

MAINE STATE LEGISLATURE

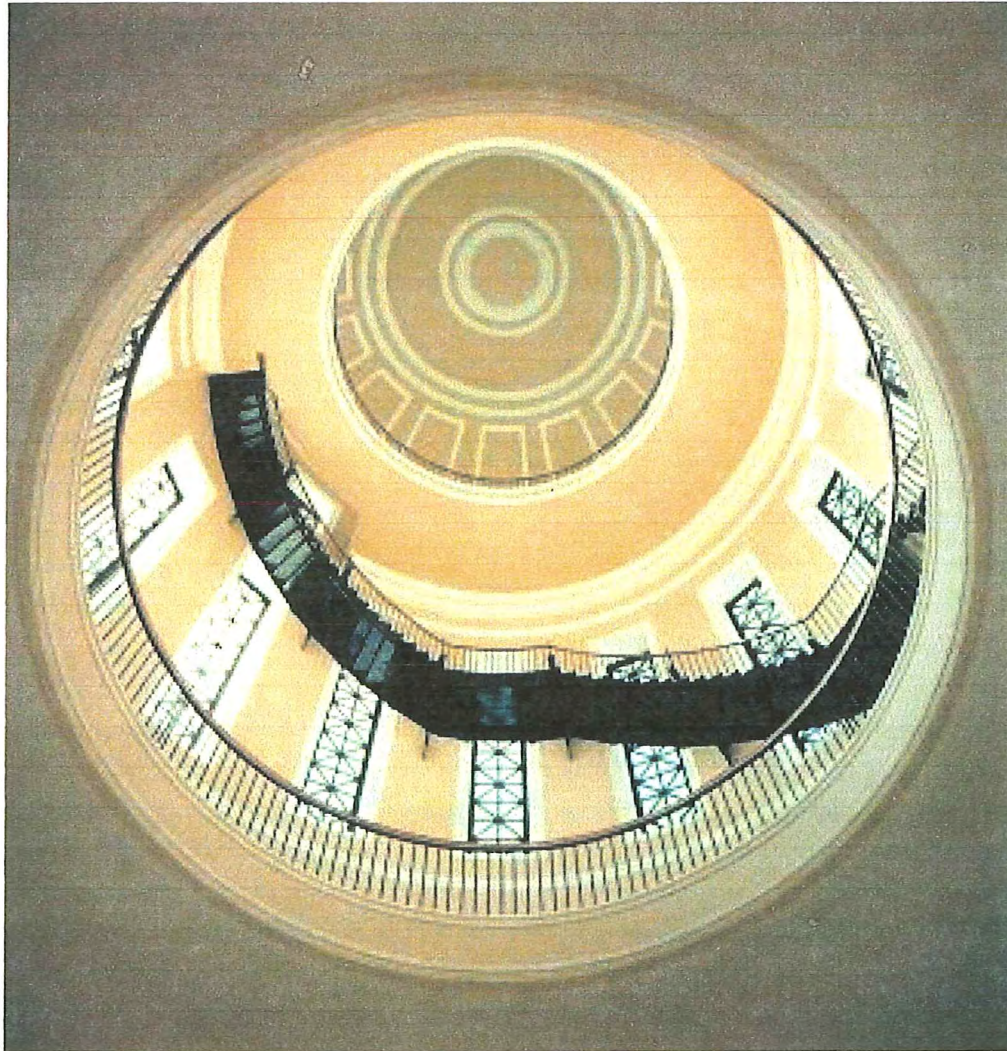
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MAINE STATE HOUSE & GROUNDS

2005



Multi-Year Plan For Maintenance & Improvements 2005 Revision

Prepared by
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Damariscotta, Maine

For the Office of the
Executive Director of the
Legislative Council

April 2005

PLAN FOR MAINTENANCE AND IMPROVEMENTS

2005 Revision

2005

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MAINE STATE HOUSE MULTI-YEAR PLAN

