EXHIBIT 2
DATE 1/09/07
HB 5

General Services Division
Detailed Project Descriptions

Long Range Building Program Proposal
2008-2009

Project Title: Code/Deferred Maint. Projects, Capitol Complex

Brief Description of Project:
This project will authorize code compliance and deferred maintenance projects at a number of Capitol complex facilities.

Statewide Priority: 6
Agency Priority: 6
Est. Completion Date: 06/30/2009

Cap. Proj. Bien: 2009
Cap. Proj. Request No: 1415
Version: 2009-6101-W-5

● Approved
○ Disapproved

Agency No: 6101 **Agency Name:** DEPARTMENT OF ADMINISTRATION
Program No: 06 **Program Name:** GENERAL SERVICES PROGRAM

THIS PROJECT:

- ☐ Is an Original Facility
- ☑ Improves an Existing Facility
- ☐ Replaces an Existing Facility

Major Maintenance Class:
☑ Class I ☑ Class II ☑ Class III

LOCATION:

- ☑ Site on Owned Property
- ☐ Site to be Selected
- ☐ Site Already Selected
- ☐ Outside of 100 Year Flood Plain
- ☑ Utilities Already Available
- ☑ Access Already Available

ESTIMATED COST OF PROJECT:

1. Land Acquisition:	$0	9. Contingency:	$0
2. Site Investigation:	$25,000	10. A&E Supervisory Fee:	$14,000
3. Consultant Services:	$46,000	11. Construction Mgmt:	$0
4. Construction Costs:	$460,000	12. Commissioning:	$0
5. Site Development:	$0	13. Construction Testing:	$5,000
6. Utilities:	$0	14. Percent for the Arts:	$0
7. Telecomm. Systems:	$0	15. Other:	$0
8. Furnishings & Equipment	$0	**Total Estimated Cost:**	**$550,000**

PROJECT FUNDING:

Fund	Amount	Cash/ Bonded	Bill Number
06528	$550,000	C	HB 0005
Total Funding:	**$550,000**		

DESCRIPTION OF FACILITY:

General Description:

This project will authorize various Complex-wide code compliance and deferred maintenance improvements including: hazardous materials identification and abatement; maintenance, repairs and replacement of Complex parking lots; and repairs to the Original Governor's Mansion and Carriage House.

All improvements listed within this project will not be possible to attain with the proposed funds, however it is the intent of the General Services and Architecture & Engineering Divisions to accomplish the most needed improvements in a prioritized manner.

Impact on Existing Facilities:

Identification and remediation of hazardous materials determined to pose a risk will protect the health and safety of building occupants, visitors, and the general public.

Maintaining and improving existing Complex parking lots is necessary for the efficient operation of, and convenient access to, the Capitol Complex.

Properly maintaining the Original Governor's Mansion and Carriage House will protect a state and nationally registered historic landmark for future generations.

Functional Space Requirements:

Improvements will be made within existing space. Construction operations may temporarily inconvenience occupants and visitors, and every attempt will be made to minimize this as much as possible.

EXPLANATION OF PROBLEM BEING ADDRESSED:

Hazardous materials, including asbestos, are occasionally encountered during maintenance and repair operations conducted by General Services. This project will provide funds to proactively identify and determine appropriate management strategies for hazardous materials encountered in normal maintenance and occasional construction activities.

All asphalt pavements are an asset that must be regularly maintained, repaired, and occasionally replaced. Parking within the Complex is tight and it is important to maximize the available space by properly maintaining these lots.

The Old Governor's Mansion and Carriage House are historic assets of the State and should be maintained in reasonable condition. This project will allow General Services to identify, prioritize, and conduct major maintenance and repairs at this facility.

Department: 6101 DEPARTMENT OF ADMINISTRATION

Version: 2009-6101-W-50

ALTERNATIVES CONSIDERED:

1. Authorize these worthwhile improvements.
2. Authorize only part of this request.
3. Disapprove this request.

Rationale for Selection of Particular Alternative:

The requested alternative is to authorize these improvements to maintain Complex facilities in a safe and functional condition, to the maximum extent that available funds allow. Disapproval of this request would risk the safety and health of employees, visitors and the general public and allow existing facilities to deteriorate needlessly.

Department: 6101 DEPARTMENT OF ADMINISTRATION
Version: 2009-6101-W-50

Project Title: Fire Protection Measures, Capitol Complex

Brief Description of Project:
Improve fire detection and suppression systems in Capitol Complex buildings.

