

WYOMING STATE CAPITOL RENOVATION & RESTORATION
LEVEL RECONNAISSANCE & LEVEL II FEASIBILITY

MANAGEMENT COUNCIL BRIEFING

HERSCHLER SUPPLEMENT

JANUARY 9, 2014



WYOMING STATE CAPITOL RENOVATION & RESTORATION

LEVEL RECONNAISSANCE & LEVEL II FEASIBILITY

AGENDA

January 9, 2014

What is Level I/II?

Capitol Recap

Area Analysis

Proposed Plan & Finishes

Schedule & Implementation

Cost Estimates

Project Context



Our Findings – Site [Today]







Interior Finishes

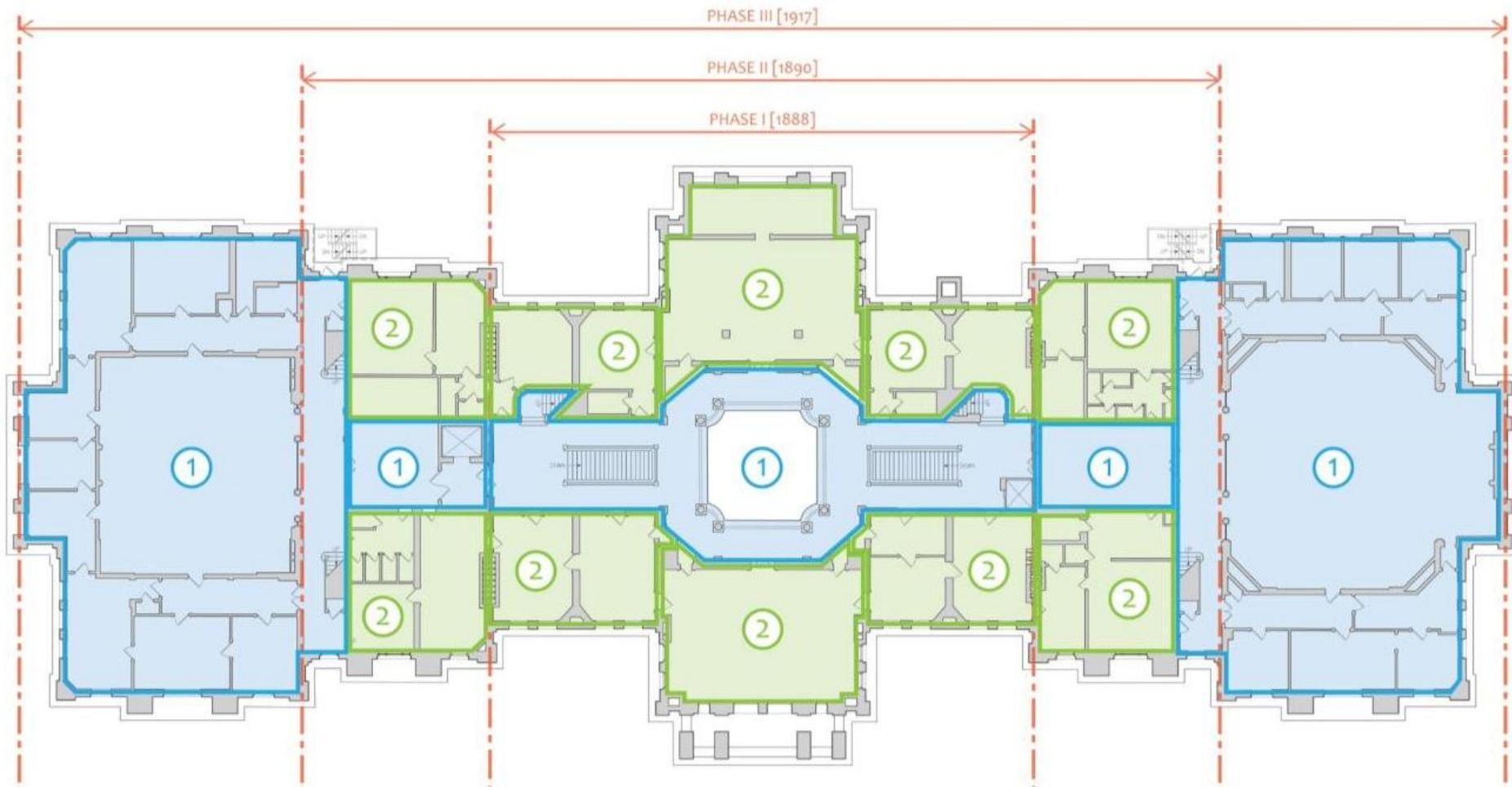


Rotunda Ceiling, ca. 1902.

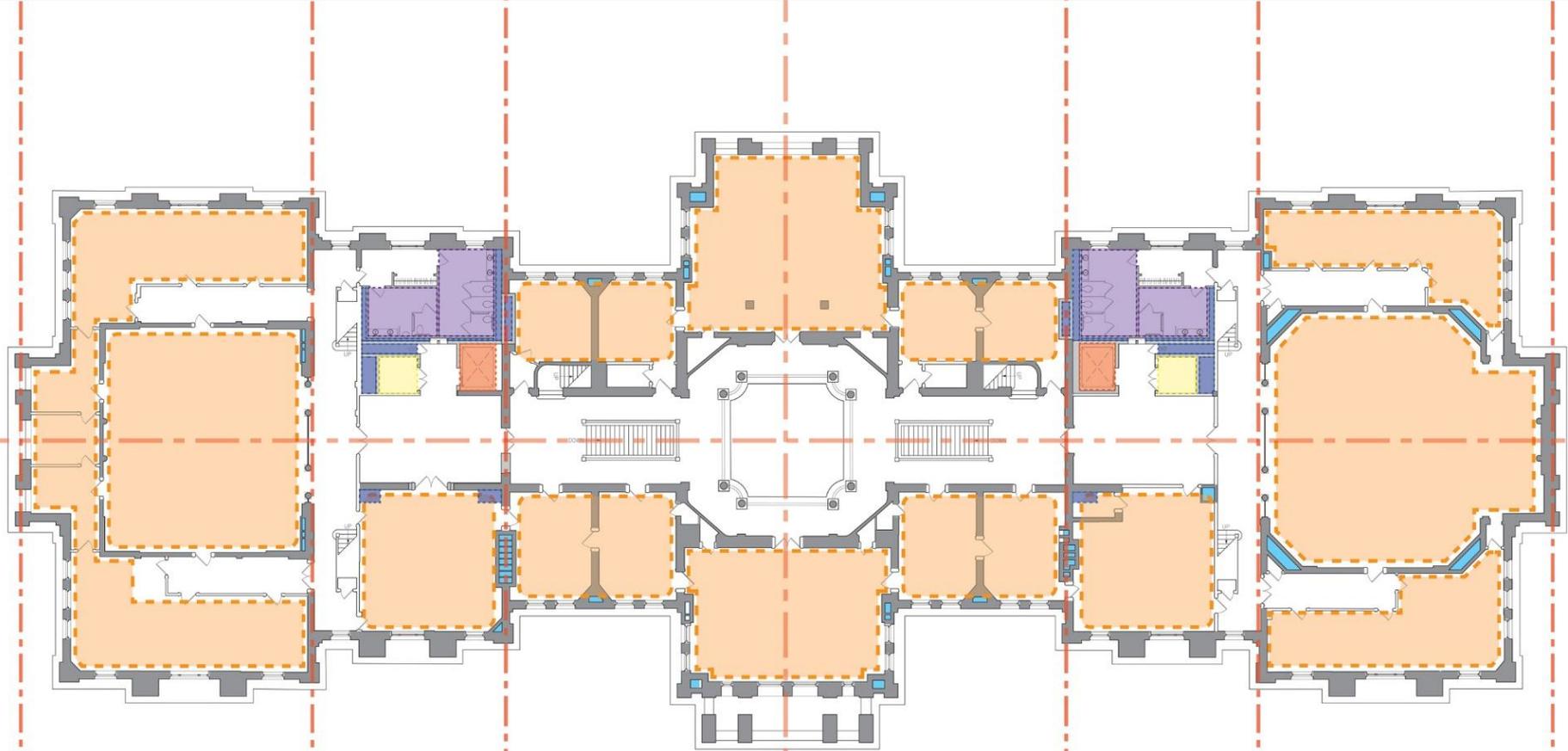


Rotunda Ceiling, 2013.

Building Analysis



Proposed Scope of Work - Building Analysis



NASF SUMMARY

	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458

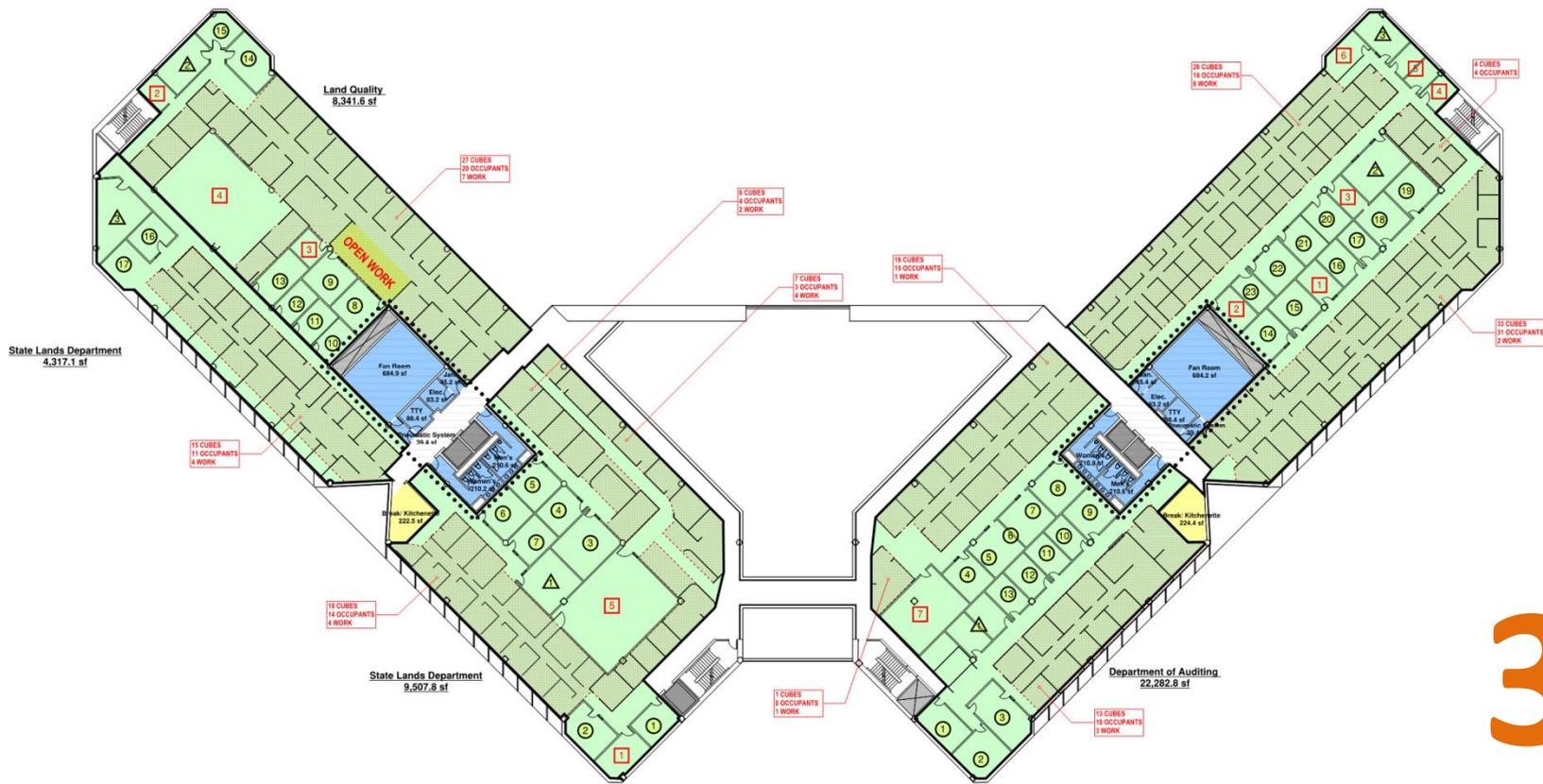
Space List Worksheet - Executive Space Summary

		EXISTING ASSIGNMENTS	2013 STUDY		
		Total	Total	Difference	% Change
					Comments
1.00	LEGISLATURE	36,657	49,722	13,065	36%
2.00	GOVERNOR	7,559	8,908	1,349	18%
3.00	ATTORNEY GENERAL	1,904	2,930	1,026	54%
4.00	SECRETARY OF STATE	7,568	10,016	2,448	32%
5.00	STATE AUDITOR	6,584	6,762	178	3%
6.00	STATE TREASURER	7,625	8,864	1,239	16%
7.00	SUPERINTENDENT OF PUBLIC INSTRUCTION	1,672	3,266	1,594	95%
8.00	COMMON	1,306	2,854	1,548	119%
TOTAL ASSIGNABLE		70,875	93,322	22,447	32%
TOTAL CAPITOL TODAY		61,774	89,480	27,706	45%
TOTAL CAPITOL RENOVATED		50,022	89,480	39,458	79%