2004
through
2008

Architect
Richard Burt Architects
Damariscotta, Maine

Construction Manager
Consigli Construction Co., 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. The first phase of the exterior work began 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 Architects 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 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 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. As for past work, a contingency 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 MULTI-YEAR PLAN

2004
through
2008

Construction Schedule

<u>Legislative Session</u>	<u>Year</u>	<u>Construction Period</u>	<u>Duration</u>
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. 1, '06	7 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. 1, '08	7 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: Sprinkler Systems, Inc., Lewiston, Maine

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

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

Roofing Subcontractor: Hahnel Bros. Company, Lewiston, Maine

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

Irrigation System: Irrigation Systems, Yarmouth, Maine

MAINE STATE HOUSE 5-YEAR PLAN

2005

Annual
A.1



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 was removed, and copper roofing was installed in 2004.

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. The inspection in 2004 revealed significant deterioration of roofing at the high dome shelves, necessitating \$44,800 in repairs. 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, 2005

Construction Schedule

Start of Project: May 1, 2005

Duration: one month

Complete Project: May 31, 2005

Annual Allowance

\$ 46,200

(\$1,400 Roofing Inspection
Services + \$44,800 Repair
Allowance)

MAINE STATE HOUSE 5-YEAR PLAN

2005

Annual
A.2



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, including the State House café and public toilet areas.

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, 2005
Duration: three-four weeks
Complete Project: Oct. 30, 2005

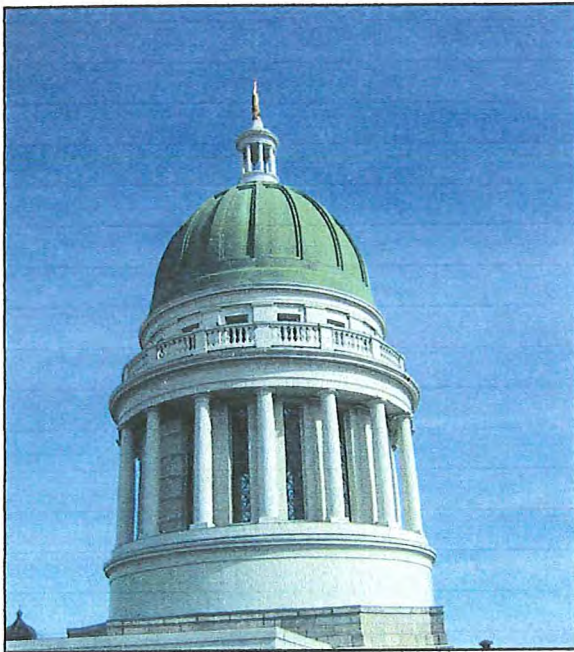
Annual Allowance

Public Spaces Only: \$23,500

MAINE STATE HOUSE 5-YEAR PLAN

2005

Annual
A.3



Project Schedule

Construction Documents
Complete: April 30, 2005

Construction Schedule
Start of Project: July 1, 2005
Duration: six weeks
Complete Project:
August 15, 2005

Project Budget

Plaster repair and
painting allowance:
\$85,000

ANNUAL PROJECT #3

Painting & Cosmetic Upgrade at Public Spaces – Third Floor and Other Selected Locations

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 first- and third-floor wall surfaces will be completed and plaster preparation and painting will be provided in all locations requiring maintenance. Selected other areas, including repairs to areas behind glass panels at the House Chamber and at Room 438, will be reviewed and repaired as required.

Completed in successive phases, the result will be a cosmetic upgrade for each floor generally 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 that will prevent more costly repairs later on.

MAINE STATE HOUSE 5-YEAR PLAN

2005
Phased
Year 2



Project Schedule

Construction Documents
Complete: April 1, 2004

Construction Schedule
Start of Project: July 1, 2005
Duration: four months
Complete Project: Oct. 31, 2005

Project Budget

\$1,100,100

Phase 1: \$355,267 (completed 2004)

Phase 2: \$350,867 (2005)

Phase 3: \$393,966 (2006)

Note: The Legislative Council previously authorized this project with a total contract price of \$1,100,100. No further Legislative Council action is needed.

