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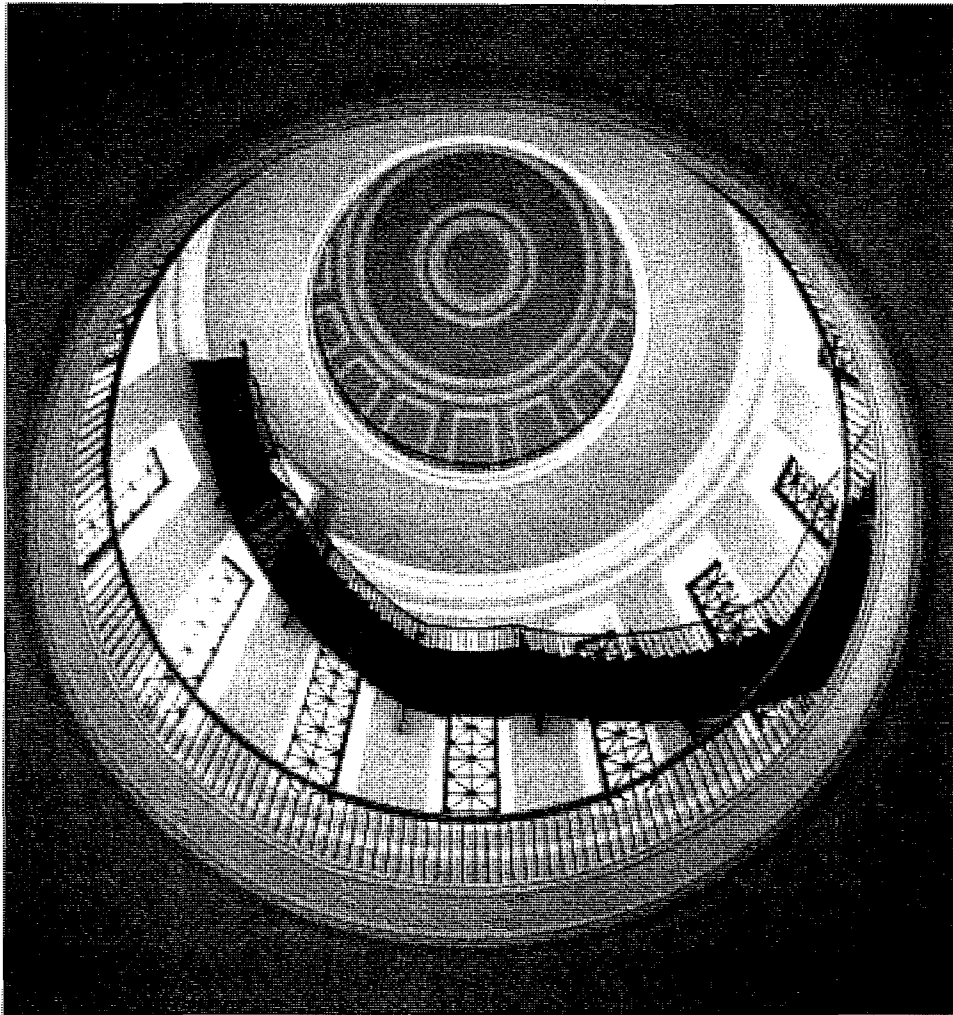


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MAINE STATE HOUSE & GROUNDS

2011
through
2014

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Multi-Year Plan For Maintenance & Improvements 2011 Revision

Prepared by
Richard Burt Architects
Damariscotta, Maine

For the Office of the
Executive Director of the
Legislative Council

April 2011

SEP 16 2011

PLAN FOR MAINTENANCE AND IMPROVEMENTS

2011 Revision

2011
through
2015

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MAINE STATE HOUSE 5-YEAR PLAN

2011
through
2015

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.

MAINE STATE HOUSE 5-YEAR PLAN

2011
through
2015

Construction Schedule

<u>Legislative Session</u>	<u>Construction Period</u>	<u>Duration</u>
125 th 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.
126 th Session: Jan. '13 thru June '13	July 1, '13 – Nov. 1, '13	4 mos.
Jan. '14 thru April '14	May 1, '14 – Nov. 1, '14	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

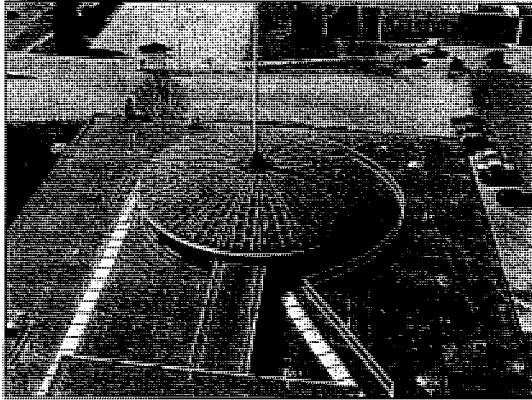
Roofing Inspections: Independent Roof Services, Inc., Pownal, Maine

Landscaping Services: Jorgensen Landscaping, Bath, Maine

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

Irrigation System: Irrigation Systems, Yarmouth, Maine

Roofing: G&E Roofing Co. Inc., Augusta, 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 will be 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, 2011

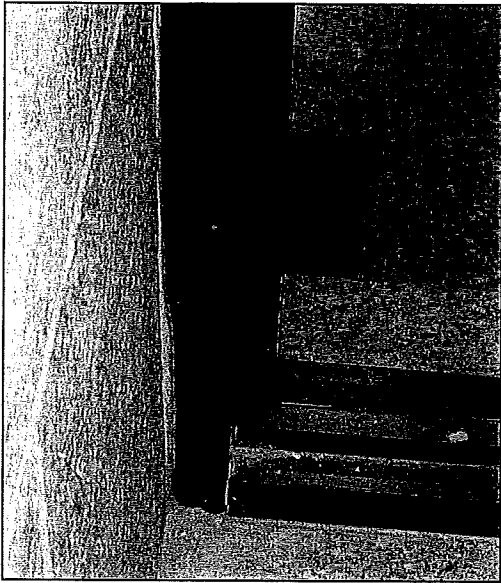
Construction Schedule
Start of Project: July 12, 2011
Duration: four weeks
Complete Project: Aug 8, 2011

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 as well as 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.

