

MINNESOTA  
STATE OFFICE BUILDING

ISSUES AND VULNERABILITIES

Robert Meyerson  
Minnesota House of Representatives

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State Office Building Facility Condition Assessment

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# MINNESOTA STATE OFFICE BUILDING ISSUES AND VULNERABILITIES

The current condition of the Minnesota State Office Building creates vulnerabilities that increasingly threaten the House's ability to protect occupants – the public, staff, and Members – and their participation in the democratic process.

# HISTORY OF THE STATE OFFICE BUILDING

## 1931-1932 Construction



- Intended as an office building housing various commissions, boards and departments
- Not designed for legislature or the House of Representatives
- Function did not include gathering space for public committees or hearings



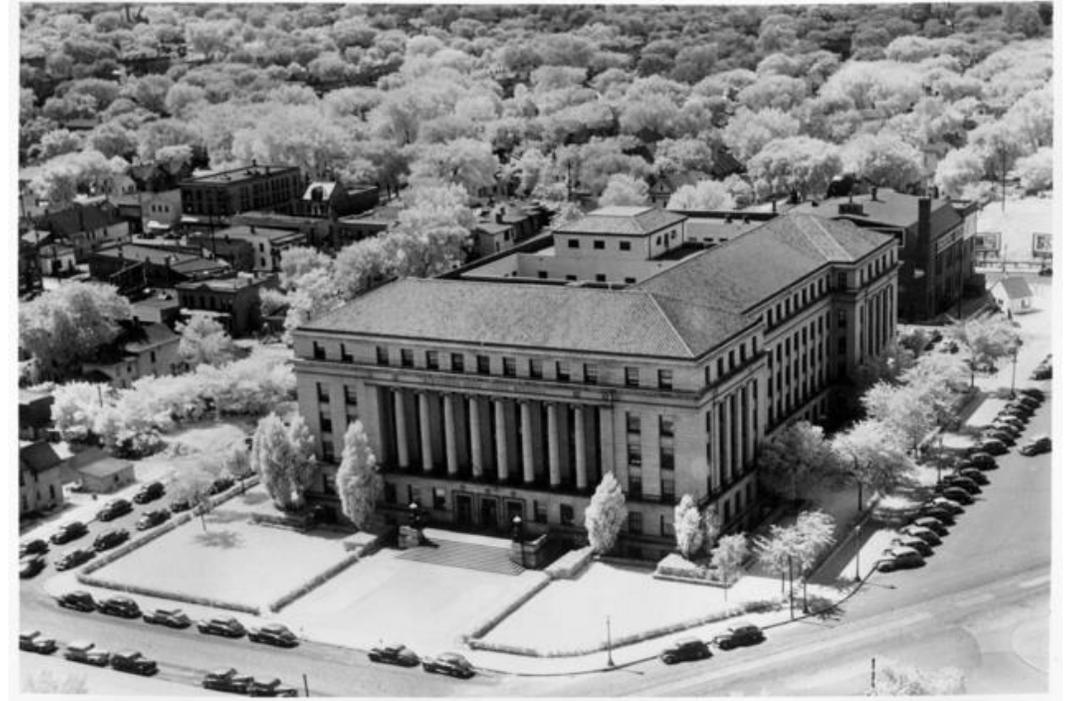
# HISTORY OF THE STATE OFFICE BUILDING

## **1974** House Members receive offices in the State Office Building

Prior to that time only certain committee chairs and leaders had individual private office space. Other members had only their Chamber desk.

## **1984** Building Renovation

- Last major renovation
- Enclosed the interior courtyards
- Added hearing rooms in attempt to accommodate public participation



# HISTORY OF THE STATE OFFICE BUILDING

## 2022 Current Occupancy and Use

- Workspaces for:
  - 134 Members of the House of Representatives
  - 230 House staff
  - Staff and officials of the Secretary of State, Legislative Coordinating Commission, Office of the Revisor, Legislative Reference Library, Legislative Budget Office, Capitol Barbers
- Ten hearing rooms (4 medium and 6 small)
  - Seating capacity ranges from 50 to 200 people (combined audience and dais)
  - Attendance routinely exceeds seating capacity

# MAJOR CONCERNS

The State Office Building does not meet current local and State building codes, standards, workplace needs, and public access and accommodation needs.

