

Oregon State Capitol Master Plan

Presentation to

**Ways and Means Subcommittee
on Capital Construction and Information Technology**

May 13, 2009



“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

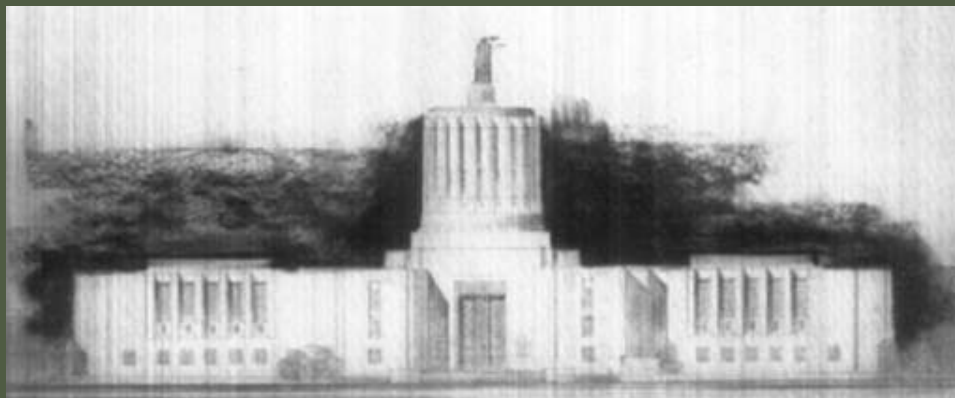


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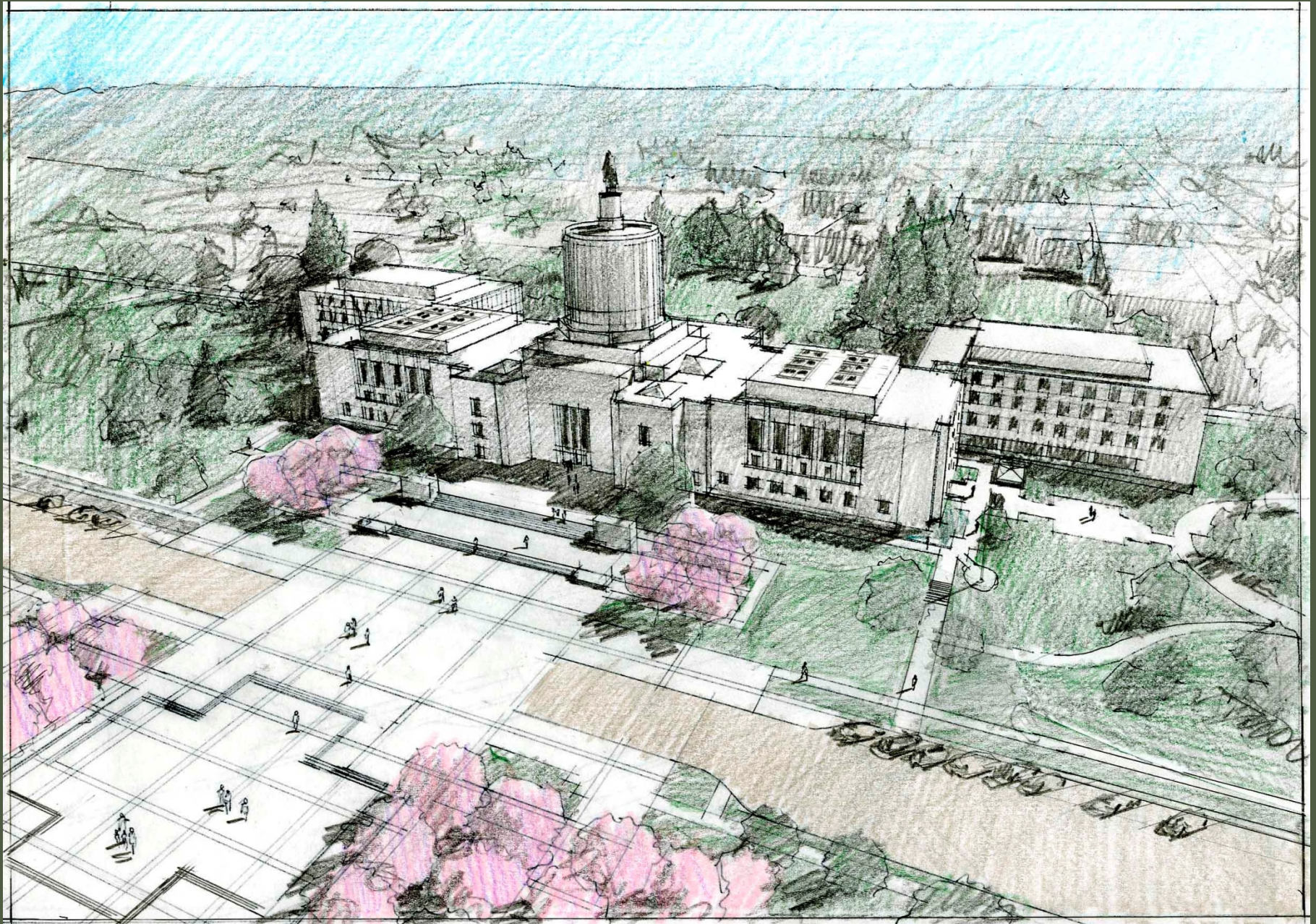
Workshops



