

Reconstruction of Docking

Description

Occupants will be moved out of the Docking Building into lease space. The Docking Building will then be reconstructed by taking it down to its base structure and rebuilding it. The heat plant will be kept operational along with the Statehouse chilled water system. The existing heat plant located in DSOB scores very high on the BCI scale, has an estimated useful life of at least 20 years and has enough capacity to sustain the existing infrastructure, which includes most of the complex buildings. The new cooling towers will also stay and be used to support a new chilled water plant built in the Docking building basement which will be sized to serve both the Statehouse and a reconstructed Docking Building.

Capacity

Current seat capacity: 1,551

New seat capacity: 1,920

Square Footage

Current Usable: 356,651 Gross: 564,138

New Usable: 384,000 Gross: 575,040

Condition

Year Built: 1956

2009 Building Condition Value: 53.9 (poor)

Life Cycle Information: A majority of the building is heated and air conditioned by a perimeter fan coil system that was installed in 1955. This equipment should have been replaced in 1975 given the typical service life of fan coils is 20 years. All the electrical distribution, transformer and panel boards were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of this electrical equipment is 30 years. A majority of the light fixtures were installed in 1955 and also should have been replaced in 1985.

Assumptions and Considerations*

- Construction estimate to reconstruct Docking: **\$77,426,276.**
- Utility costs should be added to the cost of construction during time of construction (unknown expense).
- Furnishing costs of \$5,000 per seat for new system furniture or \$1,600 per person using existing system furniture.
- Rent rates will increase 14% from current rate of \$16.78 for remaining tenants in complex during construction.
- Moving costs of \$200 per person.
- Central Monitoring to relocate (\$439,200).
- Central Mail to relocate elsewhere (\$1,915,705).
- Capitol Complex Data Centers to relocate elsewhere (\$5,856,000).

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Phased Reconstruction of Docking

Description

The building would be reconstructed in two phases. Approximately half of the occupants will be moved out of the building into lease space while the other half remain in the building during reconstruction. Once the vacant space is renovated, then the occupants remaining in the building will move into the newly reconstructed space and the space that they vacate will be reconstructed. The heat plant will be kept operational along with the Statehouse chilled water system. The new cooling towers will also stay and be used to support a new chilled water plant built in the Docking building basement which will be sized to serve both the Statehouse and a reconstructed Docking Building.

Capacity

Current seat capacity: 1,551

New seat capacity: 1,920

Square Footage

Current Usable: 356,651 Gross: 564,138

New Usable: 384,000 Gross: 575,040

Condition

Year Built: 1956

2009 Building Condition Value: 53.9 (poor)

Life Cycle Information: A majority of the building is heated and air conditioned by a perimeter fan coil system that was installed in 1955. This equipment should have been replaced in 1975 given the typical service life of fan coils is 20 years. All the electrical distribution, transformer and panel boards were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of this electrical equipment is 30 years. A majority of the light fixtures were installed in 1955 and also should have been replaced in 1985.

Assumptions and Considerations*

- Additional premium to reconstruct Docking in phases: **\$9,241,153**
- Two wings and approximately 50% of the building would be reconstructed in each phase. A report by GLPM/Turner in 2004 recommended wing by wing phasing due to difficulties installing the curtain wall on a floor by floor basis. Other issues included the difficulties of sound isolation for occupants working above and below the floors under construction; solvents being used to remove hazardous materials could potentially leak into floors below; and the wing by wing will allow for a new chilled/hot water and electrical infrastructure to be installed while the existing infrastructure is being used on the occupied wing.
- Phasing requires restaging of trades, additional protection of occupants, and the cost to keep existing electrical, mechanical, life safety, and plumbing systems operational while installing new ones.
- Phasing will affect the agency adversely by splitting it up and having portions of the agency working in lease space and portions working in the Docking building.
- Phased construction will increase the construction schedule an additional 12-18 months.

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

New Building

Description

A new building will be built south of the Docking Building location. This building will be provided steam for heating by the existing heat plant. No costs associated with Docking are included in this estimate.

