

MAINE STATE LEGISLATURE

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MAINE STATE HOUSE & GROUNDS

2007
through
2011



Multi-Year Plan For Maintenance & Improvements 2007 Revision

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For the Office of the
Executive Director of the
Legislative Council

May 2007

PLAN FOR MAINTENANCE AND IMPROVEMENTS 2007 Revision

2007
through
2011

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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, 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.

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 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

<u>Legislative Session</u>	<u>Construction Period</u>	<u>Duration</u>
123 rd Session: Jan. '07 thru June '07 Jan. '08 thru April '08	July 1, '07 – Dec. 15, '07 May 1, '08 – Dec. 1, '08	5.5 mos. 7 mos.
124 th Session: Jan. '09 thru June '09 Jan. '10 thru April '10	July 1, '09 – Dec. 15, '09 May 1, '10 – Dec. 1, '10	5.5 mos. 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

Cosmetic Upgrades: CCB, Inc., Westbrook, 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 have been 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 20, 2007

Construction Schedule
Start of Project: June 15, 2007
Duration: five weeks
Complete Project: July 20, 2007

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, including 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: Oct. 1, 2007
Duration: three-four weeks
Complete Project: Oct. 31, 2007

Annual Budget

\$28,000



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, an overall survey of all floors was completed and required touch-ups provided. This has served to stabilize these floors. The focus now is on less substantial cosmetic improvements, allowing a building-wide review in 2007.

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.

Project Schedule

Construction Documents
Complete: June 30, 2007

Construction Schedule
Start of Project: Aug. 1, 2007
Duration: 2 months
Complete Project:
October 1, 2007

Project Budget

Plaster repair and
painting budget:
\$36,000

Phased
Year 2



PROJECT 06.3, Phase 2 South State House Access and Traffic Improvements

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 remained undone was vehicular access and pedestrian drop-off access to the main entrance. This project involves final design and the construction of safe, convenient, and aesthetically pleasing access to the State House's main entrance.

Until Phase 1 of this project, completed in 2006, the site layout of south parking lots, vehicular drives, and drop-off areas presented 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. Phase 1 improved all aspects of this south access. Sidewalks were provided for safe access to the State House Legislative and public parking lots or the Maine State Museum and State Library. Defined walkways and motor vehicle drop-off points for visitors were provided along with informational signage with directions for drop-off and parking.

Phase 2 of this project will extend these improvements further to the south with work scheduled to be completed at parking lot B immediately east of the Cultural Building. As with Phase 1, defined pedestrian walkways will allow for a separation between vehicular and pedestrian circulation thereby correcting the current unsafe condition. Directional and informational signage begun with Phase 1 will be extended to this parking area.

The overall goal of this project 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 parking lot B including vehicular drives and pedestrian access routes presents a confusing, unsightly, and unsafe context for visitors, legislators, and State House staff. This project will improve all aspects of this experience and connect this parking area to the recently completed Phase 1 parking improvements. Currently, no sidewalks exist at this parking area to provide pedestrians safe access to the State House, Maine State Museum, Archives, or State Library.

Project Schedule

Construction Documents
Complete: April 30, 2006

Construction Schedule
Start of Project: July 9, 2007
Duration: ten weeks
Complete Project: Sept. 17, 2007

Project Budget

Phase 1, 2006:
Complete
Phase 2, 2007:
Parking Lot B:
\$206,593

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

PROJECT 07.1 Central Green Space Improvements



Project Schedule

Construction Documents
Complete: June, 2007

Construction Schedule
Start of Project: July 9, 2007
Duration: ten weeks
Complete Project: Sept. 17, 2007

Project Budget

<p><u>Phase 1, 2007:</u> \$120,000 <u>Phase 2, 2008:</u> \$40,000</p>

What Needs to Be Done?

With the completion in 2006 of Phase 1 of the State House Access and Traffic Improvements project, a safe, convenient, and aesthetically pleasing access to the State House has been provided. This project, to be completed with Phase 2 of Project 6.3, will provide site improvements to the central green space north of the Cultural Building with the provision of new fully ADA compliant pedestrian walkways, seating, security lighting and landscape planting supported by the irrigation system extension.

With the removal of the Education Building in 2000, the central green space is a primary visual focus and important component of the upper campus of the State House grounds. Because this is a critical pedestrian link between the State House and State Museum, Archives, and Library, appropriate improvements will provide for fully ADA compliant, safe, and pleasant passage for the many legislators, staff, and members of the public who use this campus walk and park-like setting on a daily basis.

Why?