Vision

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





Goals

1. Identify *needs and improvements*, prioritize, and develop a phased implementation plan that creates long term value.
2. Strengthen as an efficient *working office building* and center of state government.
3. Enhance the Capitol as an *Oregon symbol* - “The People’s Place.”
4. Ensure longevity through *seismic strengthening, code, and infrastructure improvements* while restoring and *preserving the historic elements*.
5. Improve *ADA accessibility* and way finding. Become the most *environmentally sustainable Capitol* in the United States.



Existing Building Assessment Findings

- 1938 portion of Capitol requires major upgrade to fire and life safety systems including smoke detection, fire alarms, and exit wayfinding.
- ADA accessibility and universal access are limited into and throughout the Capitol and does not meet current codes.
- Mechanical HVAC, plumbing, electrical, and data systems in 1938 portion of the Capitol 70 years old and need replacement.
- Historic elements require repair, restoration, and protection.
- Capitol expected to experience severe structural damage and potential structural failure during predicted seismic event. Loss of life could occur and Capitol not salvageable.



Master Plan Concepts Achieve:

- Expansion to meet **future space needs within the current Capitol footprint** and create an active and functional center of State Government with functionally efficient office areas.
- Upgrade the **seismic strength** of the building, increasing the safety, and allowing for immediate occupancy following a seismic event.
- Protect and preserve the **historic elements**.
- 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 **Concourse Level** out of the lower level for hearing rooms, legislative support functions, and building support; and **improve access and connection** to the other levels of the Capitol building.
- 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”, rain water collection and management, and energy efficient lighting and mechanical systems.
- Improve the **ADA access** to the main entries of the building and access within the building.



