



CAMS

Capitol Accessibility, Maintenance and Safety

November 2017

LEGISLATIVE ADMINISTRATION

Capitol

Accessibility

- Interior doors
- Bathroom stalls
- Accessible entrance/exit at primary building entries

Maintenance

- Exterior weatherproofing
- Windows
- Roofing and skylights
- Heating, ventilation and cooling (HVAC)
- Electrical service
- Restroom piping
- Rotunda plaster and mural repairs
- Misc building systems (elevators, etc)

Safety

- Emergency generator
- Exiting from upper floors
- State Police re-location
- Fire detection at Governor's suite

CAMS Project Elements

A - West mechanical vault

A1 - New electrical service

A2 - New emergency generator

B - East mechanical vault

B2 - New hydronic piping

C, C2 - South ADA accessible entry

C1 - East and west accessible entries

D - North accessible entry

D1 - North exit stairs

E - Relocate Oregon State Police

E1 - Relocate LRO

F - Create History Gateway

G - Restroom renovations

H - Relocate State Treasurer

I - Exterior caulking and sealing

J - Roofing and skylights

K - New cooling towers

L - Exterior window repairs

M - HVAC pumps, piping and motors

N - Building systems modernization

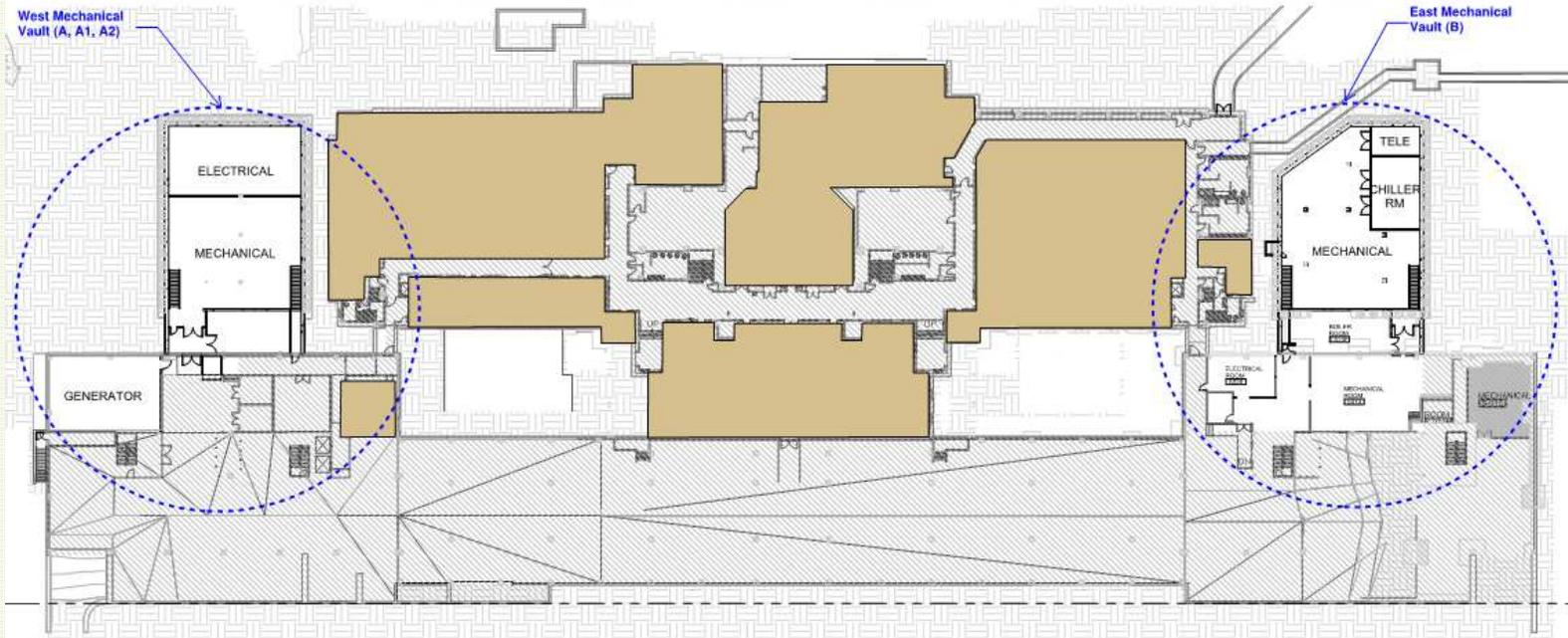
O - Governor's fire detection system

P - HVAC controls system modernization

Q - ADA door hardware

R - Rotunda plaster repairs

Ground Floor - CAMS



Maintenance

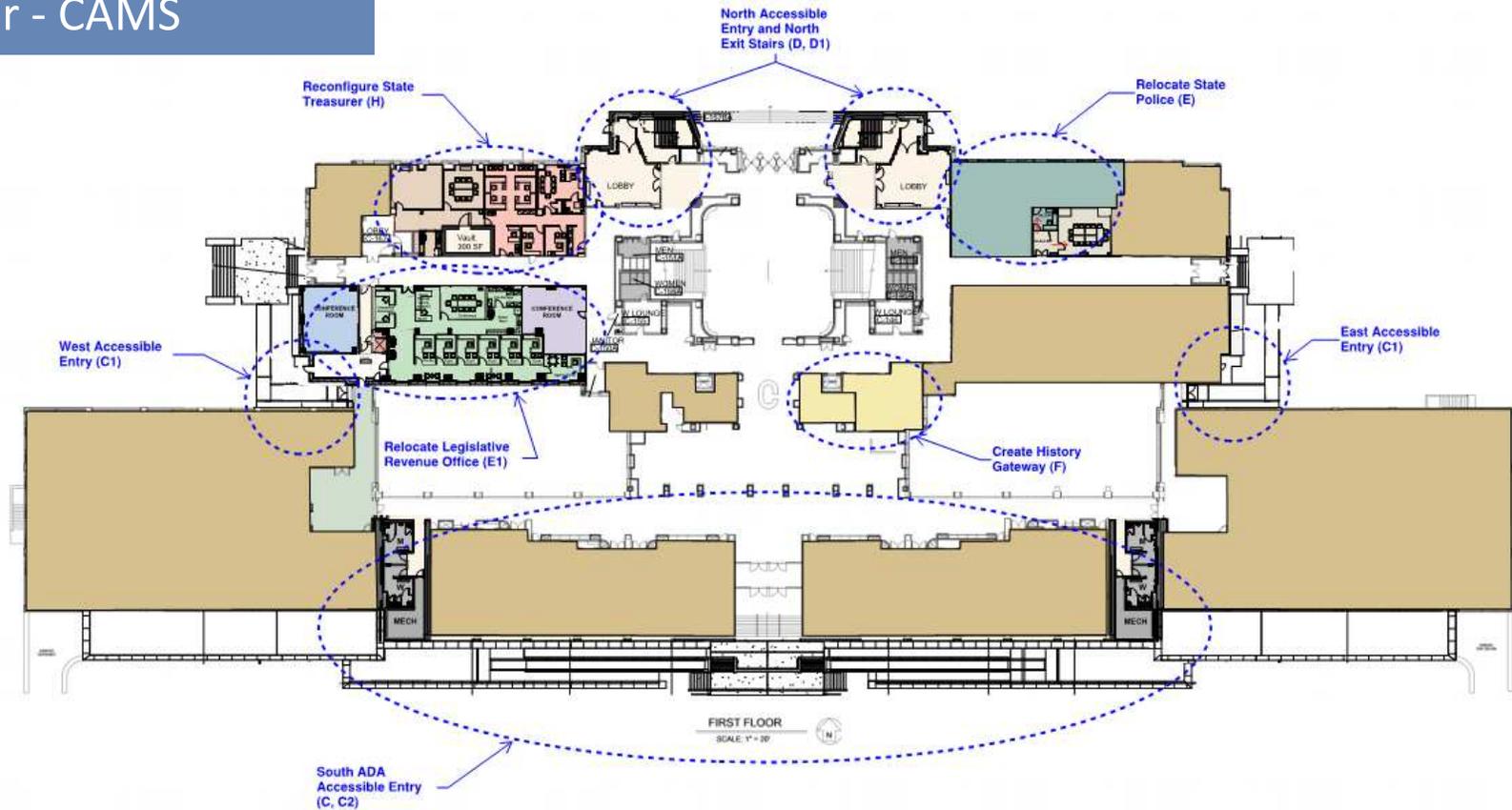
- Heating, ventilation and cooling (HVAC)
- Electrical service
- Misc building systems

