

MAINE STATE LEGISLATURE

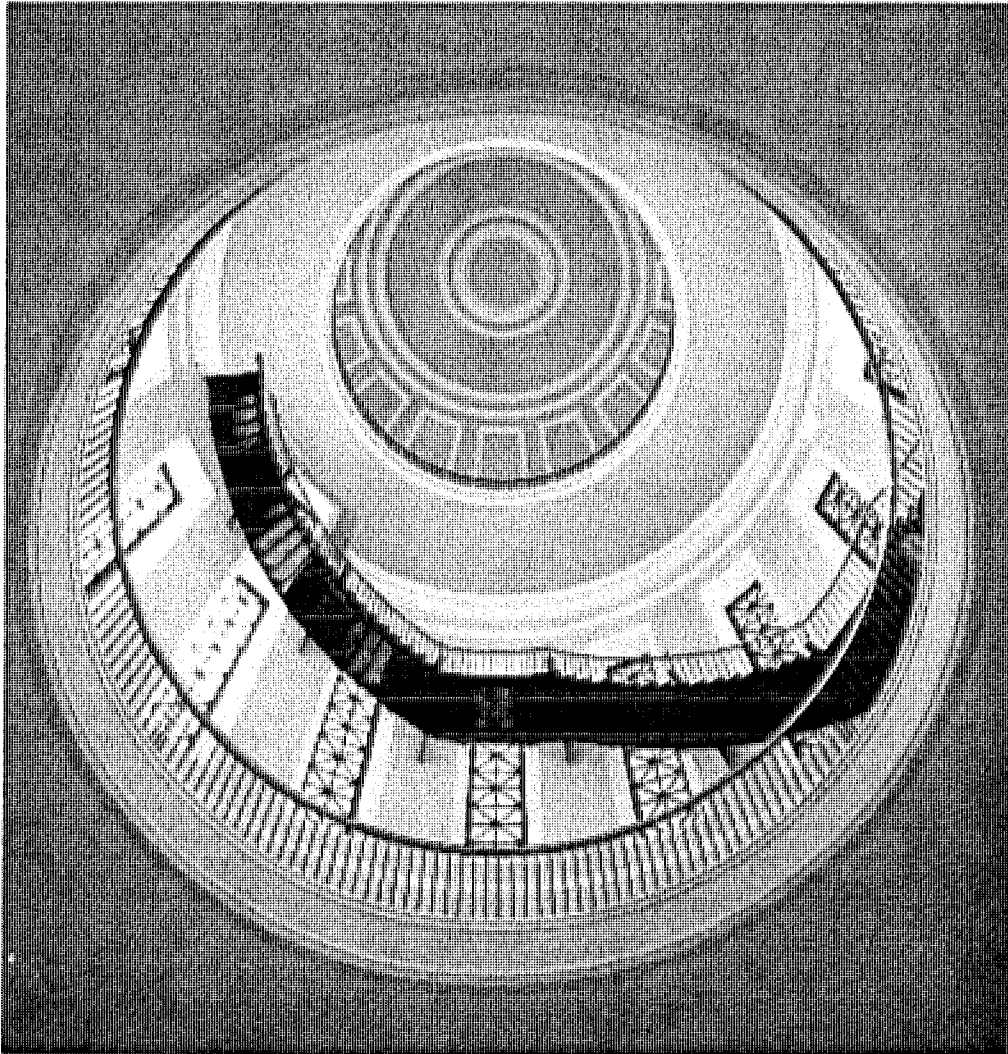
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MAINE STATE HOUSE & GROUNDS

2004



Multi-Year Plan For Maintenance & Improvements 2004 Revision

Prepared by
Richard Burt Architects
Damariscotta, Maine

For the Office of the
Executive Director of the
Legislative Council

February 2004

PLAN FOR MAINTENANCE AND IMPROVEMENTS

2004 Revision

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2003
through
2007

MAINE STATE HOUSE 5-YEAR PLAN

Architect
Richard Burt Architects
Damariscotta, Maine

Construction Manager
Granger Northern, Inc.
Portland, Maine

Introduction

With the completion of a four-year 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, is essential. 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 Architects has developed a planning document that describes a series of necessary projects which 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 the disabled to the east porch.

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 5.5 month and 7.5 month "construction window" available between Legislative Sessions.

In selected cases, projects of more significant cost or duration have been phased over a number of 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. Accordingly, 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.

MAINE STATE HOUSE 5-YEAR PLAN

2003
through
2007

Construction Schedule

| <u>Legislative Session</u> | <u>Year</u> | <u>Construction Period</u> | <u>Duration</u> |
|---|-------------|----------------------------|-----------------|
| 121 st Session: Jan. '03 thru June '03 | 1 | July 1, '03 – Dec. 15, '03 | 5.5 mos. |
| Jan. '04 thru April '04 | 2 | May 1, '04 – Dec. 15, '04 | 7.5 mos. |
| 122 nd Session: Jan. '05 thru June '05 | 3 | July 1, '05 – Dec. 15, '05 | 5.5 mos. |
| Jan. '06 thru April '06 | 4 | May 1, '06 – Dec. 15, '06 | 7.5 mos. |
| 123 rd Session: Jan. '07 thru June '07 | 5 | July 1, '07 – Dec. 15, '07 | 5.5 mos. |
| Jan. '08 thru April '08 | 6 | May 1, '08 – Dec. 15, '08 | 7.5 mos. |