Seismic Condition and Recommendations

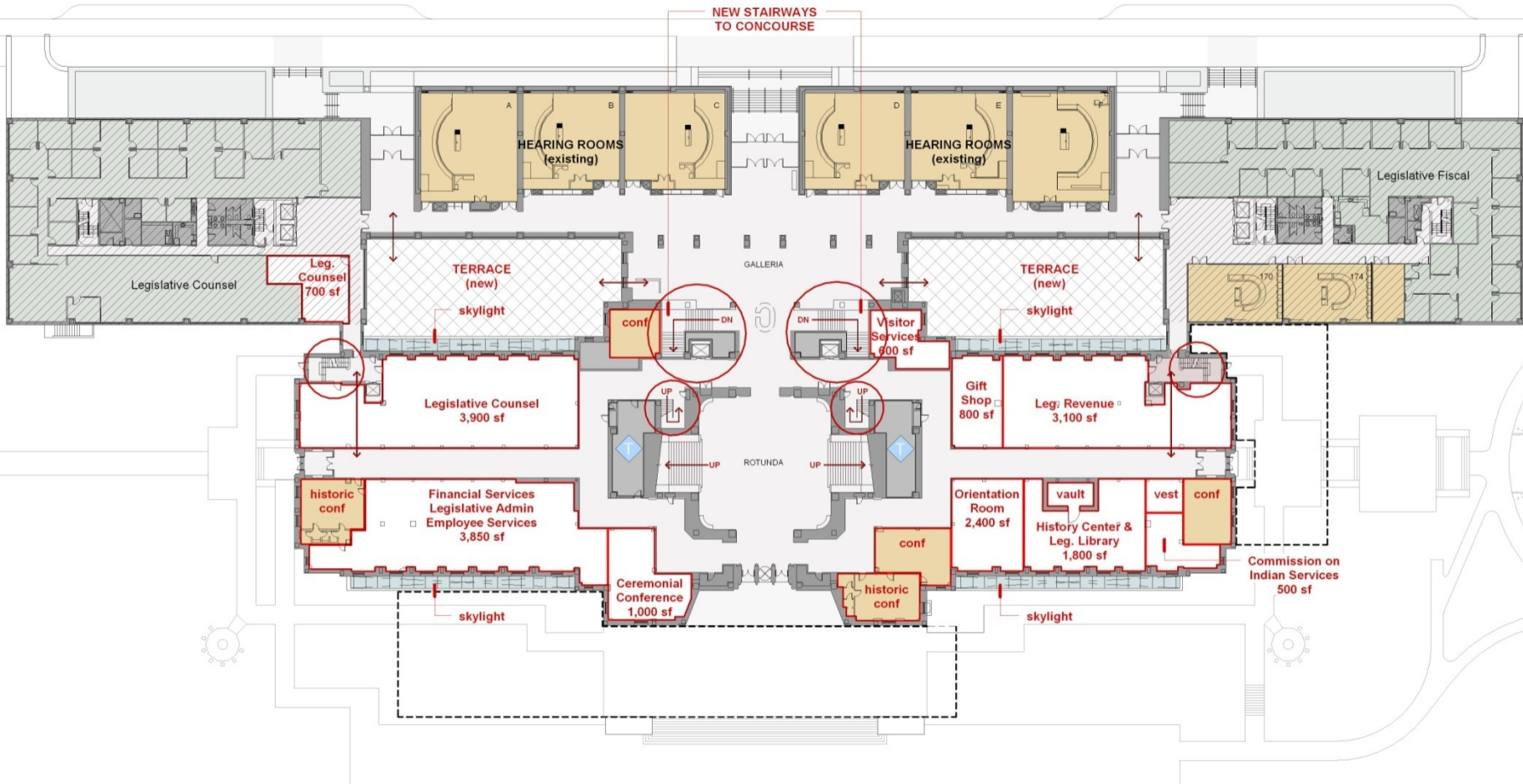
Current Condition

- Capitol is lacking seismic capacity by today's current code requirements. True for 1938 and 1977 areas.
- Capitol would experience severe structural damage with potential structural failure and possible collapse during predicted seismic event.
- Potential collapse of non-structural elements such as piping, ductwork, electrical and lighting.
- Loss of life could occur during a major seismic event.

