MAINE STATE HOUSE & GROUNDS

2010
through
2014

Multi-Year Plan For Maintenance & Improvements

Prepared by
Richard Burt Architects
Damariscotta, Maine

For the Office of the
Executive Director of the
Legislative Council

March 2010

PLAN FOR MAINTENANCE AND IMPROVEMENTS
2010 Revision

2010 through 2014

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 10.1	Window Condensation Remediation at High Windows in Dome	8
Project 10.2	Dome Plaster and Paint Repairs	9
Project 10.3	Restoration of the State House Perimeter Landscape Wall	10
Project 10.4	Restoration of Governor Lincoln Memorial in Capitol Park	11
Project 10.5	Copper Repairs at High Dome	12
Project 10.6	Feasibility Study- New LED Lighting at the State House Dome	13
Project 10.7	Reset Stair Tread and Remove Rust Stains at North Entry	14
Project 10.8	Capitol Street Entrance Improvements	15
Project 10.9	Auto Flush Toilets and Sensor Faucets	16
Project 11.1	Repairs at Governor's Entry Stair and Railing	17
Project 11.2	North Parking Lot Improvements	18
Project 11.3	Replace Capitol Street Sidewalk	19
Project 11.4	Installation of Video Cameras in Committee Hearing Rooms, State House	20
Project 11.5	Installation of Video Cameras in Committee Hearing Rooms, Cross Office Building	21
Project 12.1	Replacement of EPDM Roofing and Insulation at Main Roof	22
Project Summary & Budget	**List of Projects for 2010**	**23**
	List of Projects for 2011-2014	**24**
	Legislative Council Approval	**25**

MAINE STATE HOUSE 5-YEAR PLAN

2010 through 2014

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 and costly repairs in the future. In addition, substantial exterior work, deferred until completion of the interior renovations, is essential. Both ongoing maintenance and necessary improvements require a planned approach, for scheduling and cost reasons. This Multi-Year Plan for Maintenance and Improvements is intended to preserve and extend the investment in the State House and provide an overall plan for facility improvement projects. Working with the Office of the Executive Director of the Legislative Council, Richard Burt Architects has developed a planning document that describes a series of necessary projects 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 reasonable access by those who are 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

Legislative Session	Construction Period	Duration
124th Session: Jan. '09 thru June '09	July 1, '09 – Nov. 1, '09	4 mos.
Jan. '10 thru April '10	May 1, '10 – Nov. 1, '10	6 mos.
125th Session: Jan. '11 thru June '11	July 1, '11 – Nov. 1, '11	4 mos.
Jan. '12 thru April '12	May 1, '12 – Nov. 1, '12	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, 2010

Construction Schedule
Start of Project: June 7, 2010
Duration: two weeks
Complete Project: June 21, 2010

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.

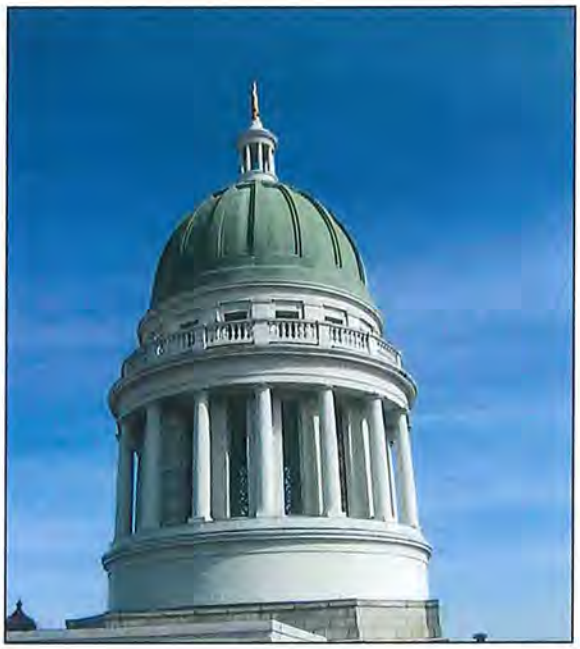
Project Schedule

Construction Documents
Scope of Work Descriptions

Construction Schedule
Start of Project: Oct. 1, 2010
Duration: four weeks
Complete Project: Oct. 31, 2010

Annual Budget

$28,000



Project Schedule

Construction Documents
Complete: May 1, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: five weeks
Complete Project: June 4, 2010

Project Budget

Plaster repair and painting budget: $43,000

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 and 2009, is on less substantial cosmetic improvements, allowing for a building-wide review again in 2010. Areas receiving special attention will include the high use Hall of Flags and the third floor public corridors.