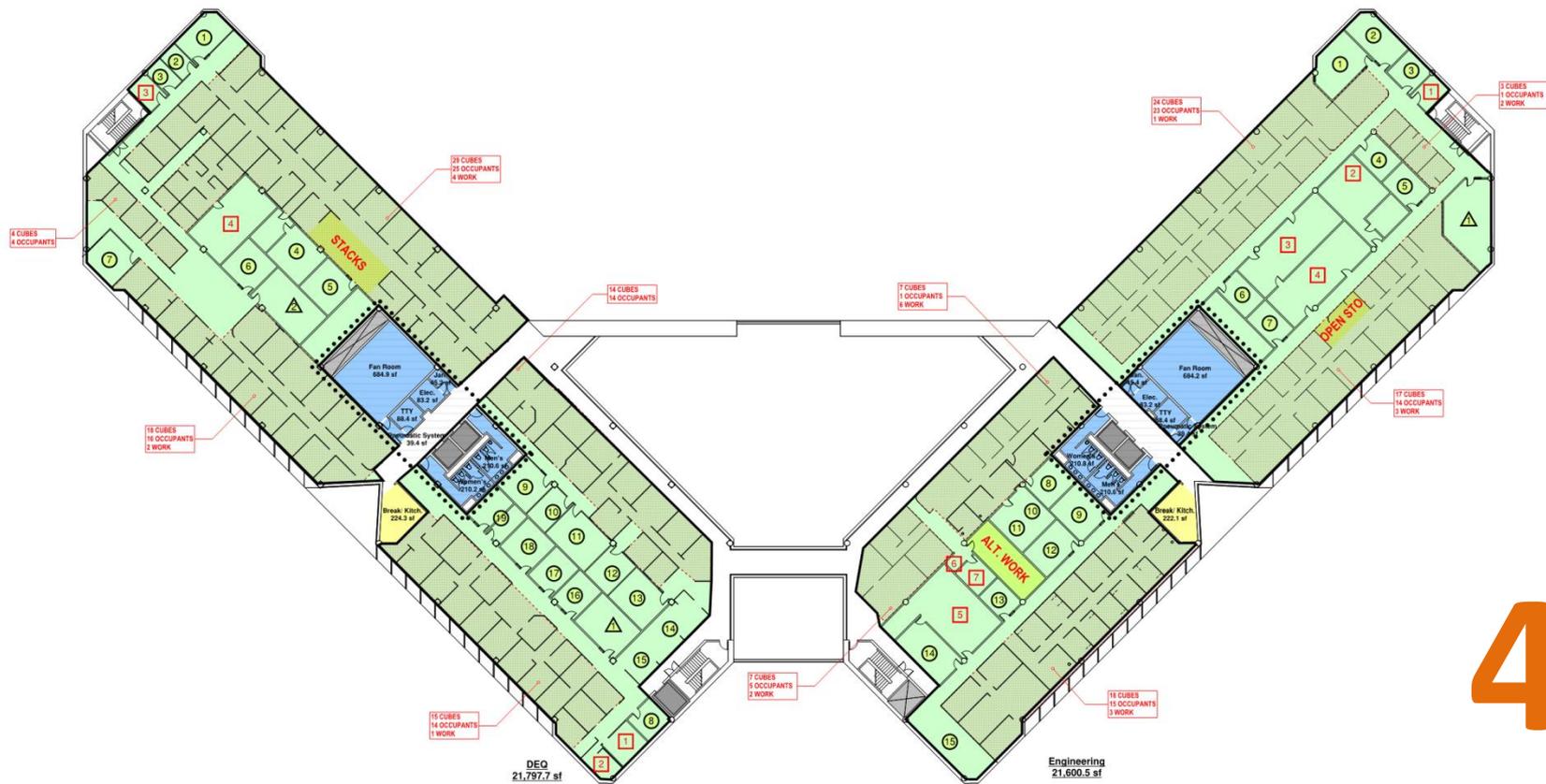




1



3



4

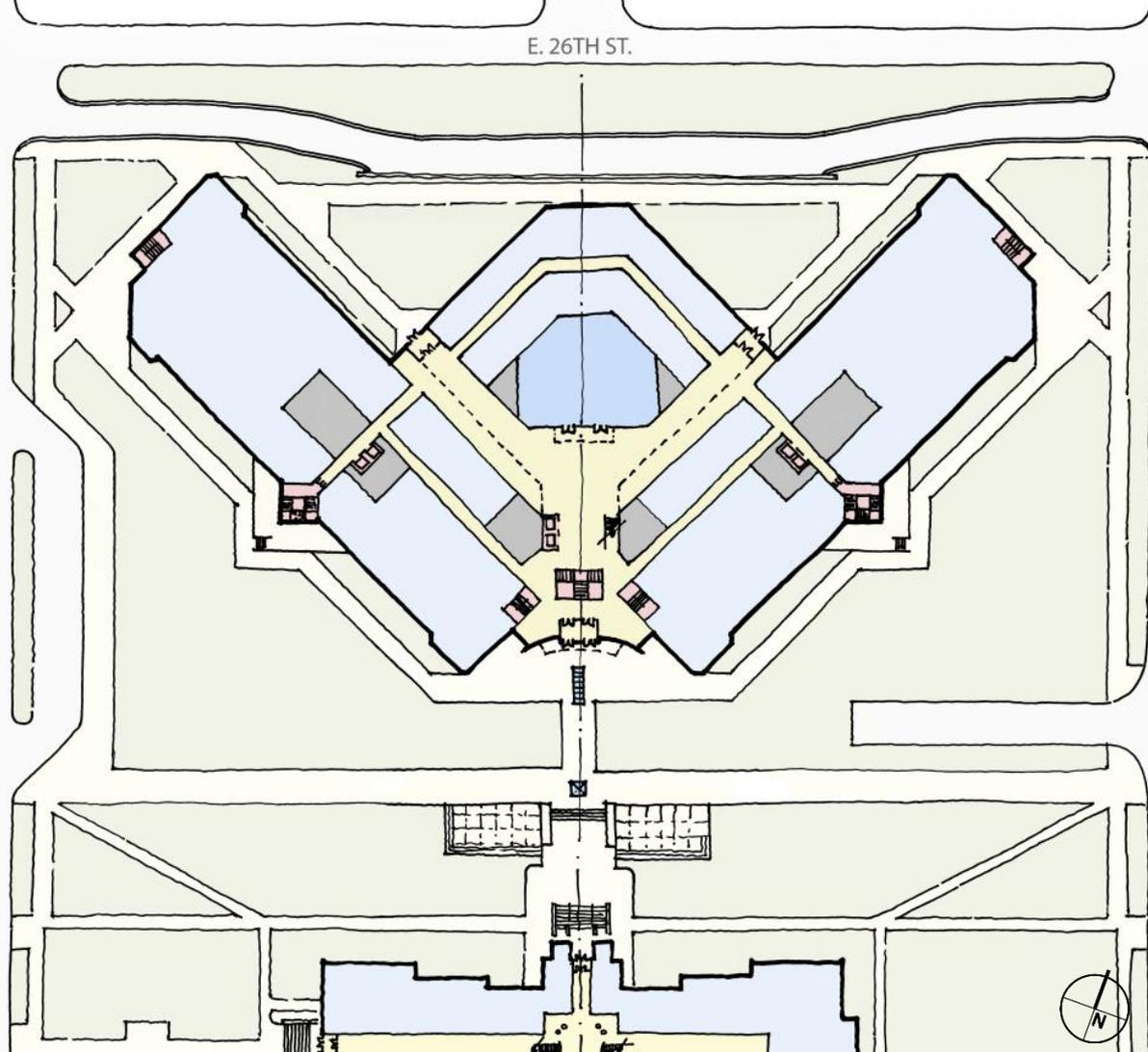
Location		Existing Herschler		
Floor	Wing	Net Assigle (s.f.)	Gross (s.f.)	Efficiency
	BSMT		146,995	
	1FL	42,941	66,429	64.6%
	2FL	44,111	57,083	77.3%
	3FL	43,263	56,160	77.0%
	4FL	42,932	54,747	78.4%
Parking Total		108,106		
	Total Parking Stalls		220 stalls	
Building Total		183,640	273,307	67.2%
Grand Total		183,640	381,413	

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1



Location		Proposed Herschler		
Floor	Wing	Net Assignable (s.f.)	Gross (s.f.)	Efficiency
	BSMT	12,646	171,480	
	1FL	43,891	70,054	62.7%
	2FL	45,061	59,212	76.1%
	3FL	44,213	58,289	75.9%
	4FL	43,882	56,876	77.2%
Parking Total		115,110		
	Total Parking Stalls		226 stalls	
Building Total		189,693	300,800	63.1%
Grand Total		189,693	415,910	

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				EXISTING ASSIGNMENTS	
Room Name/Functional Area				Staff Count	Herschler
51.00 Abandoned Mine Lands & IT Division					
Administration					
51.01	Private Office			1	128
51.02	Private Office			1	207
51.03	Private Office			1	208
51.04	Private Office			1	264
51.05	Private Office			1	282
51.06	Private Office			1	218
	Open Workstations	3 Occupants		3	397
51.21					
51.22					
			Circulation		250
Support					
51.91	Print/Copy/etc.	2 Workstations			353
51.98	Storage				98
Department Circulation					
			Circulation		554
Subtotal				9	2,959

				EXISTING ASSIGNMENTS		2013 STUDY	
Room Name/Functional Area				Staff Count	Herschler	Herschler	
51.00				Abandoned Mine Lands & IT Division			
Administration							
51.01	Private Office			1	128	Office	200
51.02	Private Office			1	207	Office	150
51.03	Private Office			1	208	Office	150
51.04	Private Office			1	264	Office	150
51.05	Private Office			1	282	Office	150
51.06	Private Office			1	218	Office	150
	Open Workstations	3 Occupants		3	397		
51.21						Workstation	80
51.22						Workstation	80
						Workstation	80
			Circulation		250		48
Support							
51.91	Print/Copy/etc.	2 Workstations			353		250
51.98	Storage				98		80
Department Circulation							
			Circulation		554		314
			Subtotal	9	2,959		1,882

		LOCATION	EXISTING ASSIGNMENTS		2013 STUDY		
Room Name/Functional Area				# Occupants	Area (SF)	Area (SF)	Difference
51.00	Abandoned Mine Lands & IT Division	1W	9	2,959	1,882	-1,077	36%
52.00	Air Quality Division	2E	44	9,572	7,373	-2,199	23%
53.00	Board of Equalization	1W	6	2,193	1,730	-463	21%
54.00	Department of Auditing	3E	101	21,169	15,406	-5,763	27%
55.00	Department of Environmental Quality	4W	92	21,147	13,750	-7,397	35%
56.00	Department of Revenue	2W	73	22,312	12,518	-9,794	44%
57.00	Development Disability	1W	15	4,558	2,786	-1,772	39%
58.00	Employment & Training	1E	17	4,206	2,998	-1,208	29%
59.00	Engineering	4E	69	21,339	10,841	-10,498	49%
60.00	Enterprise Tech Services	1E	13	2,506	1,798	-708	28%
61.00	Fire Prevention and Elec. Safety	1W	16	5,431	3,151	-2,279	42%
62.00	Governor's Policy Department	2E	15	3,754	2,928	-826	22%
63.00	Land Quality	3W	28	8,228	5,064	-3,164	38%
64.00	School of Finance Lit.	1E	3	973	660	-313	32%
65.00	Site Lands Department	3W	41	13,420	7,226	-6,194	46%
66.00	Victim Services	1W	8	4,048	2,071	-1,977	49%
67.00	Vocational Rehab Office	1E	20	5,341	3,718	-1,623	30%
68.00	Workforce Development	2E	33	8,087	6,029	-2,058	25%
69.00	Vacant	1E	14	2,624	0	-2,624	100%
70.00	Common Spaces	1E	2	5,325	5,380	55	-1%
70.00	Common Spaces	1W	0	2,777	2,350	-427	15%
70.00	Common Spaces	2E	0	193	250	57	-30%
70.00	Common Spaces	2W	0	193	250	57	-30%
70.00	Common Spaces	3E	0	223	250	27	-12%
70.00	Common Spaces	3W	0	223	250	27	-12%
70.00	Common Spaces	173	0	223	250	27	-12%
70.00	Common Spaces	4W	0	223	250	27	-12%
70.00	Common Spaces subtotal		2	9,380	9,230		2%

