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# Idaho State Capitol Commission

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## Official Minutes February 5, 2001

A meeting of the Idaho State Capitol Commission was held on this date in the Senate Caucus Room, #350, Idaho State Capitol Building. Chairman Eiguren called the meeting to order at 1:35 p.m.

### **Attendees**

#### **Members Present:**

Roy Lewis Eiguren, Chairman  
Pam Ahrens, Director, Department of Administration, and Secretary/Ex-Officio Member  
Carl Bianchi, Director, Legislative Services Office and Ex-Officio Member  
Andrew Erstad  
Steve Guerber, Director, Idaho State Historical Society, and Ex-Officio Member  
Stephen Hartgen  
Sandy Patano  
Skip Smyser

#### **Members Absent and Excused:**

Will M. Storey

#### **Others Present:**

Senator Robert Geddes, President Pro Tem of the Senate  
Donna Hartmans, Capitol Architect, Arrow Rock Architects  
Jeff Shneider, CSHQA Architects  
Jerry Lowe, CSHQA Architects  
Jan Frew, Manager, Design/Construction, Dept. of Administration, Div. of Public Works  
Rick Thompson, Administrator, Div. of Internal Management Systems, Dept. of Administration  
Jan Cox, Administrator, Division of Purchasing, Department of Administration

Lyle Gessford, Purchasing Officer, Division of Purchasing, Department of Administration  
Jennifer Carrington, Analyst, Legislative Services Office  
Kent Krohn, LKV Architects  
Diane Garcia, Management Assistant, Department of Administration

## **Presentation of State Flag to President ProTem**

Chairman Eiguren recognized President Pro Tem, Robert Geddes, as a major advocate for the Capitol restoration project. Last year the Commission, in conjunction with the Department of Administration, recommended reintroduction of the tradition of flying the Idaho state flag over both the House and Senate chambers during the time that the two bodies are in session. This practice first began in 1921 when the two wings were completed, following a similar tradition at the national capitol. In the early to mid 1950's that practice stopped, he said, partly due to the difficulty in accessing the tops of the domes.

Chairman Eiguren presented the flag that flew over the Senate during last year's session to President Pro Tem Geddes.

## **Approval of Minutes**

**MOTION: Mr. Erstad moved and Mr. Smyser seconded that the minutes of the December 18, 2000 Idaho State Capitol Commission meeting be approved as written. The motion unanimously passed.**

## **Funding Initiatives**

### **Appropriation Requests**

Chairman Eiguren presented the Commission's FY2002 funding request to the Joint Finance and Appropriations Committee earlier in the day. He stressed to the Committee that 85% of the overall estimated cost of the restoration would be for projects designed to bring the building into code compliance, as well as to replace obsolete systems.

The Commission is making two requests of the Legislature this session for funding of the \$64 million project. One is for \$32 million in appropriated funding, and the other is for

authority for the Idaho State Building Authority to issue \$32 million of bonds to the Capitol Commission. Before the state can enter into contract negotiations with the architect/engineers to begin the design phase of the restoration, all funds must be identified.

### **Funding Program**

The Commission designed a funding program consisting of four possible revenue sources to off-set dollars received via the methods discussed above, Chairman Eiguren said.

The federal government's CARA Lite Act, Director Guerber explained, could bring about \$20,000 to \$30,000 each year to the Commission over the next couple of years through the Federal Historic Trust Fund.

Additionally, Director Bianchi said a legislative proposal for special license plate commemorating the capitol restoration project has been presented to the Senate Transportation Committee. The sale of these plates could realize between \$100,000 and \$150,000 per year for a period of 5 years, totaling about \$750,000. There has been no design created for the plates at this time. The resolution merely gives the authority to proceed with the special license plate.

