

November 6, 2013

Wyoming State Capitol Restoration and Renovation Level I / Level II Design Studies



STATE OF WYOMING

Department of Administration & Information

Construction Management

Building Needs and Solutions

Substantial Deferred
Maintenance and
Advanced Deterioration



Comprehensive Repair
and Invasive Restoration
Program

Substandard, Obsolete
and Aging Infrastructure



Complete Replacement
of Infrastructure

Life Safety and Risk
Management



Full Coverage with Smoke
Detection, Fire Suppression
and Smoke Evacuation System

Code Compliance



Full Compliance with All
Code Requirements and
ADA

What Are the Needs of the Capitol Occupants?

Dignified and Appropriate Space to Perform the Business of Government

Dignified and Appropriate Space for Public Access and Participation in the Business of Government

Supplemental Space to Address the Loss of Usable Space within the Capitol

Why the Need for Supplemental Space?

Once the Capitol is restored and repaired properly, there will be a net loss of usable space as a result of space requirements needed to provide HVAC systems, code compliant restrooms, electrical closets, etc. which do not currently exist.

The projected need for supplemental space is ~40,000 SF.

Space Analysis

Total Currently Assigned	64,206 SF
Total Currently Assigned In Capitol	60,113 SF
After Renovation with Mechanical & Code Adjustments	51,442 SF
“Right-Sizing” Offices, Conference Rooms, Committee Rooms	91,226 SF

Existing Employees

Not in Capitol Now	In Capitol Now	Desired in Capitol Now
22	282	309

Where Should this Space Be?

- As close to the Capitol as possible
- The best location would be in the underground Connector, between the Herschler Building and the Capitol



Conclusions from 2008 Space Study

Three general approaches to meeting the space shortfall of the Legislative and Executive Branches were identified:

1. Utilize the first and/or second floors of the Herschler Building and relocate impacted agencies;
2. Construct a new building at the St. Mary' site; or
3. Extend the existing Capitol on the east and/or west sides.

<http://ai.state.wy.us/ConstructionManagement/Files/2007LegislativeSpaceNeedsReport.pdf>

<http://ai.state.wy.us/ConstructionManagement/Files/2008ExecutiveSpaceNeedsReport.pdf>



**MANAGEMENT COUNCIL POSITION
REGARDING LEVEL I AND II STUDY OF CAPITOL RENOVATION
(ADOPTED DECEMBER 12, 2012)**

The Management Council adopted the following positions related to Capitol renovation planning at its meeting on December 12, 2012, based on recommendations provided by the Select Committee on Legislative Facilities. These positions should be used to guide the work of the legislative liaisons on the Level I and Level II Capitol Renovation study.

1. Management Council requests that the Level I and Level II Capitol Renovation design firm take into account the 2007 Carter Goble Lee Space Study and the Management Council's key decisions related to the space study (see *Management Council Key Decisions for Phase I of Carter Goble Lee Space Study*.)
2. Management Council requests that the Level I and Level II study include discussions of additional space needs of the Legislature and other Capitol occupants.
3. Management Council requests that the Level I and Level II study examine the possibility of expanding the building into the plaza between the Capitol and Herschler Building or other expansion options.
4. Management Council authorizes the Select Committee on Legislative Facilities to serve as the clearing house to develop consensus in the legislative branch regarding the Legislature's vision for Capitol renovation and to provide recommendations to Council.
5. Management Council authorizes Senator Ross and Representative Illoway, the current chairmen of the Select Committee on Legislative Facilities, and Representative Zwonitzer, as a legislative liaison to the State Building Commission represent the legislative branch on any committees related to the Capitol renovation and be paid salary and per diem. [THIS RECOMMENDATION WAS SUPERCEDED BY CREATION OF TASK FORCE ON CAPITOL BUILDING REHABILITATION AND RESTORATION.]
6. Management Council will authorize an appropriate individual or group to serve as a liaison between the Legislature and executive branch on renovation issues. [THIS RECOMMENDATION WAS SUPERCEDED BY CREATION OF TASK FORCE ON CAPITOL BUILDING REHABILITATION AND RESTORATION.]