PHASED PROJECT P.1

Exterior Granite: Repointing, Granite Cleaning – Phase 2: South Wing

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, with some areas not having been repointed since 1910.

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 is phased over three years due to the difficulty of providing concentrated building access and the abbreviated duration of the available construction window. Phase 1, the West Wing, was completed in 2004. Phase 2, the South Wing, is scheduled for 2005.

The budget was 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. The three-year project was bid and awarded in 2004.

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.

MAINE STATE HOUSE 5-YEAR PLAN

2005
Phased
Year 2



Project Schedule

Construction Documents
Complete: May 1, 2004

Construction Schedule
Start of Project: Sept. 1, 2005
Duration: one month
Complete Project:
Sept. 30, 2005

Project Budget

\$ 90,000

Irrigation System

Phase 1: \$39,819 (2004)

Phase 2: \$25,787 (2005)

Phase 3: \$ 6,446 (2006)

Maintenance, pruning, and new plantings

\$4,950 (2004)

\$12,998 (2005)

Note: The Legislative Council previously authorized this project with a contract price of \$90,000. No further Legislative Council action is needed.

PHASED PROJECT P.2

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. Phase 1 of the irrigation system was installed in 2004. Phase 2 is scheduled for 2005, coinciding with Phase 2 of the granite repointing (South Wing).

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 and skylight island at west (completed)

Phase 2 – 2005 west and north State House lawns

Phase 3 – Lawn areas within 30' of State House exterior walls.



Project Schedule

Construction Documents
Complete: May 1, 2005

Construction Schedule
Start of Project: Aug. 1, 2005
Duration: two weeks
Complete Project: Aug. 15, 2005

Project Budget

\$ 5,000

PROJECT 05.1

Improvements at West Wing Entry Stair Railings

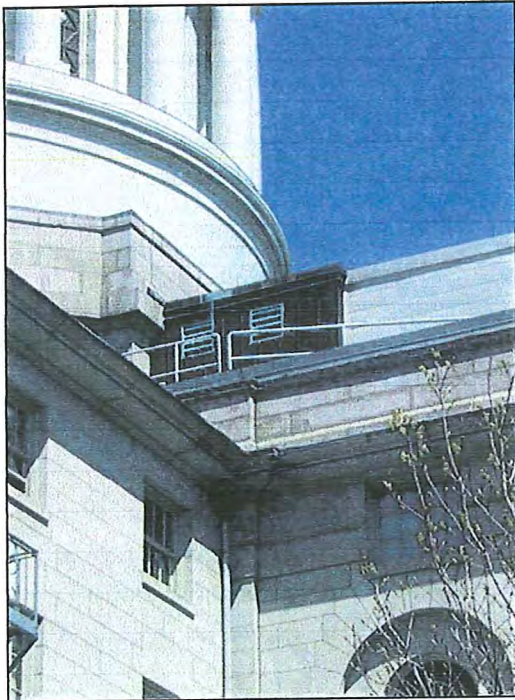
What Needs to be Done?

The historic railings at the West Wing exterior stair ("Governor's Entrance") were stabilized, repaired, and painted during Summer 2004 renovations. Lead-based paint was removed at that time. This work, originally scheduled for 2005, was completed in 2004 due to the availability of contractors onsite, coordination of related stair work, and resulting cost efficiencies. This project will involve the installation of an oak rail cap at the upper landing guardrails. Currently, no rail cap is present exposing an unfinished metal top rail.

In addition, the handrails may be replaced with a rail system more closely matching historic precedent than that currently in place.

Why?

This project will complete the restoration, begun in 2004, of this important and prominent stair.



PROJECT 05.2

Remove Original Elevator Penthouse on South Roof

What Needs to be Done?

Originally intended for demolition during the summer 1999 renovations, the existing elevator penthouse remaining at the roof immediately south of the high dome was left in place due to construction schedule conflicts. The new mechanical penthouse constructed with the 1999 renovations was designed to incorporate all new elevator equipment provided at that time. In order to maintain full and uninterrupted operation of the elevator, the equipment changeover was not be completed during that original renovation. Accordingly, this project will complete that renovation project.

