

AD HOC CAPITOL TASK FORCE

January 14, 2008

The Honorable Timothy S. Bee
President of the Senate
1700 West Washington
Phoenix, AZ 85007

Dear President Bee:

Thank you for the opportunity to serve as Chairman of the Ad Hoc Capitol Task Force. I am pleased to submit the attached report. It was a pleasure to work with such an energetic and dedicated group of Arizonans. Our meetings were very well attended and the Task Force members conducted their discussions with decorum and an obvious drive to fulfill our purpose.

I commend the Task Force members as well as the nonmember professionals who gave so freely of their time and experience, namely Tom Knapp of TRK Architecture and Facilities Management, Inc.; Paul Scott of Caruso Turley Scott, Inc.; and Dean Wellington Reiter, Arizona State University College of Design.

In summary and in fulfilling its purpose, the Task Force suggests the following:

While converting the entire historic Arizona Capitol into a functioning building for legislative and governmental uses may not be practical, there are ways to enhance the building's functionality in a cost efficient manner.

In addition to currently available conference space, certain rooms and spaces within the building can be restored and museum exhibits moved to provide additional space to the Legislature while retaining the features of the current Capitol museum.

The Task Force recommendations for legislative uses are mostly viewed by the Task Force as a temporary solution to a building and space problem that can only be solved through the expansion or replacement of the current House and Senate legislative buildings. There are a number of ways the identified spaces can be used. We have attempted to give you some suggestions for those uses.

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Please see the attached documents for details and budgetary costs. Again, thank you for the opportunity. If you have any questions, please advise.

Sincerely,

Brenda Burns, Chairman
Ad Hoc Capitol Task Force

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cc: Task Force Members
Tom Knapp
Paul Scott
Dean Wellington Reiter

Attachments:

Task Force Goals
Task Force Recommendations
Preliminary Budgets for Improvements
Five Preservation Guidelines
Historic Capitol Floor Plan

Ad Hoc Capitol Task Force Goals

In order to accurately fulfill our purpose as set forth by the President of the Senate and the Speaker of the House, the Ad Hoc Capitol Task Force adopted the following goals.

1. Recommend preparation of a comprehensive planning and feasibility cost analysis for expansion of the Capitol complex by expansion or replacement of 1960 House & Senate buildings. Underlying this goal is the need to increase meeting, conference and office space to conduct legislative functions in a safe, efficient and cost effective manor. Improved public access and communication among members is essential as is the need to enhance technological capabilities. In order to best maintain the integrity of the historic Capitol, the recommendation will request, to the extent possible, adherence to the five preservation considerations contained in Mr. Garrison's memo dated December 11, 2007.
2. Identify available immediate, perhaps even temporary, opportunities for meeting space within the historic Capitol for legislative, executive and constituent purposes that do not impact the current functions of the State Capitol Museum, exhibits or tours, with cost estimates as necessary.
3. Enhance museum features within the historic Capitol and promote educational opportunities for students, residents and visitors of Arizona.



ARIZONA CAPITOL CENTENNIAL COMMITTEE

JOHN D. DRIGGS, Chairman
MARTIN L. SHULTZ, Vice Chairman

DRAFT

Arizona Capitol Improvement Goals and Budget

The goals of the current efforts on the Signature Statewide Centennial Project are a continuation of the preceding work of the Ad Hoc Capitol Task Force as set forth by the President of the Senate and the Speaker of the House. These goals were:

1. Recommend preparation of a comprehensive planning and feasibility cost analysis for expansion of the Capitol complex centennial project by expansion or replacement of 1960 House & Senate buildings. Underlying this goal is the need to increase meeting, conference and office space to conduct legislative functions in a safe, efficient and cost effective manor. Improved public access and communication among members is essential as is the need to enhance technological capabilities. In order to best maintain the integrity of the historic Capitol, the recommendation will request, to the extent possible, adherence to the five preservation considerations contained in the Jim Garrison's, the State's Historical Preservation Officer, memo dated December 11, 2007 attached.
2. Identify available immediate opportunities for meeting space within the historic Capitol for legislative, executive and constituent purposes.
3. Enhance museum opportunities within the historic Capitol and promote educational features for students, residents and visitors of Arizona.