The third source of revenue would be from the Endowment Fund, Chairman Eiguren explained. When Idaho became a state, 32,000 acres of mining and timber lands were gifted from the federal government to Idaho for the purpose of constructing a capitol building. It was the intent of the Legislature then that all funds for the Capitol come from the sale of those lands. In 1910 after 25,000 acres had been sold, it was apparent total proceeds from the sale of those lands would be insufficient to build the Capitol; therefore, the Legislature approved issuing bonds to complete the construction.

The remaining 7,000 acres, as well as all cash proceeds from the sale of those lands, are now in the Commission's Endowment. As of last week, he said, the balance of the cash proceeds is \$3.3 million, and the 7,000 acres of timberland have an estimated net value between \$15 and \$20 million. Revenue from the sale of the land added to the current funds would bring the amount to about \$20 million, which would add appropriately \$1 million of revenue per year into the Endowment Fund for ongoing maintenance on the building, he suggested. A complete report from the Department of Lands will be available for the next Commission meeting in May.

The fourth source of potential revenue, Chairman Eiguren said, is private sector fundraising. The report from First Counsel, Corp. indicated it would be possible to engage in a successful campaign. This endeavor will be discussed at a later meeting.

## **Status Report by Capitol Master Planners**

It was the direction of the Commission to begin exterior work on the Capitol this spring utilizing funds appropriated by the Legislature for the replacement of the east and west exterior stairs and for some tuckpoint work and cleaning of the exterior masonry.

Mr. Lowe clarified the exterior masonry work is to occur up to the fourth floor parapet level and include the selective repair of stone and flashing as well as selective cleaning. The remainder of the exterior work will be included in the main portion of the restoration project. The east and west stairs replacement will be bid on a lump sum basis, and he proposed the stone repair be bid on a unit price basis because at this point the extent of all repairs are unknown. The construction budget for the combined project is \$1,190,000.

He distributed a project milestone chart to the Commissioners. (see attached) The goal, he pointed out, is to have construction documents complete the first of April to present to the Permanent Building Fund at its April meeting. The project would be bid immediately thereafter with anticipated award of the construction contract during the end of May. The estimated construction completion date of this portion of the exterior is June 2002.

The schematic design for the major portion of the building restoration is anticipated to be complete April 2001; design development would then be complete October 2001; and, conception documents finalized by August 2002. Subsequently, the project would be bid with anticipated construction award October 2002. After the legislative session in 2003, the building would be vacated for the actual construction. The goal is for all legislative-related interior space in the Capitol to be completed by November 2004, completion of the entire restoration project by June 2005, and rededication of the Statehouse, July 2005.

**MOTION: Mr. Smyser moved and Mr. Erstad seconded that the bid package for the exterior work on the Capitol Building be approved. The motion passed unanimously.**

## **Timeline for Implementation of the Capitol Restoration and Capitol Mall Master Plans**

The Department of Administration has oversight of the Capitol Mall and the Ada County Courthouse. The Department has attempted to work in concert with the Capitol Commission efforts, the Ada County Courthouse remodel, and the Capitol Mall Master Plan, Director Ahrens explained.

During its last two sessions, the Legislature has mandated that Administration put together a facilities management master plan for all facilities owned by the State of Idaho. With that in mind, it has directed the Department to put together a five-year facility lease assessment addressing all state leases, representing about 1.9 million square feet of office space statewide at a cost of about \$19.5 million.

The Legislature also passed legislation requiring the Department of Lands to have a GIS digital mapping capability of all real property owned by Idaho taxpayers. Part of Administration's charge is to have data available to populate that database. In addition, we are charged with working with the Land Board, which is looking for additional commercial properties in which to invest, including properties surrounding the Capitol Mall, she said.

The Capitol Mall Master Plan is the assessment of 17 buildings located within a 20-block area. It includes an assessment of each building with recommendations on its use, including the old Ada County Courthouse in concert with the Capitol restoration plan.

The Master Plan is a document that has not been updated for about 30 years. The plan addresses the State's future needs, and how they might be accommodated in the downtown Boise area. The report also reviewed upcoming space requirements of those individual agencies currently located in the Mall. Consequently, the need for a new parking structure was identified as part of the assessment. There are currently about 1,500 parking spaces available, yet 2,300 employees work in the Mall area and the need for parking increases during the legislative session. The parking shortage is not only a problem for employees but also for citizens who conduct business with state government, she expressed.