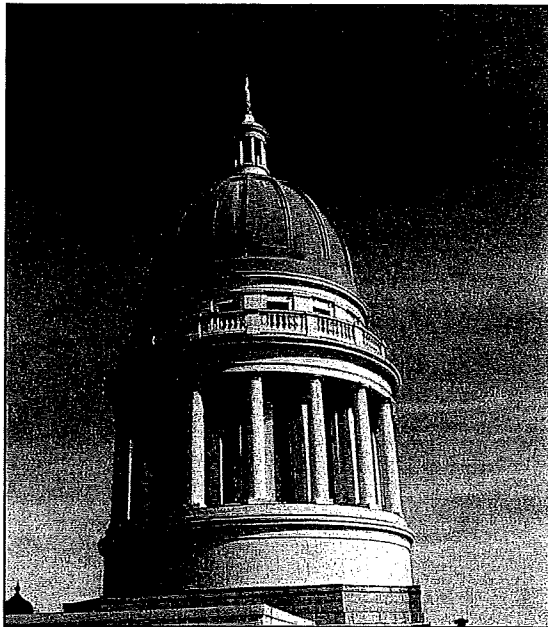
Project Schedule

Construction Documents
Scope of Work Descriptions

Construction Schedule
Start of Project: Oct. 3, 2011
Duration: four weeks
Complete Project: Oct. 31, 2011

Annual Budget

\$26,000



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, 2009, and 2010 is on less substantial cosmetic improvements, allowing a building-wide review again in 2011. 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.

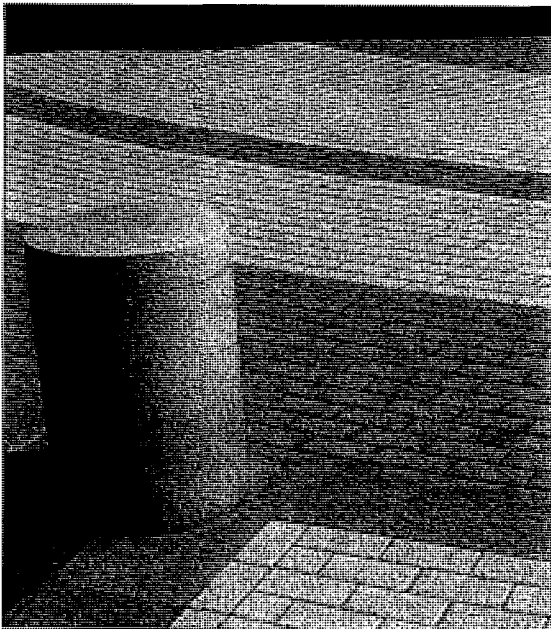
Project Schedule

Construction Documents
Complete: July 1, 2011

Construction Schedule
Start of Project: July 5, 2011
Duration: eight weeks
Complete Project: Aug 29, 2011

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.

This project will provide the exterior precast pavers with seasonal protection against salt corrosion in locations on the State House grounds.

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.

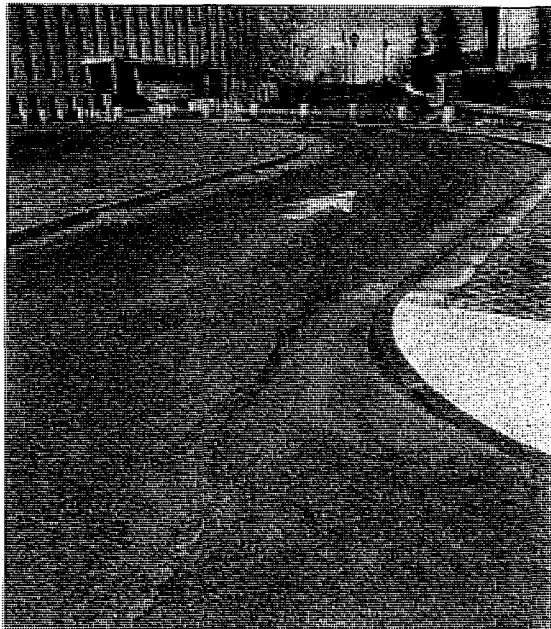
Project Schedule

Construction Documents
Complete: NA

Construction Schedule
Start of Project: Aug 16, 2011
Duration: three week
Complete Project:
Sept 6, 2011

Project Budget

\$12,000



ANNUAL PROJECT #5 Pavement Inspection/ Minor Repairs

What Needs to be Done?