		LOCATION	EXISTING ASSIGNMENTS		2013 STUDY		
Room Name/Functional Area			# Occupants	Area (SF)	Area (SF)	Difference	% Change
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70.00	Common Spaces	3W	0	223	250	27	-12%
70.00	Common Spaces	173	0	223	250	27	-12%
70.00	Common Spaces	4W	0	223	250	27	-12%
70.00	Common Spaces subtotal		2	9,380	9,230		2%
TOTAL ASSIGNABLE			619	173,247	111,158	-62,089	36%
				280	180		
				sf/occ	sf/occ		

NASF SUMMARY

	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458

NASF SUMMARY

	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535

NASF SUMMARY

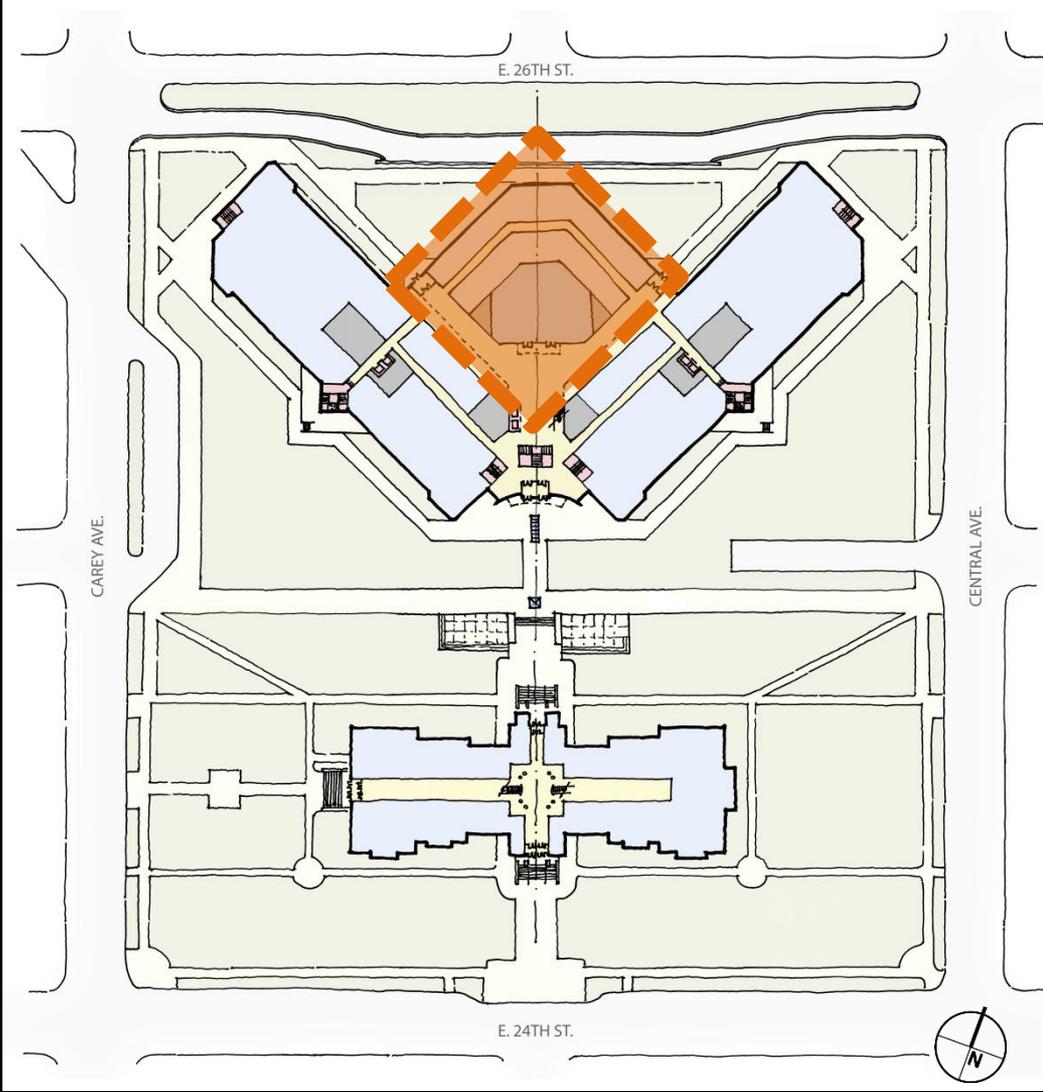
	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	235,021	239,715	200,638	39,077

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1



Location		Proposed Herschler - Addition		
Floor	Wing	Net Assigle (s.f.)	Gross (s.f.)	Efficiency
	BSMT			
	1FL	13,230	9,560	138.4%
	2FL	9,800	10,250	95.6%
	3FL	17,080	17,530	97.4%
	4FL	16,400	16,850	97.3%
Parking Total		0		
	Total Parking Stalls			
Building Total		56,510	54,190	104.3%
Grand Total		56,510	54,190	104.3%

NASF SUMMARY				
	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	235,021	239,715	200,638	39,077

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Subtotal	235,021	239,715	200,638	39,077
ADDITION	0	56,510	0	56,510

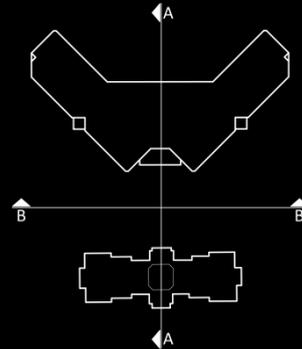
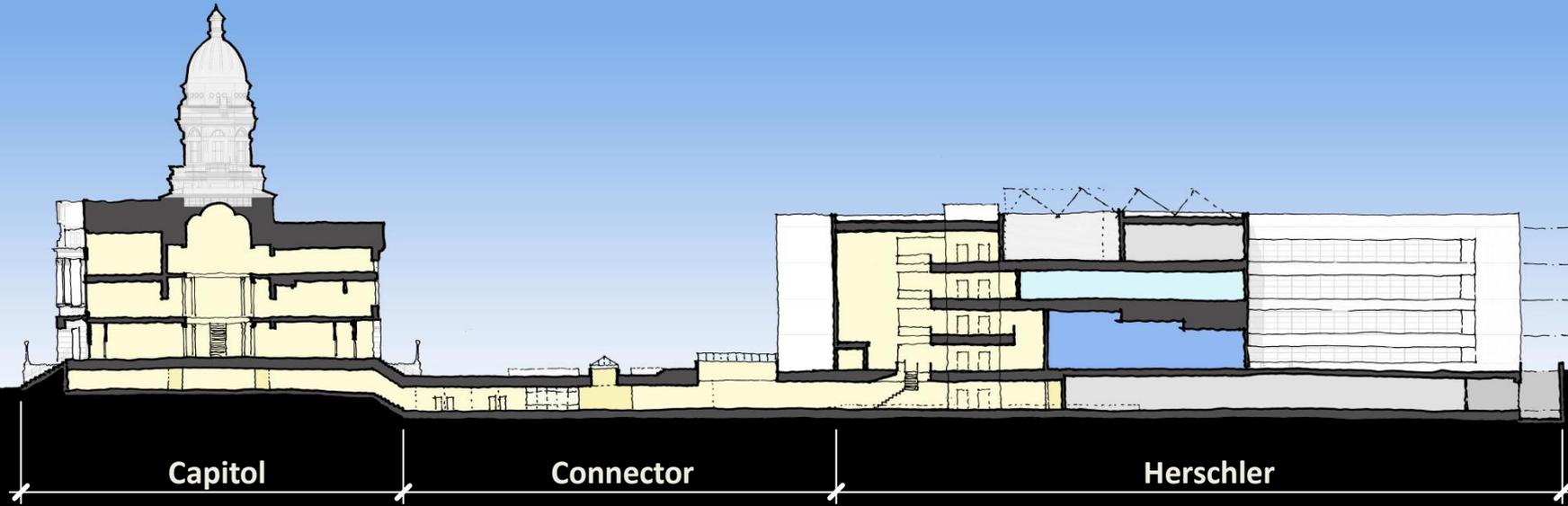
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CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	235,021	239,715	200,638	39,077
ADDITION	0	56,510	0	56,510
TOTAL		296,225	200,638	95,587