ASU's College of Design has been involved in working on redesigning the capitol mall for over six years, since Senator, and former speaker of the House, the late Jake Flake asked ASU for ideas for new Capitol facilities. Most recently, a team of ASU College of Design architects and urban planners presented the Capitol Mall Centennial Plan to the Legislative Governmental Mall Commission on November 15, 2008 which approved it in concept. We have included in this scope of work a number of their recommendations regarding key issues, chiefly the need for the House and Senate Buildings' expansion.

The Legislature has appropriated \$450,000.00, for the design efforts to re-employ the existing historic Capitol for legislative functions. However, the Arizona Capitol Centennial Committee is in the process of raising an additional \$900,000.00 from Arizona cities, counties, tribes and private sources at the request of Speaker James Weiers in his letter dated September 11, 2008 (attached). We are assured this funding will be coming in concurrently with the design progress in order for all these efforts to stay on schedule.

One of the immediate issues that need resolution is the relocation of the press corps from their current space in the Senate building. This can be addressed in our programming effort to determine the best space for them either in the historic Capitol or in the 1918 addition. Therefore, to achieve these goals, namely the work in the historic Capitol for Arizona's preparations to celebrate its centennial in 2012, we are proposing the following scope of work:

- 1) Restoration of the historic State Capitol's: Adaptive reuse of the spaces on the various floors per the recommendation of the Ad Hoc Capitol Task Force to re-employ the existing historic Capitol for legislative functions, making it the only functioning territorial capitol in the United States. This scope would also include completing the construction recommended under the last restoration project, including acoustical treatments, floor coverings, framing and finishing coffers and soffits in addition to other incomplete work.
 - Cost of Design: \$90,000.00
 - Cost of Construction: \$700,000.00 (Not including Furniture & Equipment)

- 2) Restore the Capitol elevator to a "like new" condition: This will require preparation of a design and specifications for the architectural, mechanical, electrical and fire protection renovations of the elevator and it's machine room.
 - Cost of Design: \$30,000.00
 - Cost of Construction: \$243,800.00

- 3) Perform a programming effort on the expansion of the House and Senate buildings: Since the adaptive reuse incorporating new legislative and executive spaces within the historic Capitol may overlap with the programming needs of the House and Senate Buildings, it will be required to conduct a synchronized full program analysis of the needs and uses of each of the House, Senate, and the historic Capitol Buildings. The programming effort would also include programming space for the press corps in the 1918 addition.
 - Cost/updating exist. cond. \$20,000.00
 - Programming Cost: \$100,000.00

- 4) Address the current museum function of the historic Capitol building: The goal is for this effort to maximize the impact of the historic aspect of the Capitol building. This is an opportunity to dio a complete transformation of the building into the only territorial working Capitol as the seat of government. The museum consultants will not only address the exhibits and educational tours, but produce a "Visualized Concept Study / "Vision Plan" outlining strategic, mission-based programmatic, operational and design options for the historic capitol Building to re-align the museum's capabilities as a way to share its history.
 - Programming Cost: \$25,000.00
 - Interpretive Planning Cost: \$75,000.00

- 5) Perform a building assessment on all three buildings to determine the current state of their architectural, structural, mechanical, plumbing, electrical, and technological infrastructure: This part of the scope will run concurrently with the programming. This will also include gathering and organizing the database of existing conditions, possibly including a civil survey update of the immediate site of the Capitol including all three buildings. The results of this effort will be matched with the programming data.
 - Cost of assessment: \$70,000.00

Subtotal of scope of work needed for the Historic capitol renovation for Arizona's celebration of its centennial in 2012:

- Design Programming/Cost: \$400,000.00
- Construction Cost: \$943,000.00
- Sub-total \$1,343,000.00

1) Conceptual Design Phase: This phase will explore multiple conceptual schemes specifically for the expansion of the House and Senate Buildings in coordination with the adaptive reuse of the historic Capitol. This will include floor plans, sections, elevations, and renderings depicting the design. The goal would be to exhibit these at the time of rededication of the Capitol in February 2010.

