MAINE STATE LEGISLATURE

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MAINE STATE HOUSE & GROUNDS

2008 through 2012

Multi-Year Plan For Maintenance & Improvements

2008 Revision

Prepared by
Richard Burt Architects
Damariscotta, Maine

For the Office of the
Executive Director of the
Legislative Council

April 2008

PLAN FOR MAINTENANCE AND IMPROVEMENTS
2008 Revision

2008 through 2012

TABLE OF CONTENTS

MAINE STATE HOUSE 5-YEAR PLAN

2008 through 2012

Architect
Richard Burt Architects
Damariscotta, Maine

Construction Manager
Consigli Construction Co., Inc.
Portland, Maine

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

Legislative Session	Construction Period	Duration
123nd Session: Jan. '07 thru June '07	July 1, '07 – Dec. 15, '07	5.5 mos.
Jan. '08 thru April '08	May 1, '08 – Nov. 1, '08	7 mos.
124th Session: Jan. '09 thru June '09	July 1, '09 – Dec. 15, '09	5.5 mos.
Jan. '10 thru April '10	May 1, '10 – Nov. 1, '10	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, 2008

Construction Schedule
Start of Project: June 15, 2008
Duration: five weeks
Complete Project: July 20, 2008

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: Sept 1, 2008
Duration: three-four weeks
Complete Project: Sept. 30, 2008

Annual Budget

$28,000

Project Schedule

Construction Documents
Complete: May 1, 2008

Construction Schedule
Start of Project: June 2, 2008
Duration: 2 months
Complete Project:
July 31, 2008

Project Budget

Plaster repair and painting budget: $36,000

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

What Needs to be Done?

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

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

In 2004, floors two and four, and in 2005, floors one and three received extensive review and upgrades. In 2006 and 2007, an overall survey of all floors was completed and required touch-ups provided. This has served to stabilize these floors. The focus now is on less substantial cosmetic improvements, allowing a building-wide review in 2008.

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: March, 2008

Construction Schedule
Start of Project: June 16, 2008
Duration: eleven weeks
Complete Project: August 29, 2008

Project Budget

$190,135

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

PROJECT 08.1
Central Green Space Improvements

What Needs to Be Done?

With the completion in 2007 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 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.

The Central Green Space Improvements project is the final component and an important aesthetic element of the Legislative Council's multi-year project to improve the parking lots and grounds of the State House.

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 08.2
Irrigation and Water Supply at Central Green Space

What Needs to Be Done?

The Central Green Space described under Project 08.1 will provide a public gathering space in the heart of the State House campus.

In addition to providing fully ADA compliant walkways, benches and other user amenities, the Central Green Space Improvements project also includes an open lawn, a garden for seasonal plantings, sheltering trees, and a central water feature.

As the last element of the State House grounds irrigation project originally begun in 2005 and phased with successive construction seasons, this project will provide for full irrigation of the new plantings and lawns at the Green Space. It will also provide the water supply and circulation system supporting the central water feature.

Why?

Perhaps due to its recent history as a site of building demolition, it has proven to be extremely difficult to maintain a successful lawn at this important and very visible location. This project will provide both the supply and irrigation/ distribution of the water necessary to support and maintain the planted features of the new Green Space improvements.

Project Schedule

Construction Documents
Complete: March, 2008

Construction Schedule
Start of Project: June 16, 2008
Duration: eleven weeks
Complete Project: August 29, 2008

Project Budget

$9,500

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

PROJECT 08.3
West Entrance Radius Plaza and Granite Wall Mortar Repairs

Project Schedule

Construction Documents
Complete: April, 2008

Construction Schedule
Start of Project: June 9, 2008
Duration: four weeks
Complete Project: July 3, 2008

Project Budget

$14,123

What Needs to Be Done?

In 2000, construction was completed on the new State House west wing entrance. As important components of this public entry, the radiused pedestrian plaza and curved granite wing walls at its north and south limits serve to invite and orient visitors to the State House public entrance.

With significant use and the passage of time aggravated by freeze thaw cycling, the mortar installed between the walkway granite pavers immediately adjacent to the State House exterior walls and at the entry doors has deteriorated. In addition, water infiltration into the horizontal joints at the granite wall capstones has begun to infiltrate the area behind the granite face stone. This infiltration is evident in the form of water stains visible below a number of wall joints and, if allowed to remain and to further collect within the wall, will lead to face stone failure.

This project will provide necessary maintenance of the plaza and wall mortar.

With this project, all joints will be raked back to remove old mortar and new mortar will be reinstalled. In addition, metal flashing will be placed beneath the granite wall capstones. While not visible when fully installed, the new wall flashing will effectively block further water infiltration into the walls. Finally, a generalized application of stone dust will be placed on the main plaza area, thereby restoring the original sand joint integrity.

