Oregon State Capitol Renovation (OSCR)
Frequently Asked Questions "FAQ"

General Project Information:

What is the primary purpose of project?

The primary purpose of the project is to perform seismic and life safety upgrades to the Capitol.

Per Master Plan Review Committee documents and the presentation to the State Legislature in early 2013, the project was to move forward with the hiring of a planning consultant followed by the design team in summer 2013. Has the selection process begun or have the firms been contracted for the project?

The planning consultant was hired and upon completion of the development and operations plan for the project, the following core project team was selected through an open competitive process and began work in January 2014:

- inici group, Owner's Representative
- JE Dunn+ Emerick, Construction Manager/ General Contractor
- SRG+ ARG, Architect

Where is the core project team's office location?

The team is currently located in Room 354 in the Capitol.

How can I find out more about the project? Is there an opportunity to be added to a mailing list to receive updates on the project?

General information about the project will be added, as available, to the Oregon State Capitol Renovation webpage once it has gone live. In the meantime, information can be found on the Capitol Master Plan webpage: http://www.oregonlegislature.gov/mp

Additionally, you can register for emailed project updates at the following link: http://www.oregonlegislature.gov/citizen_engagement/Pages/e-Subscribe.aspx Simply enter your email address and select the Oregon State Capitol Renovation option.

How can I ask other specific questions about the Master Plan?

Specific Master Plan related questions may be directed to the Project Communications Coordinator via email at: Jessica.Lacasella@state.or.us

What is the anticipated RFP timeline for selection of sub consultants?

RFPs for key trade subcontractors are expected to be issued at the end of the Conceptual Design portion of the Design phase. Please see the Graphic Master Plan for details on schedule.

How will I find out about bidding or proposing opportunities?

RFPs for key trade subcontractors will be issued through the CM/ GC and will be announced and advertised in the following locations:

• Capitol Master Plan website	• NAMCO
• Governor's Marketplace	• Various publications, including the Portland DJC
• OAME	

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Design

How can I get more details about the existing building, drawings or building contacts?

Drawings and documents are available through a public records request. The following links are provided to make a valid public records request to the Legislative Administrator:

How to submit a Public Records Request:
http://www.oregonlegislature.gov/citizen_engagement/Pages/Public-Records.aspx
Public Records Request form:
http://www.oregonlegislature.gov/EnterpriseDocumentLibrary/public_records_request.pdf

What level of sustainability and LEED is the Owner targeting?

Sustainability is important to leadership at the Capitol. A final target for sustainability requirements will be established during the Design Phase.

Does the original Master Plan call for more buildings to be constructed on Capitol grounds?

The Master Plan does not call for additional buildings to be constructed.

What will the building look like after the renovation?

Minor improvements, such as caulking and window replacements, will be done to the exterior but will not affect the overall look of the building. However, within the building there are some locations that may look completely different and others that will remain the same. These locations are being determined in the Design Phase. A key point to remember is that we will be protecting the historic fabric of the Capitol while improving behind the scenes (mechanical, electrical, and plumbing) services that are at the end of their life cycle.

Seismic Upgrade:

Are there any public buildings in the United States that are similar in size and have had the same type of seismic upgrades that are being proposed for the Oregon State Capitol?

Performing seismic upgrades in buildings of historic value is becoming a common solution for preventing potential damage due to earthquakes. San Francisco City Hall and the Utah State Capitol had similar upgrades performed in recent years. The Pioneer Courthouse in Portland, OR has also had seismic upgrades performed.

Have any buildings with recent seismic upgrades experienced an earthquake and how did the building withstand the effects?

There have been multiple buildings with seismic upgrades that have experienced earthquakes in recent years. The systems installed performed as expected during the earthquakes.

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Did the renovation of the Transportation Building in Salem include seismic upgrades?

Yes, rigid frame seismic upgrades were done on the Transportation Building in Salem.