- Outdated infrastructure
- Safety hazards
- Barriers to access to public services and facilities for people with disabilities
- Inadequate space for visitors, public participation, and staff
- Life Safety and Security systems for the building

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Infrastructure

Functionality

Security



## State Office Building Facility Condition Assessment

Christopher A. Guevin, P.E.  
Director, Facilities Management Division

- Facility Condition Assessment (FCA) Methodology & Purpose
- FCA Results
- On-Going Facilities Management Challenges

# Methodology & Purpose

- Rule Based Assessment that Assigns Condition Scores to Each Major System Within a Building
  - Foundation Systems
  - Slab
  - Building Structure
  - Building Envelope
  - Windows
  - Exterior Doors
  - Interior Walls & Ceilings
  - Interior Finishes
  - HVAC Systems
  - Electrical System
  - Plumbing System
  - Elevators
- Based on Standardized Cost Models From R.S. Means
- Utilizes “Best Practice” Assessment Protocols
- Conducted by Trained Facility Assessors
  - Architect or Engineering Professionals Who Attend Intensive Assessor Training

# Methodology & Purpose

- Each Facility System is Assessed
  - Assigned a Condition Value of 1 – 5 (1 low, 5 high)
  - Rating is Plugged Into an Algorithm and Presented as a Summary that Factors in Maintenance Backlog, System Quantity, Condition, Age and Replacement Value for Each System
  - The Algorithm Generates a Facility Condition Index (FCI) for the Building
  - The FCI Correlates to the Building Condition
- The FCA Provides an Excellent Means for Maintenance Prioritization
- Used as an Asset Management Tool for Federal, State and Local Governments
- The Last FCA was Conducted in July 2020

# Methodology & Purpose

The Facility Condition Assessment Culminates With the Development of a Facility Condition Index (FCI)\*

## FCI Rating Scale

Excellent	$FCI < 0.05$
Good	$0.05 \leq FCI < 0.15$
Fair	$0.15 \leq FCI < 0.30$
Poor	$0.3 \leq FCI < 0.5$
Crisis	$0.5 \leq FCI$

\* *Where:  $FCI = \text{Sum of System Deferred Maintenance} / \text{Sum of System Replacement Values}$*

## Slab & Basement Walls

Fair



Stress Cracks, Leakage

## Exterior Windows

Poor



Age, Lintels Corroding, Thermal Breaks Failing, Energy Inefficient

## Exterior Doors

Fair



Age, Seals Failing, Frames Rusting, Energy Inefficient

## Roof Covering (Includes Drainage System)



Poor



Overall Age of Roofing System, Areas of Cracked Terra Cotta Tile, Missing Nails, Leaks in Various Locations, Roof Trusses and Joists Structurally Sound

## Ceilings

Fair



Age, Stains, Grime, Cracks

## Plumbing Systems (Water & Sewer)

Poor



Age, Build-up in Waste Piping, Inadequate Slope for Low Flow Fixtures, Insufficient Valving

# Results

## HVAC System (Controls & Distribution)

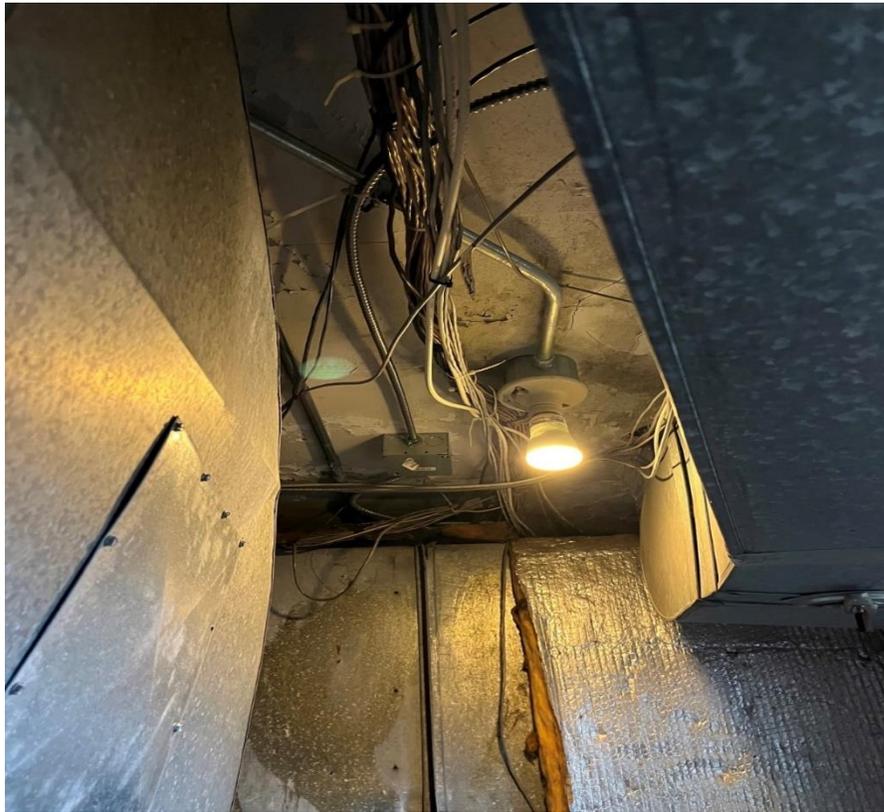
Poor



Piecemeal, Pneumatically Controlled, Pipe Connections Failing, Difficult to Maintain Constant Temps, Threat of Leaks