Conceptual Design Analysis – Herschler Building

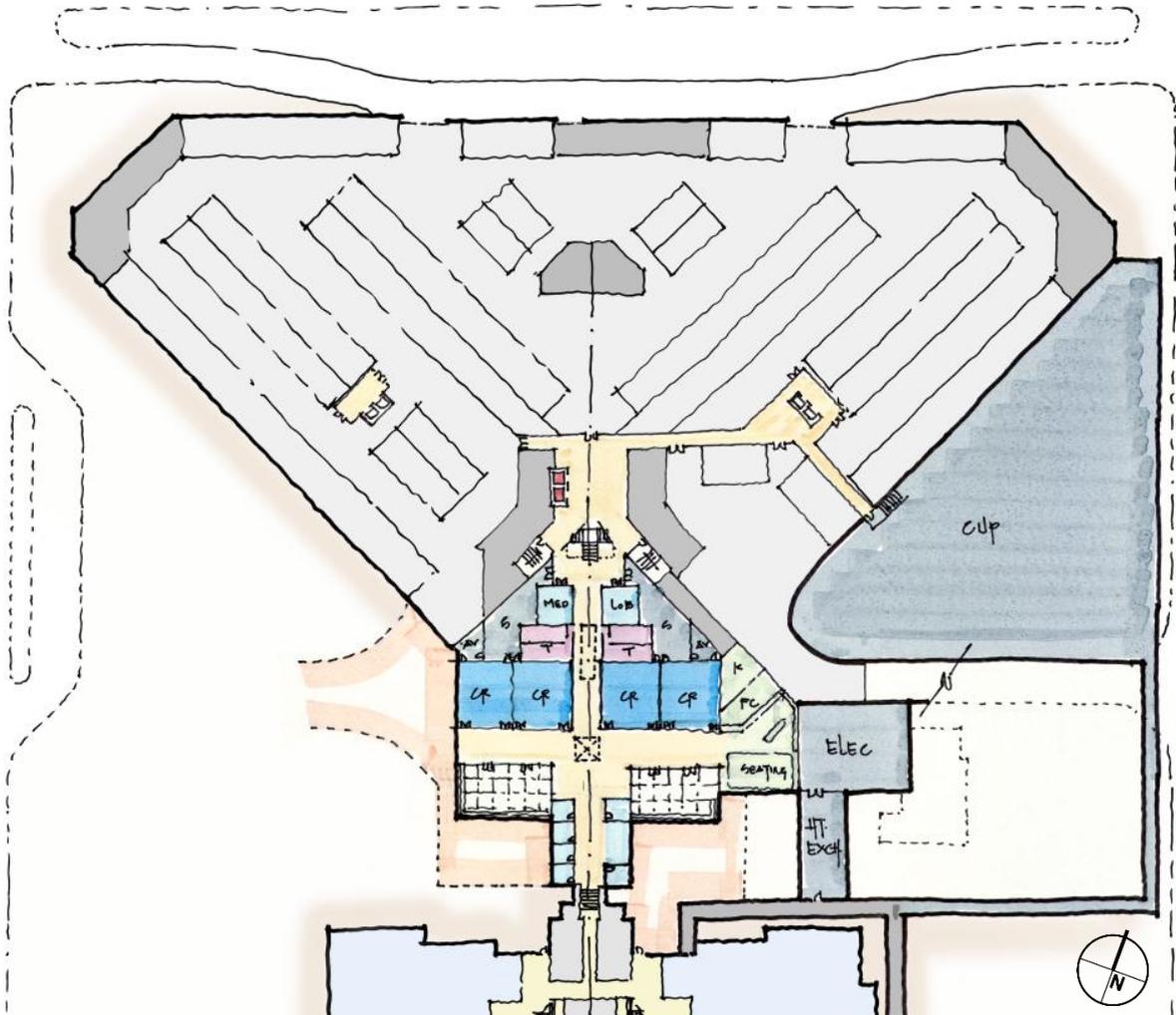


North – South Section A-A

Conceptual Design Analysis

Herschler Building

Connector Plan



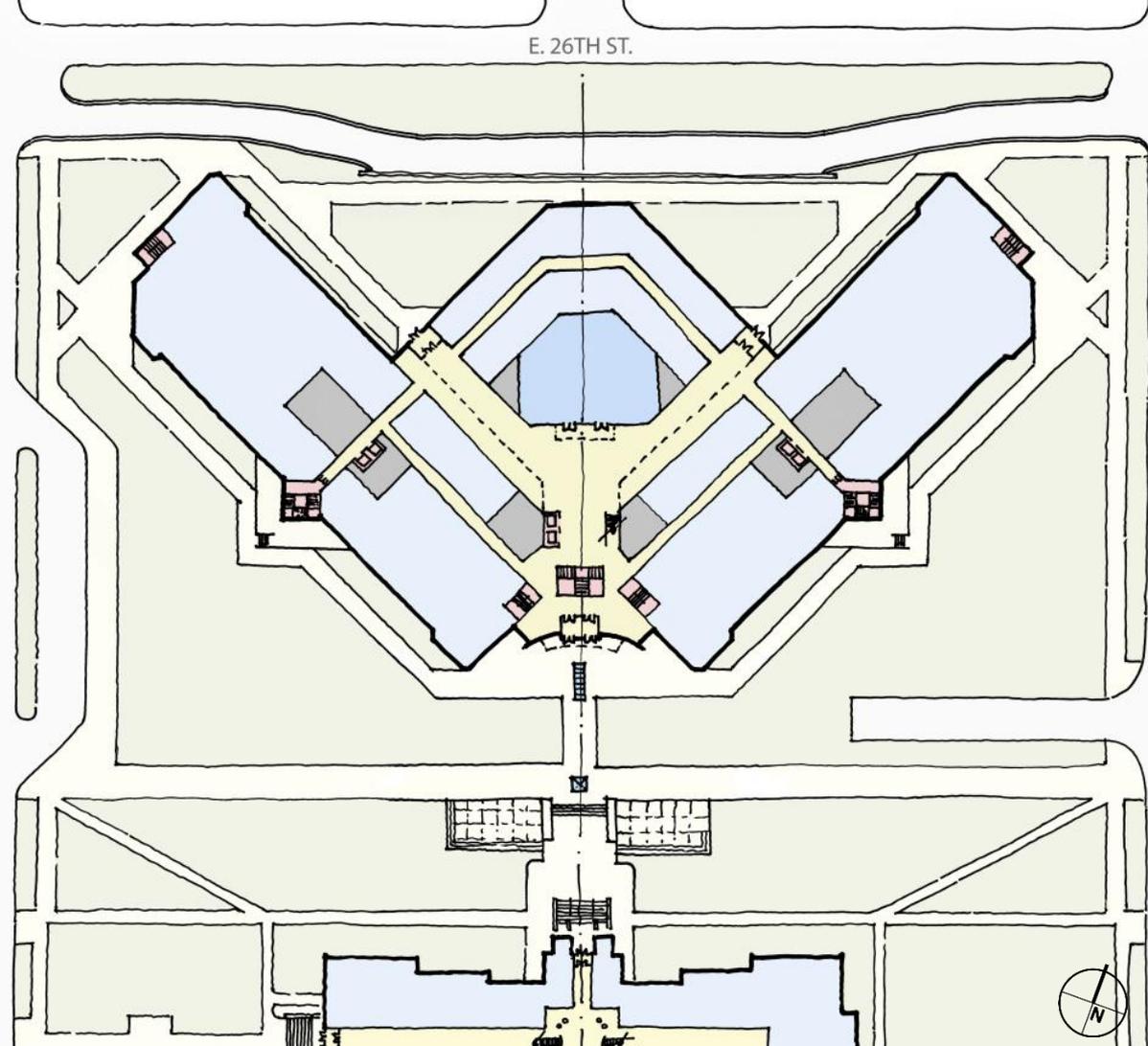
B

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1

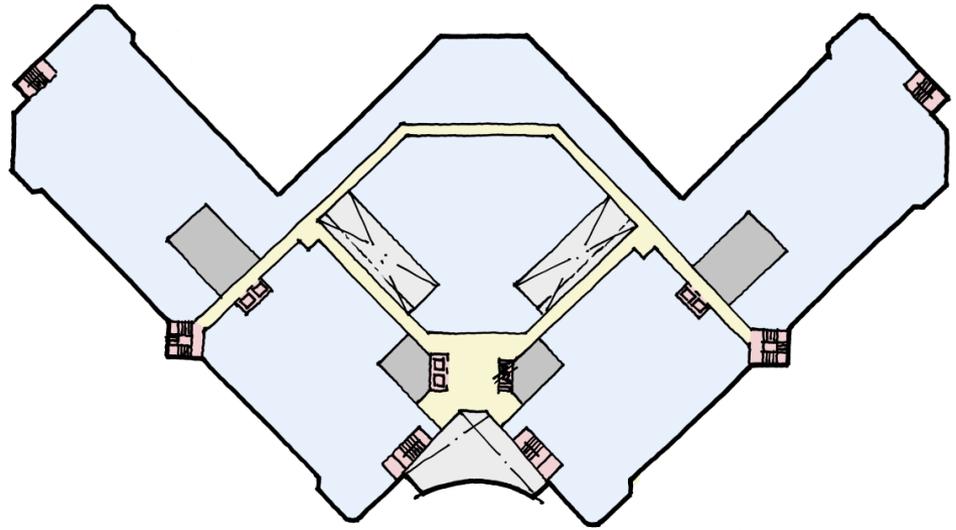


Conceptual Design Analysis

Herschler Building

Third Floor Plan

3



Conceptual Design Analysis – Herschler Building

Class A

Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B

Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

Class C

Buildings competing for tenants requiring functional space at rents below the average for the area.