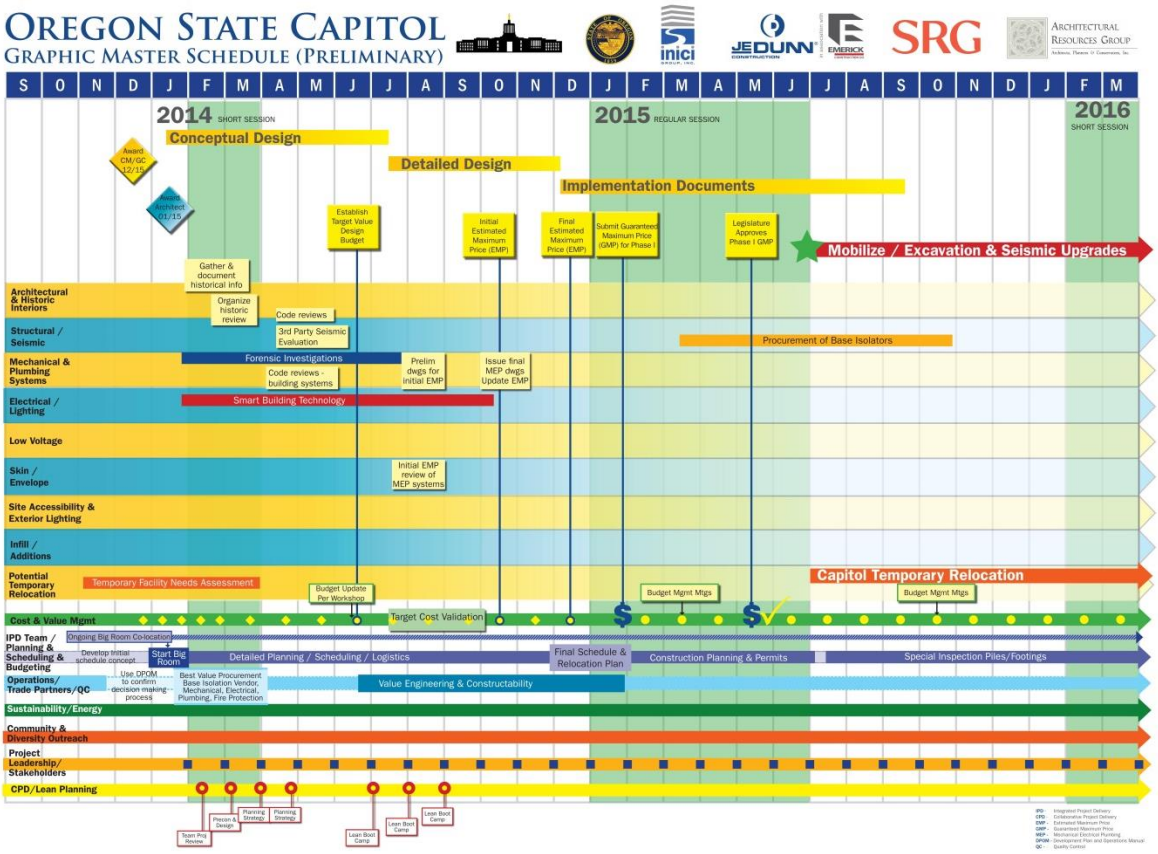
Has a decision on the specific seismic upgrade system been made yet?

No, a decision on a seismic upgrade system has not been made yet. The project team is currently evaluating options and determining the best system for the Capitol. The team expects to have a decision made in the near future.

Schedule:

What is the anticipated project schedule?

The tentative schedule of the project, pending funding for phases beyond the Design Phase, will be posted on the project website.



Will the Capitol have to relocate if construction is approved? If so, where will it be relocated to?

The project team is currently analyzing the necessity, feasibility, and requirements of relocating the Capitol if the OSCR project is funded for the Construction phase. A location has not yet been selected.

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Budget & Funding:

I understand the Oregon State Capitol Renovation is seeking funding approval by Oregon lawmakers. Have they approved funding for the project?

Thus far, funding has only been approved by the Legislature for the Design Phase of the project, which is tentatively planned to last through June 2015. Please see the Graphic Master Schedule (GMS) for additional details regarding the timeline.

How much funding was approved for the Design phase of the project?

During the 2013 Legislative Session, $34.5 million was approved for the Design Phase of the renovation project.

What is the anticipated Construction budget?

Refer to 2009 Master Plan and the 2013 Capitol Master Plan Review Committee report.

When will the Guaranteed Maximum Price be determined?

The Guaranteed Maximum Price (GMP) will be determined during the Design Phase of the project.

Possible Relocation:

Assuming next year's legislature approves the funding, when will the legislators move out of this building?

If funding is approved for Construction, we anticipate relocation would occur towards the end of 2015.

Which Session will not take place in this building?

Based on the recommended schedule provided by the Capitol Master Plan Review Committee, the Legislature would be out of the Capitol for one long session and two short sessions.

Has the Project team considered a phased move out into nearby buildings?

The team has looked at this option and at this time is still being considered. A decision on the logistics of the move out has not been made at this time.

How are we deciding who is phasing out or how many people are phasing out?

This information has not been determined yet. The project team is still conducting meetings with those working at the Capitol to determine space requirements. Once these meetings are completed and all information is compiled, the team will provide a recommendation of whom and how many departments should relocate to Leadership.

What are some of the temporary relocation options that are at the top of the list?

The OSCR project team has looked at approximately 20 options to date. Some of these options include warehouse facilities, constructing a temporary facility, as well as existing

buildings at the Oregon State Fairgrounds. Cost of the temporary facility and how the option affects the project timeline are some of the major driving factors in making a decision.

When will the decision on the temporary location be made?

The decision on the temporary location will be made during the Design Phase.