Tab 4

Capitol Services Committee

Updates on planned Statehouse repair/maintenance

(Please double click to enlarge the document. You can then maneuver through the pages with the arrows located at the bottom of the document, click "open file" in the top right corner or download the file to your computer using the "extract file" icon located at the bottom of the document in the pdf tool bar.)

Report for the Capitol Services Committee

June 15, 2018
Division of Public Works

PROJECTS RESOLVED

Legislative Dome Roofs:
Original cooper roofing had reached the end of its life. Cooper sheets in places was worn so thin it was tearing. The roofs began leaking during the 2017 legislative session especially in the house chamber. The roof was removed, snow and ice shield underlayment were added, and new 20 oz. copper sheets were installed.

Electrical Transformer Replacement:
In December 2017, the air-cooled step-down transformer that serves the emergency services electrical panel was found to be failing. A replacement was express shipped so that installation could be accomplished the weekend before the 2018 legislative session began. When removed it was discovered that electrical arcing had melted approx. 8 feet of the protective insulation on the electrical conductors connecting the transformer. This required replacement of the conductors feeding both the transformer and the electrical panel.

Hearing Room Doors:
The double doors providing entry into the hearing rooms were sagging not allowing the doors to close properly. The doors and trim were removed, whereupon it was discovered that the door casings had only been anchored and one point on both jambs and the head. The jambs were plumbed and anchored appropriately for the weight of the doors being used. After being reinstalled, while adjusting the hardware to operate correctly it was discovered that the doors have begun warping. All the doors were able to be adjusted to operate correctly, however it may be necessary to address the doors in the future.

Bell Yoke:
The decorative wood yoke on the bell had weathered and split allowing water intrusion into the steel yoke assembly from which the bell is suspended. The wood yoke was removed. The rust was removed from the steel yoke and a protective Kynar finish applied. A new decorative wood yoke was built and installed. A maintenance program was established to maintain the wood finish.

PROJECTS CURRENTLY BEING WORKED ON

Fire Alarm System

Issue:
The installed fire system employs a voice evacuation system manufactured by Signal Communications Corp. As of 2011, the company no longer manufactures the system parts. They have been continuing to repair parts as they fail. The entire fire alarm system is starting to show signs of aging, especially the Voice Evacuation system with the current and previous amplifier issues of failing to turn off and reset properly after an alarm event has occurred. This is resulting in an increasing number of false alarms and resetting issues after those incidents.

Remedy:
Perform a full survey of the existing fire alarm system, especially the current voice evacuation and put together an update of the system to a current, reliable, and serviceable system.

There are UL listed compatible options that will integrate directly with the current Silent Knight 5820XL fire alarm panel that is currently installed.

Lighting Control System

Issue:
There are several separate but related issues with this item. There exterior wall wash lighting fixtures have been failing and replacements are no longer available. New fixtures are not compatible with the lighting control system. The lighting control system is experiencing system failures on an increasingly frequent rate. The most notable being the interior light shut down during the Christmas Tree lighting ceremony in 2017.

Remedy:
Install a new lighting control system and exterior wall wash lighting. Preliminary reviews indicate that several electrical conductors will also need to be changed out for the system to function properly.

Window Glazing

Issue:
Glazing is delaminating recognizable by single or multiple bubbles.

Work:
Current lead is Steven Olsen with the Office of the Attorney General. Three glazing experts representing the State, General Contractor and Glazing Subcontractor have examined the glazing and issued their respective opinions. The state will file legal documents with the court, at which point it is hoped that the parties will begin settlement discussions. Due to the pending litigation, I've been advised by legal counsel to limit the discussion of this matter.

The state's glazing expert advised the glazing does not represent a hazardous condition.

Exterior Stairs / Porticos

Issue:
During the winter of 2016/17 significant moisture intrusion occurred in the porticos under the three exterior entry stairs. This was evidenced by significant leaching of lime to the surface of the sand stone in all three areas and deterioration of the plaster ceiling of the Jefferson Street Portico.

Remedy:
The initial evaluation determined that the caulking joints that occur in various locations but primarily from the concrete/granite stair treads to the sandstone had failed. The caulking was replaced during the summer of 2017. The sandstone was to be cleaned and plaster replaced after the surfaces had completed dried. However, those surfaces have never completely dried and in fact are continuing to take on moisture during rain events. Numerous experienced craftsmen have examined the areas, no one has yet been able to determine the path that allows moisture to reach the porticos. DPW is trying to find a method to track the moisture back to the source, so that necessary repairs can be made.

Tunnel Doors

Issue:
The doors leading from the capitol into the pedestrian tunnel have no view glazing. This has resulted in several incidents as doors open directly into those approaching from the tunnel. Early this spring one of those incidents resulted in an injury requiring minor treatment.

Remedy:
The doors and frame will be replaced with code compliant fire rated doors with vision panels. Work is currently scheduled for later this month.

Roof Fall Protection

Issue:
The Division of Building Safety in their annual safety review of the building has cited the roof for inadequate fall protection. Maintenance workers routinely need to cross the roof to service various pieces of equipment and during the session to raise and lower flags over the legislative domes.

Work:
The Capitol Commission has approved a project to determine how to provide fully code compliant fall protection while minimizing the visual impact for those approaching the capitol. An architect is currently working on the investigation and design. Once an acceptable solution has been identified and a construction cost estimate has been established, approval of the Capitol Commission will be sought to make the improvements.

PROJECTS FOR THE FUTURE

Idaho State Capitol					
15 Year Look Ahead					
Prepared: January 2018					
Year		Anticipated Need	Life	Projected Cost	Yearly Total
FY18	1	Replace cooper Legislative Domes & JFAC	50	$196,000	
	2	Caulk stairs	5	$23,000	
	3	Anchor door jambs - Garden Level meeting rooms		$10,000	
	4	Bell Yoke		$5,000	
					$234,000
FY19	1	Fire Alarm System		$60,000	
	2	Fall Protection Upgrades - DBS report		$40,000	
	3	Drywall Expansion Joints @ Garden Level Skylights		$10,000	
	4	Anchoring door jambs - Misc. exit doors $660 per door		$7,000	
					$117,000
FY20	1	Roof @ Urn Level	20	$200,000	
	2	Clean Drapes - $350 per set	5	$150,000	
	3	Lighting Control System		$75,000	
					$425,000
FY21	1	Data Upgrades	?		
	2	Paint exterior window frames $100 per opening	10	$50,000	
	3	Assisted Listening System			
					$50,000
FY22	1	Security System Upgrades	?		
	2				
	3				
					$0