Project Schedule

Construction Documents
Complete: October, 2004

Construction Schedule
Start of Project: July 1, 2005
Duration: three months
Complete Project: Oct. 1, 2005

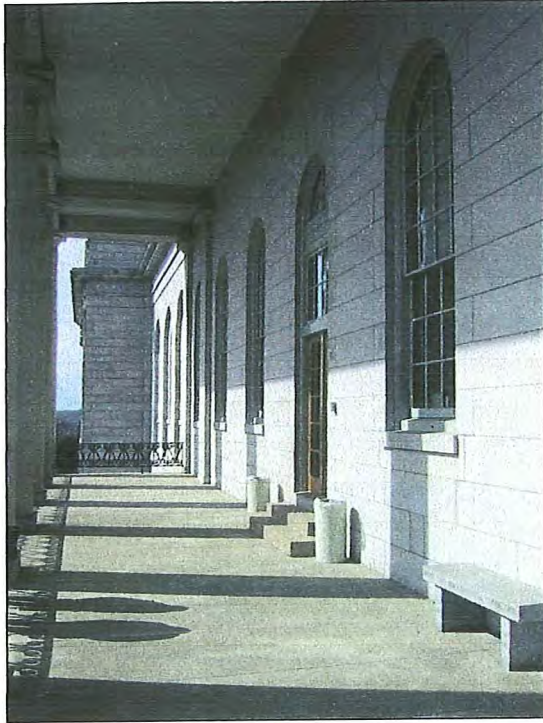
Project Budget

\$ 145,000

Note: The Legislative Council previously authorized this project with a contract price of \$145,000. No further Legislative Council action is needed.

Why?

Relocation of the elevator equipment and removal of this existing penthouse will provide a safer and improved access to the new mechanical penthouse, restore the visual integrity of the south roof area, and contribute to the long-term roofing integrity of this portion of the State House.



Project Schedule

Construction Documents
Complete: May 1, 2005

Construction Schedule
Start of Project: July 1, 2005
Duration: three months
Complete Project: Oct. 1, 2005

Project Allowance

\$ 88,000

Note: The Legislative Council previously authorized this project with a contract price of \$95,000. No further Legislative Council action is needed.

PROJECT 05.3

Provide Handicapped Access and Guardrail Support at Third Floor East Porch

What Needs to be Done?

This project will provide accommodation and access to the public third floor east porch of the State House by persons with physical disabilities. An important component of the State House renovation has been the provision for full handicapped accessibility, to the extent feasible, throughout the facility. The third floor east porch is an important public gathering place for legislators, staff, and the general public.

In addition, the existing guardrail system at the perimeter of this elevated porch must be repaired and braced in order to safeguard the general public and bring it into applicable code compliance.

All work will be completed in consultation with the State House and Capitol Park Commission and will be in keeping with the historic architecture of the State House. Great care will be given to developing an appropriate design since the porch is the only visible remains of the original State House design of 1829.

Why?

Completion of this project will make the third floor porch accessible to those individuals in wheelchairs and safe for visitors at the porch edges.



PROJECT 05.4

Cosmetic Repairs to Glass Blocks at Fourth Floor West Wing Ceiling

What Needs to be Done?

This project originally anticipated the replacement of five broken glass blocks at the fourth floor West Wing ceiling. It has subsequently been determined that replacement is not structurally feasible. This project will now involve the complete cleaning of all in-place glass block surfaces and the preparation and paint of the surrounding structural support system.

Project Schedule

Construction Documents
Complete: 2000

Construction Schedule
Start of Project: June 1, 2005
Duration: two weeks
Complete Project: June 15, 2005

Why?

These cosmetic repairs will restore the visual integrity of this important architectural element to acceptable levels.

