

# I. INTRODUCTION AND EXECUTIVE SUMMARY

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## A. PROJECT TEAM AND METHODOLOGY

The intent of this project, as established by the Capitol Preservation Board (CPB) in the scope of work contained in its request for proposals, is to assess the existing conditions and renovation needs at the State Capitol and grounds, and to make comprehensive recommendations for needed work to be done in each of several categories. In order to accomplish the overall project objectives and the specific requirements of the scope of work, Cooper/Roberts Architects assembled a multi-disciplinary team of consultants. The team consists of the following nineteen firms or individuals and their associated areas of expertise on this project:

Cooper/Roberts Architects: Historical Architects and Project Managers

Carey & Co., Inc.: Historical Architecture Consultant

Reaveley Engineers & Associates: Structural Engineering

Forell/Elsesser Engineers, Inc.: Structural Engineering Consultant

Bennion Associates Engineers: Mechanical (heating, cooling, plumbing) Engineering

Spectrum Professional Services, Inc.: Electrical, Communications and Security Engineering

The Sear-Brown Group: Traffic, Parking and Civil Engineering

Swaner Design, Inc.: Landscape Architect

Restoration Associates Limited: Architectural Conservator and Finishes Analyst

Consortium West, Inc.: Interpretive Planning, Monuments and Arts Analyst

AccessAbility, Inc.: ADA Analyst

Van Duesen & Associates: Vertical Transportation (elevators) Analyst

Rolf Jensen & Associates: Life Safety Consultant

The Omni Group: Governmental Space Programmers

Construction Control Corporation: Cost Estimating

Martha Bradley, Ph.D.: Architectural Historian

Michael Moore: Architectural Photographer

Federal Protective Service: Security Consultant

IHI Environmental: Environmental Consultant

The last two firms listed were commissioned separately by the State to complete reports independently of the Cooper/Roberts study. So as to provide the reader with a single-source reference document, all or parts of the security and environmental reports have been included in or summarized in this document.

This project was completed in stages, with verbal presentations and written rough draft reports submitted and reviewed by the Capitol Preservation Board at the 33%, 50% and 100% completion stages. The study format included for most consultants the following work:

1. Introduction and historic background
2. Documentation of existing conditions, including recordation on survey forms
3. Applicable standards and codes
4. Alternative solutions
5. Recommendations

At each of these steps, the team's work was either summarized in verbal presentations made to the Capitol Preservation Board (CPB) and/or presented in written draft reports. In each instance, members of the CPB prepared review comments and submitted them to David Hart, executive director of the board. The comments were then compiled into typed summaries and returned to the A/E team. The team's members then revised or expanded their drafts in response to reviewer's comments. This process was repeated until the finished draft was written, edited and printed.

Upon completion of the recommendations, a matrix chart summarizing the key recommendations was prepared for each discipline and included in the executive summary. The work recommended in the matrices was justified on the basis of satisfying one or more of the three primary project needs, i.e., enhanced safety, enhanced functionality, or enhanced preservation. The recommendations were also provided in an outline scope of work which became the basis for the overall project cost estimate.

For easier accessibility to the primary content of the report, an executive summary has been included containing the aforementioned matrices and narrative summaries of each of the major areas of study. The ensuing volumes contain the expanded categorical reports prepared by each of the sub-consulting firms on the team. Also included in this document is an extensive appendix containing survey materials, related reports, charts, drawings, and technical data supporting the narratives in the main text.

Our purpose has been to provide a guiding document and planning tool which satisfies all levels of interest from basic to highly technical. It is hoped that the interested casual reader will become familiar with at least the content of the executive summary. Readers with a high interest or involvement in the project will want to read the detailed, expanded categorical reports in the middle volumes. Readers interested in the technical support data and detailed surveys may scrutinize the contents of the appendix.