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# Idaho State Capitol Commission

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## Official Minutes

December 9, 2019

A meeting of the Idaho State Capitol Commission was held on this date in Room WW17 of the Capitol Building, Boise, Idaho. Chairman Erstad called the meeting to order at 3:30 p.m.

## Attendees

### Members Present:

Andy Erstad, Chairman

Bryan Mooney, Director, Department of Administration, Ex-Officio Member, and Commission Secretary

Eric Milstead, Director, Legislative Services Office (LSO) and Ex-Officio Member

Janet Gallimore, Executive Director, State Historical Society (ISHS), and Ex-Officio Member

Marilyn Whitney, Deputy State Superintendent of Public Instruction

Representative Jason Monks

Mary Symms-Pollot

Senator Chuck Winder

### Absent and Excused:

Nancy Sue Wallace

### Others/Staff Present:

Jan Frew, Administrator, Division of Public Works (DPW)

Barry Miller, Deputy Administrator, DPW

Steve Olsen, Deputy Attorney General, Office of the Attorney General

Kelly Berard, Construction Manager, DPW

Terri Kondeff, Deputy Director, LSO

John Maulin, CSHQA

Danielle Weaver, CSHQA

William Myers, Holland & Hart LLP

Lincoln Smyser, Deputy Treasurer, Office of the State Treasurer

Diane Blume, Program Specialist, Department of Administration

## Approval of Minutes

**MOTION: Commissioner Milstead moved and it was seconded by Commissioner Symms-Pollot that the minutes of the August 13, 2019 and October 30, 2019 Idaho State Capitol Commission meetings be approved as written. The motion passed unanimously with the exception of Senator Winder who abstained from voting on the August 13<sup>th</sup> minutes because he did not attend that meeting.**

## Design and Construction Committee

### Modifications for LSO and House Office Space

Chairman of the Design and Construction Committee, Commissioner Milstead, explained that over the last two years the Speaker of the House has been working toward providing each member of the House an office. Currently, members are housed in small cubicles with no privacy.

To work toward making this happen, the project before the Commission is modifications in two areas of the Statehouse. On the first floor, he said, plans reflect modifications to space currently occupied by LSO. In the lower level and garden level, plans reflect modifications to space currently occupied by the House. These plans were approved unanimously by the Commission's Design and Construction Committee on November 27<sup>th</sup>. They were developed by John Maulin and Danielle Weaver of CSHQA, the architectural firm that designed the capitol restoration and expansion.

Mr. Maulin provided PowerPoint slides to illustrate the affected areas in the capitol. The Capitol Master Plan was created nearly 15 years ago, he said, and hasn't really changed since. He went over the four different types of areas defined in the master plan. "New", is construction of additional areas in both garden level wings. "Preservation" are areas of historic significance, so as little work as possible was done during the renovation to ensure that the historic character was maintained. "Restoration" are areas that were revitalized. They are somewhat historic but not to the level of the preservation areas. Modern looking elements were removed, such as lay-in ceilings and the space was bought back to a more historic feel. "Rehabilitation" are areas that have been modified many times during the history of the building. Finishes and structures were constructed in these areas so they could be utilized.

This particular project for the House will affect areas designated "rehabilitation" in the main building, and "new" in the wings. The intent of the work is to create details in these spaces consistent with what already exists. Detailing is not the same in the different areas of the remodel; for example, detailing in the garden level wings carries forward characteristics of detailing in the historic areas.

The **First Level North Floor Plan**, he said, is LSO space. A reconfiguration of space will be done to allow for more offices. It will include a break area, restroom, and conference room.

**First Level Northeast** will mainly consist of offices, a conference room, work space and restroom.

**Garden Level Northeast** floor plan will also contain offices, restroom, break room, conference room, and staff spaces. This area was underserved, he said, and will thus include more staff space.

**Garden Level Southeast** offices will capitalize on the exterior windows and maintain the same exterior look-in from around the perimeter. This area will also include small break area, restroom, and staff space.

**Garden Level Wing Northeast** offices may appear a bit roomier, he said because the wings are quite a bit larger than the existing capitol, he explained. Electrical rooms and communication rooms will not need to be revised in this area, but will contain offices, staff space, and conference space. Restrooms will be provided across the hall.