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.

ANNUAL PROJECT #4
Saltguard Protection at Landscape Pavers

Project Schedule

Construction Documents
Complete: NA

Construction Schedule
Start of Project: June 28, 2010
Duration: 1 week
Complete Project: July 5, 2010

Project Budget

$12,000

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.

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.

Project Schedule

Construction Documents
Complete: June 1, 2010

Construction Schedule
Start of Project: June 7, 2010
Duration: 2 weeks
Complete Project: June 21, 2010

Project Budget

Pavement Inspection and Repairs $5,000

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.

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 Schedule

Construction Documents
Complete: May 1, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: three weeks
Complete Project: May 24, 2010

Project Budget

$11,340

PROJECT #10.1
Window Condensation Remediation at High Windows in Dome

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 the windows are very important architectural components of the dome, they are extremely inefficient insulators and, therefore, contribute to heat loss as well as water damage when condensation forms. This is due to their large surface area, single pane non-thermal construction, and the substantial exterior air infiltration around their uninsulated copper frames. The significant amount of condensation collecting on the uninsulated glass during the colder seasons travels 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 and has 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 water damage and base material deterioration to interior surrounding plaster surfaces.

As an alternative to complete high window reconstruction with improved framing and thermal pane glass, this project will provide for the collection of condensate runoff before it can travel into the building plaster or migrate to other vulnerable interior surfaces or to the building structure. At each window, a copper condensate collector will be fabricated and located to capture condensate runoff. Not visible to the public due to its planned location, each condensate collector will have sufficient capacity to capture and hold the water runoff until evaporated into the atmosphere. With this cost effective measure, no further water damage from condensate runoff is expected. Additional perimeter window frame leaks due to wind driven rain will be repaired under Annual Project A.1, "Roofing- EPDM/Copper Inspection."

Why?

This project will provide a cost effective means to protect the interior surfaces of the dome from further damage due to window condensation runoff without requiring the removal and replacement of the historically significant high windows in the dome. The significant plaster damage that has developed over the years will be arrested and no further damage is expected.

Project Schedule

Construction Documents
Complete: May 1, 2010

Construction Schedule
Start of Project: June 28, 2010
Duration: six weeks
Complete Project: August 9, 2010

Project Budget

$67,360

PROJECT #10.2
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 pro-active 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 10.1, "Window Condensation Remediation at High Windows in Dome", 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 16 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 Schedule

Construction Documents
Complete: April, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: two weeks
Complete Project: May 17, 2010

Project Budget

$7,000

PROJECT 10.3
Restoration of the State House Perimeter Landscape Wall

What Needs to Be Done?

In 1832, shortly after the completion of the State House construction, wrought iron fences were erected around the State House consistent with the design drawings of Charles Bulfinch, the prominent Boston architect and designer of the original State House. It is believed that the iron railings and the granite retaining wall encircling the State House today are original.

In 1993, the retaining wall and railing system was completely restored. Work at that time consisted of the disassembly of the original wall and railing and their reconstruction, including improved foundation support, proper drainage, modern mortar and iron railing repainting.

Nearly twenty years later, the wall continues to demonstrate a high degree of structural integrity and durability. However, water infiltration through a few capstone mortar joints is evident, resulting in the beginning of more substantial mortar and stone damage in the wall below.

This project will, for the first time since 1993, provide for a full maintenance/quality review and selected repairs for the full length of the perimeter wall. Conditions that reveal the start of minor deterioration will be uncovered and repaired.

Why?

Today, the granite retaining wall and iron railing that encircles the State House is in a good state of repair and maintenance. It is evident, however, that portions of the wall have begun to deteriorate due to continued weather exposure. This project will arrest this deterioration before it results in unsightly and structural deterioration and costly repairs.

