

September 10, 2013

**Informational Briefing
on the
Wyoming State Capitol Restoration and Renovation
Level I / Level II Design Studies**



STATE OF WYOMING

Department of Administration & Information

Construction Management

September 10, 2013

Monthly Briefing

on the

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

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Plan One / Architects



WORK PLAN SEPTEMBER 10

- 1) CONSTITUTION
- 2) BUILDING NEEDS
- 3)
- 4) PROGRAMMING REPORT
- 5) OTHER PROGRESS
- 6) NEXT TIME

WORK PLAN TO DECEMBER 1

- 1) SEPT 25 – OPTION ENDORSE
- 2) OCT 8 – DRAFT REPORT
- 3) OCT 16 – SBC
- 4) DEC 1 – ISSUE REPORT

The Wyoming State Capitol Restoration Project Constitution

9 – 10 – 13 DRAFT

The Wyoming State Capitol Restoration Project Constitution

The Wyoming State Capitol is a National Historic Landmark [NHL] and the State's most significant building. The first two sections of the building were constructed in 1888 and 1890 in anticipation of statehood and the last section was added in 1917.

The Wyoming State Capitol Restoration Project Constitution

Over the course of its history, the venerable structure has undergone a series of building campaigns; yet it still maintains its historic character and integrity and continues to be the pride of the citizens of the State of Wyoming. <<GRAMMAR CHECK>> It welcomes all visitors in an open and friendly way that is unique to and reflective of the culture of the State.

In 2003 and 2008 the State made the commitment to undertake major projects to restore and renovate this treasure for the next fifty years and continue its tradition and function as a working Capitol.

The Wyoming State Capitol Restoration Project Constitution

The State is committed to respecting the past and those who have created and contributed to the building, providing for the building's present occupants and its visitors, and planning for the future so that the building will be available to successive generations of Wyoming residents.

The goals of the project are the following:

Protecting and preserving the character, identity, dignity and significance of this historic landmark following the highest standards and best practices of planning, architecture, historic preservation, engineering and sustainability

The Wyoming State Capitol Restoration Project Constitution

Creating long term value for the citizens of the State of Wyoming, by following the tradition of the original intent and design of the building *and the proven practices outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties*

Providing all necessary systems, infrastructure, technology and technical support to allow the government to perform its function in an efficient manner

Ensuring that life safety and property protection are addressed at the highest level possible

Maintaining the hallmark openness and welcoming nature of the building which visitors have experienced over the last 125 years

The Wyoming State Capitol Restoration Project Constitution

The Committee pledges its support and makes the commitment to uphold the values of this project, without prejudice or personal preferences. The vision of this committee is to complete this challenging project in time for the centennial celebration of the completion of the 1917 wing.

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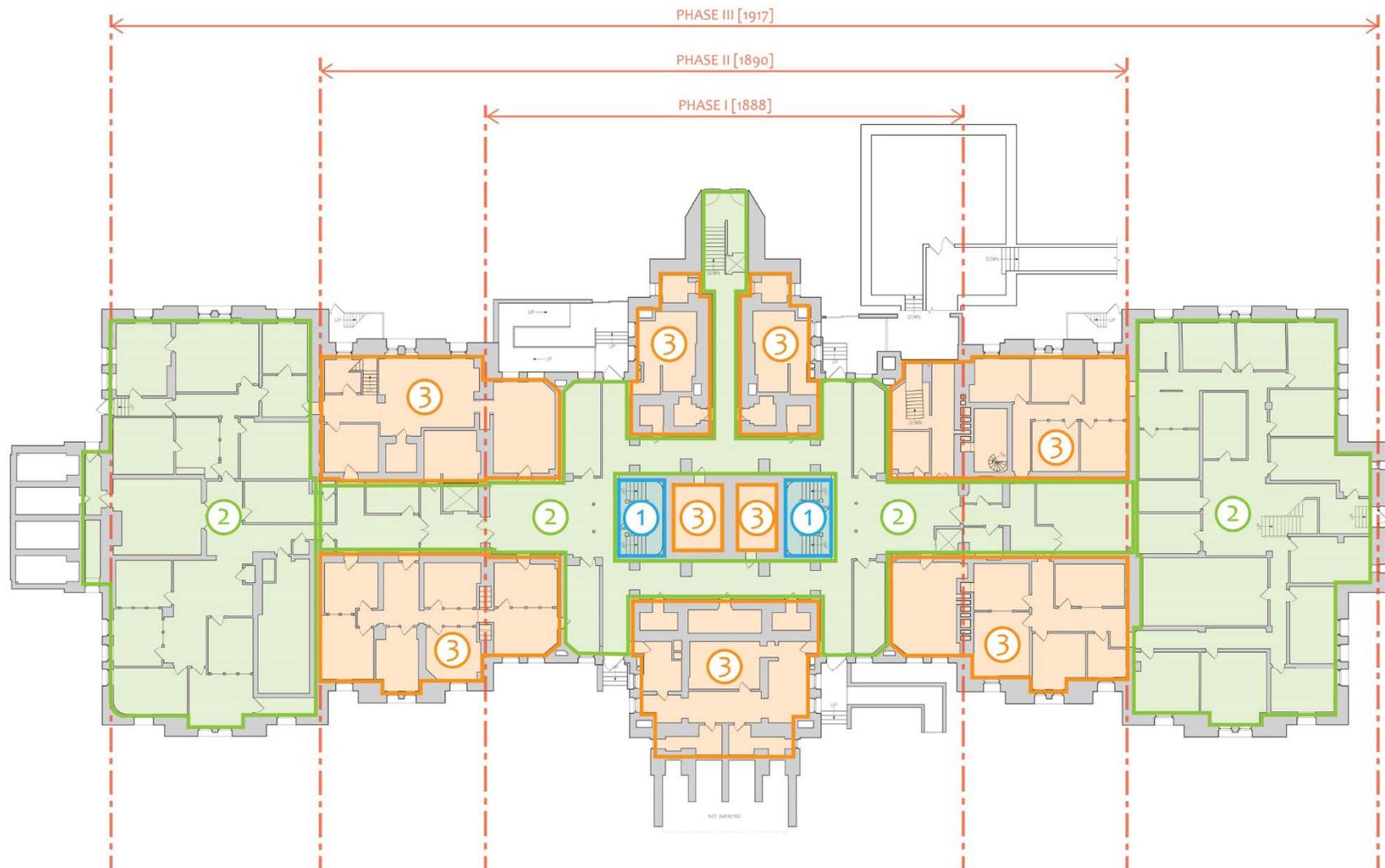
Occupant Load Comparisons

Floor Level	AON ¹	HDR/PDP ²	Sensible	Program Need(s)	Delta
Basement	192	171			
First Floor	314	161			
Second Floor	630	623			
Third Floor	727	504			
Totals	1,863	1,459		335 ³	

Notes:

- ¹ Occupancy Load calculations from AON, "Level I - Life Safety and Fire Protection Draft Assessment, Wyoming State Capitol." 2 August 2013.
- ² Occupancy Load calculations by HDR/PDP based on possible interior space alterations.
- ³ Staff Count calculations by HDR/PDP from Space Tracking Spreadsheet, dated 04 September 2013.