Project Budget

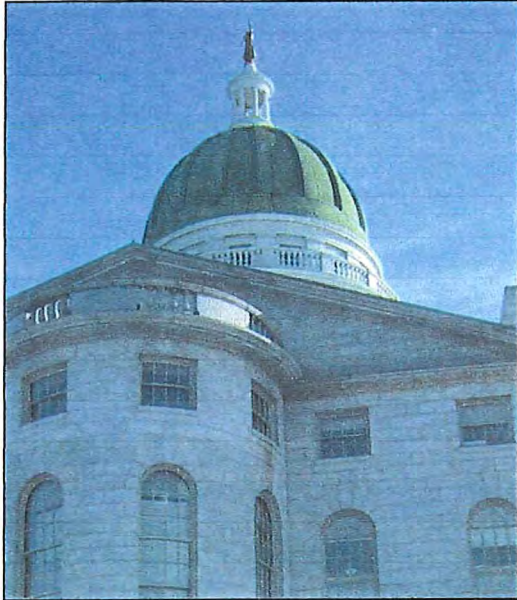
\$ 3,000

Note: The Legislative Council previously authorized this project with a contract price of \$3,000. No further Legislative Council action is needed.

MAINE STATE HOUSE 5-YEAR PLAN

2005

5



PROJECT 05.5

Provide Drainage System at West Wing Entry Roof

What Needs to Be Done?

As originally constructed, openings in the granite parapet located at the roof immediately above the State House west entrance align exactly with the State House entry doors below. As a consequence, rain runoff from this roof falls directly on occupants entering and exiting the State House. This project will involve the installation of rain runoff diverters on the cornice level of this roof to redirect runoff away from the entrance doorways. These diverters will be installed so as to not be visible to the public.

Project Schedule

Construction Documents

Complete: February 2005

Construction Schedule

Start of Project: June 1, 2005

Duration: two weeks

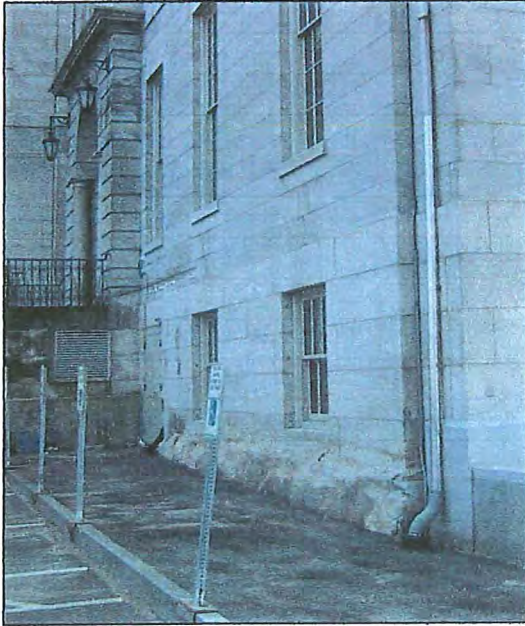
Complete Project: June 15, 2005

Why?

New rain diverters will direct roof runoff to areas between State House entry doors, thereby increasing both the convenience and safety of all building users.

Project Budget

\$ 2,500



Project Schedule

Construction Documents
Complete: January 2005

Construction Schedule
Start of Project: May 15, 2005
Duration: five months
Complete Project:
Oct. 30, 2005

Project Budget

\$ 20,000 (Part One)
\$ 50,000 (Part Two)

Note: The Legislative Council previously authorized this project with a contract price of \$75,000. No further Legislative Council action is needed.

PROJECT 05.6

Provide Granite Veneer on West Wing North Rubble Foundation

What Needs to be Done?

This project addresses the inconsistent and unsightly visual appearance provided by the remaining rubble foundation visible at the West Wing north wall.

