

## OUTLINE SPECIFICATIONS

### GENERAL CONDITIONS

We have included 24 months of general conditions for the construction of 230,000 SF of office space and 300 parking spaces allocated for the senate.

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.

### SITE DEMOLITION

As mentioned in our presentation we are excavating underneath the existing Lewis and Clark monuments. We have included \$500,000 for the temporary relocation of the Lewis and Clark monuments and relocation to the roof after construction. Also, we have included associated demolition with the existing retaining walls.

### GENERAL SITEWORK

We have included all field surveying, temporary fencing, and barricades required for the excavation. In addition, we have provided for a balance cut and fill of the site. We have assumed that there is 15 feet of soil over rippable rock. We have included the demolition of the existing senate garage.

### STREET IMPROVEMENT WORK

The scope of work includes the excavation immediately below the East entrance to the capitol. This work consists of a tunnel, which would be open cut, 20 feet tall x 40 feet wide by about 400 feet. It would then be covered up with the street and landscaping as depicted on our drawings. Also included in this cost are two movable walkways to expedite people toward the capitol from the addition. The total estimate for this work is \$21,600,000.

### CONCRETE PAVING

This work includes miscellaneous 6-inch paving, stamped concrete, curb, and gutter sections, and pedestrian pavers in the Plaza courtyard.

### SANITARY SEWER

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 \$240,000 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.

## **SITE IMPROVEMENTS**

We have included 100 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. This is an allowance of \$1,500,000.

## **FOUNDATIONS**

We are using a drilled pier foundation system under all buildings. Currently, we think this is the worst case. If we encounter suitable rock at the bottom of the building, we may be able to use spread footings, thus reducing costs.

We are proposing a foundation wall system of cast-in-place concrete against all the cut areas. Structural steel would then be erected inside of those walls.

## **FLOOR SLABS**

Concrete floor slabs consist of 6-inch slab-on-grade.

We then have proposed a structural steel building using composite metal deck. These slabs will be 6 inches thick. This would include the area of the parking and the office space.

## **EXTERIOR WALLS & MASONRY**

We propose an exterior stone wall to match the existing capitol. On the north elevation we included a butt-glazed window system. We believe that this needs to be evaluated in that we don't have a complete design of the exterior wall, and the north wall should probably be limestone as well.

## **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 to accept the green roof.

## **DOORS & FRAMES**

We have included overhead doors along with the associated parking access controls for the project.

## **GLASS & GLAZING**

We have included the punched windows as depicted on the elevations. On the north elevation we have included a butt-glazed storefront system.

## **STRUCTURAL STEEL**

The entire building is a structural steel building with a composite metal deck. This metal deck has 6 inches of concrete over steel in the office and the parking area. All metal deck is galvanized. We have made an allowance for the collateral load of the earthen material on the roof.

## **MOISTURE PROTECTION**

Included is the continuous insulation around all the office building walls. Also included is a fluid-applied weather barrier on all exterior foundations.

Firesafing has been included around the perimeter of the steel.

## **ROOFING**

We have included a hot applied modified benjamin roof. Also included is an expansion joint between the adjacent building.

## **FLASHING AND SHEET METAL**

All flashing and sheet metal has been provided around the perimeter.

## **OVERHEAD DOORS**

Overhead doors are provided for the garage areas along with parking access control.

## **GLASS AND GLAZING**

We have included a butt-glazed storefront system on the north elevation of the building facing the river. Also included are all punched windows in accordance with the elevations.

## **DRYWALL**

We included the wrapping of all interior columns, and the perimeter area under the shell construction.

## **ACOUSTICAL CEILING**

We have included the acoustical ceiling under the lowest occupied floor. This will be a heated interstitial space for plumbing.

## **PAINTING**

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

## **SIGNAGE**

We have included a \$50,000 allowance for signage.

## **INTERIOR FINISH**

We have included an amount of \$90 per square foot for the interior finish of the occupied space. This is a total of approximately \$21,000,000.

## **ELEVATORS**

We have included 15 stops for traction elevators for the state portion of the project. We have included 24 stops for the garage portion of the project.

## **FIRE PROTECTION**

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

## **HVAC**

We have included approximately 700 tons of heating and air conditioning for the office space. This will be a built-up 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. This totals about \$7,500,000.

We are also including a 500-kW standby generator.

## **FIRE ALARM**

We have included a fire alarm for the garage and office area.

