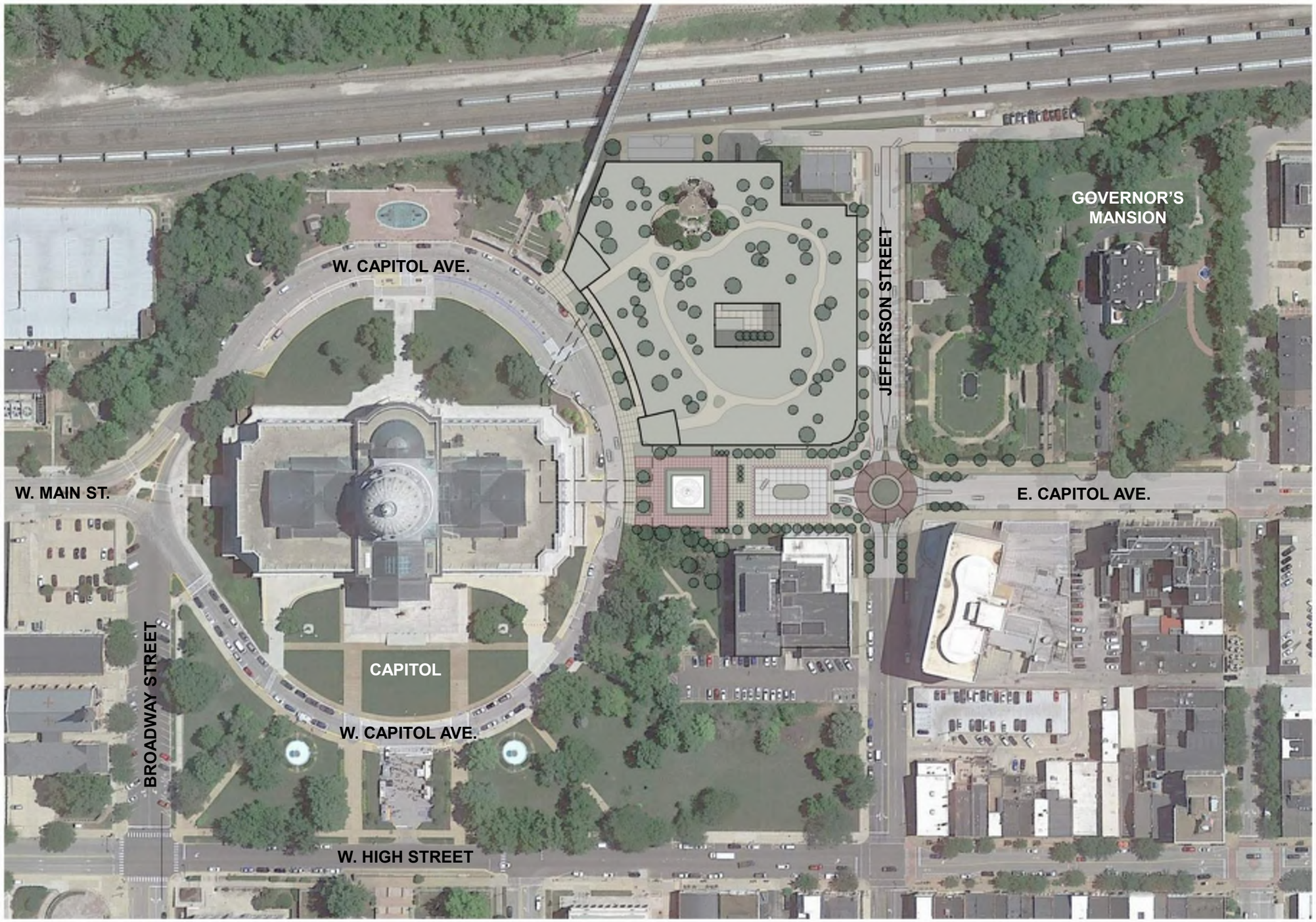
STATE OFFICE BUILDING
JEFFERSON CITY, MISSOURI

BrinkmannCM



SITE PLAN



ROOF TOP
STATE PARK

2 STORY
OFFICE BUILDING

2nd FLOOR:	115,000 SF
1st FLOOR:	129,000 SF
TOTAL:	244,000 SF

3 LEVEL
PARKING STRUCTURE
850 PARKING SPACES

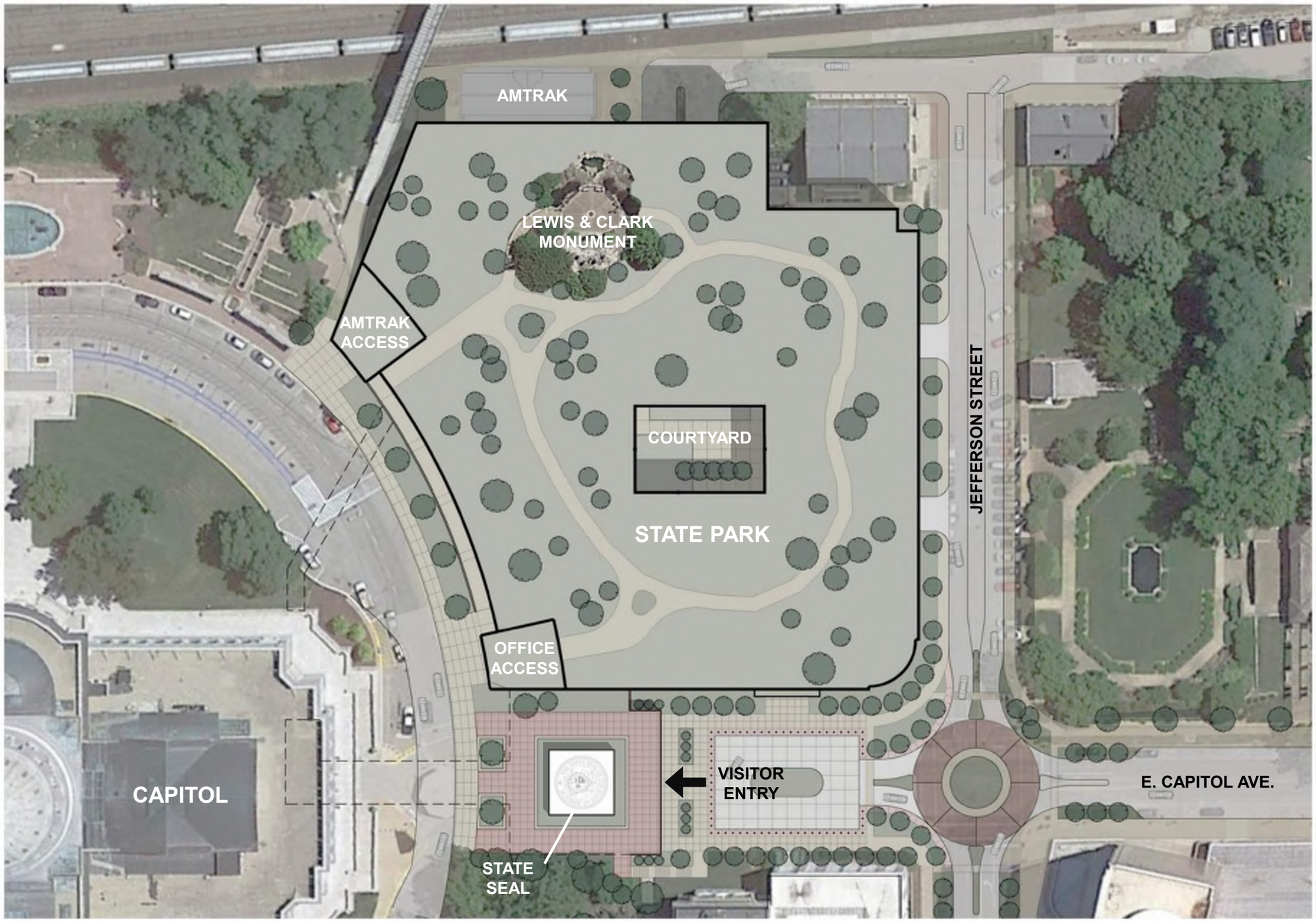
VISITOR ENTRY
WITH VEHICLE
DROP-OFF

AMTRAK STATION

TRI ARCHITECTS
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SITE PLAN



ROOF TOP STATE PARK

2 STORY OFFICE BUILDING

2nd FLOOR:	115,000 SF
1st FLOOR:	129,000 SF
TOTAL:	244,000 SF

3 LEVEL PARKING STRUCTURE

