

MAINE STATE LEGISLATURE

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119th MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

SARAH C. TUBBESING
EXECUTIVE DIRECTOR

November 4, 1999

TO: Members of the Legislative Council
FROM: G. Steven Rowe, Vice-Chair *JSR*
SUBJECT: Renovations: Freedom of Information Request

This is to inform you that Gary Remal has filed a request for information regarding the renovations under the Freedom of Information Act.

I met with Gary this morning for an informal discussion of his request. Stan Fairservice and Sally had put together some information at my request which I used in my conversation with Gary, and I wanted to share this with all of you.

I have enclosed copies both of Gary's letter and the information that Stan and Sally had put together. Please note that they are currently working with both Granger Northern and Rick Burt to develop a document that provides a detailed budget analysis.

Please call me if you have questions or concerns.

Enclosures

South Wing Renovation: Overview

Schedule

A. Legislative Schedule

- Legislature will convene on schedule, on January 5, in the State House.
- Committees will be working throughout January.
- In the process of reviewing options with the Senate President for scheduling session days.

B. Move Back

- Senate Chamber will be open and functional when the Legislature convenes on January 5. Offices of the Senate President, Senate Leadership and the Secretary of the Senate will not be complete, but key staff will be able to function in each of these offices as of January 5.
- Furnishings for all areas on the 3rd and 4th floors to be delivered beginning January 4. Expect to begin moving Senate offices back in beginning January 15 and all 3rd and 4th floor offices to be complete, fully occupied and functional before the end of January.
- Current schedule calls for Room 228 to be ready for occupancy on February 7.
 - Other rooms on 2nd floor to follow.
- Hearing rooms on 1st floor to be ready for occupancy on February 14.
 - 1st floor offices to follow.
- Will coordinate moves back into these areas to minimize disruption to the work of committees.
- South Entrance will not be open to legislators, legislative staff or the public until mid-February.

C. Contingency Plans

- Offices will continue to use their temporary assigned offices in the portable units until State House space is ready.
- Have had a long-standing plan to use the Civic Center for those Committees who had been located in the State Office Building.
 - Are now evaluating additional space to accommodate those Committees for the first few weeks of the session who will return to the South Wing.
 - Confident that appropriate space is available. Evaluation criteria include proximity to the State House, handicapped accessibility, and availability of parking in addition to the general suitability of the space for a hearing room.

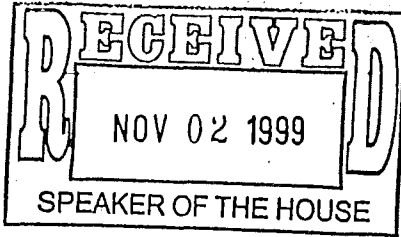
Costs

- Granger Northern presented a Guaranteed Maximum Price (GMP) for this phase of the renovations of \$7,459,667. This includes the renovation of the South Wing as well as the construction of the new utilities trench between the State House and State Office Building.
- Total billings against this amount through 9/30 (last invoice presented): \$2,388,739.67.
 - To date, approximately 60% of the work has been completed, and, with Granger's invoice for work through the end of October, 45% of the current GMP will have been billed.
- There has been some work done that was not anticipated.
 - Many unexpected problems have been encountered in the course of the renovations -- an inevitable event in an old building. Examples include:
 - The discovery of two chimneys behind the walls in the Senate Majority Office; one, of which was located where they planned to put a door.
 - Asbestos was a major problem and found throughout the building. Nearly all the pipes were insulated with it. Whenever workers encountered it, everything comes to a standstill while the abatement crew goes in and cleans it out. One example occurred in the Appropriations Room where they found a brick chase behind the wall that was filled with asbestos.
 - The terra cotta subfloors were a major problem: Terra cotta is much more difficult to deal with because it can't be cut across and trenched for pipes like concrete. Until they pulled up the existing floors, they couldn't tell what was terra cotta and what was concrete.
 - The walls also provided many surprises. Granger hoped to find granite with a brick backup, but many times they found granite with a terra cotta backup or, in some cases, no backup at all.
 - Some of the rooms have structural concrete ceilings, which means that they cannot be cut through or trenched for wiring.
 - The gypsum block walls were difficult to work with. The structural engineer had to analyze each one and decide where trenching for wires and pipes could be cut. For electric outlets, for example, the trenching couldn't be cut horizontally, but instead had to be cut vertically to the ceiling and through the floor above and then back down the wall for the next outlet.

- Reason for carrying a 5% contingency in the GMP.
 - Most of the subcontracts include both prices and labor rates, so Stan and Granger are able to estimate the cost of unforeseen work with a high level of certainty.
 - Overtime was anticipated from the beginning to complete this project in the aggressive time frame.
 - Have asked Stan to work with Granger and the architect to review the costs associated with these. That review is in process -- will be presented at the Council meeting that we are currently trying to schedule for next Friday, November 12.
- Need to remember that we are working in an old building, that the architect and construction team have not had access to complete documentation of work done previously, and that changes are inevitable.

Connector/Utility Feeds from State Office Building

- Separate utility trench was approved by the Legislative Council because it was **less expensive** than bringing utility lines through the tunnel.
- Decreased blasting requirements.
- Connector: Preliminary design presentation to Council at November meeting.



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Augusta, Maine 04333

(207) 623-1056

Nov. 2, 1999

*Hand Delivered
Nov 2, 1999
GJK*

Rep. G. Steven Rowe
Vice Chairman
Maine Legislative Council
State House Station 2
Augusta, Maine 04333

Dear Mr. Speaker:

Please accept my apologies for the formal nature of this request, but getting information from the Legislative Council, the council's offices and the presiding officers on the State House renovations has become not extremely difficult but all but impossible.

I am sending this inquiry to you out of deference to Sen. Lawrence's recent loss, so I hope you won't mind.

Please consider this an official request under Maine's Freedom of Access Act, M.R.S.A. Title I, Sec. 401 et al, which, as you know, places certain responsibilities on public officials like you. [ep]

I would request access to information on the level of completion of the tasks contracted for as part of the current State House renovations; itemization of costs and their comparison to projected budgets; projections for completion dates for areas in the south wing of the State House, particularly as they impact the start of the legislative session on Jan. 5; contingency plans for dealing with the legislative session if the project is not complete, as many people are saying it will not be; plans for use of outside space for committee and other legislative meetings, including the Augusta Civic Center; plans, progress and costs of the work on the utility tunneling and the connector itself, particularly with regard to added expenses for running the utility lines in their own corridor which required extensive blasting and ledge removal.

I understand some legislative offices have been advised they will not be able to return to their State House offices by the start of the session. Is this true? How long will they be out? Will the south entrance be open for the public by the time lawmakers return on Jan. 5? I understand work crews have been asked to work 10-hour days, how is this and other efforts to make up time affecting costs? What costs and other arrangements will be incurred by delays in completion? And how much of the total set aside for the State House renovations has been spent and how much will be spent by the completion of this phase of work?

I would prefer to sit down with you to discuss these and other issues affecting the Capitol renovations. I had not believed that freedom of access requests would be necessary to obtain information about the largest construction project affecting "the people's house" since 1910, but simply asking has not resulted in relevant answers.

Best regards,

Gary J. Fernald
Staff Writer