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# Idaho State Capitol Commission

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## Official Minutes

November 17, 2005

A meeting of the Idaho State Capitol Commission was held on this date in the House Caucus Room, #311, 3<sup>rd</sup> Floor, Statehouse. Major General Jack Kane, Commission Chairman, called the meeting to order at 10:30 a.m.

## Attendees

### Members Present:

Major General Jack Kane, Chairman

Andrew Erstad

Stephen Hartgen

Sandy Patano (via teleconference)

Evan Frasure (via teleconference)

Carl Bianchi, Director, Legislative Services Office, and Ex-Officio Member

Pam Ahrens, Director, Department of Administration, Secretary/Ex-Officio Member

### Members Absent:

Will Storey

Steve Guerber, Director, Idaho State Historical Society, and Ex-Officio Member

### Others Present:

Rick Thompson, Administrator, Div. of Internal Management Systems, Dept. of Administration

Tim Mason, Administrator, Division of Public Works, Department of Administration

Jan Cox, Administrator, Division of Purchasing, Department of Administration

Jan Frew, Deputy Administrator, Division of Public Works, Department of Administration

Diane Blume, Management Assistant, Department of Administration

Maria Barrett, Analyst, Division of Financial Management

Jeff Youtz, Supervisor, Legislative Budget and Policy Analysis

Eric Milstead, Analyst, Legislative Budget and Policy Analysis

Larry Johnson, Manager of Investments, Endowment Fund Investment Board

Tim Woodall, 3D/International  
John Maulin, CSHQA Architects  
Katie Butler, CSHQA Architects  
Greg Hahn, Idaho Statesman

## **General Commission Business**

### **Guidelines for Public Space Use at the Idaho State Capitol and its Grounds**

In response to the Commission's request at its meeting on October 13<sup>th</sup>, Mr. Thompson presented his findings regarding the requirement of insurance for parties that reserve space in the Capitol Building. After discussions with the State's Risk Manager, it is recommended that for the time being, the guidelines remain as is. He explained that requiring the public to complete complex insurance forms and adhere to strict formalities may discourage public use of the building, which is not the intent. He will report back to the Commission as further research is done.

## **Budget and Funding Issues**

### **Review of FY07 Budget**

At its last meeting, the Commission was provided a draft copy of the FY07 operating budget in the amount of about \$270,000. As requested by the Commission, Administration has since revised the document by enhancing personnel costs at a level of \$65,000 to accommodate increased activity of the Commission. It also increased funding for outreach efforts to about \$29,000. Finally, to begin updating the restoration design, \$250,000 was added bringing the total operating budget for FY07 to \$544,450.

### **FY07 Update Restoration Design Budget**

Commissioner Ahrens referred to a fee analysis schedule from CSHQA Architects for costs to update the restoration design, and to bid and administer the project. Estimates are based on initiating the construction right after the Legislative session in 2007, which would require the design work to begin as soon as possible. Design updates would include verifying code changes or equipment selections that may have changed, reviewing the data communications systems to accommodate advances that have been made since the original design was done, and adjusting spaces that may be affected by the Task Force recommendation.

CSHQA estimates fees totaling \$2.8 million; it would cost about \$1.04 million of this amount to get to the point where drawings are ready to be bid. Design fees of \$250,000 included as part of the Commission's FY07 budget would be utilized to begin work immediately after the budget becomes law, July 2006, and prior to securing bonds to fund the remaining design fees. About \$2.3 million in fees has already been spent on the original design, and administrative fees over the course of the exterior work.

Should the bidding process be scheduled for October/November 2006, and construction in January 2007, design work would have to get underway July 2006. To speed up the process, an emergency clause could be included in the bill making the \$250,000 available as soon as the bill passes, Commissioner Bianchi suggested. Further, Mr. Youtz added that selected supplementals are scheduled during the first week of the Legislative session which could supply the spending authority for the full cost of the design work.