Prequalified Subcontractors

The following subcontractors have participated in all prior phases of State House renovations. Working with Granger Northern 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

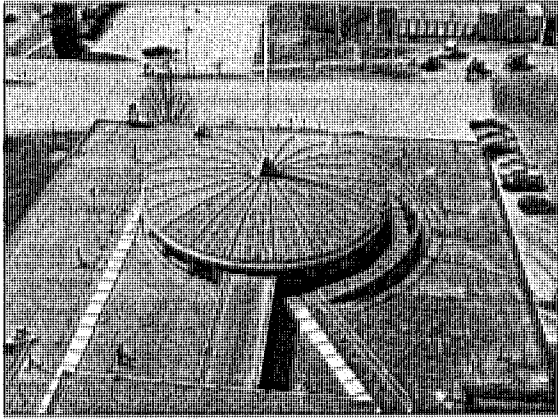
Mechanical Systems: RaNor, Inc., Jay, Maine

Fire Suppression (Sprinkler) Systems: Sprinkler Systems, Inc., Lewiston, Maine

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

Roofing Subcontractor: Hahnel Bros. Company, Lewiston, Maine

Painting Subcontractor: Theodore Logan & Son, Inc., Portland, 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 three types of roofing, i.e., copper at the high and two low domes, EPDM at the north/south low pitched roofs, and SBS (modified bitumen, see project 4.4) at the east/west sloped roofs.

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. Repairs will be completed by a roofing subcontractor.

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.

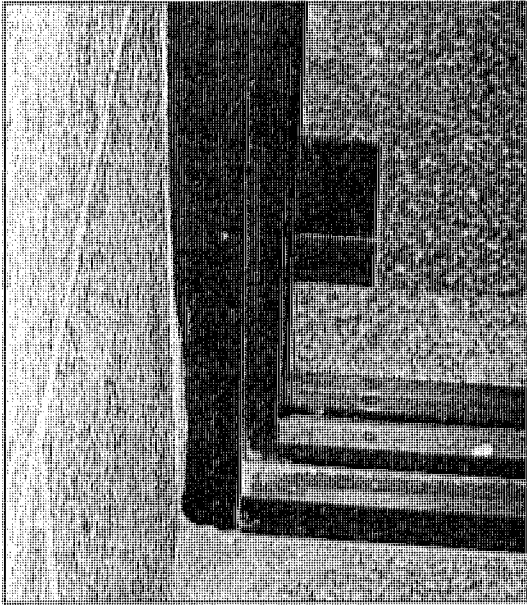
Project Schedule

Construction Documents
Complete: April 1, 2004

Construction Schedule
Start of Project: May 1, 2004
Duration: one month
Complete Project: May 31, 2004

Annual Allowance

\$ 5,000
(\$ 1,400 Roofing Inspection Services + \$3,600 Repair Allowance)



ANNUAL PROJECT #2 Building-Wide Interior Cleaning

What Needs To Be Done?

This project involves a complete building-wide cleaning, including all public and staff spaces throughout the State House. Budget options are provided relative to the extent of cleaning to be undertaken.

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.

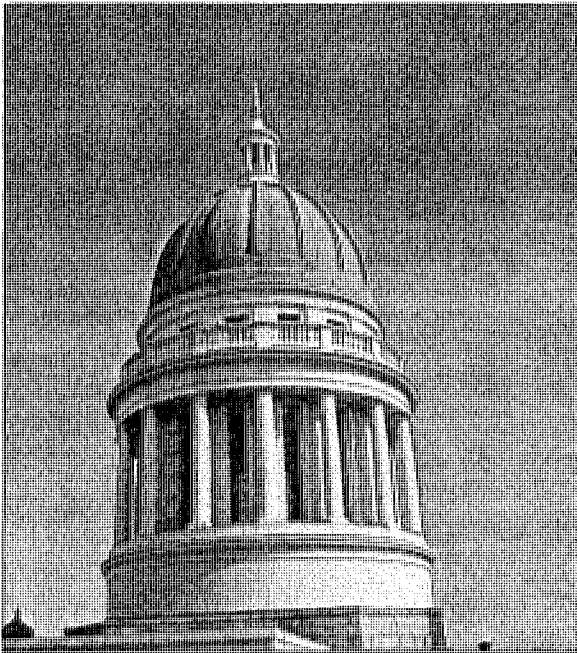
Project Schedule

Construction Documents
Scope of Work Descriptions

Construction Schedule
Start of Project: Oct. 1, 2004
Duration: two weeks
Complete Project: Oct. 15, 2004

Annual Allowance

Public Spaces Only: \$27,000



Project Schedule

Construction Documents
Complete: April 30, 2004

Construction Schedule
Start of Project: July 1, 2004
Duration: six weeks
Complete Project:
August 15, 2004

Project Budget

Plaster repair and preparation
allowance: \$40,000
Painting allowance: \$30,000
Total allowance: \$ 70,000

BIENNIAL PROJECT

Painting & Cosmetic Upgrade at Public Spaces

What Needs to be Done?

