



## **Occupancy options during interior repair and restoration**

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There are two options for occupation during the repair and restoration process: Completely vacate the building or remain in the building during a phased construction process. Each option affects project cost and schedule. Additionally, both options create issues the construction and design team must analyze to understand ramifications. This document is designed to help the State Capitol Repair Expenditure Oversight Committee examine the issue of occupancy and frame the discussion for the design-build vendor once it is selected.

### **Option 1: Vacate**

All building occupants are extracted for the project's entirety (approximately 3 to 4 years). Areas requiring construction are engaged at once or in relatively short order. The building is closed to the public during construction. Texas used this approach in 1992 after a major fire forced its capitol's closure.

To vacate the seat of government, several logistical issues must be resolved. The functioning seat of government must be formally relocated, which will require at least 200,000 square feet in a location with the ability to sustain government operations for an extended period. The space must be able to house the operations of the Legislature during session and the interim, plus provide offices for legislators, support staff and the various agencies that currently reside in the building, including the governor. Furthermore, this location must be found within the city limits of Oklahoma City due to constitutional requirements.

#### **Cost analysis**

- Money is saved by advancing the schedule and reducing fixed monthly construction costs.
- The schedule is advanced by allowing all utilities to be shut off (limiting temporary utilities costs) and engaging all work areas at once.
- Exact amount of funds and time saved is a product of the design-build team's abilities.

#### **Pros**

- Reduces construction and phasing costs.
- Reduces the time necessary for completion.

#### **Cons**

- State government is dispersed across the metro. Spatial relationships that exist are severed.
- Temporary tenant phones, technology and security must be secured at a potentially high cost.
- A location must be found where the Legislature can hold committee meetings and sessions with public participation.
- Temporary space needs adequate parking that costs up to \$45 a spot monthly in some areas.
- Finding a large amount of space with all necessities in one location will be difficult or impossible. Legislative meetings may have to occur at locations away from temporary legislative chambers.
- Space modification may be required for functionality and may be expensive.
- Due to logistical and security concerns, property owners may be reluctant to make necessary modifications to their space to meet the state's needs.



## **Option 2: Occupy or partially occupy**

This approach adds time and money to the project because the construction timeline will be lengthened. Work will require phasing and the building will have to be apportioned into various work zones.

Research indicates that most state governments keep their capitol buildings at least partially occupied during similar renovations because finding space to relocate all functions contained within a capitol is very difficult and recreating legislative chambers is challenging.

Full or partial occupation during construction in the Oklahoma Capitol would still require an estimated 30,000 square feet to 40,000 square feet of flex space, either in or out of the building (or both), for tenants to use as various areas of the building are renovated. As each tenant's portion of the building is renovated, the tenant would temporarily relocate to the flex space. Once that tenant's space is complete, the tenant would return to the Capitol, freeing up room in the flex space for the tenant from the next part of the building that will be under construction.

### **Cost analysis**

- A total cost increase figure for occupying the building during construction cannot be determined until a specific phasing plan is developed.
- Each year additional year added to the project costs an estimated \$1.2 million in fixed construction costs (not including potential flex space costs) required to keep the project live.
- If flex space must be leased, it could range between \$10 and \$20 per square foot.
- Flex space also requires moving costs and expenses for temporary sanitation, plumbing, security and technology that cannot be determined until a specific phasing plan is developed.

### **Pros:**

- Both chambers remain in use. No attempt to recreate voting chambers is required.
- Work can occur incrementally, allowing for a more flexible schedule.
- Phones, technology and security are provided by modifying existing systems or protocols.
- No need to secure 200,000 square feet (or more) of leased space in a tight rental environment.
- Moving can be limited by leasing a modest amount of space and moving groups as required by the phasing process.
- No major parking issues or costs.

### **Cons:**

- Additional cost is added.
- Additional time is required for completion.