MAINE STATE HOUSE & GROUNDS

2013 through 2017

Multi-Year Plan For Maintenance & Improvements
2013 Revision

Prepared by:
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For the Office of the Executive Director of the Legislative Council

March 2013

PLAN FOR MAINTENANCE AND IMPROVEMENTS
2013 Revision

2013 through 2017

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MAINE STATE HOUSE 5-YEAR PLAN

2013 through 2017

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Introduction

With the completion of a full interior facility renovation, the Maine State House stands today in the highest condition of maintenance and repair since its original construction. As the most public structure in Maine, the ceremonial and functional demands placed on the State House as both seat of government and state-of-the-art office building are significant and constant. The recent substantial public investment made in its preservation and restoration beginning in 1998 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, was essential. The first phase of the exterior work was completed 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, AIA 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 disabled individuals.

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
126th Session: Jan. '13 thru June '13	July 1, '13 – Oct. 15, '13	3.5 mos.
Jan. '14 thru April '14	May 1, '14 – Oct. 15, '14	5.5 mos.
127th Session: Jan. '15 thru June '15	July 1, '15 – Oct. 15, '15	3.5 mos.
Jan. '16 thru April '16	May 1, '16 – Oct. 15, '16	5.5 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: Dean and Allyn, Inc., Gray, Maine
as well as 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: May, 2013

Construction Schedule
Start of Project: July 8, 2013
Duration: six weeks
Complete Project: Aug. 16, 2013

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: August 16, 2013
Duration: three weeks
Complete Project: Sept. 6, 2013

Annual Budget

$21,000

Project Schedule

Construction Documents
Complete: July 12, 2013

Construction Schedule
Start of Project: July 15, 2013
Duration: five weeks
Complete Project: August 16, 2013

Project Budget

Plaster repair and painting budget: $47,000

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

What Needs to be Done?

During 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 through 2012 is on less substantial cosmetic improvements, allowing a building-wide review in 2013. Areas receiving special attention include the high use first floor, Hall of Flags, and the third floor public corridors. In addition, the wood exterior doors at the south, north, and west State House entrances will be repaired and fully refinished.

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: July 8, 2013
Duration: six weeks
Complete Project:
August 16, 2013

Project Budget

$11,900

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 and concrete sidewalks 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. The same is true for the recently installed concrete sidewalks. 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 and concrete sidewalk 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 and sidewalks 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 2006 and 2007, the State House parking lots, sidewalks, and south access and traffic improvement projects were 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 north parking lot and pavement projects completed in 2010 and 2011, a significant number of traffic lanes and parking spaces were created. This project will be completed with an express goal 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. Restriping will be conducted as needed.

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: July 22, 2013
Duration: two weeks
Complete Project:
Aug. 2, 2013

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.

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 Schedule

Construction Documents
Inspection Report

Construction Schedule
Start of Project: July 12, 2013
Duration: one week
Complete Project:
July 19, 2013

Project Budget

Systems Inspection and Repairs $1,000

ANNUAL PROJECT #7
Sealant/Mortar Inspection at Exterior Stairs

What Needs to Be Done?

Over the past few years, many of the exterior granite stairs serving the State House and surrounding grounds experienced significant tread movement and deterioration. This deterioration was due to water infiltrating through open joints between stair treads resulting in freeze thaw action. In 2011, the last of the repair projects aimed at aligning offset treads and arresting ongoing deterioration was completed. Today, these stairs stand in good repair and provide safe access to the State House and grounds.
This project will involve the annual inspection of all exterior granite stairs. Places where mortar or sealant show any signs of deterioration will be located and repaired in order to keep all stairs in good repair.

Project Schedule

Construction Documents
Complete: July 12, 2013

Construction Schedule
Start of Project: July 15, 2013
Duration: two weeks
Complete Project: July 26, 2013

Project Budget

$3,000

Why?