**Garden Level Wing Southeast** plan is a bit different, he said, and will mainly include conferencing, a work room, break room, and restrooms for the east garden level wing. For convenience, they will be situated right outside the hearing rooms.

He pointed out that the Design and Construction Committee questioned whether ADA restroom requirements updated in the 2020 Building Code will be met in this design. Plans were created, however, using the existing Code that specifies an accessible turnaround circle in restrooms at 5', he said. Wheelchairs are becoming more motorized and require a larger turnaround circle. Since the 2020 Code specifies a 6' circle, members of the committee recommended that the remodel incorporate that new standard, even though it is not required for this project.

Commissioner Symms-Pollot inquired about the number of offices currently available for House members and how many this remodel will add. Mr. Maulin responded this remodel project will add 36 offices, which will leave a deficit of 13. Senator Winder inquired whether the Treasurer's Office space would accommodate 13 offices and Commissioner Milstead responded that not only would the Treasurer's Office space be considered, but other LSO staff spaces as well.

Senator Winder also asked if this remodel maximizes available spaces. Mr. Maulin pointed out the plan strategy is to remove as few existing structures as possible because tearing out walls, ceilings, lighting, etc. adds significant costs. Very few new walls are being added, as well. Many offices cannot be made smaller because they are bound by two existing walls. Earlier in the design process the firm did consider gutting some of the areas and starting from scratch, but this doubled the cost.

Representative Monks noted it's difficult to tell from the plans, but the proposed offices are not large, in fact the reason each area includes a small meeting room is because the offices are not big enough for more than one other person to meet. Additionally, by including space for support staff to monitor the areas, it's possible to keep them unlocked for public access.

Chairman Erstad clarified that when the Design and Construction Committee met to look at the plans its purpose was not to look at the space layout but to evaluate how it is meeting the historic fabric and dealing with renovation versus restoration in line with the master plan.

**MOTION:** Commissioner Milstead moved and it was seconded by Representative Monks that the Commission adopt the recommendation of the Design and Construction Committee as approved at its November meeting. The motion passed unanimously.

**Note:** The approved motion at the Design and Construction Committee meeting was *“Since the Statehouse plans, as presented by Mr. Maulin, are in accord with the Capitol Master Plan and with the various renovation/restoration/new construction plans, that the Design and Construction Committee recommend that the Capitol Commission approve such plans at its next meeting, with the addition of upgrades as discussed to the water closets associated with this project to meet upcoming accessibility code changes to the turning radius.”*

### **Repair Brass Door Closures at Front Entrance**

The Commission’s spending authority policy allows the Design and Construction Committee to expend up to \$10,000 per project, Mr. Miller said. The estimated cost to repair the door closures and pivots for the brass doors at the top of the Jefferson Street stairs comes to just under \$25,000.

The doors are extremely heavy, and over the last ten years since they were replaced, have required repeated servicing. Recently, the technician indicated the doors could fail at any time. This comes earlier than anticipated, he said, but it’s the door weight that has caused wear and tear. Other exterior doors are still in working order and are expected to remain workable for about 20 years.

The Commission is appropriated \$100,000 annually from the Operating Fund, he said, and to date \$10,800 has been expended mid-way through the year. This project would be funded utilizing those moneys.

**MOTION:** Commissioner Gallimore moved, and it was seconded by Commissioner Symms-Pollot that the Commission approve the expenditure of \$25,000 to repair and/or replace floor closures and pivots on the three pairs of brass doors at the main entrance of the Capitol. The motion passed unanimously.

## **Executive Session**

**MOTION:** Commissioner Mooney moved, and it was seconded by Commissioner Symms-Pollot that the Commission enter into executive session per Idaho Code Section 74-206 1 (f) in order to discuss pending litigation, State of Idaho verses Jacobsen Hunt Joint Venture II, et al. The motion passed unanimously via roll-call vote.

## **Adjournment**

**MOTION:** Senator Winder moved, and it was seconded by Commissioner Whitney that the December 9th meeting of the Idaho Capitol Commission be adjourned at 5:08 pm. The motion passed unanimously.

*Diane K. Blume*

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Diane K. Blume, Program Specialist  
Department of Administration