## Electrical Systems & Lighting

Fair



Old, Undersized System, and Inefficient Lighting

## Interior Finishes

Fair



Age, Wear and Tear

## Fire Alarm System

Fair



Wiring and Field Devices Nearly 40 Years Old and Need Replacement

# Results

**FCI=Sum of System Deferred Maintenance/Sum of System Replacement Values**

Cost Model Description	Condition Value
Deep Foundation	Good
Slab & Basement Walls	Fair
Floors	Excellent
Roof Structure	Excellent
Exterior Walls	Good
Windows	Poor
Exterior Doors	Fair
Roof Covering	Poor
Interior Walls, Doors, Stairs	Good
Floor Coverings	Good
Ceilings	Fair
Plumbing	Poor
HVAC	Poor
Electrical	Fair
Interior Finishes	Fair
Fire Sprinkler System	Good
Fire Alarm System	Fair
Elevator	Good
Boiler	Good

=

<b>Facility Condition Index (FCI)</b>	<b>Fair (0.27)</b>
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# Facilities Management Challenges

## Holistic System Repairs Have Been Deferred for Many Years Resulting in:

- A Continual Need for Service – 1,087 Service Calls (Recorded Over 2,826 Work Hours) in 2019\*
  - 2.6 times the number of Service Calls for the MSB
  - 1.6 times the number of workhours and cost for the MSB

## Service Calls Center on:

- Investigating/Repairing Plumbing Leaks
- Heating/Cooling Troubleshooting and Adjustments/Repairs
- Plumbing Fixture (Toilets, Faucets Sinks etc.) Repairs or Replacements
- Electrical System and Lighting Repairs

*\*This does not include the daily service visits to proactively monitor systems*

## Holistic System Repairs Would Allow Admin to Provide High Quality Service Similar to Other Facilities

- Continued “Band-Aid” Approach Risks Making Systems Problems Worse Long-Term

# OUTDATED INFRASTRUCTURE

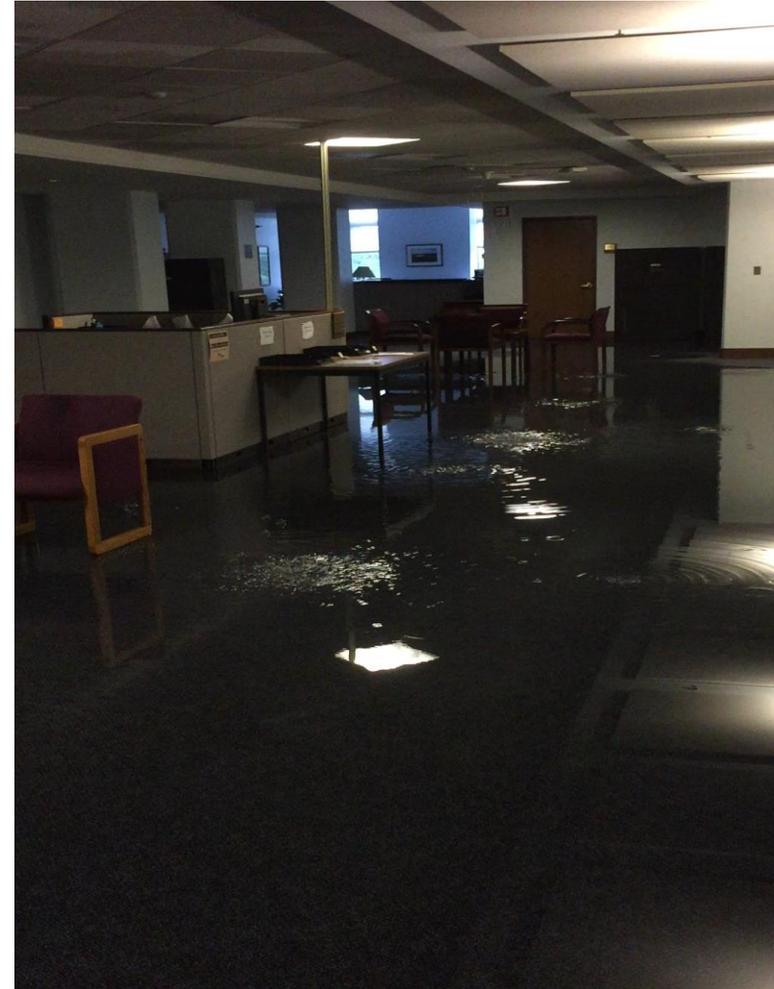
## **Major mechanical, electrical, and structural deficiencies**