## **TELEPHONE AND DATA**

Included are telephone and data for the garage and office area.

# STATE OFFICE BUILDING

## JEFFERSON CITY, MISSOURI

**BrinkmannCM**







PRELIMINARY SITE PLAN  
 SCALE: 1"=40'-0"  
 0 10 20 40 60

**TRI**  
**ARCHITECTS**  
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 St. Louis, Missouri 63144  
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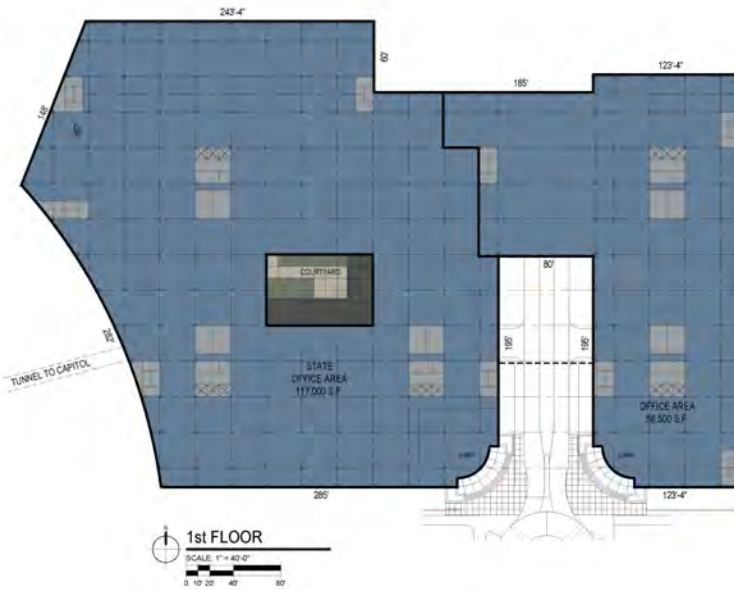
## STATE OFFICE BUILDING

JEFFERSON CITY,  
 21-114

PSP 10.0

MISSOURI  
 04.30.25

**BrinkmannCM**



PARK LEVEL EL. 620'

T.O. ROOF DECK EL. 618'

2nd FLOOR EL. 604.66'

1st FLOOR EL. 591.33'

PARKING LEVEL 3 EL. 579.33'

PARKING LEVEL 2 EL. 568.66'

PARKING LEVEL 1 EL. 558'



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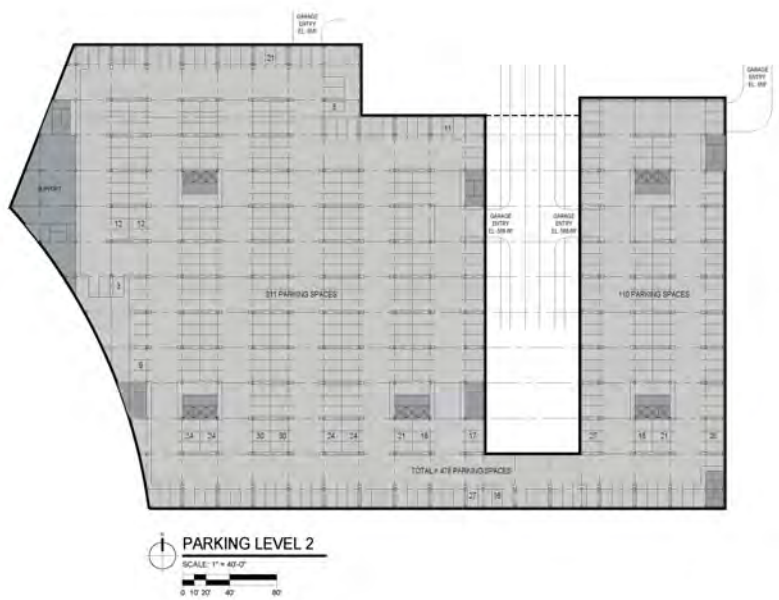
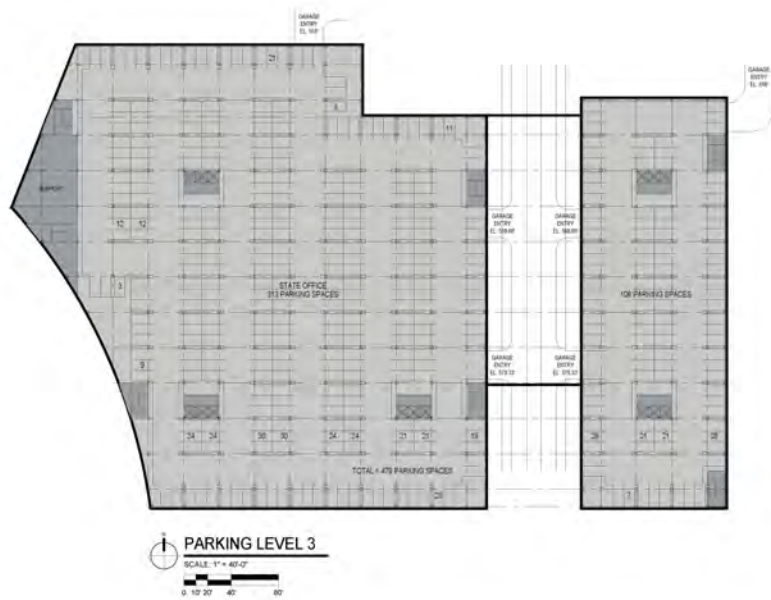
## STATE OFFICE BUILDING