**The first major effort** of the master plan is to work with the city of Boise in the definition of a Capitol Mall District consisting of the Mall's 20-block area. The Department has also met with City and County officials regarding the closure of State Street and the creation of a pedestrian mall, which addresses alternative options for traffic flow through and around the Mall.

**The second effort** of the plan is to request direction from the Legislature regarding the fate of the old Ada County Courthouse property. The Master Plan designers, LKV Architects, recommended a remodel of the current courthouse with a 50,000 to 60,000 square foot addition at a cost of about \$18.5 million. The Legislature also requested an

alternative to the remodel/addition plan; therefore, a rendering of a new building was created for their consideration.

She distributed a timeline delineating how the Statehouse restoration, Courthouse remodel, and parking structure construction could be coordinated. Although the Capitol restoration project and the Ada County Courthouse remodel/addition would be two separate projects, it makes sense to coordinate the two efforts to minimize costs for moves from the Statehouse.

The initial decision of the Legislature to purchase the Courthouse, she said, resulted from the need for additional legislative hearing and office spaces, as well as additional office space needs for elected officials. Whether the Courthouse is remodeled or a new one constructed, the timeline would be about 19 months with completion projected by July, 2003. If a decision is not made on the fate of the Courthouse this legislative session, it will sit vacant for at least one year.

Mr. Erstad inquired whether opposition from historic groups is anticipated should the building be demolished. Director Ahrens replied there is a very active historical group in the Ada County area that has filed lawsuits regarding the removal of historic buildings. She anticipates legal action against the state would be taken if it is determined the building be removed.

Ms. Patano inquired if the structure could be used as is, with only minor repairs. Director Ahrens replied there is 38,000 square feet in the building now. The mechanical systems are old—the building was constructed in 1939. It would not make sense to spend money on a short-term remodel of the existing building as is, without including the addition. Moving individuals into the old building on a temporary basis would incur the expense of adding communications lines and telephones, for example, which would eventually have to be reconfigured, or removed. It could be done, but it would add additional expense.

## **Communications/Marketing Services Selection**

A Request for Proposals was prepared by the Division of Purchasing for the selection of a firm to assist the Commission in its communication and marketing needs.

Mr. Gessford reported six bids were initially received, and after technical evaluation, the proposals were reduced to two—WRC Advertisers and Elgin Syferd Drake, both of Boise. Earlier in the day, he reported, both firms provided an oral presentation to the Commission's selection committee. Subsequently, scores from those presentations will

be added to the technical evaluation scores and a contract should be awarded sometime next week.

## **Status Report on Flags Restoration**

Director Guerber reviewed that the Commission appropriated \$25,000 to conserve three Spanish American War flags. Work on the flags has been completed and they are now stored at the State Historical Museum until renovation of the Statehouse is done at which time they will be displayed. There are five other flags currently displayed on the second floor near the Governor's Office, he pointed out, which are also in need of repair and conservation. He requested permission to remove those flags in order to acquire an assessment of, and estimate for their conservation.

There is about \$6,700 remaining in the Commission's account for flag restoration projects, Director Ahrens reported. The Commission agreed to revisit this request at its next meeting.

## **Schedule Next Commission Meeting**

Chairman Eiguren requested the Commission conduct a conference call in late March or early April to discuss results of the Legislative session and to decide how the Commission may want to kick-off the Statehouse restoration in May. The Commission will schedule its next business meeting at that time as well.

## **Adjournment**

The meeting was adjourned at about 3:05 p.m. in order for the members and guests to attend a legislative reception provided by the Commission on the fourth floor of the Statehouse.

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Roy Lewis Eiguren, Chairman  
Idaho State Capitol Commission

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Diane K. Garcia, Management Assistant  
Department of Administration