FY 2019-20 Emergency Supplemental Request
Personnel and Administration
Annex Sewer Venting Repair

Motion: Approve the supplemental request from the Department of Personnel and Administration for the Annex Sewer Venting Repair project ($4,070,023 CCF).

GENERAL INFORMATION

1. Which supplemental criterion does the request meet?

Emergency

New information is available from an engineering consultant due to recent sewer gas smells. Left unaddressed, the plumbing will continue to deteriorate and will pose a public health risk and jeopardize the Annex Building's historical features. Without these improvements, the building will continue to pose risks for life safety, loss of use, and reliability.

2. Which projects will be restricted to fund the supplemental request?

The department, with support from the Office of State Planning and Budgeting, has identified two possible projects for restriction: the Lottery Retailer Compensation line of the Department of Revenue and DPA - Historic Property Rehabilitation. These options are described further in the "Questions" section of this document.

3. Has the request been approved by OSPB?

N/A

PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill: SB 19-207

<table>
<thead>
<tr>
<th>Fund Source</th>
<th>Prior Appropriations</th>
<th>Supplemental Request</th>
<th>Future Requests</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCF</td>
<td>$0</td>
<td>$4,070,023</td>
<td>$0</td>
<td>$4,070,023</td>
</tr>
<tr>
<td></td>
<td>$0</td>
<td>$4,070,023</td>
<td>$0</td>
<td>$4,070,023</td>
</tr>
</tbody>
</table>

REASON FOR SUPPLEMENTAL REQUEST

After receiving complaints of sewer gas smells throughout the building from tenants and the general public, an engineering consultant was hired to assess the cause of the odor. The assessment identified that the sanitary and vent piping have leak sources, with varying degrees of odor intensity throughout the building. The vent stack system allows waste gas from domestic plumbing to ventilate outside the building while channeling solid and liquid waste to the sewer. The consultant reports that multiple pipes have large cracks and holes, and physical waste is seeping into ceilings. This has resulted in sewer gas odor that affects air quality within the building. Additionally, these failures are putting critical IT equipment at risk of being destroyed.

The project replaces the entire restroom vent stack and domestic water plumbing system. As asbestos insulates the areas with the pipes, asbestos abatement will be necessary prior to repairing the plumbing.

The Annex Building was recommended for renovation in 2014 due to deficiencies identified by the Capitol Complex Master Plan. In 2018, the department completed an updated assessment of the building, with estimates to renovate totaling $55.8 million in 2018 dollars, if all projects were completed as a single project, involving a total gut and renovation of the building back to the core shell.
FY 2019-20 Emergency Supplemental Request

Personnel and Administration
Annex Sewer Venting Repair

Motion: Approve the supplemental request from the Department of Personnel and Administration for the Annex Sewer Venting Repair project ($4,070,023 CCF).

SUMMARY OF PROJECT

This project replaces the entire restroom vent stack and domestic water plumbing system in the Annex Building. It also abates asbestos in areas where work is taking place, along with air monitoring over the project's lifetime. The department intends to complete repairs one floor at a time, starting in the basement and moving from floor to floor, with tie-in connections happening after hours to minimize disturbance to tenants and the general public. Due to the amount of repairs necessary, the project requires connections into the domestic water supply piping. As the building is classified as an Historic Property, all work follows the Secretary of the Interior's Standards for the Treatment of Historic Properties and the National Park Service Preservation Briefs.

QUESTIONS / OUTSTANDING ISSUES

1. How will building occupancy be impacted during the project?
   100% occupancy will be maintained during the project. Work will be limited to two floors at a time. Employees and customers will use adjacent floors for these services.

2. What is the project's schedule, i.e. when would the work start and how long is it anticipated to take?
   The anticipated schedule is three months for design and nine-to-ten months for construction (four-to-five weeks per floor). The total schedule is thirteen months. Work will begin upon approval of the funding request.

3. Can any of these repairs be preserved if/when the building is fully renovated?
   We have been advised by our consulting engineers that there are systematic failures throughout the plumbing system and once the walls and ceilings are opened up and piping is disrupted, it is possible to create greater problems if approached as a bandaid repair. Trying to salvage failing pipe could cause flooding and result in full replacement at additional cost. Additionally, no one is willing to make any predictions on the life of the piping in its current state.

Options for Restriction:
1. The Lottery Retailer Compensation line in the Department of Revenue, with a FY 2019-20 appropriation of $54,572,160 from cash funds in the operating budget, had approximately $8,000,000 in reversions during FY 2018-19, and is administered in part by personnel occupying the Annex building in the Department of Revenue's Executive Director's Office.
2. DPA - Historic Property Rehabilitation has a FY 2019-20 appropriation of $1,000,000 from the General Fund in the capital budget. This is a Department of Personnel and Administration-appropriated line, since the department administers the Capitol Complex.