Project Schedule

Construction Documents
Complete: May, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: five weeks
Complete Project: June 7, 2010

Project Budget

$43,400

PROJECT 10.4
Restoration of Governor Lincoln Memorial in Capitol Park

What Needs to Be Done?

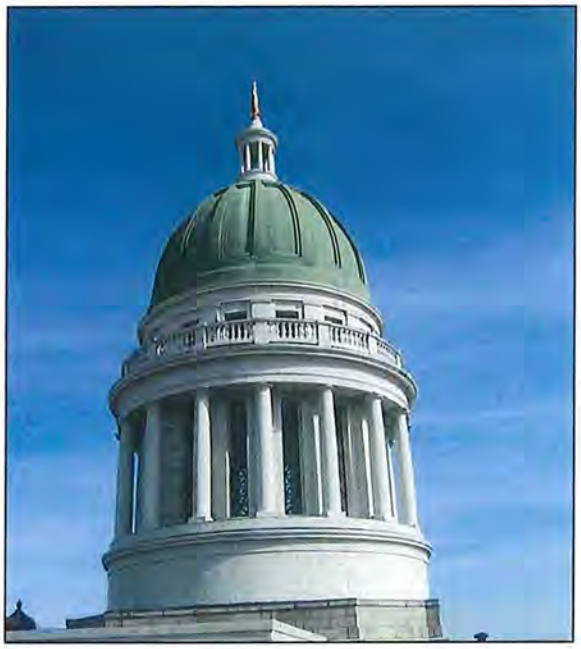
The granite memorial honoring Maine Governor Enoch Lincoln (5th Governor of Maine 1749-1829) stands prominently at the eastern terminus of the primary pedestrian route traversing Capitol Park. Constructed in 1842, the memorial consists of a tall granite obelisk marker atop a partially below grade burial vault. Elected three times by wide margins, among his many popular achievements, Governor Lincoln was instrumental in assuring the selection of Augusta as Maine's seat of state government and indeed, was honored for this role when asked to give the oration on the occasion of the laying of the State House cornerstone in 1829. The only memorial to a political figure in the park is Governor Lincoln's memorial.

Over the years, the memorial has suffered severe neglect and resultant deterioration. The grounds immediately surrounding the memorial have been overgrown by thick evergreens that today nearly completely obscure both the view and the access to the memorial. In addition, the root growth of this surrounding vegetation has severely dislodged the low retaining walls marking the approach to the burial vault. Additional granite deterioration is evident on and under the vault and obelisk, the result of both weathering and animal habitation.

This project will restore this memorial to a stable and appropriate condition. Overgrown vegetation will be removed and replaced with appropriate plant materials. The damaged retaining walls will be restored to include realignment, appropriate foundation support, and protective drainage. Granite stonework will be re-pointed and cleaned as required. The access path will be rehabilitated up to the existing sidewalk.

Why?

This project will arrest the on-going deterioration, stabilize, and restore this memorial and immediate grounds in a manner respectful of Maine's fifth governor and appropriate to the memorial's prominent location within Capitol Park.



Project Schedule

Construction Documents
Complete: May, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: six weeks
Complete Project: June 7, 2010

Project Budget

$73,500

PROJECT #10.5
Copper Repairs at High Dome

What Needs to be Done?

In 2009, as part of Annual Project A.1 "Annual Roofing and Copper Inspection", it was discovered that water was entering the dome structure through minor leaks in the roofing membrane located at a prominent shelf at the base of the dome. Through additional investigations, it was determined that the in-place membrane had been installed on top of the original copper sheathing. The leaks were temporarily repaired until more long-term repairs could be made.

This project will complete those deferred dome shelf repairs and provide for waterproof integrity well into the future. Copper sheathing will be installed at this location consistent with the original construction of the dome and will result in a life expectancy of up to three times that of other options.

Why?

The repairs to the water leaks at the dome low shelf will be completed in order to stop any further water infiltration into the dome structure and resultant wall and other plaster damage. Repairs will be made with copper sheathing in order to match the original sheathing of the dome and to provide long-term repair integrity many times greater than other potential material options.

Project Schedule

Construction Documents
Complete: NA

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

Project Budget

$5,000

PROJECT #10.6
Feasibility Study-New LED Lighting at the State House Dome

What Needs to be Done?