Safety

- Emergency generator

CAMS: Capitol Accessibility, Maintenance and Safety

First Floor - CAMS



Accessibility

- Interior doors
- Accessible entrance/exit at primary building entries

Maintenance

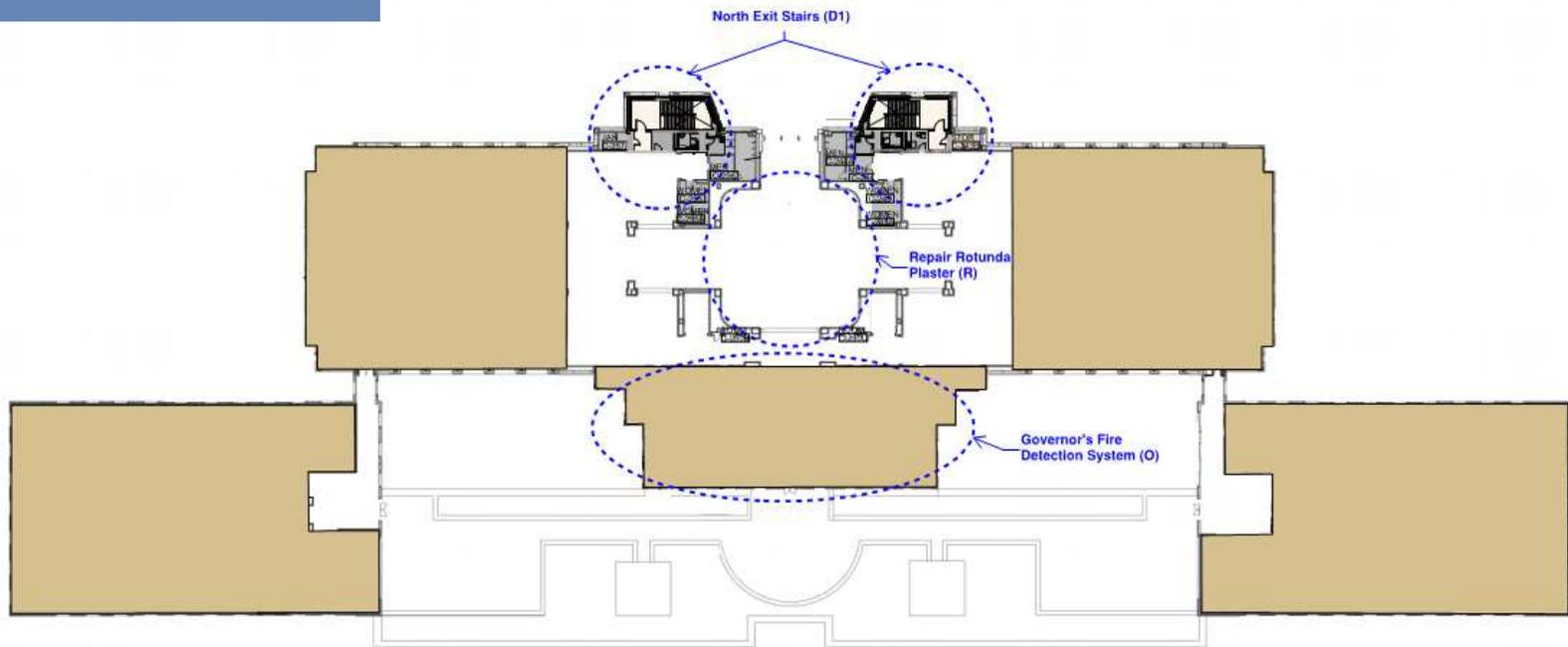
- Exterior weatherproofing
- Windows
- Heating, ventilation & cooling