**MOTION: Commissioner Bianchi moved, and it was seconded by Commissioner Erstad that the FY07 operating budget be approved as presented. The motion passed unanimously.**

**MOTION: Commissioner Bianchi moved and it was seconded by Commissioner Patano that representatives from the Legislative Services Office, the Department of Administration, and the Division of Financial Management come up with information for crafting a supplemental request that would provide the necessary funds to complete design work as soon as the Legislature adopts a Capitol restoration resolution.**

## Restoration Activity

### Legislative Task Force Report

After its meeting on November 9, the Task Force requested additional information prior to making its final decision, Commissioner Bianchi said. A motion was made as follows:

*The Task Force asked the Department of Administration and/or the Capitol Commission to make recommendations to the Task Force concerning a number of issues prior to its next meeting on December 16th:*

- 1. Geo-technical matters including:
  - a. What are the seismic issues, if any, (and associated costs to deal with these issues), related to construction of one story of garden-level wings; two stories of garden-level wings; and a one-level Capitol Blvd. wing;**

- b. *Where is the water table at the proposed construction site(s)--single-level wings; two level wings, and Capitol Blvd. wings? What are the costs associated with dealing with the water table?*
  - c. *Can garden-level wings be made truly water-tight and specifically how?*
2. *Provide firmer costs per square feet on all three wings options.*
3. *Can the Ada County Courthouse really work as a temporary home for two sessions of the Legislature (with the understanding that the temporary use would be limited to the 3-or 4-month Legislative session for each of the two years; there would be no year-round use) and provide a firmer cost estimate in making the building serve that function (might provide estimates on occupancy costs during the temporary Sessions, might also get a definitive answer on the Building Code question).*
4. *Examine and determine feasibility of connectivity issue for all proposals discussed, including the three wings ideas; Ada County Courthouse (both renovated and expanded); new building to the west of the Statehouse; (and generally, how would the connections work together across the Mall).*

Commissioner Bianchi feels that once it makes its recommendation, the Task Force will inquire of the Commission about future tunnel connectivity, phasing of the work, and direction to put together a resolution to carry out its recommendation. The three following motions, each of which notes restoration of the Capitol as its first priority, were proposed at the November Task Force meeting, and will be acted upon in December:

**Stegner Motion (Original Motion—as modified):**

- a. *Restoration of the existing Idaho Capitol Building*
- b. *Adding two levels of underground wings for Legislative hearing rooms and office space*
- c. *Renovation, but not expansion, of the old Ada County Courthouse; no tunnel*

*Explanation: This proposal would fully restore the Idaho Capitol Building and provide approximately 100,000 additional gross square feet (70,000 useable) by adding two levels of underground wings (attached directly to the Statehouse) on the east and west end for House and Senate hearing rooms and space for offices, conference rooms, etc. This option would provide approximately 38,000 useable square feet for “swing space” following a temporary “fix-up” of the Courthouse to house two Legislative Sessions for legislators and temporary legislative staff, after which the Ada County Courthouse renovation would be completed. No tunnel would be provided between the wings and the Courthouse. Permanent legislative staff would be housed in appropriate office space in the Capitol Mall during the 30 month construction period.*

*Cost Components:*

1. Renovation of the Capitol Building	\$74.1 million
2. Two level underground wings (adds vertical circ.)	34.6
3. Permanent renovation of Ada County Courthouse	8.2
4. Design, architectural and engineering	6.4*
5. Temporary Ada County Courthouse fix-up (for two Sessions)	0.4
6. 30-month delay on Courthouse renovation (6% annual)	1.3
7. Tunnel cost	0.0
8. Prep work on other mall location swing space	0.35
9. Moving costs for 393 Capitol Bldg. FTP's	0.79
10. Commercial office rental	<u>1.4</u>
<b>Total construction/bond package</b>	<b>\$127.5 million</b>

\*Reflects 15% for these estimated costs.

