

# **CORRESPONDENCE/MEMORANDUM**

**STATE OF WISCONSIN**

Department of Administration

Division of State Facilities

**Date:** March 4, 2011

**To:** Michael Huebsch, Secretary

**From:** Peter Maternowski, Deputy Division Administrator

**Subject:** Capitol Restoration Estimate

Yesterday Division of State Facilities (DSF) staff provided an estimate of the costs for the repairs/renovation to the Capitol that could be incurred as a result of the occupancy of the building by protestors including the attachment of signs to the surfaces and walls of the Capitol's interior. The estimate for these repairs was \$7.5 million. This estimate was based on the experience of Dan Stephans, the DSF project manager who was primarily responsible for the Capitol Restoration project. Mr. Stephans also utilized information provided to him by an employee of J. P. Cullen, the construction firm that was the lead contractor for the restoration project, as well as an architect with experience in restoration projects. I have attached to this memo a description of the basis for that estimate.

Please note that the above estimate is considered by DSF to be a preliminary estimate of potential costs that would ensure appropriate clean up and restoration. The restoration approach that informed the cost estimate is consistent with the approach recommended by Dr. Curran of the National Park Service as outlined in a letter dated March 2, 2011 and a memo from Dan Stephans. Both documents are attached. The estimate is also based on returning the Capitol interior and the Capitol Park to its condition prior to the recent occupation. It should be noted that in 2001 the Department of Administration completed the restoration of the Capitol and grounds at a cost in excess of \$145 million. The restoration estimates are based on returning the interior surfaces and grounds to a level of finish similar to that achieved by the prior restoration project. Finally, actual costs will vary and will be within a range. As stated in the description of the cost basis, an accurate estimate requires a condition assessment of the facility by qualified professionals.

I have also asked staff to provide me with an estimate of the cost for the clean up and very limited restoration of the Capitol grounds and interior. Unlike the estimate referenced above, this estimate is based on the assumption that very limited work will require the skills of restoration specialists. If restoration specialists are not required, staff estimate a cost of approximately \$347,500 for the following:

- Photo documentation: \$2,500 (quote from photographer)
- Condition assessment: \$60,000 (low end estimate provided by Dan Stephans)
- Landscape restoration: \$185,000 (preliminary quote from landscape company)
- Interior restoration: \$100,000 (estimate for qualified professional crew for three weeks)

The large range of potential costs underscores the importance of the condition assessment. The findings of the professionals engaged to conduct the condition assessment will determine the amount and nature of work that will be required to restore the Capitol to its prior condition. Most significantly, the condition assessment will provide detail on the required scope of specialized restoration services; it is these specialized restoration services that have the greatest impact on the cost of the renovation effort.

DSF staff will make every effort to refine the cost estimate in the coming days as additional information becomes available. To that end we will immediately proceed to contract with a qualified

firm to conduct the needed condition assessment. I anticipate that at the completion of the condition assessment we will receive a cost estimate that is within the range of costs described above. We will also investigate cleaning strategies that our staff can immediately pursue. Any actions our cleaning staff would take would be reviewed to ensure that materials and processes employed do not further damage any of the surfaces. Our goal would be to address required cleaning as soon as possible and in a responsible manner, keeping in mind that our staff are not qualified to perform restoration services.