What happens during construction?



All occupants would be relocated to a temporary space for approximately 27 to 30 months.

Any other issues?

The project will involve a series of logical steps that need to follow a specific sequence to ensure minimal disruption and maximum efficiency.

Supreme Court Project

Case Study/Precedent

Phase 1 - Staging

Safeway	\$1,456,394.85	8%
Hathaway	\$556,472.12	3%
Qwest	\$875,661.76	5%

Phase 2 – Supreme Court

Level III Design & Construction	\$10,247,785.71	55%
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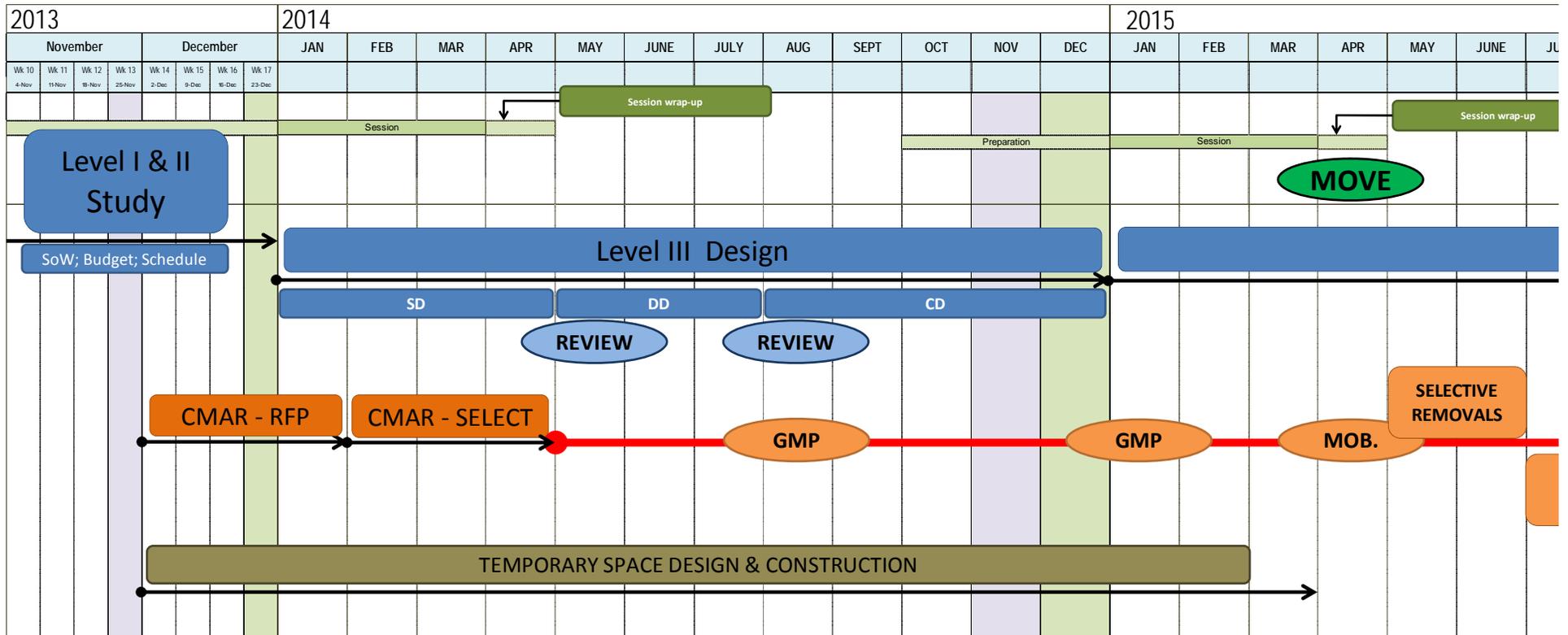
Phase 3 – Library Relocation