Safety

- Exiting from upper floors
- State Police re-location

CAMS: Capitol Accessibility, Maintenance and Safety

Second Floor - CAMS



Accessibility

- Interior doors

Maintenance

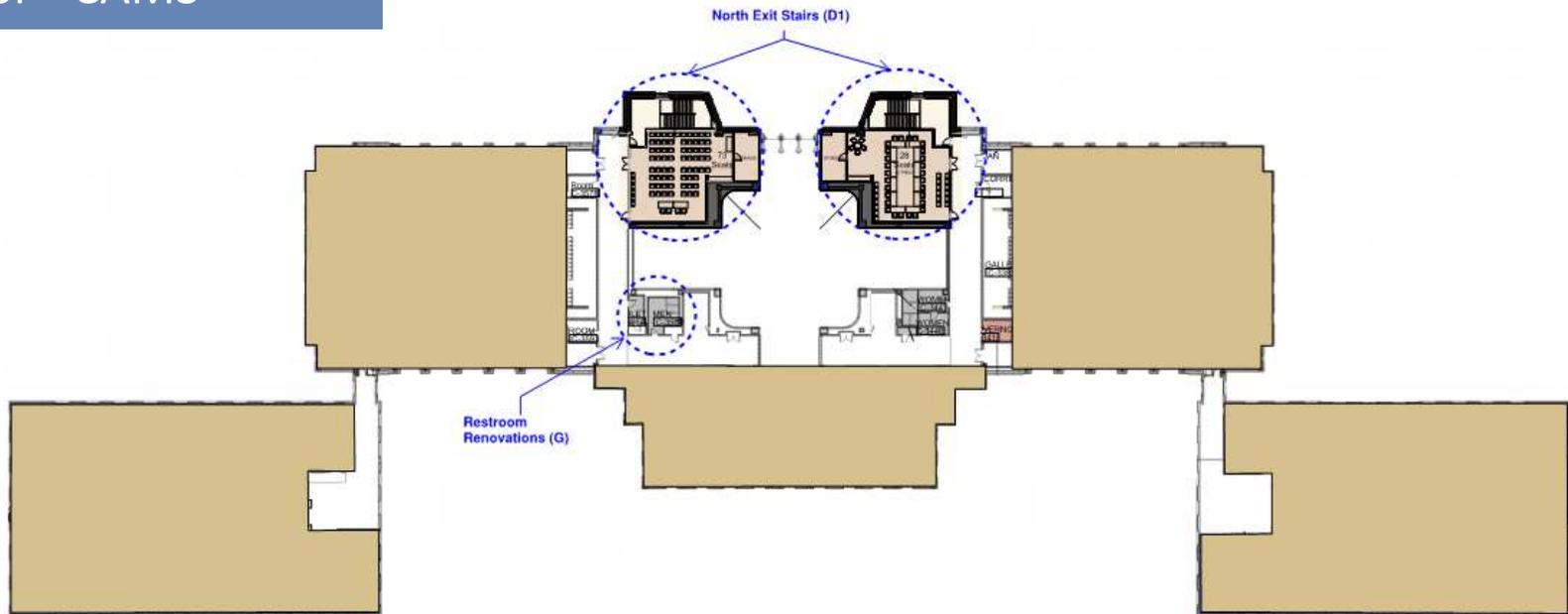
- Exterior weatherproofing
- Windows
- Rotunda plaster and mural repairs
- Heating, ventilation & cooling

