

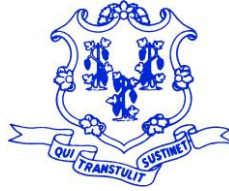
The Connecticut General Assembly

Joint Committee on Legislative Management

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Office of Legislative Management FY 24 – FY 25 Capital Budget Request General Obligation Bonding Subcommittee March 15, 2023

The Office of Legislative Management's capital budget request is for an extensive exterior restoration of the State Capitol. The construction of the State Capitol began in 1872 and was completed in 1879. One hundred years later the building underwent a restoration process that lasted ten years. This project will be the first major restoration on this historical landmark since 1989.

Below is more detailed information on our capital budget request, as well as brief summaries of unallocated and allocated balances and the status of these projects.

Requested Bond Authorization for FY 24 – FY 25 Biennial Budget:

Bond authorizations of \$20 million in FY 24 and \$15 million in FY 25 are requested for the exterior restoration of the State Capitol.

In FY 21, \$5 million of the \$15 million bond authorization from PA 20-1 Sec. 2(a)(2) was allocated for the exterior restoration of the State Capitol. With a portion of this funding, OLM contracted with an architectural and engineering firm to provide a detailed exterior restoration scope of work and construction cost estimate. This report is due in July. This week we received a ROM (rough order of magnitude) for this project and the preliminary estimates for exterior restoration of the Capitol range from \$44 million - \$54 million and would take three-plus years to complete. Anticipated start date is Spring/Summer 2024.

The scope of the exterior restoration includes: 1) masonry restoration of the building's exterior stone (granite & marble), 2) restoration of 522 windows, 3) lantern and drum repairs, 4) regilding the dome, 5) replacing the flag poles, and 6) thermal and moisture protection for the membrane roofing system.

Please note that there is currently \$10 million (\$7.9 million in PA 20-1 and \$2.1 million in PA 21-111) in unallocated bond authorizations that can be utilized for this project. Please see below for detail on this funding.

Projects with Unallocated Balances:

- **Alterations, Renovations and Restoration to the State Capitol, including Interior and Exterior Restoration and Compliance with the Americans with Disabilities Act - \$7.9 million unallocated balance.** PA 20-1 Sec. 2(a)(2) authorized bond funding of \$15 million. To date \$7.1 million has been

allocated. In FY 21, \$5 million was allocated for scope of work for the exterior restoration of the State Capitol, and \$2.1 million was allocated in FY 23 for the CAS Loop (\$1.5 million) and the Senate chamber voice and audio system (\$600,000).

The \$7.9 million unallocated balance will be used for the exterior restoration of the State Capitol.

