Hearing Rooms & Chambers	Beyond Useful Life	1	2011
Communication Wiring - Improperly Installed - Room 215/218	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Communication Wiring - Improperly Installed - Room 317	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Communication Wiring - Poor Installation - Room B31	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Computer Servers - Insufficient Working Space - Room 214	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Local Area Networks ? Communications Wiring Improperly Supported - Attic	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Local Area Networks - Communications Wiring Improperly Supported - Basement Corridor	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Emergency Lighting - Inadequate	D5092 - Emergency Light and Power Systems - Emergency Lighting	Life Safety	1	2011
Emergency Lighting Renewal	D5092 - Emergency Light and Power Systems - Emergency Lighting	Beyond Useful Life	1	2011
Fire Pump ? Circuit Conductors Not Fire Rated	D5092 - Emergency Light and Power Systems - Emergency Power Distribution	Building Code	1	2011
Exit Signs - Means of Egress Not Properly Marked - Ground Floor	D5092 - Emergency Light and Power Systems - Exit Signs	Life Safety	1	2011
Floor Duct - Floor Raceway Outlets Improperly Located	D5093 - Floor Raceway Systems - Under Floor Duct	Building Code	1	2011
Panelboards - Beyond Rated Life - Basement	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Panelboards - Beyond Rated Life - First Floor	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Panelboards - Beyond Rated Life - Ground Floor	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Panelboards - Beyond Rated Life - Roof	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Panelboards - Beyond Rated Life - Second Floor	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Panelboards - Beyond Rated Life - Third Floor	D5012 - Low Tension Service and Dist. - Electrical Power Distr - Panelboards	Beyond Useful Life	2	2012
Antique Lighting - Crystal Chandeliers - Type W Renewal	D5022 - Lighting Equipment - Antique Lighting - Crystal Chandeliers - Type W	Beyond Useful Life	2	2012
Antique Lighting - Faux Brass Accent Lights - Type AA Renewal	D5022 - Lighting Equip - Antique Lighting - Faux Brass Accent Lights	Beyond Useful Life	2	2012

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Table 1. Five Year Needs (cont.)

Requirement Name	U2 - Prime System	Category	Priority	Due
Antique Lighting - Faux Brass Composite Chandeliers - Type V4 Renewal	D5022 - Lighting Equipment - Antique Lighting - Faux Brass Composite Chandeliers - Type V4	Beyond Useful Life	2	2012
Antique Lighting - Faux Brass Composite Rosettes - Type N Renewal	D5022 - Lighting Equipment - Antique Lighting - Faux Brass Composite Rosettes - Type N	Beyond Useful Life	2	2012
Antique Lighting - Faux Brass Composite Wall Fixture - Type EE Renewal	D5022 - Lighting Equipment - Antique Lighting - Faux Brass Composite Wall Fixture - Type EE	Beyond Useful Life	2	2012
Antique Lighting - Faux Brass Composite Wall Fixture - Type GG Renewal	D5022 - Lighting Equipment - Antique Lighting - Faux Brass Composite Wall Fixture - Type GG	Beyond Useful Life	2	2012
Antique Lighting - Main Crystal Chandelier Renewal	D5022 - Lighting Equipment - Antique Lighting - Main Crystal Chandelier	Beyond Useful Life	2	2012
Antique Lighting - Solid Bronze Rosettes - Type DD Renewal	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Rosettes - Type DD	Beyond Useful Life	2	2012
Antique Lighting - Solid Bronze Rosettes - Type V6 Renewal	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Rosettes - Type V6	Beyond Useful Life	2	2012
Antique Lighting - Solid Bronze Wall Fixture - Type VI Renewal	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Wall Fixture - Type VI	Beyond Useful Life	2	2012
Antique Lighting - Solid Bronze Wall Fixture - Type VII Renewal	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Wall Fixture - Type VII	Beyond Useful Life	2	2012
Exterior Lighting - Cupola Accent Lighting Renewal	D5022 - Lighting Equipment - Exterior Lighting - Cupola Accent Lighting	Beyond Useful Life	2	2012
Exterior Lighting - Pole Lights Renewal	D5022 - Lighting Equipment - Exterior Lighting - Pole Lights	Beyond Useful Life	2	2012
Lighting Dimming Systems - Beyond Rated Life - Conference Room 107	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Beyond Useful Life	2	2012
Lighting Dimming Systems - Beyond Rated Life - House Chamber	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Beyond Useful Life	2	2012
Lighting Dimming Systems - Beyond Rated Life - Senate Chamber	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Beyond Useful Life	2	2012
Lighting Dimming Systems - Beyond Rated Life - Senate Hearing Room	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Beyond Useful Life	2	2012
Lighting Dimming Systems - Dimmer Switches Beyond Rated Life - Supreme Court	D5022 - Lighting Equipment - Interior Lighting - Dimming Systems	Beyond Useful Life	2	2012
Exit Signs Renewal	D5092 - Emergency Light and Power Systems - Exit Signs	Beyond Useful Life	2	2012
Site Lighting Renewal	G4020 - Site Lighting - Site Lighting	Beyond Useful Life	2	2012
Marble Veneer Walls and Ornate Trim - Dome Barrel Renewal	B2010 - Exterior Walls - Marble Veneer Walls and Ornate Trim - Dome Barrel	Beyond Useful Life	3	2015
Aluminum Windows - Main Building - 1985 Renewal	B2020 - Exterior Windows - Aluminum Windows - Main Building - 1985	Beyond Useful Life	3	2015