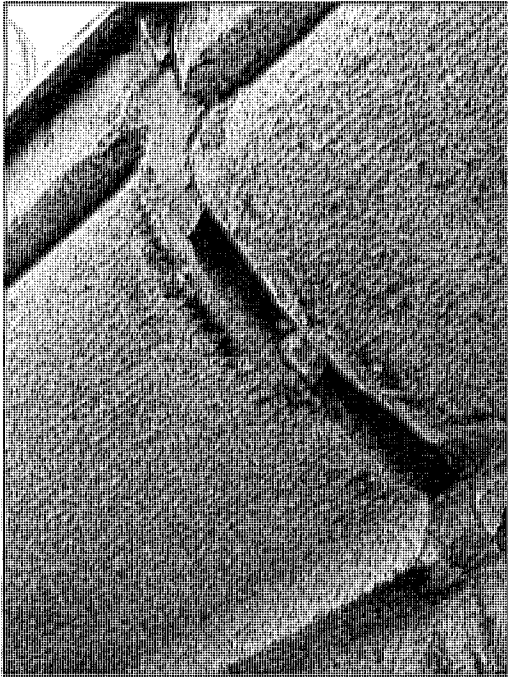
At each even year's session recess, two floors of the State House will be provided with a cosmetic and paint upgrade at all public and major ceremonial spaces.

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.

Completed in two-floor phases, the result will be a cosmetic upgrade for each floor on a four-year rotating basis.

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.



PHASED PROJECT, WEST WING Exterior Granite: Repointing, Granite Cleaning

What Needs To Be Done?

This project will focus on the preservation and long-term maintenance of the exterior granite walls (envelope) of the State House. Repointing of the State House has not been done for more than 25 years.

The work of this project includes repointing (new mortar) at all locations, sealant replacement at granite/trim interface, and cleaning of exterior granite.

This project will be phased over three years due to the difficulty of providing concentrated building access and the abbreviated duration of the available construction window.

The budget is based on a complete building-wide analysis of all exterior granite completed by a specialized stone consultant. Costs have therefore been refined from prior assumptions. In addition, this budget absorbs costs of project 04.5, Granite Repairs at West Entry, previously budgeted at \$40,000.

Why?

Although the building is massive in appearance and structurally impenetrable, it is case that even small amounts of water infiltration into the exterior granite walls of the State House will cause significant long-term damage and structural deterioration.

By observation, there are a numerous locations where existing mortar has cracked or fallen from the walls. In addition, a number of building leaks have occurred due to wind-driven rain infiltration at high granite/roof/cornice intersections.

This project will restore the integrity of the State House exterior granite walls. Wind-driven rain will be interrupted and controlled in a manner that will protect the envelope well into the future.

Project Schedule

Construction Documents
Complete: April 1, 2004

Construction Schedule
Start of Project: June 1, 2004
Duration: five months
Complete Project: Oct. 31, 2004

Project Budget

\$216,000



Project Schedule

Construction Documents

Complete: May 1, 2004

Construction Schedule

Start of Project: Sept. 1, 2004

Duration: one month

Complete Project: Oct. 1, 2004

Project Budget

\$ 45,000

PROJECT 04.1

Dome Lighting

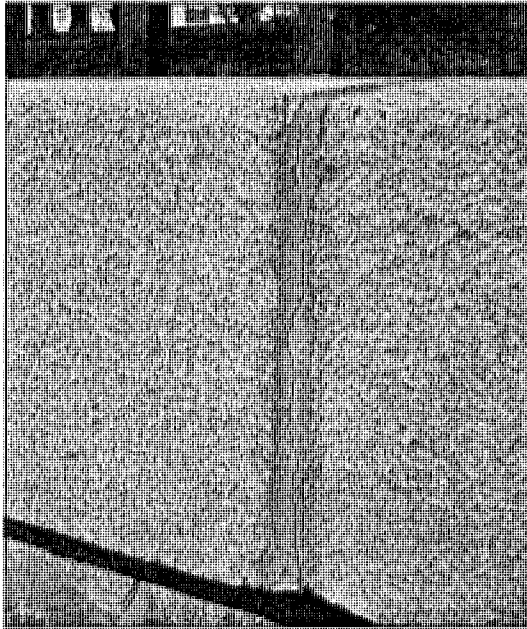
What Needs to be Done?

In 1996, a significant dome relighting design and installation project was completed. At that time, exterior column, interior high dome and top of dome cupola lighting was installed. It was planned that an eventual completion of the dome lighting project would provide exterior high copper dome lighting.

This project will complete the dome lighting project begun in 1996. With this project, distant template cut fixtures will be installed. These fixtures will provide for lighting directly on the profile of the green copper dome. No night-sky lighting will occur.

Why?

With implementation of this project, the overall dome lighting project will be complete. The existing high cupola and lower dome column lighting will be joined by the properly lit green copper dome.



Project Schedule

Construction Documents

Complete: May 1, 2004

Construction Schedule

Start of Project: July 1, 2004

Duration: six weeks

Complete Project:

August 15, 2004

Project Budget

\$ 7,000

PROJECT 04.2

Granite Retaining Wall — Capstone Mortar Joints and Sealant

What Needs to be Done?

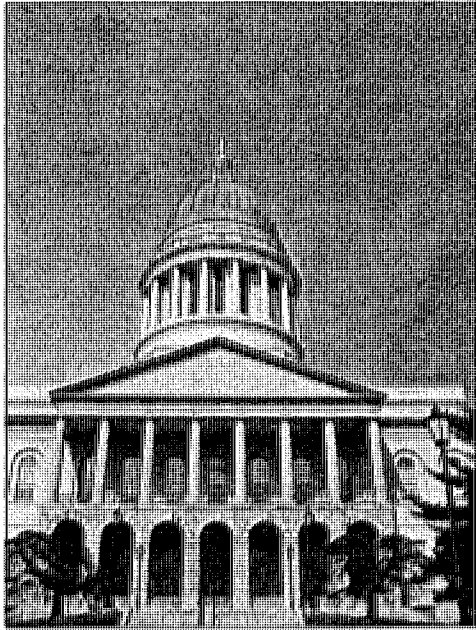
In 1993, the exterior State House perimeter granite retaining wall was reconstructed. With that project, a significant effort was made to provide historically accurate wall stone and granite capstone detailing. Included with that detailing was the provision of grout joints at the majority of capstone locations. Sealant (soft) joints were provided at selected locations in an effort to accommodate the anticipated thermal movement of the capstones.

