

# MAINE STATE LEGISLATURE

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# MAINE STATE HOUSE & GROUNDS

2009  
through  
2013



## Multi-Year Plan For Maintenance & Improvements 2009 Revision

Prepared by  
Richard Burt Architects  
Damariscotta, Maine

For the Office of the  
Executive Director of the  
Legislative Council

March 2009

# PLAN FOR MAINTENANCE AND IMPROVEMENTS

## 2009 Revision

2009  
through  
2013

### TABLE OF CONTENTS

Introduction	Introduction, Construction Schedule, Pre-Qualified Subcontractors	1
Annual Project A.1	Roofing – EPDM/Copper Inspection	3
Annual Project A.2	Building-Wide Interior Cleaning	4
Annual Project A.3	Cosmetic Upgrades	5
Annual Project A.4	Saltguard Protection at Landscape Pavers	6
Annual Project A.5	Pavement Inspection/ Minor Repairs	7
Project 09.1	New LED Lighting at State House Dome	8
Project 09.2	Repairs at Granite Curb and Bollards At State House West Wing Entry	9
Project 09.3	State Street Concrete Walkway Repairs	10
Project 09.4	Auto Flush Toilets and Sensor Faucets	11
Project 10.1	Installation of Video Cameras in Committee Rooms, State House	12
Project 10.2	Repairs at Governor's Entry Stair and Railing	13
Project 10.3	North Parking Lot Improvements	14
Project 10.4	Dome High Window Glass Replacement	15
Project 10.5	Dome Plaster and Paint Repairs	16
Project 11.1	Installation of Video Cameras in Committee Rooms, Cross Office Building	17
Project 11.2	Replace Capitol Street Sidewalk	18
<b>Project Summary &amp; Budget</b>	<b>List of Projects for 2009– 2013</b>	<b>19</b>
	<b>Legislative Council Approval</b>	<b>21</b>



# MAINE STATE HOUSE 5-YEAR PLAN

2009  
through  
2013

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 4 month and 6 month “construction window” available between Legislative Sessions.

In selected cases, projects of more significant cost or duration may be phased over several 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>
124 <sup>th</sup> Session: Jan. '09 thru June '09 Jan. '10 thru April '10	July 1, '09 – Nov. 1, '09 May 1, '10 – Nov. 1, '10	4 mos. 6 mos.
125 <sup>th</sup> Session: Jan. '11 thru June '11 Jan. '12 thru April '12	July 1, '11 – Nov. 1, '11 May 1, '12 – Nov. 1, '12	4 mos. 6 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

Landscaping Services: Jorgensen Landscaping, Bath, 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, 2009

Construction Schedule  
Start of Project: July 6, 2009  
Duration: five weeks  
Complete Project: Aug. 7, 2009

### Annual Budget

\$ 27,500

### 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, 2009  
Duration: four weeks  
Complete Project: Oct. 31, 2009

### 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 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, as in 2008, is on less substantial cosmetic improvements, allowing a building-wide review again in 2009. Specific additional areas receiving review in 2009 will be the Senate Chamber lower walls and the east wall of Room 262 (south mezzanine).

### 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: May 1, 2009

Construction Schedule  
Start of Project: July 6, 2009  
Duration: five weeks  
Complete Project: Aug. 7, 2009

### Project Budget

Plaster repair and  
painting budget:  
\$43,000





## ANNUAL PROJECT #4 Saltguard Protection at Landscape Pavers

### What Needs to be Done?

In many areas on the State House grounds, rectangular precast concrete pavers have been used for walkway surfacing. This material provides both a uniform, fully accessible walking surface and, through the use of color selection and patterning, also provides a general visual as well as safety enhancement for pedestrians at the State House.

### Project Schedule

Construction Documents  
Complete: NA

Construction Schedule  
Start of Project: July 6, 2009  
Duration: 1 week  
Complete Project:  
July 10, 2009

### Project Budget

\$12,000

This project will provide for the seasonal application of protection against salt corrosion to the exterior precast pavers in locations on the State house grounds to prevent paver deterioration.