850 PARKING SPACES

VISITOR ENTRY

WITH VEHICLE DROP-OFF

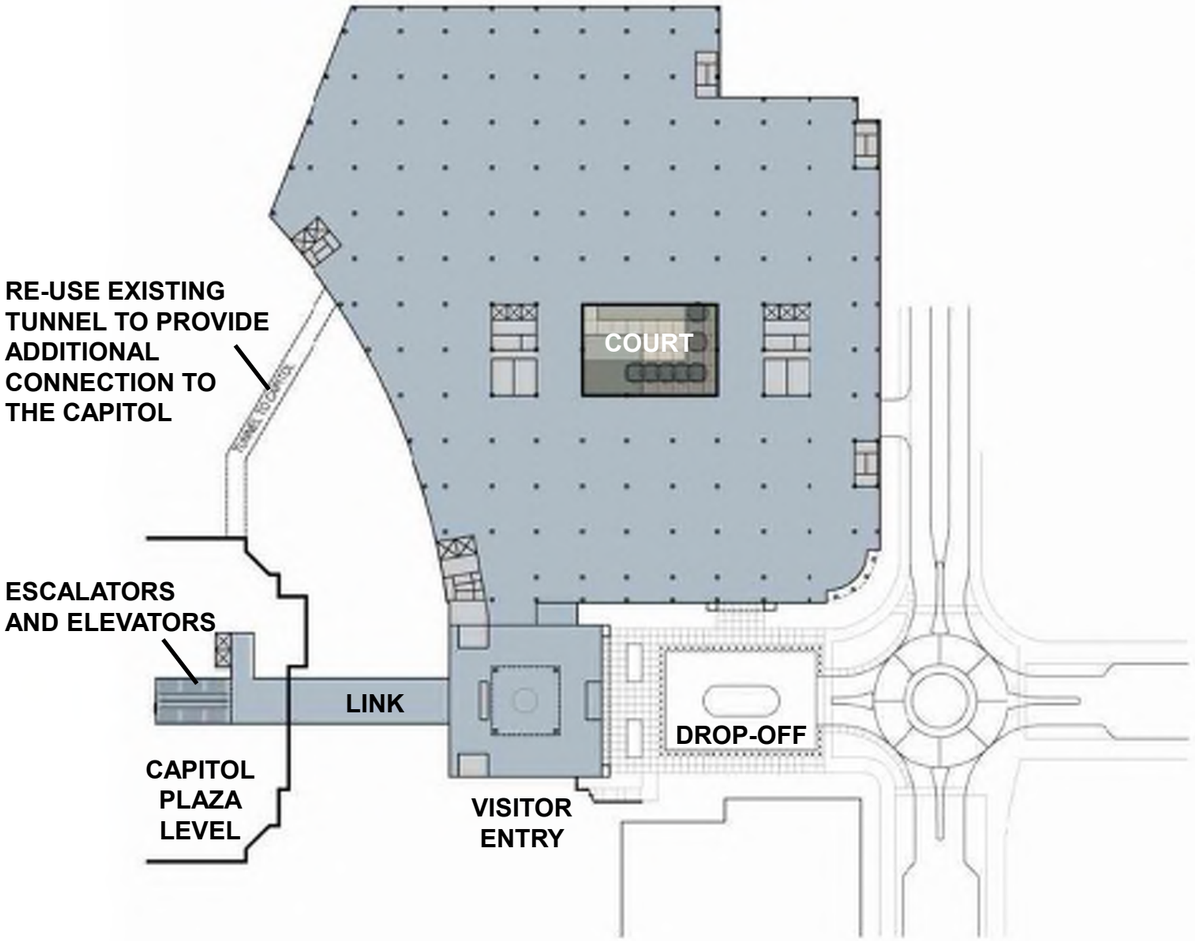
AMTRAK STATION

TRI ARCHITECTS

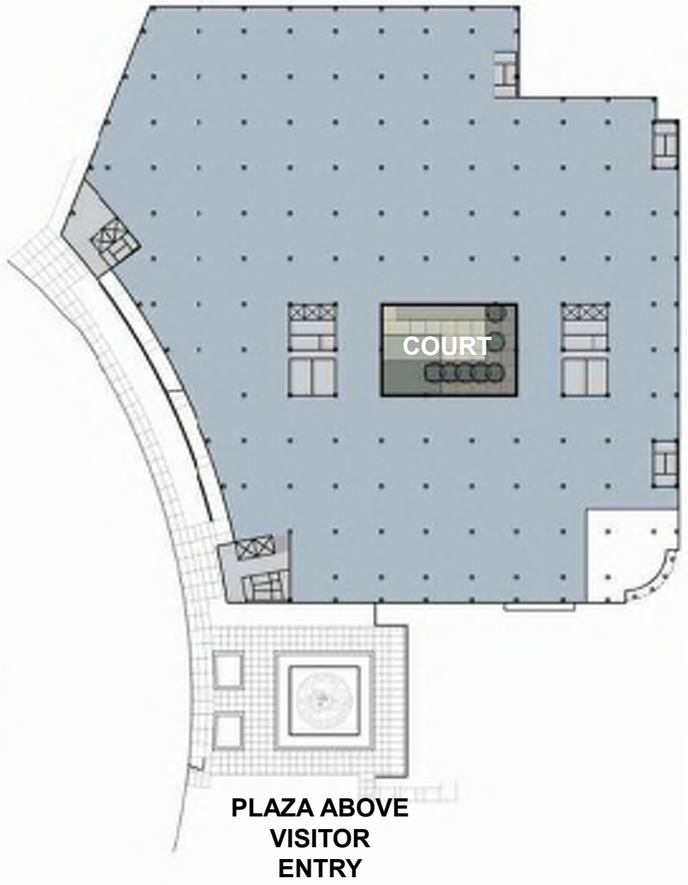
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OFFICE FLOOR PLANS



1st FLOOR



2ND FLOOR

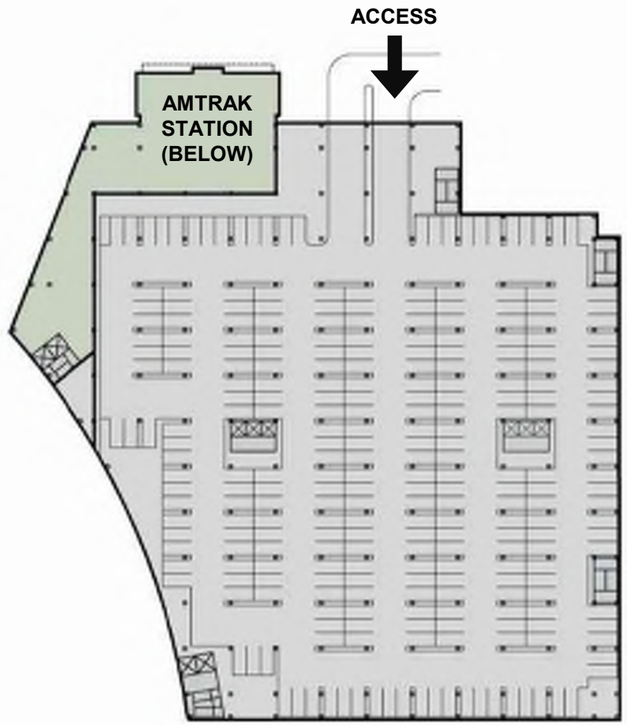
2 STORY OFFICE BUILDING

2nd FLOOR:	115,000 SF
1st FLOOR:	129,000 SF
TOTAL:	244,000 SF

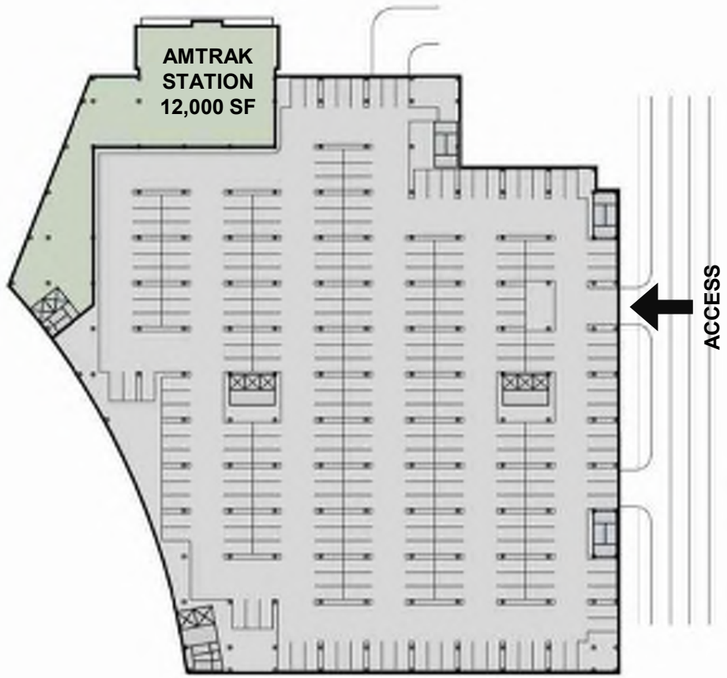
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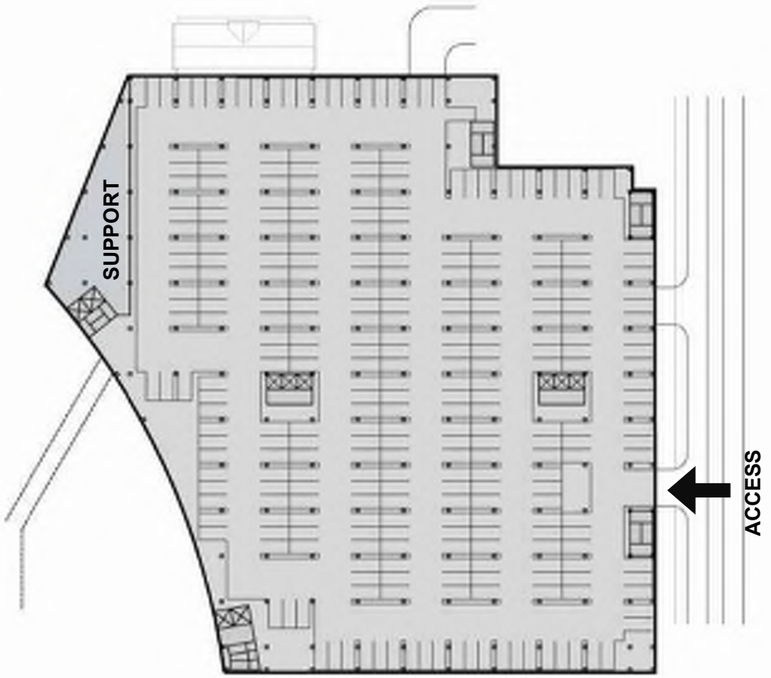
GARAGE FLOOR PLANS



