MAINE STATE HOUSE & GROUNDS

2012 through 2016

Multi-Year Plan For Maintenance & Improvements

2012 Revision

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For the Office of the
Executive Director of the
Legislative Council

April 2012

PLAN FOR MAINTENANCE AND IMPROVEMENTS
2012 Revision

2012 through 2016

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MAINE STATE HOUSE 5-YEAR PLAN

2012 through 2016

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Introduction

With the completion of a full interior facility renovation, the Maine State House stands today in the highest condition of maintenance and repair since its original construction. As the most public structure in Maine, the ceremonial and functional demands placed on the State House as both seat of government and state-of-the-art office building are significant and constant. The recent substantial public investment made in its preservation and restoration is testimony to the importance of the State House to the citizens of Maine. As magnificent as they are, the State House and grounds require ongoing attention to prevent deterioration. In addition, substantial exterior work, deferred until completion of the interior renovations, was essential. The first phase of the exterior work was completed in 2004. Both ongoing maintenance and necessary improvements require a planned approach, for scheduling and cost reasons. This Multi-Year Plan for Maintenance and Improvements is intended to preserve and extend the investment in the State House and provide an overall plan for facility improvement projects. Working with the Office of the Executive Director of the Legislative Council, Richard Burt, AIA has developed a planning document that describes a series of necessary projects that combine to provide:

1. A structured program of annual inspection and maintenance for those components of the building most susceptible to deterioration from intensive public use or from the forces of weathering or aging, and

2. A program of continued improvement to the State House, including both improvements to the physical structure with projects such as roofing replacement and exterior granite restoration, improved safety, access, and use by the Legislature, staff, and public with projects such as redesigned parking and pedestrian walks, selected landscaping, and access by disabled individuals.

This planning document includes a chronological organization of projects over a five-year period. Projects have been scheduled in a manner which matches expected project duration with the 4 month and 6 month "construction window" available between Legislative Sessions.

In selected cases, projects of more significant cost or duration may be phased over several years. Phasing has been developed in order to maximize construction efficiency and manage costs by combining projects of a similar nature or which are planned for a similar location within the State House or grounds.

Included with this document are preliminary project budgets, including both construction costs and associated professional services fees. Due to the preliminary nature of planning at this time, budgets included herein are planning level projections. As for past work, a contingency not to exceed 15% should be added to the estimates recorded herein. Prior to actual construction, projects will be bid or project costs recalculated and verified by the Legislature's construction manager.

Construction Schedule

Legislative Session	Construction Period	Duration
126th Session: Jan. '13 thru June '13	July 1, '13 – Oct. 15, '13	3.5 mos.
Jan. '14 thru April '14	May 1, '14 – Oct. 15, '14	5.5 mos.
127th Session: Jan. '15 thru June '15	July 1, '15 – Oct. 15, '15	3.5 mos.
Jan. '16 thru April '16	May 1, '16 – Oct. 15, '16	5.5 mos.

Prequalified Subcontractors

The following subcontractors have participated in all prior phases of State House renovations. Working with Consigli Construction Co., Inc. as construction manager, they will provide for the continuity of construction warranties and familiarity with technical building systems required to complete applicable five-year projects.

Electrical Systems: E.S. Boulos Company, Westbrook, Maine

Mechanical Systems: RaNor, Inc., Jay, Maine

Fire Suppression (Sprinkler) Systems: Dean and Allyn, Inc., Gray, Maine
as well as Sprinkler Systems, Inc., Lewiston, Maine

Granite Repointing and Masonry: Joseph Gnazzo Co., Inc., Vernon, Connecticut

Roofing Inspections: Independent Roof Services, Inc., Pownal, Maine

Landscaping Services: Jorgensen Landscaping, Bath, Maine

Painting Subcontractor: Theodore Logan & Son, Inc., Portland, Maine

Irrigation System: Irrigation Systems, Yarmouth, Maine

Roofing: G&E Roofing Co. Inc., Augusta, Maine

ANNUAL PROJECT #1
Roofing — EPDM/Copper Inspection

What Needs To Be Done?

Due to a variety of roof forms, the State House is protected by two types of roofing, i.e., copper at the high and two low domes and east/west sloped roofs, and EPDM at the north/south low pitched roofs. The existing roofing on the entire west wing and east porch roofs was removed, and copper roofing was installed in 2004 and 2005.