JEFFERSON CITY,  
21-114

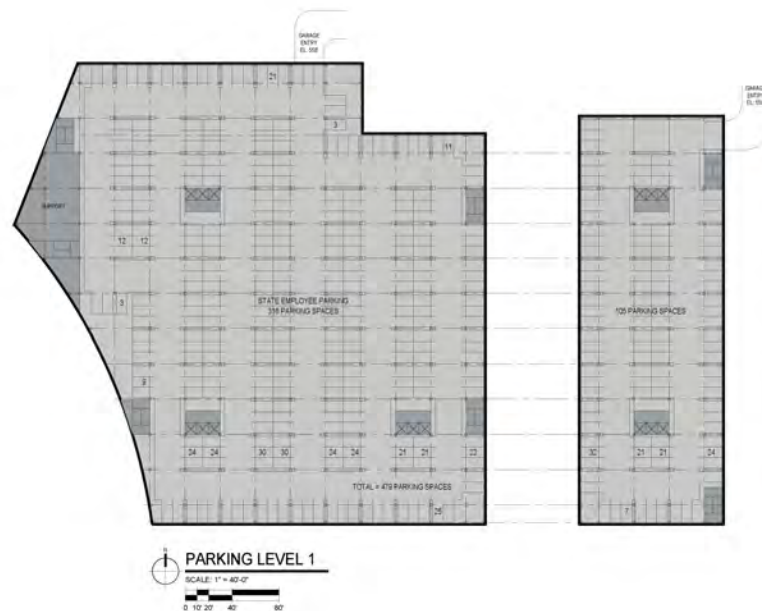
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#### PROJECT DATA:

#### BUILDING AREA SUMMARY:

FLOOR:	TENANT 1:	TENANT 2:	SUB-TOTAL:
2nd FLOOR:	111,000 S.F.	63,500 S.F.	174,500 S.F.
1st FLOOR:	117,000 S.F.	56,500 S.F.	173,500 S.F.
TOTAL:	228,000 S.F.	120,000 S.F.	348,000 S.F.

#### PARKING PROVIDED:

PARKING LEVEL 3:	419 P.S.
PARKING LEVEL 2:	421 P.S.
PARKING LEVEL 1:	421 P.S.
TOTAL:	1,261 P.S.







## STATE COMMISSION BUDGET

01.01.24

### AREAS

Garage	597,000 SF		
State Office	231,000 SF	60%	
MODOT	153,000 SF	40%	
State Sitework	\$21.6MM		
Sitework	\$25.3MM		

### TOTAL BUDGET

State = \$102MM + 25.3 + 60% (21.6) =	\$140,000,000
MOTDOT = \$85MM + 40% (21.6) =	\$94,000,000
Garage Extra Work =	<u>\$23,000,000</u>
	<b>\$257,000,000</b>

### COST

\$90MM + 300PK @ 41,500 =		\$102,000,000
\$60MM + 600PK @ 41,500 =		\$85,000,000
		\$187,000,000
Excess Parking	550 @ 41,500	<u>\$23,000,000</u>
		<b>\$210,000,000</b>