- Flooding and moisture intrusion
- Inadequate ventilation
- High humidity in office, assembly areas and storage spaces
- Extreme temperature fluctuations

# OUTDATED INFRASTRUCTURE MAJOR WATER INFILTRATION

JUNE 2016

Broken element of the HVAC system resulted in flooding on six floors and required extensive remediation and repair.



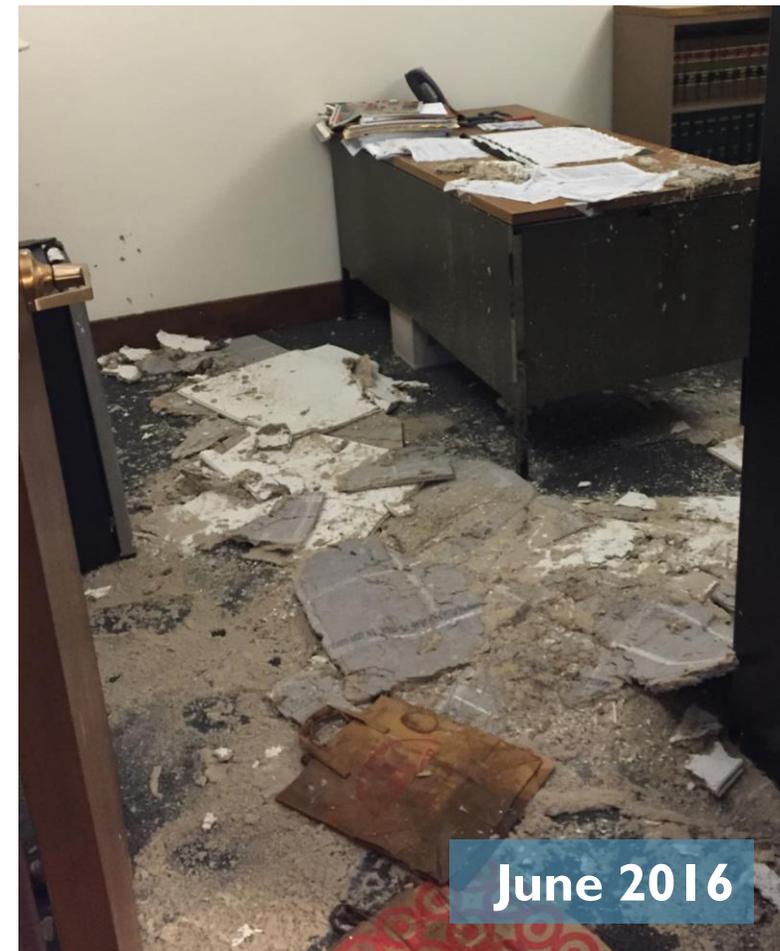
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# OUTDATED INFRASTRUCTURE MAJOR WATER INFILTRATION



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June 2016

# OUTDATED INFRASTRUCTURE

## OTHER EXAMPLES OF MOISTURE INTRUSION



March 2016



January 2017



August 2017 –  
May 2018



March 2022

# OUTDATED AIR DISTRIBUTION SYSTEM



Mold growth in a basement area converted and used as staff office space with inadequate ventilation and high humidity levels