This project involves the regular review and maintenance of all roofing systems. A yearly review of all roofing areas will be completed by a qualified independent roofing consultant. Areas requiring maintenance will be identified and assessments made whether required repairs are covered under roofing warranties. Repairs will be completed by a roofing subcontractor.

Project Schedule

Construction Documents
Complete: April, 2012

Construction Schedule
Start of Project: July 2, 2012
Duration: one week
Complete Project: July 11, 2012

Annual Budget

$10,000

Why?

A program of regular roofing maintenance is necessary to prevent deterioration and damage to interior areas of the State House. Under this yearly project, potential leak points will be identified and repaired before interior building finish or structural deterioration can occur.

ANNUAL PROJECT #2
Building-Wide Interior Cleaning

What Needs To Be Done?

This project involves a complete building-wide cleaning, including all public spaces throughout the State House as well as the State House café and public restrooms.

Why?

It is the intent of this project that, at the completion of each Legislative Session, a more thorough building-wide cleaning effort be completed than is normally possible during the active legislative session.

Project Schedule

Construction Documents
Scope of Work Descriptions

Construction Schedule
Start of Project: Sept. 24, 2012
Duration: three weeks
Complete Project: Oct. 12, 2012

Annual Budget

$21,000

Project Schedule

Construction Documents
Complete: July 1, 2012

Construction Schedule
Start of Project: May 29, 2012
Duration: fifteen weeks
Complete Project: Sept 7, 2012

Project Budget

Plaster repair and painting budget: $43,000

ANNUAL PROJECT #3
Painting & Cosmetic Upgrade at Public Spaces – Selected Locations on All Floors

What Needs to be Done?

At each year's session recess, portions of the State House will be provided with a cosmetic and paint upgrade at public and major ceremonial spaces.

With this project, a survey of all wall surfaces will be completed and plaster preparation and painting will be provided in all locations requiring maintenance. Selected other areas including the main stairwells will be completed as required.

In 2004, floors two and four, and in 2005, floors one and three received extensive review and upgrades. In 2006 and 2007, an overall survey of all floors was completed and required touch-ups provided. This has served to stabilize these floors. The focus now, as in 2008 through 2011 is on less substantial cosmetic improvements, allowing a building-wide review in 2012. Areas receiving special attention will include the high use first floor, Hall of Flags, and the third floor public corridors.

Why?

As the state's most important public landmark facility and seat of government, the State House receives sustained and substantial use by the public, staff, and legislators. As a result, significant stress is placed on the appearance of the building, most particularly in the public corridors and major public spaces. This project will provide for regular scheduled maintenance that will prevent more costly repairs later on.

ANNUAL PROJECT #4
Saltguard Protection at Landscape Pavers

Project Schedule

Construction Documents
Complete: NA

Construction Schedule
Start of Project: July 23, 2012
Duration: three weeks
Complete Project:
August 13, 2012

Project Budget

$12,000

What Needs to be Done?

In many areas on the State House grounds, rectangular precast concrete pavers have been used for walkway surfacing. This material provides both a uniform, fully accessible walking surface and, through the use of color selection and patterning, also provides a general visual as well as safety enhancement for pedestrians at the State House.

This project will provide the exterior precast pavers and concrete sidewalks with seasonal protection against salt corrosion in locations on the State House grounds.

Why?

Although less expensive than granite pavers, the concrete pavers still provide an acceptable appearance and function; however on-going maintenance is required to prevent their deterioration. The same is true for the recently installed concrete sidewalks. As with all ground surface materials available today, they do suffer deterioration from exposure to the application of salt and other ice melt chemicals. Use of salt as an ice preventer is on the increase among public works departments. Without this protection, significant and rapid paver and concrete sidewalk deterioration will result from the use of standard salt and ice melt chemicals. As evidenced in other areas of the State House complex, without saltguard protection, pavers and sidewalks can deteriorate to the point of needing replacement within 5 to 7 years.

Project Schedule

Construction Documents
Inspection Report

Construction Schedule
Start of Project: July 2, 2012
Duration: two weeks
Complete Project:
July 18, 2012

Project Budget

Pavement Inspection and Repairs $25,030

ANNUAL PROJECT #5
Pavement Inspection/ Minor Repairs

What Needs to be Done?