- Conceptual Design Cost \$130,000.00

Total Cost: 1,473,000.00

From progress to date, we are confident the balance of funds necessary will be raised from non-State sources concurrently with the schedule of disbursement for the design work fees.

Respectfully

John D. Driggs, Chairman
Arizona Capitol Centennial Committee

Ad Hoc Capitol Task Force Recommendations

In response to your letter dated November 1, 2007, the Ad Hoc Capitol Task Force offers the following recommendations:

Overall

1. The Task Force recommends the completion of a comprehensive planning, feasibility and cost analysis in preparation for the expansion or replacement of the current House of Representatives and Senate buildings. It is our conclusion that these buildings are wholly inadequate to meet the needs of the future of the state, and are only barely adequate to meet current needs. There are a number of reasons underlying this recommendation, including:
 - Enhancing the role of technology to permit the legislative process to operate more smoothly and more quickly, and to facilitate greater participation by the public;
 - Increasing public meeting, conference and office space to accommodate the greatest levels of public participation;
 - Incorporating changes to allow legislative business to be conducted in a safe and secure environment, while at the same time ensuring that this business occurs efficiently and in a cost effective way;
 - Improving public access to and communication among members.
2. In order to preserve the integrity of the historic Capitol, all future activity should take into consideration the five preservation guidelines contained in Mr. Garrison's memo of December 11, 2007 (see attached).
3. Immediate opportunities should be identified for conference and office space within the historic Capitol to permit legislative, executive and public purposes.
4. The Capitol Museum, exhibits and tours are an important part of the Capitol experience and these features within the historic Capitol should continue to be utilized to promote educational opportunities for students, residents and visitors of Arizona.
5. Efforts should begin to utilize the old Senate Chambers, currently available conference space and located within the historic Capitol building, and the old Supreme Court Chambers, located within the 1938 Capitol addition. However, it is important to once again emphasize that, while the historic building is able to handle certain other uses structurally, these efforts in no way constitute a long-term solution to the need to rebuild the House and the Senate.
6. The Capitol Complex Project should be recommended as a signature Centennial Legacy Project to the Arizona Historical Advisory Commission with the museum educational and public program functions as critical aspects of the project.

The Task Force has identified the following space for possible relocation or conversion to other uses:

First Floor:

1. The space used for mechanical equipment in room 103 can be remodeled to allow for direct access from the hallway into those and adjacent rooms.
2. The north side of the first floor can be converted to legislative and/or public needs. Some possible renovations and uses are as follows:
 - The space currently known as the Ice Cream Parlor, room 107, can be converted into a more accessible space for social gatherings both large and small. Upgrades would include mechanical and acoustic modifications to the existing climate control system.
 - Rehabilitate rooms 109 and 110, now occupied by the Museum Director's office, and room 108, now occupied by the Museum Store. The Director's office could be moved to room 308 on the third floor of the building, which needs restoration prior to use as a double office.
 - The Gratitude Train exhibit could be moved from room 104 to room 316, which will become available in summer 2008.
 - The Museum Store could then be moved to rooms 103 and 104, the space now occupied by the Gratitude Train exhibit.
 - The state's Centennial Office, currently located in room 101, could be moved to room 302 on the third floor, which needs restoration.
 - The south side of the first floor would be used for museum space. (See notes about the Museum Store, Gratitude Train and Centennial Office above). A Visitor Center should be established in 101, the current Centennial Office.

Second Floor:

1. The space used for mechanical equipment in room 203 can be remodeled to allow for direct access from the hallway into those and adjacent rooms.