PARKING LEVEL 1
267 PARKING SPACES

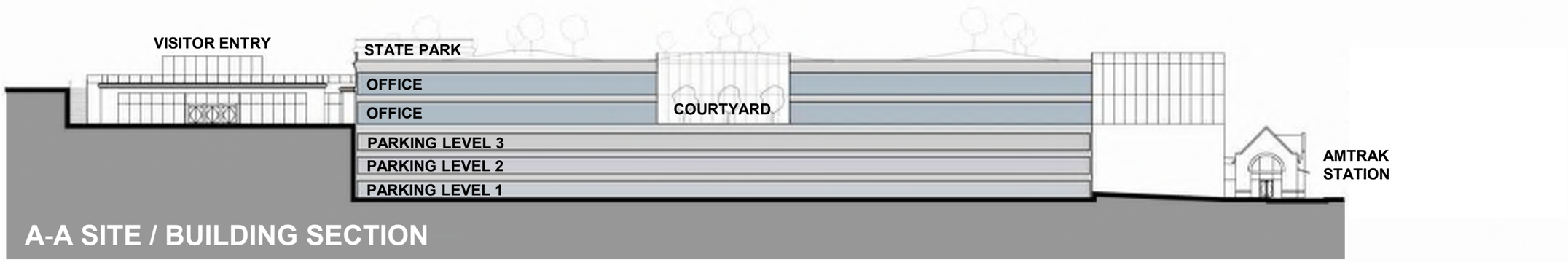


PARKING LEVEL 2
277 PARKING SPACES



PARKING LEVEL 3
306 PARKING SPACES

TOTAL PROVIDED: 850 PARKING SPACES



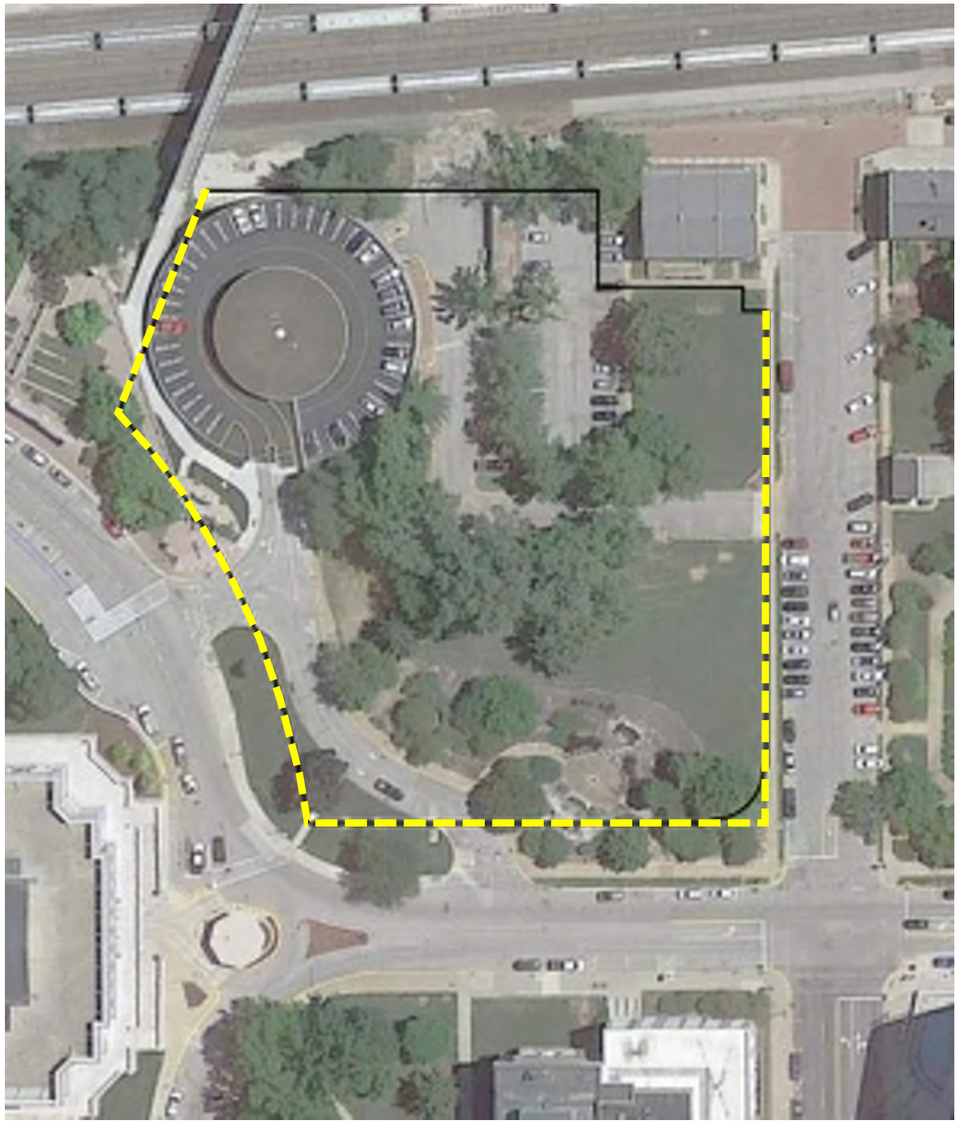
A-A SITE / BUILDING SECTION

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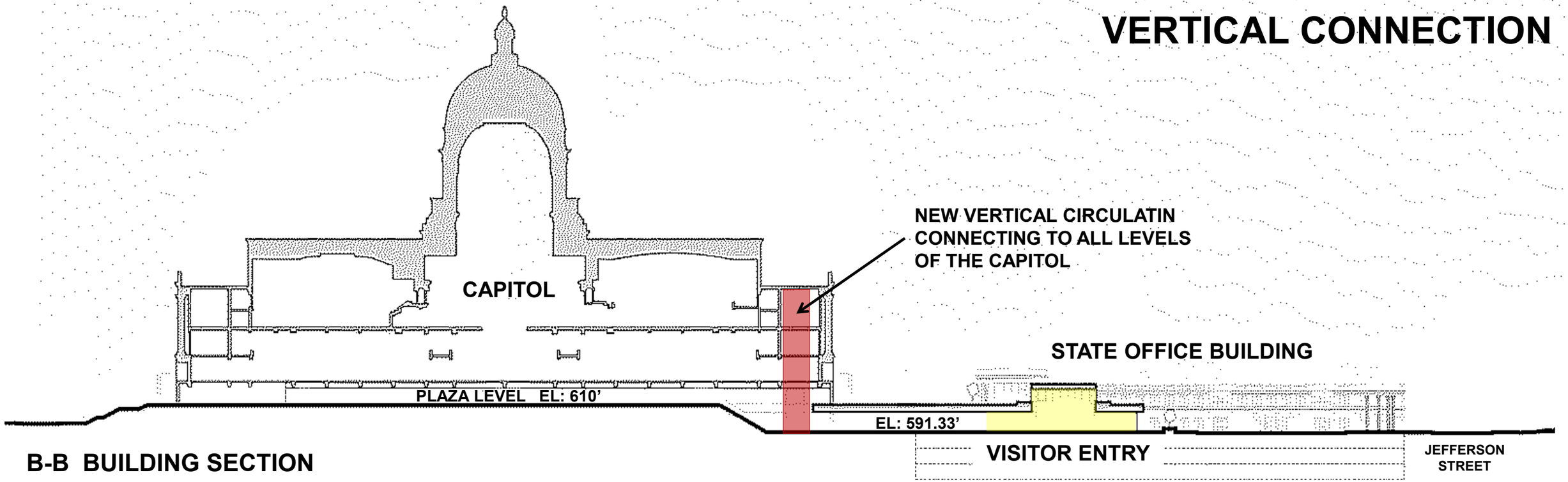
CONSTRUCTION APPROACH