Estimated bond package: 6 years at roughly \$23.0 million/year at 4.0% interest.

*Square Footage<sup>1</sup>: Restoring the Statehouse will provide 193,00 gsf (111,632 usf); Two-level wings will provide 100,000 gsf (70,000 usf); Ada County Courthouse remodel will provide about 57,000 gsf (38,000 usf). This Option will provide space for legislative hearing rooms and legislative and staff offices, conference rooms, and other areas which would be tied directly to the Statehouse. Total useable square feet: 219,632.*

*Timeline Issues: A temporary Courthouse renovation could be done quickly (six to eight months); Statehouse renovation and wings construction could likely begin after the FY 2007 Session, followed by permanent renovation of the Courthouse.*

**Speaker Newcomb Motion (Substitute Motion—as modified):**

- a. Restoration of the existing Idaho Capitol Building
- b. Adding single level underground wings for Legislative hearing rooms
- c. Renovation, but not expansion, of the old Ada County Courthouse; includes tunnel

*Explanation: This proposal would fully restore the Idaho Capitol Building and provide approximately 50,000 additional gross square feet (35,000 useable) by adding single level underground wings (attached directly to the Statehouse) on the east and west end for House and Senate hearing rooms and limited office space. This motion would provide approximately 38,000 useable square feet for “swing space” following a temporary “fix-up” of the Courthouse to house two Legislative Sessions for legislators and temporary legislative staff, after which the Ada County Courthouse renovation would be completed. This option would provide a connecting tunnel from the east wing to the Courthouse. Permanent*

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<sup>1</sup> GSF means “gross square feet” and includes all building area within the outside surface of exterior walls, including building service areas. USF means “useable square feet” and includes all interior space that can be used for office space, hearing rooms, meeting space, etc. It does not include hallways, stairs and elevators, toilet rooms, building service areas, etc.

legislative staff would be housed in appropriate office space in the Capitol Mall during the 30-month construction period.

*Cost Components:*

1. Renovation of the Capitol Building	\$74.1 million
2. Single level underground wings, tunnel (adds vert. circ).	17.8
3. Permanent renovation of Ada County Courthouse	8.2
4. Design, architectural and engineering	3.9*
5. Temp. Ada County Courthouse fix-up (for two Sessions)	0.4
6. 30-month delay on perm. Courthouse renovation (6% annual)	0.8
7. Tunnel cost	0.4
8. Prep work on other mall location swing space	0.35
9. Moving costs for 393 Capitol Bldg. FTP's	0.79
10. Commercial office rental	1.4
<b>Total construction/bond package:</b>	<b>108.1 million</b>

*\*Reflects 15% for these estimated costs.*

*Estimated bond package: 6 years at roughly \$20.5 million/year at 4% interest.*

*Square Footage<sup>2</sup>: Restoring the Statehouse will provide 193,000 gsf (111,632 usf); Single level wings will provide 50,000 gsf (35,000 usf); Ada County Courthouse remodel will provide about 57,000 gsf (38,000 usf). Total useable square feet: 184,632.*

*Timeline Issues: A temporary Courthouse renovation could be done quickly (six to eight months); Statehouse renovation and wings construction could likely begin after the FY 2007 Session, followed by permanent renovation of the Courthouse.*

**Moyle Motion (Amended Substitute Motion):**

- a. Restoration of the existing Idaho Capitol Building
- b. Renovation and expansion of the old Ada County Courthouse; includes expanded tunnel from Statehouse to Courthouse
- c. No wings

*Explanation: This proposal would fully restore the Idaho Capitol Building and provide approximately 80,000 additional square feet (useable) by renovating the existing Ada County Courthouse and building an addition to that facility. The remodeled Courthouse would provide legislative hearing rooms and office space. This option does not include garden-level wings attached to the Statehouse, but does include a tunnel that would run under 6<sup>th</sup> Street from the Courthouse to the Capitol. Construction on both the Statehouse restoration and the Courthouse could likely begin following the 2007 Legislative Session.*

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<sup>2</sup> GSF means "gross square feet" and includes all building area within the outside surface of exterior walls, including building service areas. USF means "useable square feet" and includes all interior space that can be used for office space, hearing rooms, meeting space, etc. It does not include hallways, stairs and elevators, toilet rooms, building service areas, etc.