In 2006 and 2007, the State House parking lots, sidewalks, and 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, and subsequent pavement projects completed in 2010, 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
Inspection Report

Construction Schedule

Start of Project: Aug 15, 2011

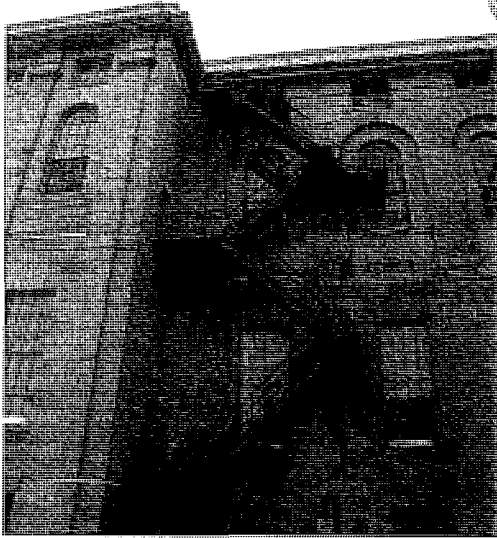
Duration: one week

Complete Project:

Aug 22, 2011

Project Budget

Pavement Inspection
and Repairs \$5,000



ANNUAL PROJECT #6 Safety Equipment Annual Certification

What Needs to be Done?

There are a wide variety of life safety and maintenance safety systems serving the State House. Ranging from the very visible exterior fire escapes to the less obvious security lifelines and access ladder at the exterior and interior surfaces of the high dome, these systems serve the public and State House maintenance staff in important ways. While the fire escapes are provided for enhanced life safety of all building occupants, maintenance staff safety systems have been installed in compliance with OSHA (Occupational Safety and Health Administration) requirements. With this project, these important safety systems will be annually inspected by appropriate technicians and certified to an acceptable level of maintenance and performance.

Project Schedule

Construction Documents
Inspection Report

Construction Schedule

Start of Project: July 5, 2011

Duration: one week

Complete Project:
July 11, 2011

Project Budget

Systems Inspection
and Repairs \$3,000

Why?

The safety systems that serve the State House occupants and maintenance staff are an important component in the goal of providing a safe, secure, and well maintained building. This on going program of annual systems inspections will assure that this goal will be achieved.



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 completed within the last decade under the 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 and deterioration of the stair's integrity.

This project will eliminate water infiltration into the stairs. The granite treads will be re-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 reconstruction of the landing railing necessitated by its significant and on-going rusting. The existing mild steel railing will be replicated with cast iron or an alternative stable metal so that no future rust will develop. The railing will be replicated in keeping with the historic integrity of the State House.

Project Schedule

Construction Documents

Complete: May 1, 2011

Construction Schedule

Start of Project: July 5, 2011

Duration: five weeks

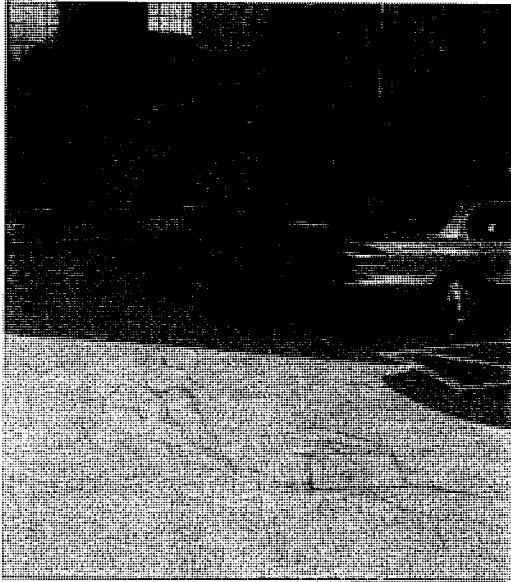
Complete Project: Aug 8, 2011

Project Budget

\$97,680

Why?

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



PROJECT 11.2

North Parking Lot Improvements

What Needs to Be Done?

The north parking lot, Lot G, 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 upper 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: July 1, 2011

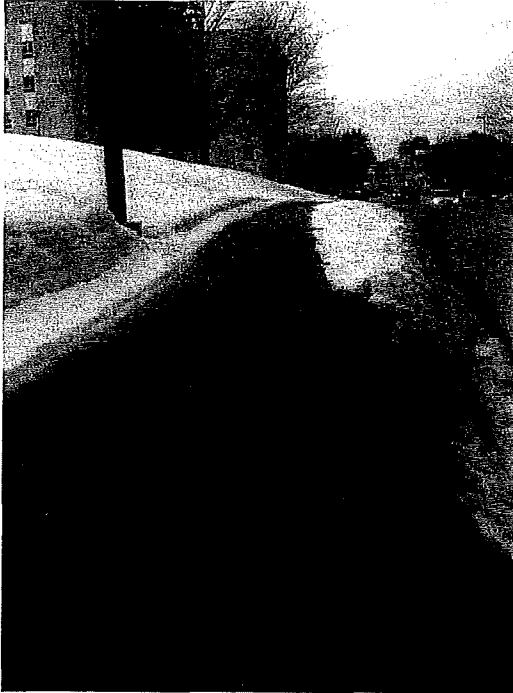
Construction Schedule
Start of Project: Aug 9, 2011
Duration: four weeks
Complete Project: Sept 6, 2011

Project Budget

\$26,850

Why?

Heavy use of the parking lot and entrance road over the past 9 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 adjacent to 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 completed at the vehicular entrance to the State House in 2010.

This project will involve improvements to the sidewalk extending east west along Capitol Street and, along with the completion of Project 11.5 "Illuminated Crosswalk at Capitol Street", will complete the safety upgrade program for this portion of the State House grounds.