Capacity

Current seat capacity in Curtis:	1,135
Current seat capacity in Docking:	1,551
Current seat capacity in Landon:	865
Current seat capacity of both Docking and Landon:	2,416

Square Footage

Current square footage for Curtis	Usable: 261,161	Gross: 320,721
Current square footage for Docking	Usable: 356,651	Gross: 564,138
Current square footage for Landon	Usable: 216,195	Gross: 362,627
Current square footage for Docking and Landon	Usable: 572,846	Gross: 926,765
New square footage for Curtis	Usable: 227,000	Gross: 283,750
New square footage for Docking	Usable: 310,200	Gross: 387,750
New square footage for Docking and Landon:	Usable: 483,200	Gross: 604,000

Assumptions and Considerations*

- Construction estimate for a new building:
 - \$53,587,891 for a new building with the seat capacity of Curtis.
 - \$73,228,915 for a new building with the seat capacity of Docking.
 - \$114,069,024 for a new building with the seat capacity of Docking and Landon.
- The construction costs do not include demolishing Docking or Landon.
- Utility costs should be added to the cost of construction during time of construction (unknown expense).
- A new utility tunnel from the heat plant to the new building will have to be built (\$1,000,000).
- Furnishing costs of \$5,000 per seat for new system furniture.
- Rent rate and surcharge is not impacted during construction.
- Parking in lot 2 and 4 will be displaced for a new building (unknown expense).
- Moving costs of \$200 per person.

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Demolish Docking with Heat Plant to Remain

Description

Occupants will be moved out of the Docking Building into lease space or a new office building. The Docking Building will then be demolished with the heat plant being kept operational. The new cooling towers will also stay and be used to support a new chilled water plant for the Statehouse that will set east of the cooling towers.

Capacity

Current FTE seat capacity: 1,551
Current FTE occupancy: 1,333

Square Footage

Current Usable: 356,651 Gross: 564,138

Condition

Year Built: 1956

2009 Building Condition Value: 53.9 (poor)

Life Cycle Information: A majority of the building is heated and air conditioned by a perimeter fan coil system that was installed in 1955. This equipment should have been replaced in 1975 given the typical service life of fan coils is 20 years. All the electrical distribution, transformer and panel boards were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of this electrical equipment is 30 years. A majority of the light fixtures were installed in 1955 and also should have been replaced in 1985.

Assumptions and Considerations*

- Demolition estimate to raze building and protect heat plant and cooling tower: **\$10,309,539.**
- A new Chilled Water Plant is currently needed for the Statehouse given the age of the existing chillers (1968) and their lack of capacity to serve the new cooling loads in the Statehouse (estimated Statehouse cooling need after the Restoration Project is done is 820 tons the existing plant has a capacity of 720 tons). The cost of modifying the Docking Chilled Water Plant to add new chillers with the capacity for the Statehouse is (\$3,721,512). If Docking is demolished a new chilled water plant will need to be built east of the new cooling tower that will be setup to supply chilled water to the Statehouse (the new cooling tower will be connected to the plant). The cost of building this new chilled water plant after demolishing Docking will be (\$6,130,000).
- Occupants, currently 1,333, will have to relocate elsewhere.
- Furnishing costs of \$1,600 per person using existing system furniture (\$2,132,800).
- Moving costs of \$200 per person (\$266,600).
- Central Monitoring to relocate (\$439,200).
- Central Mail to relocate elsewhere (\$1,915,705).
- Data Centers to relocate elsewhere (\$5,856,000).

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

New Parking Garage

Description

New parking garage to be built in a yet to be determined site.

Capacity

Current capacity in lot 2: 501

Current capacity in lot 4: 501

Current capacity in lot 2 and 4: 1,002

Assumptions and Considerations*

- Construction estimate for a new garage:
 \$9,631,224 for a new garage with 501 stalls.
 \$19,262,448 for a new garage with 1,002 stalls.

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Docking Repair

Description

The Docking Building will be kept occupied while individual repairs are done to the building.

Capacity

Current seat capacity: 1,551

Square Footage

Current Usable: 356,651 Gross: 564,138

Condition

Year Built: 1956

2009 Building Condition Value: 53.9 (poor)

Life Cycle Information: A majority of the building is heated and air conditioned by a perimeter fan coil system that was installed in 1955. This equipment should have been replaced in 1975 given the typical service life of fan coils is 20 years. All the electrical distribution, transformer and panel boards were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of this electrical equipment is 30 years. A majority of the light fixtures were installed in 1955 and also should have been replaced in 1985.