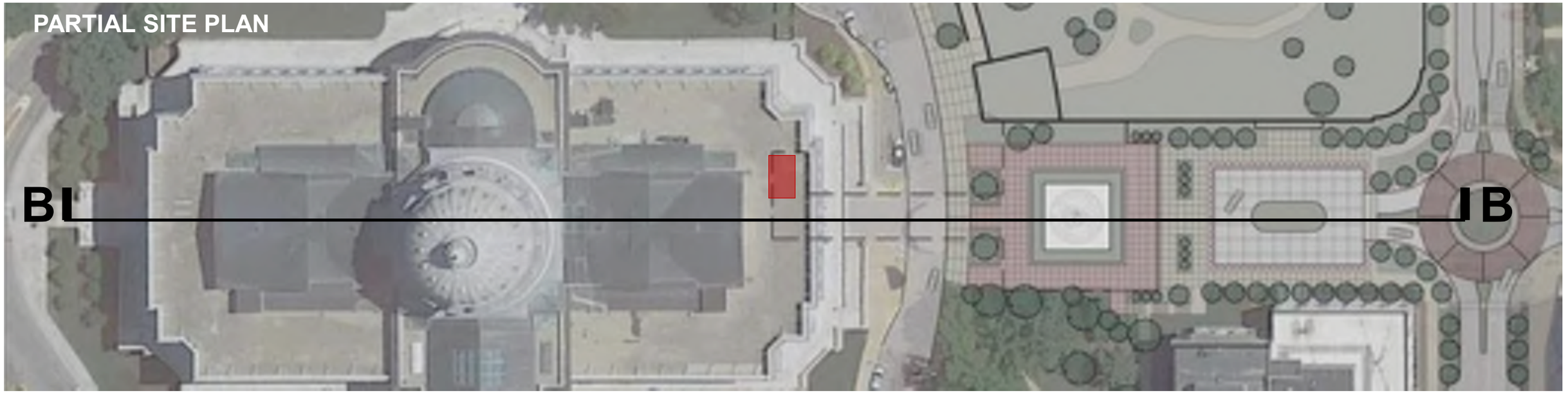


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VERTICAL CONNECTION



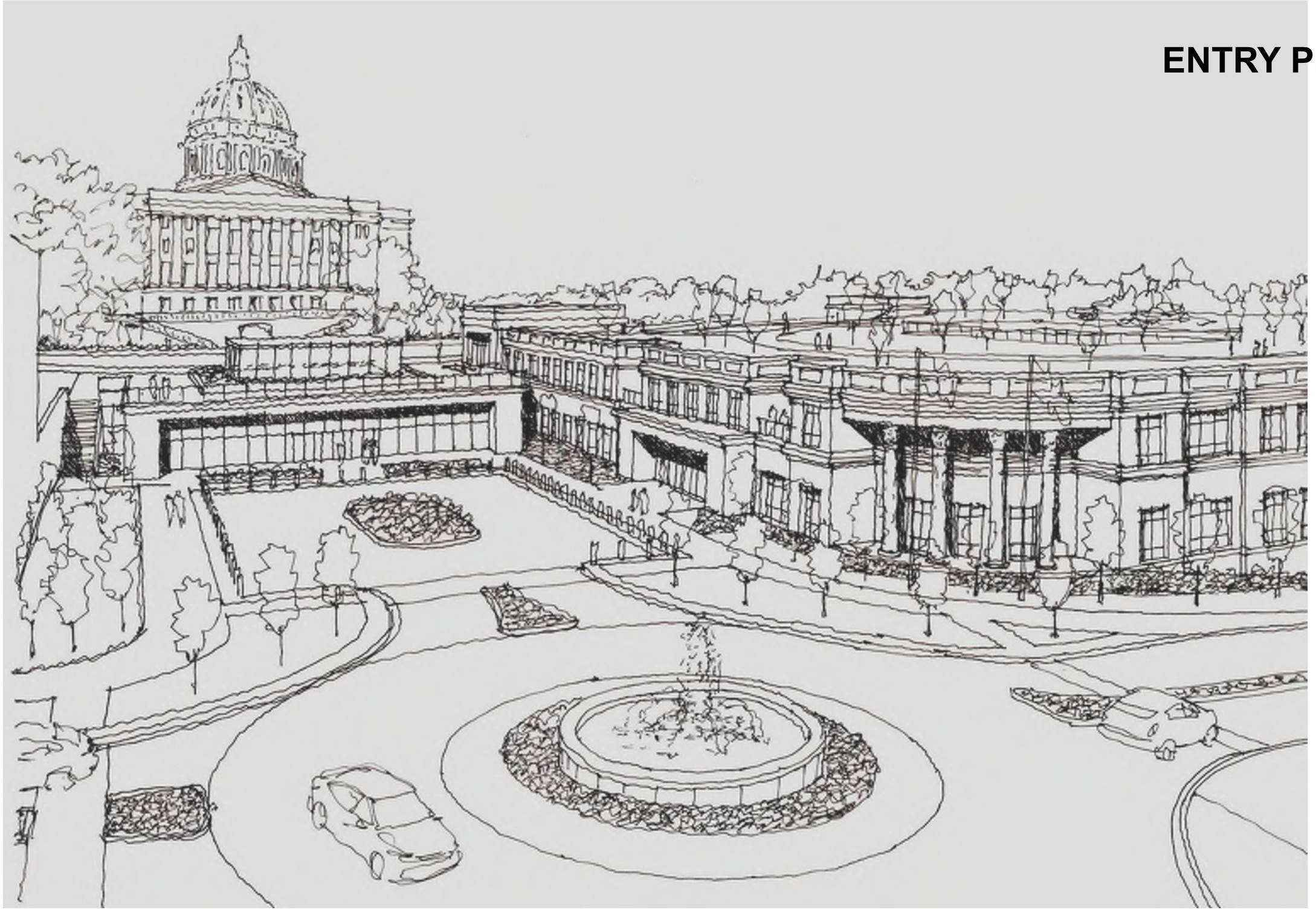
B-B BUILDING SECTION



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ENTRY PLAZA



ENTRY PLAZA



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ENTRY PLAZA

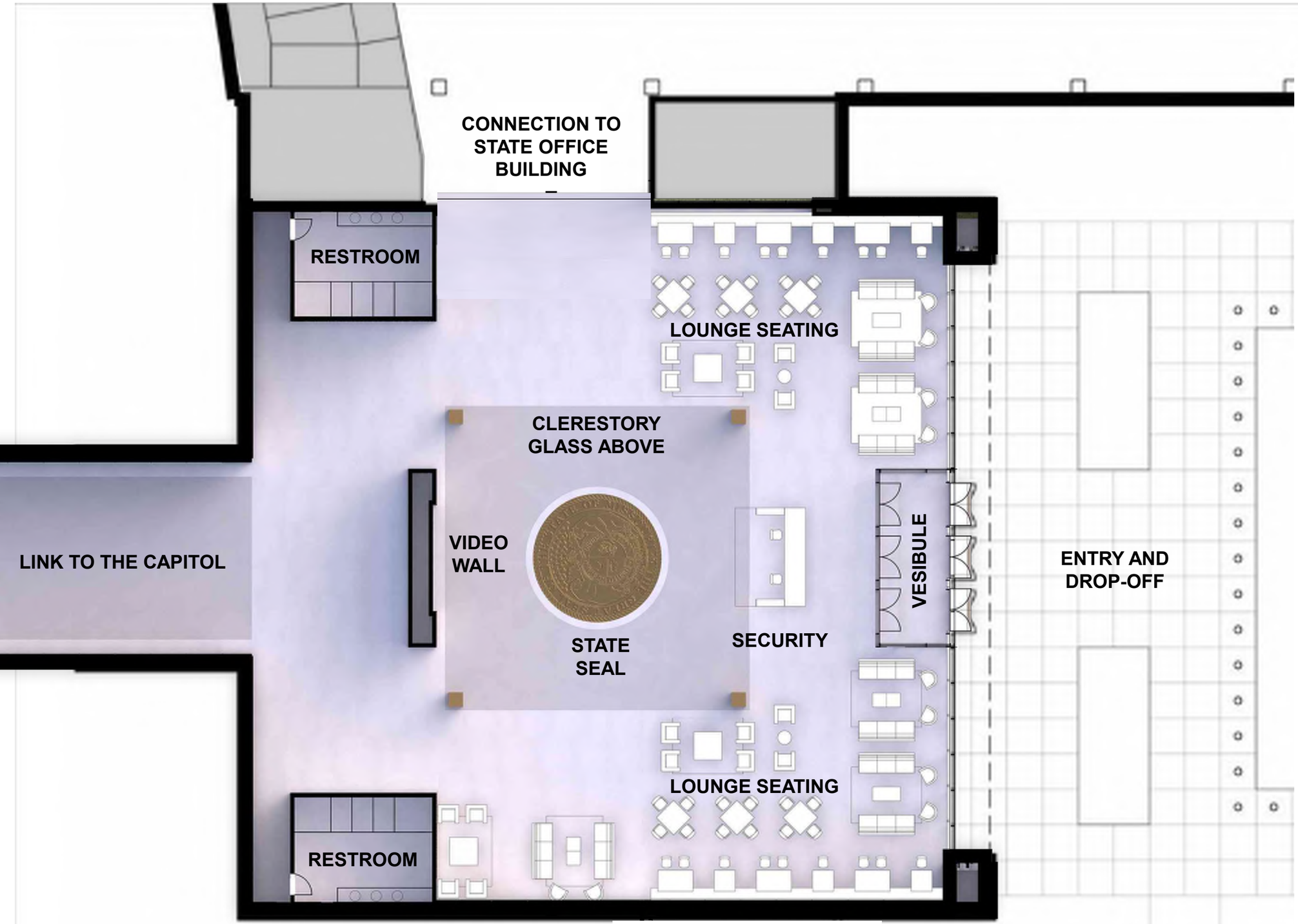


ARCHITECTS
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VISITOR ENTRY

- ENTRY TO THE VISITORS CENTER
- ENTRY TO THE PLAZA LEVEL
- ROTATING EXHIBITS
- PRE-FUNCTION AREA



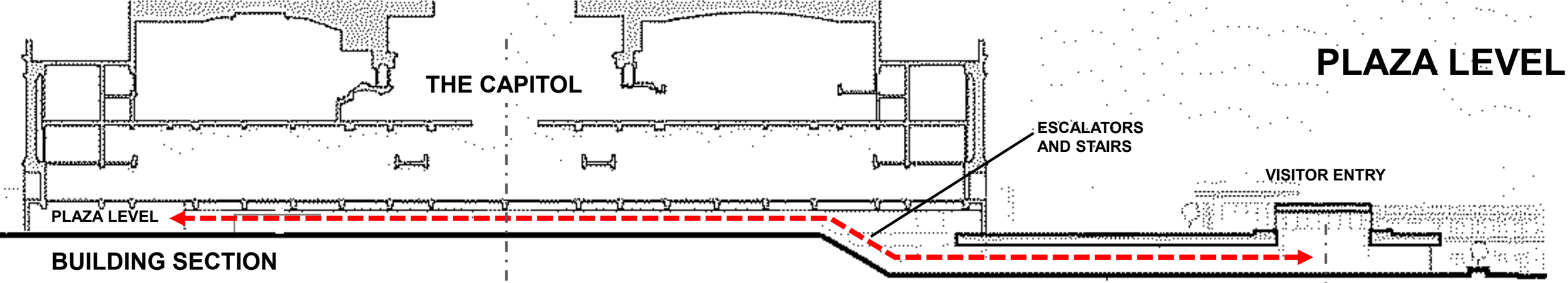
VISITOR ENTRY PLAN

TRJ ARCHITECTS
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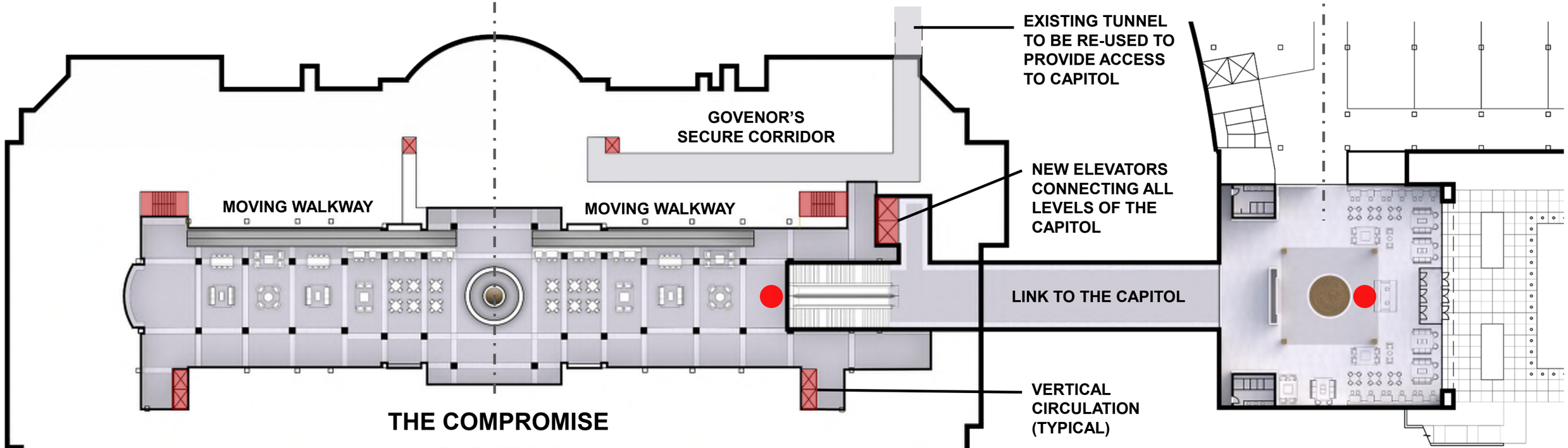