In 2006 and 2007, the State House parking lots, sidewalks, and south access and traffic improvements project was completed. This two-year, phased project was undertaken with the primary goal of redesigning the pedestrian and vehicular access to the main entrance to the State House in a manner that enhances the West entrance as the main entrance and provides safe and convenient access for everyone visiting the State House and grounds.

With this project, and subsequent parking lot and pavement projects completed in 2010 and 2011, a significant number of traffic lanes and parking spaces were created. This project will be completed with the express purpose of maintaining and preserving the long term integrity of this new pavement.
On an annual basis, the inspection services of a qualified pavement technician will be provided. All portions of the pavement will be inspected for general wear and durability. Areas of pavement demonstrating unusual wear will be noted and repairs completed. In 2012, a selected seam repair and full seal coat application is to be provided in all subject areas.

Why?

This annual inspection and repair program will provide the means to monitor the maintenance status of the new pavement and provide for repairs as required. This on going program will serve to maximize the life of the new pavement, maintain safe travel ways and thereby protect this investment in traffic and parking areas on the State House grounds.

ANNUAL PROJECT #6
Safety Equipment Annual Certification

What Needs to be Done?

There are a wide variety of life safety and maintenance safety systems serving the State House. Ranging from the very visible exterior fire escapes to the less obvious security lifelines and access ladder at the exterior and interior surfaces of the high dome, these systems serve the public and State House maintenance staff in important ways. While the fire escapes are provided for enhanced life safety of all building occupants, maintenance staff safety systems have been installed in compliance with OSHA (Occupational Safety and Health Administration) requirements. With this project, these important safety systems will be annually inspected by appropriate technicians and certified to an acceptable level of maintenance and performance.

Why?

The safety systems that serve the State House occupants and maintenance staff are an important component in the goal of providing a safe, secure, and well maintained building. This on going program of annual systems inspections will assure that this goal will be achieved.

Project Schedule

Construction Documents
Inspection Report

Construction Schedule
Start of Project: July 12, 2012
Duration: one week
Complete Project:
July 19, 2012

Project Budget

Systems Inspection and Repairs $2,000

ANNUAL PROJECT #7
Sealant/Mortar Inspection at Exterior Stairs

What Needs to Be Done?

Over the past few years, many of the exterior granite stairs serving the State House and surrounding grounds experienced significant tread movement and deterioration. This deterioration was due to water infiltrating through open joints between stair treads resulting in freeze thaw action. In 2011, the last of the repair projects aimed at aligning offset treads and arresting ongoing deterioration was completed. Today, these stairs stand in good repair and provide safe access to the State House and grounds.
This project will involve the annual inspection of all exterior granite stairs. Places where mortar or sealant show any signs of deterioration will be located and repaired in order to keep all stairs in good repair.

Project Schedule

Construction Documents
Complete: TBD

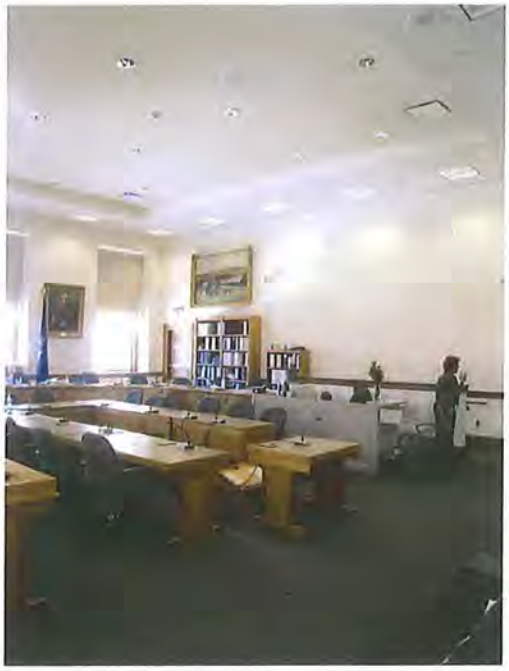
Construction Schedule
Start of Project: Aug 13, 2012
Duration: two weeks
Complete Project: Aug 27, 2012

Project Budget

$3,000

Why?