This project will complete the campus site improvements project begun in 2006. Along with the convenient, safe, and visually attractive vehicular and pedestrian circulation system improvements that have been provided, this project will extend these important campus considerations to this very visible and much used green space.



PROJECT 07.2 Exterior Doors at North and South State House Entrances

What Needs to Be Done?

Over the past number of years, existing wood State House exterior doors have required significant maintenance and adjustments in an effort to provide marginally functional and weatherproof integrity. Recent investigations have determined that continued weather exposure and deterioration will require yet another regimen of adjustments, repairs, and refinishing. Further, the existing wood doors often do not close properly, resulting in serious security vulnerabilities in the State House.

New exterior doors are also scheduled for installation at the West Wing Governor's entrance during the 2007 renovations. This project will replace existing north and south State House entrances.

Why?

Replacement of the existing doors with doors of appropriate construction quality will provide secure, functional, weatherproof, and historic integrity for years to come.

Project Schedule

Construction Documents
 Complete: May 15, 2007

Construction Schedule
 Start of Project: Aug. 15, 2007
 Duration: 2 weeks
 Complete Project: Aug. 31, 2007

Project Budget

\$55,000

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



PROJECT 07.3 Exterior Doors at West Wing Governor’s Entrance

What Needs to Be Done?

Over the past number of years, existing wood State House exterior doors have required significant maintenance and adjustments in an effort to provide marginally functional and weatherproof integrity. Recent investigations have determined that continued weather exposure and deterioration will require yet another regimen of adjustments, repairs, and refinishing. Further, the existing wood doors often do not close properly, resulting in serious security vulnerabilities in the State House.

This project will replace these existing wood doors with stable doors of construction quality and design integrity appropriate to the State House.

Why?

Replacement of the existing doors with doors of appropriate construction quality will provide secure, functional, weatherproof, and historic integrity for years to come.

Project Schedule

Construction Documents
Complete: May, 2007

Construction Schedule
Start of Project: Sept 1, 2007
Duration: 2 weeks
Complete Project: Sept 15, 2007

Project Budget

\$40,000

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



PROJECT 07.4 Install Emergency Call Stations in Selected Parking Lot and Garage Locations

What Needs to Be Done?

Four additional emergency call stations will be installed in selected parking lot and parking garage locations. Call stations are monitored by Capitol Security/Building Control Center. Emergency call boxes are period style metal units 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.

In 2005, a call station was installed on each of the first two floors of the state parking garage. In 2006, call stations were installed in Parking Lot A and at the entrance to Parking Lot B. In 2007, one additional call station will be installed on the upper floor and one at the Sewall Street entrance level of the parking garage, one in Parking Lot C adjacent to the Cross Building, and one in Parking Lot B adjacent to the Cultural Building.

Project Schedule

Construction Documents

Complete: May 15, 2007

Construction Schedule

Start of Project: Aug. 1, 2007

Duration: six weeks

Complete: Sept. 15, 2007

Project Allowance

\$66,000

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 07.5 Repairs at North Entry Stair

What Needs to Be Done?

Similar to the problem evident at the West Wing entry stair, water infiltration below the granite treads and subsequent freeze/thaw cycles has resulted in significant displacement of the treads. As a result, water penetration is exacerbated by the now misaligned treads, creating still more freeze/thaw damage. This cycle will only increase and will continue to dislodge more treads, resulting in an increasingly unsafe condition.

Also at the north stair, the concrete landings located between successive stair runs have been damaged by freeze/thaw cycles. Significant surface spalling is evident along with misalignment and displacement onto adjacent granite treads and concrete cheek walls. This project will eliminate water infiltration into the stairs. Concrete landings will be repaired and in selective locations replaced. Existing failed sealant and mortar will be removed and appropriate sealants and mortar will be employed thereby guarding against further water infiltration.

Project Schedule

Construction Documents
Complete: June 2007

Construction Schedule
Start of Project: July 16, 2007
Duration: two weeks
Complete Project: July 30, 2007

Project Budget

\$10,200

Why?

Removal of the source of water infiltration into the stairs will assure the long term integrity of this historic stair and assure the safe use of this important State House life safety component.



PROJECT 08.1

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: April 2006

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

Project Budget

\$175,000

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



PROJECT 08.2 Repairs at Governor's Entry Stair and Railing

What Needs to Be Done?

Granite re-pointing of the enclosure walls and landing platform at this stair was accomplished under the recently completed multi-year phased restoration of the State House exterior granite. With this project, the final stage in the stabilization of this stair will be provided. Over the last several years, significant rainwater has infiltrated the area beneath the granite treads. Leaching of this water from under the granite stairway treads is evidenced by the visible staining seen most prominently on the lower stair risers. While this staining is aesthetically unpleasing, the significant long term problem is the freeze/thaw action resulting from the presence of water below the granite treads. This has begun to move the treads out of alignment, thereby increasing the water path and accelerating water infiltration.

