Tab 8

Capitol Services Committee Update

(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

November 8, 2018
Division of Public Works

PROJECTS RESOLVED

Lighting Control System:
The new control panel has been installed, conductors replaced, ethernet cable run and dedicated lap top has been set-up. The system software programmer will be on site from Nov. 11th to 15th to finish the project.

Exterior Stair/Portico Plaster:
The Jefferson Street stairs treads and supporting structure were repaired in 2016 however the plaster under those stairs in the portico was still getting wet. The connection between the treads and sandstone walls were re-caulked. It took until the summer of 2018 for the plaster to dry out. Sprinklers were run on the steps to confirm that the leaking had indeed been corrected. A plaster contractor will be re-plastering the portico ceiling during the month of November.

Tunnel Doors:
Vision panels were added to the double doors providing entry into the pedestrian tunnel. As part of the work the frame and both doors and exit hardware were upgraded to comply with the building and fire code requirements. A beveled corner was also added to make maneuvering to the door easier.

Monitors in Senate Chambers:
Monitors were mounted on the front side walls of the senate chambers.

Exterior Elevator Planters:
The sandstone exterior at the east and west exterior stair planters was showing signs of water intrusion. Investigation revealed that a combination of poor design and construction led to UV degradation of the waterproof liner and subsequently water leaking through the sandstone exterior. No interior building damage was discovered. The soil and liner have been removed and replaced with single ply waterproof membrane, cooper drain inlet and then the planter filled with rock. The final step yet to be done is to clean mineral deposits from the sandstone.

PROJECTS CURRENTLY BEING WORKED ON

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 has filed legal documents with the court to which the general contractor has denied responsibility. Mediation is now being scheduled to attempt to resolve the dispute.

The state's glazing expert advised the glazing in its current condition does not represent a hazard to the occupants or visitors.

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.

During the current construction boom, most of the fire alarm contractors have their calendars full. The Capitol Commission based on recommendation from DPW has chosen to wait until early 2019 to advertise for bids for construction to occur during summer of 2019. It is hoped that contractors will be providing more competitive bid proposals at that time.

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.

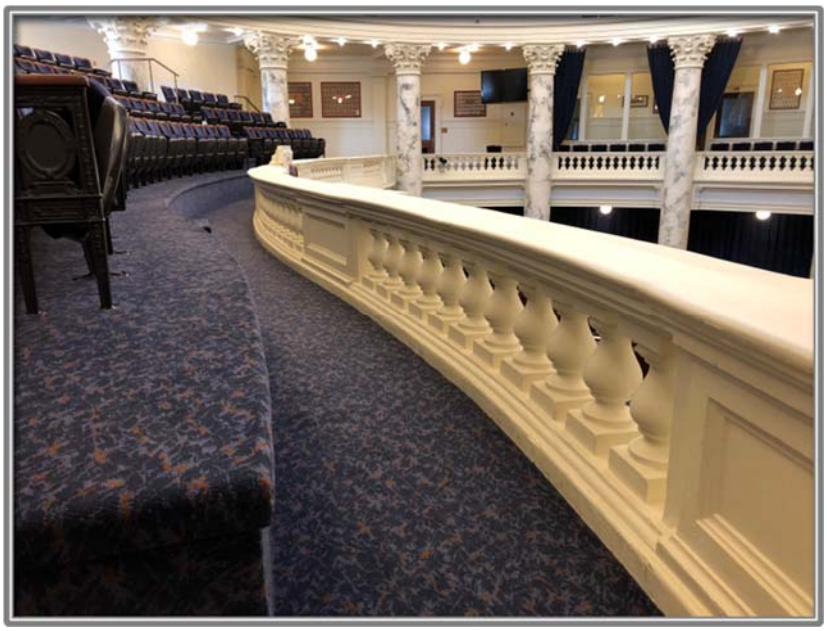
Work:
The Capitol Commission has approved a project to determine how to provide fully code compliant fall protection while minimizing the visual impact for those approaching the capitol. An architect is currently working on the investigation and design. Once an acceptable solution has been identified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

Jefferson Street Crowd Protection

Issue:
As the Jefferson Street stairs and sidewalk are regular locations of large gatherings of citizens, there is some risk associated with vehicular traffic traveling along Jefferson Street.

Work:
The Capitol Commission has asked to review the risk assessment analysis that was in the process of being completed by the Dept. of Homeland Security. After review of this document, it is anticipated that the Capitol Commission would give the Division of Public Works direction on the level of risk that they would like to see potential solutions for.

Chamber Gallery Railings



Issue:
The Division of Building Safety in their annual safety review of the building has cited several areas in the galleries that do not meet current codes for safety protection, those include guardrails, handrails, walkway widths, etc.

Work:
The Capitol Commission has directed the Division of Public Works to explore options and report back to them at their next meeting.