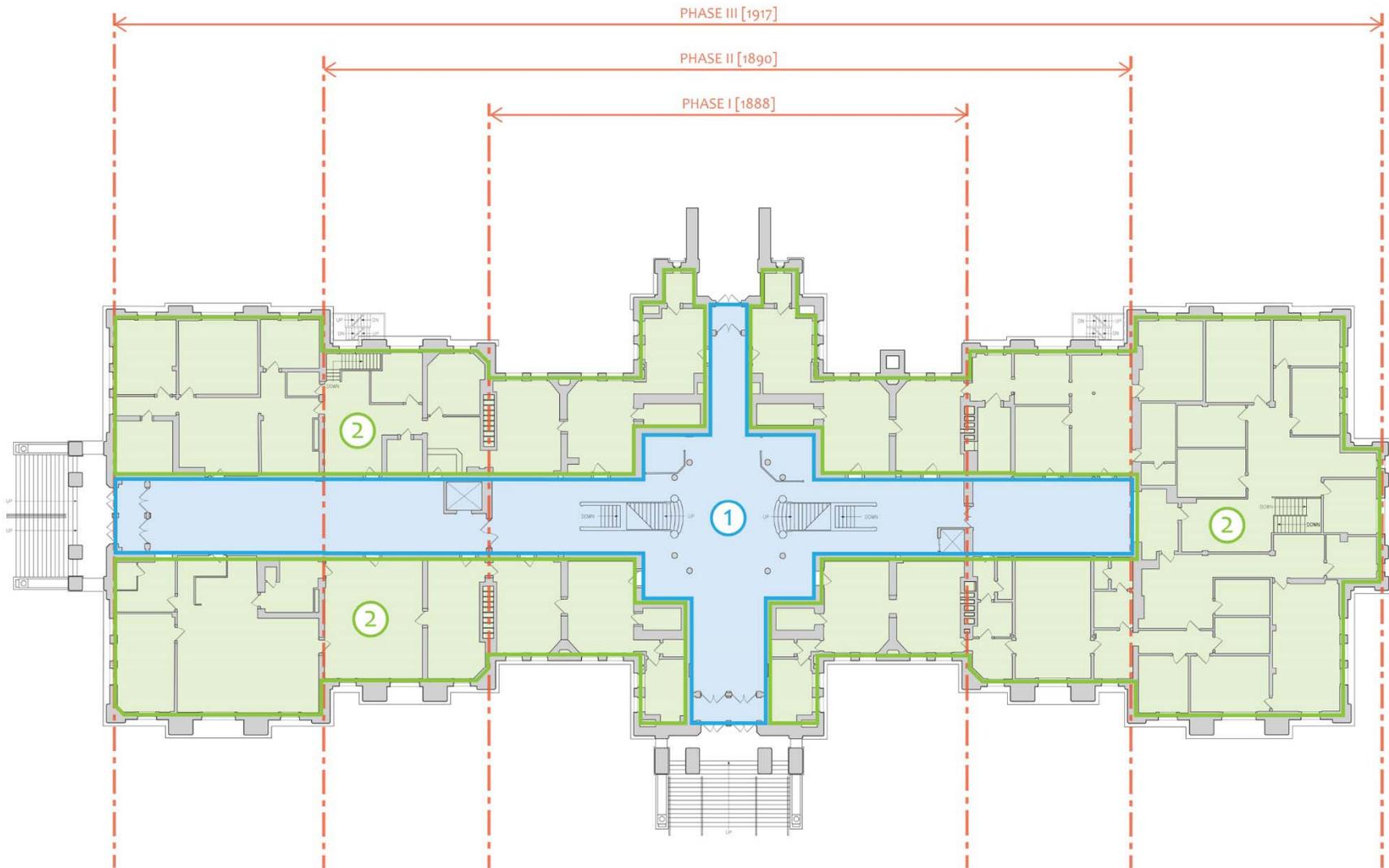
Building Analysis



Basement Level Plan

- 1 PRESERVATION ZONE #1 RESTORATION
- 2 PRESERVATION ZONE #2 PRESERVATION
- 3 PRESERVATION ZONE #3 REHABILITATION
- 4 PRESERVATION ZONE #4 SERVICE AREA [DEPENDING ON MECHANICAL LAYOUT, SOME BASEMENT AREAS MAY BECOME ZONE #4]

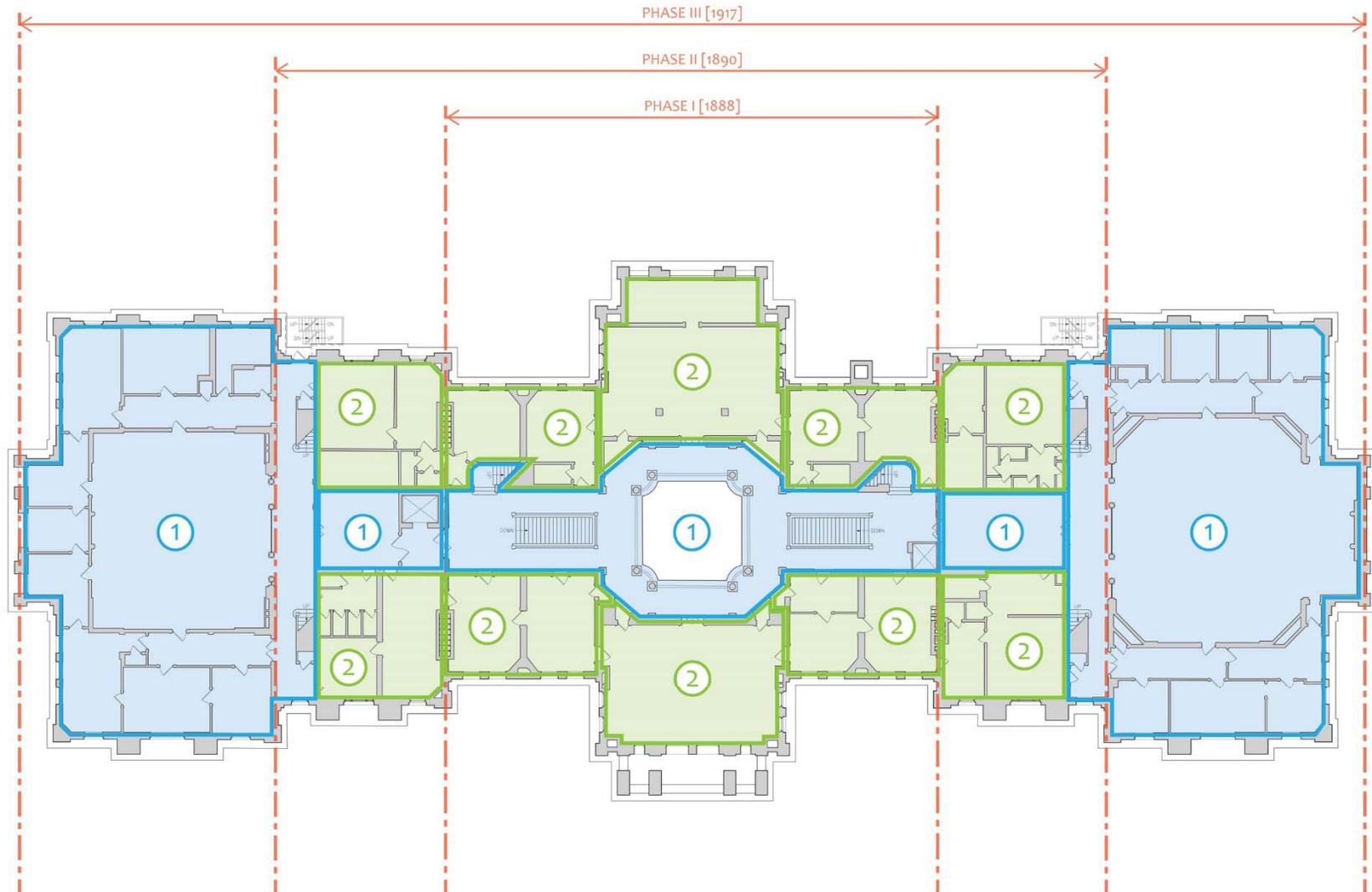
Building Analysis



First Floor Plan

- 1 PRESERVATION ZONE #1 RESTORATION
- 2 PRESERVATION ZONE #2 PRESERVATION
- 3 PRESERVATION ZONE #3 REHABILITATION
- 4 PRESERVATION ZONE #4 SERVICE AREA [DEPENDENT ON MECHANICAL LAYOUT, SOME BASEMENT AREAS MAY BECOME ZONE #4]