The proper repair and ongoing inspection of the stairs serving the State House and grounds are important for safety and long term maintenance considerations. Any water infiltration through open joints will result in freeze/thaw action and will quickly destroy tread alignment and granite materials. This project will provide timely and economical remedial action as required and will preserve these important building elements by maintaining mortar and sealant in good condition.

Project Schedule

Construction Documents
Complete: July 12, 2013

Construction Schedule
Start of Project: July 19, 2012
Duration: three weeks
Complete Project: Aug 9, 2012

Project Budget

$8,500

ANNUAL PROJECT #8
Exterior Building Granite Inspection And Repair

What Needs to Be Done?

The summer of 2004 marked the end of a three year phased restoration of the State House exterior granite walls. This was the first full scale granite inspection, restoration, and repointing campaign undertaken in over 50 years. The project scope included selected stone repairs and/or replacement and the repointing (existing mortar removal and replacement) of every mortar joint on the building.

While the exterior walls of the State House appear robust and fully capable of standing the test of time, the original Hallowell granite is actually relatively soft and is subject to weathering deterioration. The mortar used at the joints between stones is likewise subject to weathering failure once the mortar has aged and cracked.

If water is allowed to enter the exterior walls of the building, whether through a cracked stone or more likely through deteriorated mortar, it is only a matter of time until it migrates through the thick walls and damages the interior of the State House. In winter, this water may freeze in the wall itself, creating significant additional freeze/thaw damage to the stone and mortar joints. Once a water route into the building is started, it will grow until arrested by an active maintenance program.

This project will provide for the first annual inspection of the exterior granite walls and the repair of any stone damage or loose/cracked mortar. Work will be inspected by ground observation and repairs made via on site crane access.

Why?

The State House exterior granite is original and the mortar matches the original in its material properties and color. Both seemingly robust materials are nevertheless subject to normal weathering and eventual failure. This annual program of inspection and repairs will provide early detection of any deterioration and provide necessary repairs, thereby preserving the granite and the interior surfaces of the building.

Open Holes at Copper At Upper Dome

PROJECT 13.0
Copper Sheathing Replacement at State House Dome- Introduction and Background

What Needs to be Done?

In 1907 the Legislature voted to renovate and expand the then 75 year old State House, a structure that had served the people of Maine as its capitol since its original construction in 1832. A singular landmark element of this expansion was the new 180 foot high dome. Conceived as the symbol of the new State House and visible for miles around, the dome was sheathed in long lasting copper both for its durability and its historic reputation as a material of integrity and significance. Today, the copper on the dome is over 100 years old and has exceeded its 75 year life expectancy assisted by an ongoing inspection and maintenance program first initiated in 2002. To date, this program has successfully and continually repaired seams, replaced rivets, and addressed selected minor panel replacement. Despite these efforts, continuous weathering has steadily worn and reduced the thickness of the copper itself to the point where holes ranging from pinholes to the size of dimes are rapidly appearing in open panel areas. In short, the overall integrity of the copper is increasingly compromised with the result that the waterproof integrity of the dome is no longer possible to maintain through mechanical repairs alone.

This project will remove all the green copper visible on the dome to be replaced by new 20 ounce copper. All removed copper will be fully recycled. The new copper will be installed to replicate the original layout and detailing of the original and will provide for the complete waterproof integrity of the dome for the next 75 years and possibly extending to 100 years once again if maintenance programs are maintained. As with any new copper installation, the copper will appear like a shiny penny for the first few months of exposure but will quickly fade to a deeper, dull brown. It will take approximately 7-10 years for a green patina to begin to form and about 25-30 years for a fully patinated green surface to be evident in the same manner as is visible today. This project will be completed in two phases commencing this summer with Project 13.1 "Construction Planning and Design," and in 2014 with the full copper installation under Project 14.1, "Copper Sheathing Replacement at State House Dome."

