

1.0 Executive Summary



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INTRODUCTION

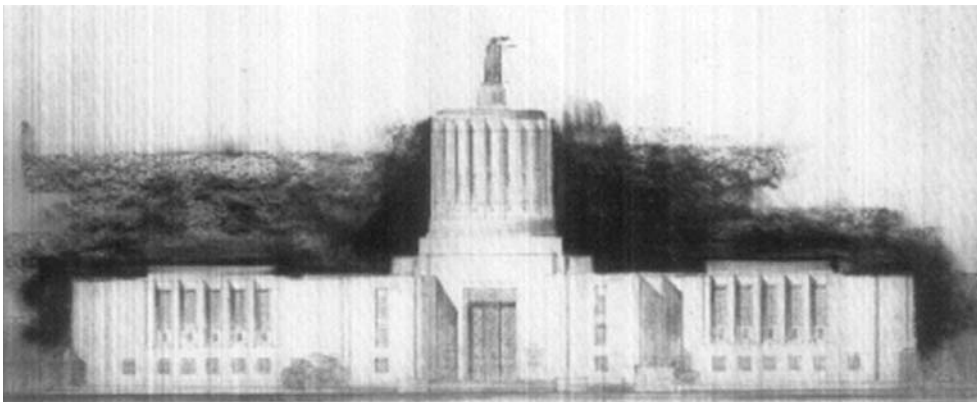
“From the beginning, we also felt that this building should have all of the simplicity and fine proportion that is associated with the classic but that the detail should be related to contemporary life. This thought seemed especially appropriate when we considered the section of the country where the Capitol is to be placed, the progressive northwest where the newer ideas have more fertile soil to grow in.”

– Francis Keally, Architect of the Oregon State Capitol, 1936

The State Capitol has served the citizens and Legislature of Oregon well for over 70 years. However, due to age, additional space needs, requirements of the Legislature, and code and safety issues, the Capitol is in need of renovation. The objectives of the Capitol Master Plan are to analyze the existing condition of the facility, determine where upgrades are required, identify how space needs can be met, and to develop a concept, cost plan and a phasing strategy to address the long term vision for a complete renovation of the Capitol. The Capitol Master Plan was developed in direct response to the Public Commission on the Oregon Legislature 2006 Report recommending a comprehensive plan for Capitol renovation. The Master Plan was funded by the 74th Legislature.

MASTER PLAN PROCESS

The Master Plan process was based upon a series of collaborative workshops to gather insight, information and feedback, brainstorm ideas, and share findings and conclusions about the Capitol and the Master Plan. Workshop participants included State Senators, State Representatives, Capitol staff, state agency leadership, historic preservation organizations, state and local citizens, and other advocates of the Capitol. Several workshops and Capitol Master Plan Open House events focused on specific topics, including space needs, existing conditions, sustainability, and technical review. A Governance Group, made up of legislators, was formed to establish the Capitol Master Plan policy and principles, and to provide overall direction and decision-making for the long-term stewardship of the Capitol.



VISION STATEMENT AND GOALS

The Vision Statement and Goals represent the soul of the Capitol Master Plan and were developed during the initial planning workshops. The Vision Statement provides a clear direction:

Vision Statement

“The Oregon State Capitol is a working symbol of State government that embodies the unique character, spirit, and heritage of Oregon. The Capitol is inviting, accessible, and safe, while being a symbol of environmental sustainability, with long term flexibility for growth and change.”

The Capitol Master Plan Goals establish more specific objectives:

Goals

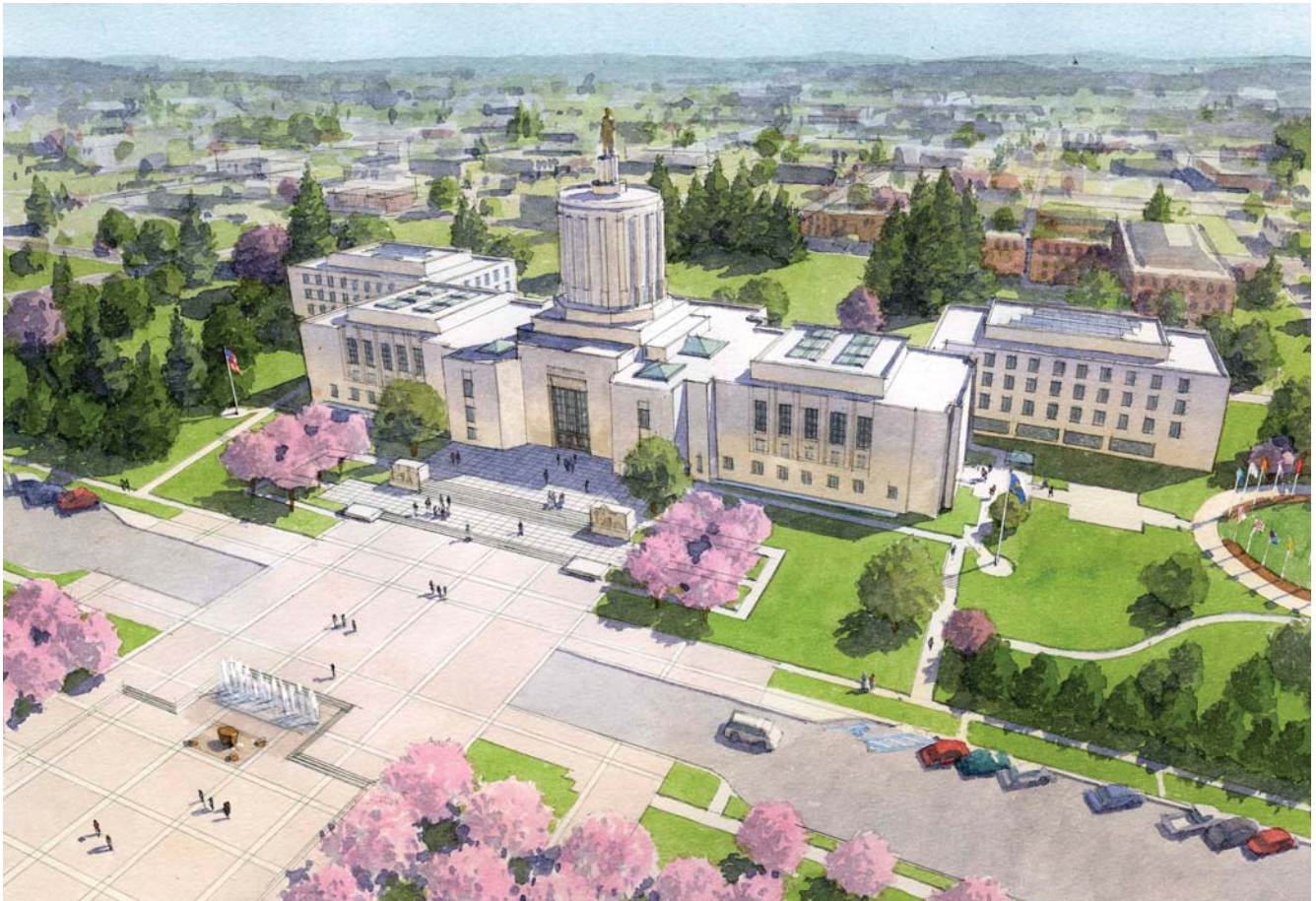
- ① Identify and prioritize immediate and long term needs and improvements for the Capitol and grounds, and develop a phased implementation plan creating long term value.
- ② Strengthen the Capitol as an efficient working office building and efficient center of state government.
- ③ Enhance the Capitol as an Oregon symbol – “The People’s Place.”
- ④ Ensure the Capitol’s longevity through seismic strengthening, code upgrades, and infrastructure improvements while restoring and preserving the historic elements of the Capitol and grounds.
- ⑤ Improve ADA accessibility, universal accessibility, and wayfinding within the Capitol and grounds for all patrons.
- ⑥ Establish and implement a strategy to become the most environmentally sustainable Capitol in the United States.