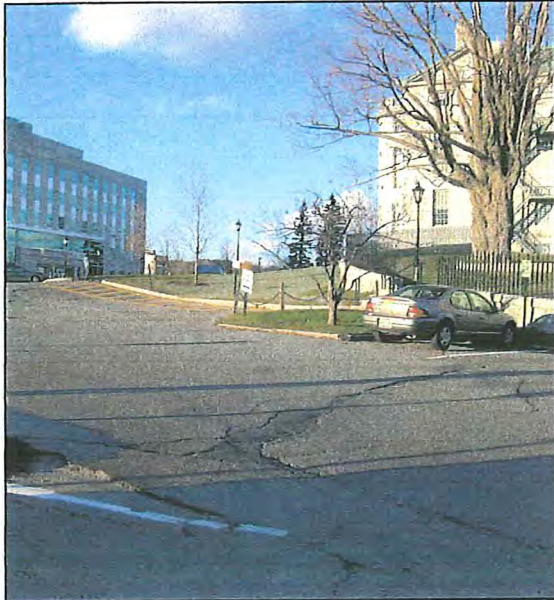
With this project, granite veneer will be installed at this portion of the State House. Originally intended for complete removal and new granite replacement during the State House 2000 renovations, the extent of building shoring required in order to install the granite as originally detailed was determined to significantly affect project completion schedules. Accordingly, this portion of exterior granite renovations was postponed.

Construction detailing for this new veneer has been modified and shoring requirements have been eliminated. This project was originally scheduled for completion in 2006. As currently phased, work can be completed by the pre-qualified masonry subcontractor while onsite for 2005 renovations.

Why?

This project will remove the unsightly concrete covered rubble foundation existing at this important public entry to the State House and give the wall base near the main entrance a finished appearance. In addition, the provision of exterior granite will provide a more complete and durable barrier to water infiltration at this north exposed location.

- Part One – Site Excavation (three weeks duration)
 - Excavate to reveal existing conditions.
 - Backfill and stabilize.
 - Order granite based on conditions encountered.
- Part Two – Install New Granite
 - Excavate for installation of concrete and granite.
 - Install granite.
 - Complete installation of backfill and pavement.



Project Schedule

Design Completion and
Presentation: August 1, 2005

Project Budget

\$9,660 Concept Design
\$2,500 Traffic Consultant
(if required)

PROJECT 05.7

Improvement To State House Grounds – South Pedestrian Access – Concept Design Studies

What Needs to be Done?

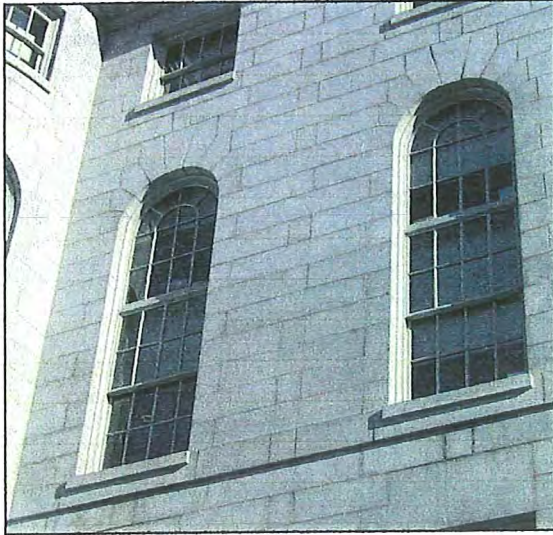
Completed in 2001, the new West Wing entrance to the State House has greatly improved pedestrian access and circulation in the immediate vicinity of the State House and Cross Building. What remains undone is vehicular access and pedestrian drop-off access to the main entrance. This project involves developing conceptual architectural designs with the goal of providing safe, convenient, and aesthetically pleasing access to the State House's main entrance.

Currently, the site layout of south parking lots, vehicular drives, and drop-off areas presents a confusing, unsightly, and unsafe condition for visitors, legislators, and State House employees. In addition to Legislators and employees who frequent the State House, many tens of thousands of people visit the State House annually, including school-age children on school tours. This project will improve all aspects of this south access. Currently, no sidewalks exist to provide pedestrians safe access to the State House Legislative and public parking lots or the Maine State Museum and State Library. The current layout forces Legislators, staff and visitors alike to walk in the roadway and between parked vehicles to travel between the parking lots and the State House. There are no defined walkways or motor vehicle drop-off points for visitors or informational signage to either provide directions for drop-off and parking or even identify an area as the entrance to the State House.