Project Schedule

Construction Documents
Complete: January, 2014

Construction Schedule
Start of Project: July 8, 2013
Duration:
Complete Project: March, 2014

Project Budget

$92,083

PROJECT 13.1 Construction Planning and Design- Copper Sheathing Replacement at Dome

What Needs to be Done?

In 2014, full replacement of the copper sheathing at the main dome of the State House is scheduled under Project 14.1. The successful completion of that project will be dependent on a Construction Planning and Design Phase, which for maximum benefit and economy must take place during the summer and fall of 2013.

Project 13.1, the first phase of the 2014 construction effort, will involve the architect, construction manager, design engineers, and sub-contractors working together in planning the overall project. Tasks to be completed include additional investigative fieldwork on the dome to confirm the structure and detailing of the original copper installation followed by the preparation of construction documents fully describing the work of the project. Construction staging layouts are crucial and must confirm access to the high dome can be achieved with no damage to the original building and to assure the most competitive bidding by staging contractors. Time must be scheduled to allow for accurate competitive bidding of the full project by qualified bidders. The copper market should be monitored starting well in advance of construction to allow for the best purchase price of the copper. Finally, a full construction work plan must be prepared to confirm the safe installation and mobilization of construction staging, crane and material access. As an alternative, gilding can be added for $500,000 to $600,000.

Why?

The successful, economical, and timely completion of Project 14.1 "Copper Sheathing Replacement at State House Dome" is dependent on a carefully orchestrated planning and design effort to be completed in 2013 and involving many members of the design and construction team. Tasks completed under this project will include additional field investigations of the dome, preparation of construction drawings, design of safe construction staging access, adequate time for competitive bidding, purchase of copper at a favorable price, and completion of overall construction planning. With this planning and design work complete, construction can then commence on the first available day after the legislative session has ended in 2014.

PROJECT 13.2
Replace Entry Door and Provide Granite Repairs at West Wing, State House

What Needs to Be Done?

The main doors at the west wing entrance of the State House were originally planned as high quality and long lasting doors capable of withstanding the rigors of high frequency use and in keeping with their prominence at the main entrance to the State House. However, during the 2000 completion of the west wing renovations, the existing entrance doors were installed as a cost saving measure with the expectation of eventual replacement by doors of appropriate quality. This project will begin the phased replacement of each of the four entrance doors, including the provision of granite at each door head as replacement of the existing plaster.

With this project, one existing aluminum door will be replaced with a bronze door of similar design and improved function. This higher quality door will reduce the force required to operate and eliminate the alignment and weather stripping issues that have plagued the existing doors from the date of their original installation. The quality of the replacement door should have a fifty-year or more lifespan.

With the door's replacement, the existing plaster faced fascia and soffit above the door head will be replaced with granite to match the surrounding construction, thus improving the weather tight integrity and durability of this prominent visual element. In 2013, Phase 1 will involve the replacement of the southernmost door, a disability access door, and soffit. Required construction access to this door will also allow for the investigation of the cracked granite building veneer block located immediately to the east of this door.

Why?

This project will begin the phased replacement of each of the west wing entry doors with a door of appropriately high quality finish, long-term durability, function, and stature at this important location. Concurrent with the door replacement, the plaster faced fascia and soffit above the door will be replaced with long lasting granite. In 2013, replacement of the southernmost door will allow for an investigation and repair of the cracked granite building veneer block located immediately to the east of this door.

Project Schedule

Construction Documents
Complete: June, 2013

Construction Schedule
Start of Project: July 8, 2013
Duration: six weeks/seven weeks
Complete Project: Aug. 16, 2013

Project Budget

$69,379

Option:
Replace (4) Entry Doors: +$185,837

Project Schedule

Construction Documents
Complete: June 1, 2013

Construction Schedule
Start of Project: Aug. 5, 2013
Duration: two weeks
Complete Project: Aug. 16, 2013

Project Budget

$68,480

PROJECT 13.3
Installation of Video Cameras in Appropriations Committee, Room 228 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 high quality broadcast capability and programming capacity equal to or better than 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.