BUILDING PROGRAM

The goal of the Building Program is to understand how the Capitol is being used, to identify additional space needs, and to determine how it can be used most efficiently. Twenty-eight departments were consulted and their physical space was inventoried. The building was analyzed by looking at utilization both during the legislative sessions and during the interim periods. The spaces and functions were organized into three categories: ‘Dedicated Functions’ (critical to the Legislature); ‘Essential Functions’ (supports Dedicated Functions); and ‘Other Functions’ (could be relocated outside the Capitol if additional space is an issue).

The Building Program identified a building capacity of 174,250 square feet, excluding common and support space, with the need for an additional 19,200 sf comprised of 5-6 new hearing rooms (8,500 sf) and additional office and support space (10,300 sf). Three strategies were identified to meet these needs:

- 1 Relocating all ‘Other Functions’ outside the existing building;
- 2 Constructing a one story infill of the existing courtyards to accommodate the new hearing rooms with clear-span, column-free space; and
- 3 Providing limited new construction under the North Entry plaza for new mechanical and building service uses.



MASTER PLAN CONCEPTS

The Master Plan Concepts respond directly to the conditions and needs identified in the Building Program and Existing Building Assessment investigations, and achieve the following:

- » Allow for expansion to meet future space needs and create an active and functional center of state government with functionally efficient office areas.
- » Upgrade the seismic strength of the building, dramatically increasing the safety of the occupants, and allowing for immediate occupancy following a seismic event with only minor damage anticipated.
- » Protect and preserve the historic elements of the Capitol.
- » Improve the fire and life safety elements of the building by limiting functions with high public access to the lower floors and improving exiting and wayfinding through the addition of new stairs and circulation patterns.
- » Create a new Concourse Level out of the current lower level for additional hearing rooms, legislative support functions, and building support; and improve access and connection to the other levels of the Capitol, including legislative offices in the Capitol Wings.
- » Install new high efficiency mechanical and electrical infrastructure with easy access and distribution.
- » Foster sustainable design through the use of increased natural daylighting and ventilation, “night flushing” to cool down the building mass, rain water collection and management, and energy efficient lighting and mechanical systems.
- » Improve the ADA and universal access to the main entries of the Capitol and provide upgraded facilities and access within the building.



INTERIOR SECTION OF FIRST FLOOR GALLERIA

CONCOURSE LEVEL

The most distinctive feature of the Master Plan Concept is the expanded lower floor, renamed the Concourse Level. The Concourse Level provides enhanced public spaces and circulation, planned in concert with the existing hearing rooms and Galleria immediately above on the first floor. A pair of new open stairways and elevators within the Galleria encourages easy movement to the Concourse Level's six (6) new hearing rooms, centrally-located café, newly aligned wide central corridor and upgraded legislative offices and building support areas.

On the first floor, two courtyards flank the Galleria and provide new easily accessible, outdoor terraces adjacent to the existing hearing rooms. Previously on the lower level, these courtyards were dark and unused. Raised to the first floor, they provide newly found space underneath for the six hearing rooms at the Concourse Level. Skylights in the courtyards provide these hearing rooms with natural light.

The legislative support functions on the Concourse Level include Committee Services, Capitol Press Room, Security, Information Services (Media), and Facility Services including Purchasing and Supply. Many of these functions, while heavily occupied during the legislative sessions, can convert to more dormant and less energy consumptive use during the interim periods. A by-product of the base isolation seismic upgrade allows increased floor-to-floor heights throughout, a reduced number of interior columns, and natural light into the office support areas along the north perimeter.

First and Second Floors

The first and second floors of the 1938 Capitol undergo substantial renovation and upgrade but retain their historic character and presence. On the first floor, office functions are relocated to provide optimum adjacencies and layouts and will offer greater public access to significant historic features (the ceremonial offices now occupied by the Secretary of State and State Treasurer, and the historic Treasurer's vault).

On the second level, the House and Senate Chambers will be renovated historically consistent with the original design. The areas immediately behind the Chambers will also be upgraded and are reserved for legislative support functions. In all cases, the careful integration of natural light and ventilation, predominant in the original design, will be incorporated as a key feature linking the original design concepts with the State of Oregon's ongoing commitment to sustainable design.

A Capitol History Center could be located in the vicinity of the historic Treasurer's vault. Co-locating the Legislative Library with the History Center could provide a monitored location for original artifacts on the first floor near the Rotunda. The entire Capitol could also be considered a history center. Interactive kiosks could be located throughout the building to provide information about Capitol history, Oregon history, and current legislative events. Accessibility for children is important in the History Center as well as through the kiosks.

Third and Fourth Floors

The third and fourth floors will be devoted to less publicly accessible administrative support spaces. This functional relocation will ensure natural light and views to most users who occupy the building twelve months of the year and will reduce excess public traffic to areas that are more difficult to find and to egress in emergency conditions.