Subsequent field observations have determined that the effort to maintain historically appropriate detailing has resulted in thermal cracking at several capstone joints.

This project will provide for the removal of capstone grout joints and replacement with mortar. Sealant joints will also be replaced as they have reached their useful lifespan.

Why?

Replacement of hairline cracked mortar joints is necessary in order to prevent water infiltration into the wall system that can damage the wall. In addition, selected sealant joints on a calculated spacing need to be provided in order to accommodate granite thermal movement. At the completion of this project, overall water repellant integrity will be restored at the granite retaining wall, thus preventing wall deterioration.



PROJECT 04.3

State House Landscaping and Maintenance, Irrigation System

What Needs to be Done?

This project is intended to provide much needed maintenance and pruning of the existing State House landscaping. In addition, selected plantings shall be provided in a manner consistent with the building's stature as the Maine State House, and the recommendations of the State House and Capitol Park Commission. Damaged or diseased trees will be repaired or replaced. An automatic lawn irrigation system will be provided.

Project Schedule

Construction Documents
Complete: May 1, 2004

Construction Schedule
Start of Project: Sept. 1, 2004
Duration: one month
Complete Project:
Sept. 30, 2004

Project Budget

\$ 90,000

| | |
|---|----------|
| Maintenance, pruning, and new plantings | \$25,000 |
| Irrigation, Phase 1 | \$30,000 |
| Irrigation, Phase 2 | \$35,000 |

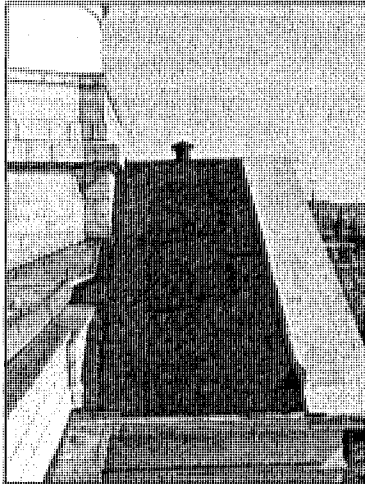
Why?

Maintenance and pruning is required in order to maintain the long-term health and durability of the vegetative stock. Improved landscape planting will be provided in a manner consistent with the State House stature as a significant public building. Lawn irrigation will provide for sustained lawn growth and uniform appearance.

Irrigation System Phases:

Phase 1 – 2004 east and south State House lawns

Phase 2 – 2005 west and north State House lawns and skylight island at west



Project Schedule

Construction Documents
Complete: 2001

Construction Schedule
Start of Project: May 1, 2004
Duration: four months
Complete Project: Sept 1, 2004

Project Budget

\$ 419,000

NOTE: The Legislative Council has previously authorized \$380,000 for the West Wing portion of this project. Remaining costs include metal roofing at the East Porch, and addition of a snow-melt system for all sloped roof eave gutters.

PROJECT 04.4

West Wing and East Porch SBS Roofing Replacement with Standing-Seam Metal, Rain Leader Replacement

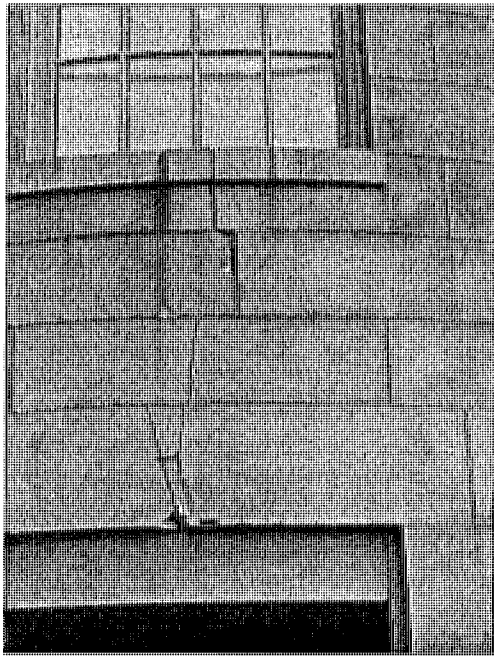
What Needs to be Done?

This project involves the removal of the in-place SBS roofing and replacement with standing-seam metal at the sloped West Wing and East Porch roofs. Also included will be the replacement of existing rain leaders (down spouts), and provision of a snow-melt system in the roof eave gutters.

In 1994, the in-place SBS roofing was installed as a temporary repair measure only. This project will remove the existing roofing materials and the prior roof substrate, and replace them with standing-seam metal roofing. Pre-patinated copper, a roofing metal consistent with the character of the State House, will be installed.

Why?

This project will restore the long-term waterproof integrity of the West Wing and East Porch sloped roofs. Marginally functional rain leader systems will be replaced, thereby controlling rain runoff in a manner that will protect the granite building envelope well into the future. In addition, these very prominent roofs will be restored, employing a material consistent with the overall architectural integrity and quality of the State House.