The proper repair and ongoing inspection of the stairs serving the State House and grounds are important for safety and long term maintenance considerations. Any water infiltration through open joints will result in freeze/thaw action and will quickly destroy tread alignment and granite materials. This project will provide timely and economical remedial action as required and will preserve these important building elements by maintaining mortar and sealant in good condition.



PROJECT 12.1
Installation of Video Cameras in Appropriations Committee Room, State House

What Needs to Be Done?

This project will provide for the installation and full operation of public access quality or, alternatively, broadcast quality video cameras in the Appropriations Committee Room for Internet and other public broadcast of committee meetings.
During the 1999-2001 State House renovations, provisions were made for the future installation of cameras in each of the public committee rooms, including Appropriations. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. This project will complete the originally envisioned Appropriations Committee Room video camera system with the provision and installation of the cameras and control components. The installed system will have the same public access broadcast quality as local television or, if the alternate cost is approved, the high quality broadcast capability and programming capacity of the system currently in place in the Senate Chamber.

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from the Appropriations Committee Room. The costs for two alternate levels of broadcast quality have been provided.

Project Schedule

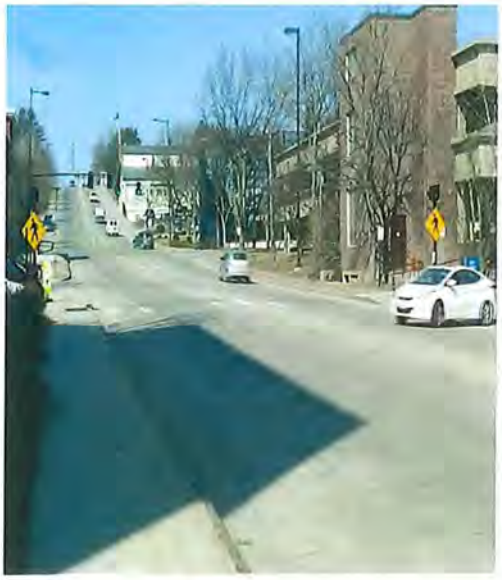
Construction Documents
Complete: June 1, 2012

Construction Schedule
Start of Project: Aug 27, 2012
Duration: two weeks
Complete Project:
Sept 7, 2012

Project Budget

Public Access Quality:
$66,480
Alternate:
Broadcast Quality
$117,070

Note: Project Deferred



PROJECT 12.2
Crosswalk Phase 2 Traffic Improvements at Capitol Street

What Needs to Be Done?

Commencing in 2005 with the installation of the new stair and sidewalk improving access the State House from the state parking garage, and extending to 2010 with Capitol Street entrance sidewalk and curbing improvements, a number of projects have been completed at the north side of the State House grounds with the important goal to improve the safety of pedestrians crossing and walking along the busy Capitol Street corridor. In Phase I completed in 2011, a solar powered crosswalk warning system with flashing lights was installed to greatly improve the safety of pedestrians crossing Capitol Street while entering or leaving the State House campus.

By observation, and despite the traditional striping and cone marking systems in place, the busy traffic on Capitol Street did not adequately recognize or stop for the many pedestrians attempting to use the existing crosswalk, often resulting in dangerous crossing conditions. When activated by a pedestrian, the new signaling device flashes to signal the crosswalk is in use. The flashing lights provide an active and readily visible signal, thereby warning of a pedestrian entering the roadway.
Phase 2 will involve the installation of a street level traffic island with appropriate road striping to slow and direct traffic in the immediate vicinity of the crosswalk. This island will provide a "safe haven" for pedestrians while crossing Capitol Street and channel traffic to prevent vehicles from passing other vehicles that have stopped at the crosswalk.

Why?

This project will provide a significant enhancement to the safety of pedestrians crossing Capitol Street en route to the State House from the state parking garage and will complete the safety improvement program for this portion of the campus.

Project Schedule

Construction Documents
Complete: June 1, 2012

Construction Schedule
Start of Project: Aug 27, 2012
Duration: two weeks
Complete Project: Sept 7, 2012

Project Budget

$11,450

Note: The Legislative Council previously authorized this project. No further Legislative Council action is needed.