VISITORS ENTRY

PLAZA LEVEL



BUILDING SECTION



THE COMPROMISE

- FOOD SERVICE
- DINING TABLES
- LOUNGE SEATING

PLAZA LEVEL PLAN

VISITOR ENTRY PLAN

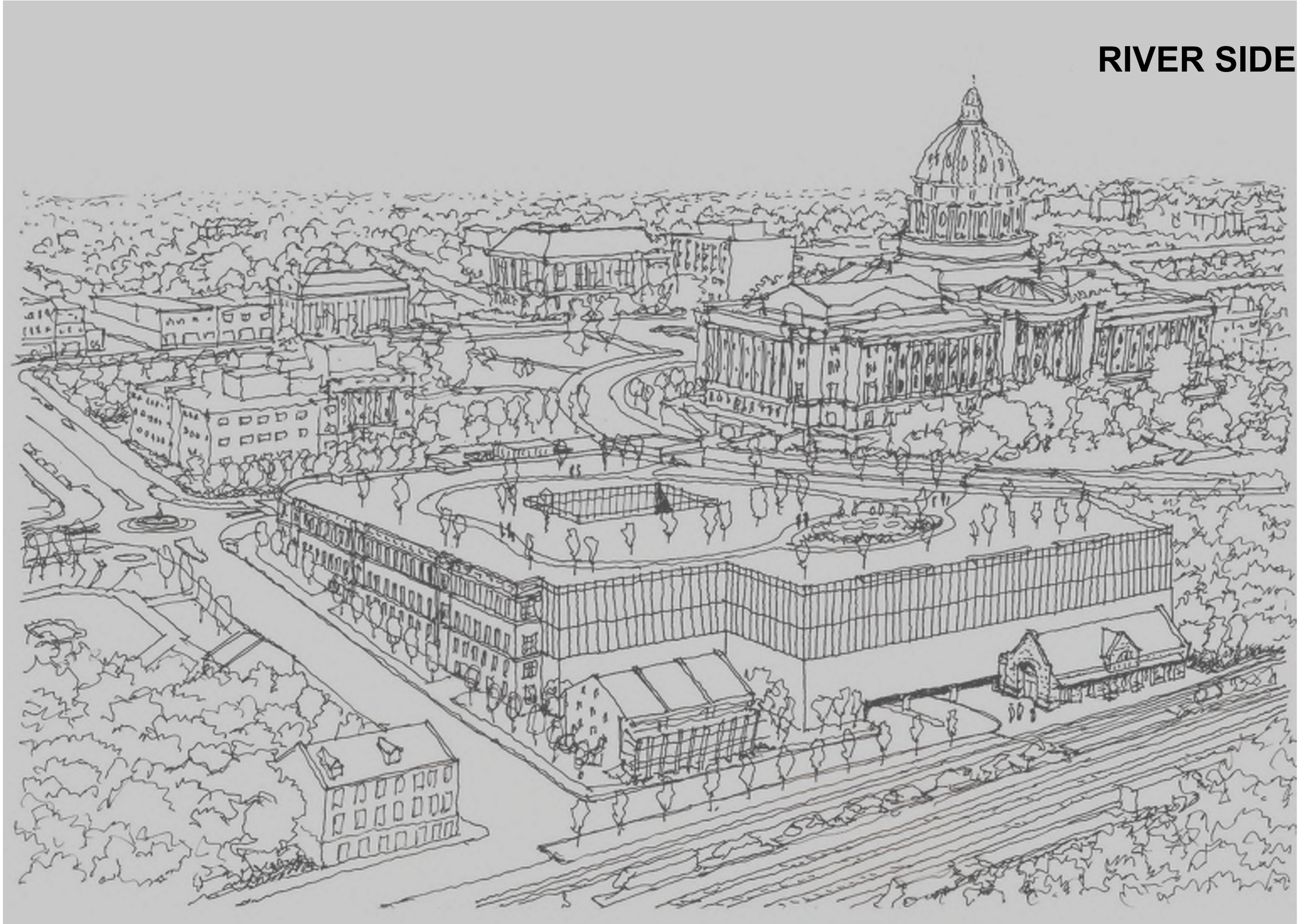
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PLAZA LEVEL

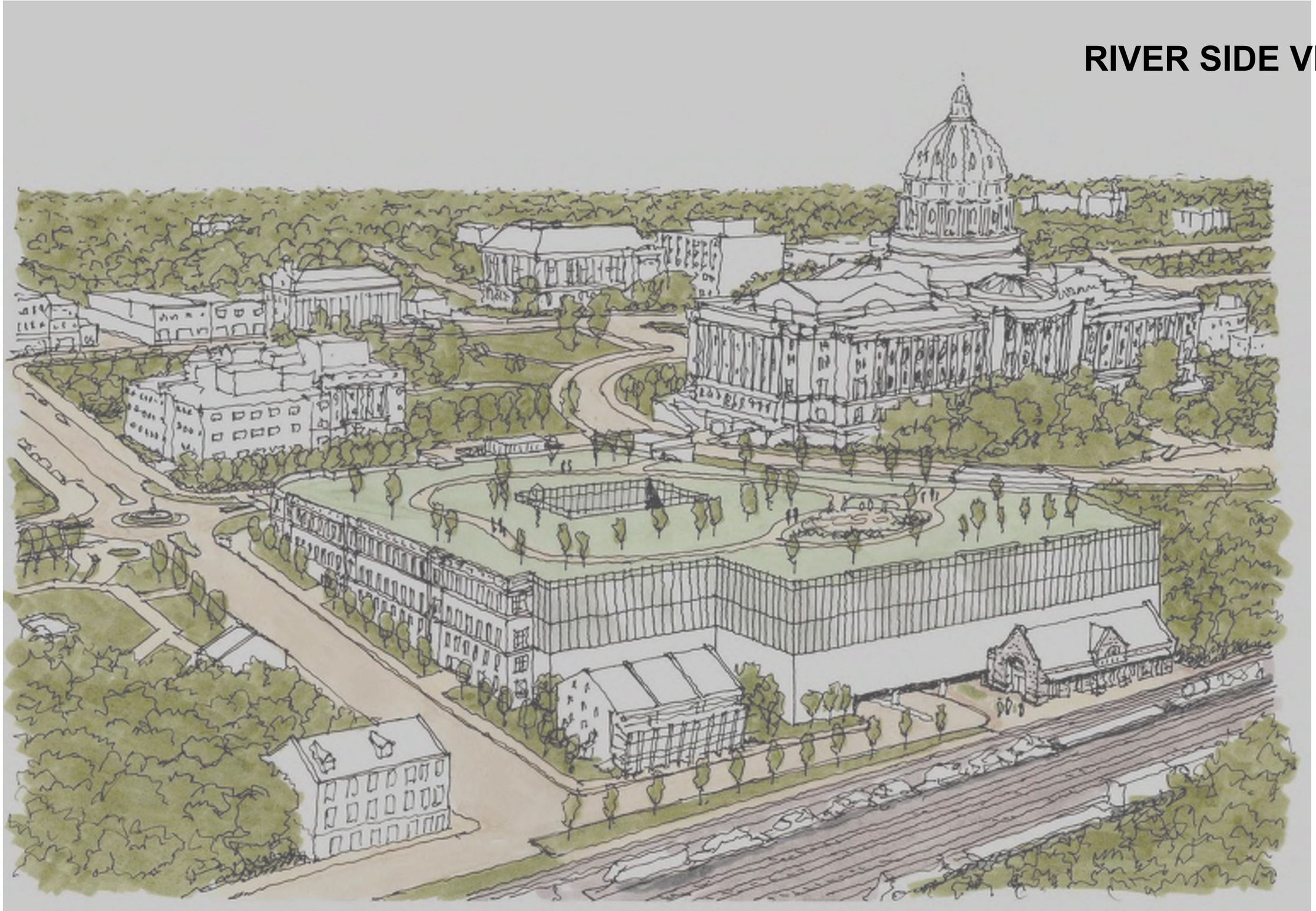


RIVER SIDE VIEW



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RIVER SIDE VIEW



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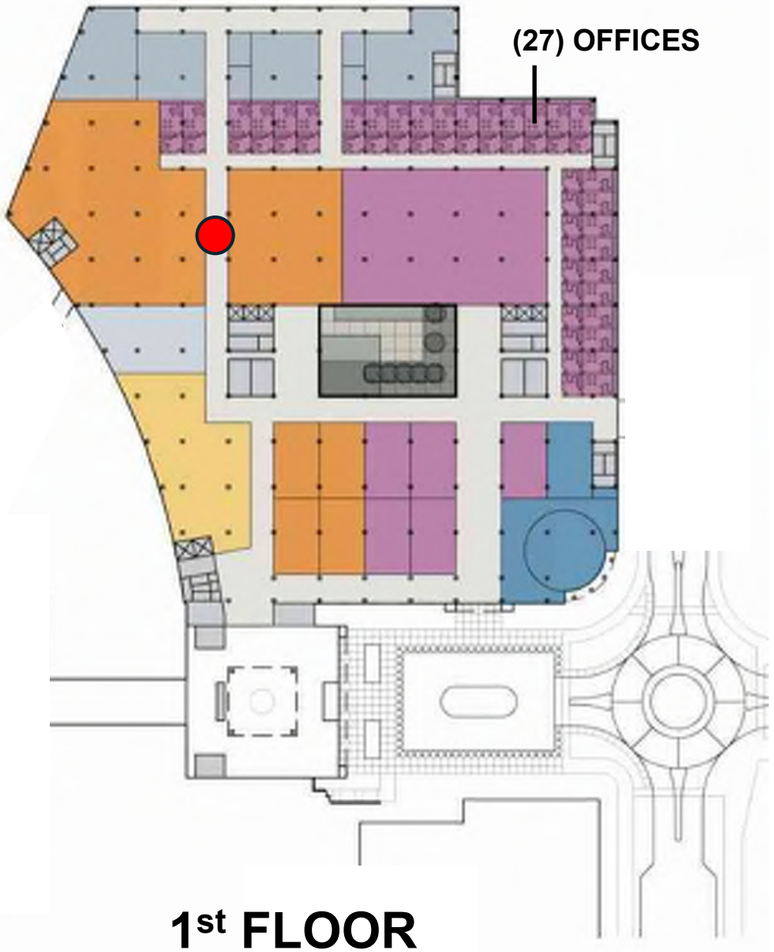
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RIVER SIDE VIEW