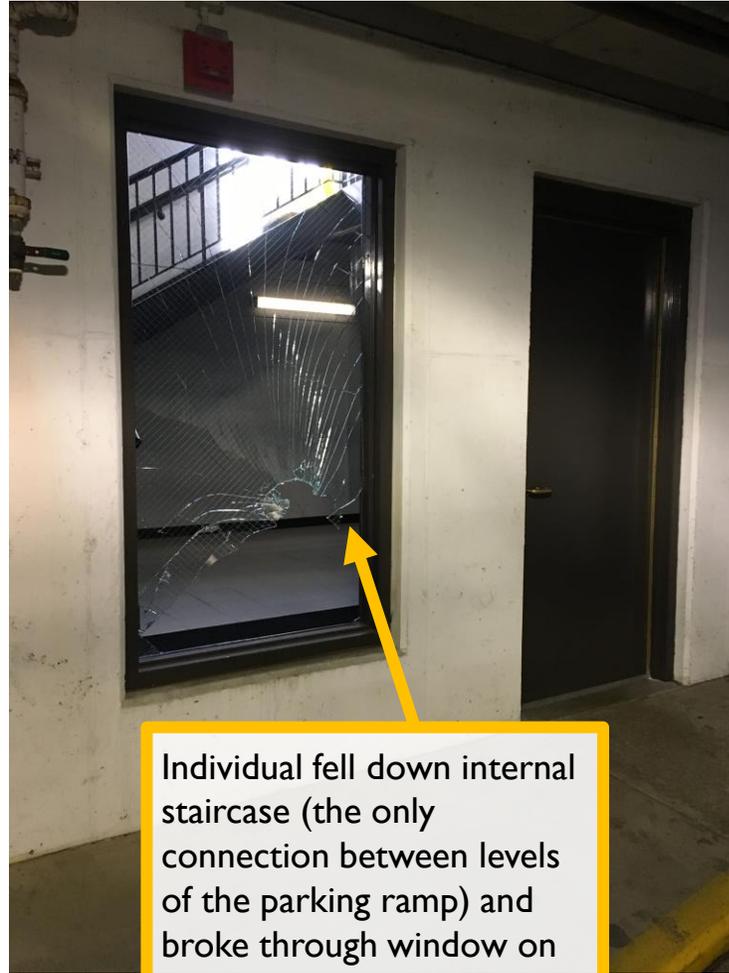
- Insufficient ventilation in hearing rooms for the audience capacity
- Single zone building – no compartmentalization of smoke or other contaminants
- Exhaust and fumes drawn in from exterior ground level intakes
- Poor control of extreme temperature fluctuations

# SAFETY HAZARDS

## WORKPLACE INJURIES



Navigating crowded space in a hearing room an employee walked past a splintered wall and a shard of wooden molding became embedded in their leg requiring surgery to remove.



Individual fell down internal staircase (the only connection between levels of the parking ramp) and broke through window on impact.

Inadequate pedestrian pathways in ramp have encouraged pedestrian use of vehicular ramp, resulting in falls and injury