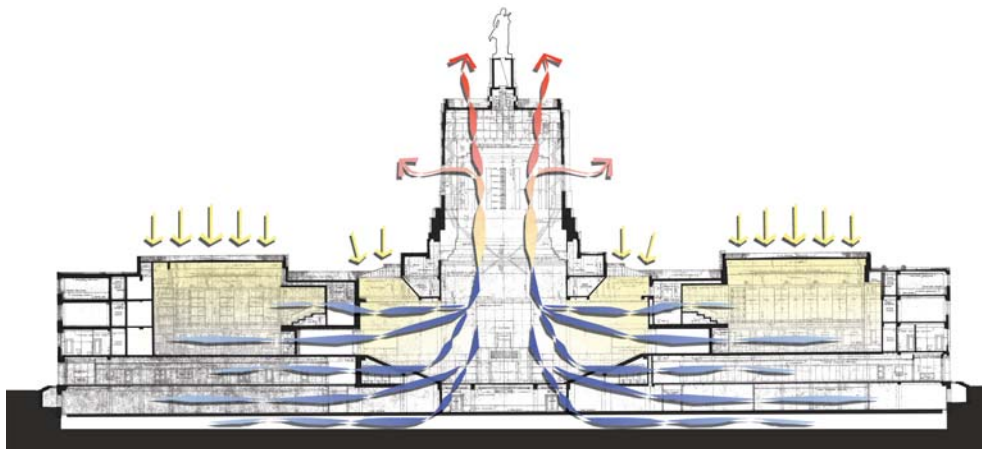


North Entry

The North Entry stair will be renovated to provide ADA and universal accessibility with ramps integrated into the landscape providing direct access from the drop-off area to the main entry doors. The new mechanical and electrical area will be located under the stairs to the Capitol entry. The stairs are modified slightly to improve safety and retain the symbolic procession up the steps to the Capitol doors. Two revolving entry doors will be modified to allow for ADA and universal access. Additional landscape improvements will be implemented to foster the connection to the Capitol Mall Park area.

Sustainability

The 1938 building was designed with sustainable features such as natural daylighting in the Senate and House Chambers and utilizing public corridor and Rotunda spaces to move ventilation air through the Capitol. The removal of the existing lower floor to install the base isolation creates the opportunity to bring sustainable design concepts back to the Capitol, enhancing natural ventilation to the Senate and House Chambers, public corridors, the Rotunda, and all public areas. This approach allows a natural flow of air to cool the mass of the building at night creating a “night flush” air system, and also provides a storage area for naturally cooled air to be used throughout the day when cooler air is needed. With the renovations as recommended in this Master Plan, the Capitol could achieve a LEED New Construction (NC) platinum rating and be the only State Capitol to achieve such a high sustainability rating. The Oregon State Capitol can be the most energy efficient State Capitol in the country, demonstrating our State’s values of sustainability and stewardship and representing all Oregonians.



SUSTAINABILITY DIAGRAM INDICATING NATURAL VENTILATION AND DAYLIGHTING

EXISTING BUILDING ASSESSMENT

The Capitol consists of two components: the original historic building, completed in 1938, and the House and Senate Wings addition, completed in 1977. For the age of the facility, the building is in good condition. This primarily reflects the commitment and dedication of the Capitol Facilities staff who provide the ongoing building maintenance and care. At the time of this study, the office wings renovation was just completed, so all interior elements and infrastructure have been replaced in the Wings and require no upgrade or improvement as a part of this Master Plan.

An Existing Building Assessment of the 1938 building was performed to determine the condition and life expectancy of the building elements and infrastructure. Specific areas of investigation included Historic Elements, Structural/Seismic Conditions, Life Safety and Accessibility, and Building Infrastructure.

Historic Elements

The Capitol is listed on the “National Register of Historic Places” and its protection and preservation is a key goal. To address this goal, the historic elements of the building were reviewed to determine their location and provide recommendations for repair and protection to ensure their preservation.

Structural/Seismic Conditions

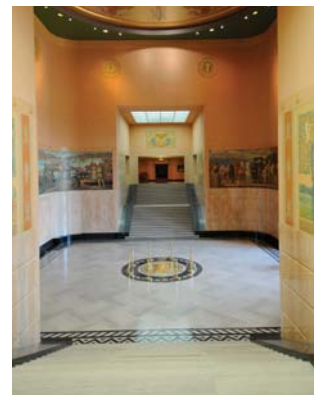
The seismic capacity of the existing Capitol structural system is severely lacking by today’s current code standards and requires major upgrade. This is true for both the 1938 and 1977 portions. During a severe seismic event, the Capitol can be expected to experience severe structural damage with potential failure of the main structural system and the non-structural elements such as piping, ductwork, electrical, and lighting. It is anticipated loss of life would occur, and the building would not be salvageable.

Life Safety and Accessibility

Fire and life safety aspects of the 1938 portion of the Capitol require major upgrade and include dead end corridors, limited areas with smoke detection and fire alarm systems, fire exit lighting, and exit wayfinding that compromises occupant and public safety. ADA accessibility into and throughout the Capitol is limited and does not meet current code requirements nor the State’s commitment to providing universal accessibility and must be addressed.

Building Infrastructure

The mechanical heating/cooling/ventilation, plumbing, electrical, and data systems throughout the 1938 portion of the Capitol are over 70 years old and are all in need of replacement. They have exceeded their life expectancy, are costly to maintain, are not energy efficient, and affect the overall safety and comfort of the Capitol occupants.