PROJECT 12.3
Capitol Park Repairs and Improvements, Phase 4

What Needs to Be Done?

Originally conceived in 1827, the same year that the Legislature established the city of Augusta as the permanent seat of state government, Capitol Park is the earliest known designed public ground in Maine. Recent phased improvements to the park include the Phase 1 9/11 Memorial Garden located at the northeast corner of the park, the Phase 2, 2010 Governor Lincoln Memorial restoration, and the Phase 3, 2011 reconstruction of two aillees and the western portions of the pedestrian walking paths and installation of park benches with concrete pads. In addition, some trees will be planted in Spring 2012 to infill gaps in the double row of trees along the length of the park. This Phase 4 would complete Phase 3 by reconstructing the remaining perimeter paths, installing curb cuts for maintenance vehicles and equipment, improving park entrances in two locations, constructing a low sitting wall at the east end of the aillees, and providing picnic tables placed in key locations. In addition, walkway access to the Vietnam veteran's Memorial will be reconstructed.

This Phase 4 project will continue the Phase 3 work and provide much needed additional maintenance and improvements to the park. Over the years, much of the original Olmstead landscaping and plantings have been modified, allowed to become overgrown, or have aged beyond their normal lifespan. The subject paths are in poor condition, in many places lacking base and finish surfaces, are uneven, and are subject to flooding. The allee of trees has conspicuous gaps due to loss of trees by damage and disease. The success of increased public use has also created a need for more public amenities such as park benches, picnic tables, and jogging paths so that more of the public can enjoy this important amenity.

With this project, additional portions of the original main tree allee will be replanted with disease resistant elms, a public seating area will be constructed at the focal point of the major allee, additional park benches and picnic tables will be installed in selected locations, walking paths along the main allee and at the park perimeter will be extended to completion, and improved park entrances at the southeast and southwest and Vietnam Veteran's Memorial will be constructed.

Why?

Over the years the historic Olmstead designed park has fallen into serious disrepair. In recent years the park has enjoyed significantly more public use, thus placing more strain on the park plants, surfaces, and amenities. This project will continue the restoration of significant portions of the original plantings and provide much needed improvements to maintenance access and public use amenities.

Project Schedule

Construction Documents
Complete: May 1, 2012

Construction Schedule
Start of Project: May 29, 2012
Duration: thirteen weeks
Complete Project: August 28, 2012

Project Budget

$298,694

Note: The Legislative Council previously authorized this project. No further Legislative Council action is needed.

PROJECT 12.4
Installation of Video Cameras in Two Legislative Committee Rooms, Cross Building

What Needs to Be Done?

This project will provide for the installation and operation of public access quality video cameras in rooms 208 and 209 in the Cross Building for Internet and other broadcast of legislative committee hearings and work sessions.
During the 1999-2001 renovations to the Cross Building, provisions were made for the future installation of cameras in each of the public committee rooms. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. This project will complete the originally envisioned video camera system in two of the public committee rooms with the provision and installation of the cameras and control components.

Project Schedule

Construction Documents
Complete: May 1, 2012

Construction Schedule
Start of Project: Aug 27, 2012
Duration: two weeks
Complete Project: Sept 7, 2012

Project Budget

$71,366

(@$35,683 per room)

Note: Project Deferred

Why?

This project will complete the originally planned video camera system in the Cross Building committee hearing rooms 208 and 209 and allow public broadcast of committee proceedings. This project will allow the public a significantly greater opportunity to observe legislative proceedings without having to travel to the capital to attend the committee meetings. Currently only audio broadcast of committee proceedings is available. This project will result in video as well as audio broadcast, thereby providing the public with an enhanced capability to observe the deliberations of legislative committees.

PROJECT #12.5
Dome Plaster and Paint Repairs

Project Schedule

Construction Documents
Visual Inspection

Construction Schedule
Start of Project: June 11, 2012
Duration: eight weeks
Complete Project: August 13, 2012

Project Budget

$30,100

What Needs to be Done?