Safety

- Exiting from upper floors
- Governor's fire detection

CAMS: Capitol Accessibility, Maintenance and Safety

Third Floor - CAMS



Accessibility

- Interior doors
- Bathroom stall hardware

Maintenance

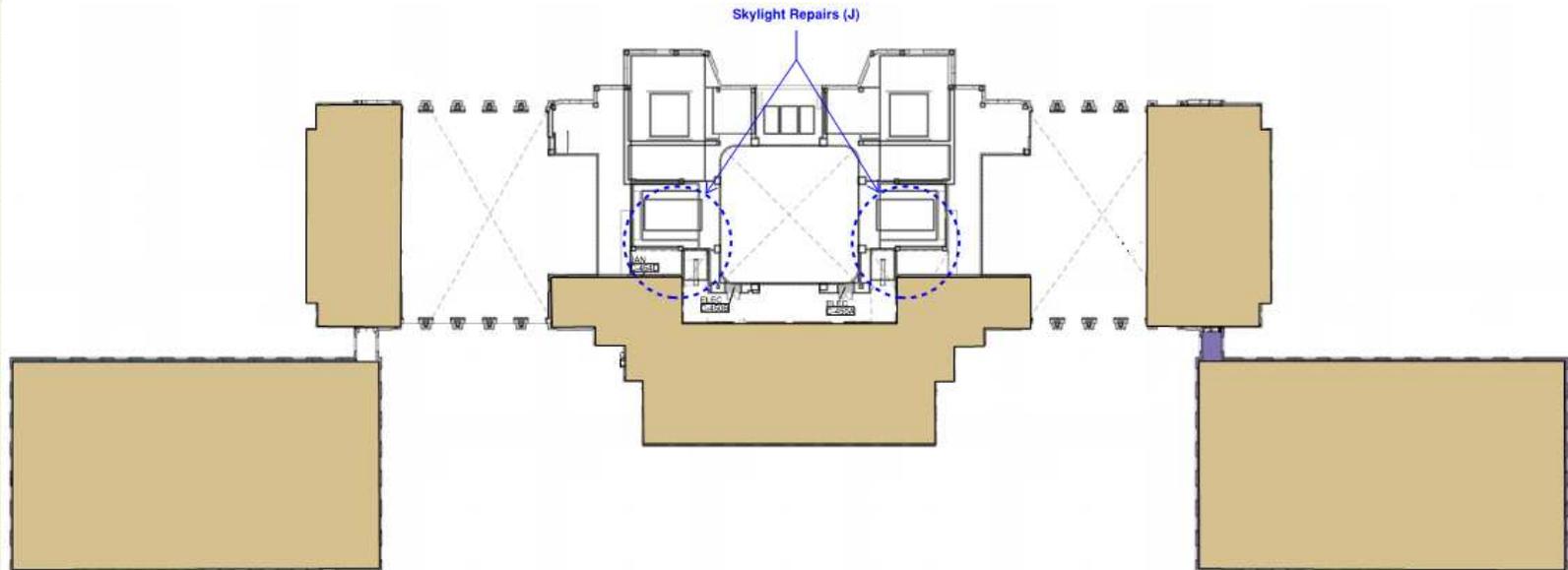
- Exterior weatherproofing
- Windows
- Restroom piping
- Heating, ventilation & cooling

Safety

- Exiting from upper floors

CAMS: Capitol Accessibility, Maintenance and Safety

Fourth Floor - CAMS



Maintenance

- Exterior waterproofing
- Windows
- Roofing and skylights
- Heating, ventilation and cooling (HVAC)

CAMS: Capitol Accessibility, Maintenance and Safety

LEGISLATIVE ADMINISTRATION

Progress Highlights

Summer 2016

- Governor's fire detection system repaired.

September 2016

- Design kick-off for CAMS CM/GC project.

November 2016

- Relocated Eugene Register-Guard office to make room for Oregonian office.
- Renovated Oregonian office to make room for expanded Information Services.

December 2016

- Relocated LRO temporarily to Rm 354, to make room for OSP temporary location and OSP construction.
- Moved IS Tech staff from Rm 40 to new expansion space in Rm 41.
- Moved Oregon State Police temporarily to Rm 141 from Rm 62, in time for 2017 Session.

January 2017

- Reconfigured and built new offices in Information Services Rm 40 to make room for IS staff from Rm 143.
- Relocated IS Rm 143 staff to Rm 40, to make room for OSP construction.

Progress Highlights

March 2017

- Groundwater hydrology report completed.
- Consultant site visits and occupant programming meetings taking place.

April/May 2017

- Completed Schematic Development phase of CAMS CM/GC project.
- Telecom entry room / steam tunnel survey report completed.
- Campdown elm trees relocated to allow for vault construction.
- Consultant site visits and occupant programming meetings taking place.