Conceptual Design Analysis – Herschler Building



Class 'A' Interiors - Overview

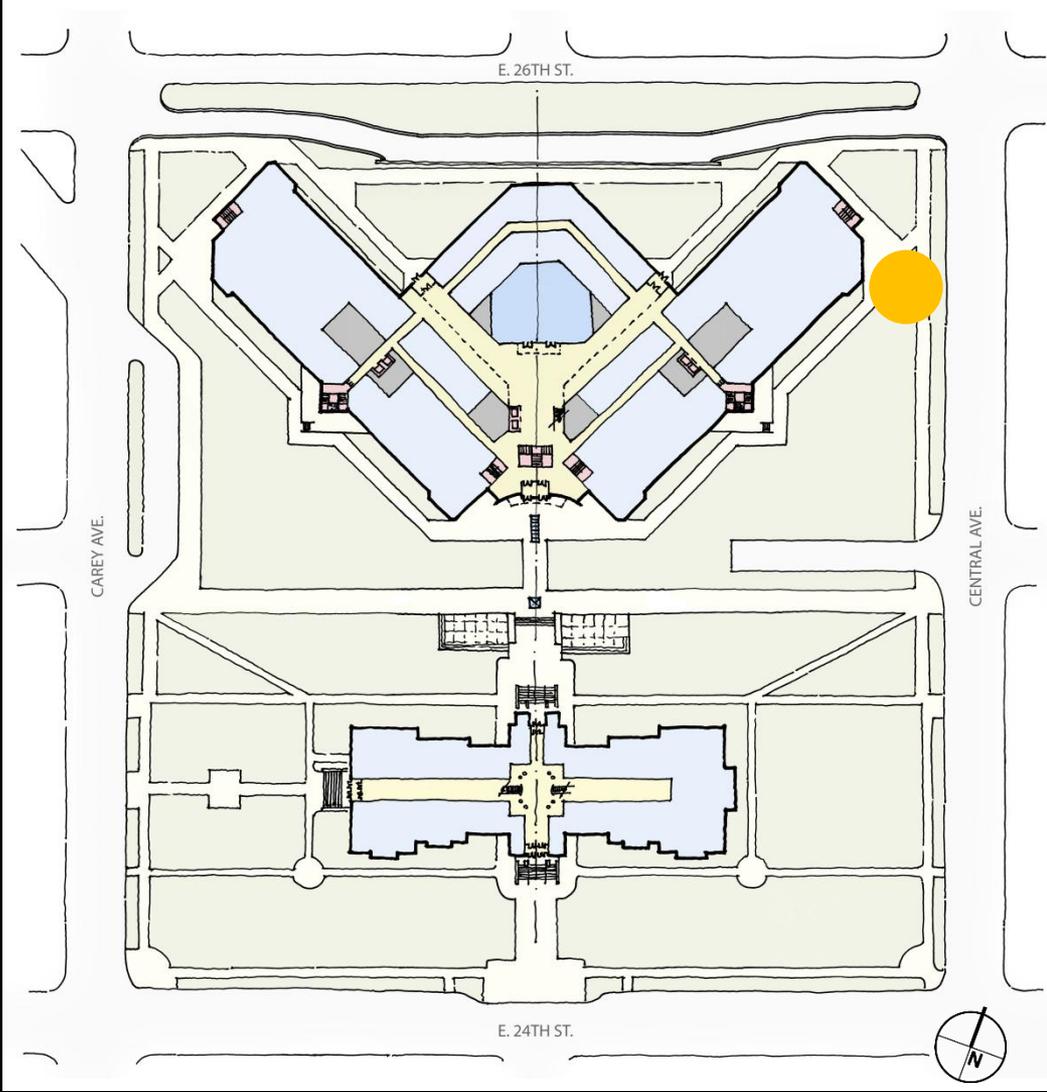


Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1

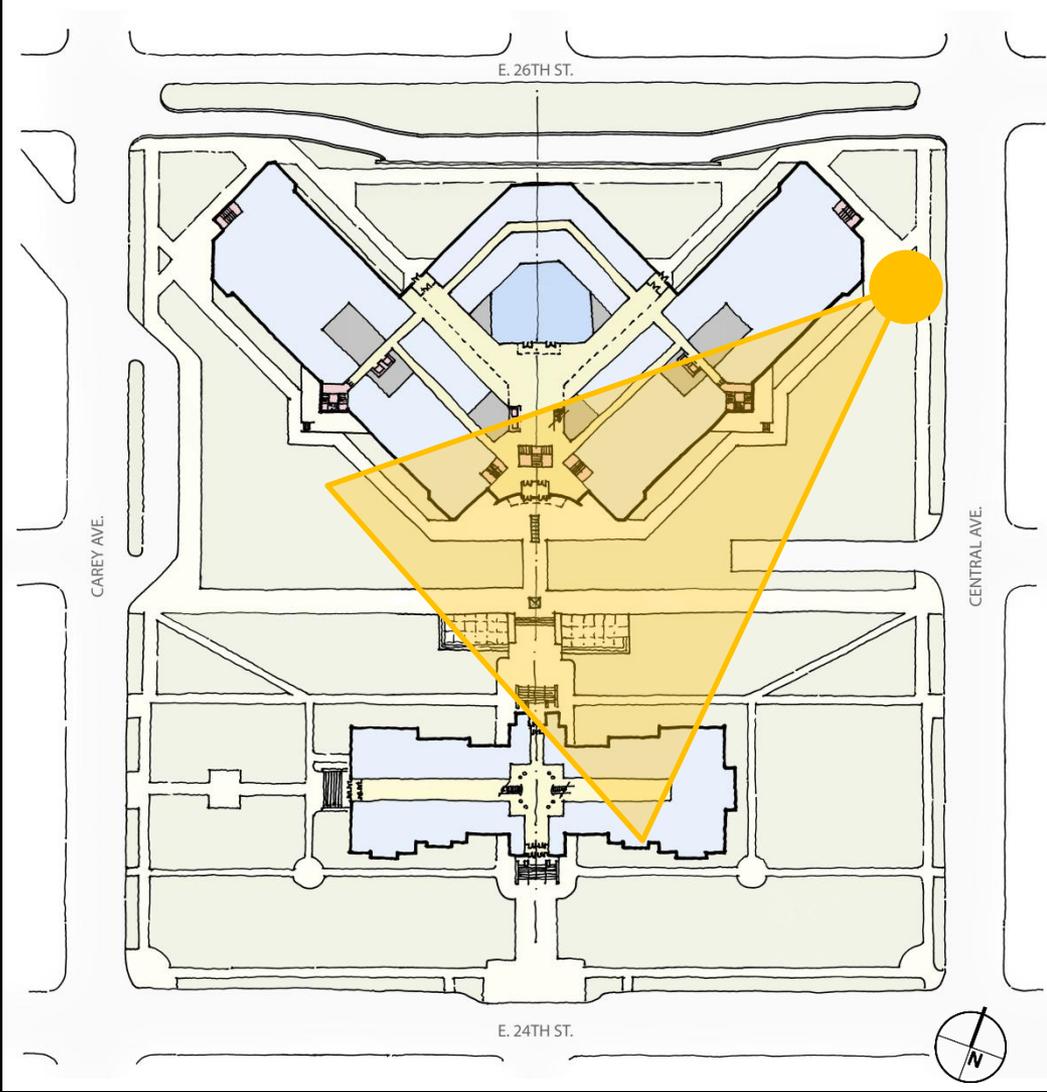


Conceptual Design Analysis

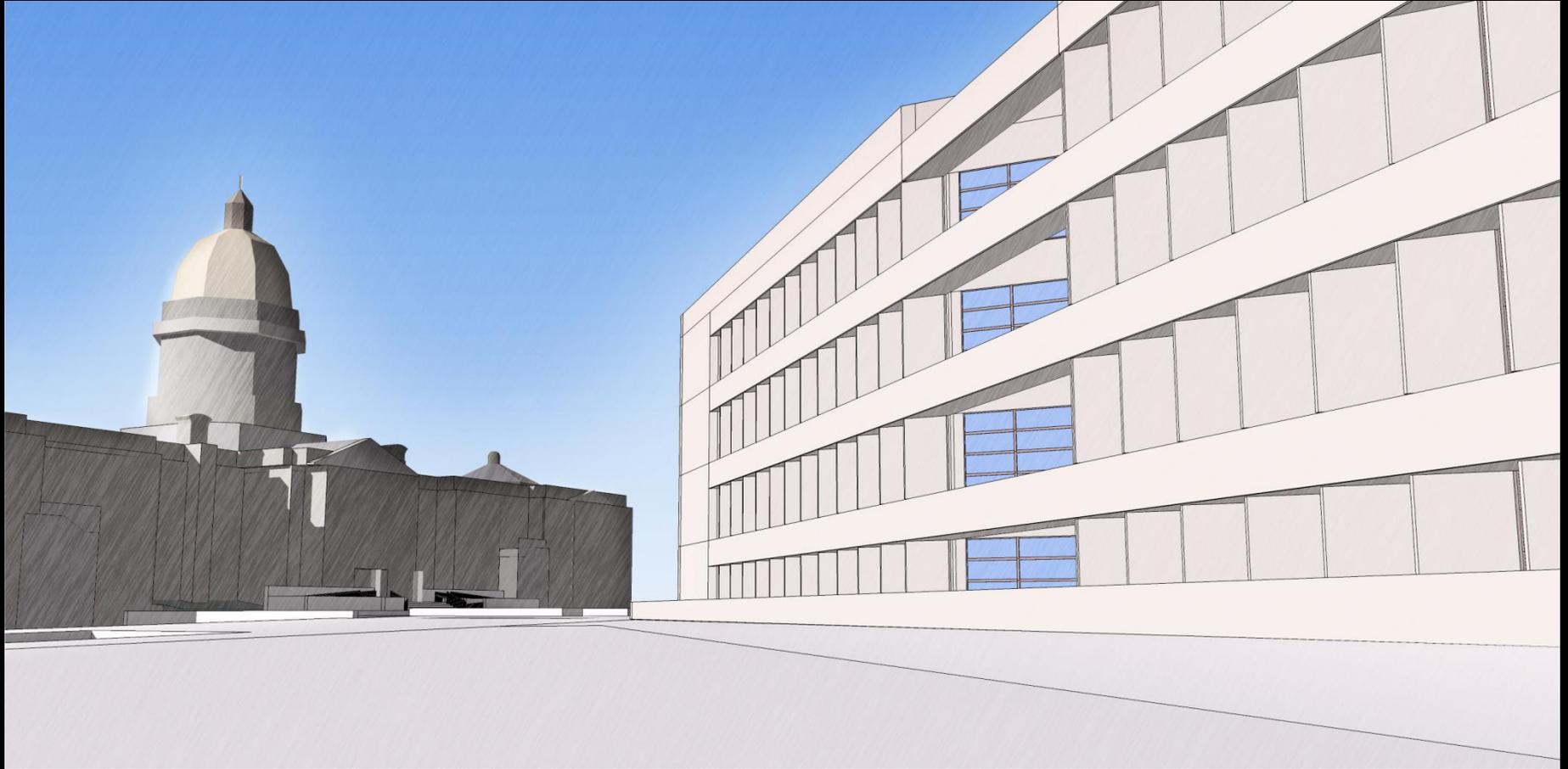
Herschler Building

First Floor & Site Plan

1

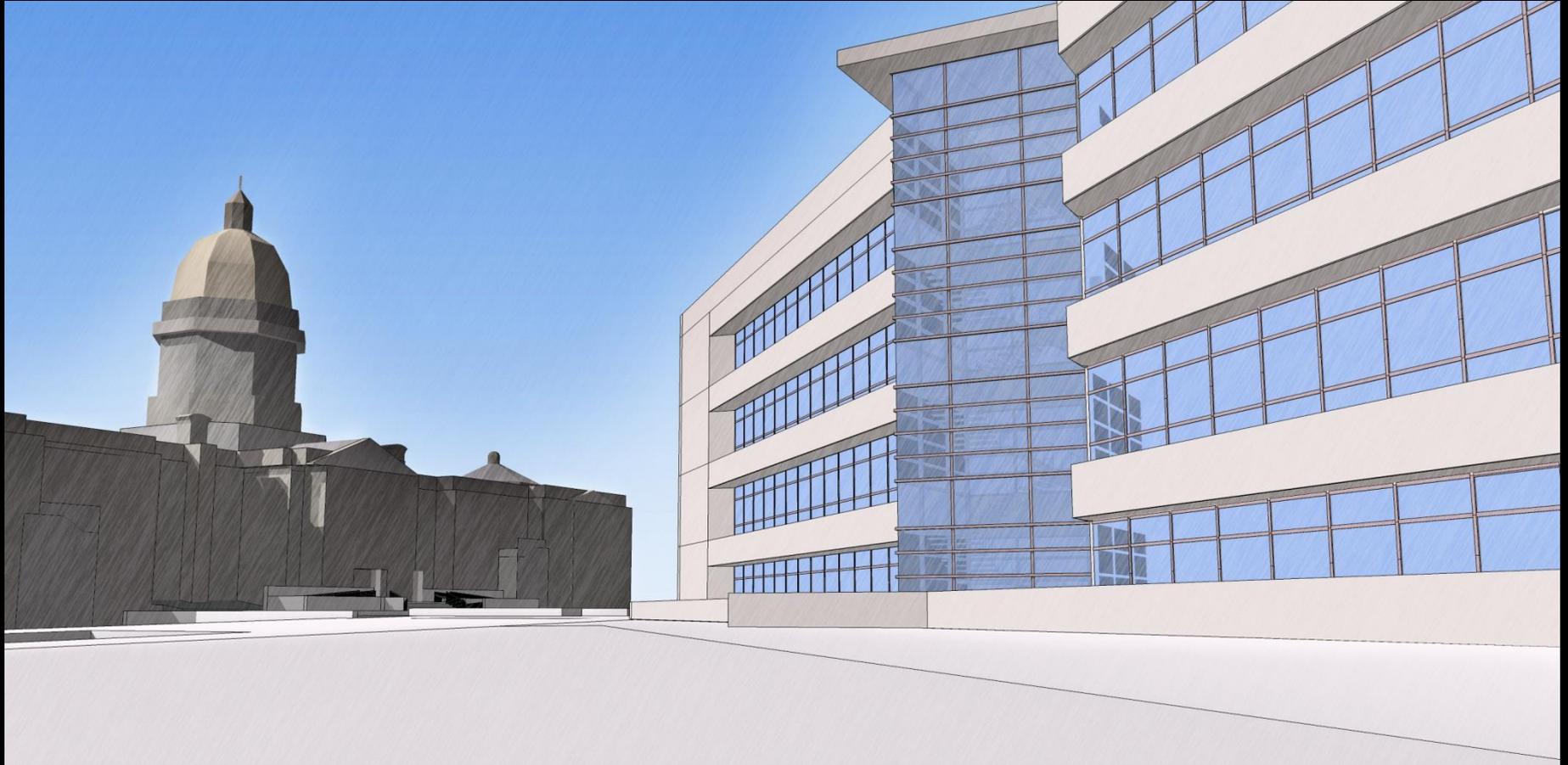


Conceptual Design Analysis – Herschler Building



Existing SW Perspective

Conceptual Design Analysis – Herschler Building



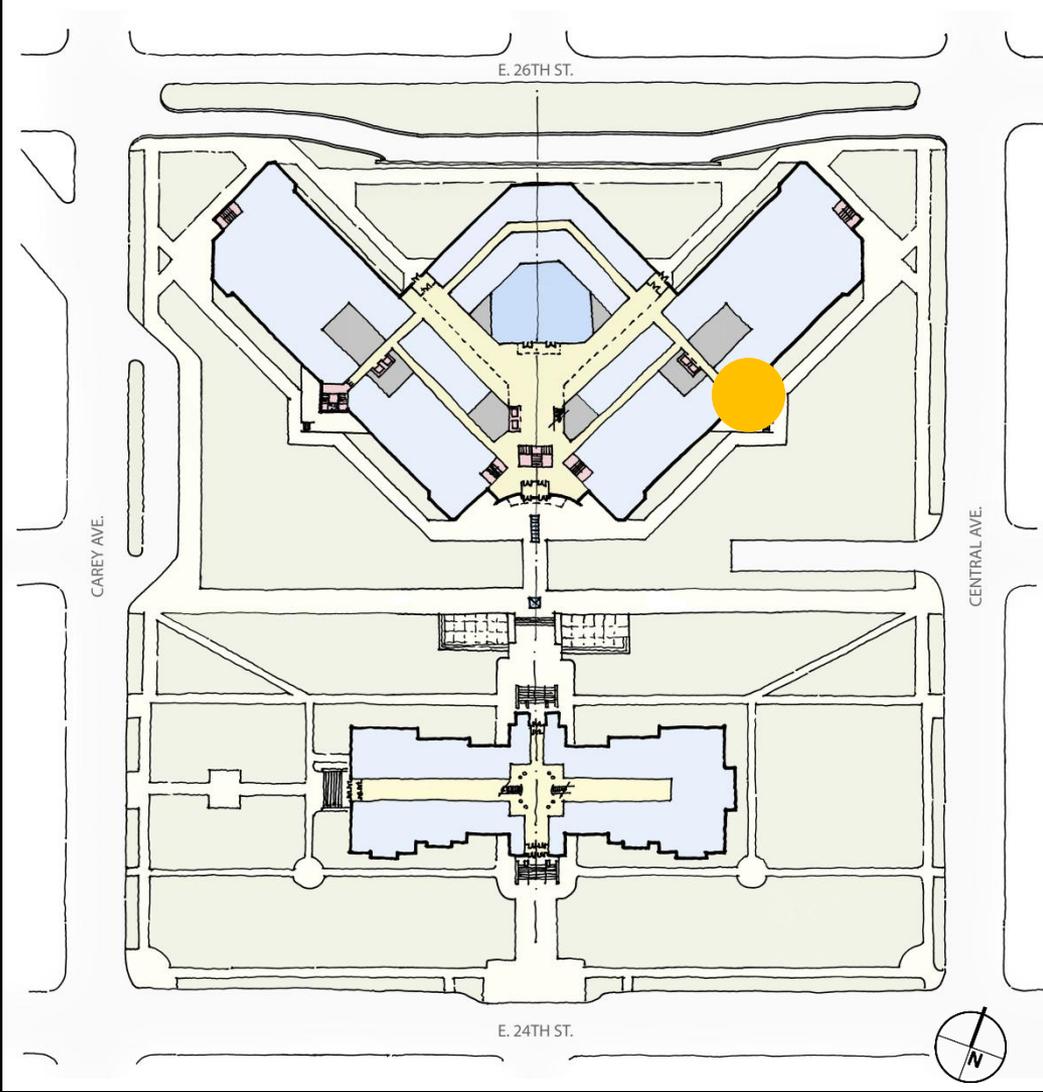