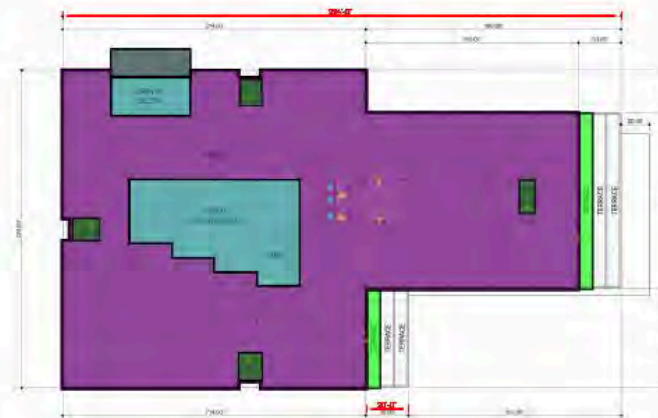
### STATE BUDGET

\$205MM w/o contingency	
\$140MM vs. \$205MM	
<b>\$205MM - \$140MM = \$50,000,000</b>	<b>LESS</b>



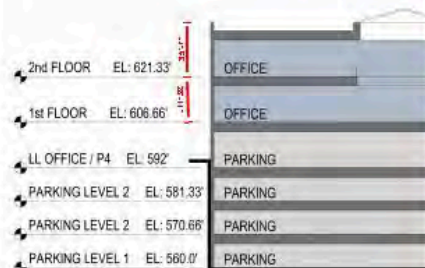
1st FLOOR

SCALE: 1" = 30'-0"



2nd FLOOR

SCALE: 1" = 30'-0"



BUILDING SECTION LOOKING N

SCALE: 1/8" = 1'-0"

TRI

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1140 S. Brinkwood Blvd.

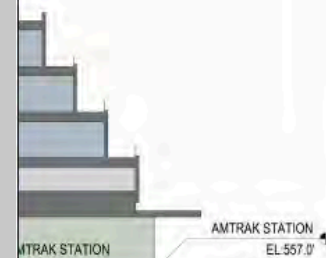
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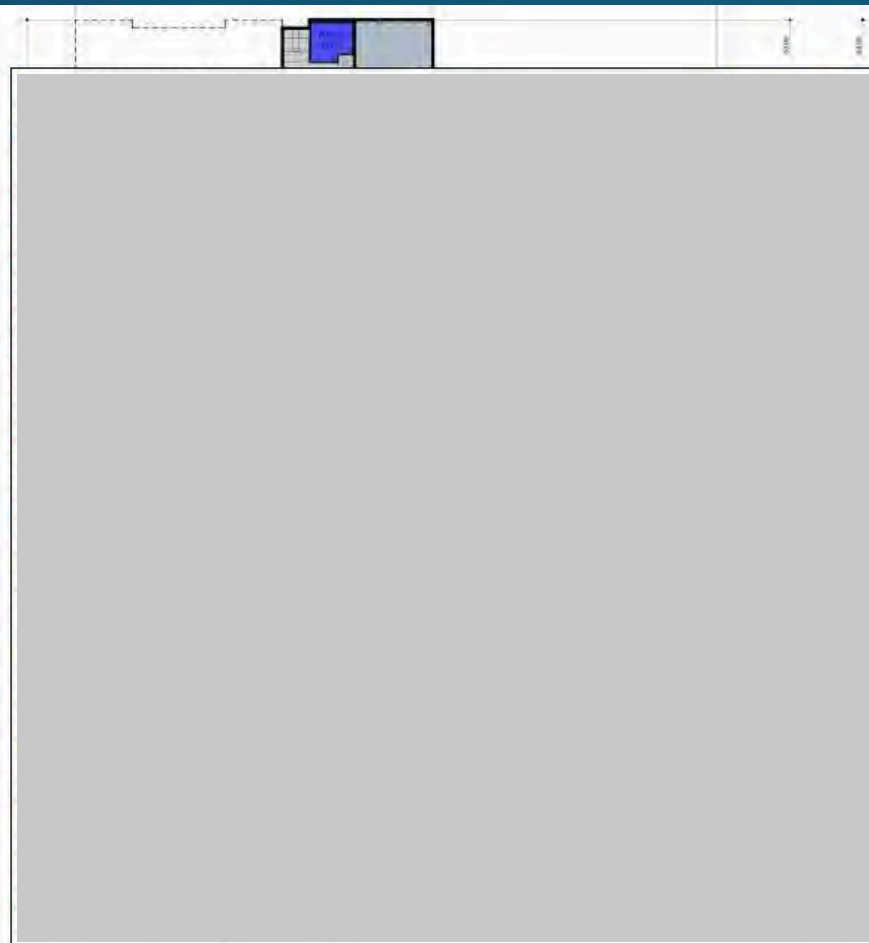
01.04.2023