June 2017

- Completed Design Development phase of CAMS CM/GC project.

August 2017

- Began construction on Oregon State Police permanent office.
- Advertised Request For Proposals for CM/GC.

September 2017

- Closed RFP advertisement for CM/GC and completed evaluation process.
- Completed Construction Documents phase of CAMS CM/GC project.
- Submitted CM/GC project construction documents for permit.

Progress Highlights

October 2017

- Completed mock-up of window sealant repair.
- Completed stormwater infiltration testing.
- Contract executed with Hoffman Construction for CAMS CM/GC project.
- Bidding opportunity advertised to subcontractors by Hoffman Construction.

November 2017

- Subcontractor bids received November 9.
- Proposed GMP submittal date is November 22.

Schedule

Summer 2016

Governor's fire detection
Wings elevator controls

Fall 2016

CAMS Design Phase begins
Temporary OSP relocation
IS construction & move to Rm 41

Winter 2016

LRO temporary move to Rm 354
Press moves within building
OSP temporary move to Rm 143

Spring 2017

Camperdown Elms move
OSP Design & Permitting

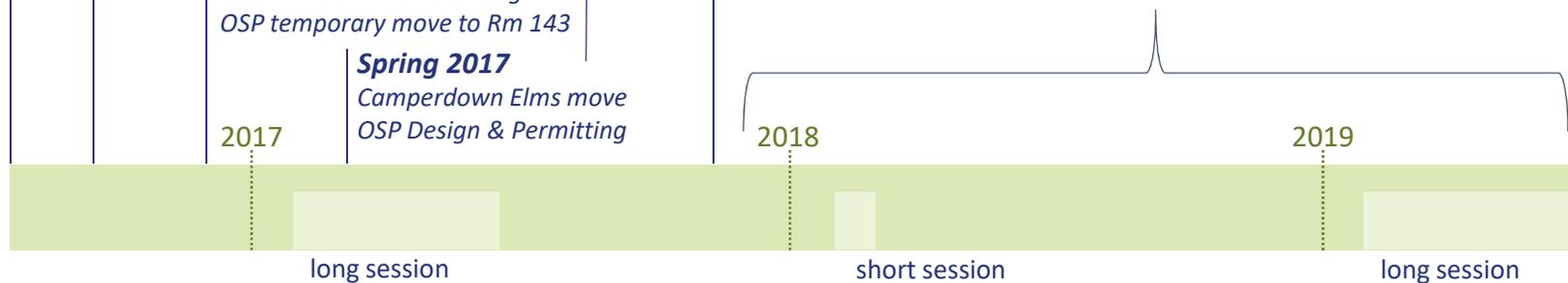
Summer 2017

OSP Rm 141 Renovation construction begins

Fall 2017

Governor Staff move out of Rm 160
OSP Rm 141 Renovation construction complete
CAMS design phase completed
CM/GC contractor selected

Construction Activities TBD by CM/GC Contractor



Status

A contract was executed with Hoffman Construction in October 2017. Hoffman is reviewing the schedule to determine whether the proposed CAMS project completion by June 30, 2019, is achievable. Early indications are that it will not be possible to complete the construction on that timeline. Once a final schedule has been approved, it will be shared with building occupants and posted on the CAMS project website.

Budget

<u>Biennium</u>	<u>Fund Source</u>	<u>Amount</u>	<u>Spent 10/30/17</u>
15-17	General Fund/LA	\$ 6,679,358	\$ 521,872
15-17	Bonds	\$30,000,000	\$ 3,945,855
17-19	Bonds	\$13,320,642	\$ 0
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		\$50,000,000	\$ 4,467,727

Status

Project costs have not ramped up as quickly as anticipated, due to delays in getting the primary contractor on board. Once the contract with Hoffman was executed in October 2017, they started working on cost estimates.

Hoffman received initial subcontractor bid information on 11/9/17. Early indications are that the project cost, as currently scoped, will be significantly over the budgeted amount, due to rising construction prices. The CAMS team will be working with Leadership regarding potential scope cuts or project budget increase requests. A Gross Maximum Price is scheduled to be submitted by Hoffman on November 22, 2017.