Library	<u>\$5,597,884.83</u>	30%
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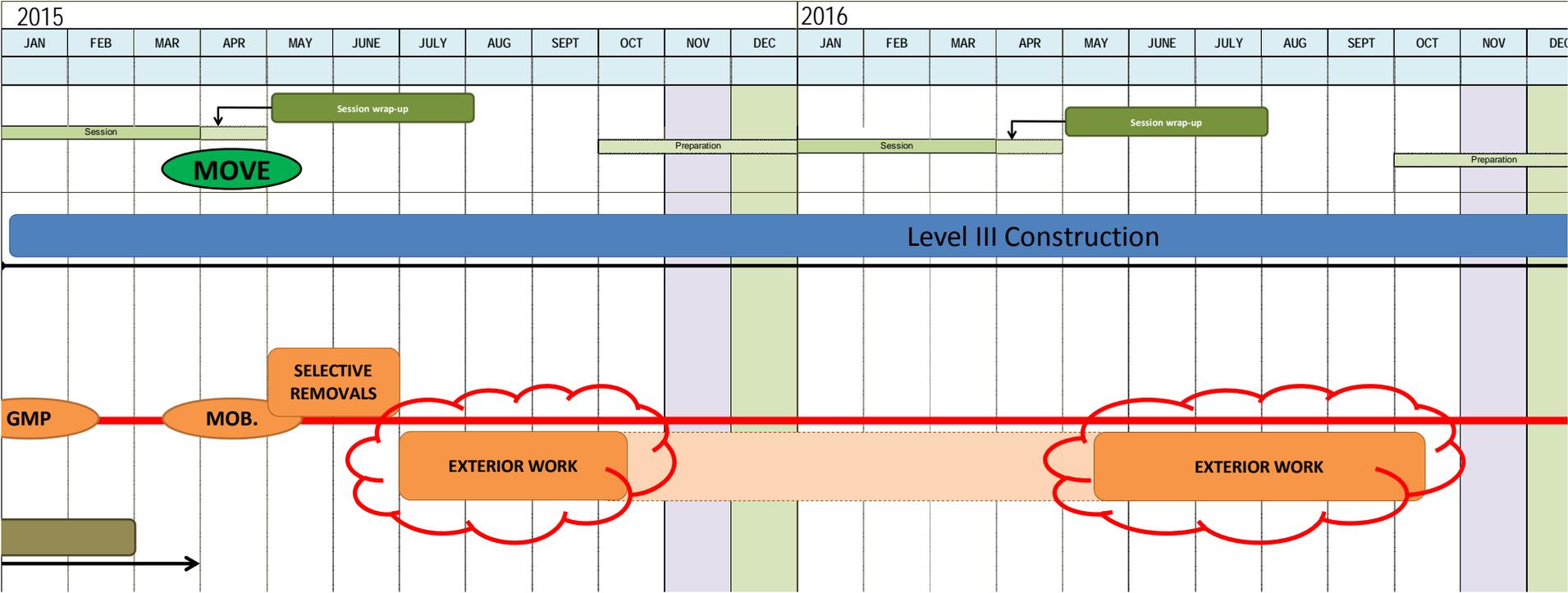
Total Cost of Project **\$18,734,199.27**

(Supreme Court Project Appropriation \$15,529,836.00)