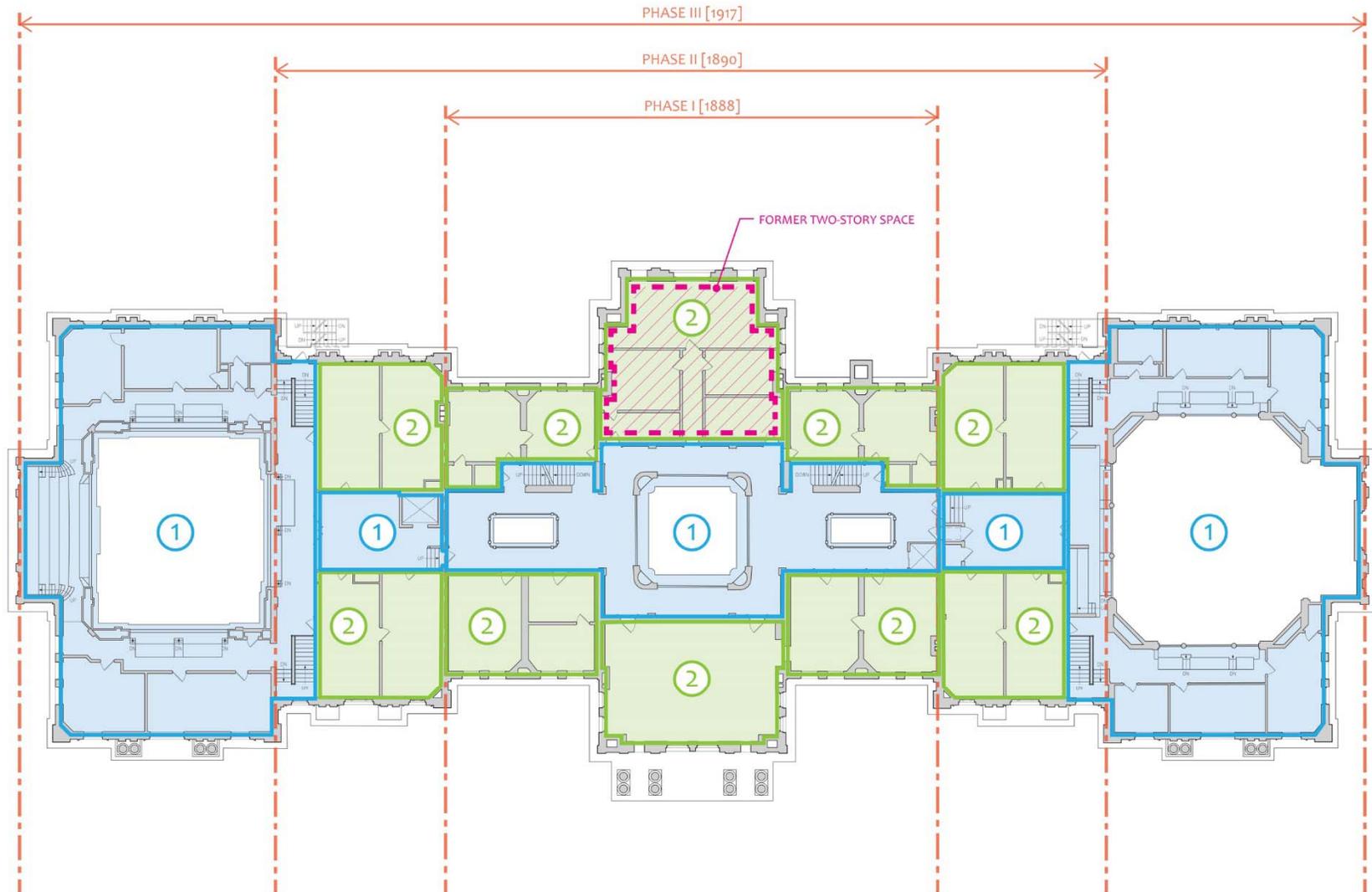
Building Analysis



Second Floor Plan

- 1** PRESERVATION ZONE #1 RESTORATION
- 2** PRESERVATION ZONE #2 PRESERVATION
- 3** PRESERVATION ZONE #3 REHABILITATION
- 4** PRESERVATION ZONE #4 SERVICE AREA
[DEPENDENT ON MECHANICAL LAYOUT, SOME BASEMENT AREAS MAY BECOME ZONE #4]

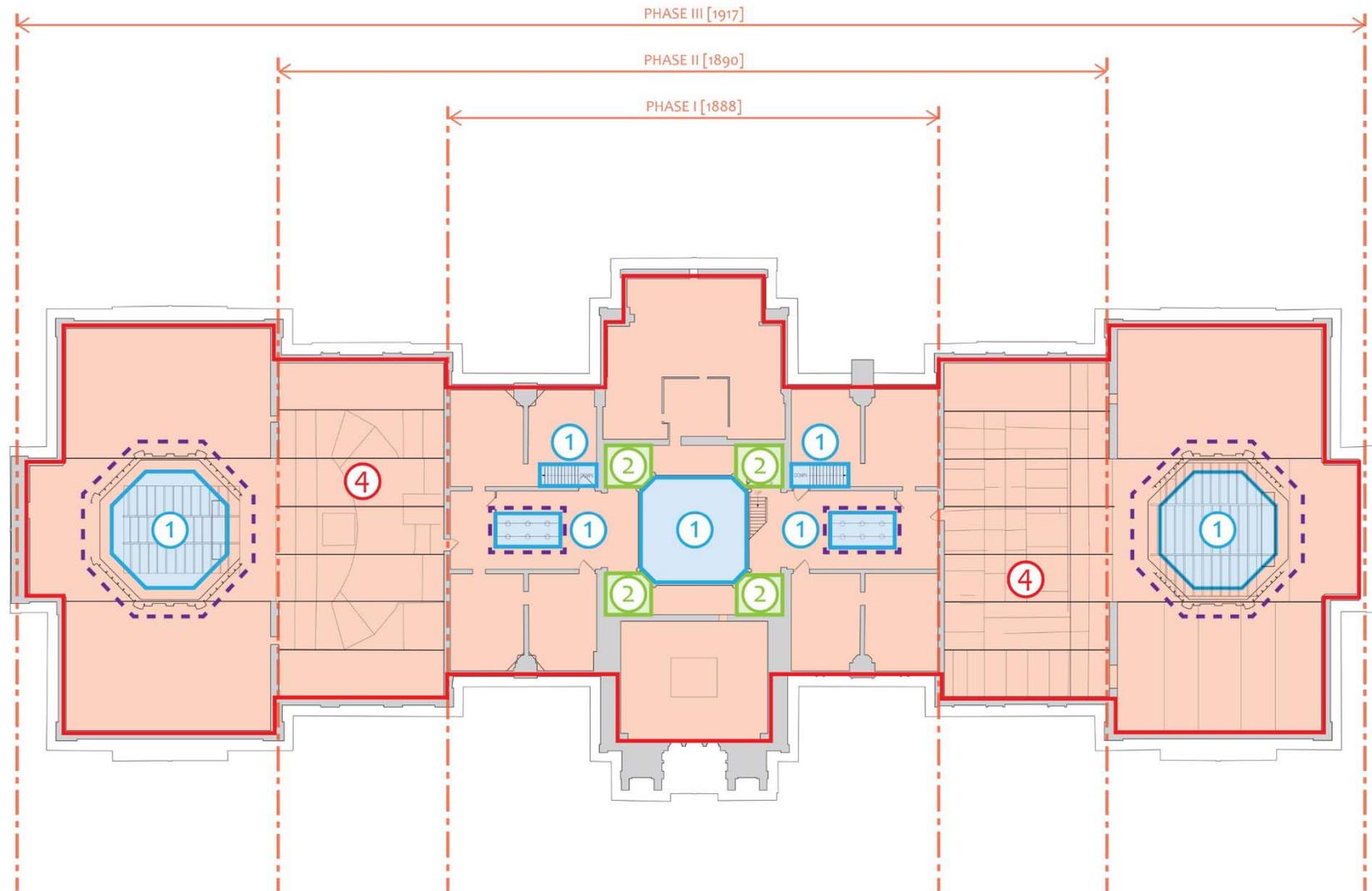
Building Analysis



Third Floor Plan

- 1 PRESERVATION ZONE #1 RESTORATION
- 2 PRESERVATION ZONE #2 PRESERVATION
- 3 PRESERVATION ZONE #3 REHABILITATION
- 4 PRESERVATION ZONE #4 SERVICE AREA [DEPENDENT ON MECHANICAL LAYOUT, SOME BASEMENT AREAS MAY BECOME ZONE #4]

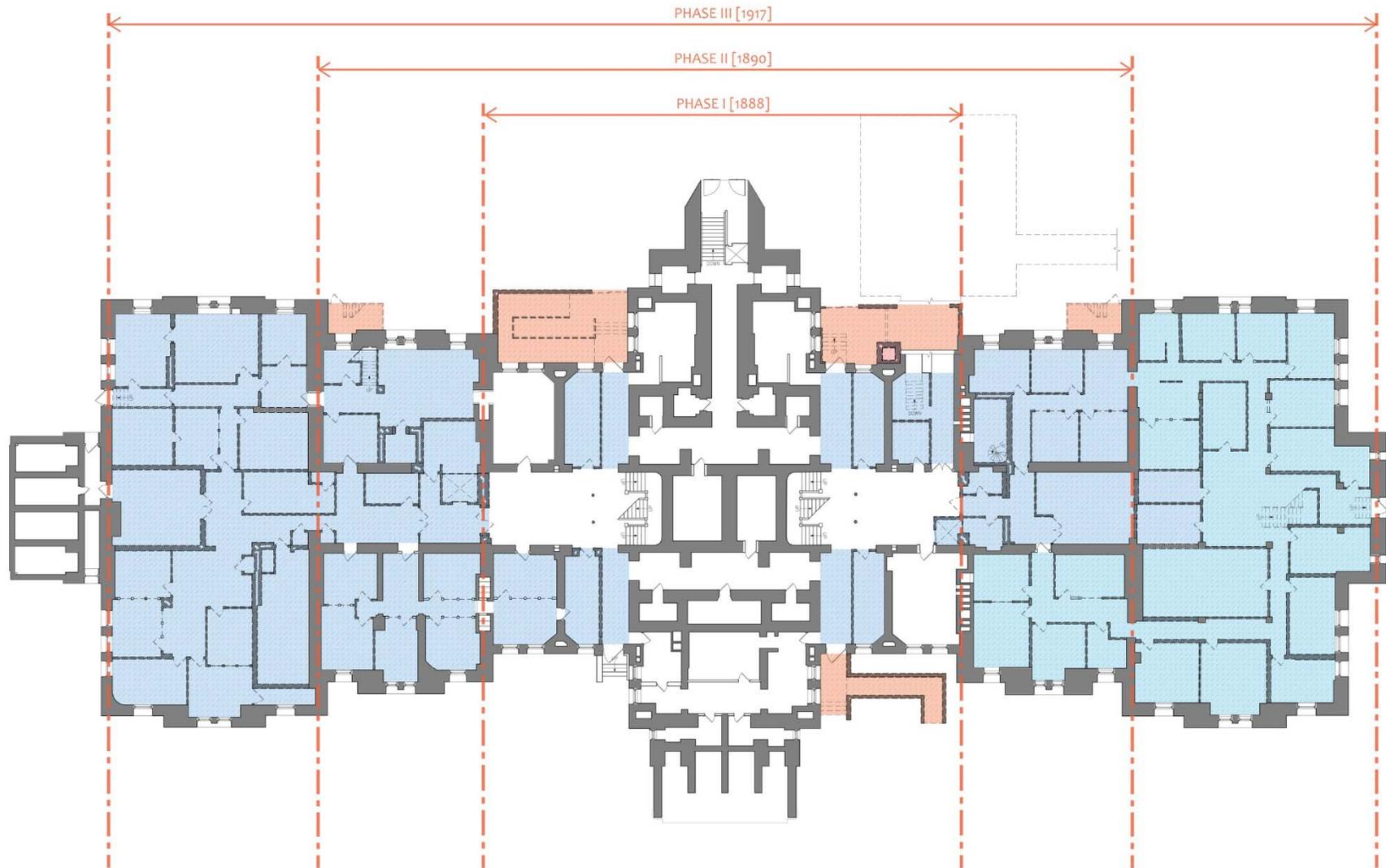
Building Analysis



Attic Floor Plan

- 1** PRESERVATION ZONE #1 RESTORATION
- 2** PRESERVATION ZONE #2 PRESERVATION
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Selective Removals

