

State of Minnesota Office Building

Saint Paul, Minnesota

Background Info

Year Built	1932
Year Renovated	1985
Building Square Feet	290,000 SF
Replacement Value:	\$67,970,000
Date Assessed	November 2010



State Office Building

Existing Assets Summary

The State Office Building (SOB) is located at 100 Rev. Dr. Martin Luther King, Jr. Drive, St. Paul, MN 55155. This 290,000 SF, nine (9) story building was originally constructed in 1932 on a rectangular footprint. The original 1932 building was seven (7) stories high (basement through 5th floors). The two (2) upper stories (6th-7th) plus rooftop HVAC penthouses were added in 1985.

Two original interior and open air courts (Ground-5th floors) were in-filled with new floor space in 1985 as well.

The facility houses 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'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 Fully Sprinklered. There are secondary occupancies per the 2009 IBC classified as Group A-3, Assembly - hearing rooms and large conference rooms.

Table 1. Five Year Needs

Requirement Name	U2CAT - Prime System	Category	Priority	Due Date
Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs	C20 - Stairs - Unenclosed Access Stairs - Ground Floor	Building Code	1	2011
Guardrails - Non-Compliant Heights - Monumental Stairs	C20 - Stairs - Unenclosed Monumental Stairs - Partial Height - N Tower	Building Code	1	2011
VCT - Average - 1985 Renewal	C3020 - Floor Finishes - VCT - Average - 1985	Beyond Useful Life	1	2011
Emergency Eyewash and Shower Units Renewal	D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units	Beyond Useful Life	1	2011
Water Heater - Elec - 10 Gal - 1985 Renewal	D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 1985	Beyond Useful Life	1	2011
Water Heater - Hot Water Heat Exchanger and Tank Renewal	D2020 - Domestic Water Distribution - Water Heater - Hot Water Heat Exchanger and Tank	Beyond Useful Life	1	2011
Natural Gas Service to Bldg Renewal	D3012 - Gas Supply System - Natural Gas Service to Bldg	Beyond Useful Life	1	2011
Central AHU - VAV System w/Distribution Renewal	D3040 - Distribution Systems - Central AHU - VAV System w/Distribution	Beyond Useful Life	1	2011
Exhaust System - General Building - In-Line Renewal	D3040 - Distribution Systems - Exhaust System - General Building - In-Line	Beyond Useful Life	1	2011
Exhaust System - General Building - Rooftop Renewal	D3040 - Distribution Systems - Exhaust System - General Building - Rooftop	Beyond Useful Life	1	2011
Exhaust System - General Building - Wall Exhaust Renewal	D3040 - Distribution Systems - Exhaust System - General Building - Wall Exhaust	Beyond Useful Life	1	2011
Exhaust System - Restroom Fan Renewal	D3040 - Distribution Systems - Exhaust System - Restroom Fan	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
Unit Heaters - Hot Water Renewal	D3050 - Terminal and Package Units - Unit Heaters - Hot Water	Beyond Useful Life	1	2011
DDC/Pneumatic System - Hybrid Renewal	D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid	Beyond Useful Life	1	2011
Electrical Service ? Inadequate Means of Egress from Electrical Room	D5011 - High Tension Service and Dist. - Electrical Service - 13.8kV	Building Code	1	2011
Branch Wiring - Insufficient Outlets - Ground Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Receptacle in Disrepair - Room G10	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Life Safety	1	2011
Branch Wiring ? Outlets Not Installed at HVAC Units	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Building Code	1	2011
Exterior Lighting - Luminaires in Disrepair	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Exterior Post Candelabras	Reliability	1	2011
Communication Wiring - Improperly Installed - Corridor 180B	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Communication Wiring - Improperly Installed - Room 142F	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Local Area Networks ? Unprotected Plumbing Pipes above Equipment ? Room 132E	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Exit Signs ? Not Properly Illuminated	D5092 - Emergency Light and Power Systems - Exit Signs	Building Code	1	2011
Access Control System Renewal	D5038 - Security and Detection Systems - Access Control System	Beyond Useful Life	2	2012
Security Cameras Renewal	D5038 - Security and Detection Systems - Security Cameras	Beyond Useful Life	2	2012

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Major Issues

Beyond rated life and energy inefficient windows are the building's largest exterior shell need. This need includes the vertical perimeter windows and the glazed roof openings (under separate line items in detail report).

Nearly all mechanical systems and their associate control 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

Table 1. Five Year Needs (cont.)

Requirement Name	U2CAT - Prime System	Category	Priority	Due Date
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
Substructure - Basement Slab Cracks	A - Substructure - Structural Slab on Grade - Light Industrial - 1985	Reliability	3	2015
Aluminum Windows - 1985 Renewal	B2020 - Exterior Windows - Aluminum Windows - 1985	Beyond Useful Life	3	2015
Automatic Openers - Pair - 1985 Renewal	B2030 - Exterior Doors - Automatic Openers - Pair - 1985	Beyond Useful Life	3	2015
Door Assembly - 6 x 7 Bronze - Storefront Renewal	B2030 - Exterior Doors - Door Assembly - 6 x 7 Bronze - Storefront	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
Single-Ply EPDM with Pavers on Roof - 1985 Renewal	B30 - Roofing - Single-Ply EPDM with Pavers on Roof - 1985	Beyond Useful Life	3	2015
Skylights - Kalwall Types - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Kalwall Types - 1985	Beyond Useful Life	3	2015
Skylights - Monumental - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Monumental - 1985	Beyond Useful Life	3	2015
Skylights - Unit Types - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Unit Types - 1985	Beyond Useful Life	3	2015
ACT System - Standard - 1985 Renewal	C3030 - Ceiling Finishes - ACT System - Standard - 1985	Beyond Useful Life	3	2015
Elevator #5 Controllor - Beyond Rated Life	D1011 - Passenger Elevators - Passenger Elevators - Elevator #5	Beyond Useful Life	3	2015
Custodial/Utility Sinks Renewal	D2010 - Plumbing Fixtures - Custodial/Utility Sinks	Beyond Useful Life	3	2015
Restroom Fixtures Renewal	D2010 - Plumbing Fixtures - Restroom Fixtures	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
Water Dist Complete Renewal	D2020 - Domestic Water Distribution - Water Dist Complete	Beyond Useful Life	3	2015
Water Heater - Elec - 10 Gal - 2004 Renewal	D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 2004	Beyond Useful Life	3	2015
Boiler Steam - Humidification Renewal	D3020 - Heat Generating Systems - Boiler Steam - Humidification	Beyond Useful Life	3	2015
HVAC Equipment - Abandoned	D3040 - Distribution Systems - Central AHU - VAV System w/Distribution	Obsolescence	3	2015
Four Pipe Distribution System w/Pump Renewal	D3040 - Distribution Systems - Four Pipe Distribution System w/Pump	Beyond Useful Life	3	2015
Fluorescent Lighting - Approaching Rated Life	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Beyond Useful Life	3	2015
Emergency Panelboards - Approaching Rated Life	D5092 - Emergency Light and Power Systems - Emergency Power Distribution	Beyond Useful Life	3	2015
Exterior Stairs - Missing Handrails - Monumental Steps	B1015 - Exterior Stairs and Fire Escapes - Exterior Monumental Steps - Granite and Concrete	Building Code	5	
Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement	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	

Figure 2. Capital Asset Management Process
Highlighted steps are complete.