Proposed SW Perspective

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1

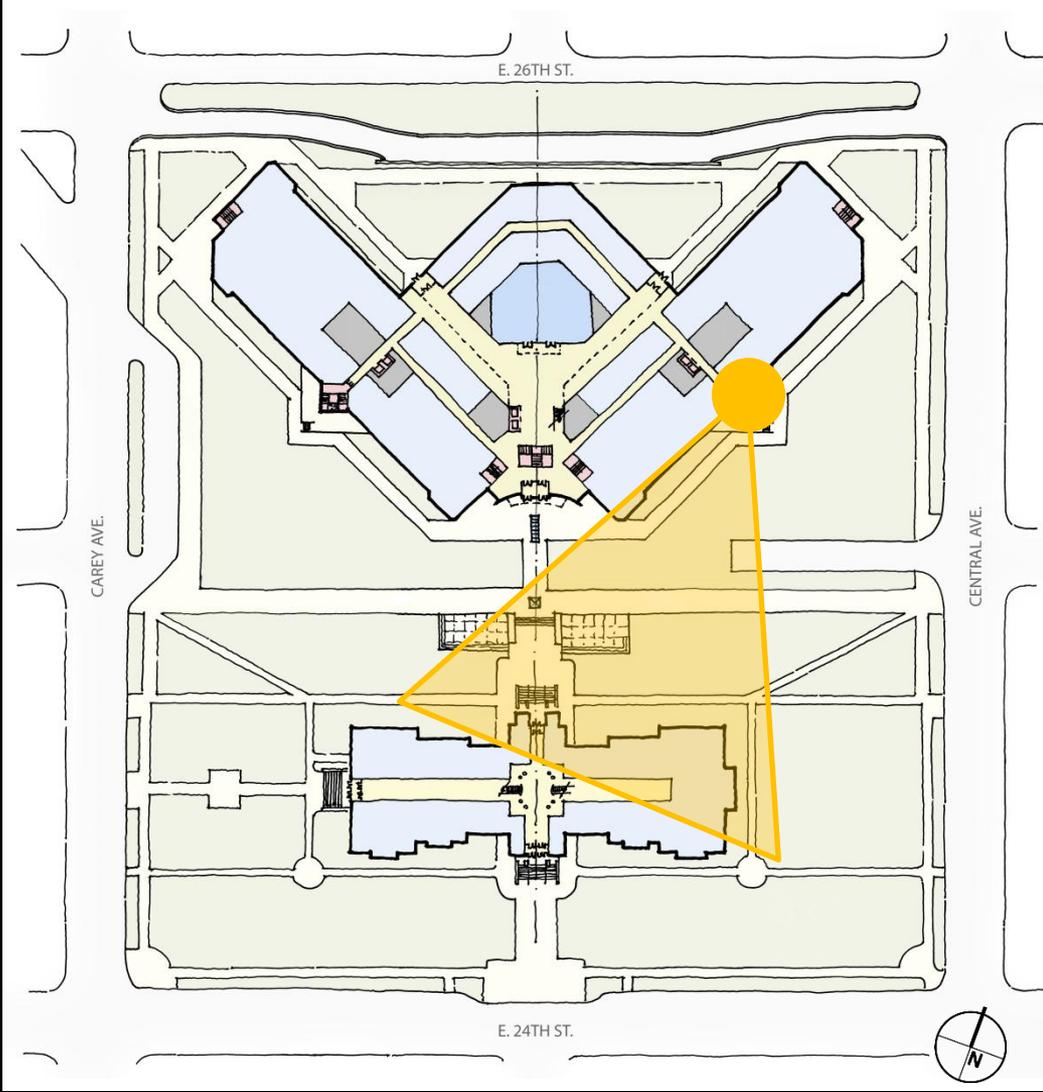


Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1



Conceptual Design Analysis – Herschler Building



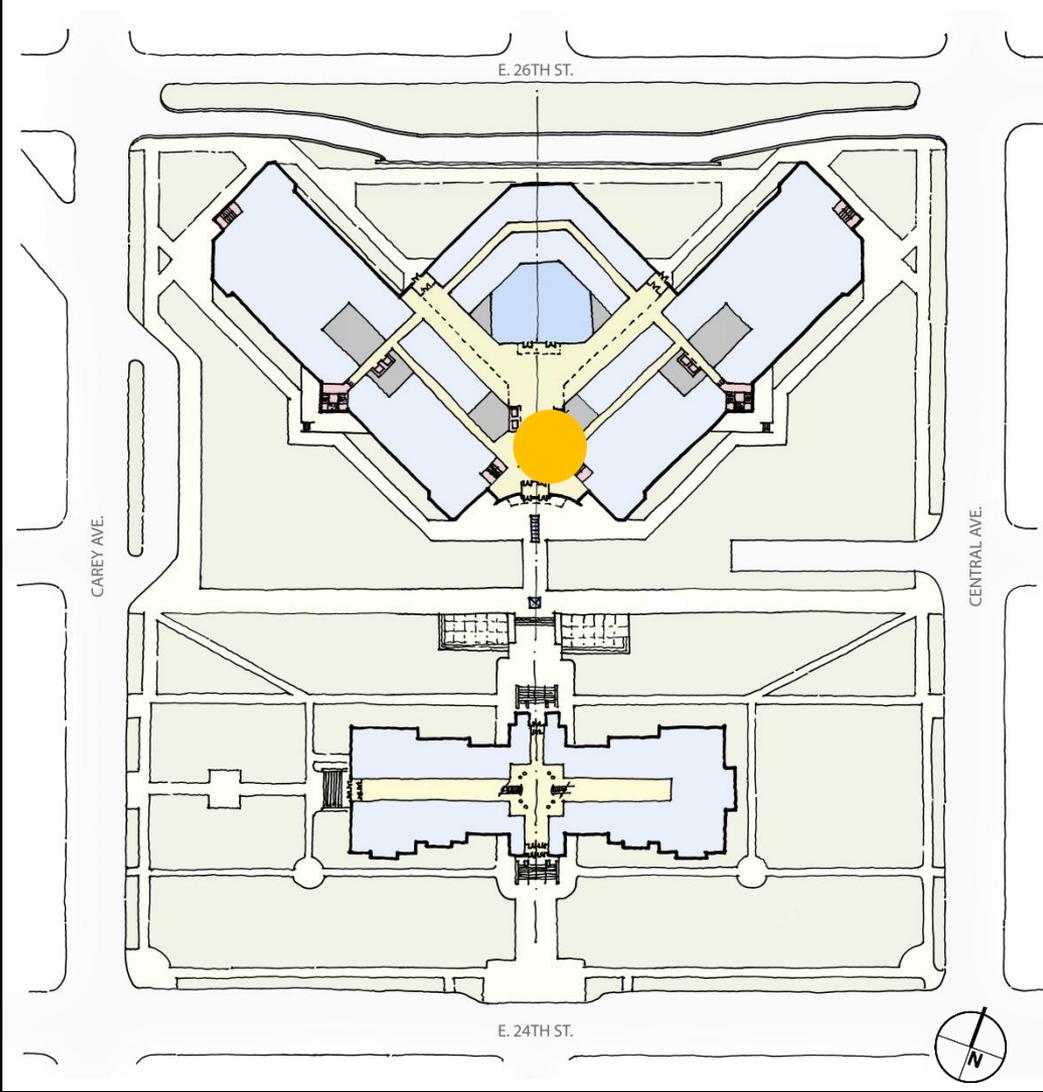
Stair Tower Perspective

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1

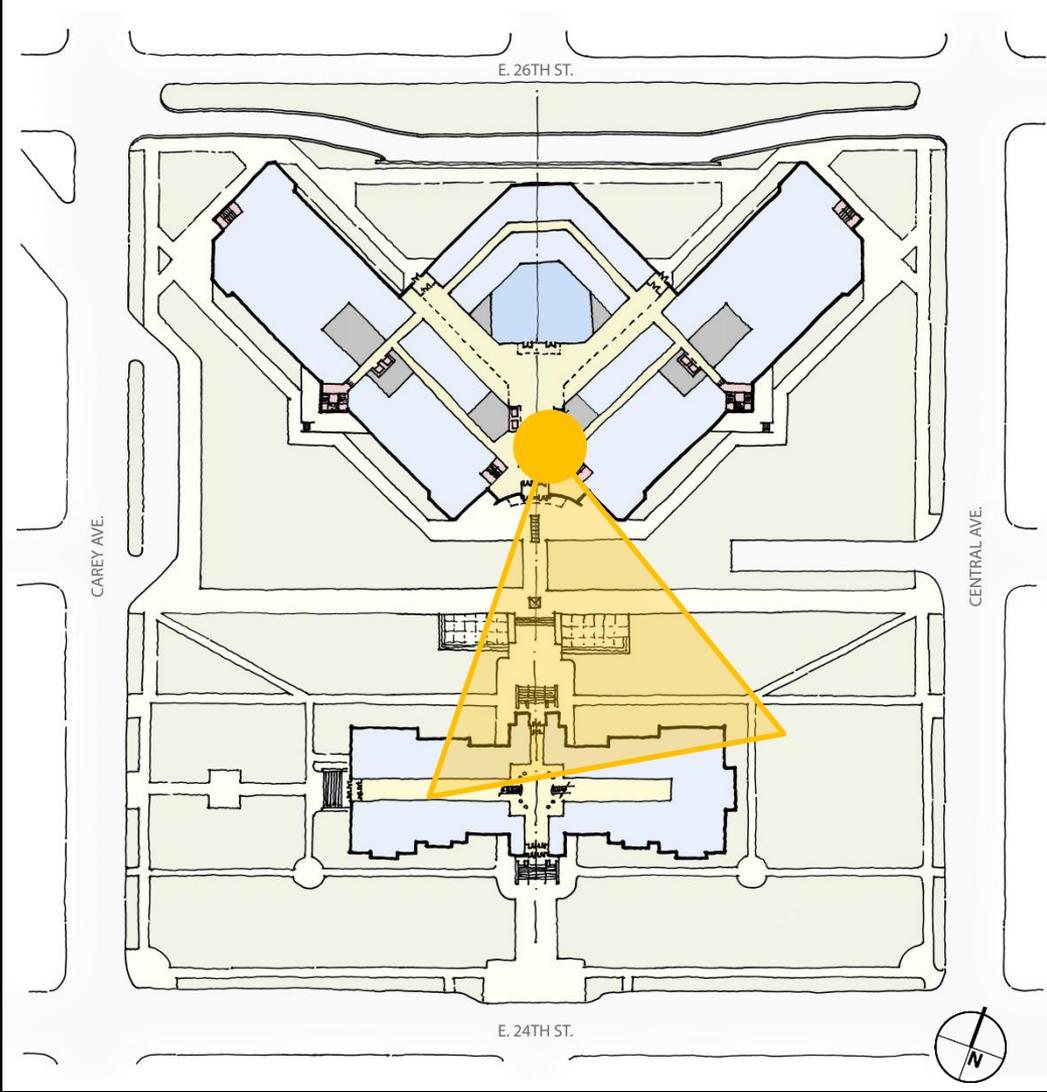


Conceptual Design Analysis

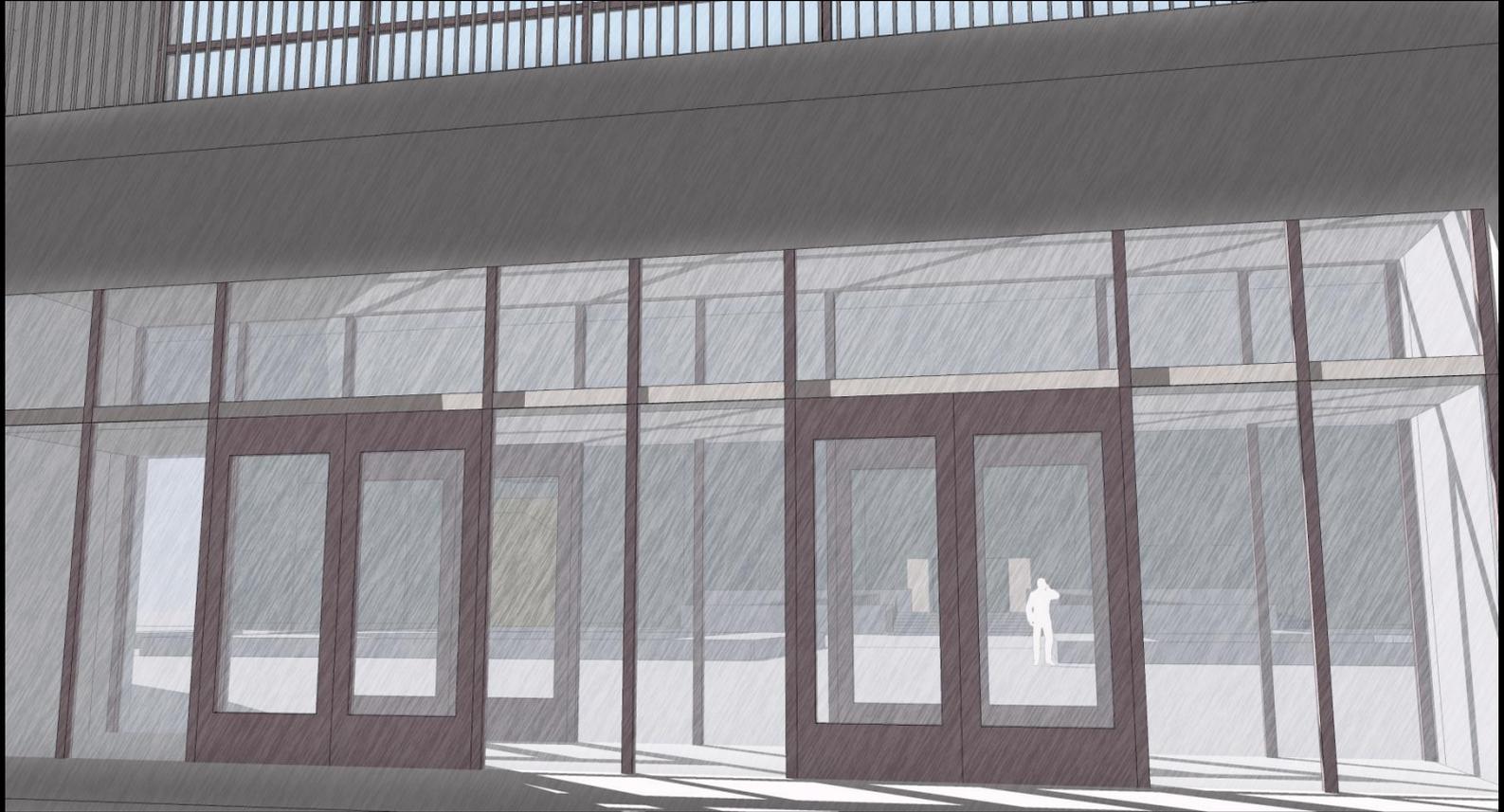
Herschler Building

First Floor & Site Plan

1