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Table 1. Five Year Needs (cont.)

Requirement Name	U2 - Prime System	Category	Priority	Due
Door Assembly - 3 x 7 HM - 1985 Renewal	B2030 - Exterior Doors - Door Assembly - 3 x 7 HM - 1985	Beyond Useful Life	3	2015
Door Assembly - 6 x 7 HM - 1985 Renewal	B2030 - Exterior Doors - Door Assembly - 6 x 7 HM - 1985	Beyond Useful Life	3	2015
Ornately Detailed Vaulted Painted Plaster Ceilings - 1st and 2nd Floors - 1965 Renewal	C3030 - Ceiling Finishes - Ornately Detailed Vaulted Painted Plaster Ceilings - 1st and 2nd Floors - 1965	Beyond Useful Life	3	2015
Elevator Cab #3 - Damaged Ceiling and Floor	D1011 - Passenger Elevators - Passenger Elevators - Elevator #3	Appearance	3	2015
Chandelier Hoist Renewal	D1093 - Hoists and Cranes - Chandelier Hoist	Beyond Useful Life	3	2015
Water Coolers - Wall-Mount Dual- Height Renewal	D2010 - Plumbing Fixtures - Water Coolers - Wall-Mount Dual-Height	Beyond Useful Life	3	2015
Sewage Ejector Pumps - Duplex Renewal	D2030 - Sanitary Waste - Sewage Ejector Pumps - Duplex	Beyond Useful Life	3	2015
Boiler Steam - Humidification Renewal	D3020 - Heat Generating Systems - Boiler Steam - Humidification	Beyond Useful Life	3	2015
Tel / Data Room - Cooling Inadequate	D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution	Capacity/Design	3	2015
Heat Exchanger - Shell and Tube Renewal	D3040 - Distribution Systems - Heat Exchanger - Shell and Tube	Beyond Useful Life	3	2015
Fluorescent Lighting - Approaching Rated Life	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Beyond Useful Life	3	2015
Interior Lighting - Spotlights - Rotunda Renewal	D5022 - Lighting Equipment - Interior Lighting - Spotlights - Rotunda	Beyond Useful Life	3	2015
Voting Boards - House Chamber Renewal	D5032 - Intercommunication and Paging System - Voting Boards - House Chamber	Beyond Useful Life	3	2015
Access Control - Exterior Back Boxes Rusted	D5038 - Security and Detection Systems - Access Control System	Appearance	3	2015
Computer Servers - Poor Location - Room 217D	D5039 - Local Area Networks - Data Wiring	Capacity/Design	4	
Computer Servers - Poor Location - Room G38	D5039 - Local Area Networks - Data Wiring	Capacity/Design	4	
Dumb Waiter - Abandoned In Place		Obsolescence	4	
Interior Stairs - Missing or Non- Compliant Handrails - West Monumental Stairs	C20 - Stairs - Grand Monumental Stairs - Senate - West Wing	Building Code	5	
Interior Stairs - Missing or Non- Compliant Handrails - East Monumental Stairs	C20 - Stairs - Grand Monumental Stairs - Supreme Court - East Wing	Building Code	5	
Interior Stairs - Missing or Non- Compliant Handrails	C2012 - Curved Stairs - Floating Curved Monumental Stairs - House Chamber	Building Code	5	
Branch Wiring - Outlets at Vending Machines Not GFCI Type - Cafeteria	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Grandfathered Code	5	
Branch Wiring - Outlets at Vending Machines Not GFCI Type - Room 315	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Grandfathered Code	5	
Branch Wiring - Outlets in Kitchen Not GFCI Type	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Grandfathered Code	5	