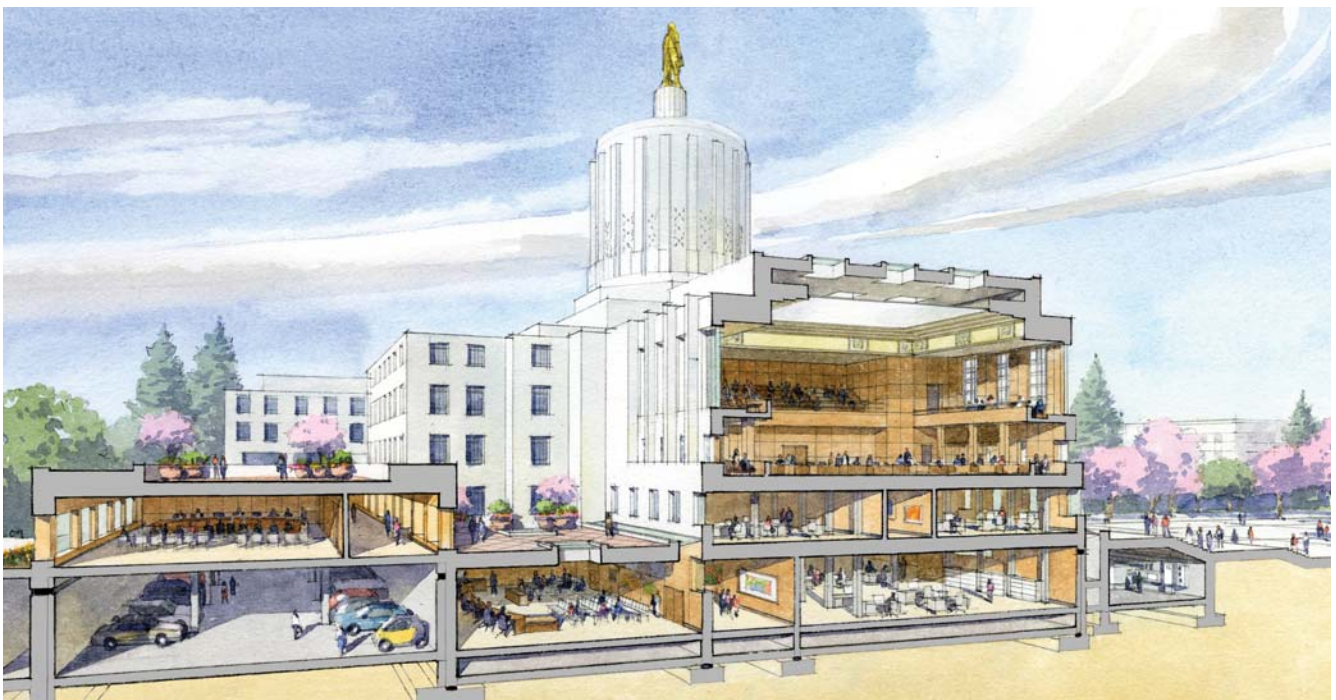
MASTER PLAN IMPLEMENTATION

To implement the Capitol Master Plan, the first phase of renovation must address the seismic upgrade and fire and life safety. The installation of the base isolation system must occur as a single phase for structural integrity. Because it requires the removal and rebuilding of the lower floor, it creates the opportunity for the development of the new Concourse Level as well as the implementation of other master plan elements including fire and life safety improvements, area expansion, systems replacement, ADA upgrade, and interior and exterior historic restoration.

Phase 1 Renovation

- ① Seismic upgrade through base isolation system.
- ② Expansion of the Capitol with infill of the light courts on the new Concourse Level, and expansion for new mechanical and electrical areas below the north entry stair and plaza to meet space needs requirements.
- ③ New mechanical, plumbing, electrical, and data infrastructure replacement on the Concourse Level. This work occurs primarily within the 1938 building.
- ④ Renovation of office area on the new Concourse Level to meet additional needs.
- ⑤ ADA building access and facility upgrade on the Concourse Level.
- ⑥ Restoration of the exterior stone, windows, and all exterior work.

The construction for Phase 1 is anticipated to be over a 3-plus year period. This allows for construction to stop or be reduced substantially to allow for a six month legislative session to take place within the construction timeline. The floors above the new Concourse Level could remain occupied during the construction.



SECTION THROUGH CAPITOL SHOWING NEW CONCOURSE LEVEL AND ADDITIONAL HEARING ROOMS

Phase 2 Renovation

Continued renovation of each level of the Capitol can be on a floor by floor basis, working from the first floor up to the fourth floor. With new systems installed in Phase 1, the distribution of each system will branch horizontally to each floor from vertical risers/ductwork located within the center of the 1938 building. Construction for Phase 2 is anticipated to be a 2 - 3 year construction timeline, staggered to allow for the legislative session.

The existing building has a total of 363,375 gross square feet (gsf). At the completion of the renovation and expansion, the Capitol will have a total of 388,475 gsf, an increase of 25,100 gsf.

Project Costs

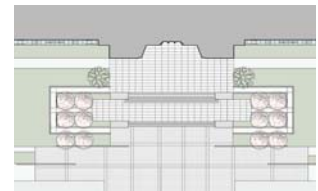
With the scope of work identified in the Master Plan study, the total project cost for the Capitol renovation is estimated as follows:

- » Phase 1 \$ 138,400,000
 - » Phase 2 \$ 89,100,000
- \$ 227,500,000 total project cost in 2009 dollars.

These costs represent the total project cost including construction, construction contingency, associated “ancillary costs” for the project, and an owner contingency. Escalating these costs to allow for inflation for a 2013 Phase 1 construction start and a 2019 Phase 2 construction start, the total project cost is estimated at \$298,000,000.

Another phasing option is to proceed with some select small Phase 1 projects, prior to the implementation of the full Phase 1 package. These projects would be considered complete and would not be impacted or redone with the implementation of the full Phase 1 work. Pre-Phase 1 projects could include:

- ❶ New mechanical room below North Entry Steps
and ADA and universal access entry upgrade \$ 13,400,000*
Create new mechanical room and energy efficient systems to serve the existing and expanded Capitol below new ADA and universal accessible north entry steps. This is required for the seismic upgrade work to take place.
- ❷ Skylight renovation and restoration \$ 1,340,000*
Replacement of 70 year old skylights, and reinstallation of new skylights where previously removed for improved natural daylighting and energy efficiency. Includes skylights in stairways, Rotunda, third, and fourth floor meeting rooms.
- ❸ Addition of new skylights, lighting, and ceiling in
House and Senate Chambers \$ 700,000*
The roof skylights will be added to bring natural daylight into the Chambers, and the electrical lighting will be upgraded for energy efficiency.



- 4 Restoration and renovation of exterior stone and bronze windows/doors \$ 7,200,000*

The exterior stone cladding will be cleaned, joints repointed and damaged stone repaired or replaced. The bronze windows and doors will be reconditioned for full operation, with weatherstripping, insulated glazing, and hardware where needed.



