The following information is a combination of information from the Real Estate Management Division and Miller Dunwiddie building background files. The information from Real Estate Management has the following disclaimer: "The Square footage numbers contained herein are calculated from an automated system and are for predesign purposes only. The automated floor plans and square footages will not be utilized and 'of record' until 7/1/2004". All of the other numbers are estimates and are for planning purposes only.

The following space definitions are the standard definitions from the Minnesota Department of Administration, Real Estate Management Division.

- **Office Space** - is finished space used for office related activities.
- **Storage Space** - is unfinished space used for storage.
- **Other Space** - is non-leased space such as: cafeterias, shared conference rooms, shared training rooms, in lieu of rent areas, etc.
- **Useable Space** - is computed by measuring the dominant portion* of the inside finished surface of exterior walls to the inside finished surface of building corridor and other permanent walls to the center of walls separating the leased premises from other tenant space. If more than 50% of an exterior wall is glass, the dimension is taken from the glass line. Vertical shafts, elevators, stairwells, dock areas, mechanical rooms and utility and janitor rooms are excluded. Restrooms, corridors, lobbies and receiving areas that are accessible to the general public or used in common with other tenants are also excluded. Where restrooms, corridors, lobbies and receiving areas are solely occupied by one tenant, the space is charged to that tenant. No deductions are made for columns, pilasters or other projections to the building if each is less than four (4) square feet.
- **Service Space** - is measured in the same manner as useable space. Service space consists of common corridors, lobbies, elevator lobbies, restrooms, janitor closets, electrical rooms, mechanical rooms, telecommunications rooms, etc.
- **Rentable Space**- is measure in the same manner as useable space consisting of the sums of useable plus (+) service space.
- **Shaft Space** - consists of all vertical penetrations of the floor such as stairwells, elevators and mechanical shafts.
- **Gross Interior Space** - is the sum of rentable plus (+) shaft space.
- **Gross Exterior Space** - is defined as the building space derived from measurements taken from the extreme outer finished surface of the outer building walls. No deductions are made from this area.

*Dominant portion shall be that portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor to ceiling dimension measured at the dominant portion. If there is no dominant portion, or if the dominant portion is not vertical, the measurement for area shall be to the inside finished surface of the permanent outer building wall where it intersects the finished floor.

EXISTING AREAS

	Tenant	Basement Floor				Ground Floor				First Floor			
		Mtg.	Office	Stor.	Other	Mtg.	Office	Stor.	Other	Mtg.	Office	Stor.	Other
	Attorney General										5,405		
	Cafeteria				5,745								
	Capitol Security		7,103										
	Capitol Security (PMD)		225										
	Ceremonial Space		0						1,786				10,499
	Governor		0	178			3,830			1,217	4,040		
	House			5,052						1,413			
	Press Corps		3,562										
	Senate		8,281	3,597		2,016	23,133			6,090	7,716		
	Supreme Court			171									
	Qwest Communications				169								
	Services for the Blind			66									
	MN Historical Society (House)		1,229	596									
	MN Historical Society (PMD)			505									
	Vacant (B-5)		0										
	Vacant		1,862	1,105									
	SUBTOTALS	0	22,262	11,270	5,914	2,016	26,963	0	1,786	8,720	17,161	0	10,499

	TOTALS			
1	useable space	39,446	30,765	36,380
2	common space	63,953	24,427	16,817
	(PMD 1752 Off + 5368 Storage)	7,120		
3	rentable space (1+2)	110,519	55,192	53,197
4	shafts	3,728	5,065	4,364
5	all interior SP (3+4)	114,247	60,257	57,561
6	outer building wall	7,056	5,051	4,970
7	Gross SQ FT (5+6)	121,303	65,308	62,531

The square footage numbers contained herein are calculated from an automated system and are used for predesign purposes only.
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EXISTING AREAS

	Tenant	Second Floor					Second Floor Mezzanine				Third Floor			
		Mtg.	Office	Chamber	Stor.	Other	Mtg.	Office	Stor.	Other	Mtg.	Office	Stor.	Other
	Attorney General													
	Cafeteria													
	Capitol Security													
	Capitol Security (PMD)													
	Ceremonial Space					7,629								
	Governor													
	House	2,930	5,311	4,607							2,154	7,301		
	Press Corps													
	Senate	2,842	10,083	4,211				416			1,173	14,365	597	
	Supreme Court		64	3600										
	Qwest Communications													
	Services for the Blind													
	MN Historical Society (House)													
	MN Historical Society (PMD)													
	Vacant (B-5)													
	Vacant													
	SUBTOTALS	5,772	15,458	12,418	0	7,629	0	416	0	0	3,327	21,666	597	0