Why?

"Repointing" the mortar at the plaza stones and granite walls will provide necessary maintenance and restore their long-term weather integrity. Installing stone dust at the main plaza will provide standard maintenance of the paver installation.

PROJECT 08.4
Room 437 Ceiling and Cornice Repairs

What Needs to Be Done?

Room 437, located at the fourth floor northwest corner of the West Wing, has experienced repeated ceiling failures over the past number of years. These failures have taken the form of extensive cracks visible both at the open ceiling and at the decorative cornice at the eastern portions of the room. From year to year, surface repairs have been attempted, however a long-term solution to this problem has proven elusive to date.

Field investigations have determined that the original metal structure supporting the visible ceiling plane is inadequately supported at its eastern most perimeter, resulting in excessive movement of the ceiling plane and resultant cracks. This project will remove damaged portions of the ceiling and cornice and, after the ceiling structure is repaired and reinforced, new ceiling panels and decorative cornice work will be installed. Finally, the entire ceiling will be repainted in order to provide a uniform appearance.

Why?

This project will correct long-term ceiling damage in this public hearing room.

Project Schedule

Construction Documents
Complete: April, 2008

Construction Schedule
Start of Project: Aug. 1, 2008
Duration: four weeks
Complete Project: Aug. 29, 2008

Project Budget

$20,288

PROJECT 08.5
Repair of Pavers at the Skylight Plaza and Access Walkway

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, walkway, and skylight located approximately at the midpoint of the connector and visible on the west lawn of the State House.

The walkway and 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: April, 2008

Construction Schedule
Start of Project: June 16, 2008
Duration: five weeks
Complete Project: July 18, 2008

Project Budget

$17,531

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
Senate Chamber Skylight and Ceiling Cosmetic Repairs

Project Schedule

Construction Documents
Complete: April, 2008

Construction Schedule
Start of Project: June 9, 2008
Duration: eight weeks
Complete Project: Aug. 1, 2008

Project Budget

$107,350

Due to the nature of the Senate Chamber floor structure, construction staging will require engineering in order to assure protection of the existing floor and adequate support for the staging.
This project involves two work areas. Area #1 includes the central skylight and is budgeted at $62,105. Area #2 includes the remaining ceiling areas and the north Chamber wall and is budgeted at $45,245.

What Needs to Be Done?

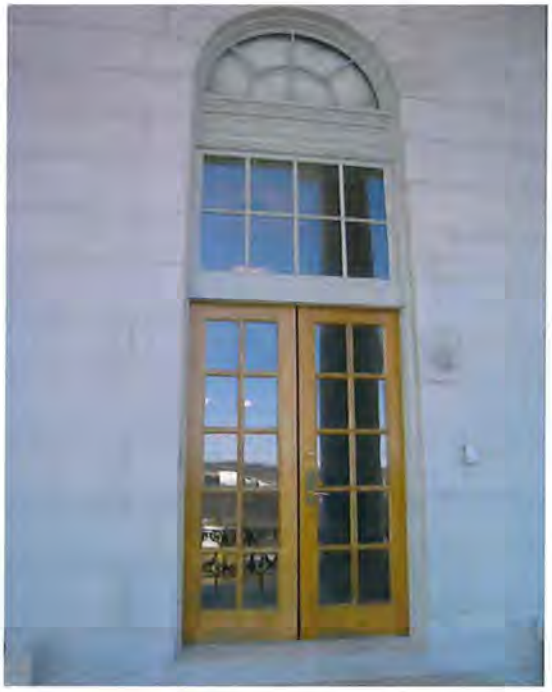
Since it was restored in 1999, the Senate Chamber has experienced cosmetic plaster and/or wood trim deterioration that has become evident at the perimeter framing of the chamber central skylight. While the exact cause of this failure can only be determined once direct access is accomplished via construction staging, it appears to be non-structural in nature. From floor level observation, it appears the wood trim located at the perimeter of the skylight framing has broken away from the adjacent surface. It is expected that a simple reattachment and in some cases the replacement of this trim will address the problem.

Elsewhere, a number of small plaster failures have been observed in various areas of the chamber open ceiling and north wall. Again as observed from the chamber floor, these areas appear to be similar to the small plaster cracks and openings found in numerous locations throughout the State House and which are addressed on a yearly basis under Project A.3 Cosmetic Upgrades.

With this project, construction staging will be installed in locations required to reach the project area(s). Repairs will be completed and painting of the affected areas will be accomplished in a manner that blends the work areas into the remaining portions of the ceiling. Finally, the high ceiling construction access made available with this project will be employed to clean the skylight glass and to replace lamps as required.

Why?

This project will afford access to the observed areas of concern and will allow for a determination as to cause. Appropriate repairs will be competed at the skylight and ceiling so that the Senate Chamber is returned to a fully restored appearance.