- 5 Interior historic and public area lighting retrofit and upgrade \$ 5,600,000*

Public area lighting will be upgraded for historic restoration, safety, and energy efficiency, and includes all lighting in Rotunda, corridors stairs and other significant historic locations.



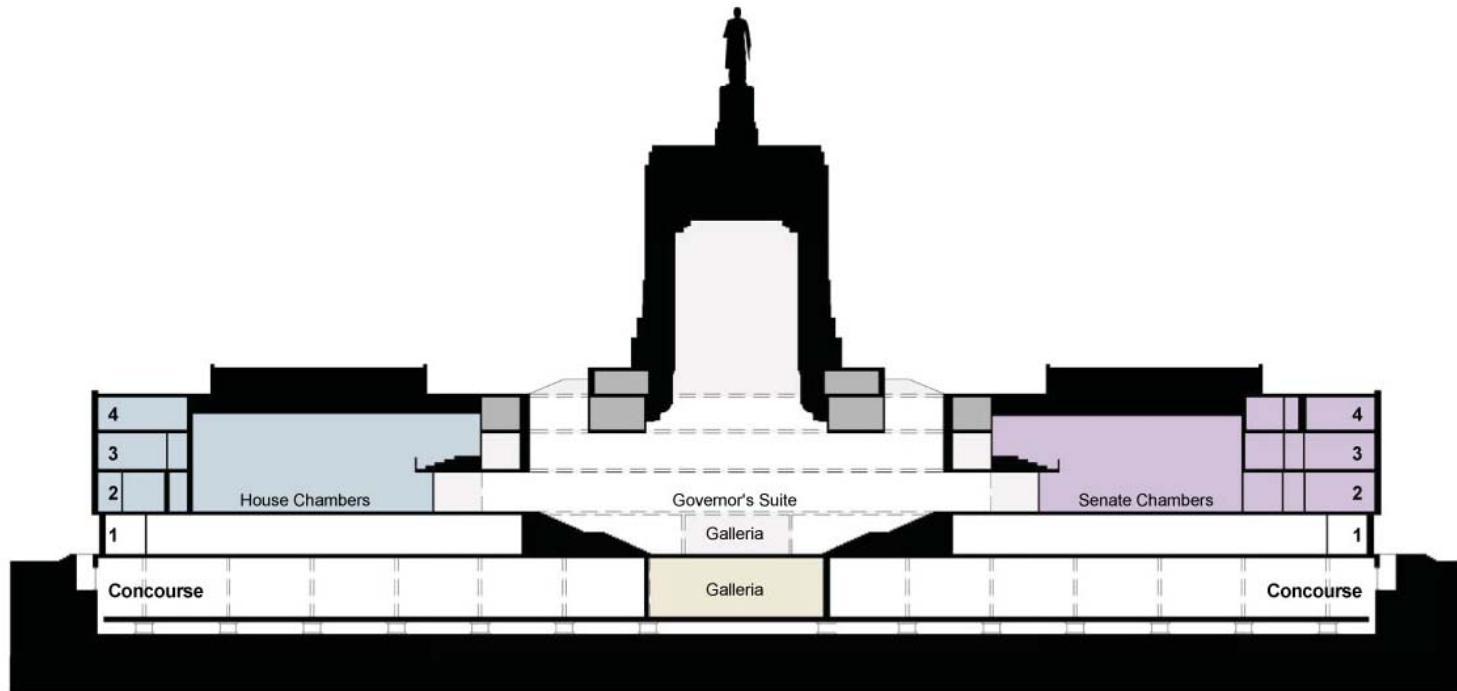
- 5 Installation of bronze handrails at the Rotunda stairs leading to the Senate and House Chambers. \$ 230,000*

Install bronze handrails for safety, ADA and universal accessibility to the Chambers.