Third Floor:

1. While the old Senate Chambers are currently available as a conference room, its functionality could be enhanced with restorations that make it suitable for other uses.
2. The offices encircling the old Senate Chambers would be renovated and converted into offices or small conference rooms.
3. Restore room (308) to house the relocated Museum Director and assistant.
4. Relocate the Gratitude Train exhibit to room 316, which does not need restoration.
5. Restore room 302 to house the state's Centennial Office.

Fourth Floor:

1. Restore the old Senate Gallery for public use.

Exterior:

Immediate consideration should be given to altering the small dirt and gravel area at the eastern base of the historical Capitol with landscaping more suitable to the courtyard. Furthermore, landscape modifications should be explored that enhance the public use of Wesley Bolin Plaza and visually link the Capitol buildings to the surrounding area.

General Considerations:

The building elevators are unreliable and are too small. Concerns regarding historical preservation preclude the installation of modern elevators; however, reliability issues may become a concern if the rooms on the third floor are to be used.










Preliminary Budgets for Capitol Improvements

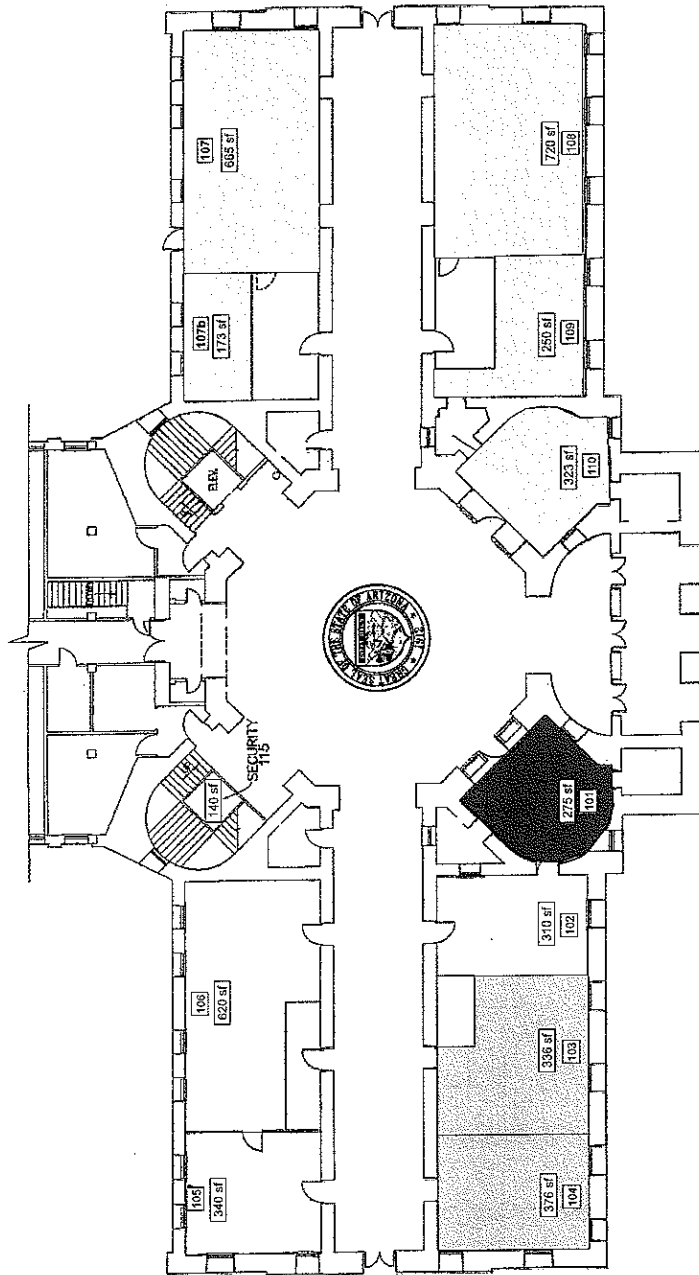
	Construction Budget	Furniture Budget	Voice & Data	Other	Sub-total	Planning Fees 15%	Total	Quantity	Budget
1st Floor									
Upgrade Elevator	292,500	-	-	-	292,500	43,875	336,375	1	336,375
Ice Parlor Rehab	39,000	-	-	-	39,000	5,850	44,850	1	44,850
Gift Shop & Offices to Legislature	114,322	50,000	3,000	-	167,322	25,098	192,421	1	192,421
Centennial Office to Visitor's Center	30,000	-	-	-	30,000	-	30,000	1	30,000
Convert Exhibit Rooms to Gift Shop	91,121	-	-	-	91,121	13,668	104,790	1	104,790
2nd Floor									
Modify Access to Exhibit Room	47,676	-	-	-	47,676	7,151	54,827	1	54,827
3rd Floor									
Chamber to Meeting/Hearing Room	75,000	100,000	20,000	24,750	219,750	32,963	252,713	1	252,713
Convert storage rooms to Meeting Rooms	10,383	10,000	1,500	-	21,883	3,282	25,165	4	100,662
Finish Restoration for Museum Dir & Assist	47,000	20,000	3,000	-	70,000	10,500	80,500	1	80,500
Finish Restoration for Centennial Office	47,000	-	1,500	-	48,500	7,275	55,775	1	55,775
4th Floor									
Balcony load study	-	-	-	42,700	42,700	6,405	49,105	1	49,105
Balcony improvements	24,000	-	-	-	24,000	3,600	27,600	1	27,600
Total									1,329,617