Within the context of the south access drive and parking lots, conceptual studies will focus on improvements to vehicular and pedestrian circulation and safety while increasing orientation to the State House and its public entrance. This study will also focus on the improvement of the access and safety of vehicular drop-off areas, particularly those involving school buses. The overall goal of this study is to redesign vehicular and pedestrian access to the main entrance of 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.

Why?

Currently, the site layout of south parking lots, vehicular drives, and drop-off areas presents a confusing, unsightly, and unsafe context for visitors, legislators, and State House staff. This project will improve all aspects of this experience. Currently, no sidewalks exist to provide pedestrians safe access to legislative and public parking lots or the Maine State Museum and State Library. There are no defined walkways or drop-off points for visitors.



PROJECT 05.8 Operable Windows in State House Mezzanine Areas

What Needs to be Done?

This project will provide operable portions of four windows 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 four existing mezzanine windows, two per mezzanine, thereby allowing cross-ventilation.

In 2004, the Legislative Council approved the four-window option, deciding against an alternative proposal to replace seven windows, thus reducing costs by \$19,000.

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: June 15, 2005
Duration: One month
Complete Project: July 15, 2005

Project Budget

4 total windows

\$33,000

Note: The Legislative Council previously authorized this project with a contract price of \$33,000. No further Legislative Council action is needed.



Project Schedule

Construction Documents
Complete: 2001

Construction Schedule
Start of Project: July 1, 2005
Duration: two months
Complete Project: Sept 1, 2005

Project Budget

\$ 54,533

Note: The Legislative Council previously authorized this project in conjunction with the overall roofing replacement. No further Legislative Council action is needed.

PROJECT 05.9

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 East Porch roof. 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 East Porch sloped roof. 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, this very prominent roof will be restored, employing a material consistent with the overall architectural integrity and quality of the State House.

Note: West Wing roofing was completed during summer 2004 renovations.



Project Schedule

Construction Documents
Complete: April 2005

Construction Schedule
Start of Project: July 1, 2005
Duration: one month
Complete Project: Aug. 1, 2005

Project Budget

\$ 35,000

PROJECT 05.10

Install Flagpoles at West Entrance and North and South State House Roof

What Needs to be Done?

Two flagpoles will be installed adjacent to the skylight plaza located between the State House and Cross Building. The flagpoles will be constructed of white anodized aluminum and will be provided with gold pole top finials. The flagpoles will be vandal-resistant and flags will be appropriately lit during night hours.

At each flagpole located at the State House roof above the House and Senate Chambers, modifications to the halyard system shall be provided. Modifications will include the installation of an internal remote-controlled halyard system. This system will eliminate the susceptibility of flagpole halyards to severe weather freeze-up and wear. Most importantly, access to these flagpoles by State House staff during severe and dangerous weather conditions will be eliminated.

Why?

With the building renovations, the West Wing entrance was created as the main entrance to the State House. Improvements, including signage and walkway designations, have been made to develop a visible and appropriate main entrance. With installation of the flagpoles, the major improvements to the entrance will be completed.

With the installation of halyard improvements at the roof-mounted flagpoles, a very dangerous roof access condition will be eliminated.

Under existing conditions, raising, lowering or changing the flags requires a person to climb atop the low domes on the State House roof and walk, without the benefit of railings or other support devices, on the sloped surface to the flagpole.

The person must cling to the pole while attempting to maneuver the halyards to raise or lower the flags. It is not unusual for the halyards and flags to become twisted, frayed or broken, making raising or lowering the flags difficult. It is also not unusual for adverse weather conditions, such as high winds and precipitation, to make adjusting the flags a dangerous undertaking. Because flag raising or lowering (e.g., half-mast) is usually dictated by external events, it often occurs during inclement weather. For safety reasons, corrective measures should be implemented.



Project Schedule

Construction Documents

Complete: May 1, 2005

Construction Schedule

Start of Project: July 1, 2005

Duration: two months

Complete Project: September 1, 2005

Project Allowance

\$ 108,000

Note: The Legislative Council previously authorized this project with a contract price of \$75,000.

