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# Idaho State Capitol Commission

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## Official Minutes September 1, 2006

A meeting of the Idaho State Capitol Commission was held on this date in the Senate Caucus Room, #350, 3<sup>rd</sup> Floor, Statehouse. Major General Jack Kane, Commission Chairman, called the meeting to order at 10:10 p.m.

### **Attendees**

#### **Members Present:**

Major General Jack Kane, Chairman  
Andrew Erstad (via teleconference)  
Stephen Hartgen  
Sandy Patano  
Evan Frasure  
Carl Bianch  
Jeff Youtz, Director, Legislative Services Office, and Ex-Officio Member (via teleconference)  
Steve Guerber, Director, Idaho State Historical Society, and Ex-Officio Member  
Pam Ahrens, Director, Department of Administration, Secretary/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  
Joanna Guilfooy, Deputy Attorney General, Department of Administration  
Joe Rutledge, Construction Inspector, Division of Public Works, Dept. of Administration  
Pat Wynn, Communications Manager, Department of Administration  
Diane Blume, Management Assistant, Department of Administration  
Dawn Hall, Analyst, Division of Financial Management  
Eric Milstead, Analyst, Legislative Services Office

Ken Swanson, Historic Sites Administrator, Idaho State Historical Society  
Linda Morton-Keithley, Public Archives/Research Library Administrator, Idaho State Historical Society  
Peter Morrill, Director, Idaho Public Television  
Jeff Tucker, Idaho Public Television  
Jack Lemley, Lemley International  
Rich Bauer, Lemley International  
Pete Hedberg, Lemley International  
John Maulin, CSHQA Architects  
Jon Bauer, Meuleman Miller  
Greg Hahn, The Idaho Statesman

## **General Commission Business**

### **Welcome to New Members**

Chairman Kane welcomed Carl Bianchi and Jeff Youtz to the Commission. Commissioner Bianchi was recently appointed as a citizen member by the Speaker of the House. He previously served on the Commission in his capacity as Director of the Legislative Services Office, who is a permanent ex-officio member. He retired in August, and Jeff Youtz was named as his successor.

### **Approval of Minutes**

**MOTION: Commissioner Guerber moved and it was seconded by Commissioner Patano to approve the minutes of the June 22, 2006 Idaho State Capitol Commission meeting. The motion passed.**

### **Fiscal Year 2008 Proposed Budget**

Mr. Thompson distributed a draft FY08 operating budget for the Commission's consideration. Funds are typically derived from the Capitol Income Fund; however, legislation passed last year allocated Permanent Building Fund (PBF) monies to the Commission, as well. He proposed a FY08 budget request of \$508,800, including \$333,200 from the Capitol Income Fund and \$175,600 from the PBF. The budget is required to be submitted to the Governor's Office by September 1<sup>st</sup>, but can be modified up until about December.

**MOTION: Commissioner Patano moved and it was seconded by Commissioner Bianchi that the Commission's FY08 operating budget be approved as presented with the understanding that it can be revised at a later date. The motion passed.**

## **Proposed Legislation**

Ms. Guilfooy reported on sections of Idaho Code that the Commission may elect to have modified in preparation for the Capitol restoration. She added that the Idaho Constitution, Article III, Section 8 requires the Legislature to hold its sessions in the “capital”, which is defined by its spelling as the Capital City. Therefore, she said, there should not be an issue with holding sessions in the old Ada County Court House or in other buildings in the city while the restoration is underway.

She pointed-out seven areas in Idaho Code, and recommended that at least two of the Sections be changed. *Section 67-1204* provides that the State Treasurer must put money in the vault in the Capitol Building and in no other place, and there are consequences if he/she fails to do so. She recommended this wording be changed either permanently or temporarily. She also suggested modifications to *Section 67-1608*, which requires all original furniture to remain in the Capitol at all times.

The other five sections of code may or may not need to be changed, she said. *Section 34-2208* indicates if there is a constitutional convention regarding a proposed amendment to the federal constitution that delegates shall meet in the Capitol to pass upon the question whether or not the amendment shall be ratified; *Section 67-404a* provides that on the first Thursday of December in general election years the members elect of the House and Senate shall meet at the Capitol for the purpose of organizing their respective houses.

*Section 67-1608 (10)* has to do with appointing a Capitol Architect and *Section 67-1612* relates to a tour program, neither of which the Commission has chosen to pursue at this time.

Finally, for Commission information, she said, *Section 67-6903* requires that food service concessions in public buildings must first be offered to a nonprofit organization representing the handicapped.

