

MINUTES
(Subject to Approval by the Committee)
Capitol Services Committee
Thursday, June 16, 2016
1:30 P.M.
WW17
Boise, Idaho

Capitol Services Committee members in attendance were Co-Chair Senator Chuck Winder, Pro Tem Brent Hill, Senator Patti Anne Lodge, Speaker Scott Bedke, and Representative Hy Kloc. Senator Cherie Buckner-Webb and Representative Wendy Horman were in attendance by phone. Absent was Co-Chair Representative Brent Crane.

Others in attendance: Eric Milstead, Director, Legislative Services Office; Michelle O'Brien, Special Projects Coordinator.

Pro Tem Hill moved to approve the Capitol Services Committee minutes from November 6, 2014, seconded by Senator Lodge, and the motion passed unanimously by voice vote.

Discussion on Statehouse Facility Issues in Progress

Bob Geddes, Director, Department of Administration, provided an update on Capitol maintenance issues.

- Window Glazing. The chicken wire laminated glass installed during the renovation, which is the exact design as the original glass is delaminating causing a circular pattern in the windows. The Department of Administration, A&D Glass, Jacobsen Co., and a company in Pennsylvania are working together to resolve the issue. He stated that the scaffolding to reach the glass in the dome could be more expensive than the glass replacement itself.
- Splitting of Woodwork and Cracks in Drywall. Expansion joints will be retrofitted above the garden level wing doors to accommodate changing heat and cold conditions.
- Drainage in the South Garden. The Department of Administration is working with the Department of Justice and architect to replace four to five sections of concrete at the transition of the sidewalk to the ramps leading to the garden level. The east handrail will be extended and an additional handrail will be added to meet ADA requirements. The cost to retrofit ramps will be significantly less than initially reported. Collection points will be expanded, and drainage from the building will be diverted to avoid future water problems.
- House offices will be remodeled to ensure security and ADA access.
- Cracking in the rotunda is not significant and does not need to be retrofitted, but will be monitored.
- Cracking around doors will be looked into and a solution provided.
- Electronic mats are being installed to deter pigeons from nesting. The mats have a five-year guarantee and will not provide a fatal electric shock, but a light tingle instead.
- Caulking will be replaced on the granite steps near the Jefferson Street entrance which have slumped over time due to water seepage.
- Ramps have been installed at the east and west porticos; which now meet ADA requirements.
- Roof panels around the skylight in the JFAC committee room will be replaced, which was not part of the renovation in 1992.
- Heating, Ventilation, and Air Conditioning (HVAC) renovations will be made in the rotunda.
- Cracks in the laminated wood around the yoke of the historic bell will be repaired.

Director Geddes stated that the construction on intersections and sidewalks around the Capitol is in anticipation of changing one-way traffic to two-way. He stated that the Division of Building Safety recommended additional safety precautions with work being done within the Capitol. He added that a maintenance schedule will be prepared and kept updated and encouraged everyone's help in identifying repairs needed around the Capitol.

Speaker Bedke asked what the time frame was and who will be paying for the window repairs. Director Geddes responded that he did not know the time frame and added that the Department of Administration and the contractor believes the glass was a manufacturing flaw and that the state should not pay for the cost or installation. Speaker Bedke asked if the scaffolding will be as extensive as during the renovation. Director Geddes responded that the scaffolding should not be as extensive, but will be a significant problem to overcome. He added that during the renovation, the glazed windows were fixed and not able to open to allow access for replacement of light bulbs. He stated that when the windows are replaced, they may be retrofitted so they can be opened.

Speaker Bedke asked about wear and tear in the elevators. Director Geddes replied that a protective finish will be applied to prevent tarnishing. Speaker Bedke noted gouges in the interior panels. Director Geddes will add that to the list of repairs.