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PARKING LEVEL 2  
SCALE: 1" = 30'-0"



PARKING LEVEL 3  
SCALE: 1" = 30'-0"



AMTRAK STATION / PL 1  
SCALE: 1" = 20'-0"

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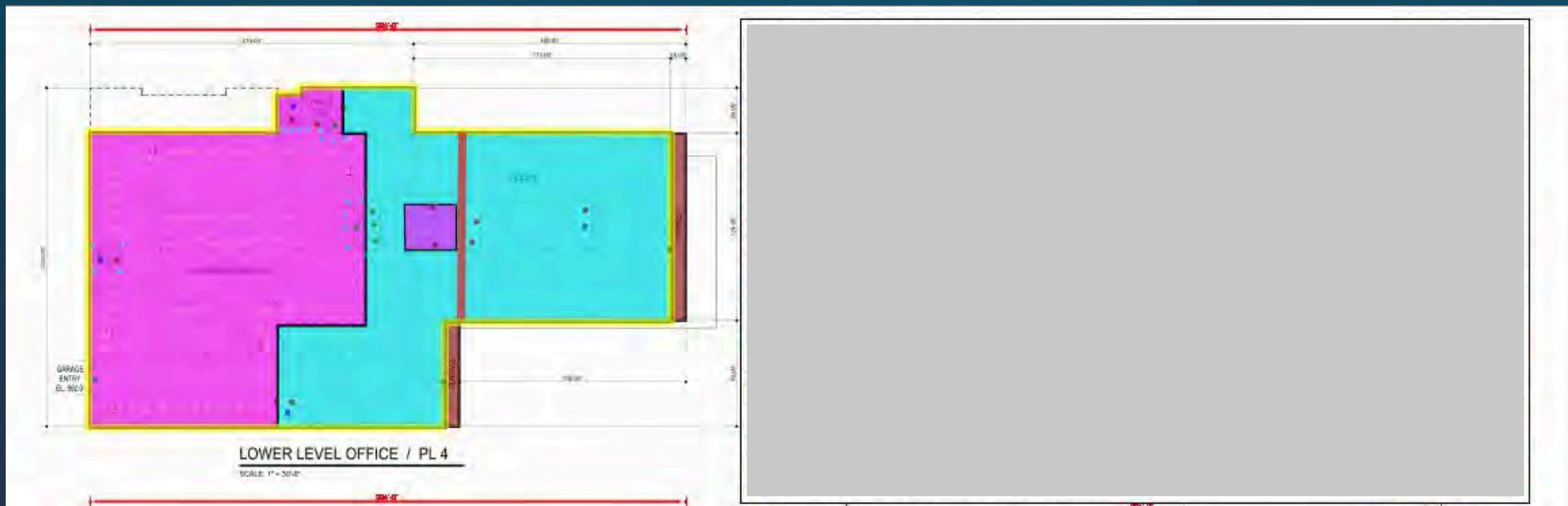
## MODOT OFFICE BUILDING

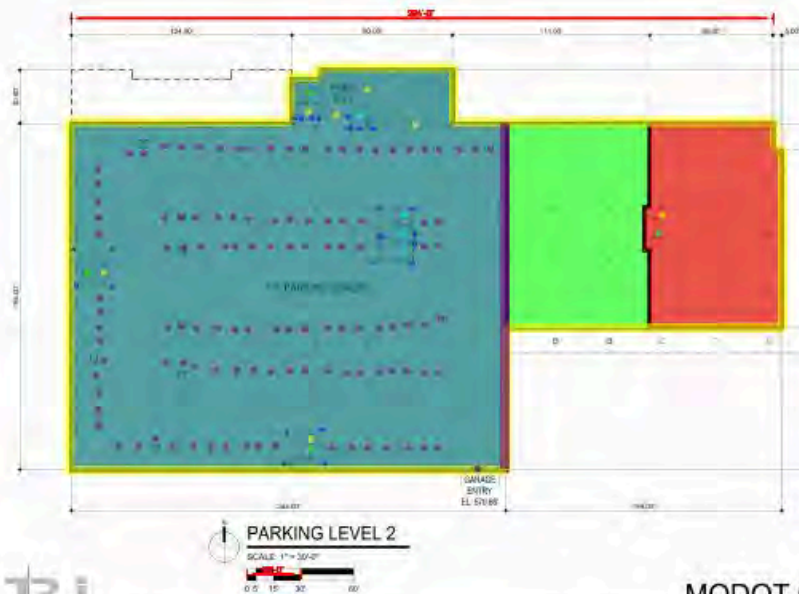
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CONSTRUCTORS