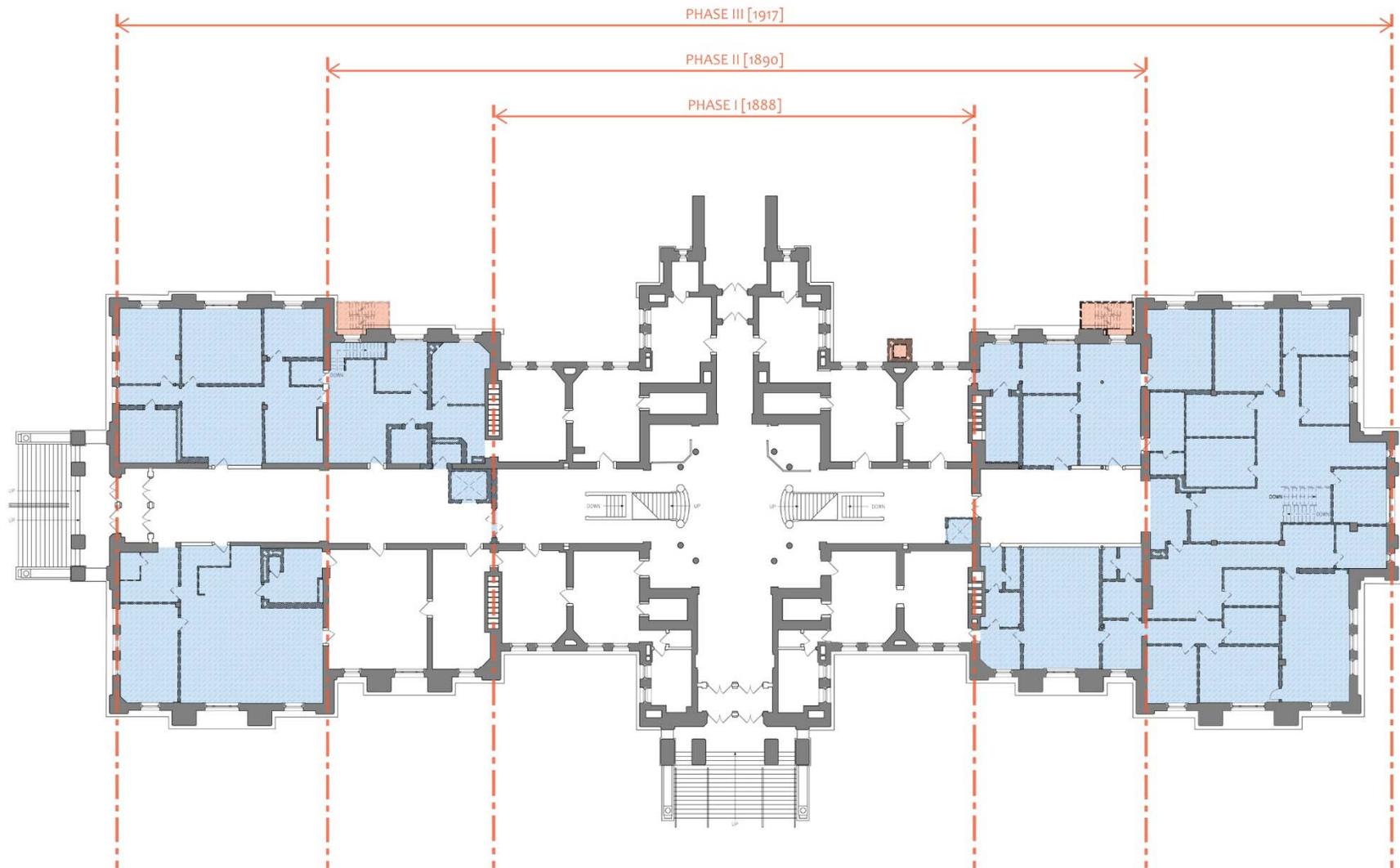


Basement Level Selective Removals Plan

PROPOSED SELECTIVE
REMOVALS AT BUILDING
INTERIOR

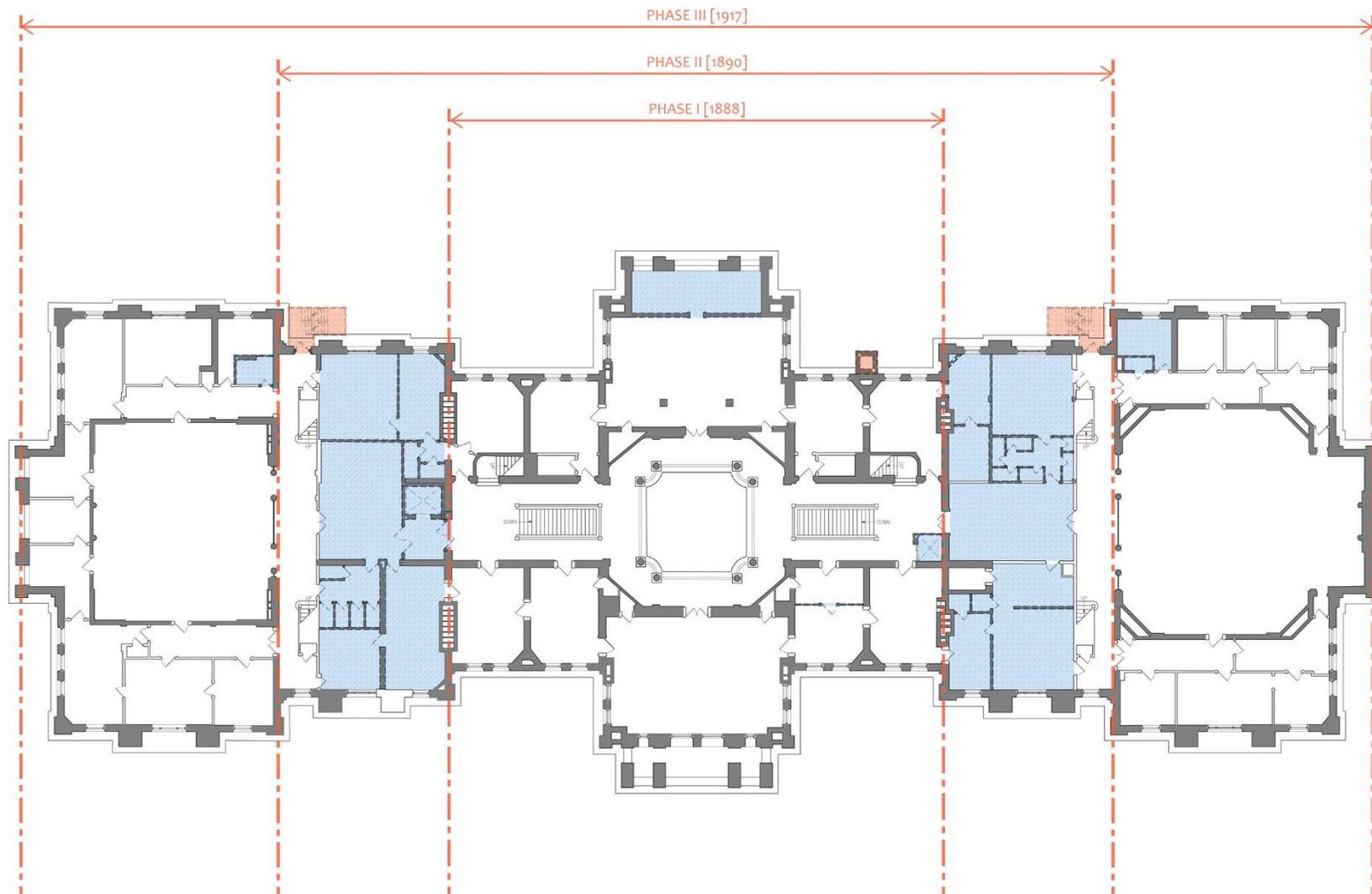
PROPOSED SELECTIVE
REMOVALS AT BUILDING
EXTERIOR

Selective Removals