Project Schedule

Construction Documents

Complete: June 1, 2011

Construction Schedule

Start of Project: July 5, 2011

Duration: four weeks

Complete Project: Aug 1, 2011

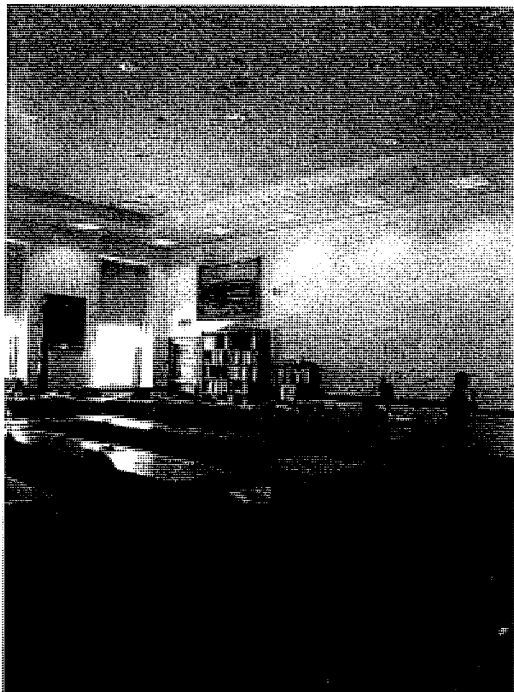
Project Budget

\$53,960

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 bricks and was installed during the 1980s. Over the years, repeated freeze thaw cycling has severely damaged both the individual bricks 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, uneven, out of alignment, and unsafe. This project will replace this sidewalk as concrete and eliminate this unsafe condition.

Why?

This sidewalk is in serious disrepair and presents a hazard to pedestrians using the sidewalk. This project, along with the completion of Project 11.5 "Illumination of Crosswalk at Capitol Street" will complete this campus wide safety improvement program.



PROJECT 11.4

Installation of Video Cameras in Appropriations Committee Room, State House

What Needs to Be Done?

This project will provide for the installation and full operation of public access quality or, alternatively, broadcast quality video cameras in the Appropriations Committee Room 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 committee rooms, including Appropriations. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. This project will complete the originally envisioned Appropriations Committee Room video camera system with the provision and installation of the cameras and control components. The installed system will have the same public access broadcast quality as local television or, if the alternate cost is approved, the high quality broadcast capability and programming capacity of the system currently in place in the Senate Chamber.

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from the Appropriations Committee Room. The costs for two alternate levels of broadcast quality have been provided.

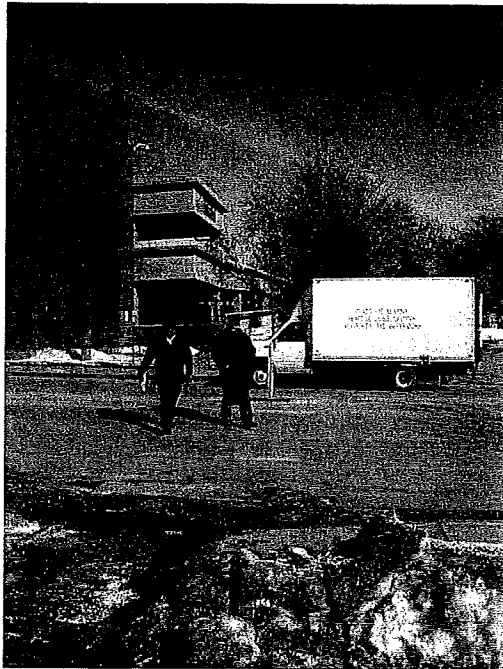
Project Schedule

Construction Documents
Complete: June 1, 2011

Construction Schedule
Start of Project: July 5, 2011
Duration: three weeks
Complete Project:
July 25, 2011

Project Budget

Public Access Quality: \$66,480 Alternate: Broadcast Quality \$117,070



PROJECT 11.5

Illuminated Crosswalk at Capitol Street

What Needs to Be Done?

Commencing in 2005 with the installation of the new stair and sidewalk improving access the State House from the state parking garage, and extending to 2010 with Capitol Street entrance sidewalk and curbing improvements, a number of projects have been completed at the north side of the State House grounds with the important goal to improve the safety of pedestrians crossing and walking along the busy Capitol Street corridor. This project involves the installation of an illuminated crosswalk system and will greatly improve the safety of pedestrians crossing Capitol Street while entering or leaving the State House campus.

By observation, and despite the traditional striping and cone marking systems in place today, the busy traffic on Capitol Street does adequately recognize or stop for the many pedestrians attempting to use the existing crosswalk, often resulting in dangerous crossing conditions. Proposed to be located immediately adjacent to the state parking garage, this project will provide for the installation into the pavement of a series of lights which, when activated by the pedestrian, will flash to signal the crosswalk is in use. With this system in place, the flashing lights will provide an active and readily visible signal, thereby warning of a pedestrian entering the roadway.

Why?

The safety of pedestrians accessing the State House from the state parking garage at the north side of the State House campus has been the focus of a number of projects completed in recent years. This project will provide a significant enhancement to the safety of pedestrians crossing Capitol Street en route to the State House from the state parking garage, and along with Project 11.3 "Replace Capitol Street Sidewalk", will complete the safety improvement program for this portion of the campus.