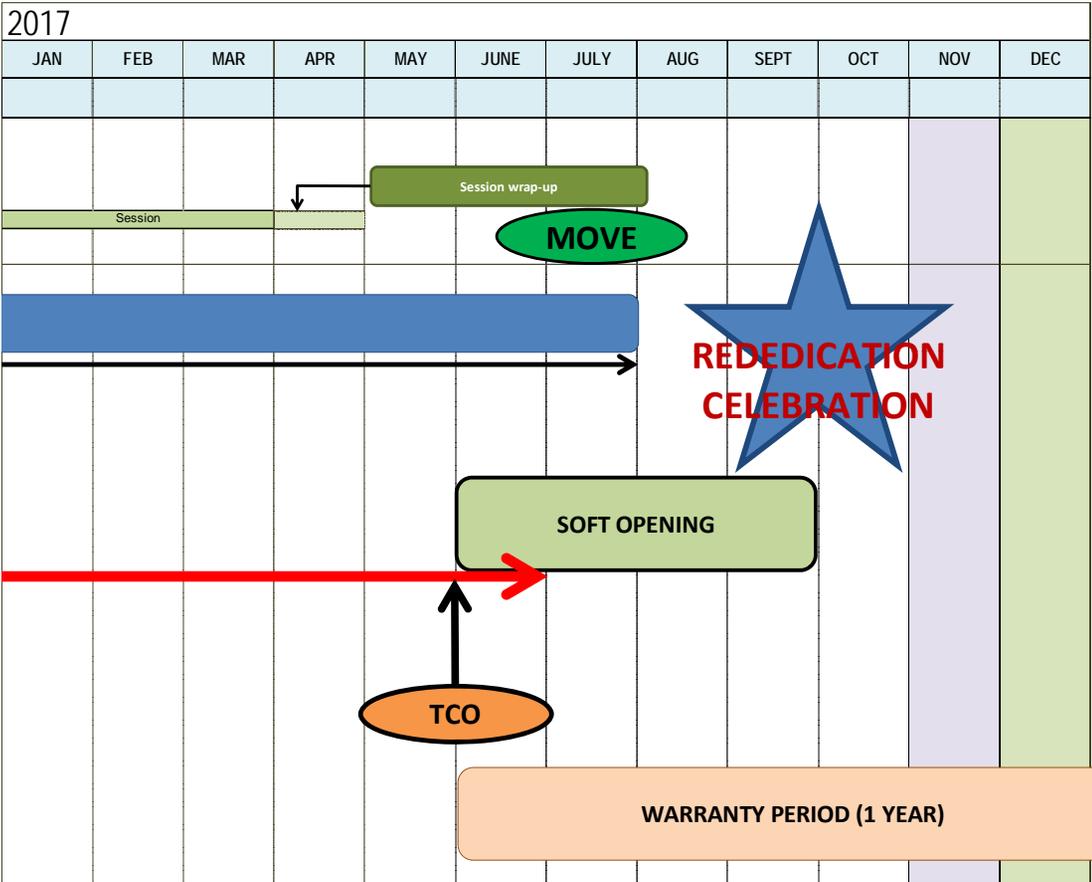
CAPITOL SCHEDULE



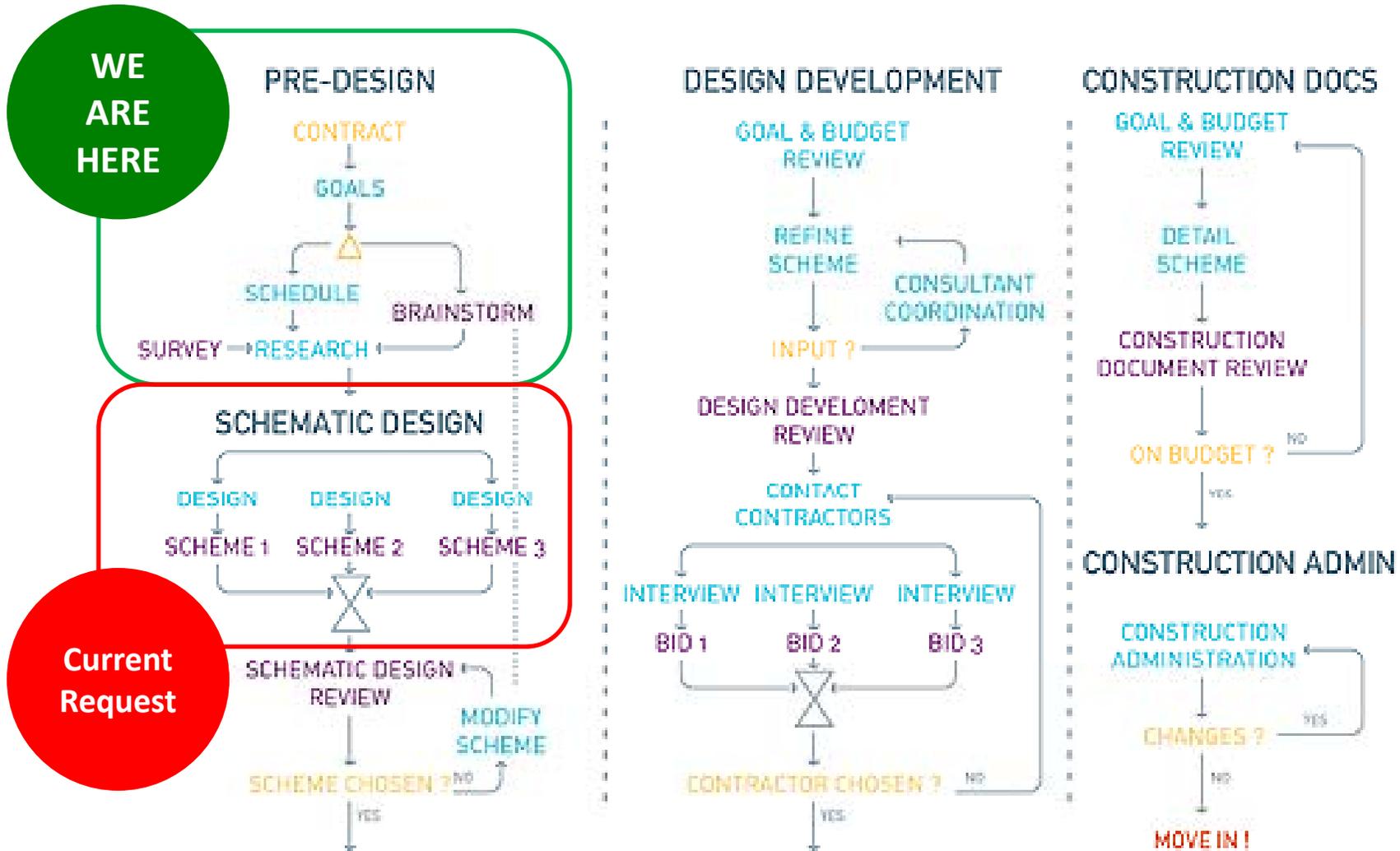
CAPITOL SCHEDULE



CAPITOL SCHEDULE



Level I / II to Level III



Level III

- Level III construction and operation plans shall proceed as authorized and approved by the legislature under the immediate direction and control of the commission. Pursuant to legislative authorization for public building construction projects and **prior to completion of Level III construction the commission may:**
 - (A) Design, construct, acquire or purchase facilities related to the construction projects for use of any feature, facility, function or portion of a project;
 - Contract for the performance of any power under subparagraph (A) of this paragraph, and consult with or employ experts and professional persons...