First Floor Selective Removals Plan

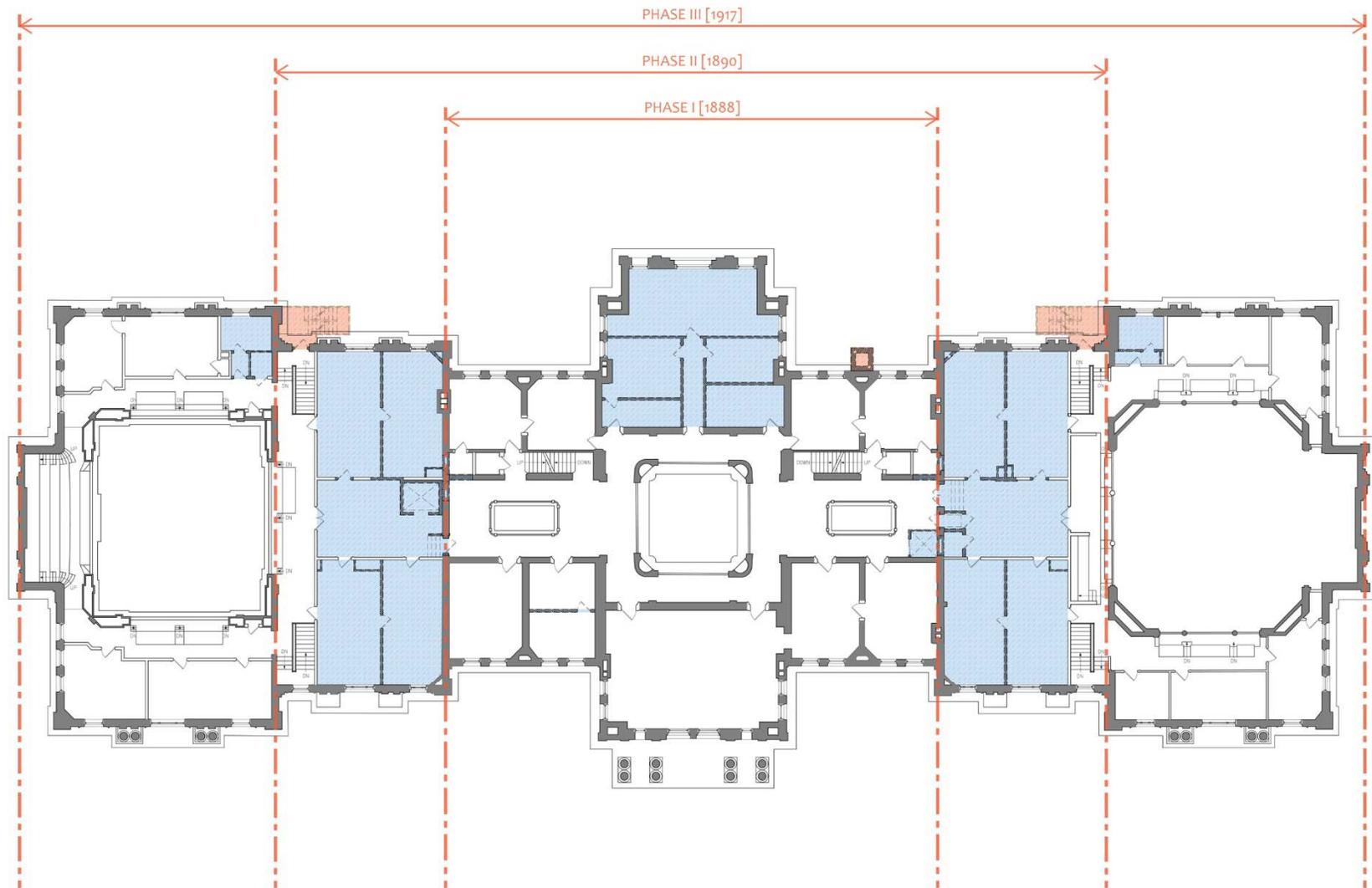
Selective Removals



Second Floor Selective Removals Plan

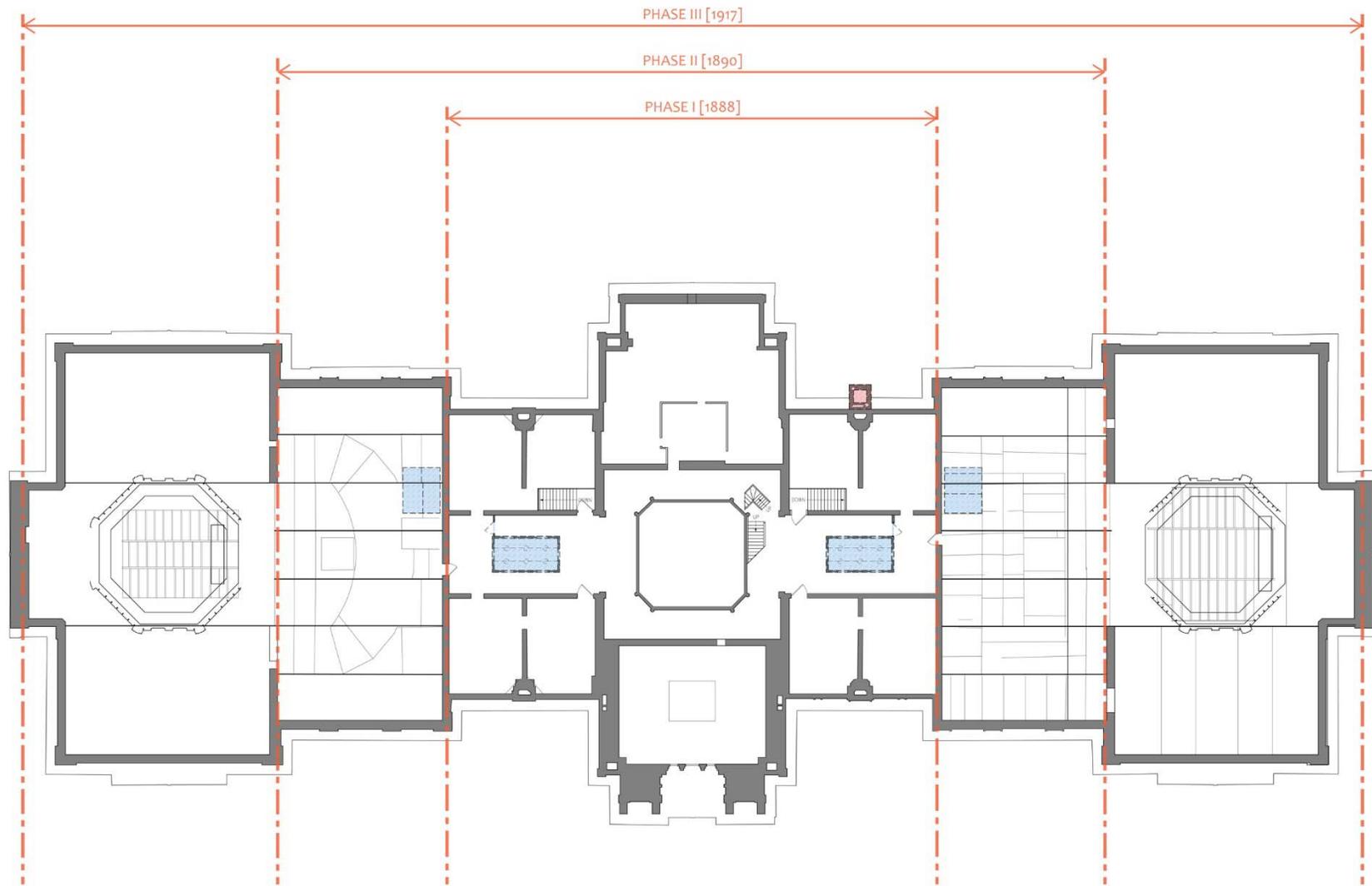
- PROPOSED SELECTIVE REMOVALS AT BUILDING INTERIOR
- PROPOSED SELECTIVE REMOVALS AT BUILDING EXTERIOR