PROJECT 04.5

Granite Repairs at West Entry

What Needs to be Done?

This project will provide repairs to the exterior building granite damaged during the recent building renovations. Although the walls were protected to the maximum extent possible, some degree of exterior granite cracks developed during the shoring operations necessary for Connector construction at the West Wing. During that construction phase, four-foot deep steel trusses were inserted through the existing exterior window openings for the purpose of providing shoring support to the State House while construction proceeded beneath. Although significant care was taken, the force generated by the 97,000-lb jacking lift resulted in some cracked conditions at the shoring points. This project will provide repairs to the cracks that are visible to the general public.

Why?

In addition to restoring the building weatherproof envelope integrity at these construction-related cracks, these repairs will also restore the granite appearance at the new public entrance to the State House.

Additional Note:

This project will be completed concurrently with the west wing exterior granite repointing et al as described under "Phased Project, Year 1."

Project Schedule

Construction Documents

Complete: May 1, 2004

Construction Schedule

Start of Project: Aug. 1, 2004

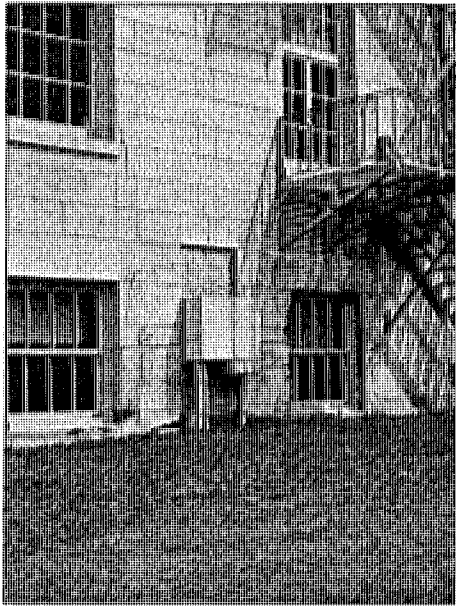
Duration: two months

Complete Project:

Sept. 31, 2004

Project Allowance

Costs for this project are included under PHASED PROJECT, WEST WING EXTERIOR GRANITE: Repointing and Cleaning



Project Schedule

Construction Documents

Complete: July 1, 2003

Construction Schedule

Start of Project: Sept. 1, 2003

Duration: one month

Complete Project:
Sept. 30, 2003

Project Budget

\$ 56,000

PROJECT 04.6

Relocation of West Wing Press Corps Cable Connection Box

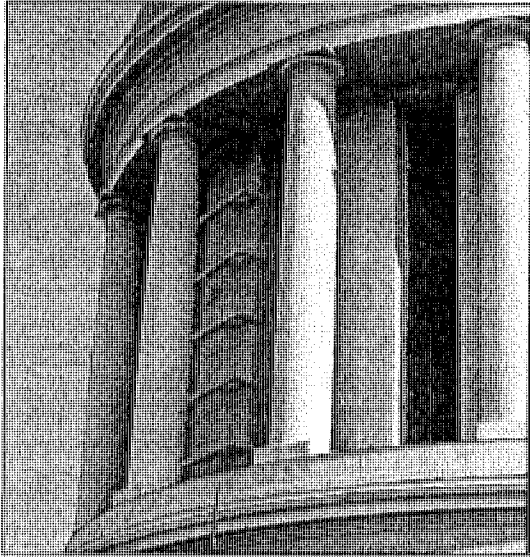
What Needs to be Done?

An important component of the recently completed building-wide State House renovation was the improvement of Press Corps access throughout the facility.

For significant broadcast events, including the State of the State address, Press Corps broadcast trucks are accommodated at the new West Wing southern approach drive. At the West Wing south exterior wall, a telecommunications patch panel has been provided, thereby allowing truck connections to the inner telecommunications facilities of the State House. This project will relocate the wall-mounted patch panel to a point approximately 150 feet to the west adjacent to the Cross Building parking lot.

Why?

With the relocation of the telecommunications patch panel, State House security will be enhanced because vehicles will no longer require access to the south approach drive. In addition, pedestrian safety will be improved, as the access walk to the West Wing entrance will be dedicated to pedestrian use only.



PROJECT 04.7

Copper Pilaster Stabilization at High Dome

What Needs to be Done?

Project 03.2, including a complete copper replacement at one pilaster, was completed during 2003 renovations. As documented by site observations in 2003, the remaining 15 pilasters require repair. The force of wind has shaken the copper facing of the pilasters sufficiently to dislodge this facing from its structural support. This project will stabilize all remaining loose copper.

Project Schedule

Construction Documents
Complete: July 1, 2003

Construction Schedule

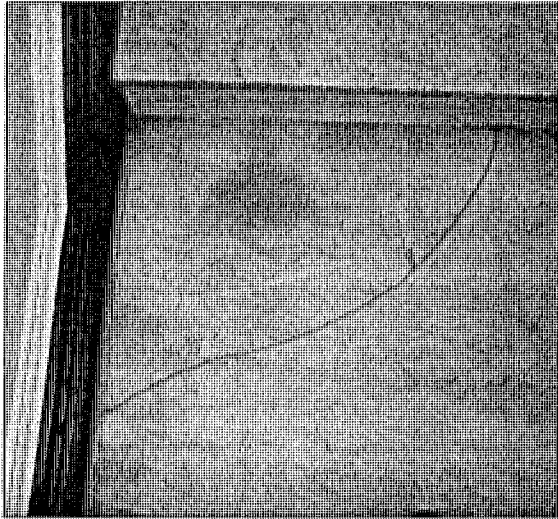
Start of Project: Sept 1, 2004
Duration: One month
Complete Project: Oct 1, 2004

Why?