Speaker Bedke complimented the grounds crew for their work around the Capitol. Director Geddes commented that the cause of the dying grass near the corner of Jefferson and Bannock was due to the water being shut off during roadwork by the Ada County Highway District, which has since been turned on. He added that the Capitol Mall grounds crew does an incredible job maintaining the grounds. Pro Tem Hill also complimented the grounds crew and asked what the source of funding was for the maintenance items. Director Geddes responded that the Capitol Commission will pay for the repairs. Pro Tem asked how extensive adding the expansion joints to the garden level sheet rock will be. Director Geddes deferred to John Maulin, architect with CSHQA. Mr. Maulin responded that the repairs will entail surface cuts in the drywall and will not be extensive.

Representative Kloc asked if there were concerns about accidents within the building. Director Geddes responded that he has not heard of any. He continued by stating many tourists visit the Capitol, especially on the weekends. He recommended the Committee consider changing the current hours of 6:00 a.m. to 6 p.m. to 7:00 a.m. to 7:00 p.m. Pro Tem Hill agreed that 7:00 a.m. to 7:00 p.m. would accommodate more tourists. Director Geddes asked if the Capitol hours were in Idaho Code. Director Milstead will look into it.

Senator Winder asked about the additional handicap seating in the galleries. Director Geddes responded that the voting monitor in the House will be elevated and mounted to the wall and two seats will be added along with some portable seating for companions. He stated that the handicap seating in the galleries and Lincoln auditorium will be added and complete before session starts.

Senator Lodge asked if the committee room seating could be curved to allow committee members to see each other better. Director Geddes responded that it would require a lot of retrofitting because most of the platforms are fixed. Senator Lodge suggested adding the recommendation to a future list of repairs.

Update on Capitol Dining Operation and Contract

Director Milstead stated that the current contract with Rooster's expires at the end of June 2016 and that three vendors will present proposals for the statehouse dining room contract. He stated that the contract is a two-year contract with a provision for early termination by either party with a 30-day written notice and states that the vendor is required to provide breakfast and lunch during all regular, special, and organizational sessions and may provide food services to the Legislature at other times for other meetings or special events at the request of LSO or at the vendor's discretion. Director Milstead stated that LSO's duties and responsibilities include providing the kitchen and dining room, maintaining kitchen equipment, and providing paper and plastic for takeout orders.

Representative Kloc asked if maintaining the equipment was typical. Director Milstead responded that LSO's responsibility to maintain the equipment has been standard for the past seven years because the kitchen is used only for a three-month period and the machinery works best and has a longer lifespan if used routinely.

Pro Tem Hill asked what profit was made by the previous vendor during the last contract period. Director Milstead responded that he was not sure of the amount of profit; however, the daily sales during session averages \$740 per day and approximately \$10,000 in catering.

Rooster's Eatery & Catering

Chairman Winder introduced Rhonda DeGiorgio, Rooster's Eatery & Catering. Ms. DeGiorgio presented her vendor proposal and stated that Rooster's feels they are family and part of the Capitol family. Ms. DeGiorgio stated that numbers fluctuate year-to-year and that last year's numbers for sales were lower than normal, whereas catering was higher. She attributed lower in-house sales to an increase in meetings outside of the Capitol. She stated that the dining room was used more by lobbyists and that more boxed lunches were sold. Ms. DeGiorgio stated that Rooster's hopes to return to provide a good service with high quality of food for a reasonable amount of money. She would like to continue being creative with menus and building relationships. Pro Tem Hill asked how Rooster's handled excess food on slower days. Ms. DeGiorgio responded that Rooster's manages two other cafeterias as well as a catering company and has learned how to use the excess food, which is where their profit comes from. She stated the food is not thrown out but re-used the following day for a different lunch option. Ms. DeGiorgio added that the excess food can be re-used only once then must be discarded. Pro Tem Hill asked what was Rooster's bottom line and if potential future vendors had access to that information. Director Milstead responded that other vendors would not have access to potential revenue information. Ms. DeGiorgio stated that every year changes and it was hard to keep food costs exact; however, profit for last year was approximately \$7,000 in in-house net sales and \$3,000 in catering. She stated that if their contract was renewed, Rooster's would like to purchase a Point of Service (POS) machine, which would provide faster service and would keep better data. She stated that LSO could purchase the POS machine and retain for future vendors.