Project Schedule

Construction Documents

Complete: June 1, 2011

Construction Schedule

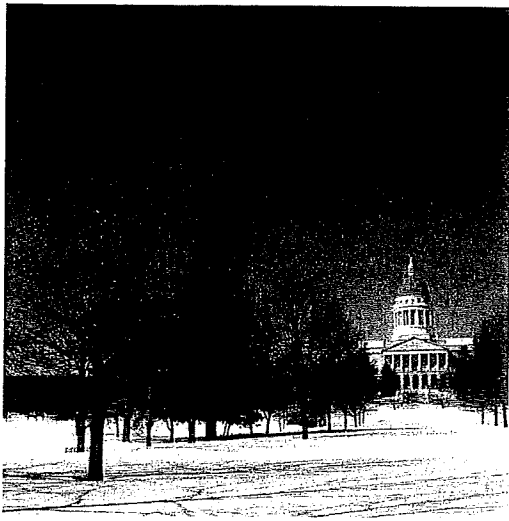
Start of Project: July 21, 2011

Duration: two weeks

Complete Project: Aug 1, 2011

Project Budget

\$43,190



Project Schedule

Construction Documents
Complete: June 1, 2011

Construction Schedule
Start of Project: July 18, 2011
Duration: nine weeks
Complete Project: Sept 19, 2011

Project Budget

\$189,940

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

PROJECT 11.6

Improvements at Capitol Park Phase 3

What Needs to Be Done?

Originally conceived in 1827, the same year that the Legislature approved Augusta as the permanent seat of state government, Capitol Park is the earliest known designed public ground in Maine. The intent of the original park concept was to create a dignified setting for the State House and to accommodate public functions. Throughout our state's history, Capitol Park has performed many functions ranging from Civil War campsite and parade ground to leased farmland. In 1920, Frederick Law Olmstead, one of America's foremost landscape planners, was commissioned to create a permanent plan for Capitol Park, the overall concept of which is in place today. Recent phased improvements to the park include the Phase 1 9/11 Memorial Garden located at the northeast corner of the park and the Phase 2, 2010 restoration of the Governor Lincoln Memorial.

This Phase 3 project will continue the park's restoration and will provide much needed additional maintenance and improvements. Over the years, much of the original Olmstead landscaping and plantings have been modified, allowed to become overgrown, or have aged beyond their normal lifespan. The paths are in poor condition, in many places lacking base and finish surfaces, are uneven, and are subject to flooding. The few park benches and other seating areas are also in poor condition. The allee of trees has conspicuous gaps due to loss of trees by damage and disease. Increased public use and the resultant need for more frequent access to the park by maintenance crews and vehicles has placed a strain on the park's paths and roadways. The success of increased public use has also created a need for more public amenities such as park benches, picnic tables, and jogging paths so that more of the public can enjoy this important amenity.

With this project, the original main tree allee will be replanted with disease resistant elms and the associated pedestrian walkways resurfaced, the important park entrance at the southeast corner will be improved with landscaped walls and plantings, park benches and picnic tables will be installed in selected locations, and a new connector path constructed at the eastern limit of the park.

Why?

Over the years the historic Olmstead designed park has fallen into serious disrepair. In recent years the park has enjoyed significantly more public use, thus placing more strain on the park plants, surfaces, and amenities. This project will restore significant portions of the original plantings, continue the phased restoration begun in recent years, and provide much needed improvements and public use amenities.



Project Schedule

Construction Documents

Complete: June 1, 2011

Construction Schedule

Start of Project: July 5, 2011

Duration: ten weeks

Complete Project: Sept 13, 2011

Project Budget

\$50,630

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

PROJECT 11.7

Add One Additional Member Desk at House Chamber

What Needs to Be Done?

This project reconfigures the existing House Chamber seating arrangement to add one additional desk for an additional tribal representative to the legislature. Due to required aisle and other space limitations, there are few viable options to achieve this goal. The most feasible is to add one desk at the front row on one side of the aisle, thereby increasing the current front row at the selected side from a total of eleven to twelve desks. At the selected row, the two leadership desks will be adjusted by the removal of the side drawers and the remaining dimension along the row length will be allocated evenly into ten additional and equal desks including side drawers.

Due to the integral and continuous construction of each row of desks and the defined demarcation of each of the eleven existing members' desks found along the overall row length (they are not constructed as separate, stand-alone units), this project will require the complete replacement of the front row at the selected side, providing twelve desks where eleven now exist.

Why?

This project will provide for the installation of one additional member desk in the House of Representatives chamber as authorized by the Legislature.



PROJECT 11.8

Stabilize State Street Entry Pavers and Granite Stairs

What Needs to Be Done?

The State Street grand entrance to the State House is an important ceremonial and symbolic entrance to the State House. Similar to much of the walking surfaces of the State House grounds, this entrance is paved with precast concrete pedestrian pavers and the steps are large original granite slabs. This project will allow for the resetting of selected pavers and granite steps that have moved out of original alignment due to water infiltration and resultant freeze thaw action.

In 2010, while completing the annual sealing of the concrete pavers competed under Annual Project A.4 “Saltguard Protection at Landscape Pavers”, it was noted that a number of pavers and granite treads have moved. While not significant at this writing, it is an obvious problem and one that will only increase in successive years if left unaddressed. In order to stop this deterioration, it will be necessary to remove the misaligned pavers and granite treads and reset them back to their original alignment. With the completion of this effort, and with continued maintenance anticipated under Project A.4, the pavers and granite step should be stabilized well into the future.