Arizona Capitol Museum

Proposed Facility Space Use

January, 2008

-  Centennial Office
-  Gratitude Train Exhibit
-  Ice Cream Parlor
-  Modify Access to Room
-  Museum Director & Assistant
-  Museum Store
-  Proposed Legislative Use
-  Rooms needing repair
-  Visitor Center












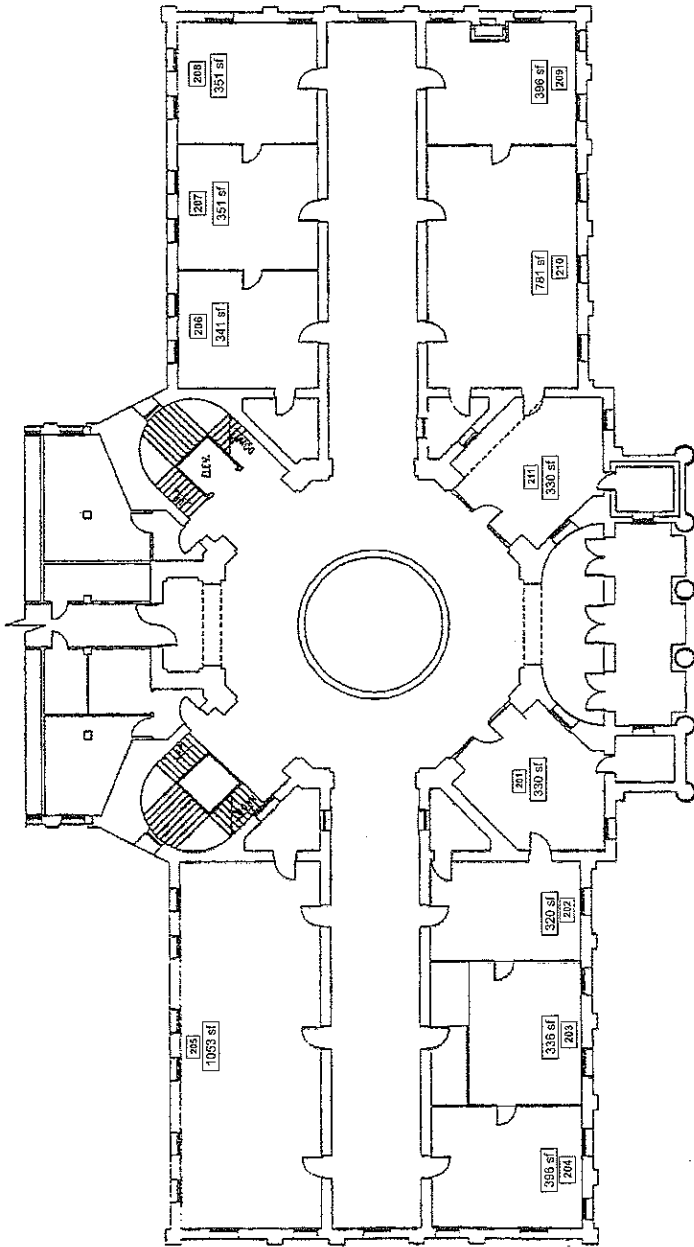
FIRST FLOOR PLAN

Arizona Capitol Museum