In 2009, LED lighting was installed at the exterior perimeter light shelf of the dome. With that project, the sixteen old energy inefficient light fixtures that had provided nighttime dome lighting were replaced with an equal number of state of the art energy saving and long lasting LED fixtures. Consistent with the legislature's goal of reduced energy use in all facilities, this replacement is projected to save approximately 11,000,000 watts of power per year with no discernable decrease in lighting quality or overall effect. In addition, the new LED fixtures are projected to have a lifetime as long as five times that of the replaced original fixtures.

Large source LED lighting for buildings is a new and evolving technology. Currently there are 32 additional interior fixtures in the dome. This project will fund a limited engineering study to determine if the technology has advanced to the degree that additional dome lighting can be replaced with energy saving LED fixtures without degradation of interior dome lighting quality.

Why?

Significant energy and cost savings have resulted from the 2009 replacement of the State House dome exterior metal halide light fixtures with LED fixtures. This study will determine if current technology has evolved sufficiently to justify the replacement of additional interior light fixtures with energy efficient LEDs. Light fixture replacement budgets will be prepared if the technology is compatible with dome lighting requirements.

Construction Schedule
Start of Project: May 10, 2010
Duration: three weeks
Complete Project:
May 31, 2010

Project Budget

$9,280

PROJECT 10.7
Reset Stair Tread and Remove Rust Stains at North Entry

What Needs to Be Done?

This project involves work at the north State House entry stair and includes repairs associated with the 1993 removal of unsafe handrails and the resetting of one tread to a level position.

In 1993, the north entry stairs were reconstructed in order to correct severe tread misalignment and failing handrails. A new foundation was provided and the rusting and loose steel handrails mounted along the centerline of the stairs were removed, leaving behind severely rust stained granite treads and residual anchor bolt holes which were patched with concrete. New bronze railings were provided at each side of the stair run. This project will involve the removal of the rust stains still remaining on these treads and the replacement of the 1993 concrete anchor bolt filler with more durable granite plugs.

In addition, one stair tread has become dislodged in a manner that catches and holds rainwater, creating a small pond which, in cold weather freezes creating a dangerous slipping hazard. This project will include the resetting of this granite tread to a proper draining condition.

Why?

This project will remove the severe rust stains, replace old anchor bolt hole concrete plugs with more permanent and durable matching granite, and reset one misaligned and unsafe stair tread.

Project Schedule

Construction Documents
Complete: April 2010

Construction Schedule
Start of Project: May 10, 2010
Duration: ten weeks
Complete Project: July 19, 2010

Project Budget

$95,780

PROJECT 10.8
Capitol Street Entrance Improvements

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 northwest 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, a new sidewalk extension accessing the Cross Building east lobby, increased lighting and readily apparent pedestrian routing.

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 Schedule

Construction Documents
Complete: May, 2010

Construction Schedule
Start of Project: May 3, 2010
Duration: two weeks
Complete Project: May 17, 2010

Project Budget

$12,900

PROJECT 10.9
Auto Flush Toilets and Sensor Faucets

What Needs to Be Done?

This project will extend a successful pilot project completed last year and will involve the installation of additional water saving auto-flush urinals, toilets, and user sensing lavatory faucets in the State House. At each first and second floor toilet, one lavatory faucet and all urinals and toilets will be modified to receive this technology.

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, 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 sensing 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. These fixtures also reduce the transmission of germs by minimizing user contact when using the toilets and sinks.

This project will build on the successful pilot project completed in 2009. Under that program, a select number of auto-flush toilets and user-sensor faucets were installed at a first floor public toilet and their function in a high use environment assessed. With this first successful test now complete, an additional quantity of auto flush toilets and user sensing faucets will be installed.

Why?

This project will include the installation of additional water saving and user sensing faucets and toilet fixtures in the State House. This project will result in significant water savings, reduced custodial maintenance and more sanitary conditions.

PROJECT 11.1
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: TBD
Complete Project: TBD

Project Budget

$105,885

PROJECT 11.2
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. In addition, the construction activity required by Project 11.1, "Repairs at Governor's Entry Stair and Railing," 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: TBD
Complete Project: TBD

Project Budget

$33,440

Why?