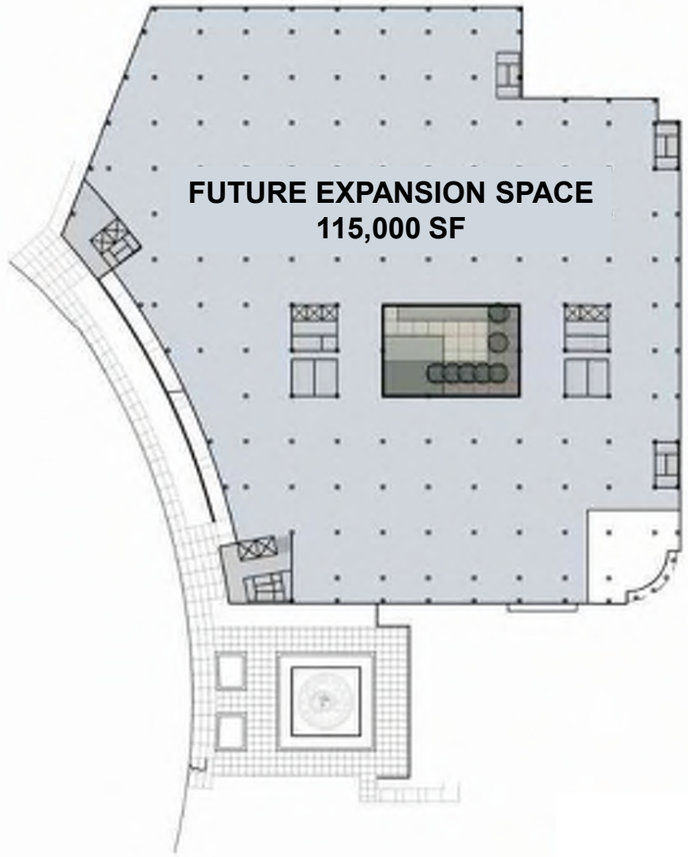


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OFFICE FLOOR PLANS



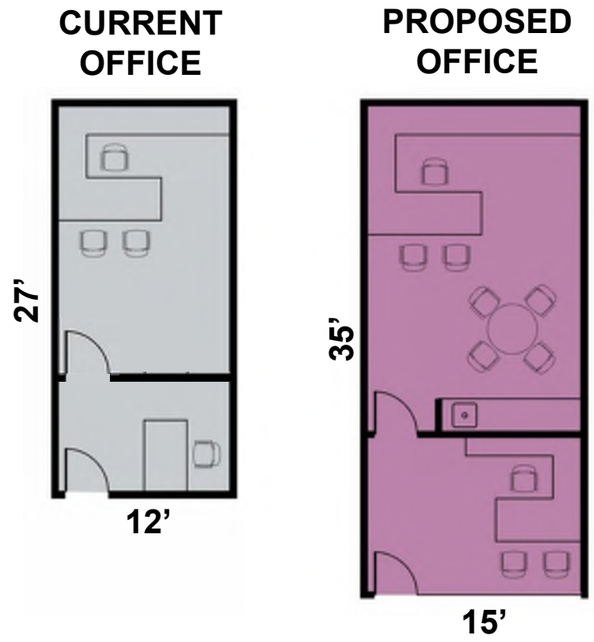
1st FLOOR



2ND FLOOR

LEGEND

- SENATE – OFFICES AND SUPPORT
- HOUSE – OFFICES AND SUPPORT
- EXECUTIVE OFFICES
- JOINT COMMITTEE
- VISITOR CENTER
- VERTICAL CIRCULTION AND SUPPORT
- UNASSIGNED SPACE

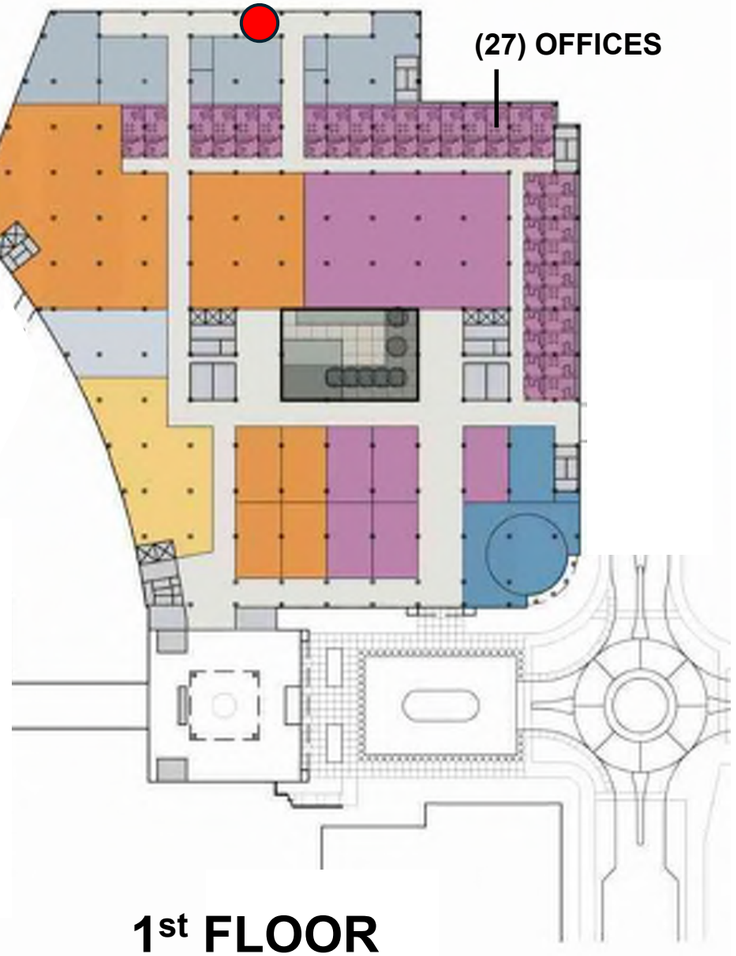


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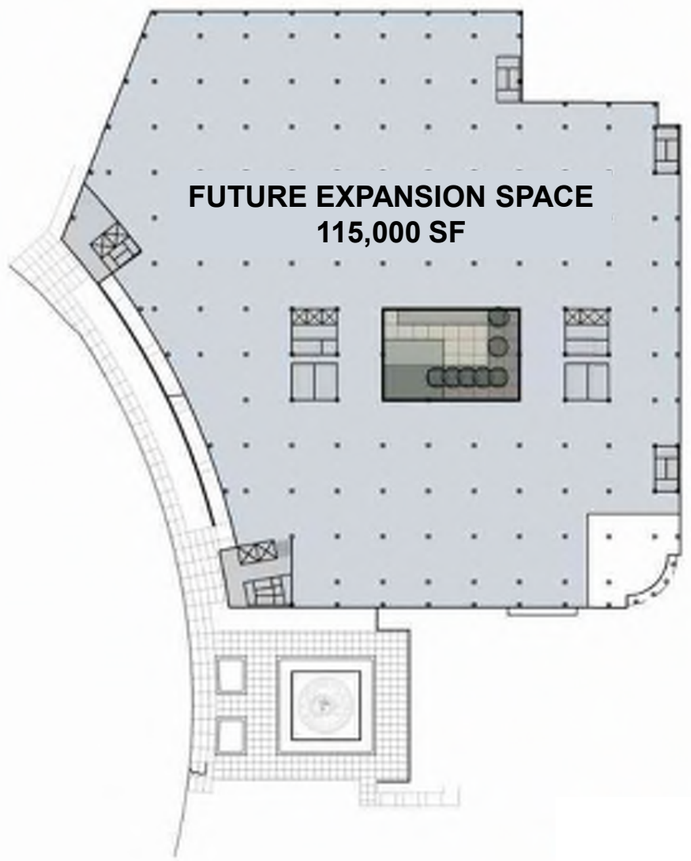
SENATE AND REPRESENTATIVE CORRIDOR



