

Strategic Capital District Long Range Plan

| | | |
|--|-----------|------------------|
| FY 17 | | \$250,000 |
| • Conceptual design ¹ for 111 State Street | \$100,000 | |
| • Begin Complex advanced programming ² with Core Buildings | \$150,000 | |
| o Analyze 109, 110, 111, 115, 120 and 133 State Street. | | |
| FY 18 | | \$450,000 |
| • Finish Complex advanced programming | \$150,000 | |
| o Expand FY 17 work to include 116, 132, 134 and 136 State Street, all of Baldwin Street, and 2-4 Gov. Aiken | | |
| o Focus on BGS optimization and identify best location for Maintenance. Conceptual design. | | |
| • Conceptual design for 110 State Street | \$100,000 | |
| • Conceptual design for 133 State St former DII space | \$ 50,000 | |
| • 144 State: Property development opportunities | \$ 30,000 | |
| • 26 Terrace: Property development opportunities | \$ 20,000 | |
| • DLC Admin & Warehouse: programming, site search, and alternative options | \$ 75,000 | |
| • Berlin Regional Library: options for property | \$ 25,000 | |
| FY 19 | | \$ 50,000 |
| • Market analysis ³ of buildings we cannot use fully | \$ 50,000 | |
| o Baldwin Street properties | | |
| o State Street properties | | |
| o 26 Terrace Street (Redstone) | | |
| o Berlin Regional Library | | |
| | | \$750,000 |

¹ Conceptual design: Layout and cost estimate for structural, mechanical, accessibility, fire safety, and envelope upgrades as well as basic architectural finishes (not user-specific).

² Advanced programming: look at the net usable areas including special function areas, finding the best fit for essential functions in core buildings first, then support functions for those essential functions, then special functions. This will result in recommendations for the way the State accommodates tourists, independent boards/commissions, conferences & meetings, and the AOA.

³ Market analysis: Appraise, consider options for land and parking independent of the buildings, and determine what covenants and easements are recommended for each property to be sold.

Zampieri Parking Garage Final Report Recommendations

A condition appraisal was conducted by Walker Parking Restoration Consultants. Two options for repair were presented.

Alternative A – Extends useable life 12 to 15 years.

This plan represents a base-line restoration program with limited repairs to address existing deteriorated conditions and provide a protection system capable of maintaining the parking garage over the next 12 to 15 year interval. Project cost estimate per Walker Parking Consultants report and additional cost not included. \$6,337,000.00 with projected maintenance costs of \$1,131,000.00 over the projected life span.

Alternate B – Extends useable life 20+ years.

This plan provides a comprehensive solution in restoring the top half of the slab by removal of the concrete topping to a depth of 3" to remove highly chloride contaminated concrete and all areas of deterioration. The existing top steel rebar reinforcing will be exposed, epoxy coated and or replaced. The top concrete layer will then be replaced with dense high performance concrete allowing for some floor profiling for gravity flow to the floor drains (at this time floors are flat and water fails to make it to the drains). Project cost per Walker Parking Consultants Report and additional cost not included. \$10,322,000.00 with a projected maintenance cost of \$900,000.00 over the projected life span.

After comprehensive review by the Department of Building and Services it is our recommendation that alternate B is the best alternative which will extend the garages useful life for 20+ years provided the preventative maintenance plan outlined in the report is followed.

120 State Street:

Phase 1 includes: Life Safety and Infrastructure Improvements Est. cost \$1.8M

The scope is limited to accessibility and life safety improvements. It is bare bones scope and makes the most sense to bid for the design of these items as they are interrelated.

Scope of Work Phase 1:

- A. Stair Towers: Replace two existing exterior stair towers with enclosed stair towers. Include egress from the basement at both ends of the building. Special attention to energy efficiency and natural light. Provide chase to support future deep energy retrofit.
- B. Engineering: Conceptual design of planned mechanical retrofit to ensure chases are sized properly. In order to convert to a two pipe hot water system pipes must be ran outside the building to supply and return from each floor. The only way to do this is within the stair towers.
- C. Freight Elevator: Replace freight elevator. This may require redesign of loading dock area.
- D. Accessible Entry: Redesign existing ramp to create a covered or enclosed ramp or other means of accessible entry.
- E. Flood proofing window wells and Basement slab flooding issues: Address basement slab water intrusion problems and design flood proofing system for window wells.

Phase 2: (5-10 years) Deep Energy Retrofit to include envelope improvements, HVAC, electrical, plumbing and fire safety upgrades.

WSOC Project Budget Summary

| | FY '12 * | FY '13 | FY '14 | FY '15 ** | Total Capital Funding | Total Capital Funding for Construction | Total Spent to Date | Total Encumbered and Spent to date for project | Estimated Projected Cost *** | Contingency Remaining **** | Total Project Cost ***** |
|----------------|------------|------------|------------|------------|-----------------------|--|---------------------|--|------------------------------|----------------------------|--------------------------|
| Appropriations | 12,000,000 | 21,200,000 | 33,000,000 | 19,151,826 | 85,351,826 | | | | | | |
| Allocations | 11,770,111 | 21,200,000 | 33,000,000 | 17,451,826 | | 83,421,937 | 116,068,867 | 119,950,928 | 7,650,000 | 3,276,822 | 130,877,750 |

Notes:

* FY '12 funding was \$12,000,000 and \$229,889 was used to cover the bonding fee for section 2 of the Capital Bill so total amount that went to construction was \$11,770,111

** FY '15 funding is \$19,151,826 and \$1,700,000 is being used to cover lease cost so the total amount that went to the construction was \$17,451,826.

*** The following are some of the big foreseeable items remaining

| | | |
|---|-----------|---|
| PC Related Potential Change Orders | 3,600,000 | |
| A&E Services | 350,000 | |
| Fit up componenets | 550,000 | |
| Contaminated Materials | 400,000 | |
| Design of Hanks and Weeks | 700,000 | The balance of Contingency will be used to advance this Project |
| Campus Signage | 150,000 | |
| DII costs | 200,000 | |
| Warrenty Clerk Time | 250,000 | |
| Warrenty Assiatance | 150,000 | |
| Solar | 150,000 | |
| Commisioning controls changes | 400,000 | |
| MISC. (shades, chair rail, window film, etc.) | 750,000 | |

**** This Contingency is for unknown conditions that are discovered as the facility transitions into full operation over the next year.

***** The total Project Cost is based on the 2014 Legislation granting the approval of additional contingency expenditures up to 5% of the original project cost