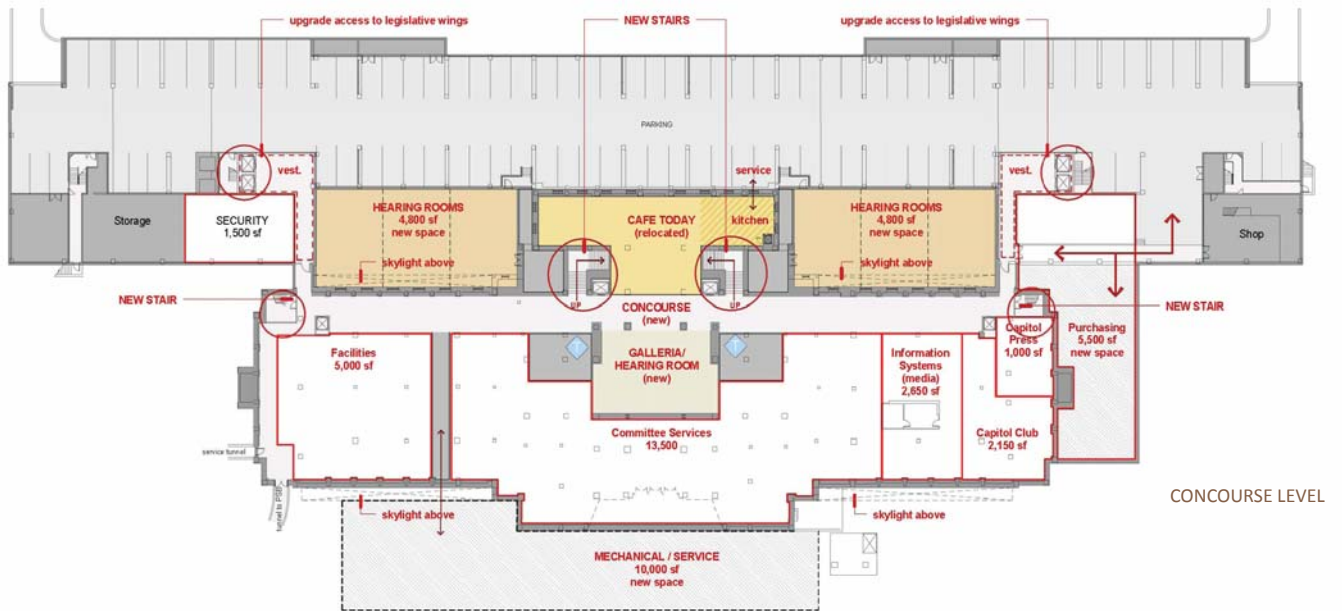
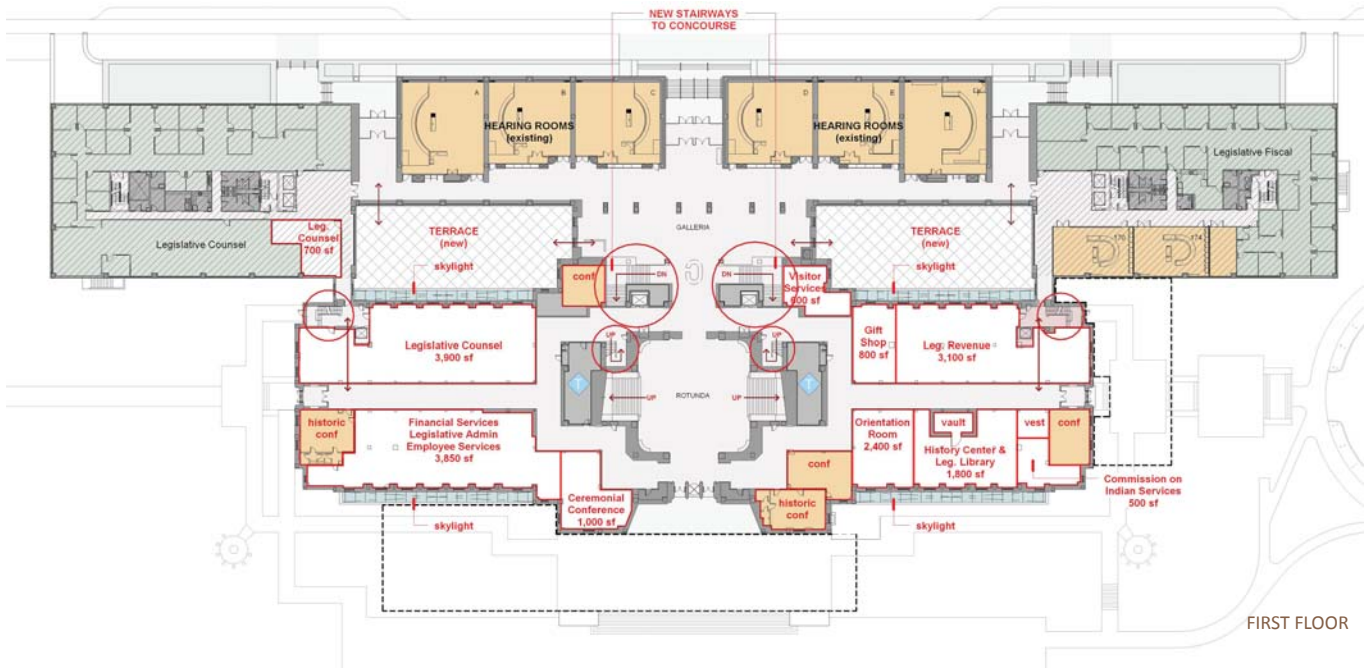


*Note: Costs are total project costs in 2009 dollars.

It is recommended that an advisory committee be established by the Legislative Administration Committee (LAC) as stewards of the Master Plan to review and monitor progress on an ongoing basis to ensure the protection of the historic fabric, and that supplemental work or repairs do not inhibit the phasing of the Master Plan, as per the recommendations of the Public Commission on the Oregon Legislature 2006 Report.