Project Schedule

Construction Documents
Complete: January, 2014

Construction Schedule
Start of Project: May 15, 2014
Duration: TBD
Complete Project: TBD

Project Budget

$1,757,832

PROJECT 14.1
Copper Sheathing Replacement at State House Dome

What Needs to be Done?

In 1907 the newly renovated and expanded State House boasted a singular landmark element of a new 180 foot high dome sheathed in long lasting copper.

Today, the copper on the dome is over 100 years old and has exceeded its 75 year life expectancy. Since 2002 an inspection and maintenance program has successfully and continually repaired seams, replaced rivets, and addressed selected minor panel replacement. However, continuous weathering has steadily worn and reduced the thickness of the copper itself to the point where holes ranging from pinholes to the size of dimes are rapidly appearing in open panel areas. As a result, the overall integrity of the copper is increasingly compromised and the waterproof integrity of the dome is no longer possible to maintain through mechanical repairs alone.

This project will remove all the green copper visible on the dome to be replaced by new 20 ounce copper. All removed copper will be fully recycled. The new copper will be installed to replicate the original layout and detailing of the original and will provide for the complete waterproof integrity of the dome for the next 75 years and possibly extending to 100 years once again if maintenance programs are maintained. As an alternative, gilding can be added for about $500,000 to $600,000 depending on extent.

Why?

The continued waterproof integrity of the dome copper sheathing can no longer be maintained because natural weathering has steadily decreased the thickness of the copper and created holes that have compromised the integrity of the dome. A maintenance and repair program has been successful in extending the integrity of the existing copper beyond normal life expectancy, but this program has reached the end of its effectiveness. If waterproof integrity is to be maintained and the interior of the State House main rotunda protected from water damage and deterioration, the green copper on the dome must be replaced. This project will assure the preservation of the dome and the main rotunda for generations to come.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$115,413

PROJECT 14.2
Replace Siding at Mechanical Penthouses at Main Roof, State House

What Needs to be Done?

The low rooftop mounted rectangular structures visible immediately north and south of the main dome are mechanical equipment penthouses housing much of the major mechanical equipment serving the State House. A major goal of the 1998-2001 State House wide renovation was the improvement of ventilation and air conditioning systems serving the building. At that time, ventilation was insufficient to adequately serve major portions of the building and air conditioning was non-existent. Because the space demands required to install a new state of the art mechanical system could not itself be fully accommodated within the historic building structure, the majority of the major equipment was located in these rooftop penthouses.

At the time of their construction, all efforts were taken to minimize their visibility. Designed to be as small as possible while still accommodating necessary equipment, access doors were located to minimize visibility from the ground plane. Enclosed in lightweight metal panels, a balance of budget limitations, panel quality, and color selection was required.

Over the last number of years, substantial leaking has developed around the penthouses, resulting in damage to portions of the State House fourth floor. Numerous water tests and maintenance efforts have been attempted. The source of the leaks has been confirmed as metal panel related, but only short-term corrections have been possible. This project will replace the existing metal panels with metal panels of improved quality to assure no further water infiltration will take place at these highly exposed locations. As a benefit of this necessary panel replacement project, a design study will be completed to determine if the number of equipment access doors can be reduced and if a better panel color match to the building granite can be provided, thus further minimizing the visual appearance of these features when viewed against the sky alongside the State House dome.

Why?

The mechanical penthouses constructed during the 1998-2001 building wide renovations have developed weather related leaks that have damaged portions of the State House fourth floor below. These leaks have been isolated as related to the metal panels on the penthouses. This project will replace the existing metal panels with new high quality panels capable of providing weather protection at this exposed location. Reduced access door quantity will be studied and improved color selection will serve to reduce penthouse visibility adjacent to the State House dome.