OFFICE FLOOR PLANS



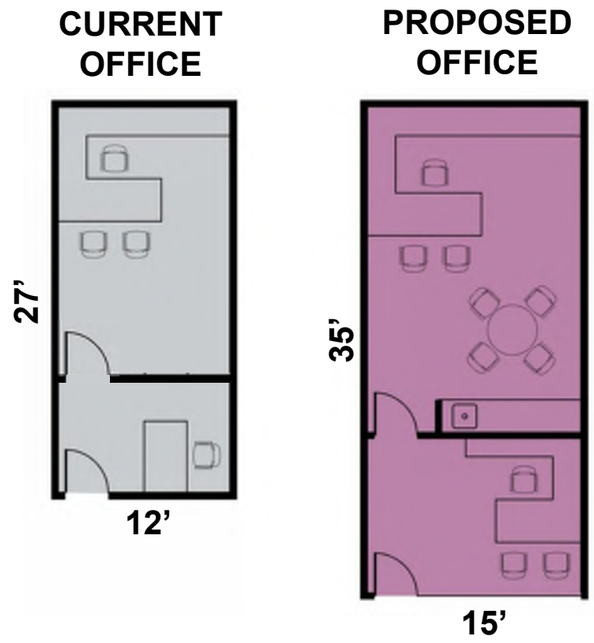
1st FLOOR



2ND FLOOR

LEGEND

- SENATE – OFFICES AND SUPPORT
- HOUSE – OFFICES AND SUPPORT
- EXECUTIVE OFFICES
- JOINT COMMITTEE
- VISITOR CENTER
- VERTICAL CIRCULTION AND SUPPORT
- UNASSIGNED SPACE



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ELECTED OFFICIALS

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Cost Analysis	MOCA	Trivers	BrinkmannCM
Capitol Building Costs:	$306 M	$300 M	$275 M
North (South) Expansion:	$83 M	$80 M	$115 M
Parking:	$50 M	$41 M	$29 M *
Owner Cost:	$439 M	$421 M	$419 M
Add Garage: (340 Spaces)	$156 M	$149 M	$149 M
Project Cost:	**$595 M**	**$570 M**	**$568 M**

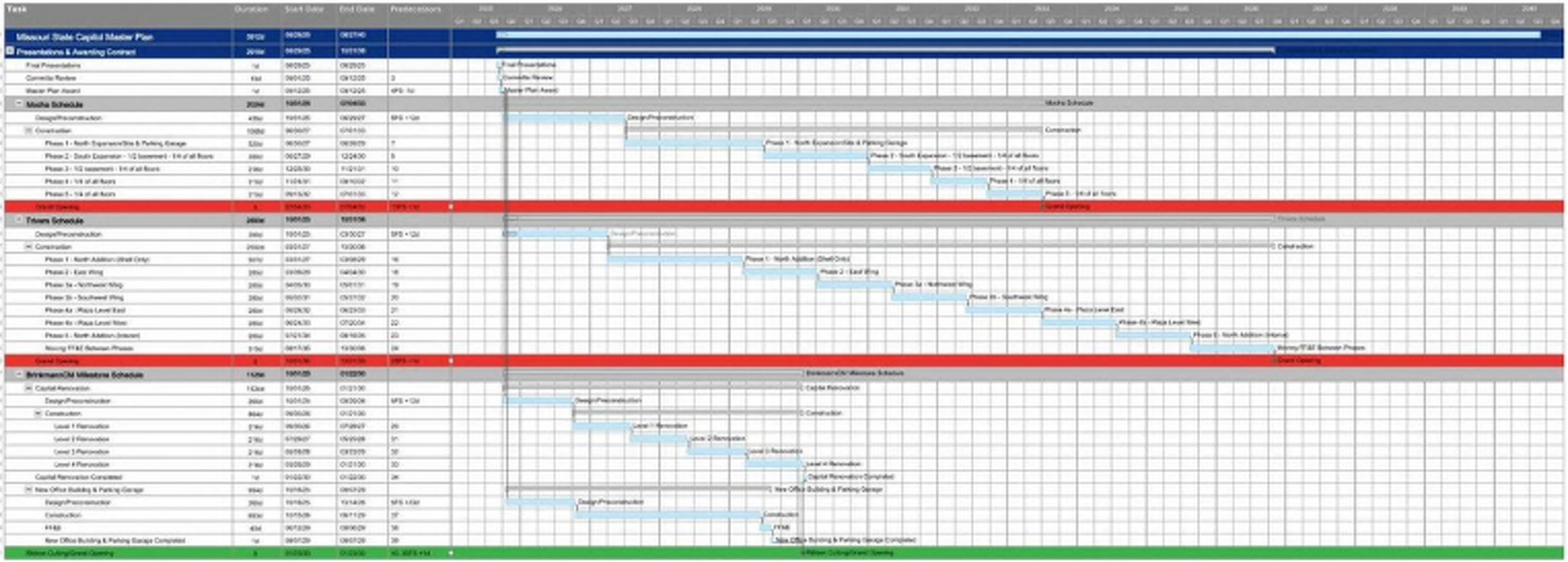
Statistics	MOCA	Trivers	BrinkmannCM
	80,000 SF	73,000 SF	244,000 SF
	$1,037 PSF	$1,095 PSF	$471 PSF

Note:

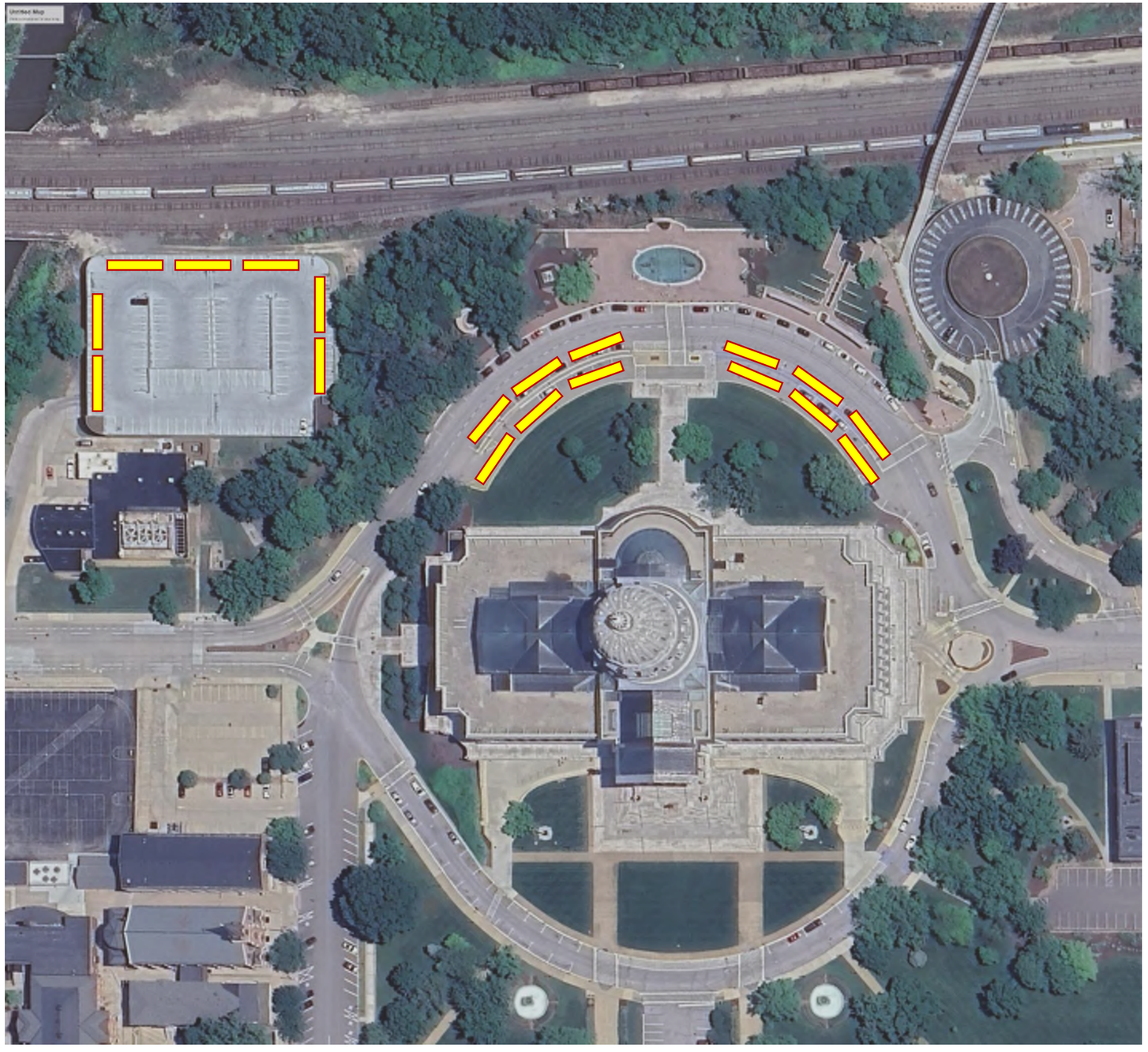
* Includes 600 Parking Spaces
  There are 250 Additional Parking Spaces = $12 M

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Missouri Capitol - Schedule Comparison


Task
Duration
Start Date
End Date
Predecessors
Missouri State Capitol Master Plan
Presentations & Awarding Contract
Final Presentations
Committe Review
Master Plan Award
Masha Schedule
Design/Preconstruction
Construction
Phase 1 - North Expansion/Site & Parking Garage
Phase 2 - South Expansion - 1/2 basement - 1/4 of all floors
Phase 3 - 1/2 basement - 1/4 of all floors
Phase 4 - 1/4 of all floors
Phase 5 - 1/4 of all floors
Grand Opening
Timans Schedule
Design/Preconstruction
Construction
Phase 1 - North Addition (Shell Only)
Phase 2 - East Wing
Phase 3a - Northwest Wing
Phase 3b - Southwest Wing
Phase 4a - Plaza Level East
Phase 4b - Plaza Level West
Phase 5 - North Addition (Interior)
Moving IT&E Between Phases
Grand Opening
BrinkmannCM Milestone Schedule
Capital Renovation
Design/Preconstruction
Construction
Level 1 Renovation
Level 2 Renovation
Level 3 Renovation
Level 4 Renovation
Capital Renovation Completed
New Office Building & Parking Garage
Design/Preconstruction
Construction
FF&E
New Office Building & Parking Garage Completed
Ribbon Cutting/Grand Opening
Design/Preconstruction
Construction
FF&E
Design/Preconstruction
Construction
FF&E
Design/Preconstruction
Construction
FF&E

TEMPORARY OFFICES



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OUTLINE SPECIFICATIONS

GENERAL CONDITIONS

We have included 32 months of general conditions for the construction of 228,000 SF of office space and a 388,000 SF parking garage, including 940 parking spaces.