- **Alterations, Renovations, Improvements, and Technology Upgrades at the State Capitol Complex - \$4,850,000 unallocated balance.** This includes the following:
 - **PA 21-111 Sec. 2(a)(2) - \$250,00 unallocated balance - Old State House Improvements.** The Old State House (OSH) mechanical and HVAC equipment is at least 25 years old. There are 13 separate air handlers, and this project would begin the replacement process. In addition, there are wireless connectivity issues in the OSH as the interior walls are very thick and this limits the coverage of the access point range. Due to the historic nature of the building hard wiring is not an option. This project will begin in FY 24.
 - **PA 21-111 Sec. 2(a)(2) - \$500,000 unallocated balance - Genius Statue.** This project is to move the Genius statue onto the Capitol dome. The costs include disassembling the original plaster model from the Capitol rotunda and repairing the floor in the rotunda. In order to move the Genius back to the top of the Capitol the lantern will need to be structurally reinforced. It was damaged and found unsafe to hold the statue. These repairs will require a 175-foot sky crane with an extension jib, this is needed not only to aid in the repairs to the lantern but to lift the Genius into place. The lantern repairs will include extensive steel reinforcing along with waterproofing. This project's timing depends on the timeline of the Capitol exterior restoration project.
 - **PA 21-111 Sec. 2(a)(2) - \$2.1 million unallocated balance – State Capitol Exterior Renovations.** This \$2.1 million is the balance of the authorization and the intent is to bundle this funding with the FY 24 & FY 25 capital budget request to renovate the exterior of the Capitol.
 - **PA 22-118 Sec. 307(a) - \$2 million unallocated balance – Alterations, Renovations, Improvements and Technology Upgrades at the State Capitol Complex.** This balance is available for projects such as elevator refurbishment and/or to cover the increased inflationary costs on projects approved at the December 9, 2022 Bond Commission meeting (e.g., CAS Loop, LOB hearing room upgrades, LOB west entrance renovations).
- **Legislative Bill Drafting and Information Management System - \$2 million unallocated balance.** This project is to modernize the current LCO bill drafting process with an integrated custom solution to handle bill drafting, document management and statute revision/codification. This project would begin in FY 24 with an estimated completion date in FY 25. Features include: 1) providing for full document and workflow management, 2) automated amendment engrossment and point-in-time archiving, 3) ensuring the structural consistency, reliability, and integrity of legislation while simplifying the exchange of data between different users of the system, as legislation progresses through the General Assembly, 4) facilitating multimedia publishing of legislation, improving the efficiency and effectiveness of drafting, consolidating, and publishing documents, and 5) enabling timely access to up-to-date consolidated legislation.
- **Old State House Exterior Masonry Repairs and Window Replacement - \$850,000 unallocated balance.** This project is with the Architects/Engineers with a target start date of FY 24 and a completion date in FY 25.

- **Replacement, Repair and Repaving of Roads and Sidewalks at the State Capitol Complex - \$1,350,000 unallocated balance.** This project will start after the Capitol Area System (CAS) heating and cooling loop connects to the State Capitol as the loop project will run underneath portions of the Capitol roadway and parking areas. This project includes the repaving of the Capitol parking area and the roadway leading to the LOB parking garage. Estimated start of this project is Fall 2023.

Projects with Allocated Funding:

The below projects were approved at the December 9, 2022 Bond Commission meeting. Each of these projects have been initiated with the project owners and the respective architect and/or engineering firms to complete the work by the end of FY 24.

- **CAS Loop - \$1.5 million.** The Capitol Area System (CAS) loop is the heating and cooling loop that serves 15 buildings in Hartford, including the Legislative Office Building, the State Office Building, and the Supreme Court. CAS provides hot water for space heating, domestic hot water production and chilled water for space cooling. With this project the State Capitol would connect to the CAS loop. Costs include trenching to Capitol Avenue to connect to the CAS system, the piping be run to the southwest corner of the Capitol and tying into the Capitol's heating/cooling equipment.
- **Senate Chamber Voice & Audio Systems - \$600,000.** This project is to replace the Senate chamber voice and audio systems as the components are failing and replacement parts are difficult to find as the systems are over 15 years old. The scope of work will be to replace the wiring to the new voting boards as well as upgrading the microphones and speakers.
- **Legislative Hearing Rooms - \$630,000.** This project is for general upgrades and repairs to the ten hearing rooms. The work will include repairing or replacing the hearing room wall covering (particularly around the state seal), replacing the carpeting in two rooms that have become a safety concern, reupholstering the seating, and upgrading the video tie lines (some of which are taped to the floor). In addition, replacing the fluorescent lighting to a LED system.
- **LOB West Entrance Renovations - \$800,000.** The west entrance is the visitor entrance to the Legislative Office Building. The revolving door has experienced several failures to its top and bottom bearings due to it being 35 years old. This project will replace the revolving door and to also replace the two ADA compliant doors. The entire west entrance frontage will have to be removed in sections to replace these doors. Additionally, the glass in this area will be covered in a blast mitigation film.
- **LOB Garage Repairs - \$500,000.** The LOB garage underwent significant repairs this summer and fall. During this project unexpected damage was uncovered. Specifically, water damage to the main and branch electrical conduit. In addition, more than 50 expansion joints will need to be replaced as they are failing and allowing water to enter lower parking decks.