PROJECT 08.7
Provide Security Control at Third Floor Porch Door

What Needs to Be Done?

The exterior doors accessing the third floor east porch are not connected to the State House security system. As important components of building security, all key State House first floor windows, third floor windows overlooking the east porch, and first floor exterior doors are monitored by Building Control. The third floor porch access doors are provided with simple door locks and are the only exterior doors remaining in the State House not fully secured and connected to the 24 hour security monitoring system.

This project will connect these doors to the building wide security system. Key card access and a door position switch will be installed allowing security control to detect unauthorized entry.

Why?

The exterior doors accessing the third floor east porch are the only State House exterior doors not currently connected to the building wide security system. This project will connect these doors to the security system to provide access control and electronic monitoring at all access points to the State House.

Project Schedule

Construction Documents
Complete: April, 2008

Construction Schedule
Start of Project: July 14, 2008
Duration: two weeks
Complete Project: August 1, 2008

Project Budget

$8,000

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.

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 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)

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.

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 replace this sidewalk as concrete 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

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$75,000

PROJECT 09.3
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 09.4
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.

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 Schedule

Construction Documents
Complete: TBD

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

Project Budget

$95,600

PROJECT 09.5
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 2008

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

Project Budget

$40,000

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 09.6
Repairs at Granite Curb and Bollards at State House West Wing Entry

What Needs to Be Done?

During the 2008 construction season, repairs and general maintenance is scheduled to be completed at the West Wing entry plaza pavers and granite wing walls and at the skylight walkway and circular plaza. This project will extend repairs to the area immediately north of the entry plaza and will complete the multi-year focus on this portion of the State House grounds.

Similar to the conditions scheduled for 2008 repairs, successive years of freeze thaw cycling has resulted in the movement of portions of the granite curb located adjacent to the planted island and extending approximately 40 feet northward from the plaza. In addition, heavy vehicular traffic at this area has resulted in damage to the steel bollards located on the pavement north of the entry plaza. This project will involve the resetting of the displaced granite curb and the replacement of damaged traffic bollards.

Why?
If left as exists and therefore subject to additional freeze thaw cycles, the displaced granite curb will continue to move from its original alignment, increasing the displacement from that visible today. This will leave the curb vulnerable to snow plow blade contact and a new cycle of increased damage.

Replacement of the bollards, whether with similar metal design or of granite, will restore vehicular traffic security control to this important point of entry to the State House.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$20,000

Final List of Projects for 2008

		Budget
2008 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
Project 08.1	Green Space Improvements	$190,135
Project 08.2	Irrigation and Water Supply At Central Green Space	$9,500
Project 08.3	West Entrance Radius Plaza and Granite Wall Repairs	$14,123
Project 08.4	Room 437 Ceiling and Cornice Repairs	$20,288
Project 08.5	Paver Repairs at Skylight and Walkway	$17,531
Project 08.6	Senate Chamber Skylight and Ceiling Repairs	$107,350
Project 08.7	Security Control at Third Floor Porch Door	$8,000
	PROJECT BUDGET	$440,927
	Contractor Pre-design services	$15,000
	Construction Bond/Insurance	$11,316
	General Conditions	$101,906
	Construction Manager Fee – 5.5%	$31,743
	Professional Services Fees	$44,000
	TOTAL 2008 BUDGET	$644,892

MAINE STATE HOUSE 5-YEAR PLAN 2008 through 2012

Final List of Projects for 2009-2010

		Budget
2009		
Project 09.1	Installation of Video Cameras in Committee Hearing Rooms, State House	$238,047 Alternate: $257,436
Project 09.2	Replace Capitol Street Sidewalk	$75,000
Project 09.3	Replace Combustible Floor Structure And Walkway Surfaces in State House Dome, 5th, and 6th Floor Areas	$175,000
Project 09.4	Repairs at Governor's Entry Stair and Railing	$95,600
Project 09.5	Capitol Street Entrance Realignment	$40,000
Project 09.6	Repairs at Granite Curb and Bollards at State House West Wing Entry	$20,000
	PROJECT BUDGET	$643,647 w/alt: $663,036
2010		
Project 10.1	Installation of Video Cameras in Committee Rooms, Cross Office Bldg.	$266,568 Alternate: $287,184
Project 10.2	Provide Auto Flush Toilets and Sensor Faucets at Selected Locations	
Project 10.3	High Dome Window Review- Reseal or Replace	
Project 10.4	Annual Parking Lot Inspection and Repairs	
Project 10.5	Reseeding and Patching at Selected Parking Lots	

Future Projects:

Project	Main Roof EPDM Replacement
Project	Copper Roofing Replacement

LEGISLATIVE COUNCIL APPROVAL

This plan is unanimously adopted by the Legislative Council on May 21, 2008.

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