

Analysis

Item 48: Legislative Administration

Capitol Accessibility, Maintenance, and Safety (CAMS) Project

Analyst: Theresa McHugh

Request: Acknowledge receipt of a report on the Capitol Accessibility, Maintenance, and Safety (CAMS) project.

Analysis: Legislative Administration is the agency responsible for the upkeep and maintenance of the State Capitol facility and for the CAMS project, which was primarily funded with \$53.3 million in Article XI-Q general obligation bond proceeds authorized from 2016 through 2018. An additional \$6.7 million General Fund was appropriated to cover costs that are not eligible to be paid for with bond proceeds. The first phase of the CAMS project included a number of repairs and upgrades to address safety, security, and building infrastructure issues, as well as to ensure the building has backup power sources to continue critical operations in the event of a power outage. The agency report details the major project components that have been largely completed as a result of the CAMS work to date.

The CAMS project grew out of work completed during 2013-15, which outlined what a full remodel of the Capitol would entail. The work and funding approved to date only addresses a portion of the full Oregon State Capitol Renovation (OSCR) plan, with significant work remaining on both the wings and the center of the building. During the 2019 session, \$1,361,800 General Fund was provided for planning for additional work to be completed, which is now known as the CAMS II project.

The CAMS II project is anticipated to focus on seismic upgrades to the House and Senate wings, as well as address some additional facility needs (outlined in the agency report) and may potentially include renovation of the Legislative Counsel and Legislative Fiscal Offices to accommodate new staff positions authorized during the 2019 session. As planning has been underway for the next phase of the project, it has become clear that it is possible that the construction can largely be completed prior to the 2021 session if bond funds are approved during the 2020 session and work commences almost immediately following that session. The planning funds provided during the 2019 session are insufficient to cover the full costs of the design documents needed to meet such a timeline; however, given that the first phase of the CAMS project is coming in slightly under budget, there is remaining General Fund that can cover the additional \$1,485,845 in costs to complete the needed design work. Such spending is allowable within the current CAMS project scope that was broadly authorized for capital improvements to the State Capitol Building. Completing design work is necessary for the agency to finalize the proposal to the Legislature during the 2020 session for bonding to finance phase II of the CAMS project. It is anticipated that the request will likely be around \$85 million. The exact amount of both bond proceeds and General Fund, needed for non-bondable costs, will not be known until the latter part of January. At that time, a detailed proposal will be submitted for consideration by the Legislature during the 2020 session.

Legislative Fiscal Office Recommendation: Acknowledge receipt of the report.



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Office of the Administrator

January 3, 2020

Joint Committee on Ways and Means
Sen. Betsy Johnson, Senate Co-Chair
Sen. Elizabeth Steiner Hayward, Senate Co-Chair
Rep. Dan Rayfield, House Co-Chair
900 Court Street NE, Room H-178
Salem, Oregon 97301

Dear Co-Chairs,

Please accept this report on the Capitol Accessibility, Maintenance, and Safety (CAMS) Project. There will be a request for funding Phase II of the project during the 2020 Legislative Session.

During the 2013-2015 biennium, the Oregon State Capitol Renovation (OSCR) project team was assembled to conduct investigations and develop design work for a complete remodel of the Oregon State Capitol in support of the June 2009 Oregon State Capitol Master Plan. The goals of the plan included seismic upgrades; mechanical, electrical and plumbing upgrades; life safety improvements; Americans with Disabilities Act (ADA) access improvements; preservation of historic elements and character; additional hearing rooms; and sustainability. Funding for construction was not made available in the 2015 Oregon Legislative Session, however, in late 2015, Legislative Administration commissioned a facility condition assessment to identify critical facility repair needs, focusing on aging or failing mechanical, electrical and plumbing (MEP) systems, and safety and security enhancements that would have otherwise been addressed through OSCR construction. The agency, in coordination with the former OSCR project team, reviewed the new information and developed a priority list of projects to address at-risk MEP systems, security and life safety issues, and ADA improvements. This list of facility improvements was later named the Capitol Accessibility, Maintenance and Safety (CAMS) project.

Funding for CAMS Phase I included:

2016 - \$30 million in bonds and \$6.7 million General Fund

2017 - \$13.7 million in bonds

2018 - \$9.5 million in bonds

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CAMS Phase I is near completion and includes the following major upgrades:

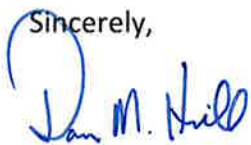
- New ADA accessible entries and sidewalks
- New stair towers on the north side of the building
- New Welcome Center, Visitor Services and Gift Shop remodel and a new Information Desk
- The dome roof received repairs and exterior caulking, and the artwork in the Rotunda Dome was restored
- East and West Vaults completed – Equipment installed and operational
- New generator and underground fuel tank installed, and backup power supply connected to the Capitol
- Garage exhaust system installed
- Building control system upgraded for the 1938 building
- New heating system pipes at the ground level and new cooling towers installed on the roof
- New storm water connection to the City of Salem with restoration of sidewalks and driveway
- Tenant improvements and office relocation for Oregon State Police, Legislative Revenue Office, Treasury Office and Governor's Staff, and updated meeting rooms 343 and 357
- Activation of Heating, Ventilation, and Air Conditioning (HVAC) and electrical equipment
- Door security upgrades and custom hardware improvements

During the 2019 Session, \$1,361,800 was allocated towards funding the planning of CAMS Phase II. This allocation allowed for the CAMS team to receive 50% design documents from the architecture firm, SRG. The project also has plans to use \$1,485,845 of current project fund savings to continue design work that will enable construction activities to begin immediately following the 2020 session if the funding for CAMS Phase II is approved.

It is necessary to begin the work immediately after the 2020 legislative session so that the work that needs to be done inside of the building can be substantially completed prior to the long legislative session in 2021.

The work of CAMS Phase II, if approved, includes seismic upgrades to the House and Senate wings, seismic upgrades to the garage connector, cleaning the exterior of the buildings, new air handling units for the hearing rooms, and an ADA accessible South entry.

Sincerely,



Daron M. Hill
Legislative Administrator