### Why?

Although less expensive than granite pavers, the concrete pavers still provide an acceptable appearance and function; however on-going maintenance is required to prevent their deterioration. As with all ground surface materials available today, they do suffer deterioration from exposure to the application of salt and other ice melt chemicals. Use of salt as an ice preventer is on the increase among public works departments. Without this protection, significant and rapid paver deterioration will result from the use of standard salt and ice melt chemicals. As evidenced in other areas of the State House complex, without saltguard protection, pavers can deteriorate to the point of needing replacement within 5 to 7 years.



## ANNUAL PROJECT #5 Pavement Inspection/ Minor Repairs

### What Needs to be Done?

In 2007, the State House south access and traffic improvements project was completed. This two-year, phased project was undertaken with the primary goal of redesigning the pedestrian and vehicular access to the main entrance to 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.

With this project, a significant number of traffic lanes and parking spaces were created. This project will be completed with the express purpose of maintaining and preserving the long term integrity of this new pavement. On an annual basis, the inspection services of a qualified pavement technician will be provided. All portions of the pavement will be inspected for general wear and durability. Areas of pavement demonstrating unusual wear will be noted and repairs completed.

### Project Schedule

Construction Documents  
Complete: June 1, 2009

Construction Schedule  
Start of Project: July 6, 2009  
Duration: 3 weeks  
Complete Project:  
July 24, 2009

### Project Budget

Pavement Inspection  
and Repairs \$5000

### Why?

This annual inspection and repair program will provide the means to monitor the maintenance status of the new pavement and provide for repairs as required. This on going program will serve to maximize the life of the new pavement, maintain safe travel ways and thereby protect this investment in traffic and parking areas on the State House grounds.





## PROJECT #9.1

## New LED Lighting at the State House Dome

### What Needs to be Done?

This project involves the replacement of the exterior up-light fixtures located at the base of the sixteen columns encircling the State House dome with new energy efficient and long life state-of-the-art LED fixtures.

Being the first upgrade of the dome light fixtures in a generation, the 16 exterior light fixtures currently illuminating the dome were replaced in 1994. The variety of light fixture types used to illuminate the interior and the exterior of the capitol dome were selected for their specific location and lighting effect. The light fixtures located at this column location utilize 250 watt metal halide lamps, selected for their durability, intensity, and cool white color in contrast with the warm light emitted from within the interior of the dome.

Since 1994, there has been a significant evolution in the field of lighting design and new light fixtures are now available for a variety of applications that can significantly reduce energy consumption while extending bulb life. In an effort to achieve a reduction in both energy and maintenance costs while maintaining appropriate levels of lighting, an analysis of the existing light fixtures at the dome was conducted. Currently, not all of the dome light fixtures can be replaced with energy-efficient fixtures as the technology to achieve this efficiency has not yet evolved to a satisfactory level for all lighting applications. It is the case, however, that the exterior light fixtures at this location are appropriate for LED upgrades.

With this project, each of the sixteen lights at this exterior location will be replaced with LED exterior light fixtures. With this upgrade, each of the existing metal halide 250 watt lamps will be replaced with a 46 watt LED lamp, resulting in an 84% energy efficiency savings. In addition, significant maintenance savings will result by replacing the metal halide lamps that have a life expectancy of 15,000 hours with state-of-the-art LED light fixtures that have a life expectancy of 50,000+/- hours, an increase of 333%.

### Why?

Replacing the existing 250 watt metal halide exterior light fixtures located at the base of the sixteen columns encircling the dome with modern LED lights will result in an approximate 84% reduction in energy consumption while providing a 333% increased lamp life. This project is an important step in shifting to higher efficiency dome light fixtures when it is cost-effective and as advances in light fixture design technology affords the opportunity to do so.

### Project Schedule

Construction Documents  
Complete: April 15, 2009

Construction Schedule  
Start of Project: July 10, 2009  
Duration: two weeks  
Complete Project: July 23, 2009

### Project Budget

\$31,680





## PROJECT 09.2

### 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 were 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 repaired in 2008, 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 northward from the plaza. In addition, heavy vehicular traffic at this area has resulted in damage to the steel bollards and pavement located north of the entry plaza. This project will involve the resetting of the displaced granite curb, the replacement of damaged traffic bollards, and pavement repairs.

