



## **John L. O'Brien Building Renovation**

**Start Date:** May 2009

**Anticipated Completion Date:** November 2011

### **Project Details**

The project involves seismic and life safety upgrades, the replacement of aging and failing infrastructure, and energy conservation and –efficiency improvements to the four-story 1940 building, which houses members and staff of the House of Representatives.

Construction was originally planned to occur in four phases during which House members and staff would maintain continuous occupancy, and move from sector to sector of the building to facilitate construction. The first phase of work, which began in May 2009, included an underground expansion of basement mechanical space; selective demolition and hazardous materials abatement; and renovation work throughout the building to prepare for installation of new infrastructure and seismic upgrades in later phases.

That work was completed in December 2009. However, the inevitable noise, dust and interruption of building systems proved difficult to mitigate and disruptive to ongoing legislative functions. House members decided to move out of the building into temporary space to allow the project phasing to be consolidated and the construction time reduced by a year. This change is also expected to result in reduced project cost.

The second phase is now the initial package of work within the overall remaining schedule that involves completing renovation of the first floor. This includes the hearing rooms by November 2010 for occupancy during the 2011 legislative session. The work is scheduled to bid in April 2010 with construction beginning in May.

The remaining renovation work in the basement and floors 2, 3 and 4 is scheduled to be completed by November 2011 in advance of the 2012 legislative session.

Berschauer Phillips is the General Contractor/Construction Manager (GC/CM) of Olympia. The architectural and engineering firm is Ambia, Inc. of Seattle.

**Estimated cost of remaining phases:** \$32 million

### **Project manager**

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**General Administration:** [www.ga.wa.gov](http://www.ga.wa.gov)

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