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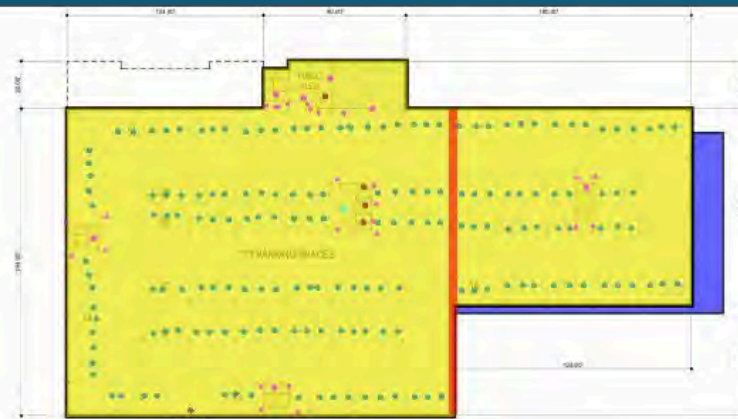
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GARAGE  
ENTRY  
SL: 991.57'

PARKING LEVEL 3

SCALE: 1" = 30'-0"



EXISTING  
GARAGE  
CONNECTION



SCALE: 1" = 30'-0"

FACE BUILDING

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01.04.2023







# UNION STATION





PARKING LEVEL 2

SCALE: 1/4" = 1'-0"



AMTRAK STATION / PL 1

SCALE: 1/4" = 1'-0"

12.1

ARCHITECTS  
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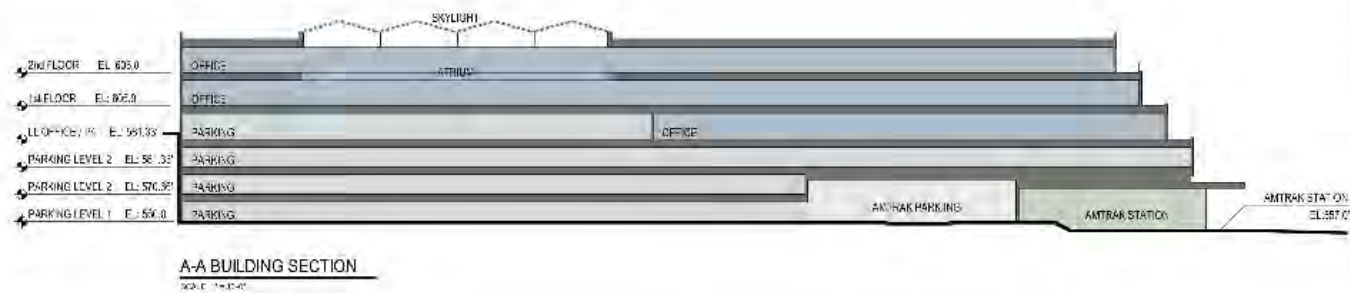
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#### PROJECT DATA:

#### BUILDING AREA SUMMARY:

FLOOR	AREA
2nd FLOOR	58,000 S.F.
1st FLOOR	87,000 S.F.
LOWER LEVEL OFF CE	33,000 S.F.
SUB-TOTAL	158,000 S.F.
AMTRAK STATION	8,000 S.F.
TOTAL	166,000 S.F.

#### PARKING PROVIDED:

GARAGE	459 P.S.
AMTRAK PARKING	21 P.S.
VISITOR PARKING	8 P.S.
TOTAL	488 P.S.

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# **CAPITOL STATE PARK**













# **DEVELOPMENT POSSIBILITIES**

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**Private Hotel & Conference Center**

**Historical Attractions (Arabia Steamboat)**

**Wedding Venues**