Statewide Priority: 8
Agency Priority: 8
Est. Completion Date: 06/30/2009

Cap. Proj. Bien: 2009
Cap. Proj. Request No: 1406
Version: 2009-6101-W-5

Agency No: 6101 **Agency Name:** DEPARTMENT OF ADMINISTRATION
Program No: 06 **Program Name:** GENERAL SERVICES PROGRAM

● Approved
○ Disapproved

THIS PROJECT:

- [ ] Is an Original Facility
- [x] Improves an Existing Facility
- [ ] Replaces an Existing Facility

Major Maintenance Class:

- [ ] Class I
- [x] Class II
- [x] Class III

LOCATION:

- [x] Site on Owned Property
- [ ] Site to be Selected
- [ ] Site Already Selected
- [ ] Outside of 100 Year Flood Plain
- [ ] Utilities Already Available
- [ ] Access Already Available

ESTIMATED COST OF PROJECT:

1. Land Acquisition:	$0	9. Contingency:	$0
2. Site Investigation:	$5,000	10. A&E Supervisory Fee:	$15,000
3. Consultant Services:	$40,000	11. Construction Mgmt:	$0
4. Construction Costs:	$440,000	12. Commissioning:	$0
5. Site Development:	$0	13. Construction Testing:	$0
6. Utilities:	$0	14. Percent for the Arts:	$0
7. Telecomm. Systems:	$0	15. Other:	$0
8. Furnishings & Equipment	$0	**Total Estimated Cost:**	**$500,000**

PROJECT FUNDING:

Fund	Amount	Cash/ Bonded	Bill Number
06528	$500,000	C	HB 0005
Total Funding:	**$500,000**		

DESCRIPTION OF FACILITY:

General Description:

This project will authorize the installation of fire detection and suppression systems in the Capitol Complex. Currently, the highest priority improvements that could be funded under this project include the installation of additional fire detection and suppression systems in the State Capitol building, and installation of a fire suppression system in the State Library and State Law Library both located in the Justice Building. It is likely that the amount of GSD funds authorized for this project will not be able to complete all improvements at these two facilities, and the project will be reduced in scope or over more than one biennia.

Impact on Existing Facilities:

In general this project will lead to the protection of facilities, furnishings, occupants and visitors. More specifically, and due to the significant nature of the Capitol and Libraries contents, this project will protect historic architecture and irreplaceable collections of artifacts, books and manuscripts.

Functional Space Requirements:

Improvements will be made within existing space.

EXPLANATION OF PROBLEM BEING ADDRESSED:

The lack of formal detection and suppression systems put buildings, contents, and occupants at risk. Current and past insurance carriers have expressed concern about the lack of detection and suppression systems at these two Capitol Complex facilities, and insurance premiums have been increased as a result.

ALTERNATIVES CONSIDERED:

1. Authorize the installation of detection and suppression systems at the highest-risk, greatest value locations in the Capitol Complex.
2. Do not authorize this project.

Rationale for Selection of Particular Alternative:

Option #1 will help reduce the State's risk against catastrophic loss of life and property at buildings within the Capitol Complex that are deemed of highest risk or greatest value.

Department: 6101 DEPARTMENT OF ADMINISTRATION

Version: 2009-6101-W-50

GENERAL NARRATIVE:

This project will authorize the installation of fire detection and suppression systems in the Capitol Complex. Currently, the highest priority improvements that could be funded under this project include the installation of additional fire detection and suppression systems in the State Capitol building, and installation of a fire suppression system in the State Library and State Law Library both located in the Justice Building.

The State's comprehensive insurance plan, which includes purchasing commercial insurance on all state buildings and contents, boilers , machines and vehicles, has an estimated replacement cost of $100,000,000 for the State Library and Law Library located in the Justice Building. Because such a high concentration of replacement value is located in this one facility, the State's commercial insurer purchases reinsurance from other insurance companies to spread the potential risk associated with a catastrophic loss. Presently, the reinsurance cost for the Justice Building libraries is $30,000 per year.

Installation of an automatic fire suppression system will provide preventative measures that will reduce reinsurance costs and likely reduce the State's premium as well. In the past, reinsurers worldwide experienced catastrophic losses due to hurricanes and other natural or man made disasters and for a significant period of time afterwards the insurance industry increased reinsurance rates dramatically. Installation of suppression systems at buildings targeted by the insurance industry as high-risk is a wise and prudent investment.

Department: 6101 DEPARTMENT OF ADMINISTRATION
Version: 2009-6101-W-50

Project Title: Mechanical System Improvements, Capitol Complex

Brief Description of Project:
This project will authorize elevator and other mechanical system improvements at buildings within the Capitol Complex.

