

COVER PAGE

Capitol Complex

FY 2016-17 CAPITAL CONSTRUCTION REQUESTS

- State Capitol Building House and Senate Chamber Renovations (*cash-funded*)
- Replace/Restore Roof, State Capitol Building (*previously funded*)

TOTAL: FY 2016-17 CAPITAL CONSTRUCTION STATE-FUNDED REQUEST AMOUNT = \$5,684,248

FY 2016-17 CONTROLLED MAINTENANCE REQUESTS (8)

RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Emergency Fund, Office of the State Architect (\$2,000,000)

NOT RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Rehabilitate Elevators, 690/700 Kipling and Grand Junction Buildings, Ph 1 of 1 (\$990,000)

LEVEL II:

- Rehabilitate/Restore Exterior Windows and Façade, State Capitol, Ph 1 of 3 (\$1,180,000)
- Upgrade Fire Alarm Systems, Centennial Building, Ph 1 of 1 (\$1,288,125)

LEVEL III:

- Replace Absorber and Repair Main Chilled Water Loop, Downtown Complex, Ph 1 of 2 (\$1,541,293)
- Repair/Replace Plumbing Systems and Subbasement Steam System, State Capitol, Ph 1 of 3 (\$1,464,000)
- Repair/Upgrade/Assess Storm Drainage and Underground Utilities, Camp George West, Ph 1 of 1 (\$495,000)
- Rehabilitate Elevators, 1570 Grant Building, Ph 1 of 1 (\$467,500)

HISTORY OF STATE FUNDING

- **\$39.9 million** has been appropriated on behalf of capital projects at the department since FY 2011-12. This represents **4.5 percent** of the total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.
- **\$4.0 million** was appropriated in **FY 2015-16**.

INVENTORY OF GENERAL FUND SUPPORTED FACILITIES

- The General Fund supported inventory of complex facilities totals **2,073,614 GSF**. This total represents **4.5 percent** of the entire General Fund supported inventory of state buildings.

Fiscal Year 2016-17 Capital Construction Request

Personnel and Administration

State Capitol Building House and Senate Chamber Renovations

PROGRAM PLAN STATUS

2014-088

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>
OSPB	N/A of 46

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$4,000,000	\$0	\$0	\$0	\$4,000,000
CF	\$1,500,000	\$1,000,000	\$0	\$0	\$2,500,000
Total	\$5,500,000	\$1,000,000	\$0	\$0	\$6,500,000

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$495,000	\$175,000	\$0	\$0	\$670,000
Construction	\$4,950,000	\$675,000	\$0	\$0	\$5,625,000
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$50,000	\$0	\$0	\$50,000
Contingency	\$55,000	\$100,000	\$0	\$0	\$155,000
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$5,500,000	\$1,000,000	\$0	\$0	\$6,500,000

PROJECT STATUS

This is a staff-initiated continuation request on behalf of the Department of Personnel and Administration and the General Assembly. Phase III was funded in FY 2015-16.

PROJECT DESCRIPTION / SCOPE OF WORK

The now four-phase project restores the chambers of the Colorado Senate and House of Representatives to their original, historic appearance. The project is managed by the Department of Personnel and Administration on behalf of the Colorado General Assembly. The project was originally requested for three phases, but this request adds a fourth phase to address the restoration of the public galleries in both chambers. This year's request for Phase IV replaces the wooden galleries, including the railings, in order to address wood rot, which has been found throughout the balcony structure and handrails. The project also replaces the existing chairs.

Previous phases removed acoustic tiles from the walls and ceilings of both chambers and painted and stenciled the walls. Earlier work also included refurbishing existing skylights and restoring and adding a tier to the existing chandeliers in the chambers.

Cost assumption. The cost assumption is based on estimates provided by the general contractor and standard costs associated with code reviews and inspections. The cost estimate assumes that there are remaining funds in

Fiscal Year 2016-17 Capital Construction Request

Personnel and Administration

State Capitol Building House and Senate Chamber Renovations

the budget from earlier project phases. The project is not required to comply with the requirements of the Arts in Public Places Program or the High Performance Certification Program.

PROJECT JUSTIFICATION

The original project was initiated at the request of several former Speakers of the House and supported by past Senate Presidents. The goal of the project is to restore the House and Senate Chambers to their historic appearance. The project is supported through grants from the State Historical Fund. This year's request addresses structural concerns identified by the Capitol architect.

PROGRAM INFORMATION

The House and Senate Chambers are used during the 120-day legislative session by members of the Colorado House of Representatives and the Colorado Senate. The chambers are used by legislative staff and are on view to building visitors year-round.

PROJECT SCHEDULE

	Start Date	Completion Date
Phase I	June 2013	December 2013
Phase II	June 2014	December 2014
Phase III	June 2015	December 2016
Phase IV	June 2016	December 2016

HIGH PERFORMANCE CERTIFICATION PROGRAM

The project is not required to comply with the provisions of Senate Bill 07-051 regarding the High Performance Certification Program because it does not involve the substantial renovation, design, or construction of a physical facility.

SOURCE OF CASH FUNDS

The source of cash funds is the State Historical Fund. The State Historical Fund accrues revenue from limited stakes gaming and is administered pursuant to Section 12-47.1-1201, C.R.S.

OPERATING BUDGET

The project is not anticipated to impact operating costs

STAFF QUESTIONS AND ISSUES

All responses to staff questions and issues were incorporated into the project write-up.