Selective Removals



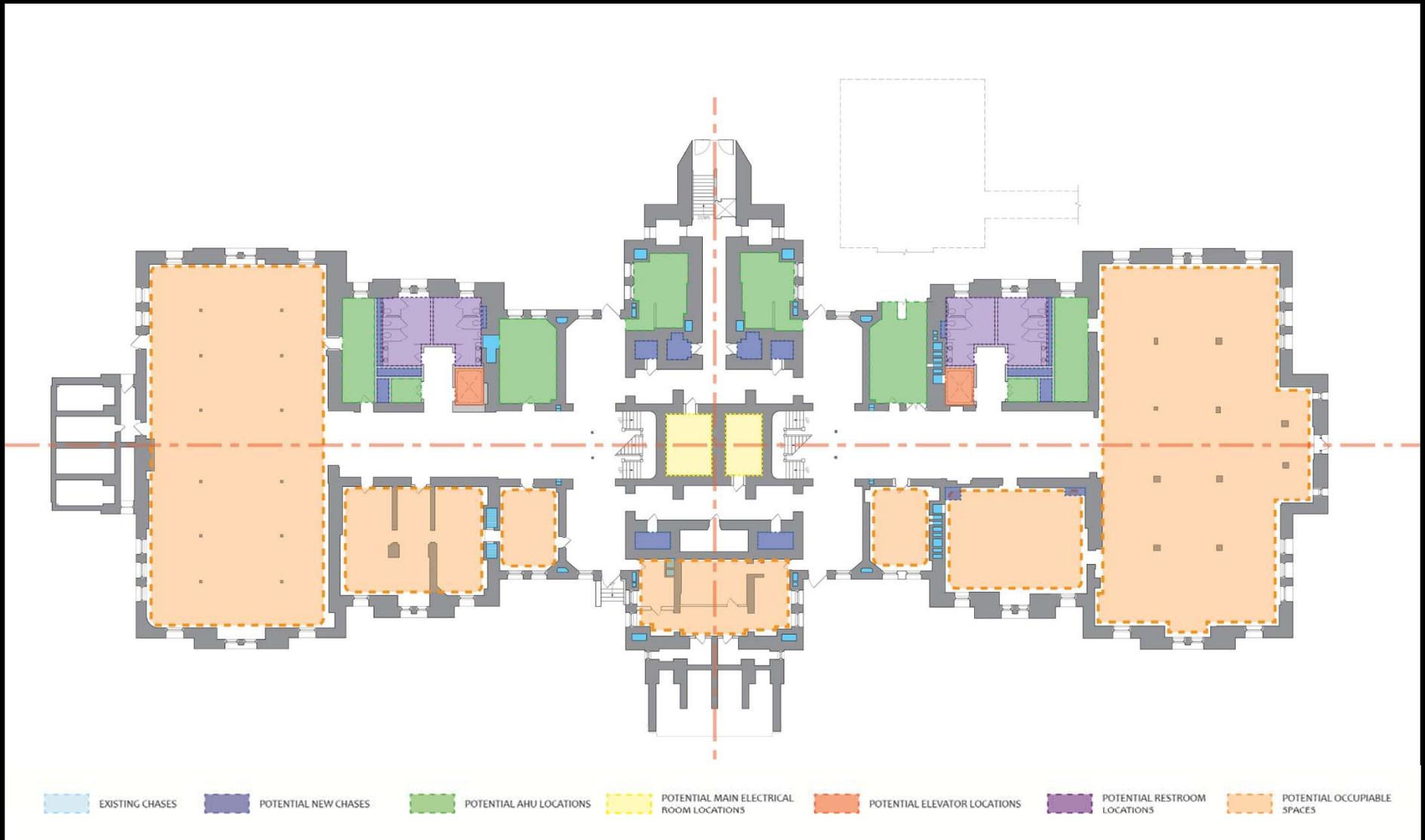
Third Floor Selective Removals Plan

Selective Removals



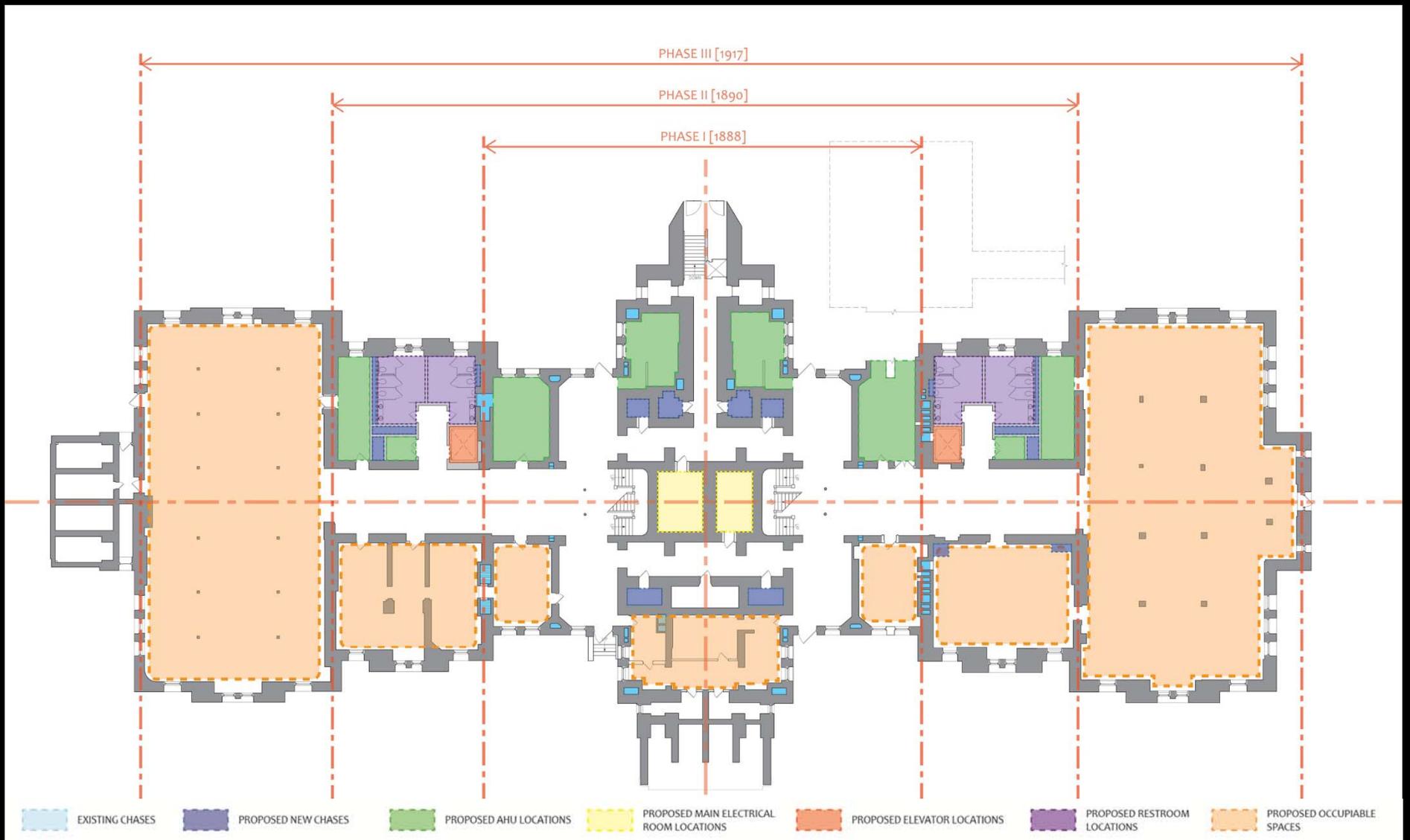
Attic Selective Removals Plan

Building Analysis



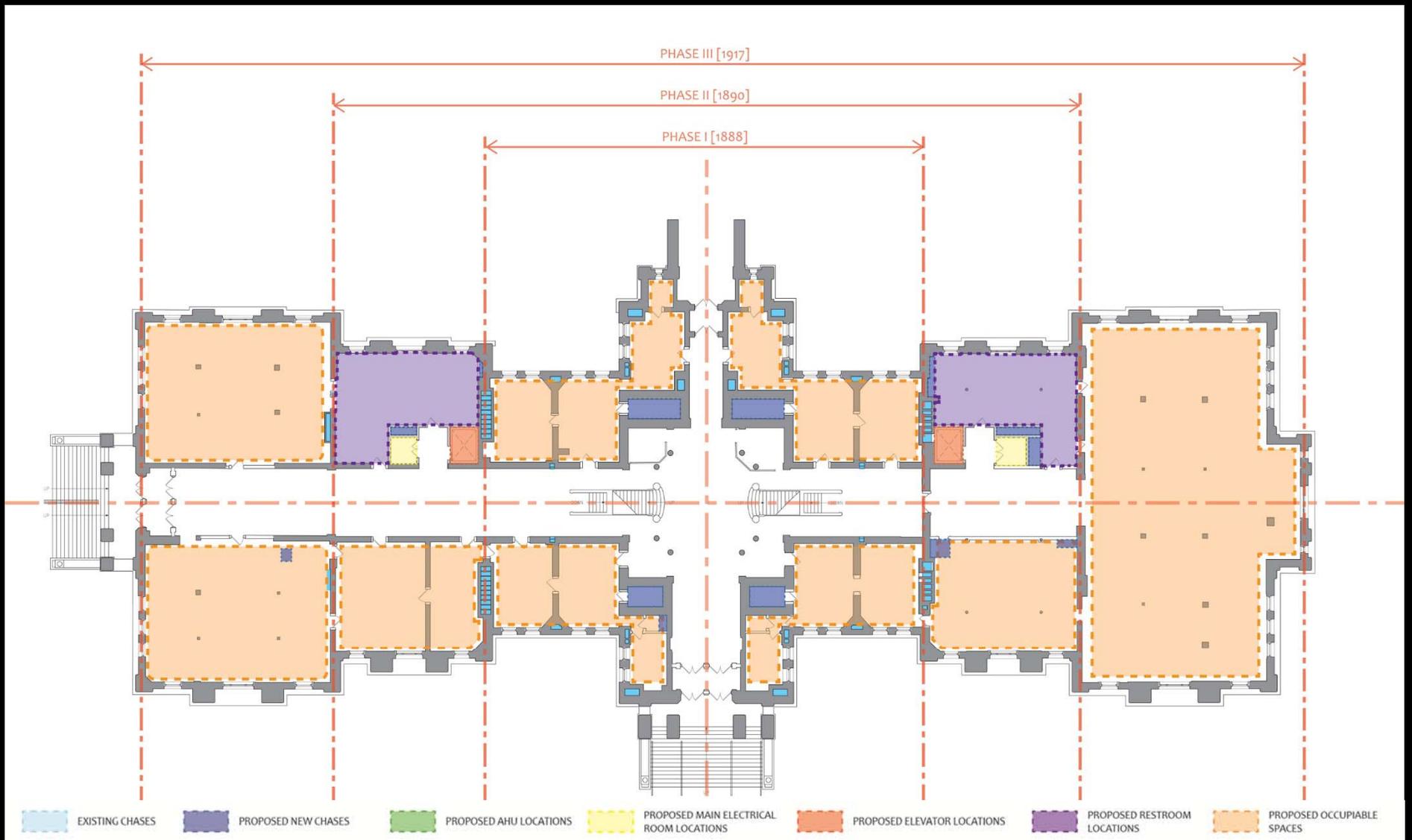
Basement Level Floor Plan

Building Analysis



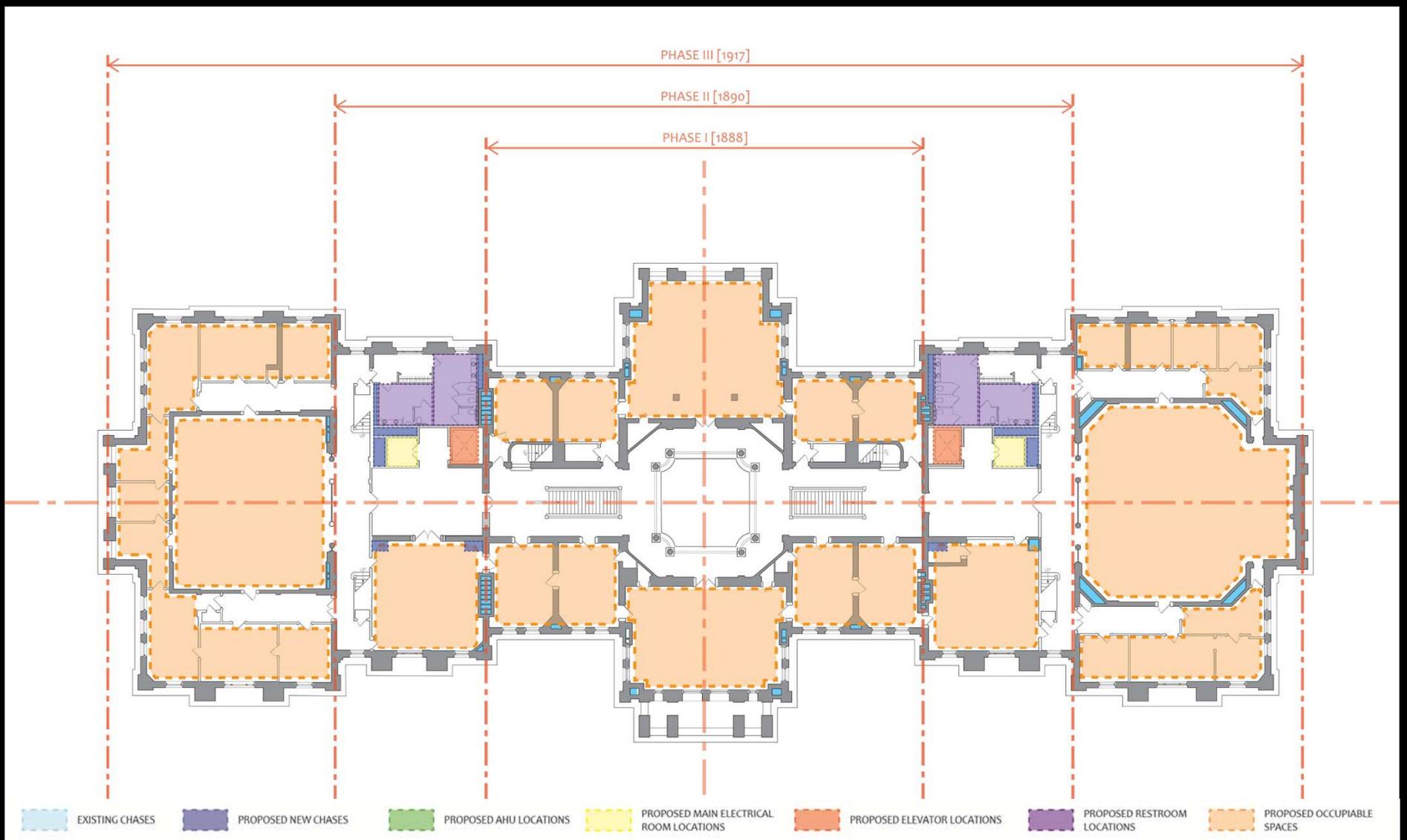
Basement Level Floor Plan

Building Analysis



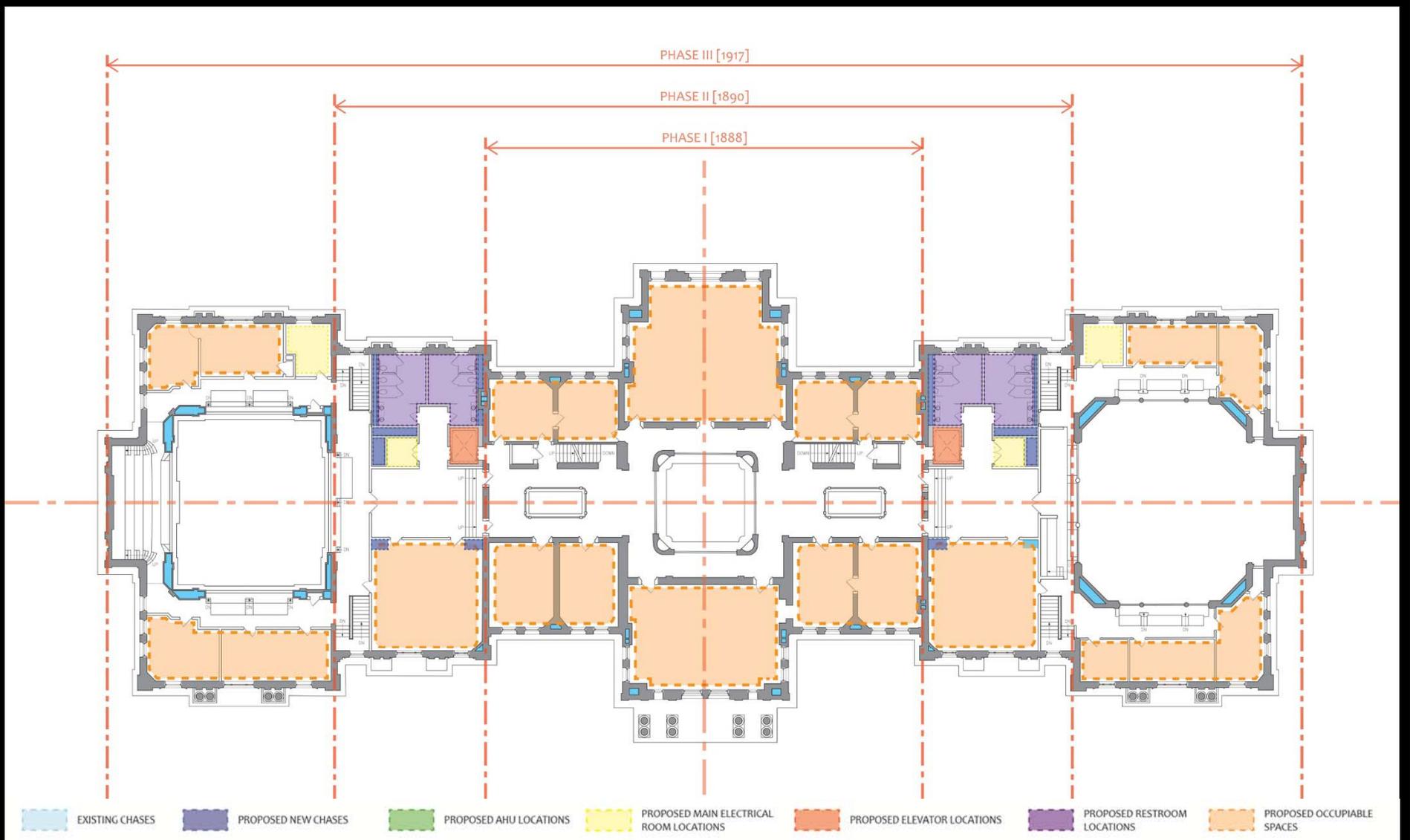
First Floor Plan

Building Analysis



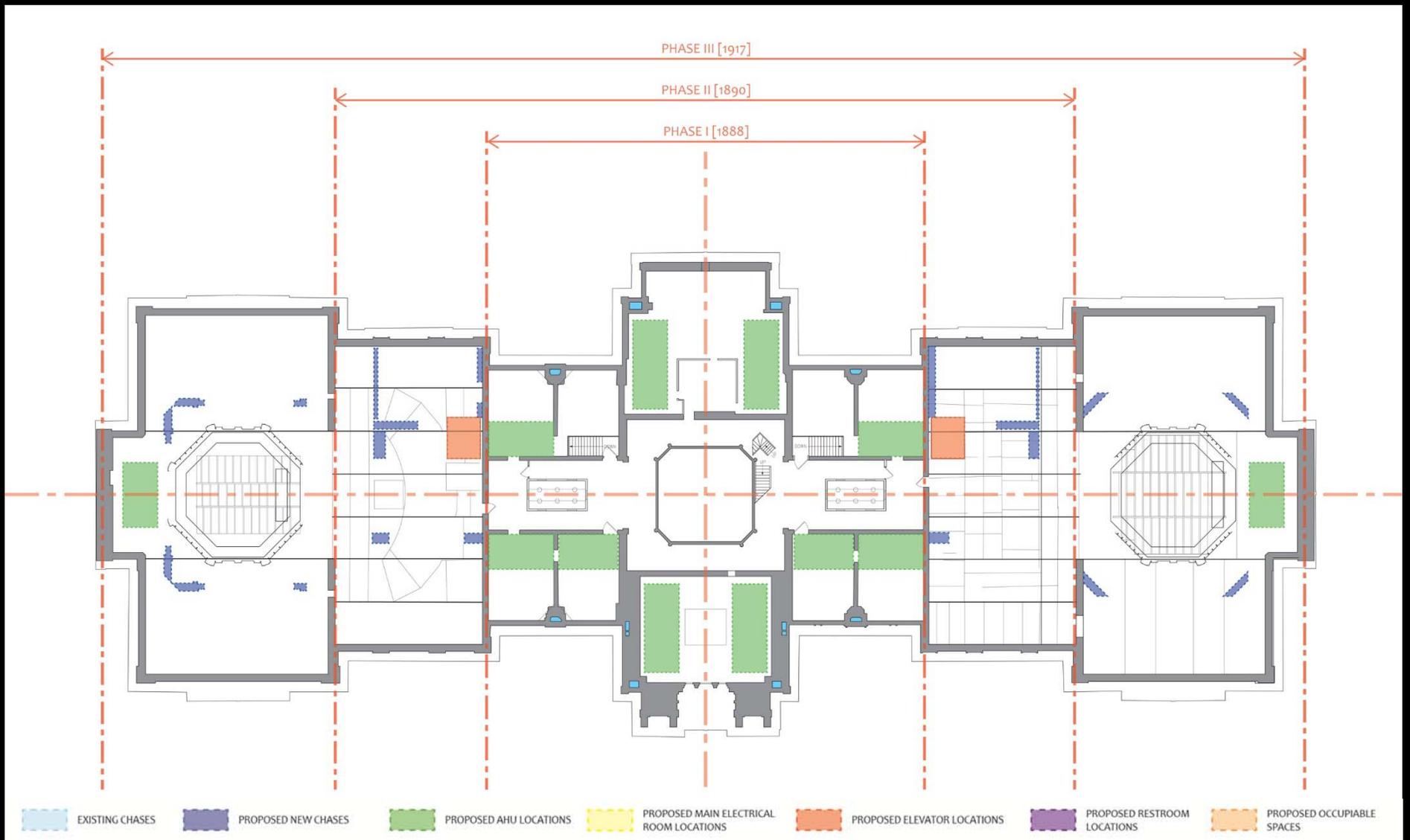
Second Floor Plan

Building Analysis



Third Floor Plan

Building Analysis



Attic Floor Plan

Area Calculations

	Basement	First	Second	Third	Attic	Dome Levels	Total
Gross Square Footage [Including Exterior Walls]	28,830	27,010	26,764	26,400	26,710	2,667	138,381
Net Interior Space #1 [Gross minus Exterior Walls]	24,740	24,030	24,425	24,355	24,385	2,405	124,340
Net Interior Space #2 [Gross minus ALL walls]	20,786	21,900	21,332	16,029	20,212	2,405	102,664
Net Present Usable Space [Net Interior minus Circ. Spaces & Attic]	17,221	15,886	16,048	11,045	0	0	60,200
Net Proposed Usable Space¹ [Net Present Usable minus required support spaces] ²	13,602	15,307	14,465	9,147	0	0	52,521

¹ Assumes New Restrooms at Basement, Second and Third Floor Levels

² Support Spaces include Mechanical Rooms, Electrical Closets, Restrooms, Elevators and Required Chases

Area Calculations

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Net Proposed Usable Space¹ [Net Present Usable minus required support spaces] ²	13,602	14,269	14,465	9,147	0	0	51,483

