

DE0201A
Annapolis State Government Center
Board of Public Works

State House – Old Senate Chamber (Anne Arundel County)

General Obligation Bonds	\$3,000,000
Pre-authorization (2013)	\$2,100,000

Summary of Recommended Bond Actions

	<u>Funds</u>
1. State House – Old Senate Chamber	\$3,000,000 GO
Defer additional construction funds to fiscal 2014.	
2. BPW State House – Old Senate Chamber	
Approve technical amendment to 2011 session authorization.	
3. Section 12 State House – Old Senate Chamber	
Amend pre-authorization for the 2013 session to add funds deferred from fiscal 2013.	
Total Reductions	\$3,000,000

Bill Text: State House – Old Senate Chamber. Provide funds to construct alterations and renovations to the State House in order to restore the Old Senate Chamber to its 18th Century appearance, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to appropriation of all the funds necessary to complete the project.

Project Description: This project will renovate and restore the Old Senate Chamber to correct the historical inaccuracies. The project scope also includes the renovation of the adjacent Senate Committee and Stairwell Rooms. This project is included in the 2007 State House Visitor Experience Master Plan which outlines how portions of the State House will be transitioned into an interpretive themed tourist attraction.

Project Summary Information

Total Project Cost:	\$8,100,000	Cost Per Square Foot – Base:	\$1,920
Cost Estimate Stage:	Budget	With Escalation and Contingencies:	\$2,499
Program Plan Status:	Submitted and pending approval	Est. Completion Date:	November 2016
Green Building:	No	Project Design Cost %:	11.5%

Project Analysis

The 2007 State House Visitor Experience Master Plan was commissioned by the Maryland State Archives in 2006 at the request of the State House Trust in an effort to improve the visitor experience in the historical State House. The master plan represents a guiding document for the development of the State House over a multi-year period into a first rate tourist attraction while maintaining the building as a functional working State House building. The recently completed Old House Chamber restoration project represents the nineteenth century interpretation of the building while the proposed Old Senate Chamber project constitutes the eighteenth century interpretation; the legislative chambers currently in use by the Senate and House of Delegates represent the twentieth and twenty-first century historical interpretations envisioned in the master plan.

The project is intended to correct historical inaccuracies in the current space and address much needed infrastructure problems. The Old Senate Chamber has undergone several renovations over the years that archivists have determined to be both historically inaccurate and detrimental to interior and exterior appearance of the building. Prior efforts focused on historical interpretation that used materials and techniques that proved to be incompatible. As a result, much of the interior space is degraded and in need of repair that diminishes the visitor experience. The building also needs modern museum grade infrastructure systems such as heating, ventilation, and air conditioning; fire suppression systems; and fire alarm and detection system, that must be installed without impacting or compromising the current and future authentic restorations.

This restoration and renovation project was not in the State's five-year 2011 *Capital Improvement Plan* (CIP) but was initially funded in the 2011 session with a \$3.0 million authorization for design, and some construction funding, and a \$3.0 million pre-authorization for the 2012 session to complete construction. The 2012 CIP includes this project in the State's capital plan with an estimated total cost of \$8.1 million. The remaining \$2.1 million estimated to be needed to complete the project is included in the 2012 capital budget bill as a pre-authorization for the 2013 session.

The Department of General Services (DGS) has yet to procure design services which are expected to take 14 months to complete. For a project of this nature that entails historically accurate restoration, some of the initial efforts must include archival research, retention of a conservator, early consideration of exhibit design to ensure that the restoration efforts account for the infrastructure and placement of exhibits, and a careful program verification process to ensure the materials and techniques to be used will be historically accurate. Due to the investigative nature of the design process, DGS anticipates that some of the design efforts will require construction activities to support ongoing investigation. DGS intends to use a modified design-build approach, whereby some elements of design and construction are undertaken simultaneously. This will allow for a more fluid approach to undertaking the project that a more traditional design-bid-build approach would not allow.

The Department of Legislative Services (DLS) recognizes that the design-build construction management approach requires the availability of funds for both design and construction at the same time, and that the State House Trust's timeframes for completing this project will necessitate a more fluid yet fully integrated process for developing the project through design and construction. However, as yet, design has not been initiated and, given the historical nature of the project, will likely take additional time to get through the initial archival research phase. Based on the schedule and the availability of design and construction funds authorized in the 2011 session, it is unclear why additional authorizations will be required in fiscal 2013. The mere availability of funding will not accelerate the pace of design and, to the extent that some construction funds are needed based on individual design and construction task orders in the initial phase of the project, these funds are already currently available. As such, **DLS recommends that the proposed \$3.0 million of fiscal 2013 general obligation authorizations be instead added to the proposed pre-authorizations programmed for the 2013 session.**

Prior Authorization and Capital Improvement Program

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

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Acquisition	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Planning	0.700	0.000	0.000	0.000	0.000	0.000
Construction	2.300	3.000	2.100	0.000	0.000	0.000
Equipment	0.000	0.000	0.000	0.000	0.000	0.000
Total	\$3.000	\$3.000	\$2.100	\$0.000	\$0.000	\$0.000

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

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$3.000	\$3.000	\$2.100	\$0.000	\$0.000	\$0.000
Total	\$3.000	\$3.000	\$2.100	\$0.000	\$0.000	\$0.000

GO Bond Recommended Actions

1. Defer additional construction funds to fiscal 2014.

DE0201A* State House – Old Senate Chamber \$ 0

<u>Allowance</u>	<u>Change</u>	<u>Authorization</u>
3,000,000	-3,000,000	0

Explanation: Construction funding is not likely to be needed until fiscal 2014. The design contract has yet to be awarded and will likely take all of fiscal 2013 to complete. When the project first received funding authorization in the 2011 session, a portion of the funds authorized included \$2.3 million for construction; therefore, should there be a need to encumber funds for certain construction activities during fiscal 2013, there are funds available to encumber. The construction funds proposed for fiscal 2013 should be added to the pre-authorization included in the Maryland Consolidated Capital Bond Loan of 2012 as submitted to ensure there is legal authority to award any construction contract should the need arise.

2. Approve technical amendment to 2011 session authorization that clarifies the renovation will restore the Old Senate Chamber to its original 18th Century appearance.

Capital Project Cost Estimate Worksheet

Department: Board of Public Works
Project Number: DE0201A
Project Title: Old Senate Chamber Reconstruction
Analyst: Matthew D. Klein

Structure

New Construction:	2,300 Sq. Ft. X	\$1,920.00 Sq. Ft. =	\$4,416,000
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			0
Demolition:			0
Information Technology:	2,300 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:	Interior Dismantling		275,000
Subtotal			\$4,691,000
Regional Factor:	100.0%		0
Subtotal			\$4,691,000
Escalation to Mid-point:	3.42 Yrs. X	3.9% =	13.17% 617,822
Total Cost of Structure (Bid Cost)			\$5,308,822

Site Work and Utilities

Site Improvements:	0 + regional factor + mid-point escalation	\$0
Utilities:	0 + regional factor + mid-point escalation	0
Project Subtotal (Bid Cost)		\$5,308,822

Fees and Miscellaneous Costs

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	15.0%	796,321
Inspection Cost:	3.2%	169,882
Miscellaneous:	CPM Schedule	96,000
Miscellaneous:	Exhibit Construction	1,035,000
Miscellaneous:		0
A/E Fee through Construction Phase @	11.2%	702,118
Total Cost of Project		\$8,108,143

Base Cost Per New Square Foot	\$1,920
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$2,499
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)	\$0