Director Milstead stated that vendors were told that daily sales were approximately \$700 per day. Ms. DeGiorgio agreed that \$700 to \$750 was accurate; however, that amount was volatile. She stated that some days sales could be as low as \$250 or as high as \$1,300 and encouraged vendors to be prepared and creative with their menu. Chairman Winder noted that initially members were asked to make a deposit. Ms. DeGiorgio responded that deposits were a benefit and better acclimated members to what the dining room had to offer, and it was faster for the legislator. Chairman Winder asked how the grab-and-go meals worked out. Ms. DeGiorgio responded that the grab-and-go meals did not work out as well as expected because she felt people preferred to customize their food. She added that the vegetable bites and Chobani yogurt sell well.

Ms. DeGiorgio concluded that Rooster's has enjoyed their time at the Capitol. She added that it is a challenge to open and close a restaurant in three months, but looks forward to it every year.

Senator Lodge asked where Rooster's other facilities were located. Ms. DeGiorgio responded that Rooster's runs the cafeterias at the old MK Plaza and the T-Mobile call center in Meridian.

The Galley

Chairman Winder introduced Kevin Servatius, The Galley. Mr. Servatius presented his vendor proposal and stated that he is excited about the opportunity to serve the representatives of the state. He stated he is not looking to get rich but for support and a future for him and his staff. Mr. Servatius stated that The Galley has been busy feeding the Idaho National Guard and opening an espresso bar. He stated that he is currently working with the Army to provide nutritional guidelines and healthy options and that his menu planning will be used at other chow halls across the United States. Mr. Servatius stated that The Galley has good chefs and that food safety is their number one

priority. He would like to bring in scratch, home-style cooking including a fresh salad bar and baked goods. He stated he would like to provide value for the buck.

Pro Tem Hill asked if popcorn would be available. Mr. Servatius responded that it could be arranged. Pro Tem Hill asked if there would be enough variety with The Galley being in both the Legislative Dining Room and the Linden B. Johnson building. Mr. Servatius responded that the soups and some specials would be the same, but the deli and grill will be completely different with added salads and breads. He agreed that variety is important as well as having healthy options. He added that The Galley has great bakers and plans to provide more homemade baked goods. Mr. Servatius stated that he would float back and forth, but Pauline Jensen would be the manager on-site. He added that The Galley does a great job representing the state, specifically by serving the National Guard at Gowen Field.

It's All About You Catering

Chairman Winder introduced Beth Alpaugh, It's All About You Catering. Ms. Alpaugh presented her vendor proposal and stated that her business was started 14 years ago as a coffee shop then grew to catering. She stated that It's All About You Catering is one of the largest catering companies in the valley and recently moved into a 7,500 square foot commercial kitchen and cooperate office. Ms. Alpaugh stated that catering is seasonal and business can go up and down, so she began wholesaling, which includes servicing 22 Jackson's stores with fresh sandwiches, salads, and fruit and veggie cups. She stated that the catering will be divided into wholesale, which will be called Simple Bites of Idaho, to service potentially 250 stores. Ms. Alpaugh added that seven states have also expressed interest. She stated that her goal was to achieve \$1 million in sales, which was met last year. Ms. Alpaugh stated that she is loyal and passionate about her business, is known for her reliability and cleanliness, and that food safety and a clean kitchen is very important. Ms. Alpaugh added that she has a college degree in marketing and public relations.

Speaker Bedke asked why It's All About You Catering is interested in serving the Legislature when it is growing so fast. Ms. Alpaugh responded that she is experienced, misses front-end service, and enjoys people and customer interaction. She added that she also services a local rehabilitation facility seven days a week, 365 days a year. Ms. Alpaugh stated that her food is good, healthy, and fresh. She stated that her menu does not include fried foods or game and provides the biggest bang for the buck. Representative Horman asked if baked goods would be provided in the morning. Ms. Alpaugh confirmed that all pastries would be baked fresh in-house, and that hot breakfast, including bacon, as well as quick-service, pre-made items would also be available.