Statewide Priority: 26
Agency Priority: 1
Est. Completion Date: 06/30/2009

Cap. Proj. Bien: 2009
Cap. Proj. Request No: 1412
Version: 2009-6101-W-5

Agency No: 6101 **Agency Name:** DEPARTMENT OF ADMINISTRATION
Program No: 06 **Program Name:** GENERAL SERVICES PROGRAM

● Approved
○ Disapproved

THIS PROJECT:
- ☐ Is an Original Facility
- ☑ Improves an Existing Facility
- ☐ Replaces an Existing Facility

Major Maintenance Class:
☐ Class I ☑ Class II ☑ Class III

LOCATION:
- ☑ Site on Owned Property
- ☐ Site to be Selected
- ☐ Site Already Selected
- ☐ Outside of 100 Year Flood Plain
- ☑ Utilities Already Available
- ☑ Access Already Available

ESTIMATED COST OF PROJECT:

1. Land Acquisition:	$0	9. Contingency:	$0
2. Site Investigation:	$25,000	10. A&E Supervisory Fee:	$52,000
3. Consultant Services:	$163,000	11. Construction Mgmt:	$0
4. Construction Costs:	$1,630,000	12. Commissioning:	$20,000
5. Site Development:	$0	13. Construction Testing:	$10,000
6. Utilities:	$0	14. Percent for the Arts:	$0
7. Telecomm. Systems:	$0	15. Other:	$0
8. Furnishings & Equipment	$0	**Total Estimated Cost:**	**$1,900,000**

PROJECT FUNDING:

Fund	Amount	Cash/ Bonded	Bill Number
06528	$1,900,000	C	HB 0005
Total Funding:	**$1,900,000**		

DESCRIPTION OF FACILITY:

General Description:

This project consolidates three requests into a Complex-wide authorization that will improve mechanical systems at State facilities. Mechanical system improvements are needed at a number of Complex facilities including: major repairs, modifications, and replacement of elevators; boiler, chiller, and HVAC system replacement and upgrades; and installation of mechanical system direct digital controls.

Impact on Existing Facilities:

Maintaining Complex elevators is necessary to meet American's with Disabilities Act and building code requirements. It is critical to provide free and easy public access for all persons, including those with disabilities, to all governmental facilities where public access is appropriate and necessary.

Heating, ventilation and air conditioning (HVAC) repairs and improvements serve to provide healthy, productive and energy efficient building environments.

Functional Space Requirements:

Improvements will be made within existing space. Replacement of components may temporarily inconvenience occupants and visitors, as access to bring in replacement equipment must be accommodated.

EXPLANATION OF PROBLEM BEING ADDRESSED:

Many elevators in the Capitol Complex are over 50 years old and are in need of major repairs or modifications. For many of these, replacement parts are becoming exceedingly difficult to acquire and maintenance costs are becoming exorbitant. Elevator repair, modifications and replacements will better maintain current building operations and compliance with code requirements.

Various HVAC systems and components within the Complex are nearing the end of their useful life. Not addressing these soon risks component failure that may lead to damage to buildings and contents. Prompt attention to the most deficient systems will minimize these risks, increase occupant and visitor comfort, and likely lead to significant energy savings.

Many of the State's buildings utilize outdated pneumatic HVAC system controls, which are inefficient compared to the newer direct digital controls in use today. Updating these outdated controls will allow for better building environment and energy conservation control.

ALTERNATIVES CONSIDERED:

1. Authorize these worthwhile improvements.
2. Authorize only part of this request.
3. Disapprove this request.

Rationale for Selection of Particular Alternative:

The requested alternative is to construct these improvements as soon as possible to maintain, to the maximum extent possible, code compliant accessibility to Capitol Complex facilities and improve building internal environments and energy efficiency. Disapproval of this request would continue to subject residents and staff to unnecessary hardship that can be avoided.

Department: 6101 DEPARTMENT OF ADMINISTRATION

Version: 2009-6101-W-50

GENERAL NARRATIVE:

The State Capitol Complex includes a number of buildings critical to the delivery of governmental services to the public. It is extremely important to maintain full accessibility to all spaces where public access is appropriate and necessary. This project will improve access for building occupants and visitors, as well as improve building environments and energy performance.

Improvements to be considered and prioritized for this project include: repairs, modifications or replacement of elevators within the Capitol Building, and other Complex buildings recommended in the ISIS report commissioned by GSD; replacement of boilers at 2800 Airport Road, 1539 11th Avenue; and 1420 East 6th Avenue; replacement of chiller units at 1315 East Lockey, 302 North Roberts, 1401 East Lockey; new HVAC units at 2517 Airport Road; and installation of direct digital controls at buildings continuing to utilize outdated pneumatic controls.

All improvements listed within this project will not be possible to attain with the proposed funds, however it is the intent of the General Services and Architecture & Engineering Divisions to accomplish the most needed improvements in a prioritized manner.