It is imperative that wind and precipitation be prevented from entering the State House dome. If this copper is left unattended, continuous water infiltration in the form of liquid, water vapor, or ice will cause significant deterioration throughout the building structure. This project is intended to repair and stabilize the existing copper facing so as to restore the weatherproof integrity of the high dome pilasters.

Project Budget

\$4,500



PROJECT 04.8

Marble Stair Landing Replacement at First Floor North

What Needs to be Done?

This project involves the replacement of the existing broken marble landing on the first floor at the north stair. The structural marble slab constituting this landing has been cracked for some time and is worsening. This project will replace this landing with matching marble and restore its structural and visual integrity.

Why?

The cause of the break in the landing is unknown, although it appears to have been caused or aggravated by water infiltration through the east wall of the State House and the resultant deterioration of the structural steel perimeter support of the marble landing. With repairs to the roof water runoff to be completed with Project 04.4, water infiltration will be prevented. Repairs to this landing will restore both the structural and aesthetic integrity of this very visible building element.

Project Schedule

Construction Documents

Complete: April 1, 2004

Construction Schedule

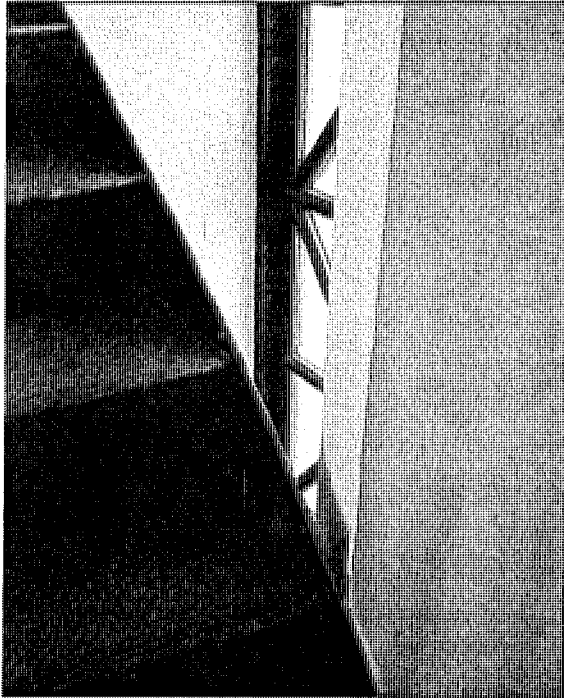
Start of Project: Sept 1, 2004

Duration: Two weeks

Complete Project: Sept 15, 2004

Project Budget

\$ 29,000



PROJECT 04.9 Building Safety Projects

What Needs to be Done?

The Construction Manager has reviewed the State House for compliance with applicable OSHA (Occupational Safety & Health Administration) safety regulations. While most areas of the building, including all public areas, are without concern, several non-public (maintenance) areas require modification or additional safeguards. Included with this project will be improved access provisions at the high dome light shelf, roof penthouses, ladder access to the high dome ceiling access hatch, and guardrails at the high dome access stairs.

Why?

This project will assure safe and OSHA-compliant access at the noted project areas.

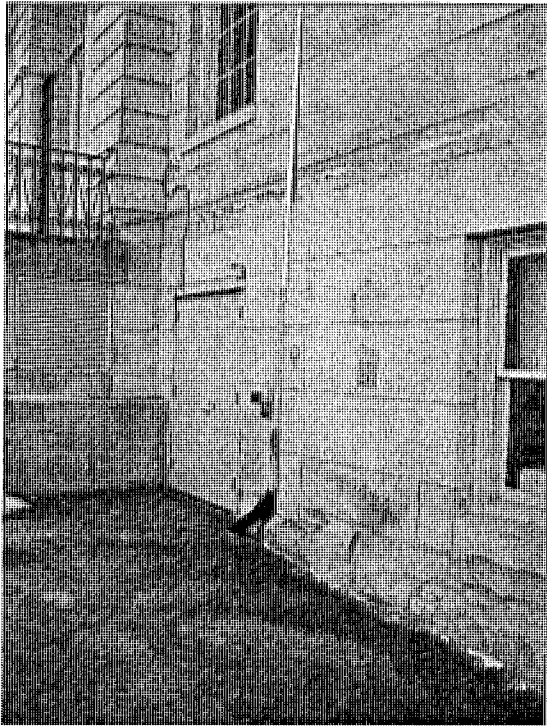
Construction Documents
Complete: April 1, 2004

Construction Schedule

Start of Project: August 1, 2004
Duration: Ten weeks
Complete Project: Oct 14, 2004

Project Budget

\$ 39,000



PROJECT 04.10

Add Hose Bibb at Service Entrance

What Needs to be Done?

This project will add a frost-free hose bibb and interior servicing access panel at the service entry of the State House. This project will be completed in concert with Phase I exterior granite restoration.

Installation of the hose bibb will involve coring of the exterior granite wall of the State House and the relocation of interior pipes away from unheated areas.

Why?

It will provide for an exterior water faucet, to be used for general maintenance and water supply, near the service entrance at the West Wing.