Proposed Facility Space Use

January, 2008

-  Centennial Office
-  Gratitude Train Exhibit
-  Ice Cream Parlor
-  Modify Access to Room
-  Museum Director & Assistant
-  Museum Store
-  Proposed Legislative Use
-  Rooms needing repair
-  Visitor Center



SECOND FLOOR PLAN

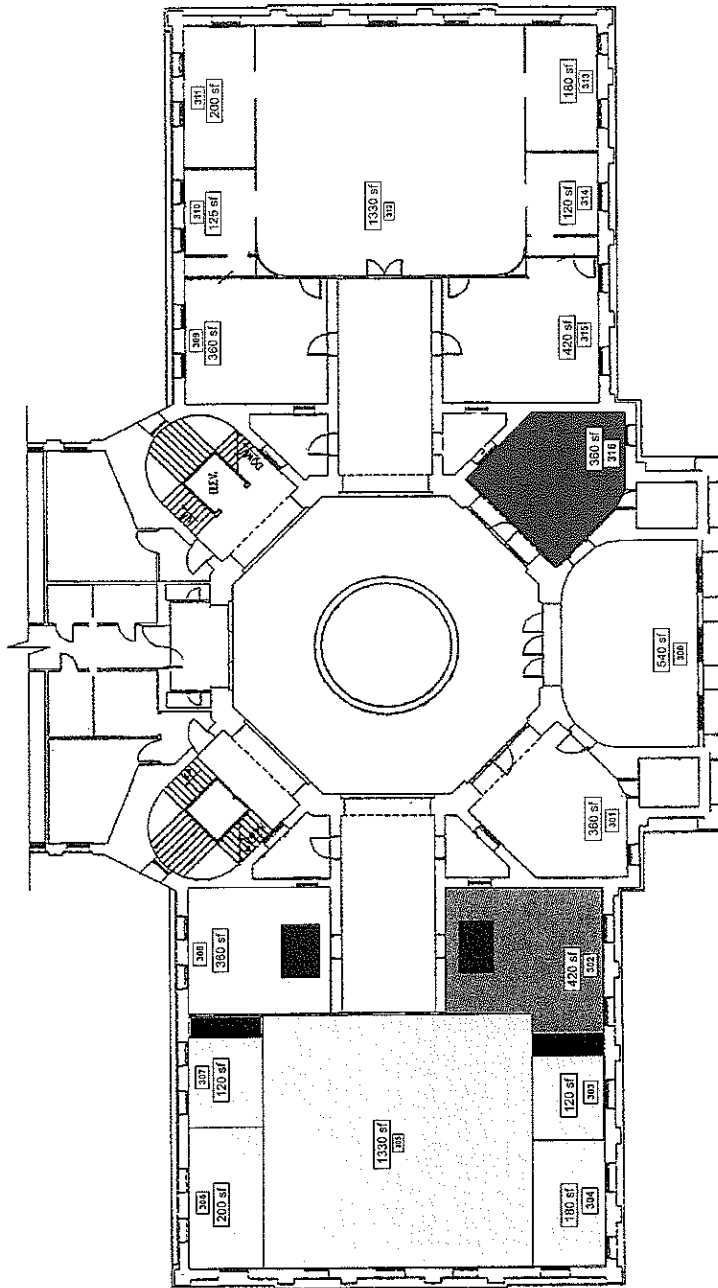
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Arizona Capitol Museum