Project Schedule

Construction Documents
Complete: June 1, 2011

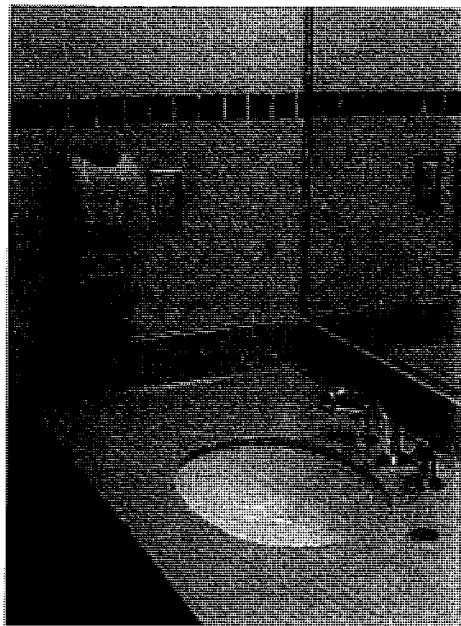
Construction Schedule
Start of Project: July 5, 2011
Duration: one week
Complete Project: July 12, 2011

Project Budget

\$8,000

Why?

The freeze thaw action that is evident in selective locations at the pavers and steps of the State Street entrance must be arrested if long term alignment and proper drainage at the walking and stair surfaces is to be maintained. This project will provide for the removal and proper re-setting of these misaligned pavers and granite steps.



Project Schedule

Construction Documents
Complete: June 1, 2011

Construction Schedule
Start of Project: July 5, 2011
Duration: one week
Complete Project:
July 11, 2011

Project Budget

\$9,600

PROJECT 11.9 Auto Flush Toilets and Sensor Faucets

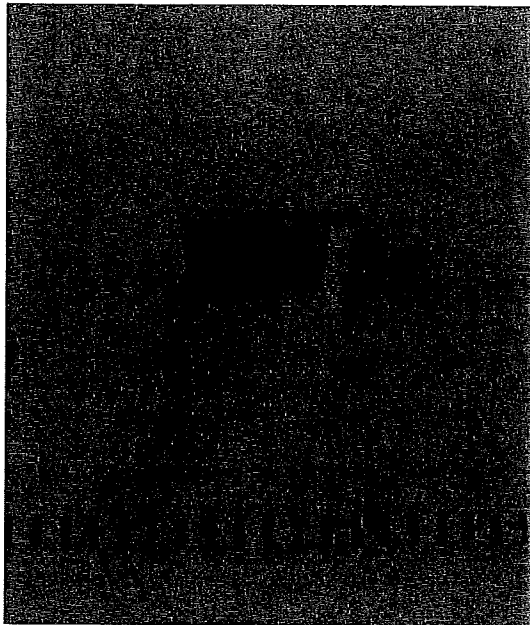
What Needs to Be Done?

This project will extend and complete a successful pilot project completed in 2009 and extended last year and will include the installation of additional water saving auto-flush urinals, toilets, and user sensing lavatory faucets in the State House. At each third and fourth floor public toilet, one lavatory faucet and all urinals and toilets will be modified to receive this technology, thus completing the installation of these fittings throughout the State House.

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, more than 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.

Why?

This project extends a successful pilot program completed in 2009 and extended in 2010 and will include the installation of additional water saving and user sensing faucets and toilet fixtures in the remaining floors of the State House. This project will result in significant water savings, reduced custodial maintenance and more sanitary conditions.



Project Schedule

Construction Documents
Complete: June 1, 2011

Construction Schedule
Start of Project: July 26, 2011
Duration: one week
Complete Project:
Aug 1, 2011

Project Budget

\$10,095

PROJECT 11.10

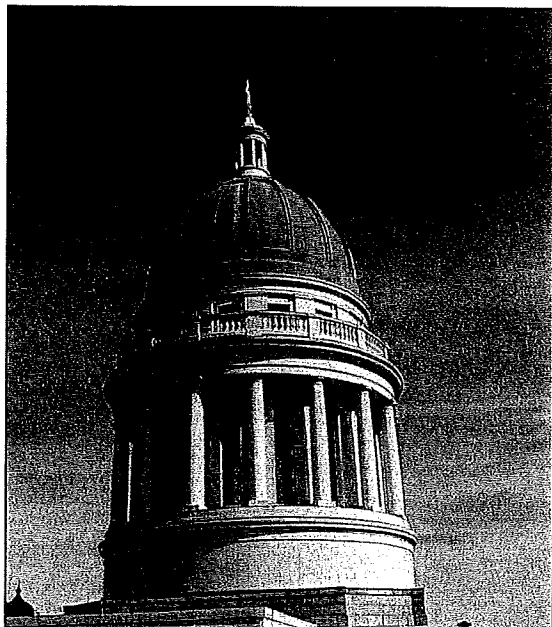
Replace House of Representatives Balcony Lights

What Needs to Be Done?

The seven light fixtures located in the ceiling immediately above the House Chamber balcony require maintenance including the refastening of the existing lights to structural supports above the ceiling plane. In addition, the existing lights are incandescent and by their nature, are inefficient in energy use and require frequent bulb replacement. This project will replace these seven outdated fixtures with new fixtures accommodating long life LED lamps, thus resolving the current maintenance concerns while installing fixtures that will provide long life energy efficient lighting well into the future. The new fixtures, rated at 81 watts each, will provide a savings of 170 watts per fixture lamp and a bulb life of 50,000 hours as compared to the existing 4,500 hours.

Why?

This project will provide new state of the art light fixtures at the House Chamber balcony, thus significantly increasing the energy efficiency and life expectancy of the lamps while eliminating the maintenance/attachment concerns of the existing fixtures.