These general conditions include, but are not limited to, temporary offices, equipment, project personnel including two project engineers and two project managers. Also, all project director time, subsistence, and technology cost.

SPECIAL CONDITIONS

We have included an allowance of $400,000 for winter conditions, which includes items such as lime for drying soils, cold weather concrete additive, blanketing concrete (material and labor), temporary enclosures and means for temporary heat.

All hoisting of materials, as well as trash out of the structure, is included.

SITE DEMOLITION

We have included $500,000 for the temporary relocation of the Lewis and Clark monuments and relocation to the building roof/new State Park after construction. Also, we have included associated demolition with the existing retaining walls and parking garage.

GENERAL SITEWORK

We have included all field surveying, temporary fencing, and barricades required for the excavation. We have provided for a balance cut and fill of the site. In addition, we have included 35,000 CY of rock removal.

We have included H-piles with lagging for construction of the garage.

PAVING AND SURFACING

We have included concrete patching as required on Jefferson Street, North of East Capital Drive, and on W Capital Ave at the connection point from the new Office building and the East face of the State Capital.

Parking stall striping of the new garage is included.

STREET IMPROVEMENT WORK

A new roundabout at the intersection of Jefferson Street and East Capital Drive is included, per the renderings, as well as a $100,000 allowance for street lighting.

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CONCRETE PAVING

This work includes concrete curb and gutters, site sidewalks, 6-inch concrete paving, including on the roof of the state office building creating the State Park and pedestrian pavers in the Plaza courtyard.

SITE UTILITES

We have no knowledge of any sanitary, storm sewer, or other utilities in this area. We have an allowance of $160,000 to reroute sanitary sewer and $245,000 for any storm work. We have included $240,000 for any rerouting of water service. We also have an allowance of $112,000 for dry utilities. These allowances are based on the following assumptions:

- 150 LF of 12" main sanitary line
- 400 LF of 8" lateral sanitary line
- 1 new sanitary manhole
- 2 new Oil Interceptors
- 400 LF of 24" storm line
- 4 new storm sewer manholes
- Foundation drains at the perimeter of the new parking garage
- 400 LF of 10" water main
- 8 fire hydrants
- Associated water meter box
- 500 LF of telecommunications/data conduit
- 500 LF of electrical conduit

WATER QUALITY

We have included $80,000 for 2 hydrodynamic separators.

SITE LIGHTING AND IMPROVEMENTS

We have included 15 lighted bollards, parking lot signage, a monument sign, three flag poles, and 50 electric charging stations.

IRRIGATION & LANDSCAPING

We have included irrigation and landscaping for the adjacent areas and the green roof, with an allowance of $1,200,000.

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BUILDING DEMOLITION

We have included the demolition of the existing senate garage.

FOUNDATIONS

Due to known rock in the area, we have included continuous spread footings around the perimeter of the structure, with a 8'x8'x4' spread footings on a 32'x32' grid system for the parking garage.

For the HUB/connection tunnel to the Capitol, we have included cast-in-place concrete foundation walls at 12" thick.

FLOOR SLABS

Concrete floor slabs consist of 6-inch slab-on-grade, as well as 6" elevated concrete slabs at all steel decks, including the parking garage, office building, state park green roof, and the roof/walkway of the HUB.

Sealing of the concrete at the parking garage is included.

EXTERIOR WALLS & MASONRY

Exterior limestone masonry is included to match the Capitol, covering 34,571 SF of exterior wall, as well as the cornice details and pillars. CMU elevator shafts are included.

STRUCTURAL STEEL

Structural steel framing with galvanized metal decking is included as the structure for the garage, office and HUB. This includes the collateral load of the earthen material on the roof. Steel pan stairs and handrails are included throughout.

MOISTURE PROTECTION

We have included continuous 5-inch rock wool insulation at perimeter walls and firesafing around the perimeter. Also included is an applied weather barrier system on all exterior foundation walls.

ROOFING

We are including a modified bituminous roofing system, and green roof system, creating the State Park. A TPO roofing system, including the Missouri State Seal, is included at the HUB clerestory. All required cap flashing and copying is included.

FLASHING AND SHEET METAL

All flashing and sheet metal has been provided around the perimeter

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SEALANTS

We have included sealants and caulking required to complete the concrete scopes and limestone exterior.

DOORS

We have included 8 high speed overhead doors at the parking garage.

GLASS & GLAZING

We have included the fixed aluminum windows as depicted on the elevations, as well as 18,631 SF of butt-glazed curtainwall system at the office entries and at the HUB. We have included 280 LF of glass handrail at the HUB.

FRAMING AND DRYWALL

We included the wrapping of all interior columns, and the perimeter area under the shell construction. We have included exterior framing and sheathing to accommodate for the limestone.

FLOORING

Flooring costs are included in the TI (Tenant Improvement) allowance, shown in Special Construction; however, a premium cost for upgraded lobby tile floors at the elevator lobbies is carried.

PAINTING

We have included the painting around the exterior of the garage along with all interior columns.

SPECIALTIES

We have included a $50,000 allowance for signage, as well as costs for code required fire extinguishers.

APPLIANCES

We have included a $50,000 allowance for breakroom appliances.

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INTERIOR FINISH

We have included an amount of $90 per square foot for the interior finish of the 111,00 SF of occupied space on level 5. This is a total of approximately $9,990,000 for the Office and another $1,640,000 for the HUB, at $100 per square foot. Please note that we do NOT have the interior finish included in the 117,000 of future office space on level 4; however, we do have costs included for a basic shell build out, which includes a lay-in ceiling, basic HVAC distribution and electric gear to the space, to allow for future expansion.

CONVEYING SYSTEMS

We have included 18 stops for traction elevators for the state portion of the project. We have included 27 stops for the garage portion of the project. We have also included 2 escalators and 350 LF of people movers at the HUB.

FIRE PROTECTION

We have included a dry system in the garage area and a wet system and the office area and HUB. We have also included an allowance of $150,000 for fire pumps, if required.

PLUMBING

We have included cost for a complete plumbing system for the garage, State Park, office and HUB, including all roof drains. We have not included a pump.

HVAC

We have included 651 tons of heating and air conditioning for the office space and another 47 tons for the HUB, utilizing a 4 pipe system.

We have also included the heating of the garage area.

ELECTRICAL

We have included an allowance of $20 per square foot for the office space and $5 per square foot for the garage area and $2 per square foot for the State Park.

We have included a fire alarm for the garage and office area. We have included telephone and data for the garage and office area. We have included approximately $1,400,000 for security costs for the project.

A lighting protection system is included.

We are also including a 500-kW standby generator.

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EXCLUSIONS

Additional geotechnical exploration costs are excluded; however, these are recommended and all coordination with this consultant is included. Architectural and engineering fees, as well as all design fees, are excluded from this proposal, as those will be carried under owner costs. Additionally, no construction contingency is included, as that will also be carried under owner costs.

We are excluding typical owner carried costs for furniture, fixture and equipment (FF&E), artwork, demountable partitions, interior plants, AV systems and any items not specifically called out in this specification.

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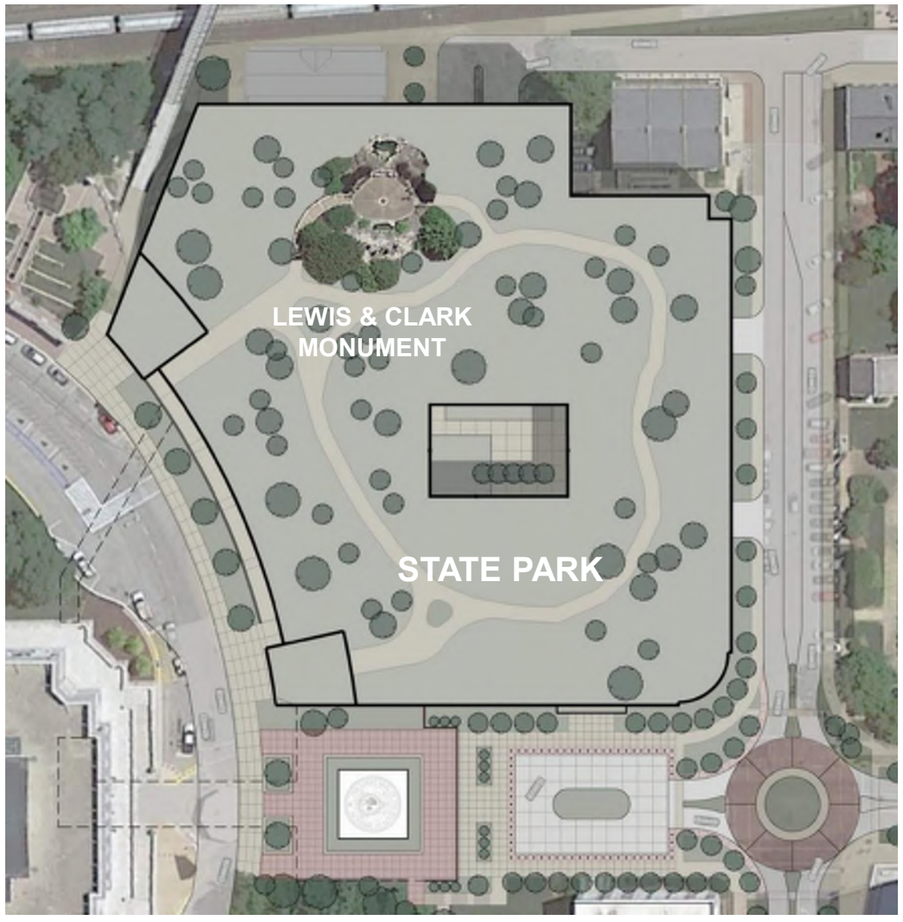
STATE PARK



RELOCATED LEWIS AND CLARK MONUMENT



CONCEPT IMAGE



ROOF TOP STATE PARK CONCEPT PLAN



CONCEPT IMAGE



CONCEPT IMAGE

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ENTRY PLAZA