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$359,090

PROJECT 15.1
Replacement of EPDM Roofing and Insulation at Main Roof, State House

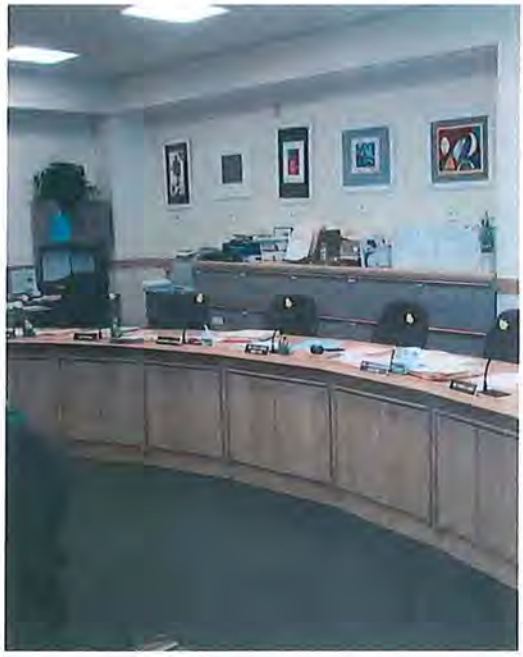
What Needs to be Done?

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 new 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:
Complete Project:

Project Budget

$78,500

(@$39,250 per room)

PROJECT 15.2
Installation of Video Cameras in Two 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 rooms 208 and 209 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 in two of the public committee rooms with the provision and installation of the cameras and control components.

Why?

This project will complete the originally planned video camera system in the Cross Building committee hearing rooms 208 and 209 and allow public broadcast of committee proceedings. 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 15.3
Installation of Video Cameras in Five 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.

Why?

This project will complete the originally planned video camera system and allow public broadcast of committee proceedings from each of six 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:
Complete Project:

Project Budget

$196,250
(@$39,250 per room)

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget
To Be Determined

PROJECT 15.4
Improve Drainage at Capitol Park

What Needs to Be Done?

In 2011 and 2012 significant improvements were completed at Capitol Park.

Work in 2011 included the rebuilding of the main east west aillees, improving the paths by installing 8 feet wide stone dust surfacing and redirecting surface water, installing benches with concrete pads, and installing granite entrance pillars at the southwest entrance to the park. 2012 improvements included the reconstruction and enhancement of two pedestrian park entrances and two maintenance vehicle entrances as well as extensions to the existing perimeter walkway system, a low sitting wall at the east end of the aillee, significant tree planting, and access improvements to the Vietnam Veterans Memorial.

During the course of park investigations and construction, it has become apparent that there is a very high water table at Capitol Park, resulting in standing water and washouts throughout many areas of the park during much of the year. Indeed, portions of the newly installed walkways have been impacted by this high water table and significant standing water has been observed between the new aillee walkways.

This project will address the high water table and standing water by the construction of a drainage system of appropriate size and location. While the exact definition of this system is dependent on the results of on going water table monitoring, the final system will be designed by geotechnical and civil engineers capable of understanding the results of the water table study and familiar with the park and its surrounding utility systems.

Why?

The significant improvements made at Capitol Park in 2011 and 2012 are threatened by the presence of a very high water table throughout major portions of the park. In addition, large areas of the park are unusable to the public during selected seasons due to the presence of standing water and soft ground. This project will provide the installation of a drainage system appropriate to the park and capable of lowering the water table and eliminating the standing water.

PROJECT 16.1
Replace Combustible Floor Structure and Walkway Surfaces in the State House Dome, 5th and 6th Floor Areas

What Needs to Be Done?

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

Why?

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

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$201,250

Project Schedule

Construction Documents
Complete: TBD

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

Project Budget

$235,500
(@$39,250 per room)

PROJECT 16.2
Installation of Video Cameras in Six 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 six 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.

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 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:
Complete Project:

Project Budget
To Be Determined

PROJECT 17.1
State House Parking Lot O Improvements

What Needs to Be Done?