This project will eliminate water infiltration into the stairs. The granite treads will be replaced and new treads set into proper alignment on new concrete foundations. Appropriate sealant and mortar will be installed which will prevent future water infiltration.

Also included with this project will be the stabilization of the rusting of the metal railing at the top landing. Similar to the successful preservation of the metal fence atop the perimeter wall completed in 1994, existing paint will be removed and appropriate paint electrostatically reapplied. This will stabilize this railing for the foreseeable future.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

\$95,600

Why?

Removal of the source of water infiltration into the stairs will assure the long term integrity of this historic stair and assure the safe use of this important State House life safety component.



PROJECT 08.3

Installation of Video Cameras in Legislative Committee Rooms in the Cross Building

What Needs to Be Done?

This project will provide for the installation and full operation of radio broadcast cameras at each of the legislative committee rooms in the Cross Building for internet and other public broadcast of committee meetings.

During the 1999-2000 Cross Building renovations, provisions were made for the future installation of cameras in each of the public hearing rooms. These provisions included the extension of electrical conduit from a central control room to designated video camera locations at each public hearing room.

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 Cross Building committee room.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

\$266,568
(@\$33,321 fixed per room)
Alternate:
\$287,184
(@\$35,898 p/t/z per room)



PROJECT 08.4 Capitol Street Entrance Realignment

What Needs to Be Done?

This project will involve the realignment of the access roadway and crosswalk at the Capitol Street vehicular entrance to the State House.

In order to provide a safe and more accessible pedestrian route from the parking garage to the State House, a new stairway and sidewalk system was constructed in 2005 on State House grounds adjacent to the vehicular drive and accessing the State House west wing from Capitol Street. Combined with new access lighting, this walkway provides a much improved and safe pedestrian route across the State House portion of this route. Unfortunately, the Capitol Street intersection presents a significant barrier to safe use by pedestrians accessing the State House from the west including the parking garage and parking lot. The excessive width and steep grade of the access road encountered by pedestrians at this intersection is a distinct barrier to safe access to the new walkway system and indeed encourages the unsafe pedestrian use of the open vehicular roadway as an alternative pedestrian route to the West Wing.

This project will address this unsafe condition through the provision of a reduced width vehicular turn in at the access roadway, an improved crosswalk, and readily apparent pedestrian routing.

Project Schedule

Construction Documents
Complete: April 2007

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

Project Budget

\$30,000

Why?

Improved pedestrian safety has been an important objective for all site improvements completed at the State House. This project will extend this important goal through much needed safety improvements at this intersection.



PROJECT 08.5

Repair of Pavers at the Skylight Plaza

What Needs to Be Done?

In 2000, construction was completed on the new underground connector between the State House and the Cross Building. A significant design element of this project is the above ground plaza and skylight located approximately at the midpoint of the connector and visible on the west lawn of the State House.

The plaza surrounding the skylight is composed of granite bollard lights, granite edging and precast concrete pavers laid in a concentric pattern, and square granite cobbles located immediately adjacent to and parallel to the skylight. Subsequent to the completion of the project, settlement has occurred at the outer edge of the plaza, noticeable by the outward roll of the pavers and granite edging at selected perimeter locations and by the wider joint between these elements and the next innermost paver course. With this project, edging and pavers which have settled will be removed and reset on a prepared and compacted subgrade. Close observation of the cobbles north of the skylight reveals the washing away of some mortar between adjacent granite cobbles. With this project, remaining loose mortar will be removed and replaced with a stable mortar material, thereby restoring the integrity of the initial installation.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

\$25,000

Why?

Resetting of loose and settling pavers and the installation of new mortar at open joints at the granite cobbles will restore the plaza to its original condition and guard against future and increased deterioration. If the repair is not made, tilting and slumping of the pavers will continue and will increase with successive freeze thaw cycles until failure of the plaza occurs.



PROJECT 08.6 Curb Modifications at Selected Locations Of South Parking Lot

What Needs to Be Done?

In 2006, Phase 1 of the South State House Access and Traffic Improvements project was completed. Subsequent to that completion, the new parking lot has received significant traffic from the public, legislators, and service vehicles accessing the State House and the Cross Building. This traffic has highlighted two areas where small adjustments to the original street curb layout will improve traffic flow for automobiles and specifically, for larger service vehicles.