Proposed Facility Space Use

January, 2008

- Centennial Office
- Gratitude Train Exhibit
- Ice Cream Parlor
- Modify Access to Room
- Museum Director & Assistant
- Museum Store
- Proposed Legislative Use
- Rooms needing repair
- Visitor Center



SCALE: NTS

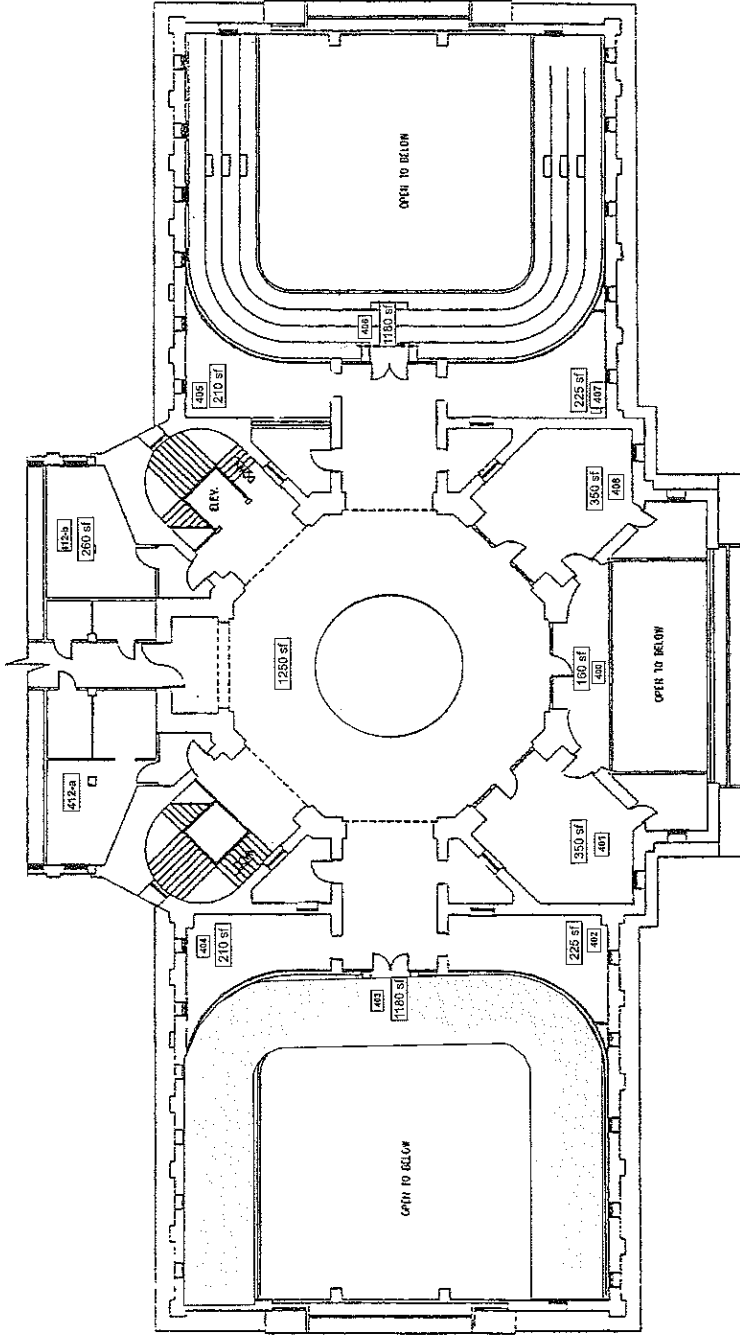
THIRD FLOOR PLAN

Arizona Capitol Museum

Proposed Facility Space Use

January, 2008

- Centennial Office
- Gratitude Train Exhibit
- Ice Cream Parlor
- Modify Access to Room
- Museum Director & Assistant
- Museum Store
- Proposed Legislative Use
- Rooms needing repair
- Visitor Center



SCALE: NIS

FOURTH FLOOR PLAN