Recommendation

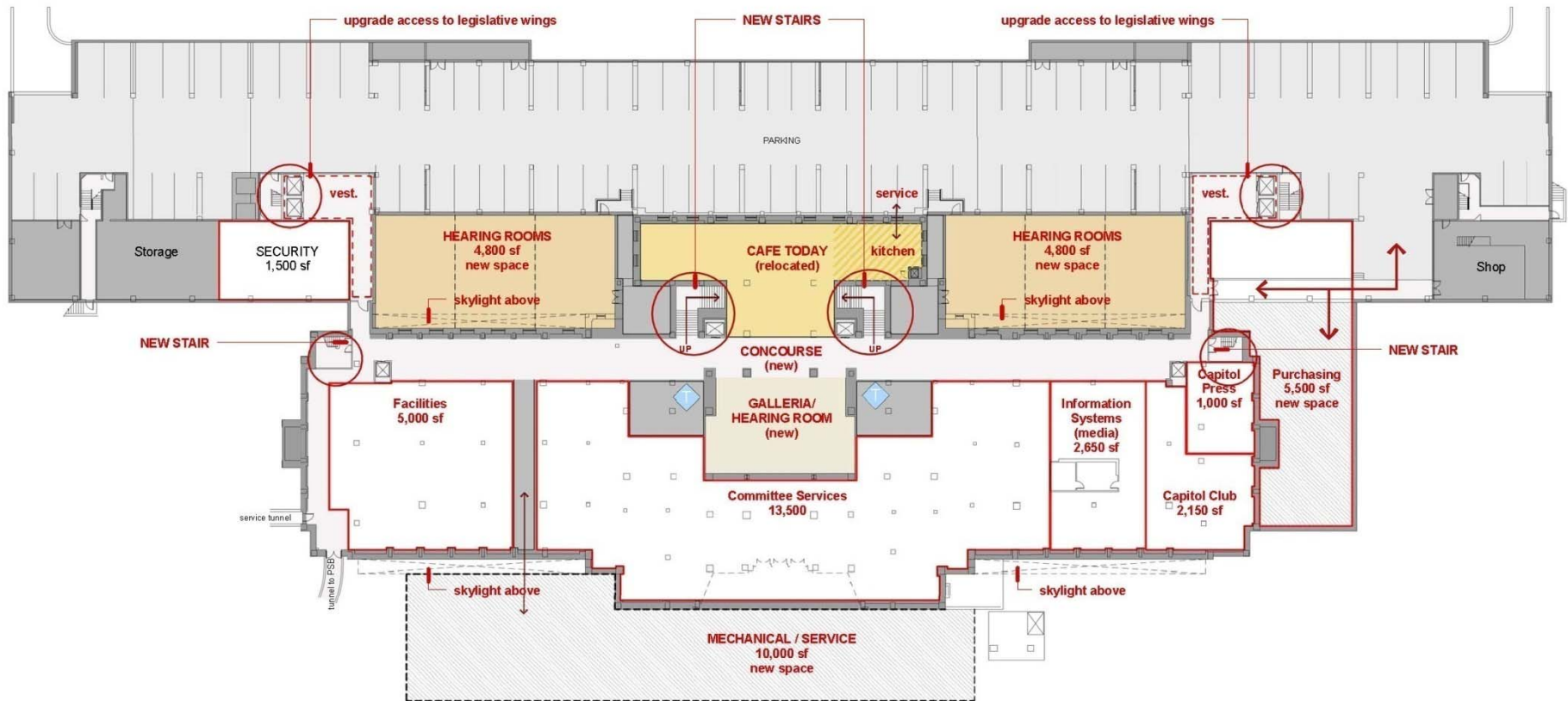
- Two seismic upgrade options studied – Concrete Shear Wall and Base Isolation.
- Base Isolation option selected for:
 - Overall cost/value
 - Less impact to historic elements
 - Opportunity for better space utilization – expansion
 - Sustainable concept integration