¹ Assumes New Restrooms at All Floor Levels

² Support Spaces include Mechanical Rooms, Electrical Closets, Restrooms, Elevators and Required Chases

Area Calculations

Preservation Zone		Basement	First	Second	Third	Attic	Dome Levels	Total
#1	Net Interior Space [Gross minus ALL walls]	362	5,803	13,202	7,888	2,436	500	30,191
	Net Proposed Usable Space [Net Interior minus Circ. Spaces & required Support Spaces] ¹	0	0	8,000	2,930	0	0	10,930
#2	Net Interior Space [Gross minus ALL walls]	13,516	16,097	8,130	8,141	440	0	46,324
	Net Proposed Usable Space [Net Interior minus Circ. Spaces & required Support Spaces] ¹	7,781	15,307	6,465	6,217	0	0	35,770
#3	Net Interior Space [Gross minus ALL walls]	6,908	0	0	0	0	0	6,908
	Net Proposed Usable Space [Net Interior minus Circ. Spaces & required Support Spaces] ¹	5,821	0	0	0	0	0	5,821
#4	Net Interior Space [Gross minus ALL walls]	0	0	0	0	17,336	1,905	19,241
	Net Proposed Usable Space [Net Interior minus Circ. Spaces & required Support Spaces] ¹	0	0	0	0	0	0	0

Notes:

Preservation Zone #1 Restoration [Restore finishes, historic lighting, etc.]

Preservation Zone #2 Preservation [Respectful Rehabilitation & Interpretation]

Preservation Zone #3 Rehabilitation

Preservation Zone #4 Service Area[s]

¹ Support Spaces include Mechanical Rooms, Electrical Closets, Restrooms, Elevators and Required Chases

Preservation Zones

PROGRAM REPORT

1) MEETINGS SINCE LAST TIME

2) REVISIT PRIORITIES

3) RESTATE BASIS OF WORK