*Cost Components:*

<i>1. Renovation of the Capitol Building</i>	<i>\$74.1 million</i>
<i>2. Single level underground wings &amp; connections</i>	<i>0.0</i>
<i>3. Renovation/addition to Ada County Courthouse</i>	<i>26.0</i>
<i>4. Design, architectural and engineering</i>	<i>3.9*</i>
<i>5. Tunnel cost</i>	<i>0.61</i>
<i>6. Prep work on other mall location swing space</i>	<i>0.35</i>
<i>7. Moving costs for 393 Capitol Bldg. FTP's</i>	<i>0.79</i>
<i>8. Commercial office rental</i>	<i>4.2</i>
<b><i>Total construction/bond package</i></b>	<b><i>110.0 million</i></b>

*\*Reflects 15% for these estimated costs.*

*Estimated bond package: 6 years at roughly \$21.0 million/year at 4% interest.*

*Square Footage<sup>3</sup>: Restoring the Statehouse will provide 193,000 gsf (111,632 usf); Ada County Courthouse remodel/addition will provide about 130,000 gsf (80,000 usf). Total useable square feet: 191,600.*

*Timeline Issues: Construction on both the Capitol restoration and Courthouse remodel/addition could likely begin following the 2007 Session. Both projects are projected to be completed within a 30 month period.*

Commissioner Bianchi expressed his belief that the role of the Commission is to remain helpful and cooperative to the Task Force. Once a resolution is adopted, the Commission will take over whatever portion of the project that will take place on or under the Capitol grounds.

Chairman Kane stressed that the Commissions top priority is to press forward with the restoration. If and when the Task Force makes the recommendation to add onto the building, then the Commission will incorporate that into its plan.

### **Report from Design and Construction Committee**

Work continues on the exterior of the Capitol. The last of the joints will be re-pointed over the next couple of weeks, Ms. Frew said. Skylights are being removed and replaced around the base of the building's drum. New skylights have also been replaced over both the House and the Senate domes. The remaining larger skylights over the JFAC room and the smaller ones over the contemplation area are being refurbished in-place.

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<sup>3</sup> GSF means "gross square feet" and includes all building area within the outside surface of exterior walls, including building service areas. USF means "useable square feet" and includes all interior space that can be used for office space, hearing rooms, meeting space, etc. It does not include hallways, stairs and elevators, toilet rooms, building service areas, etc.

The contractor has been able to obtain wire glazing from the Utah Capitol Building, she noted. Utah had to remove glazing during its restoration, and it could not be reused. Windows around the base of the dome are also being replaced. From those window replacements, she said, water has migrated in between the inner and outer dome, and caused some paint to peel. Because the only safe way to access that area to repair and repaint is with scaffolding set up from the first floor, the recommendation is to wait to repair this area during the restoration project.

The completion date of the exterior project has been extended to March based on extra work discovered along the way. No work will be done over the House and Senate during the Legislative session.

## Upcoming Meeting Date

Chairman Kane asked Commission members to attend the December 16<sup>th</sup> Legislative Task Force meeting. The Commission will officially meet next on January 19, 2006, and tentatively April 20, 2006 and July 20, 2006.

## Adjournment

**MOTION: Commissioner Erstad moved and it was seconded by Commissioner Patano that the November 17, 2005 Idaho Capitol Commission meeting be adjourned at 11:45 a.m. The motion passed unanimously.**

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Major General Jack Kane, Chairman  
Idaho State Capitol Commission

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Diane K. Blume, Management Assistant  
Department of Administration