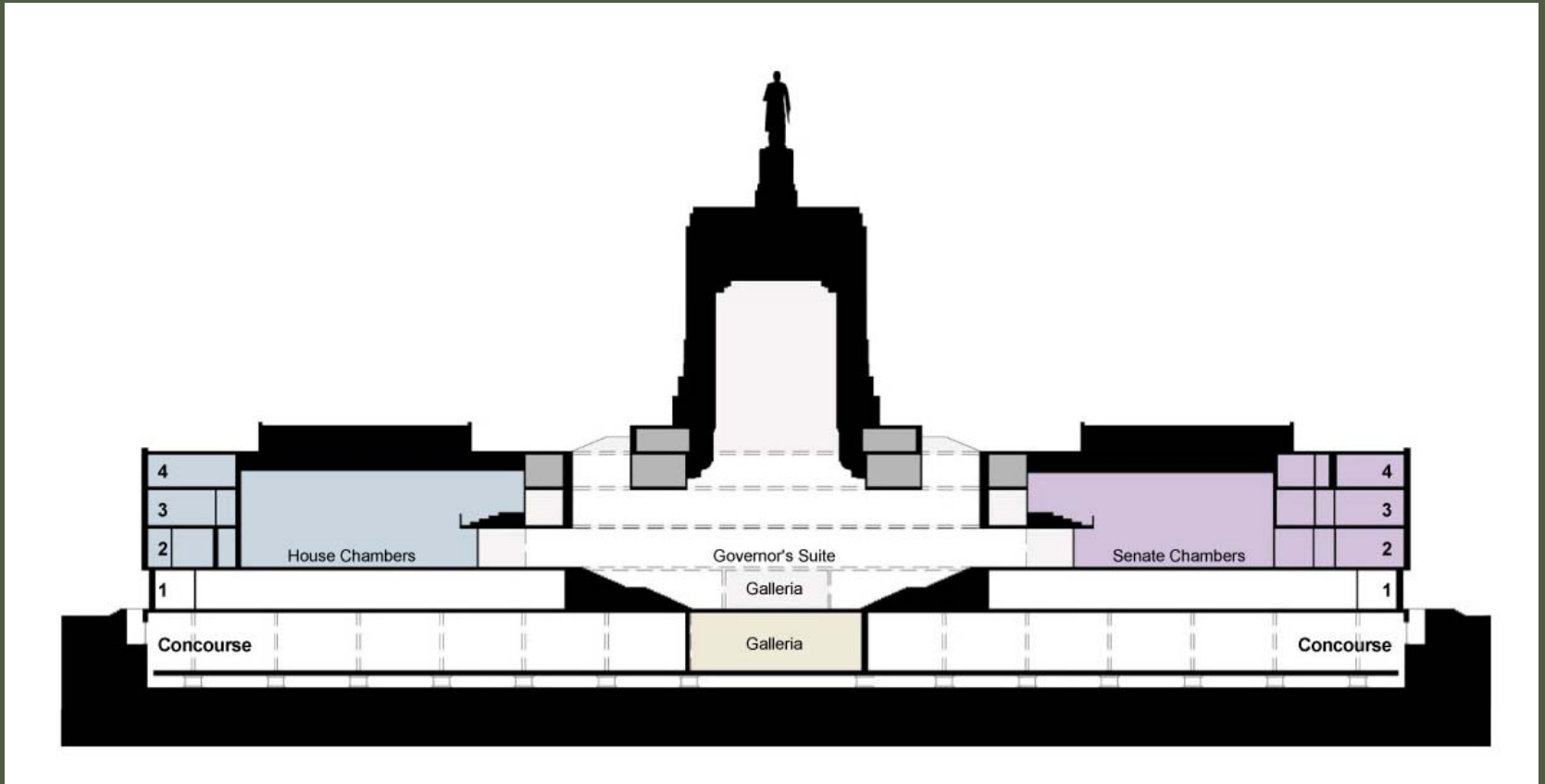
Level 1 Floor Plan





Concourse Level Floor Plan





Section illustrating base isolation



Sustainability