Assumptions and Considerations*

- Construction estimate for individual repairs to Docking: **\$147,750,785.**
 - Replace Air Handler Units
 - HVAC Piping
 - Ductwork Replace
 - VAV Boxes and Controls
 - Replace Statehouse Chillers
 - Fire Protections
 - Electrical and Lighting
 - Ceiling
 - Carpeting
 - News Walls and Finish
 - Hazardous Material Abatement
 - Roofing and Waterproofing
 - Exterior Wall
 - Elevators
 - Foundation Repairs

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Landon Building Reconstruction

Description

Occupants will be moved out of the Landon Building into lease space. The Landon Building will then be reconstructed.

Capacity

Current seat capacity: 865

New seat capacity: 1,080

Square Footage

Current Usable: 216,195

Gross: 362,627

New Usable: 248,604

Gross: 362,627

Condition

Year Built: 1910

2009 Building Condition Value: 71.3 (deficient)

Life Cycle Information: The building is heated by a perimeter fin tube system that was likely to have been installed in 1955. This equipment should have been replaced in 1975 given the typical service life of steam heating coils is 20 years. The building office area is air conditioned by large multizone air handling units that were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of the air equipment and ductwork is 30 years. Most of the power panels and switch gear in the building were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of this electrical equipment is 30 years.

Assumptions and Considerations*

- Construction estimate to reconstruct Landon: **\$71,264,223.**
- Utility costs should be added to the cost of construction during time of construction (unknown expense).
- Furnishing costs of \$5,000 per seat for new system furniture or \$1,600 per person using existing systems furniture.
- Moving costs of \$200 per person.
- Disc data centers and demark to relocate elsewhere (\$5,856,000)
- Rent rates will increase 6% from current rate of \$16.78 for remaining tenants in complex until tenants are moved back into the building.

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Landon Building Repair

Description

The Landon Building will be kept occupied while individual repair are done to the building.

Capacity

Current seat capacity: 865

Square Footage

Current Usable: 216,195

Gross: 362,627

Condition

Year Built: 1910

2009 Building Condition Value: 71.3 (deficient)

Life Cycle Information: The building is heated by a perimeter fin tube system that was likely to have been installed in 1955. This equipment should have been replaced in 1975 given the typical service life of steam heating coils is 20 years. The building office area is air conditioned by large multi-zone air handling units that were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of the air equipment and ductwork is 30 years. Most of the power panels and switch gear in the building were installed in 1955. This equipment should have been replaced in 1985 given the typical service life of electrical equipment is 30 years.

Assumptions and Considerations*

- Construction estimate for individual repairs to Landon: **\$83,064,794.**
 - Replace Air Handler Units
 - HVAC Piping
 - Ductwork Replace
 - VAV Boxes and Controls
 - Replace All Building Chillers
 - Fire Protections
 - Electrical and Lighting
 - Ceiling
 - Carpeting
 - New Walls and Finish
 - Hazardous Material Abatement
 - Roofing and Waterproofing
 - Exterior Wall
 - Elevators

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.

Renovation of Dillon House

Description

The initial renovation work, completed in late 1998, included work to allow the first floor of the Dillon House to be used for events. Work on the upper floors and exterior was deferred. The roof has significant leaks that are causing deterioration to building structure and presents a potential for mold. The ultimate method to stop the leaks and to insure the long-term usability of the roof and the stability of the structure is to replace the roof material and repair any damaged substrate materials. The foundation walls are leaking causing water problems in the basement that are causing a deterioration of interior components as well as the presence of mildew and mold.

Condition

Year Built: 1914

2009 Building Condition Value: 46.9 (poor)

Assumptions and Considerations*

- Construction estimate for individual repairs to Dillon House: **\$3,027,500.**

*All numbers above are estimates taken in today's dollars and are not reflective of true cost of construction. Inflation to middle of construction should be considered at a rate of 5% per year.