



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
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*Testimony of Anya Trundy, Chief of Legislative and Strategic Operations
Department of Administrative and Financial Services*

**LD 2068, Resolve, to Adopt Conceptual Elements of the 2023 Augusta State Facilities
Master Plan**

*Presented by Senator Timothy Nangle
To the Joint Standing Committee on State and Local Government*

Representative Stover and members of the Joint Standing Committee on State and Local Government, I am Anya Trundy, Chief of Legislative and Strategic Operations for the Department of Administrative and Financial Services (DAFS). I present to you DAFS department bill LD 2068, seeking the Legislature's adoption of the Capitol Planning Commission's recent update to the Augusta State Facilities Master Plan.

The Capitol Planning Commission (CPC) is charged by 5 MRSA §299 with "establishing and maintaining a Master Plan for the orderly development of future state buildings and grounds in the Capitol Area of the City of Augusta"—this area consists primarily of the surrounding Capitol Complex and the East Campus directly across the river. The 2001 Plan currently in effect was approved by the 120th Legislature. DAFS' Bureau of General Services, which serves as staff to the CPC, worked closely with Commission members to develop the 2023 update. The CPC approved the 2023 Master Plan on October 4, 2022 and is now before you, as 5 MRS §302 requires the Commission to submit its plan to the Legislature for adoption.

The master planning process spanned a full year, from Fall 2021 to Fall 2022. Stakeholders who participated in meetings were: Capitol Planning Commission members, the City of Augusta through its Planning Director; BGS, Property Management, and Planning, Design and Construction Divisions; Capitol Security; Blaine House staff; the Governor's Office of Policy Innovation and the Future; Maine Department of Transportation; and the Maine Historic Preservation Commission. All State agencies were consulted about their space needs and potential growth plans.

The Plan identifies buildings to be demolished (242 State St and portions of 221 State St), priority renovation opportunities (the Stone, Center, CETA buildings on the East Campus), and future building sites. Key recommendations were to: 1) hire an energy manager which has already been accomplished through engagement of a consultant funded by the Efficiency Maine Trust; 2) reduce energy consumption and greenhouse gas emissions; 3) restore and reuse historic

buildings; and 4) promote sustainability in all aspects of facility construction and maintenance, including by developing more solar generation projects. The plan takes a global approach to energy optimization and advancement of climate action initiatives as articulated in the State's 2020 Climate Action Plan. In addition to reducing the State's operational carbon footprint, the plan addresses enhancing the economic vitality of Augusta, increasing workplace flexibility, ensuring healthy working environments, attracting the next generation of State employees, and continuing investments to revitalize the historic fabric of the State's Augusta facilities.

Recommendations of the 2001 plan were implemented with only four exceptions upon reconsideration. The 2001 master plan called for the demolition of 221 State Street and replacement with a new building. A later structural study demonstrated that the existing building, despite obsolete and worn-out interiors and systems, is in solid shape and well worth renovating. The 2001 plan called for an addition to 19 Union Street, however, the addition would have consumed valuable parking space. The plan was ambivalent about the CETA Building, but following a detailed study, was proved to have "good bones" and an excellent candidate for renovation. The plan's suggestion that a new parking deck be constructed on the East Campus was rejected in favor of parking lots distributed around the campus.

Like the 2001 Plan, the 2023 Plan will provide guidance to the State for the next 20 years as all State projects will be reviewed by the Capitol Planning Commission for consistency with its provisions. As such, the plan as enforced by the CPC, will ensure well-sited, well-constructed, energy-saving facilities.

Thank you for your time and consideration. I will do my best to answer any questions the Committee may have at this time and make other available to you at the work session to answers any questions that I can't today.