Fiscal Year 2016-17 Capital Construction Request

Personnel and Administration

Replace/Restore Roof, State Capitol Building

PROGRAM PLAN STATUS

2014-074

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
OSPB	N/A of 46

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$1,578,742	\$5,684,248	\$5,381,059	\$0	\$12,644,049
Total	\$1,578,742	\$5,684,248	\$5,381,059	\$0	\$12,644,049

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$236,811	\$303,189	\$0	\$0	\$540,000
Construction	\$1,341,931	\$4,678,612	\$4,678,612	\$0	\$10,699,155
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$702,447	\$702,447	\$0	\$1,404,894
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$1,578,742	\$5,684,248	\$5,381,059	\$0	\$12,644,049

PROJECT STATUS

This is a staff-initiated request on behalf of the Department of Personnel and Administration and the General Assembly. Funding on behalf of the project was appropriated in FY 2014-15 through the controlled maintenance process. The project has since been rescoped as a regular capital construction request due to revised cost estimates.

PROJECT DESCRIPTION / SCOPE OF WORK

The three-phase project repairs portions of the State Capitol roof and its associated infrastructure. This year's request for Phase II abates asbestos-containing materials, replaces the copper roofs, repairs the tile roofs, and restores the skylights. Phase III will complete the project, including the replacement of the gutters and asphalt shingles. Phase I, funded through controlled maintenance, designed the project.

The project requires that scaffolding be constructed around the west side of the building during the 2016 legislative interim and around the east side of the building during the 2017 legislative interim. Additionally, a portion of the Capitol parking circle will be closed during the 2016 and 2017 legislative interims. An exterior elevator will be installed to transport workers and supplies to and from the roof.

Background. The roof repair project was first requested for FY 2013-14 and first funded in FY 2014-15 through the controlled maintenance process. To date, \$1.6 million has been appropriated to the project. A second-phase

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Personnel and Administration

Replace/Restore Roof, State Capitol Building

request of \$1.3 million (for a total project cost of \$2.9 million) was anticipated for FY 2016-17. Due to new information about asbestos-containing material in the roofing materials, the project cost and schedule increased significantly. The revised project cost is estimated at \$12 million. The increased cost largely reflects the additional work associated with safely removing asbestos-containing materials. Due to the scope of work associated with mitigating the asbestos, the project is also expected to take an additional year to complete.

Cost assumption. The cost assumption is based on estimates provided by the general contractor and standard costs associated with code reviews and inspections. A 12.5 percent contingency is included in the total cost. The project is not required to comply with the requirements of the Art in Public Places Program or the High Performance Certification Program.

PROJECT JUSTIFICATION

The roof is leaking in a number of places. During the 2015 legislative interim, a suite of Senate offices was severely damaged due to persistent leaks. Repairs were funded through insurance moneys and the Emergency Controlled Maintenance Account. Roof repairs are particularly crucial to protect several costly renovations undertaken in the building in recent years, particularly the renovation of the House and Senate Chambers to their original, historic appearance.

According to DPA, the tile portion of the roof requires minimal repair; however, the asphalt shingle portion is in poor condition and at the end of its normal life cycle, and the copper roofing requires replacement. In addition, a black synthetic rubber surface covering certain drainage points is failing, and roof openings such as access hatches and vents require repairs for peeling paint, broken covers, and detached flashing. Six skylights require replacement of copper components due to separation and replacement of glass to meet modern standards for safety and energy efficiency. Finally, a safety tie-off system is required in order to meet code and to allow safe access to the roofs, gutters, and skylights.

PROGRAM INFORMATION

The Colorado State Capitol is open to visitors and legislative employees year-round. The building is fully occupied during the 120-day legislative session from January to May.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	March 2014	March 2016
Construction	June 2016	December 2017
Equipment		December 2017
Occupancy		December 2017

HIGH PERFORMANCE CERTIFICATION PROGRAM

The project is not required to comply with the provisions of Senate Bill 07-051 regarding the High Performance Certification Program because it does not involve the substantial renovation, design, or construction of a physical facility.

SOURCE OF CASH FUNDS

The project is not funded from cash sources.

Fiscal Year 2016-17 Capital Construction Request

Personnel and Administration

Replace/Restore Roof, State Capitol Building

OPERATING BUDGET

The project is not anticipated to impact operating costs.

STAFF QUESTIONS AND ISSUES

All responses to staff questions and issues were incorporated into the project write-up.

**Capitol Complex
Five-Year Projection of Need
FY 2016-17 through FY 2020-21**

Project Title	Fund Source	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	Totals
<i>Current Year Request(s)</i>							
State Capitol Building House and Senate Chamber Renovations	CCF	\$0	\$0	\$0	\$0	\$0	\$0
	CF	1,000,000	0	0	0	0	\$1,000,000
Replace/Restore Roof, State Capitol Building	CCF	5,684,248	5,381,059	0	0	0	\$11,065,307
	CF	0	0	0	0	0	\$0
<i>Out Year Request(s)</i>							
New State Office Building at Colfax Ave. and Lincoln St.	CCF	0	16,000,000	16,000,000	16,000,000	16,000,000	\$64,000,000
	CF	0	0	0	0	0	\$0
Renovate Capitol Annex Building, 1375 Sherman Street	CCF	0	0	0	5,211,510	38,217,740	\$43,429,250
	CF	0	0	0	0	0	\$0
Renovate Centennial Building, 1313 Sherman Street	CCF	0	0	0	0	62,742,848	\$62,742,848
	CF	0	0	0	0	0	\$0
<i>Total: State Funds</i>		5,684,248	21,381,059	16,000,000	21,211,510	116,960,588	\$181,237,405
Grand Total		\$6,684,248	\$21,381,059	\$16,000,000	\$21,211,510	\$116,960,588	\$182,237,405