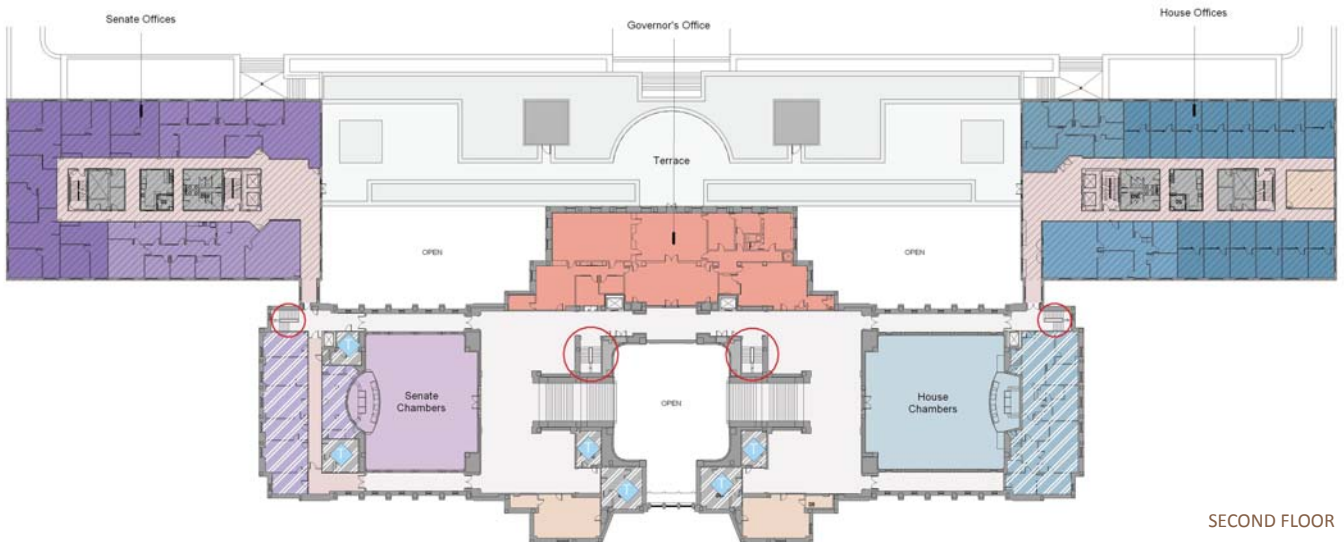
SECTION THROUGH CAPITOL INDICATING BASE ISOLATION SYSTEM AT THE FOUNDATION



MASTER PLAN CONCEPT FLOOR PLANS

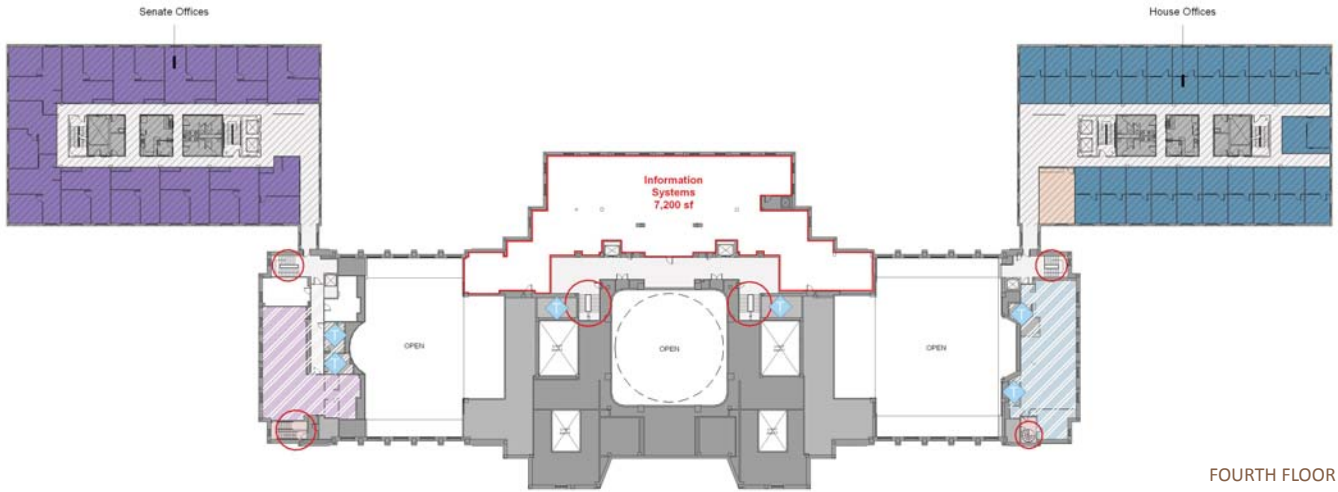


THIRD FLOOR

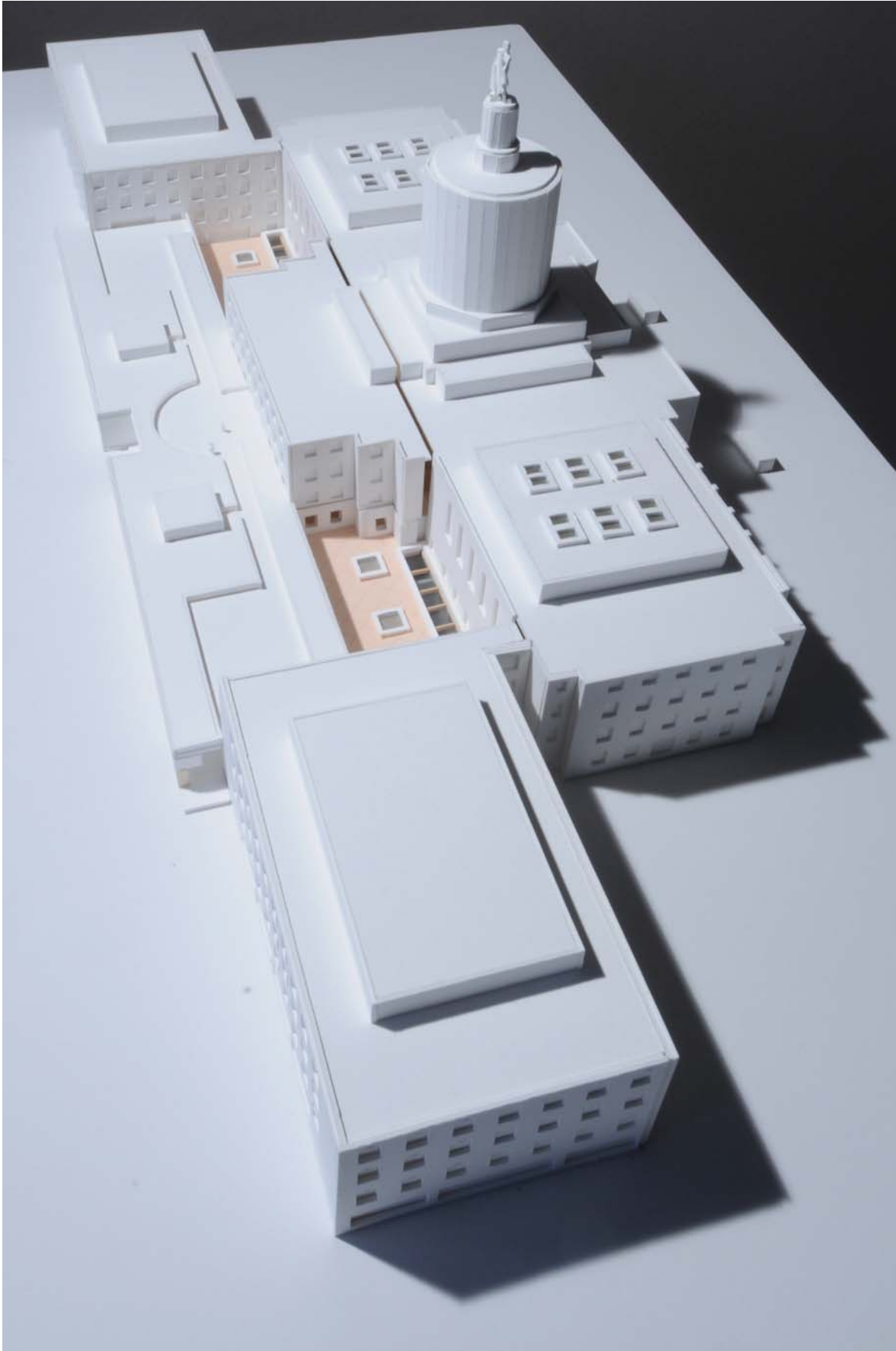


SECOND FLOOR