Daylighting

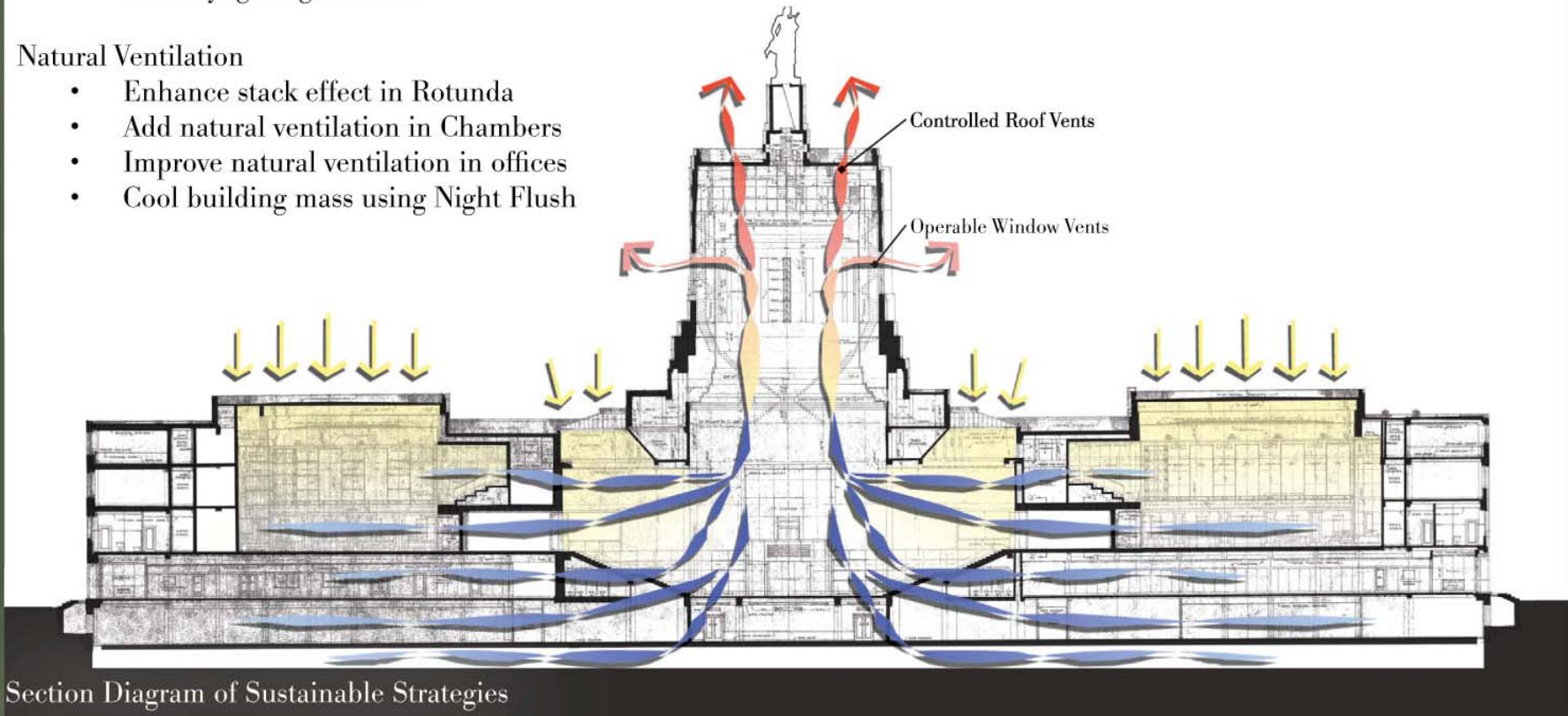
- Enhance daylighting in Chambers
- Add daylighting in stairwells
- Add daylighting in offices