PROJECT 05.11

Improve Pedestrian Access to Capitol Street and Public Parking Areas and Satellite Parking Lots

What Needs to be Done?

This project is intended to provide an improved and easier access route from the new State House entry to the public parking garage located north of the Cross Building and to satellite parking lots via Capitol Street.

As currently exists, the excessively steep sidewalk and the existing industrial handrail system are inadequate, unsightly, and are a significant safety hazard for pedestrians, particularly during inclement weather.

This project will provide a combination of sidewalk, stair, and new lighting systems, which would eliminate excessive slope and greatly improve public access and safety en route to the main entrance of the State House.

Why?

This project will eliminate current safety hazards due to inadequate lighting and handrails, and the steepness and unevenness of the slope of the sidewalk to Capitol Street.

Note:

The project allowance assumes stairs, stair cheekwalls, and pavers will be of concrete construction. Existing exterior stairs at the State house are of granite.

The projected cost increase results from the need to have five intermediate stairs in order to reduce the slope of the walk to acceptable standards.



PROJECT 05.12

Install Emergency Call Stations in Parking Garage and Selected Other Parking Lot Locations

What Needs to be Done?

Four emergency call stations will be installed at the north parking garage and two installed in alternate parking lot locations. Call stations will be monitored by Capitol Security/Building Control. Emergency call boxes are typically metal boxes on stanchions easily identified by blue lights above the boxes. The call boxes contain auto-dial phones that connect the caller to Building Control. Once the emergency button is pushed, an officer will be immediately dispatched to the caller's location.

Why?

Emergency call stations will be installed to provide enhanced security for members of the public, state employees, and legislators who use the parking garage and south legislative parking lots. Call stations will be used in concert with existing security cameras.

Project Schedule

Construction Documents
Complete: May 15, 2005

Construction Schedule
Start of Project: June 1, 2005
Duration: three months
Complete Project: September 1, 2005

Project Allowance

\$ 50,000

MAINE STATE HOUSE 5-YEAR PLAN

2005

List of Projects for 2005

		Budget
Annual Project A.1	Roofing – EPDM/Copper Inspection	46,200
Annual Project A.2	Building-Wide Interior Cleaning	23,500
Annual Project A.3	Painting/Cosmetic Upgrade at Public Spaces	85,000
Phased Project P.1	Exterior Granite: Repointing, Granite Cleaning – Phase 2 – South Wing	350,867
Phased Project P.2	Landscaping, Irrigation System – Phase 2	38,785
Project 05.1	Improvements at West Wing Entry Stair Railings	5,000
Project 05.2	Remove Original Elevator Penthouse on South Roof	145,000
Project 05.3	Handicapped Access and Guardrail Support at Third Floor East Porch	88,000
Project 05.4	Cosmetic Repairs to Glass Blocks at Fourth Floor West Wing Ceiling	3,000
Project 05.5	Drainage System at West Wing Entry Roof	2,500
Project 05.6	Granite Veneer on West Wing North Rubble Foundation	70,000
Project 05.7	Improvement to State House Grounds – South Pedestrian Access – Concept Design Studies	Included in architectural fees

Project 05.8	Operable Windows in State House Mezzanine Areas	33,000
Project 05.9	East Porch SBS Roofing Replacement with Standing-Seam Metal, Rain Leader Replacement	54,533
Project 05.10	Install Flag Poles	35,000
Project 05.11	Improve Pedestrian Access to Parking Garage	108,000
Project 05.12	Install Emergency Call Stations in Parking Garage and South Legislative Parking Lot	50,000
	PROJECTS BUDGET	\$ 1,138,385
	Construction Manager Fee – 5.5% of Construction Cost	\$ 62,615
	Construction Bond	\$ 25,000
	General Conditions – 10% of Construction Cost	\$ 113,840
	Architectural/Engineering Professional Services Fees	<u>\$ 85,660</u>
	TOTAL BUDGET	\$ 1,425,500