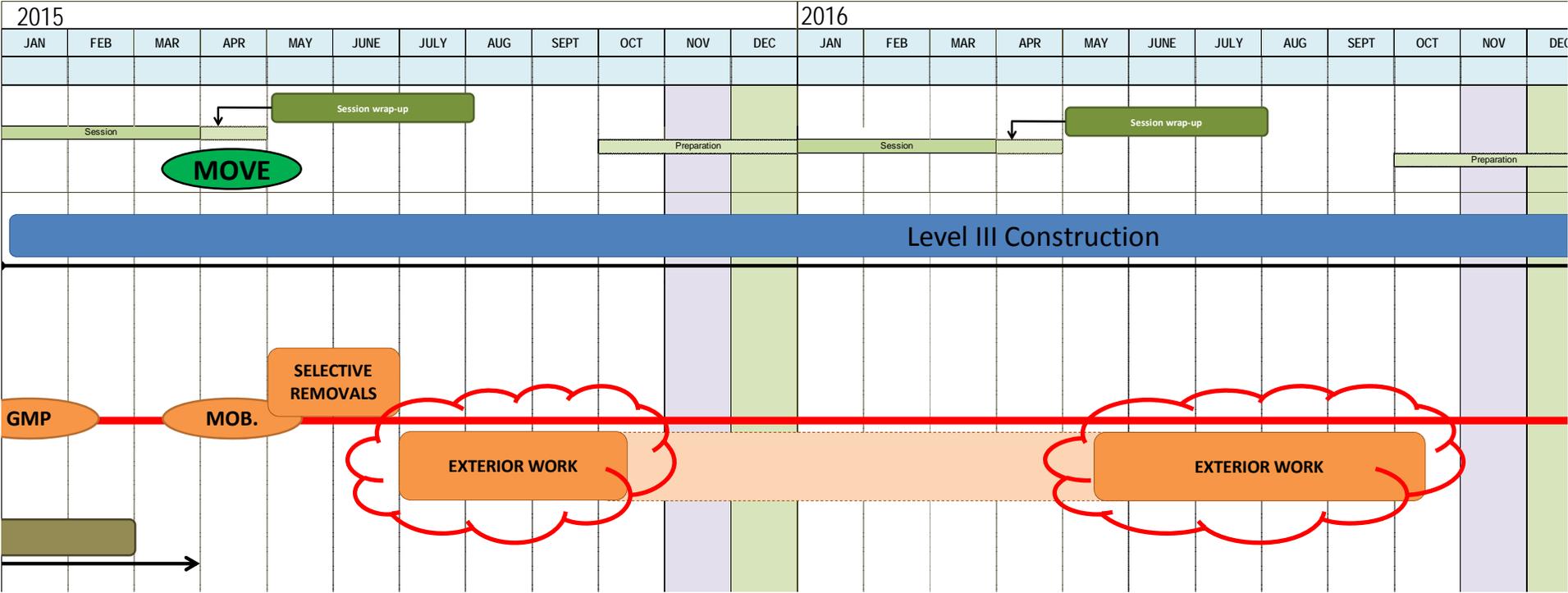
CONSULTING DISCIPLINES

- Architect of Record
- Architecture / Historic Preservation
- Architecture / Space Planning
- Code Analysis
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Fire Protection Engineering
- Interior Design
- Lighting Design
- Hardware Consultant
- Security Consultant
- Audio, Visual, & Acoustical Design
- Information Technology Consultant
- Integration Consultant
- Civil Engineer
- Landscape Architect
- Signage / Wayfinding Design
- Art Restoration Consultant
- Exhibit Planning and Design
- Exhibit Lighting Designer
- Voting Systems Planning
- Cost Estimator
- Construction Advisor
- Scanning Service
- Move Coordination

\$4,500,000 Work Authorization Request

• Capitol Project Schematic Design (SD) – Basic Services Architecture, Structural & MEP Engineering, Code Analysis	\$2,710,000
• Capitol Project SD – Additional Services Security, Technology, Construction Advisor, Third Party Review	\$ 170,000
• Supplemental Space Schematic Design Underground Connector, Herschler, Central Utilities	\$ 720,000
• Temporary Accommodation[s] / Space Design Tenant Improvement Owned or Leased, Modular Buildings, etc.	\$ 450,000
• Anticipated Work & Testing Historical Finish Analysis, Mock-ups, Building Probes	\$ 300,000
• <u>Project Contingency</u>	<u>\$ 150,000</u>
Total	\$4,500,000

CAPITOL SCHEDULE



QUESTIONS?



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