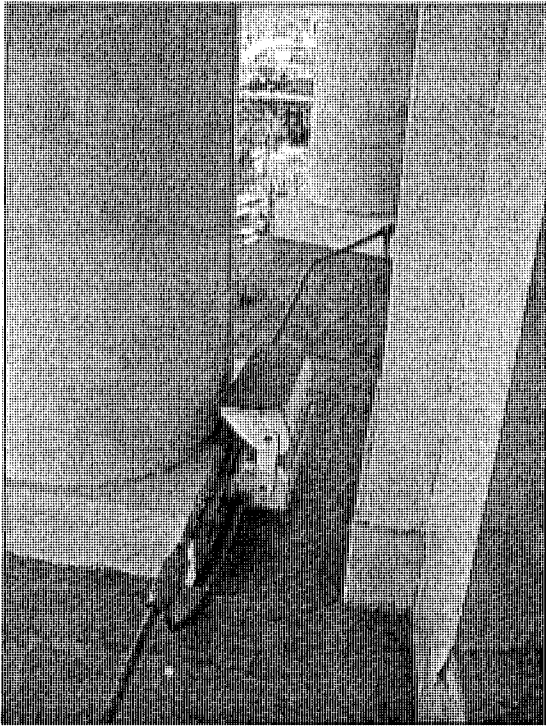
Construction Documents
Complete: July, 2003

Construction Schedule

Start of Project: Sept 1, 2004
Duration: One month
Complete Project: Oct 1, 2004

Project Budget

\$ 3,000



PROJECT 04.11

High Dome Exterior Lighting – Lamp Replacement

What Needs to be Done?

This project will provide for the replacement of light bulbs at the high dome up-lights. These up-lights provide exterior back lighting at the dome columns.

Why?

A program of regularly scheduled light bulb replacement is required in order to assure the continuous uniform function of all 16 up-lights. During 2004, the existing light bulbs will reach their planned life expectancy and require replacement.

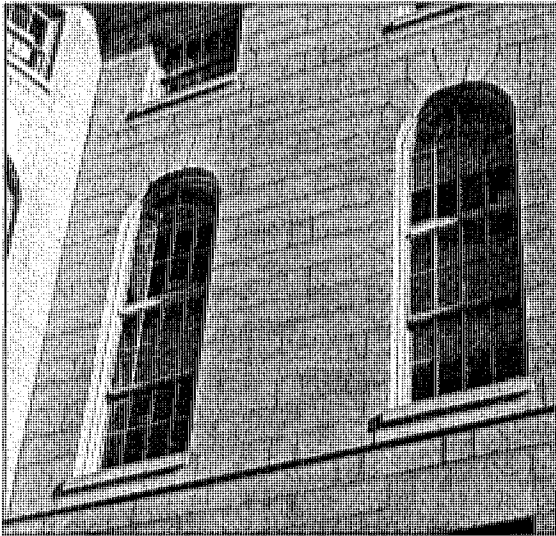
Construction Documents
Complete: July, 2003

Construction Schedule

Start of Project: Sept 15, 2004
Duration: One week
Complete Project: Sept 22, 2004

Project Budget

\$ 800



PROJECT 04.12

Operable Windows in State House Mezzanine Areas

What Needs to be Done?

This project will investigate options and provide operable portions of windows, if feasible, at the exterior existing windows at the north and south mezzanine levels of the West Wing. Existing fixed rectangular lights, located immediately below the curved window tops, will be made operational.

The budget is for the installation of operable window components at the seven existing mezzanine windows capable of receiving this modification. An alternative budget would provide four operable windows, two per mezzanine, thereby at a minimum allowing cross-ventilation.

Why?

Operable windows at these locations will allow increased ventilation in the mezzanine level. Currently, the windows may not be opened to provide for fresh air into the mezzanine areas.

Project Schedule

Construction Documents
Complete: April, 2004

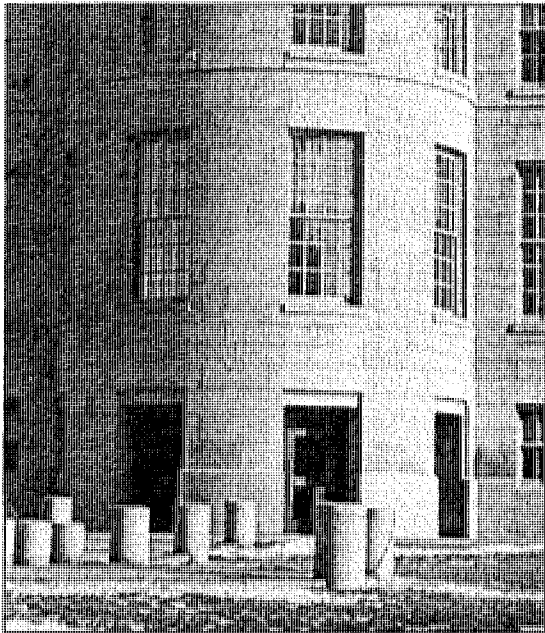
Construction Schedule

Start of Project: August 15, 2004
Duration: One month
Complete Project: Sept 15, 2004

Project Budget

Option One: 7 total
windows \$ **52,000**

Option Two: 4 total
windows \$ **33,000**



PROJECT 04.13

"Maine State House" Building Sign at Public Entrance

What Needs to be Done?

This project will provide for the installation of bronze letters individually pin-mounted on the exterior granite and denoting "Maine State House." Lettering will be equally spaced above the entry doors at the West Wing public entrance to the State House.

Why?