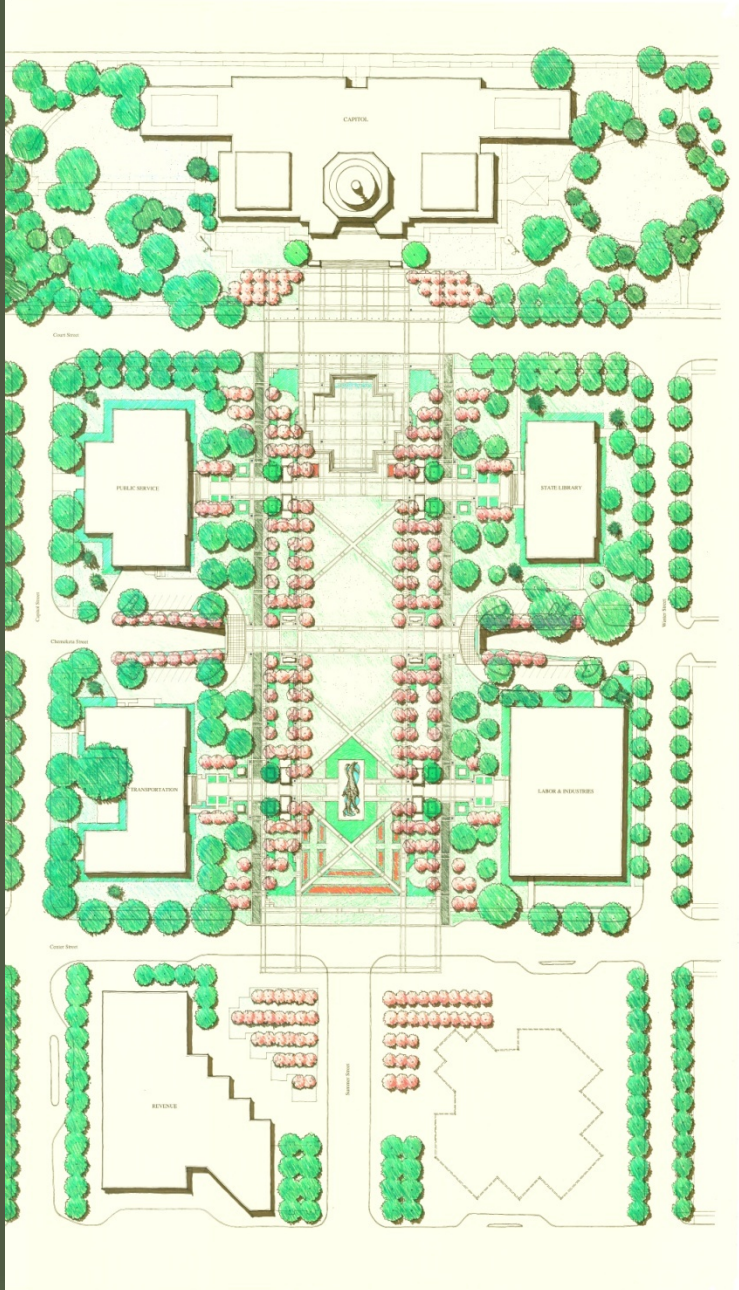
Natural Ventilation

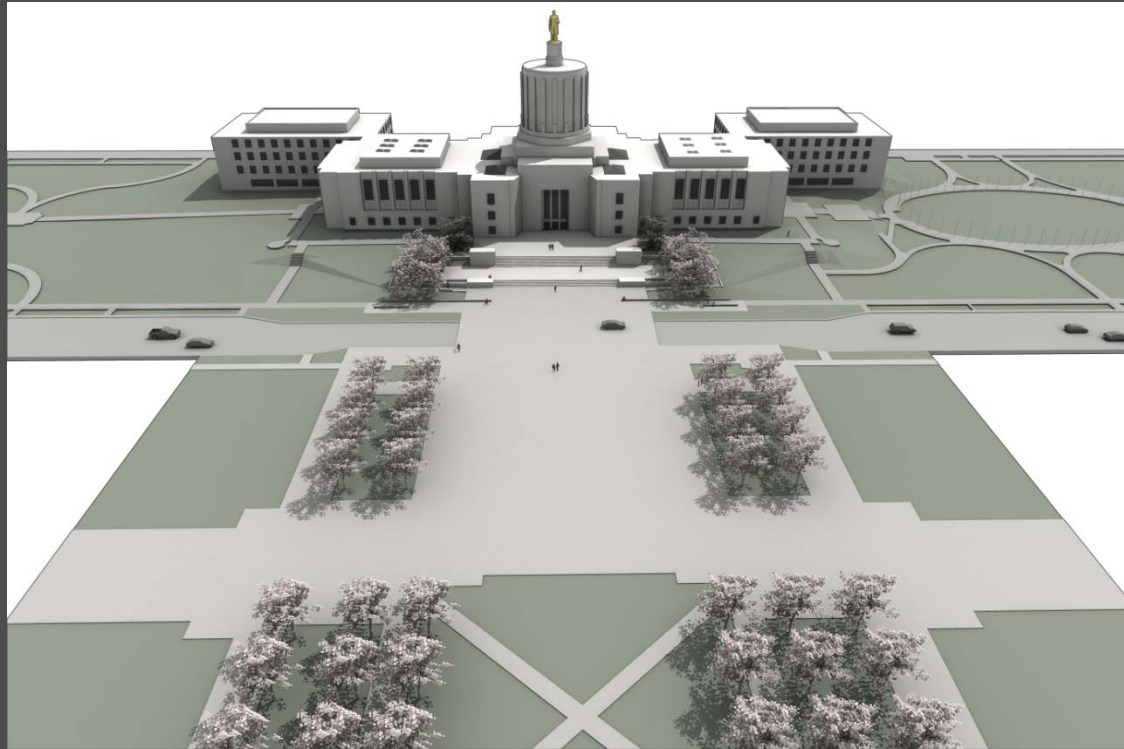
- Enhance stack effect in Rotunda
- Add natural ventilation in Chambers
- Improve natural ventilation in offices
- Cool building mass using Night Flush