4) RESTATE ASSUMPTIONS

equal voice

“complete” project wrt Capitol

spaces to be right-sized

restore honor of office

5) BOTTOM LINE

PRIORITIES

- 1) WHAT THE BUILDING PROVIDES**
- 2) LEGISLATURE & SESSION**
- 3) GOVERNOR & AG**
- 4) SECRETARY OF STATE;
AUDITOR ;
TREASURER; &
SUPERINTENDENT OF PUBLIC INSTRUCTION**

OR

- 1) WHAT THE BUILDING PROVIDES**
- 2) SESSION**
- 3) GOVERNOR / AG;
SECRETARY OF STATE;
AUDITOR ;
TREASURER; &
SUPERINTENDENT OF PUBLIC INSTRUCTION**

STUDIES

- 1) CAPITOL COMPLEX**
- 2) WHAT THE CAPITOL CAN PROVIDE**
- 3) OPTIONS WITH LEGISLATURE ON 2 & 3**
- 4) OPTIONS WITH GARDEN LEVEL & 1**
 - LSO & Governor/AG**
 - Electeds only (all in)**
 - Electeds – new priority list**

SCHEDULE & SCOPE

1) SCHEDULE DRIVERS

2013 4TH QUARTER – NTP LEVEL III DESIGN

2014 SESSION – FUNDING LEVEL III CAPITOL & “CAPITOL NORTH”

2014 2ND QUARTER – CMAR SELECTION

2014 2ND QUARTER – BID & AWARD TEMP FAC

2014 4TH QUARTER – BID & AWARD

2015 SESSION

2015 2ND QUARTER – MOVE OUT

2016 SESSION – AT TEMP FACILITIES

2017 SESSION – AT TEMP FACILITIES

2017 3RD QUARTER – MOVE IN

2017 3RD QUARTER – BID & AWARD RENOVATION

2017 4TH QUARTER – CELEBRATE

2018 4TH QUARTER - COMPLETE

SCHEDULE & SCOPE

2) SCOPE

CAPITOL – LEVEL I/II

CAPITOL – LEVEL III DESIGN

CAPITOL – LEVEL III CONSTRUCTION

HERSCHLER – LEVEL I/II

HERSCHLER – LEVEL III DESIGN

HERSCHLER – LEVEL III CONSTRUCTION

CAMPUS INFRASTRUCTURE – MASTER PLAN

3) ACTION ITEMS

HERSCHLER LEVEL I/II STUDY

NEXT TIME

QUESTIONS?



September 10, 2013