	TOTALS			
1	useable space	41,277	416	25,590
2	common space	10,856	37	12,618
	(PMD 1752 Off + 5368 Storage)			
3	rentable space (1+2)	52,133	453	38,208
4	shafts	5,452	271	19,582
5	all interior SP (3+4)	57,585	724	57,790
6	outer building wall	4,246	333	4,164
7	Gross SQ FT (5+6)	61,831	1,057	61,954

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EXISTING AREAS

Tenant	Third Floor Mezzanine				Fourth Floor				Total				
	Mtg.	Office	Stor.	Other	Mtg.	Office	Stor.	Other	Mtg.	Office	Chamber	Stor.	Other
Attorney General									0	5,405		0	0
Cafeteria									0	0		0	5,745
Capitol Security									0	7,103		0	0
Capitol Security (PMD)										225			
Ceremonial Space									0	0		0	19,914
Governor									1,217	7,870		178	0
House					1,203				7,700	12,612	4,607	5,052	0
Press Corps									0	3,562		0	0
Senate			420						12,121	63,994	4,211	4,614	0
Supreme Court									0	64	3,600	171	0
Qwest Communications									0	0		0	169
Services for the Blind									0	0		66	0
MN Historical Society (House)									0	1,229		596	0
MN Historical Society (PMD)									0	0		505	0
Vacant (B-5)									0	0		0	0
Vacant									0	1,862			
SUBTOTALS	0	0	420	0	1,203	0	0	0	21,038	103,926	12,418	11,182	25,828

	TOTALS			
1	useable space	420	1,203	175,497
2	common space		272	128,980
	(PMD 1752 Off + 5368 Storage)			7,120
3	rentable space (1+2)	420	1,475	311,597
4	shafts	370	0	38,832
5	all interior SP (3+4)	790	1,475	350,429
6	outer building wall	361	340	26,521
7	Gross SQ FT (5+6)	1,151	1,815	376,950

The square footage numbers conatined herein are calculated form an automated system and are used for predsign purposes only.
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Tenant	Existing SF (Usable)	Proposed SF (Usable) - estimates only		
	State Capitol	State Capitol	Expansion Space	Total Proposed SF
Attorney General	5,405	5,405	0	5,405
Cafeteria	5,745	5,745	0	5,745
Capitol Security	7,103	7,103	0	7,103
Capitol Security (PMD)	225	225	0	225
Ceremonial Space	19,914	22,711	0	22,711
Governor	9,265	16,294	0	16,294
House **	29,971	27,796	10,500	38,296
Press Corps	3,562	0	4,000	4,000
Senate *	84,940	74,219	60,000	134,219
Supreme Court	3,835	3,835	0	3,835
Qwest Communications	169	169	0	169
Services for the Blind ***	66	620	0	620
MN Historical Society	2,330	8,000	0	8,000

* The Senate is giving up 20,321 SF in the SOB and the House is gaining that space.

** The House is gaining back 600 SF in the Capitol that is currently used by the lobbyists.

*** Services for the Blind currently has 66 sq. ft. storage, vending space in basement corridor and a food bar in the second floor south corridor.

INTRODUCTION

The Capitol, as an existing historic structure, cannot and is not required to meet the current building codes. However, efforts should be made to improve the life safety, accessibility and other code deficiencies wherever possible. In order to accomplish this, the building was reviewed for compliance with the current building codes, including:

- The Uniform Building Code (UBC), 1997 edition
- The Minnesota State Building Code (MSBC), 1999 edition
- The Minnesota Accessibility Code (Chapter 1341 of the MSBC), April 1999 edition
- The NFPA 101 Life Safety Code, 1996 edition

This was then reviewed with Tate Halverson, the Senior Plan Examiner at the City of Saint Paul. The list of items that were agreed upon are included in the Project Description - Capitol Building Improvements - ADA and Building Code Improvements on page 27 of this report.

At the time that the design and construction work at the Capitol goes forward, the code review should be update to all codes that are current at the time.

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