Speaker Bedke asked if Ms. Alpaugh would be present every day. Ms. Alpaugh responded that she would be at the Capitol every day because it is only a three-month period and is during a slow time for her business. She added that her team is very excited for the opportunity.

Chairman Winder asked if meatloaf was on the menu. Ms. Alpaugh confirmed that a homemade meatloaf wrapped in bacon would be available and would include mashed potatoes, brown gravy, green beans with bacon, and rolls and butter. She added that many homemade, comfort foods would be available daily. Ms. Alpaugh concluded by saying that she was raised in Idaho, that her name is everything, and that she does not commit to anything unless she is 100% committed and she never falls through. She noted that her clients include North Point Recovery Hospital, University of Idaho Law School, University of Idaho Boise Campus, Idaho State University, Idaho Supreme Court, Jacksons Food Stores, Oasis Northwest, JR Simplot Aviation, JR Simplot Ag Department, Plexus, Snake River Stampeded, ConAgra Aviation, Idaho Commission for Libraries, and Discovery Center.

Speaker Bedke asked what the ingredients were in her egg salad. Ms. Alpaugh responded that the egg salad is simple using diced hard-boiled eggs with mayonnaise (never Miracle Whip) and salt and pepper. She stated that top-quality ingredients are always used. She stated that the tuna is made scratch using albacore tuna, the chicken salad is pulled white breast meat with onion, diced grapes, almonds, and mayonnaise, and the hamburger is always 85 to 95%. Ms. Alpaugh added that

she also prepares flavored mayonnaises for certain menu items. Senator Lodge asked if garlic is used. Ms. Alpaugh responded that she is sensitive to the fact that people are in a lot of meetings, so garlic and onion are used minimally and only to add flavor.

The Committee discussed the merits of the three vendors and their proposals. Members discussed at length whether a change from the current vendor was desired, with comments falling on both sides of the issue. The Committee voted three times to achieve a majority vote, which resulted in the Committee's recommendation of It's All About You Catering. Chairman Winder will present the Committee's recommendation to Legislative Council.

Statehouse Facilities Maintenance/Gift Shop

Director Milstead stated that Ms. O'Brien has been working on coordinating statehouse maintenance requests and is the single point of contact for communication with the Division of Public Works and statehouse tenants. He stated that requests and inquiries will go through Ms. O'Brien to coordinate requests and better communicate those requests to the Legislature.

Ms. O'Brien stated that her love for the Capitol and desire to learn more grows every day and that she took a more active role in the maintenance of the Capitol about a year and a half ago. She stated that she will coordinate schedules between the Legislature and the Division of Public Works to ensure that work gets done within set time lines. Ms. O'Brien stated that the facilities staff is great and noted that Ed Law recently retired with Andy Diffenbaugh taking over. She stated that Mr. Diffenbaugh is very passionate about the building and will do anything to get things done.

Ms. O'Brien stated that the Capitol Gift Shop Manager, Dewain Gaudet, will be retiring September 30, 2016. She stated that candidates for the job will need to be a good ambassador of the Capitol like Mr. Gaudet has been. Ms. O'Brien stated that Mr. Gaudet started seven years ago and has grown to enjoy visitors from all over the United States and foreign countries. She added that Cyd Gaudet, Mr. Gaudet's wife, who works in the Legislative Library will also be retiring in October 2016, and that more than likely, the Gaudets will be spending the upcoming Legislative Session in Hawaii. Ms. O'Brien encouraged the Committee to stop by and thank the Gaudets for their service.

Senator Lodge asked about the Capitol Gift Shop's finances. Ms. O'Brien responded that the Capitol Gift Shop's finances are static, and that it is not a huge money maker. She stated that she is always looking at ways to increase profits, but the Capitol Gift Shop provides more of a service and a friendly face. Chairman Winder commended Mr. Gaudet for his service and stated that he will be missed.

Chairman Winder adjourned the Capitol Services Committee meeting at 3:25 p.m.