#### 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. Pavement repairs will correct the deteriorated present condition and stop additional freeze thaw damage.

#### Project Schedule

Construction Documents  
Complete: April 2009

Construction Schedule  
Start of Project: July 6, 2009  
Duration: five weeks  
Complete Project: Aug. 7, 2009

#### Project Budget

\$27,600





### PROJECT 09.3

## State Street Concrete Sidewalk Repairs

### What Needs to Be Done?

In 2007 as part of the State House south access and traffic improvements project, pedestrian sidewalk improvements were completed at the intersection of State Street and the entrance to State House south parking lot. These improvements consisted of new concrete sidewalks and ADA compliant curb cuts, improving the safety and accessibility of pedestrians at this busy location. Subsequent to this work, the city-owned traffic signals were installed and portions of the new concrete sidewalk were damaged by construction vehicles. This project provides for the replacement of these damaged segments.

### Project Schedule

Construction Documents  
Complete: NA

Construction Schedule  
Start of Project: July 6, 2009  
Duration: three weeks  
Complete Project:  
July 24, 2009

### Project Budget

\$4,900

### Why?

This project will provide for the replacement of recently damaged segments of the concrete walkway at the State Street entrance to the parking lot. By performing this work, damaged portions will be replaced with new concrete, thus preventing freeze/thaw damage that is now occurring to these portions of the sidewalk. If the repairs are not made, the sidewalk will deteriorate and become a hazard to pedestrians.



## PROJECT 09.4 Auto Flush Toilets and Sensor Faucets

### What Needs to Be Done?

This project is a pilot project that will employ a select number of locations in the State House where current technology auto-flush toilets and user-sensor faucets will be installed and their function in a high use environment assessed. Installing a selected number of auto flush toilets and user sensor faucets will allow for a test of their application in the busy State House environment. In subsequent years, a phased transition of all plumbing fixtures to this new technology will be initiated once the feasibility has been established through the pilot project.

During the 1999-2001 building-wide renovation of the State House, all toilets and lavatories located throughout the building were replaced with then standard water conserving and fully ADA-accessible faucets and toilets. Now, nearly a decade later, these plumbing fittings and fixtures are considered outdated based on current standards of low water use, durability, and user convenience. Introduced to the commercial marketplace over the last several years, auto-flush toilets and user sensor faucets have proven in commercial and other establishments to be capable of withstanding the heavy use typically found in a public building while providing both significant water savings and reduced custodial maintenance.

### Project Schedule

Construction Documents  
Complete: June 1, 2009

Construction Schedule  
Start of Project: July 10, 2009  
Duration: two weeks  
Complete Project:  
July 23, 2009

### Project Budget

\$12,650

### Why?

Installation of auto-flush toilets and user-sensor faucets in the public restrooms in the State House will result in significantly decreased water use, improved sanitation, and reduced custodial maintenance for those facilities.





## PROJECT 10.1

### 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 10.2

### 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.

#### 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

\$100,380





## PROJECT 10.3

### North Parking Lot Improvements

#### What Needs to Be Done?

The north parking lot, located to the north of the west wing (adjacent to the “Governor’s entrance” to the State House) has sustained heavy use over the last several years due to significant construction activity, material staging and construction vehicle traffic. This has resulted in a high degree of wear and tear to the pavement in the parking lot. The entrance road to the parking lot is in marginal condition with broken and uneven pavement. Bollard replacement at the west entrance to the State House may be required due to damage and loss of effectiveness caused by vehicles striking them. In addition, the construction activity required by Project 10.2, “Repairs to the Governor’s Entrance Stairs,” will require cutting the pavement and stockpiling construction-related materials in this area.