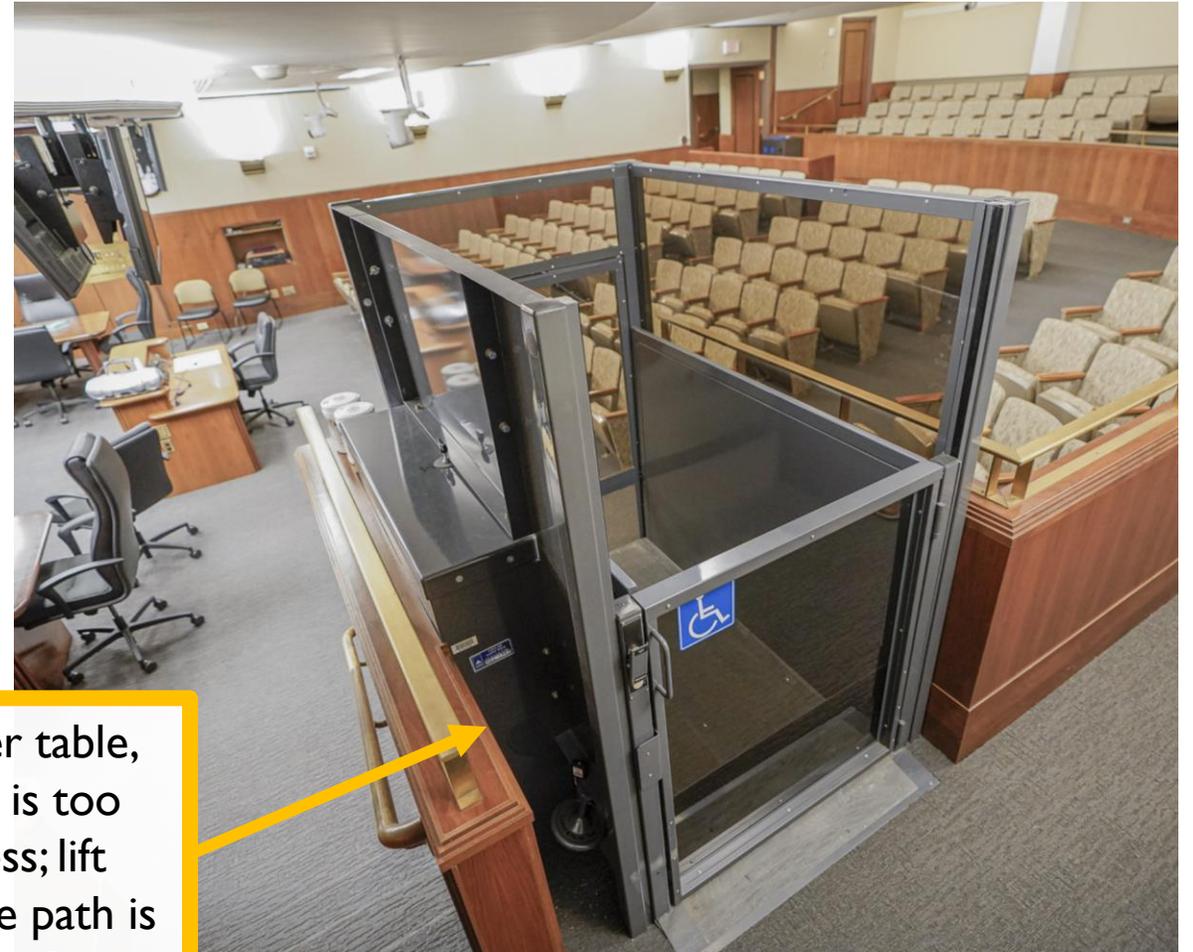


# BARRIERS TO PUBLIC ACCESS

## ADA COMPLIANCE ISSUES

- Interior and exterior slopes and ramps
  - Access within hearing rooms is cumbersome and limited. Sloped walkways, steep grades, and ramp designs are not compliant with ADA requirements and present a barrier to accessing the testifier table or dais.
- Outdated FM Assistive Listening System in hearing and assembly rooms requires room-specific receivers for use
- Lack of parking or appropriate transit service drop off areas near the building for visitors with disabilities
- Restroom facilities, elevator controls, door hardware, door operators, vestibule separations, door widths, handrails and guard rails require updating to comply with current code

# BARRIERS TO PUBLIC ACCESS ADA COMPLIANCE ISSUES



Slope of pathway to testifier table, wheelchair seating, or dais is too steep for wheelchair access; lift installed to substitute for the path is disruptive when operated