With this project, the layout radius of the street curb located immediately west of the new drop off plaza and across the traffic lane accessing the upper parking area will be tightened, thereby easing the westward turn required while exiting the Cross Building parking area. This will also improve access for trucks delivering fuel to the underground tanks located in this same parking area. Also with this project, the south curb at the main exit accessing State Street will be relocated to the south and straightened. This will decrease the turning radius required by vehicles as they queue at this location.

Project Schedule

Construction Documents
Complete: June 2007

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

Project Budget

\$36,000

Why?

This project involves two locations within the new parking lot where minor curb relocations will improve vehicular access and maneuvering.



PROJECT 09.1 Installation of Video Cameras in Committee Hearing Rooms, State House

What Needs to Be Done?

This project will provide for the installation and full operation of radio broadcast cameras at each of the seven committee rooms in the State House 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 hearing rooms. These provisions included the extension of electrical conduit from the first floor computer room to designated video camera locations at each public hearing room. This project will complete the originally envisioned video camera system with the provision and installation of the cameras and control components.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

\$238,047
(@\$34,007 fixed per room)
Alternate:
\$257,436
(@\$36,777 p/t/z per room)

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from each State House committee room.



PROJECT 09.2
Replace Capitol Street Sidewalk

What Needs to Be Done?

Over the past few years, projects have been completed and are planned along Capitol Street with the goal of improving pedestrian safety and access to the State House. Among these projects have been the construction of a new access stair and sidewalk completed in 2005 and the curb realignment, new crosswalk, and lighting installation planned for the vehicular entrance to the State House in 2008. This project will involve improvements to the sidewalk extending east west along Capitol Street and will complete the safety upgrade program for this portion of the State House grounds.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

\$TBD

Beginning at the State House vehicular access road and extending eastward along Capitol Street to the major intersection at State Street, the existing sidewalk is constructed of red brick pavers and was installed during the 1980s. Over the years, repeated freeze thaw cycling has severely damaged both the individual pavers and, perhaps more significantly, has caused significant movement of the setting bed. As a result, the walking surface provided along this busy street is rough, out of alignment, and unsafe. This project will restore this sidewalk and eliminate this unsafe condition.

Why?

Beginning in 2005 with the installation of the new access stair and sidewalk improving pedestrian access to the State House from the public parking garage, and extending to 2006 with the new south parking lot and traffic improvements project, there have been a number of projects completed on the State House grounds intended to improve both the safety and convenience of building users. This project will complete this campus wide safety improvement program.

Final List of Projects for 2007-2009

		Budget
2007		
Annual Project A.1	Roofing – EPDM/Copper Inspection	\$10,000
Annual Project A.2	Building-Wide Interior Cleaning	\$28,000
Annual Project A.3	Painting & Cosmetic Upgrade at Public Spaces	\$36,000
Phased Project 6.3	South State House Access and Traffic Improvements, Phase 2	\$206,593 (Previously Approved)
Project 07.1	Green Space Improvements Phase 1	\$120,000
Project 07.2	Exterior Doors at North and South State House Entrances	\$55,000
Project 07.3	Exterior Doors at West Wing Governor's entrance	\$40,000
Project 07.4	Install Emergency Call Stations in Selected Parking Lot and Garage Locations	\$66,000
Project 07.5	Repairs at North Entry Stairs	<u>\$10,200</u>
	PROJECT BUDGET	\$571,793
	Contractor Pre-design services	\$15,000
	Construction Bond/Insurance	\$10,626
	General Conditions	\$110,000
	Construction Manager Fee – 5.5%	\$38,908
	Professional Services Fees	\$54,614
	TOTAL 2007 BUDGET	\$800,941

Final List of Projects for 2007-2009

		Budget
2008		
Project 07.1 Phase 2	Green Space Improvements	\$40,000
Project 08.1	Replace Combustible Floor Structure and Walkway Surfaces in Dome Areas	\$175,000
Project 08.2	Repairs at Governor's Entry Stair and Railing	\$95,600
Project 08.3	Installation of Video Cameras in Committee Rooms, Cross Office Bldg.	\$266,568 Alternate: \$287,184
Project 08.4	Capitol Street Entrance to State House Realignment	\$30,000
Project 08.5	Repair of Pavers at the Skylight Plaza	\$25,000
Project 08.6	Curb Modifications at Selected Locations of South Parking Lot	\$36,000
2009		
Project 09.1	Installation of Video Cameras in Committee Rooms, State House	\$238,047 Alternate: \$257,436
Project 09.2	Replace Capitol Street Sidewalk	TBD