#### Project Schedule

Construction Documents  
Complete: TBD

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

#### Project Budget

\$15,875

#### Why?

Heavy use of the parking lot and entrance road over the past 7 years including its use as a construction area have caused damage and deterioration to the area. Repairs are required to bring this parking lot and entrance roadway up to acceptable standards in order to provide safe and unobstructed traffic and pedestrian movement to and from the State House from this parking area. This parking lot includes 4 disability parking spaces and as such, even and unbroken pavement is essential to allow easy movement for disabled persons using wheelchairs or otherwise having limited mobility. These repairs will reduce future maintenance costs for the area by removing deteriorated pavement surface and curbing currently aggravated by continuing freeze thaw damage.





## Project Schedule

Construction Documents  
Complete: TBD

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

## Project Budget

\$291,900

## PROJECT #10.4 Dome High Window Glass Replacement

### What Needs to be Done?

Occupying 1400 square feet in surface area or approximately 40% of the total available exterior wall surface, the exterior windows in the dome of the State House provide high quality interior light and the distinctive historic character of the most important and recognizable symbol of the State House-the dome. While very important architectural building elements, they are extremely inefficient insulators and therefore contribute to significant interior water damage and building heat loss. This is due to their large surface area, single pane non-thermal construction and the substantial exterior air infiltration around their uninsulated frames. The significant amount of condensation collecting on the un-insulated glass during the colder seasons moves down the window surface, onto and through the wide plaster window sills, and into the dome walls. This water emerges at the base of the walls having damaged the wall surface plaster along its route. In addition, water infiltration from numerous leaks in and around the window frames is on-going and has resulted in additional significant and on going water damage and base material deterioration to interior surrounding plaster surfaces.

This project will provide for the complete replacement of the existing glass at the windows in the high dome area with new energy efficient insulated glass. The existing frames will be retained and repaired as required. Care will be taken to match the visual appearance of the existing windows so that when completed, no visual difference to the dome will be discernable to viewers from either the interior or the exterior of the State House. The installation of the new glazing will be completed in a manner consistent with good energy efficient construction standards. The existing frames will be retained and repaired as required. All damaged plaster at the surrounding jambs will be repaired.

### Why?

This project will allow for the replacement of existing energy inefficient glass at the windows at the State House dome with new insulated glass with greater energy efficiency, thereby reducing unnecessary heat loss and resulting in energy savings. Plaster and wall damage from condensation will also be eliminated by this new glazing. If the work is not done, unnecessary energy loss will result and water infiltration will continue to damage the dome walls making future repairs more expensive and extensive.





## Project Schedule

Construction Documents  
Complete: TBD

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

## Project Budget

\$80,390

## PROJECT #10.5

### Dome Plaster and Paint Repairs

## What Needs to be Done?

Annual Project A.3 “Painting and Cosmetic Upgrades at Public Spaces” has proven to be invaluable in assuring the State House is maintained in good repair in all public areas of the first through fourth floors of the State House. It has also shown to be cost effective by preventing serious deterioration that would require expensive restoration. This annual project is a proactive program addressing the typical and on going maintenance challenges of a 175 year old building on a regular basis.

Due to its less accessible location and high construction staging costs, the dome has not received any plaster repairs or painting upgrades since the last major plaster repair efforts that were completed in 1994. This project will allow for necessary repairs to and painting of the plaster wall and ceiling surfaces of the capitol dome.

Project 10.4, “Dome High Window Glass Replacement”, will arrest the significant and on-going deterioration of the dome wall plaster resulting from condensation and water leaks. This project will allow for the repair of the existing water damaged plaster. The construction staging and crane access to the dome required by both projects will be coordinated for maximum time and budget efficiency.

## Why?

Interior plaster and paint maintenance is required in the high dome area to repair the dome wall surface and to maintain its visual appearance. Wall repairs and repainting have not been performed to the high dome for 15 years, and the wear and water damage is now evident. The maintenance and plaster repair project for the high dome will assure the long-term integrity of this area of the building.