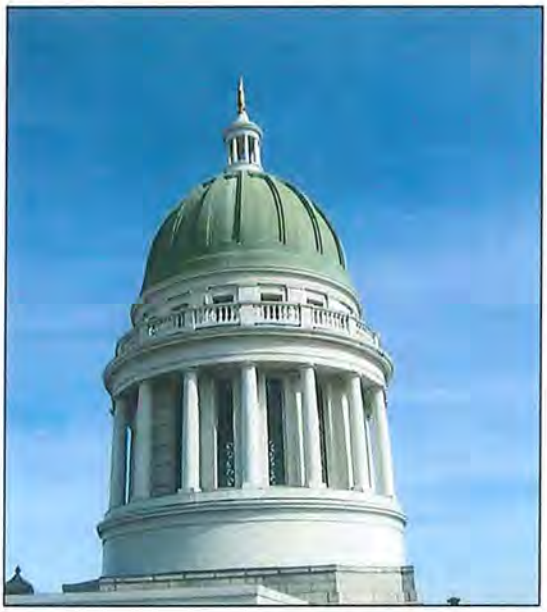
Annual Project A.3 "Painting and Cosmetic Upgrades at Public Spaces" has proven to be invaluable in assuring the State House is maintained in good repair in all public areas of the first through fourth floors of the State House. It has also shown to be cost effective by preventing serious deterioration that would require expensive restoration. This annual project is a pro-active program addressing the typical and on going maintenance challenges of a 175 year old building on a regular basis.

In 2010, this plaster repair effort was extended to include the high ceiling portions of the main dome. Due to its less accessible location and high construction staging costs, the lower vertical walls of the dome have not received any plaster repairs or painting upgrades since the last major plaster repair efforts that were completed in 1994. This project will allow for necessary repairs and painting of the plaster wall surfaces of the capitol dome.

This project will provide for the repair of the existing peeling plaster. The construction staging and crane access to the dome required for this project will be coordinated for maximum time and budget efficiency.

Why?

Interior plaster and paint maintenance is required in the high dome wall areas to repair the dome wall surface and to maintain its visual appearance. Wall repairs and repainting have not been performed to the high dome for 18 years and the wear and peeling paint is now evident. The maintenance and plaster repair project for the high dome will assure the long-term integrity of this area of the building.



Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration:
Complete Project:

Project Budget

$342,769

PROJECT 13.1
Replacement of EPDM Roofing and Insulation at Main Roof

What Needs to be Done?

In 1996 the main roof of the State House received a new roofing membrane and upgraded insulation system. This much needed and long overdue EPDM membrane system was nevertheless installed prior to the commencement of the major State House renovations completed between 1998 and 2002 and therefore was in place before the construction of the new mechanical penthouses and the completion of many additional construction projects requiring roof access, construction traffic, and disruptions. Because the EPDM roofing is the subject of an annual inspection and repairs program carried out under Annual Project A.1 "Roofing-EPDM/Copper Inspections", required on-going maintenance has been completed on a timely basis and today the roof membrane is in serviceable condition. Nevertheless because of the major cutting and patching required by the numerous roof related construction projects completed subsequent to its installation, the roofing has suffered deterioration. This project will involve the complete removal and replacement of this membrane system.

In addition to restoring the waterproofing integrity of the roof for years to come, this project will include an upgrade to the amount of thermal insulation provided for the State House. While the current insulation averages an R-30 thermal value, the new roof will be provided with R-38 thermal insulation, an increase of 26% over current values.

Why?

This project will provide for a new twenty year roofing life expectancy at the main State House roof while also providing a 26% increase in thermal insulation value.

PROJECT 13.2
Installation of Video Cameras in Five Legislative Committee Rooms, State House

What Needs to Be Done?

This project will provide for the installation and operation of public access quality video cameras in each of five committee rooms in the State House for Internet and other broadcast of legislative committee hearings and work sessions.
During the 1999-2001 State House renovations, provisions were made for the future installation of cameras in each of the public committee rooms. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. This project will complete the originally envisioned video camera system with the provision and installation of the cameras and control components.

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from each of five State House committee rooms. This project will allow the public a significantly greater opportunity to observe legislative proceedings without having to travel to the capital to attend the committee meetings. Currently only audio broadcast of committee proceedings is available. This project will result in video as well as audio broadcast, thereby providing the public with an enhanced capability to observe the deliberations of legislative committees.

Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration: TBD
Complete Project: TBD

Project Budget

$189,305
(@$37,861 per room)

Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration: TBD
Complete Project: TBD

Project Budget

$74,036

PROJECT 13.3
Phase 1: Replace One Entry Door and Provide Granite Repairs at West Wing, State House

What Needs to Be Done?

The main doors at the west wing entrance of the State House were originally planned as high quality and long lasting doors capable of withstanding the rigors of high frequency use and in keeping with their prominence at the main entrance to the State House. However, during the 2000 completion of the west wing renovations, the existing entrance doors were installed as a cost saving measure with the expectation of eventual replacement by doors of appropriate quality. This project will begin the phased replacement of each of the four entrance doors, including the provision of granite at each door head as replacement of the existing plaster.

With this project, one existing aluminum door will be replaced with a bronze door of similar design and improved function. This higher quality door will reduce the force required to operate and eliminate the alignment and weather stripping issues that have plagued the existing doors from their original installation. The quality of the replacement door should have a fifty-year or more lifespan.

With the door's replacement, the existing plaster faced fascia and soffit above the door head will be replaced with granite to match the surrounding construction, thus improving the weather tight integrity and durability of this prominent visual element. In 2013, Phase 1 will involve the replacement of the southernmost door, a disability access door, and soffit. Required construction access to this door will also allow for the investigation of the cracked granite building veneer block located immediately to the east of this door.

Why?

This project will begin the phased replacement of each of the west wing entry doors with a door of appropriately high quality finish, long-term durability, function, and stature at this important location. Concurrent with the door replacement, the plaster faced fascia and soffit above the door will be replaced with long lasting granite. In 2013, replacement of the southernmost door will allow for an investigation and repair of the cracked granite building veneer block located immediately to the east of this door.

PROJECT 13.4
Improve Drainage at Capitol Park

Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration: TBD
Complete Project: TBD

Project Budget
$ TBD

What Needs to Be Done?

In 2011 significant improvements were completed at Capitol Park and in 2012 additional work is scheduled as described in Project 12.3 Improvements at Capitol Park, Phase 4. This work includes badly needed maintenance and improvements.

In 2011, Phase 3 was completed and included the rebuilding of the aillees, improving the paths by installing 8 feet wide stone dust surfacing and redirecting surface water, installing benches with concrete pads, and installing granite entrance pillars at the southwest entrance to the park. In 2012, Phase 4 improvements are scheduled for implementation and include the reconstruction and enhancement of two pedestrian park entrances and two maintenance vehicle entrances as well as extensions to the existing perimeter walkway system, a low sitting wall at the east end of the aillee, and access improvements to the Vietnam Veterans Memorial.

During the course of park investigations and construction, it has become apparent that there is a very high water table at Capitol Park, resulting in standing water and washouts throughout many areas of the park during much of the year. Indeed, portions of the newly installed walkways have been impacted by this high water table and significant standing water has been observed between the new aillee walkways.

This project will address the high water table and standing water by the construction of a drainage system of appropriate size and location. While the exact definition of this system is dependent on the results of on going water table monitoring, the final system will be designed by geotechnical and civil engineers capable of understanding the results of the water table study and familiar with the park and its surrounding utility systems.

Why?

The significant improvements made at Capitol Park in 2011 and scheduled for extension in 2012 are threatened by the presence of a very high water table throughout major portions of the park. In addition, large areas of the park are unusable to the public during selected seasons due to the presence of standing water and soft ground. This project will provide the installation of a drainage system appropriate to the park and capable of lowering the water table and eliminating the standing water.

PROJECT 14.1
Replace Combustible Floor Structure and Walkway Surfaces in the State House Dome, 5th and 6th Floor Areas

What Needs to Be Done?

This project involves the removal of very old combustible and deteriorated floor framing and walking surfaces and replacement with noncombustible components. An important aspect of the building-wide renovations has been to remove, wherever possible, building components and systems which could contribute to unsafe or incendiary conditions. The inner dome fifth and sixth floors, originally constructed in 1890, while not accessible to the public nor of historic significance, exist as the greatest concentration of combustible structural materials remaining in the State House. This project will address this potentially hazardous condition.

Why?

Completion of this project will result in the removal of highly combustible materials in the State House and will improve access to maintenance areas.

Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration: ten weeks
Complete Project: TBD

Project Budget

$192,500

Note: The Legislative Council previously authorized this project. No further Legislative Council action is needed.

PROJECT 14.2
Installation of Video Cameras in Six Legislative Committee Rooms, Cross Building

What Needs to Be Done?

This project will provide for the installation and operation of public access quality video cameras in each of six committee rooms in the Cross Building for Internet and other broadcast of legislative committee hearings and work sessions.
During the 1999-2001 renovations to the Cross Building, provisions were made for the future installation of cameras in each of the public committee rooms. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. This project, along with Project 12.4 to be completed in 2012, will complete the originally envisioned video camera system with the provision and installation of the cameras and control components.

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from each of the eight Cross Building committee room. This project will allow the public a significantly greater opportunity to observe legislative proceedings without having to travel to the capital to attend the committee meetings. Currently only audio broadcast of committee proceedings is available. This project will result in video as well as audio broadcast, thereby providing the public with an enhanced capability to observe the deliberations of legislative committees.

Project Schedule

Construction Documents
Complete: TBD

Construction Schedule
Start of Project: TBD
Duration: TBD
Complete Project: TBD

Project Budget

$235,508
(@$39,251 per room)

MAINE STATE HOUSE 5-YEAR PLAN

2012 through 2016

Final List of Projects for 2012

		Budget
2012		
Annual Project A.1	Roofing – EPDM/Copper Inspection	$10,000
Annual Project A.2	Building-Wide Interior Cleaning	$21,000
Annual Project A.3	Painting & Cosmetic Upgrade at Public Spaces	$43,000
Annual Project A.4	Saltguard Protection at Landscape Pavers	$12,000
Annual Project A.5	Pavement inspection/ Minor Repairs	$25,030
Annual Project A.6	Safety Equipment Annual Certification	$2,000
Annual Project A.7	Sealant/Mortar Inspection at Exterior Stairs	$3,000
Project 12.1	Installation of Video Cameras in Appropriations Committee Room, State House (Deferred)	
Project 12.2	Crosswalk Phase 2 Traffic Improvements at Capitol Street (Previously Approved)	$11,450
Project 12.3	Capitol Park Repairs and Improvements, Phase 4 (Previously Approved)	$298,694
Project 12.4	Installation of Video Cameras in Two Legislative Committee Rooms, Cross Building (Deferred)	
Project 12.5	Cosmetic Repairs at High Dome Interior Plaster	$30,100
	PROJECT BUDGET	$456,274
	Contractor Pre-design services	$15,000
	Construction Bond/Insurance	$10,744
	General Conditions	$86,916
	Construction Manager Fee – 5.5%	$30,136
	Professional Services Fees	$47,400
	TOTAL 2012 BUDGET	**$646,470**

Final List of Projects for 2013-2015

		Budget
2013		
Project 13.1	Replacement of EPDM Roofing and Insulation at Main Roof of State House	$342,769
Project 13.2	Installation of Video Cameras in Five Legislative Committee Rooms, State House	$189,305
Project 13.3	Phase 1: Replace One Entry Door and Granite Repairs at West Wing Entry	$74,036
Project 13.4	Improve Drainage at Capitol Park	$TBD
	PROJECT BUDGET	**$TBD**
2014		
Project 14.1	Replace Combustible Floor Structure and Walkway Surfaces at Dome	$192,500
Project 14.2	Installation of Video Cameras in Six Legislative Committee Rooms, Cross Building	$235,500
	PROJECT BUDGET	**$428,000**
Future Projects 2015-2016		
Project 15.1	Complete Review of Exterior Mortar at State House Exterior Walls	$14,030
Project	Replace Copper Roofing at High Dome	
Project	Phase 2,3,4: West Wing Entry Door Replacement	
Project	Lower Parking Lot Improvements	

LEGISLATIVE COUNCIL APPROVAL

Except as noted below, this plan is adopted by the Legislative Council on April 24, 2012.

The Legislative Council authorizes the Executive Director of the Legislative Council to take necessary measures to implement the Plan in accordance with the schedules contained in the plans.

Projects 12.1 and 12.4 are deferred for 2012 with Project 12.1 being subject to an assessment and conceptual design.

Project 13.3 is subject to a feasibility and cost assessment in 2012.