The Commission concurred that the first three code sections cited be modified as discussed regarding the Treasurer’s vault, original Capitol furniture, and constitutional conventions. Commissioner Ahrens suggested draft legislation be brought back to the Commission for review at its next meeting.

## **Capitol Restoration/Addition Project Activities**

### **Project Status**

Over the past few months, Ms. Frew explained, design team members have been gathering information from several different user groups in the Capitol, conducting additional soils testing, and monitoring well water on the grounds in order to prepare for designing the underground wings. They have also been working on the budget, design guidelines, and floor plans for those wings, and are in the process of selecting a design/builder.

Constructability and the risk that results from building underground wings immediately adjacent to the Capitol Building are being analyzed. Size of the wings is also under review—the legislation indicated a total of approximately 100,000 square feet. However, after considering programming results, 45,000 to 48,000 square feet on each side may meet the needs of the users.

A few items have been identified that will affect the project estimate, she said. The team has determined that impact to the Capitol proper will be more costly than envisioned when first considering the wing additions; specifically, the finish and quality of the garden level connection onto the existing Capitol. The garden level, she said, is considered to be the top floor of the two-story underground wings. Further, it has been decided that the new elevators and stairwells will extend to the 4<sup>th</sup> floor, which was not originally proposed. Finally, the team has discovered that the best way to deliver utilities to the wings, in terms of maintenance and service, would be to construct an additional utility tunnel on the north side of the building.

### **Floor Plan Development for the Capitol Building**

Mr. Maulin illustrated how some of the issues described by Ms. Frew have been integrated into existing plans. Although floor plans have not received final approval by the tenants, he indicated certainty of the number of offices required and the types of occupants in the different locations.

Garden Level: Design of the west side of the garden level in the existing building is still in progress, he said. Recently, the Legislative Advisory Committee reviewed the plan and offered modifications. The east end has been designated for research and legislation functions. An area has been designated near the rotunda for staging tours, showing films, and displaying museum exhibits, for example. There will also be a concession, gift shop and an information center nearby. The north section of the garden level will remain designated for mechanical, electrical, and data storage spaces.

Commissioner Hartgen inquired about moving the mechanical/electrical/data storage spaces out of the building and utilizing those areas for offices. Mr. Maulin indicated that the design team met with information technology representatives from each of the tenant agencies and proposed that the data communications center be located outside of the building, but they were

concerned of inconvenience since the equipment is accessed two or three times daily.

**Chairman Kane asked that the design team explore and report back on the possibility of alternative uses of the mechanical space should the IT functions be moved out of the building.** Ms. Frew explained the goal for the next Commission meeting is to present floor plans that have been approved by all of the tenant agencies. Upon Commission approval, it would then become an addendum to the Capitol master plan.

First Floor: Proposed on the north and west sections of the first floor, Mr. Maulin continued, is space for the Governor's Office and Division of Financial Management. The east side will accommodate offices for the Treasurer and the Secretary of State, which has previously been located in the basement.

Second Floor: The second floor west end spaces are identified for the Governor's Office and Division of Financial Management; the east end will house the Lieutenant Governor and Secretary of State. An executive conference area will occupy a portion of the north end, as will the Attorney General's Office, which will also occupy spaces outside of the building.

A new elevator and stairway will be provided on the far ends of each wing accessing all four floors and the basement. These two new elevators will be large enough to accommodate a gurney in the case of a medical emergency, he said. The two existing elevators in the rotunda will be upgraded and modernized. The Commission agreed that the existing "pink" elevator cab, although over 50 years old and classified as historic, would not be maintained since it was not original to the building and would be more functional if entirely rebuilt.

Commissioner Bianchi relayed that the Legislative Advisory Committee discussed its preference that the two rotunda elevators be renovated to accommodate gurneys for the public, just as the two new elevators in the wings will accommodate gurneys for legislators. Mr. Maulin responded that the shafts of the existing elevators are not large enough for gurney-sized elevator cabs.

**Chairman Kane asked the design team to research and report back to the Commission the cost of adding a third elevator in the rotunda that would accommodate a gurney.** Commissioner Ahrens commented that the Capitol Building is designated a public building, and being so will have available two elevators able to accommodate medical emergencies. No matter where in the building an emergency takes place, there is an elevator to handle the situation. A third rotunda elevator would not only add expense to the project, but would eliminate some restroom space, which on a day-to-day basis may mean a lot more to the general public than the construction of a third gurney-sized elevator for isolated medical cases.