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

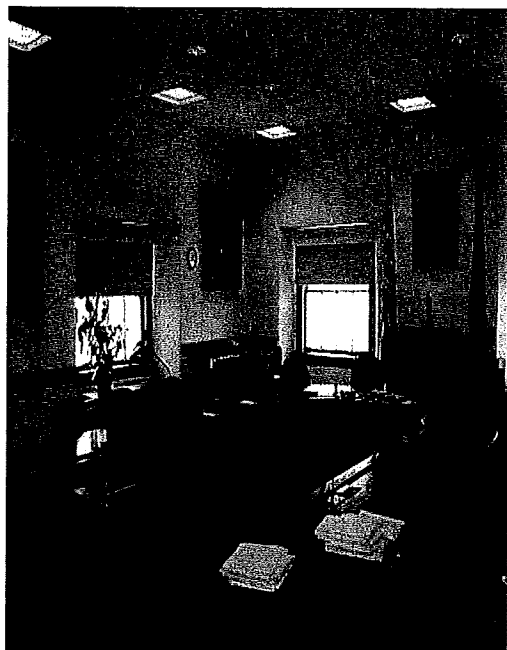
What Needs to be Done?

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 12.2

Installation of Video Cameras in Legislative Committee Rooms, State House

What Needs to Be Done?

This project will provide for the installation and operation of public access quality video cameras in each of five committee rooms in the State House for Internet and other broadcast of legislative committee hearings and work sessions.

During the 1999-2001 State House renovations, provisions were made for the future installation of cameras in each of the public committee rooms. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. 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

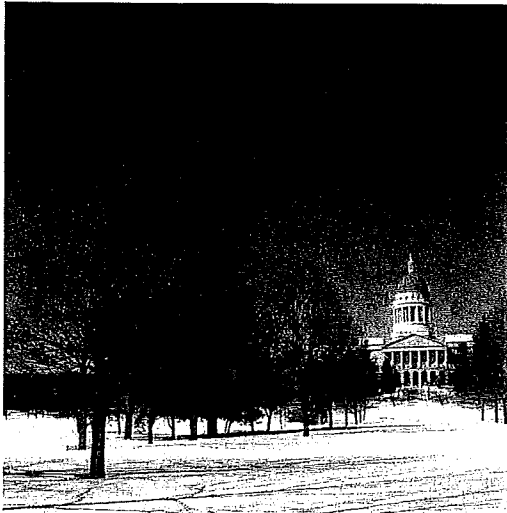
Construction Schedule
Start of Project: TBD
Duration: TBD
Complete Project: TBD

Project Budget

\$180,290
(@\$36,050 per room)

Why?

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

Construction Documents
Complete: TBD

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

Project Budget

\$312,328

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

PROJECT 12.3

Improvements at Capitol Park

Phase 4

What Needs to Be Done?

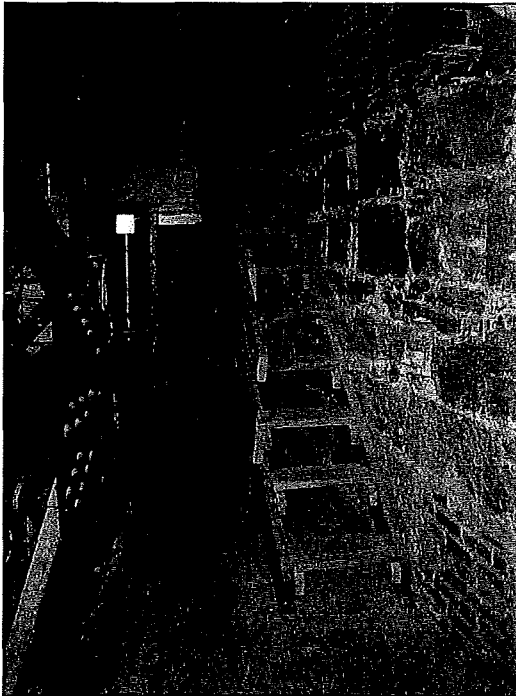
Originally conceived in 1827, the same year that the Legislature approved Augusta as the permanent seat of state government, Capitol Park is the earliest known designed public ground in Maine. The intent of the original park concept was to create a dignified setting for the State House and to accommodate public functions. Throughout our state's history, Capitol Park has performed many functions ranging from Civil War campsite and parade ground to leased farmland. In 1920, Frederick Law Olmstead, one of America's foremost landscape planners, was commissioned to create a permanent plan for Capitol Park, the overall concept of which is in place today. Recent phased improvements to the park include the Phase 1 9/11 Memorial Garden located at the northeast corner of the park, the Phase 2, 2010 Governor Lincoln Memorial restoration, and the planned Phase 3 2011 maintenance and public access improvements. This Phase 4 would complete the Phase 3 work commenced in 2011.

This Phase 4 project will continue the Phase 3 work and provide much needed additional maintenance and improvements to the park. Over the years, much of the original Olmstead landscaping and plantings have been modified, allowed to become overgrown, or have aged beyond their normal lifespan. The paths are in poor condition, in many places lacking base and finish surfaces, are uneven, and are subject to flooding. The few park benches and other seating areas are also in poor condition. The allee of trees has conspicuous gaps due to loss of trees by damage and disease. Increased public use and the resultant need for more frequent access to the park by maintenance crews and vehicles has placed a strain on the park's paths and roadways. The success of increased public use has also created a need for more public amenities such as park benches, picnic tables, and jogging paths so that more of the public can enjoy this important amenity.