## PROJECT 11.1

### Installation of Video Cameras in Committee Hearing Rooms, Cross Office Building

#### What Needs to Be Done?

This project will provide for the installation and operation of video broadcast cameras at each of the eight committee rooms in the Cross Building for Internet and other public broadcast of legislative committee hearings and work sessions. During the 1999-2001 renovations to the Cross Building, provisions were made for the future installation of video broadcast cameras in each of the committee rooms. These provisions included the extension of electrical conduit from the data room to designated video camera locations at each committee room. This project will complete the originally planned 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

**\$266,568**  
(@\$33,321 fixed per room)  
**Alternate:**  
**\$287,184**  
(@\$35,898 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 Cross Building committee room. This project will allow the public a significantly greater opportunity to observe legislative proceedings without having to travel to the capital to attend the committee meetings. Currently on audio broadcast of committee proceedings is available. This project will result in video as well as audio broadcast, thereby providing the public with an enhanced capability to observe the deliberations of legislative committees.





## PROJECT 11.2

### Replace Capitol Street Sidewalk

#### What Needs to Be Done?

Over the past few years, projects have been completed 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 the near future.

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.

#### Project Schedule

Construction Documents  
Complete: TBD

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

#### Project Budget

\$75,750

#### 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 2009 with the Capitol Street entrance 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.

# MAINE STATE HOUSE 5-YEAR PLAN

2009  
through  
2013

## Final List of Projects for 2009

		Budget
<b>2009</b>		
Annual Project A.1	Roofing – EPDM/Copper Inspection	\$27,500
Annual Project A.2	Building-Wide Interior Cleaning	\$28,000
Annual Project A.3	Painting & Cosmetic Upgrade at Public Spaces	\$43,000
Annual Project A.4	Saltguard Protection at Landscape Pavers	\$12,000
Annual Project A.5	Pavement inspection/ Minor Repairs	\$5,000
Project 09.1	New LED Lighting at State House Dome	\$31,680
Project 09.2	Repairs at Granite Curb and Bollards At State House West Wing Entry	\$27,600
Project 09.3	State Street Concrete Walkway Repairs	\$4,900
Project 09.4	Auto Flush Toilets and Sensor Faucets	\$12,650
	<b>PROJECT BUDGET</b>	<b>\$192,330</b>
	Contractor Pre-design services	\$9,500
	Construction Bond/Insurance	\$4,416
	General Conditions	\$46,980
	Construction Manager Fee – 5.5%	\$12,387
	Professional Services Fees	\$22,760
	<b>TOTAL 2009 BUDGET</b>	<b>\$288,373</b>



# MAINE STATE HOUSE 5-YEAR PLAN

2009  
through  
2013

## Final List of Projects for 2010-2013

### Budget

#### 2010

Project 10.1	Installation of Video Cameras in Committee Hearing Rooms, State House	\$238,047 Alternate: \$257,436
Project 10.2	Repairs at Governor's Entry Stair and Railing	\$100,380
Project 10.3	North Parking Lot Improvements	\$15,875
Project 10.4	Dome High Window Glass Replacement	\$291,900
Project 10.5	Dome Plaster and Paint Repairs	\$80,390
<b>PROJECT BUDGET</b>		<b>\$726,592</b>
		Alt: \$745,981

#### 2011

Project 11.1	Installation of Video Cameras in Committee Rooms, Cross Office Building	\$266,568 Alternate: \$287,184
Project 11.2	Replace Capitol Street Sidewalk	\$75,750
<b>PROJECT BUDGET</b>		<b>\$342,318</b>
		Alt: \$362,934

#### 2012

Project 12.1	Replace Combustible Floor Structure and Walkway Surfaces at Dome	\$175,000
Project 12.2	Main Roof EPDM Roofing Replacement	\$302,525
Project 12.3	Replace East Porch Access Steps	\$3,520

#### Future Projects

Project	Replace Copper Roofing at High Dome	
Project	Install Granite Dutchmen (Repairs) at North Entrance	
Project	Provide Code Blue Emergency Alarms at Capitol Park	
Project	Repair House Balcony Lighting	
Project	South Parking Lot Improvements	
Project	Main Roof EPDM Replacement	
Project	Copper Roofing Replacement	

## LEGISLATIVE COUNCIL APPROVAL

This plan is unanimously adopted by the Legislative Council on

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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.

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