Third and Fourth Floors: Spaces on the third and fourth floors will be divided equally for both the Senate and House, and for both the majority and minority parties. While the design is a balance of these four elements, its symmetry also presents a clear separation, Mr. Maulin pointed out.

The fourth floor will provide conference room spaces which can one day be utilized for additional offices as part of the 100-year design. Spaces on the south side of the rotunda have been used for offices in the past, and consequently damaged over time. Restoration will open up that area as originally intended to serve as a meeting and gathering space. The room has an arched ceiling and ornate features and provides stairway access to the fifth floor contemplation room, which will be restored in museum-like style. Plexiglas will be installed over the brick to protect historic signatures.

### **Floor Plan Development for the Underground Wings**

Floor plans for the wings are not as complete as the Capitol Building restoration plans since the wings are a more recent proposal, and because of the design-build method of delivery that will be utilized, Ms. Frew explained. Concept plans have been created for the design-build firm that will design the final layout of the spaces.

Both wings will have similar layouts, she said. The upper levels will be used for office spaces and hearing rooms. Since there is not enough room for all legislators to have private offices, except for Committee Chairmen, it was determined landscape furniture would be provided for individual work areas. A kitchen and dining facility is also planned for each wing. Open, monumental stairs located under skylights in the center of each wing will allow access and light into the lower level.

The lower level is to be filled with various sized hearing rooms and offices for Committee Chairmen and support staff, she explained. With the exception of the Joint Finance and Appropriations Committee room located on the third floor of the Capitol, all hearing rooms will be located in the wings. Movable seating will allow for flexibility, with the exception of the large hearing room located in each wing that has fixed auditorium-style seating. The large hearing room on the House side will hold about 200, and the large hearing room on the Senate side, about 300.

### **Proposed Budget**

Ms. Frew distributed a project budget spreadsheet for the Commission's review. The design team proposes the construction budget for the Capitol restoration at

\$79,809,000, and the wings construction budget at \$45,204,000. With the addition of plan check fees, the total project budget, therefore, is \$125,260,000.

The estimates were derived, she said, from detailed cost estimates already completed for the restoration before the project was placed on hold in 2002. Those estimates were updated taking into account changes to the design, recent work completed on the building, inflation, and the impact of adding on the wings. Project costs were also reviewed such as commissioning, design fees, project management, and asbestos removal, for example. The team is recommending a 10% restoration contingency for unknown conditions.

Since the wings are new construction, a 5% contingency would be manageable, she explained. Different methods of construction were considered for the wings, and construction experts consulted for ways to keep costs reasonable.

Commissioner Ahrens explained that in order for the Idaho State Building Authority to issue bonds, the Capitol Commission must submit its approved construction budget. It has been the intent of the Commission, she said, that the entire amount of bonding would occur prior to the construction process, the moneys deposited, and the interest earned returned back into the account. Before contracts can be signed with design and construction professionals, by law the state must have the money in the bank. Therefore, in order to keep the project on schedule, bonds must be issued in the near future.

Commissioner Erstad proposed the Commission request a bonding amount, more than the \$125,260,000, in the amount of \$130 million to provide for some flexibility. Commissioner Youtz indicated he would feel more comfortable authorizing that amount. Commissioner Bianchi concurred and added that although the Commission needs to provide a bonding amount to the Building Authority, it has not seen a wing design yet and because the work has not been bid, it is unknown how accurate the estimates are. The Capitol Commission may find it necessary to authorize yet additional funding either through bonding or direct appropriation.

Commissioner Hartgen commented that with the extreme rise in construction costs, he believes the project estimate is low.

**MOTION: Commissioner Youtz moved and it was seconded by Commissioner Erstad that the Capitol Commission approve the sum of \$130 million as an amount to be realized through the State Building Authority bonding and available for the purposes authorized in HCR47 with the stipulation that the Capitol Commission may find it necessary to recommend or authorize additional funding for this purpose either through bonds or direct appropriation, should the Commission feel it is necessary. The motion passed subsequent to the following comment.**

Commissioner Patano noted that the Legislature has given the Capitol Commission the authority to move forward and if it delays the project any further, it is not measuring up to its responsibility as a Commission.

## **Upcoming Meeting Schedule**

The next meeting of the Commission is scheduled for October 5, 2006 at 8:30 a.m. in the Senate Caucus Room, third floor State Capitol.

## **Adjournment**

**MOTION: Commissioner Hartgen moved and it was seconded by Commissioner Bianchi that the September 1, 2006 meeting of the Idaho State Capitol Commission be adjourned at 12:25 p.m.**

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Diane K. Blume, Management Assistant  
Department of Administration