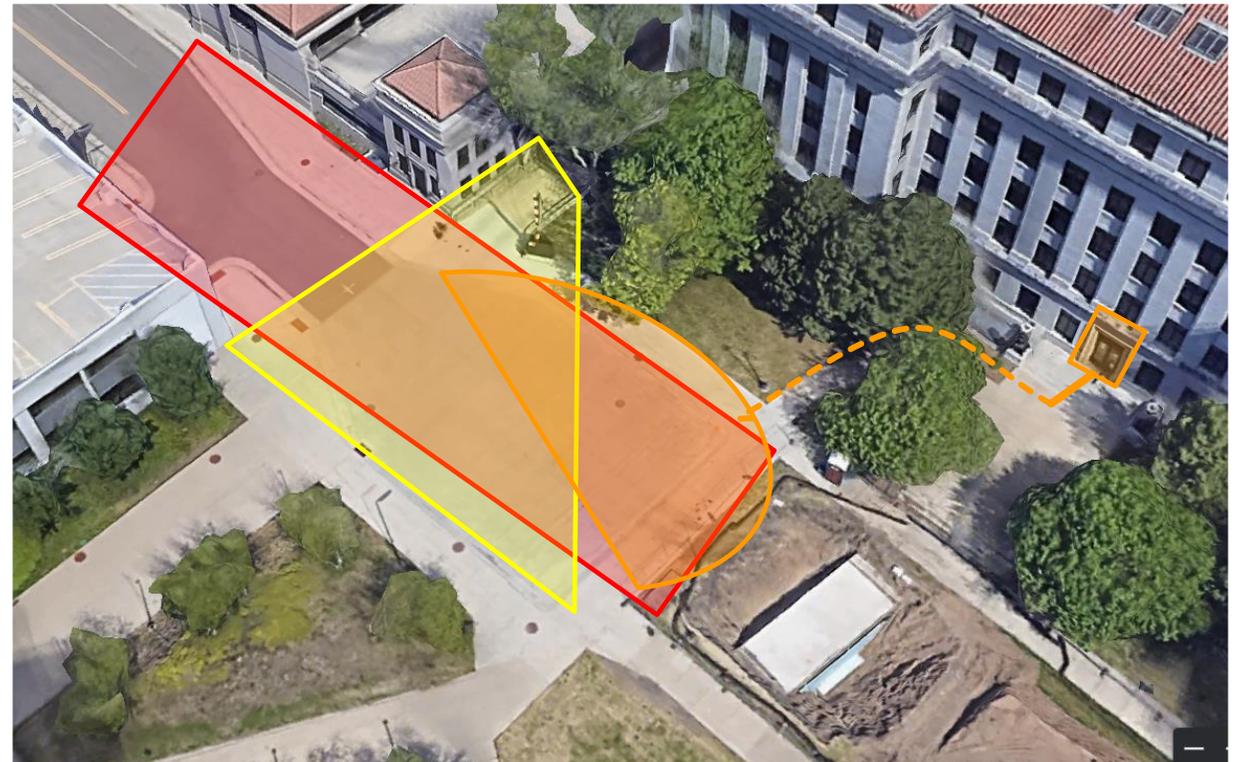
# INADEQUATE BUILDING APPROACHES



Only public vehicle access at grade is on the South side of the building

At the South side, designated areas for critical functions overlap:

- **Designated Fire Lane**
- **Accessible public entrance;** mobility service drop-off and pick-up location
  - Mobility shuttle/vehicles are not visible from vestibule waiting area
- **Entrance to Loading Dock ramp**
  - Steep grade limits access and maneuverability
  - Proximity to building presents safety and security concerns



# HEARING ROOM CAPACITY

Exit pathways blocked for members and audience by people standing in doorways, seated on stairs, and blocking emergency exits.

Members and staff do not have direct access to or egress from the hearing table.



March 7, 2013  
Health and Human Services Committee

# HEARING ROOM CAPACITY



Exit pathways blocked for members and audience.

Members and staff do not have direct access to or egress from the hearing table.

February 28, 2019

# 'OVERFLOW' AREAS



Hearing rooms regularly cannot accommodate all groups or individuals who arrive at the building for high interest hearings.

Available spaces are used as 'overflow seating', without convenient access for public testifiers, access to meeting materials, and poor viewing quality.

# INADEQUATE SPACE FOR STAFF OFFICES AND WORK AREAS

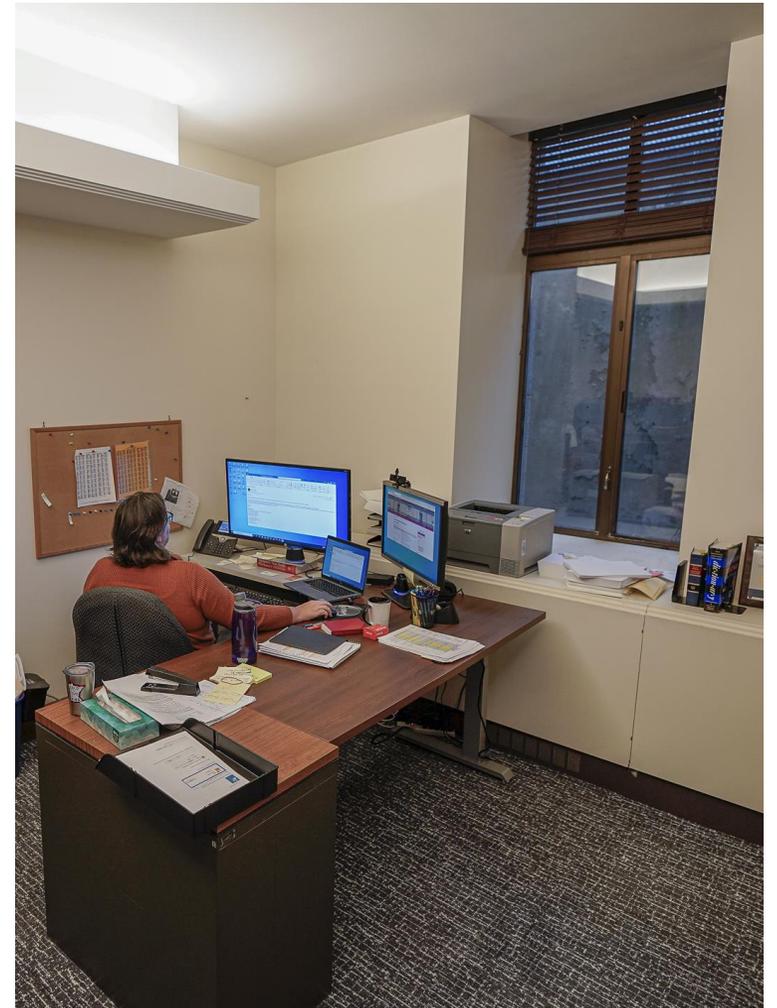


A television production area for broadcast content situated inside an open work area without visual or sound barriers.