With this project, additional portions of the original main tree allee will be replanted with disease resistant elms, a public seating area will be constructed at the focal point of the major allee, additional park benches and picnic tables will be installed in selected locations, and walking paths along the main allee will be extended to completion.

Why?

Over the years the historic Olmstead designed park has fallen into serious disrepair. In recent years the park has enjoyed significantly more public use, thus placing more strain on the park plants, surfaces, and amenities. This project will continue the restoration of significant portions of the original plantings and provide much needed improvements to maintenance access and public use amenities.



Project Schedule

Construction Documents
Complete: TBD

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 13.1

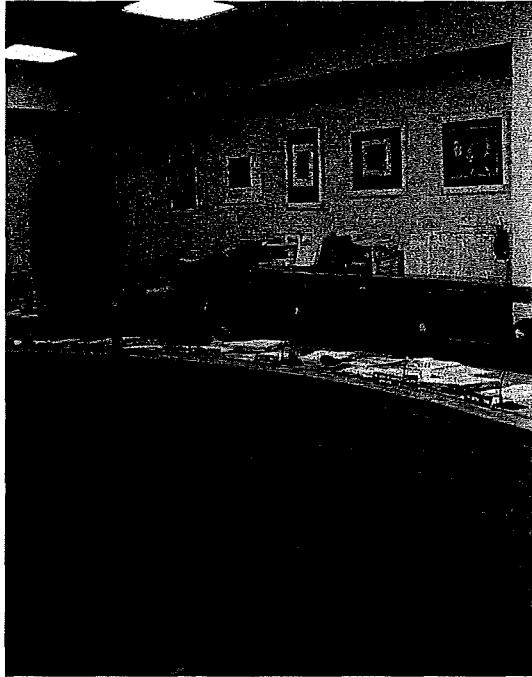
Replace Combustible Floor Structure and Walkway Surfaces in the State House Dome, 5th and 6th Floor Areas

What Needs to Be Done?

This project involves the removal of very old combustible and deteriorated floor framing and walking surfaces and replacement with noncombustible components. An important aspect of the building-wide renovations has been to remove, wherever possible, building components and systems which could contribute to unsafe or incendiary conditions. The inner dome fifth and sixth floors, originally constructed in 1890, while not accessible to the public nor of historic significance, exist as the greatest concentration of combustible structural materials remaining in the State House. This project will address this potentially hazardous condition.

Why?

Completion of this project will result in the removal of highly combustible materials in the State House and will improve access to maintenance areas.



PROJECT 13.2

Installation of Video Cameras in Legislative Committee Rooms, Cross Building

What Needs to Be Done?

This project will provide for the installation and operation of public access quality video cameras in each of the eight committee rooms in the Cross Building for Internet and other 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 cameras in each of the public committee rooms. These provisions included the planned location of broadcast cameras and the extension of electrical conduit required to serve these locations. 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

\$285,464
(@\$35,683 per room)

Why?

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

MAINE STATE HOUSE 5-YEAR PLAN

2011
through
2015

Final List of Projects for 2011

		Budget
2011		
Annual Project A.1	Roofing – EPDM/Copper Inspection	\$10,000
Annual Project A.2	Building-Wide Interior Cleaning	\$26,000
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
Annual Project A.6	Safety Equipment Annual Certification	\$3,000
Project 11.1	Repairs at Governor's Entry Stair and Railing	\$97,680
Project 11.2	North Parking Lot Improvements	\$26,850
Project 11.3	Replace Capitol Street Sidewalk	\$53,960
Project 11.4	Installation of Video Cameras in Appropriations Committee Room	\$66,480 Alternate: \$117,070
Project 11.5	Illuminated Crosswalk at Capitol Street	\$43,190
Project 11.6	Improvements at Capitol Park, Phase 3 (Previously Approved)	\$189,941
Project 11.7	Add One Member Desk at House Chamber (Previously Approved)	\$50,630
Project 11.8	Stabilize State Street Entry Pavers and Granite Stairs	\$8,000
Project 11.9	Additional Auto Flush Toilets and Sensor Faucets	\$9,600
Project 11.10	Replace House of Representatives Balcony Lights	\$10,095
	PROJECT BUDGET	\$655,426
	Contractor Pre-design services	\$15,000
	Construction Bond/Insurance	\$13,560
	General Conditions	\$89,330
	Construction Manager Fee – 5.5%	\$37,883
	Professional Services Fees	\$65,935
	TOTAL 2011 BUDGET	\$877,134

MAINE STATE HOUSE 5-YEAR PLAN

2011
through
2015

Final List of Projects for 2012-2015

Budget

2012

Project 12.1	Replacement of EPDM Roofing and Insulation at Main Roof of State House	\$302,140
Project 12.2	Installation of Video Cameras in Five Legislative Committee Rooms, State House	\$180,290
Project 12.3	Capitol Park Improvements Phase 4	\$312,328

PROJECT BUDGET

\$794,758

2013

Project 13.1	Replace Combustible Floor Structure and Walkway Surfaces at Dome	\$175,000
Project 13.2	Installation of Video Cameras in Legislative Committee Rooms, Cross Building	\$285,464

PROJECT BUDGET

\$460,464

Future Projects

2014-2015

Project	Replace Copper Roofing at High Dome
Project	West Wing Entry Door Replacement
Project	Provide Additional Code Blue Emergency Alarms at Capitol Park
Project	Lower Parking Lot Improvements

LEGISLATIVE COUNCIL APPROVAL

This plan is _____ adopted by the Legislative Council on:

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.