Heavy use of the parking lot and entrance road over the past 8 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 11.3

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

$79,160

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 2010 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.

PROJECT 11.4

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 Schedule

Construction Documents
Complete: TBD

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

Project Budget

$302,140

PROJECT #12.1
Replacement of EPDM Roofing and Insulation at Main Roof

What Needs to be Done?

In 1996 the main roof of the State House received a new roofing membrane and upgraded insulation system. This much needed and long overdue EPDM membrane system was nevertheless installed prior to the commencement of the major State House renovations completed between 1998 and 2002 and therefore was in place before the construction of the new mechanical penthouses and the completion of many additional construction projects requiring roof access, construction traffic, and disruptions. Because the EPDM roofing is the subject of an annual inspection and repairs program carried out under Annual Project A.1 "Roofing-EPDM/Copper Inspections", required on-going maintenance has been completed on a timely basis and today the roof membrane is in serviceable condition. Nevertheless because of the major cutting and patching required by the numerous roof related construction projects completed subsequent to its installation, the roofing has suffered deterioration. This project will involve the complete removal and replacement of this membrane system.

In addition to restoring the waterproofing integrity of the roof for years to come, this project will include an upgrade to the amount of thermal insulation provided for the State House. While the current insulation averages an R-30 thermal value, the new roof will be provided with R-38 thermal insulation, an increase of 26% over current values.

Why?

This project will provide for a twenty year roofing life expectancy at the main State House roof while also providing a 26% increase in thermal insulation value.

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 12.2

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.

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.

Final List of Projects for 2010

		Budget
2010		
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	$43,000
Annual Project A.4	Saltguard Protection at Landscape Pavers	$12,000
Annual Project A.5	Pavement inspection/ Minor Repairs	$5,000
Project 10.1	Window Condensation Remediation at High Windows in Dome	$11,340
Project 10.2	Dome Plaster and Paint Repairs	$67,360
Project 10.3	Restoration of the State House Perimeter Landscape Wall	$7,000
Project 10.4	Restoration of Governor Lincoln Memorial in Capitol Park	$43,400
Project 10.5	Copper Repairs at High Dome	$73,500
Project 10.6	Feasibility Study- New LED Lighting at the State House Dome	$5,000
Project 10.7	Reset Stair Tread and Remove Rust Stains at North Entry	$9,280
Project 10.8	Capitol Street Entrance Improvements	$95,780
Project 10.9	Auto Flush Toilets and Sensor Faucets	$12,900
	PROJECT BUDGET	$423,560
	Contractor Pre-design services	$15,000
	Construction Bond/Insurance	$10,144
	General Conditions	$96,675
	Construction Manager Fee – 5.5%	$28,455
	Professional Services Fees	$48,200
	TOTAL 2009 BUDGET	**$622,034**

Final List of Projects for 2011-2014

		Budget
2011		
Project 11.1	Repairs at Governor's Entry Stair and Railing	$105,885
Project 11.2	North Parking Lot Improvements	$33,440
Project 11.3	Replace Capitol Street Sidewalk	$79,160
Project 11.4	Installation of Video Cameras in Committee Hearing Rooms, State House	$238,047 Alternate: $257,436
	PROJECT BUDGET	**$456,532** Alt: $475,921
2012		
Project 12.1	Replacement of EPDM Roofing and Insulation at Main Roof	$302,140
Project 12.2	Installation of Video Cameras in Committee Rooms, Cross Office Building	$266,568 Alternate: $287,184
	PROJECT BUDGET	**$568,708** Alt: $589,324
2013		
Project 13.1	Replace Combustible Floor Structure and Walkway Surfaces at Dome	$175,000
Project 13.2	Replace East Porch Access Steps	$3,520
	PROJECT BUDGET	**$178,520**
Future Projects		
Project	Replace Copper Roofing at High Dome	
Project	West Wing Entry Door Replacement	
Project	Provide Code Blue Emergency Alarms at Capitol Park	
Project	Repair House Balcony Lighting	
Project	South Parking Lot Improvements	

LEGISLATIVE COUNCIL APPROVAL

This plan was unanimously adopted by the Legislative Council on March 25, 2010.

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.