The provision of this sign will assist in designating this location as the public entry to the State House. This project, when completed with phased Year 1 Exterior Granite Repointing and Cleaning, and Project 04.5 Granite Repairs at West Entry, will complete the public entrance at the State House. Currently, there is no sign or other indication that the building is the State House nor is there any designation of the main entrance.

Project Schedule

Construction Documents
Complete: April, 2004

Construction Schedule

Start of Project: August 1, 2004
Duration: Two weeks
Complete Project: Aug 15, 2004

Project Budget

\$ 3,000



PROJECT 04.14

Marble Restoration at West Wing Monumental Stair

What Needs to be Done?

This project involves the cleaning of all marble including stair treads, risers, and landings at this monumental stair of all dirt, stains and discoloration, in order to restore the surface of the staircase to its original appearance.

Why?

With the recent replacement of the Italian marble landing and three treads on the north stair run, it has become evident that years of use have significantly diminished the natural color and beauty of the stonework. Employing environmentally-friendly marble cleaning methods and materials, this project will restore this stair's natural color and appearance.

Project Schedule

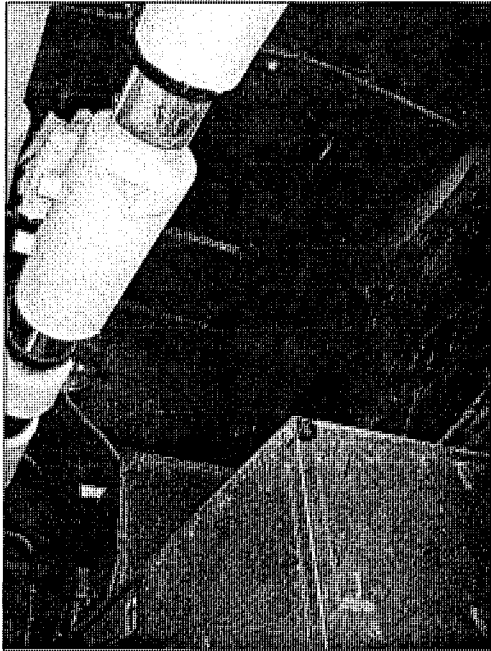
Construction Documents
Complete: April, 2004

Construction Schedule

Start of Project: October 1, 2004
Duration: Two weeks
Complete Project: Oct 15, 2004

Project Budget

\$ 4,500

**PROJECT 04.15****Waterproofing at Rooftop Air-Handler Ductwork****What Needs to be Done?**

This project will provide waterproof integrity to the make up and exhaust air ducts at the West Wing attic air-handling unit.

Why?

The West Wing air-handling unit serving the State House is located in the West Wing attic and receives fresh air via a rooftop louvered penthouse. Over the last few winters, wind-driven snow has, on occasion, entered through the louvers and has been deposited within the attached ductwork. When this snow melts, water enters the air handler and air handler controls below the ductwork. This water has damaged the air handler controls resulting in a short-term shutdown of the unit and required replacement of the electronic controllers. This project will waterproof the ductwork, thereby preventing damage to the air handling equipment.

Project Schedule

Construction Documents
Complete: January, 2004

Construction Schedule

Start of Project: June 1, 2004
Duration: Six weeks
Complete Project: July 15, 2004

Project Budget

\$ 3,500

Final List of Projects for 2004

| | | Budget |
|---|---|---|
| Annual Project A.1 | Roofing – EPDM/Copper Inspection | 5,000 |
| Annual Project A.2 | Building-Wide Interior Cleaning | 27,000 |
| Biennial Project | Painting and Cosmetic Upgrade at Public Spaces | 70,000 |
| Phased Project – West Wing (Year #1) | Exterior Granite: Repointing/Cleaning | 216,000 |
| Project 04.1 | Dome Lighting | 45,000 |
| Project 04.2 | Granite Retaining Wall – Capstone Mortar Joints & Sealant | 7,000 |
| Project 04.3 | Landscaping, Irrigation System | 55,000 ¹ |
| Project 04.4 | West Wing and East Porch SBS Roofing Replacement with Standing Seam Metal | 419,000 |
| Project 04.5 | Granite Repairs at West Entry | (See Phased Project – West Wing above) |
| Project 04.6 | Relocation of West Wing Press Corps Cable Connection Box | 56,000 |
| Project 04.7 | Copper Pilaster Stabilization at High Dome | 4,500 |
| Project 04.8 | Marble Stair Landing Replacement at First Floor North | 29,000 |
| Project 04.9 | Building Safety Projects | 39,000 |
| Project 04.10 | Add Hose Bibb at Service Entrance | 3,000 |

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|---------------|--|----------------------------|
| Project 04.11 | High Dome Exterior Lighting – Lamp Replacement | 800 |
| Project 04.12 | Operable Windows in State House Mezzanine Areas | 52,000 ² |
| Project 04.13 | “Maine State House” Building Sign at Public Entrance | 3,000 |
| Project 04.14 | Marble Restoration at West Wing Monumental Stair | 4,500 |
| Project 04.15 | Waterproofing at Rooftop Air-Handler Ductwork | <u>3,500</u> |
| | PROJECT BUDGET | \$1,039,300 |
| | Construction Manager Fee – 6.5% of project budget | \$67,550 |
| | Professional Services Fees | <u>\$136,150</u> |
| | TOTAL 2004 BUDGET | \$1,243,000 ^{1,2} |

¹ Includes Phase One irrigation only. See 2005 for Phase Two.

² Assumes work at seven total mezzanine windows.