# INADEQUATE SPACE FOR STAFF OFFICES AND WORK AREAS



# INADEQUATE SPACE FOR STAFF OFFICES AND WORK AREAS



# LIFE SAFETY AND EXITING

- Internal stairways open into unprotected, non fire-rated areas of the building and do not meet code requirement for emergency egress route
- Some designated Areas of Refuge are within internal stairways thus require leaving the fire-rated area to exit the building
  - Communication or mobility equipment is not installed for occupants unable to navigate stairs or otherwise requiring assistance to evacuate
- Emergency power and emergency lighting systems are inadequate
- Entire building is a single smoke zone: poor evacuation or isolation of smoke
  - Smoke or other contaminants will be distributed throughout the building

# SECURITY

*The design and infrastructure of the building envelope, assembly areas, workspaces and offices is poorly equipped to address the modern security concerns of workplace and public environments.*

# THREAT CLIMATE

POLITICS

## Violent threats targeting Minnesota leaders on the rise

It's a trend that started long before last week's storming of the U.S. Capitol cheered on by a crowd in St. Paul.

By Briana Bierschbach and Stephen Montemayor Star Tribune

JANUARY 13, 2021 — 5:11AM

THURSDAY  
January 7, 2021

# StarTribune

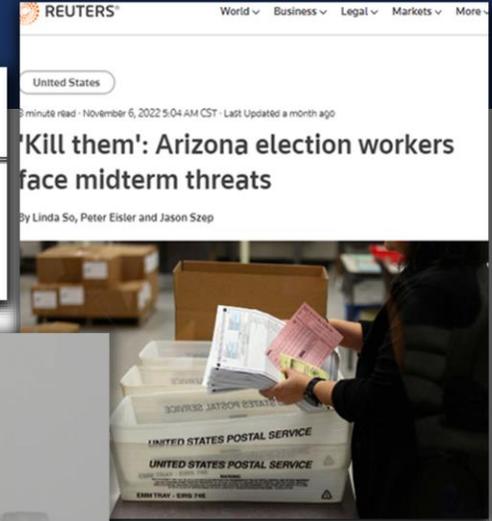
25° 18°  
More clearly days,  
chance for fog 86

## INSURRECTION



Minnesota state troopers had to evacuate governor's son during Jan. 6 protests in St. Paul

Posted: January 11, 2021 7:55 PM  
by Mike Tighe, Associated Press



## 'Kill them!': Arizona election workers face midterm threats

By Linda So, Peter Eisler and Jason Szep

The New York Times

## F.B.I. Says Michigan Anti-Government Group Plotted to Kidnap Gov. Gretchen Whitmer

Authorities charged 13 men, some of whom were accused of plotting to storm the State Capitol building and planning to start a civil war.



## State worker faces threat charges

May 7, 2010 | St. Paul Pioneer Press  
Author/Byline: Pioneer Press | Section: News

A Minnesota Department of Agriculture employee is charged with making terroristic threats after allegedly threatening to blow up a Capitol complex building.

Peter Michael Dziuk, 57, was charged Monday in Hennepin County.

According to the criminal complaint, Dziuk told two other state employees on separate occasions in March and April that he was going to blow up the State Office Building, which houses legislative offices across the street from the Capitol.

CNBC

## Minneapolis police precinct burns as protests rage on after death of George Floyd

Minneapolis police precinct burns as protests rage on after death of George Floyd.  
Published Fri, May 29 2020 12:55 AM EDT Updated Fri, May 29 2020 9:12 AM...

May 29, 2020

FOX 9 SECURITY RESTRICTIONS IN PLACE AT STATE CAPITOL  
6:33 34°

NEWS POLITICS

## MN Public Safety Commissioner Harrington cautions lawmakers about inflamed rhetoric after 'insurrection'



CNBC

## Trump took shelter in a White House bunker as protests raged

Demonstrators confront secret service police and Park police officers outside of the White House on May 30, 2020 in Washington DC, during a...

Jun 1, 2020

# Questions

MINNESOTA  
HOUSE OF REPRESENTATIVES

Robert Meyerson  
Former Chief Sergeant at Arms

**m** DEPARTMENT OF  
ADMINISTRATION

Christopher A. Guevin, P.E.  
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Captain Eric Roeske,  
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COUNCIL ON DISABILITY