MASTER PLAN CONCEPT FLOOR PLANS



SOUTH VIEW



CAPITOL MODEL



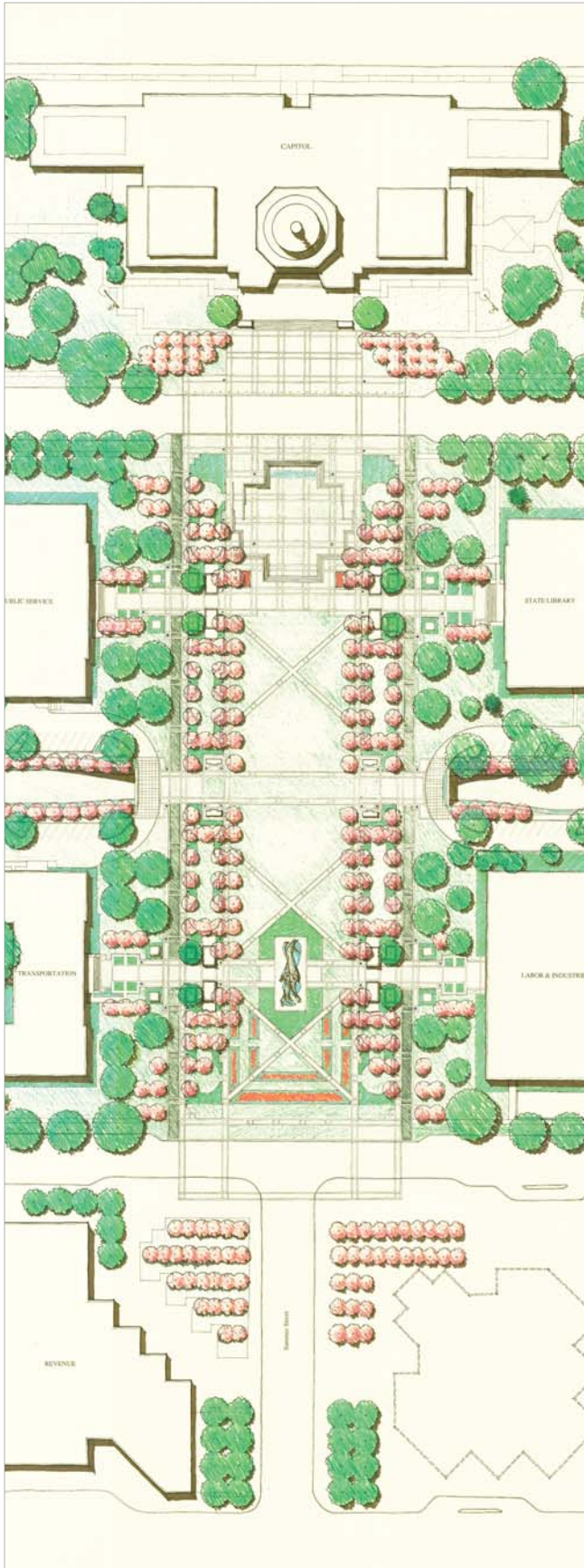
ROOF PLAN



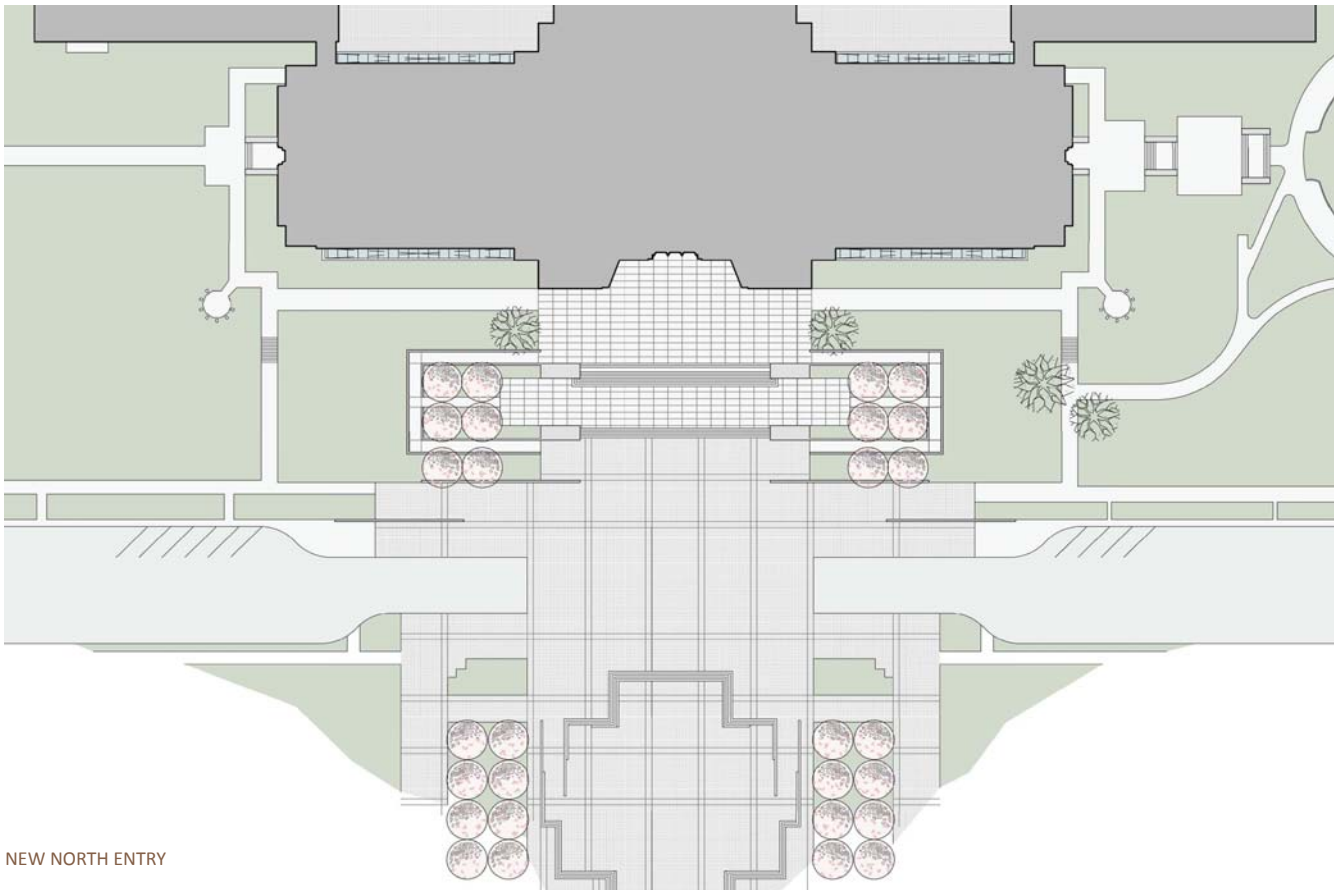
FIRST LEVEL - GALLERIA AND HEARING ROOMS



CONCOURSE LEVEL - HEARING ROOMS



CAPITOL MALL MASTER PLAN 2000



NEW NORTH ENTRY