Completed in 2001, the West Wing entrance to the State House greatly improved pedestrian access and circulation in the immediate vicinity of the State House and Cross Building. Prior to major reconstruction completed in 2006 and 2007, the site layout of south parking lots, vehicular drives, and drop-off areas presented a confusing, unsightly, and unsafe condition for visitors, legislators, and State House employees. In addition to Legislators and employees who frequent the State House, many tens of thousands of people visit the State House annually, including school-age children on school tours. In 2006 and 2007 and extending to parking lot B immediately east of the Cultural Building, all aspects of this south access were improved. Sidewalks were provided for safe access to the State House Legislative and public parking lots and the Maine State Museum and State Library. Defined walkways and motor vehicle drop-off points for visitors were provided along with informational signage with directions for traffic flow and parking. Parking lot O is the last remaining parking area in the vicinity of the State House that is in serious disrepair.

This project will extend these improvements further to the south with work at parking lot O immediately south and east of the Cultural Building. Today, pavement at this parking lot is badly deteriorated and requires substantial annual maintenance. This project will provide new sub-base preparation and pavement surfacing to match the work completed in adjacent parking lots. As with prior redesign efforts, defined pedestrian walkways will allow for a separation between vehicular and pedestrian circulation thereby correcting the current unsafe condition. Directional and informational signage will be extended to this parking area.

The overall goal of this project is to redesign vehicular and pedestrian access and reconstruct the parking lot in a manner that is integrated with other parking areas and provides safe and convenient access for everyone visiting the State House and grounds.

Why?

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

Final List of Projects for 2013

		Budget
2013		
Annual Project A.1	Roofing – EPDM/Copper Inspection	$10,000
Annual Project A.2	Building-Wide Interior Cleaning	$21,000
Annual Project A.3	Painting & Cosmetic Upgrade at Public Spaces	$47,000
Annual Project A.4	Saltguard Protection at Landscape Pavers	$11,900
Annual Project A.5	Pavement inspection/ Minor Repairs	$5,000
Annual Project A.6	Safety Equipment Annual Certification	$1,000
Annual Project A.7	Sealant/Mortar Inspection at Exterior Stairs	$3,000
Annual Project A.8	Exterior Building Granite Inspection and Repair	$8,500
Project 13.1	Construction Planning and Design-Copper Sheathing Replacement at State House Dome	$92,083
Project 13.2	Replace Entry Door and Provide Granite Repairs at West Wing Entry, State House (Option: Replace Four Entry Doors (+)$185,837)	$69,379
Project 13.3	Installation of Video Cameras in Appropriations Committee Room 228, State House	$68,480
	PROJECT BUDGET	$337,342
	Performance Bond/Insurance	$5,708
	General Conditions	$28,980
	Construction Manager Fee	$15,293
	Professional Services Fees	$23,000
	TOTAL 2013 BUDGET	**$410,323**

Final List of Projects for 2014-2017

		Budget
2014		
Project 14.1	Copper Sheathing Replacement at State House Dome	$1,757,832
Project 14.2	Replace Siding at Mechanical Penthouses at Main Roof, State House	$115,413
	PROJECT BUDGET	**$1,873,245**
2015		
Project 15.1	Replacement of EPDM Roofing and Insulation at Main Roof, State House	$359,090
Project 15.2	Installation of Video Cameras in Two Legislative Committee Rooms, Cross Building	$78,500
Project 15.3	Installation of Video Cameras in Five Legislative Committee Rooms, State House	$196,250
Project 15.4	Improve Drainage at Capitol Park	$ TBD
	PROJECT BUDGET	**$ TBD**
Future Projects 2016-2017		
Project 16.1	Replace Combustible Floor Structure and Walkway Surfaces at Dome	$201,250
Project 16.2	Installation of Video Cameras in Six Legislative Committee Rooms, Cross Building	$235,500
Project 17.1	State House Parking Lot O Improvements	$ TBD