



*DE0201B – BPW/DGS – State Government Center – Annapolis*

**Authorization Sources  
(\$ in Millions)**

| <i>Fund Sources</i> | <i>Prior Authorization</i> | <i>2010 Allowance</i> | <i>2011 Estimate</i> | <i>2012 Estimate</i> | <i>2013 Estimate</i> | <i>2014 Estimate</i> |
|---------------------|----------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|
| GO Bond             | \$0.650                    | \$3.136               | \$0.000              | \$0.000              | \$0.000              | \$0.000              |
| <b>Total</b>        | <b>\$0.650</b>             | <b>\$3.136</b>        | <b>\$0.000</b>       | <b>\$0.000</b>       | <b>\$0.000</b>       | <b>\$0.000</b>       |

***Project Summary Information***

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|                              |                            |   |            |
|------------------------------|----------------------------|---|------------|
| <b>Total Project Cost:</b>   | \$3,786,000                | <b>Cost Per Square Foot – Base:</b>         | \$700      |
| <b>Budget Estimate Stage</b> | 50% Construction Documents | <b>With Escalation &amp; Contingencies:</b> | \$816      |
| <b>Program Plan Status:</b>  | Approved March 2008        | <b>Gross Square Footage:</b>                | 2,300      |
| <b>Green Building:</b>       | No                         | <b>Est. Completion Date:</b>                | March 2010 |

***Project Analysis***

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In fiscal 2009, \$650,000 was appropriated for the project’s design costs. Because of the historical nature of the project, the Department of General Services (DGS) received special permission to use a sole-source procurement method for the design contract, which was awarded to Beyer Blinder Belle because of its experience with similar restorations. The approved program plan based on this architecture and engineering’s (A/E) selection by the Board of Public Works yielded a \$199,000 reduction of the required design costs. These funds were reprogrammed toward construction costs. Also lowering the total cost was the usage of Maryland State Archives funding from the State House Piping Project to complete the largest part of demolition work related to the project, the removal of the wall separating the Calvert Room and the Maryland Silver Room in 2008. Finally, the built-in equipment cost of the project related to the historically accurate furnishings required to create an authentic 19th century chamber was reduced. During the 2008 session, there was \$2.0 million anticipated for this expense while the fiscal 2010 capital allowance has reduced this to \$500,000. **The agency should comment on the source of the cost savings realized for built-in equipment.**

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In total, the project was originally estimated to have a total cost of \$5.9 million. The revised estimate is \$3.8 million. However, DGS states that the original size of the space to be renovated was based on estimated space data, and that the measurements performed by the A/E specialists lowered the area under renovation by 500 square feet, to 2,300 total square feet. A reduced scope and downward cost revisions would suggest that the cost per square foot would fall. Yet, the agency doubles the cost per square foot estimate for the project, which is up to \$700/square foot in the allowance from the \$350/square foot reported in fiscal 2009. The agency states that this change was the result of design-related costs associated with architectural, mechanical, and electrical components within the newly identified scope. **The agency is asked to detail why the cost per square foot has doubled, as the component pieces fall in cost.**

Approximately 60% of the design work was completed at the end of February 2009. The design should be finalized in July 2009, with construction set to begin in August 2009. No out-year costs are planned, as the procurement of the historical pieces is slated to be undertaken concurrent with design and construction efforts. This strategy places all costs for the project in the fiscal 2010 appropriation. However, the project completion date is March 2010, which is during the 2010 session. DGS states that it has not been instructed to restrict work in the chamber during session. Work will be limited to the Old House Chamber itself and the basement areas directly below it to maintain continuity in government functions. The contract documents will be developed in conjunction with Annapolis Buildings and Grounds Access to develop nonintrusive contractor access. **The agency should comment on the impact of this project schedule on the 2010 session.**

Finally, during the 2008 session, the Department of Legislative Services questioned how the space would both recreate the historic period intended and serve as a modern meeting facility with state-of-the-art presentation electronics. DGS deferred responding until a contractor was on-board. Now that A/E services have been procured, **the department is asked to comment on the integration of the historical furnishings and the modern meeting facility.**

## ***Recommended Actions***

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Approve.

**Capital Project Cost Estimate Worksheet**

**Department:** Board of Public Works  
**Project Number:** DE021B  
**Project Title:** State House – Old House of Delegates Chamber  
**Analyst:** Dylan R. Baker

***Structure***

|   |                 |                    |                    |
|---|-----------------|--------------------|--------------------|
| New Construction:                         | 0 Sq. Ft. X     | \$0.00 Sq. Ft. =   | \$0                |
| New Construction:                         | 0 Sq. Ft. X     | \$0.00 Sq. Ft. =   | 0                  |
| Renovation:                               | 2,300 Sq. Ft. X | \$700.00 Sq. Ft. = | 1,610,000          |
| Renovation:                               | 0 Sq. Ft. X     | \$0.00 Sq. Ft. =   | 0                  |
| Asbestos Removal                          |                 |                    | 50,000             |
| Built-in Equipment                        |                 |                    | 590,000            |
| Demolition                                |                 |                    | 30,000             |
| Information Technology                    | 0 GSF X         | \$0.00 GSF =       | 0                  |
| <b>Subtotal</b>                           |                 |                    | <b>\$2,280,000</b> |
| Regional Factor:                          | 100.0%          |                    | 0                  |
| <b>Subtotal</b>                           |                 |                    | <b>\$2,280,000</b> |
| Escalation to Mid-point:                  | 1.00 Yrs. X     | 6.0% =             | 6.00% 136,800      |
| <b>Total Cost of Structure (Bid Cost)</b> |                 |                    | <b>\$2,416,800</b> |

***Site Work and Utilities***

|                                    |  |                    |
|------------------------------------|--|--------------------|
| Site Improvements:                 | 0 + regional factor + mid-point escalation | \$0                |
| Utilities:                         | 0 + regional factor + mid-point escalation | 0                  |
| <b>Project Subtotal (Bid Cost)</b> |  | <b>\$2,416,800</b> |

***Fees and Miscellaneous Costs***

|                                      |                                  |                    |
|--------------------------------------|----------------------------------|--------------------|
| Green Building Premium               | 0.0%                             | \$0                |
| Total Construction Contingency       | 10.0%                            | 241,680            |
| Inspection Cost:                     | 4.6%                             | 111,173            |
| Miscellaneous:                       | CPM Schedule                     | 40,000             |
| Miscellaneous:                       | Building Equipment Commissioning | 48,336             |
| Miscellaneous:                       | Permits and reviews              | 125,000            |
| Miscellaneous:                       | Moveable equipment               | 425,000            |
| Miscellaneous:                       | Information technology equipment | 100,000            |
| A/E Fee through construction phase @ | 10.0%                            | 277,279            |
| <b>Total Cost of Project</b>         |                                  | <b>\$3,785,268</b> |

|   |              |
|---|--------------|
| <b>Base Cost Per New Square Foot</b>  | <b>\$0</b>   |
| <b>Adjusted Cost Per New Square Foot (incl. escalation, contingencies &amp; Green Bldg.)</b>  | <b>\$0</b>   |
| <b>Base Cost Per Renovated Square Foot</b>  | <b>\$700</b> |
| <b>Adjusted Cost Per Renovated Square Foot (incl. escalation, conting. &amp; Green Bldg.)</b> | <b>\$816</b> |