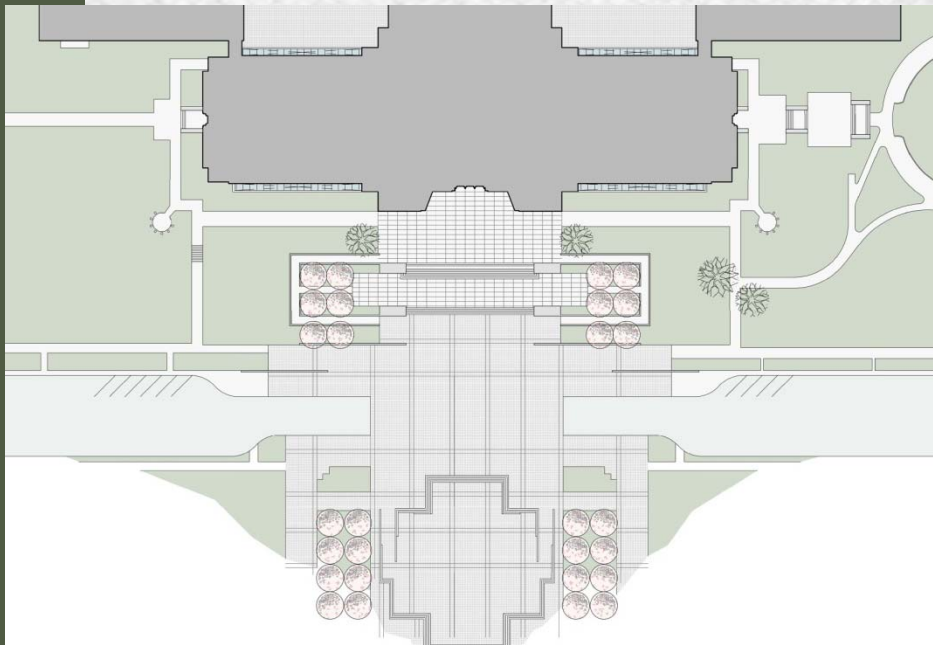
LEED

- NC Platinum Level









Phase 1 - Renovation

1. **Seismic upgrade** through base isolation
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
3. New mechanical, plumbing, electrical, and data **infrastructure** and Concourse level replacement
4. **Renovate** office area on the new Concourse Level
5. **ADA building access** and facility upgrade on the Concourse Level
6. **Restoration** of the exterior stone, windows, and all exterior work

Phase 2 - Renovation

Remaining renovation on a floor by floor basis



Project Costs

Phase 1: \$138,400,000

Phase 2: \$ 89,100,000

\$227,500,000 total project cost in 2009 dollars

Escalated:

2013 (Phase 1) and 2019 (Phase 2) = \$298,000,000



Pre-Phase 1 Construction projects:

New Mechanical Room below North Entry Steps and ADA Entry Upgrade	\$ 13,400,000*
Skylight renovation and restoration	\$ 1,340,000*
Addition of new skylights, lighting, and ceiling in House and Senate Chambers	\$ 700,000*
Restoration and renovation of exterior stone and bronze windows/doors	\$ 7,200,000*
Interior historic and public area lighting retrofit and upgrade	\$ 5,600,000*
New bronze handrails at Rotunda stairs to Chambers	\$ 220,000*

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