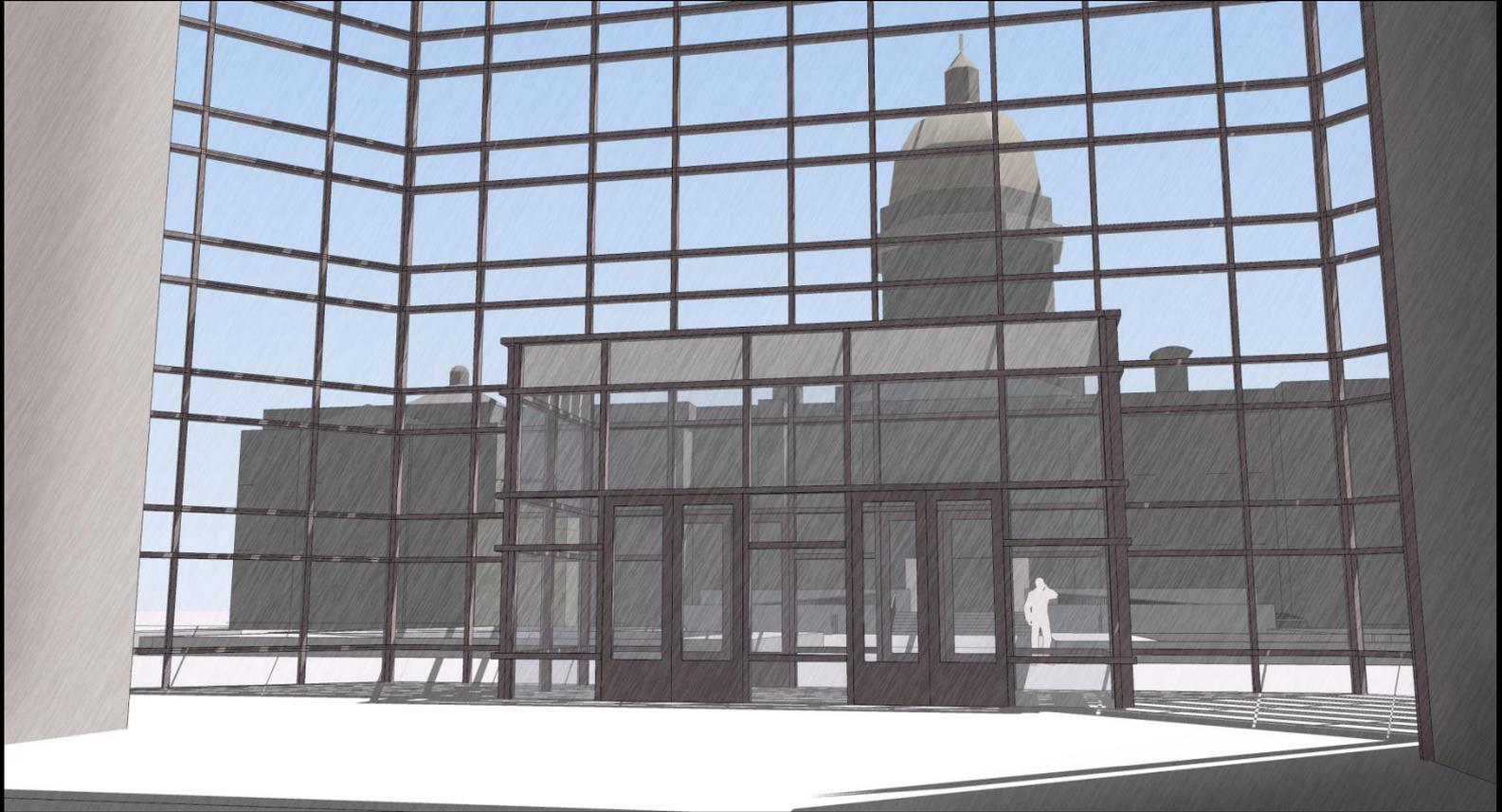


Conceptual Design Analysis – Herschler Building



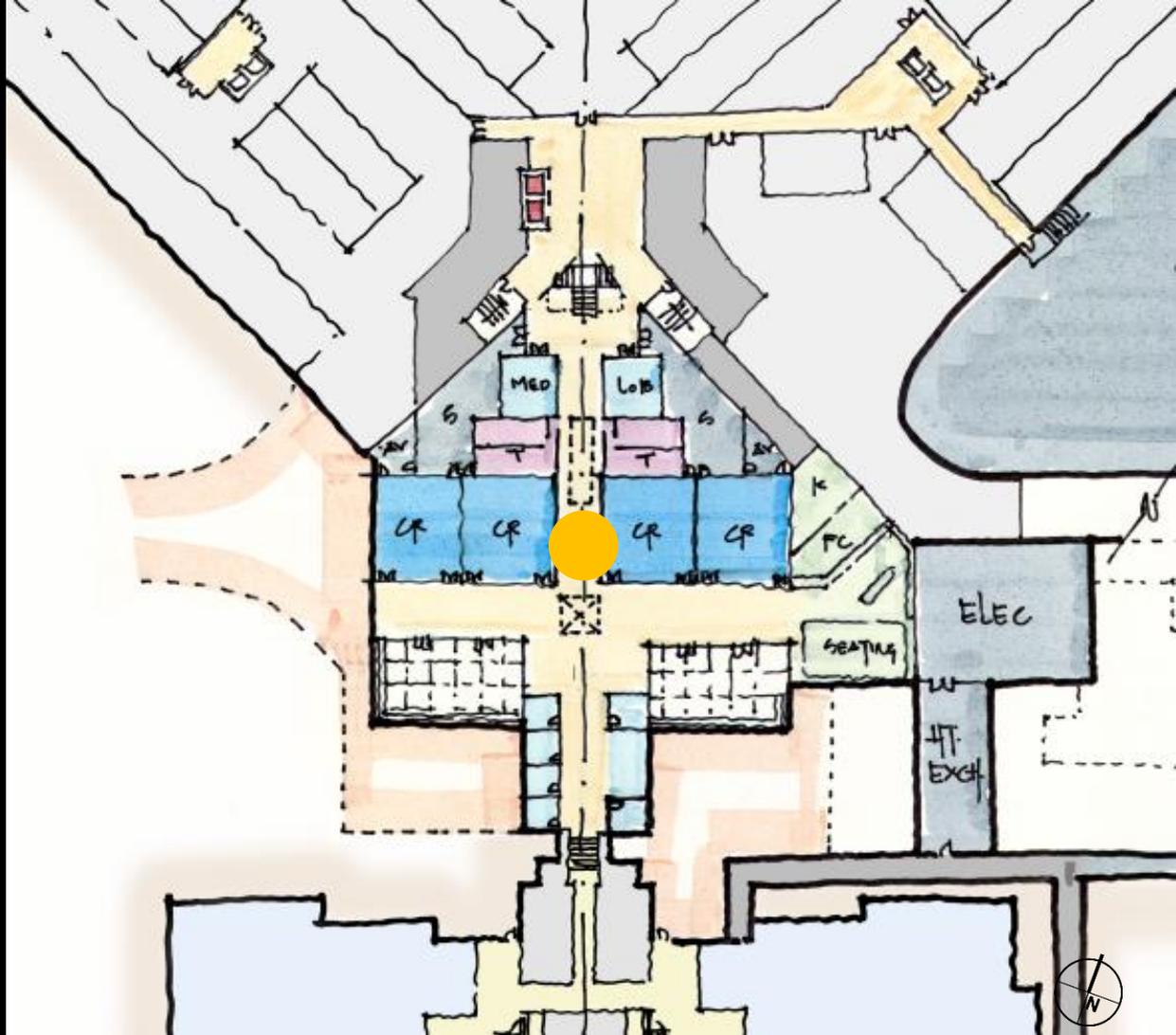
Existing Vestibule Perspective

Conceptual Design Analysis – Herschler Building



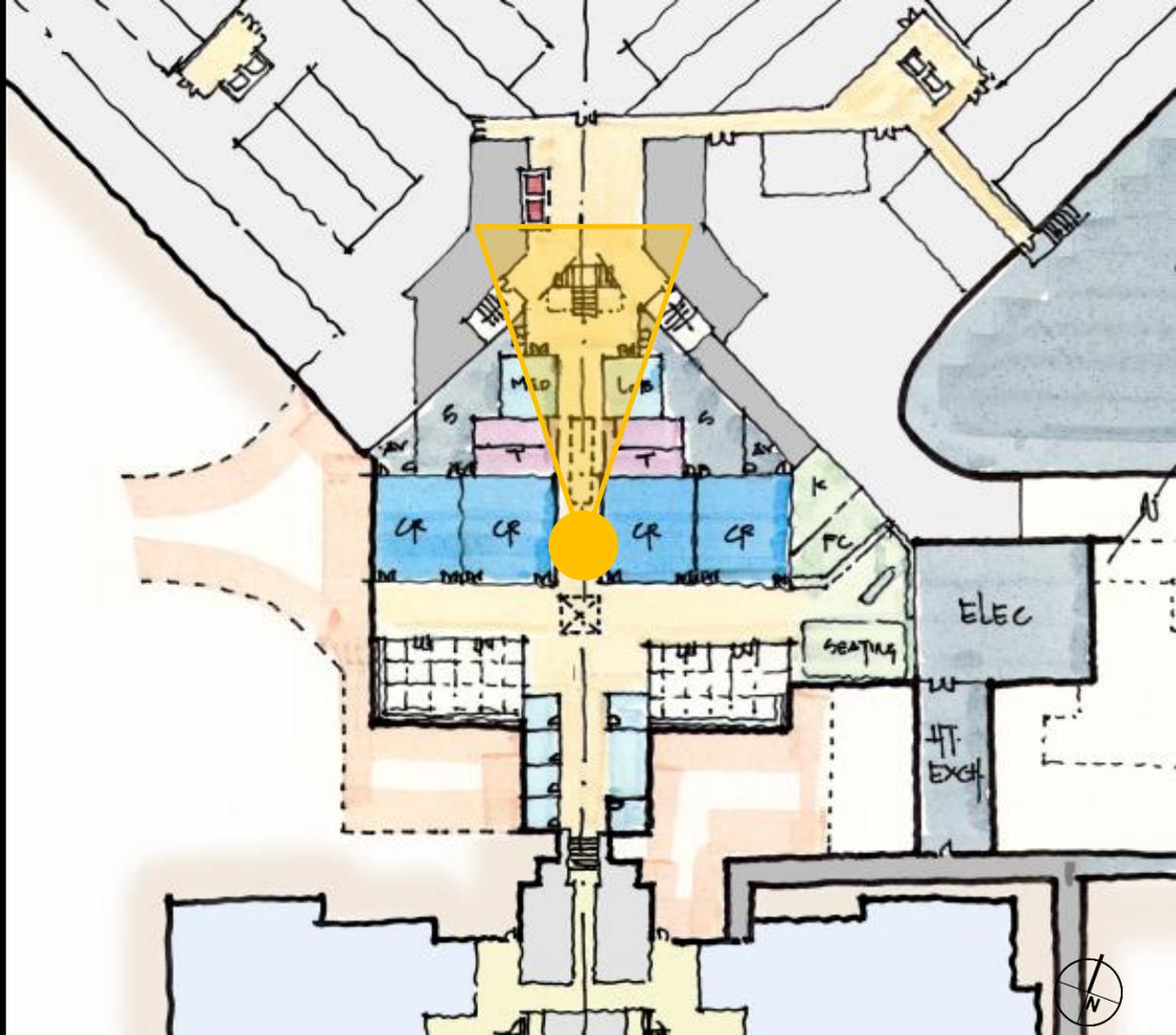
Proposed Vestibule Perspective

Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis – Herschler Building



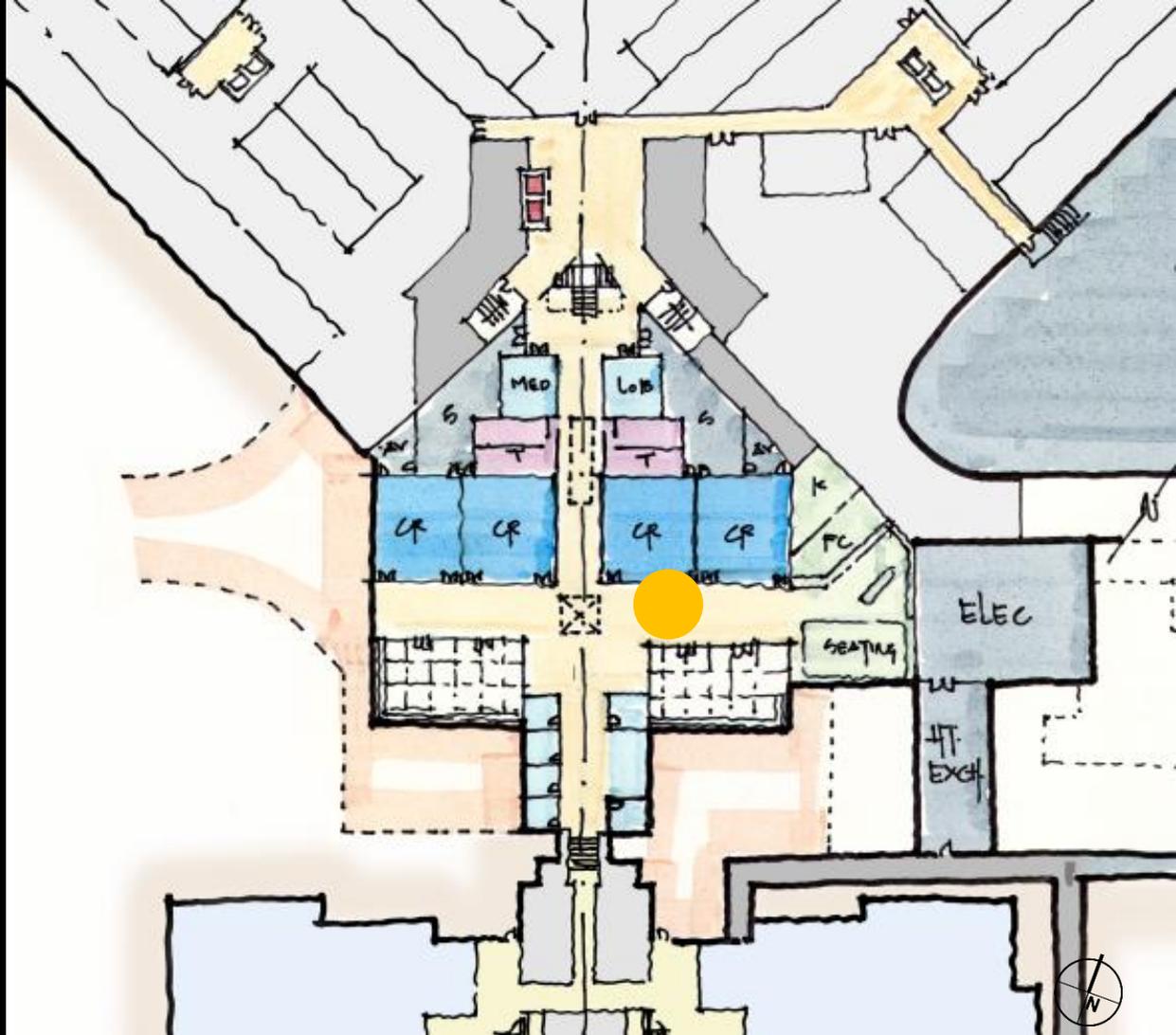
Existing Connector View

Conceptual Design Analysis – Herschler Building



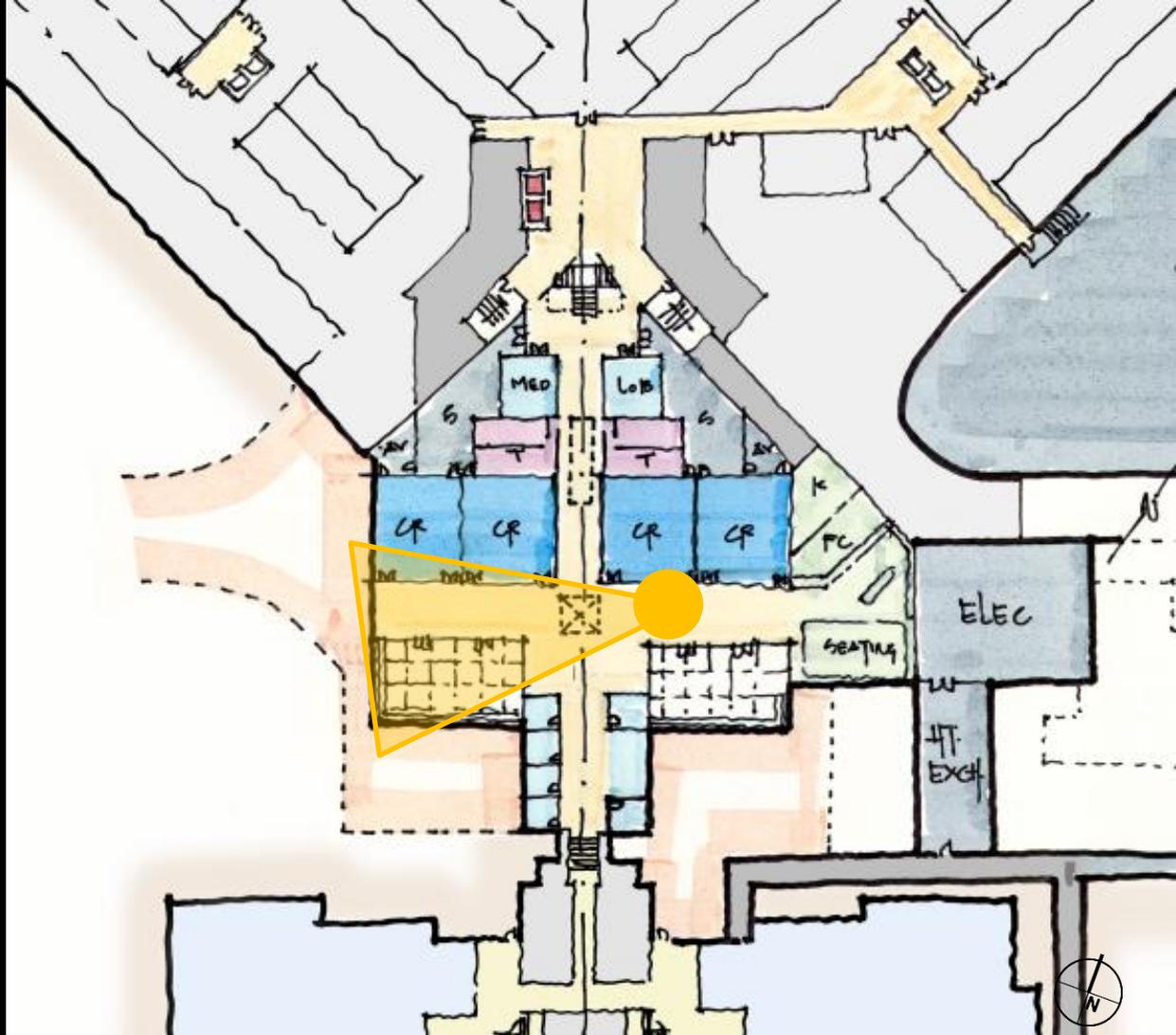
Interior Character Study

Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis – Herschler Building

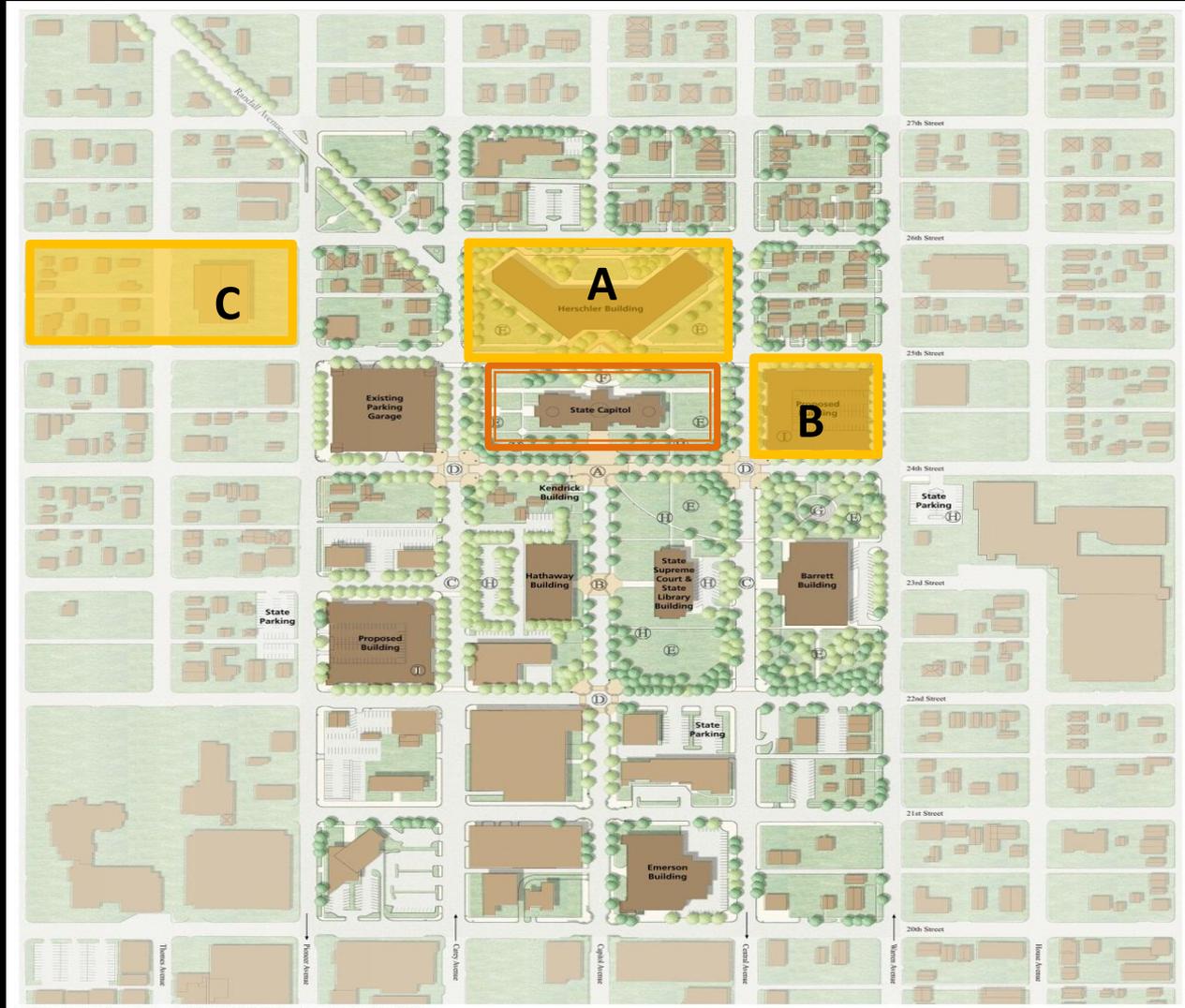


Existing Connector View

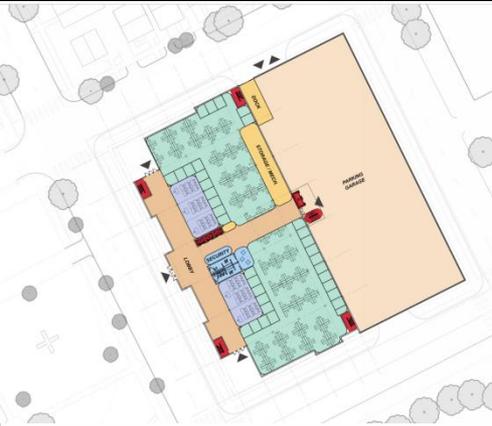
Conceptual Design Analysis – Herschler Building



Interior Character Study



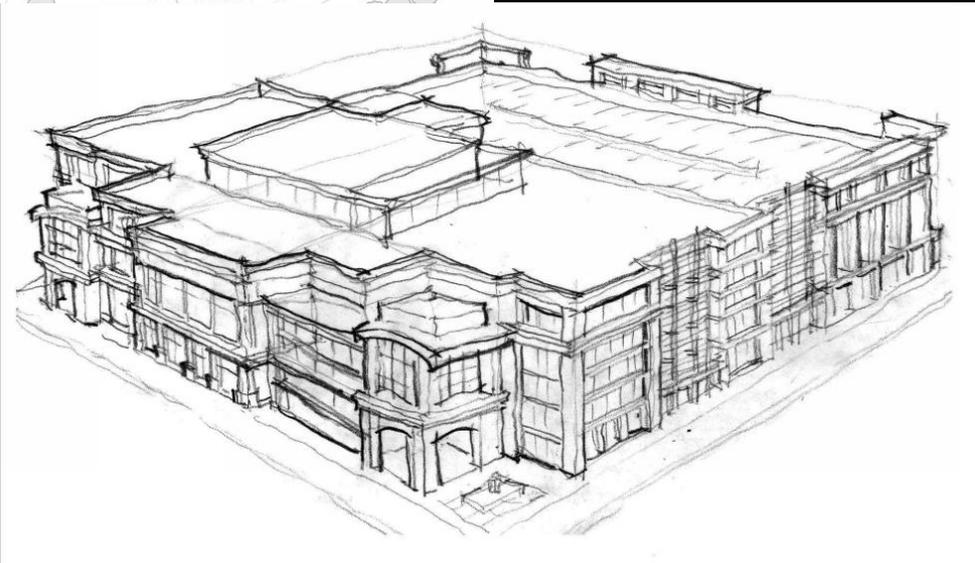
St Mary's Property – Level I/II Study



Maximum Development

152,000 nasf

\$75.2M [2010]



\$92.4M [2016]

Pioneer Site – Level I/II Study



Maximum Development
250,000 nsf

\$96.5M [2015]



\$99.9M [2016]

Herschler Building Construction



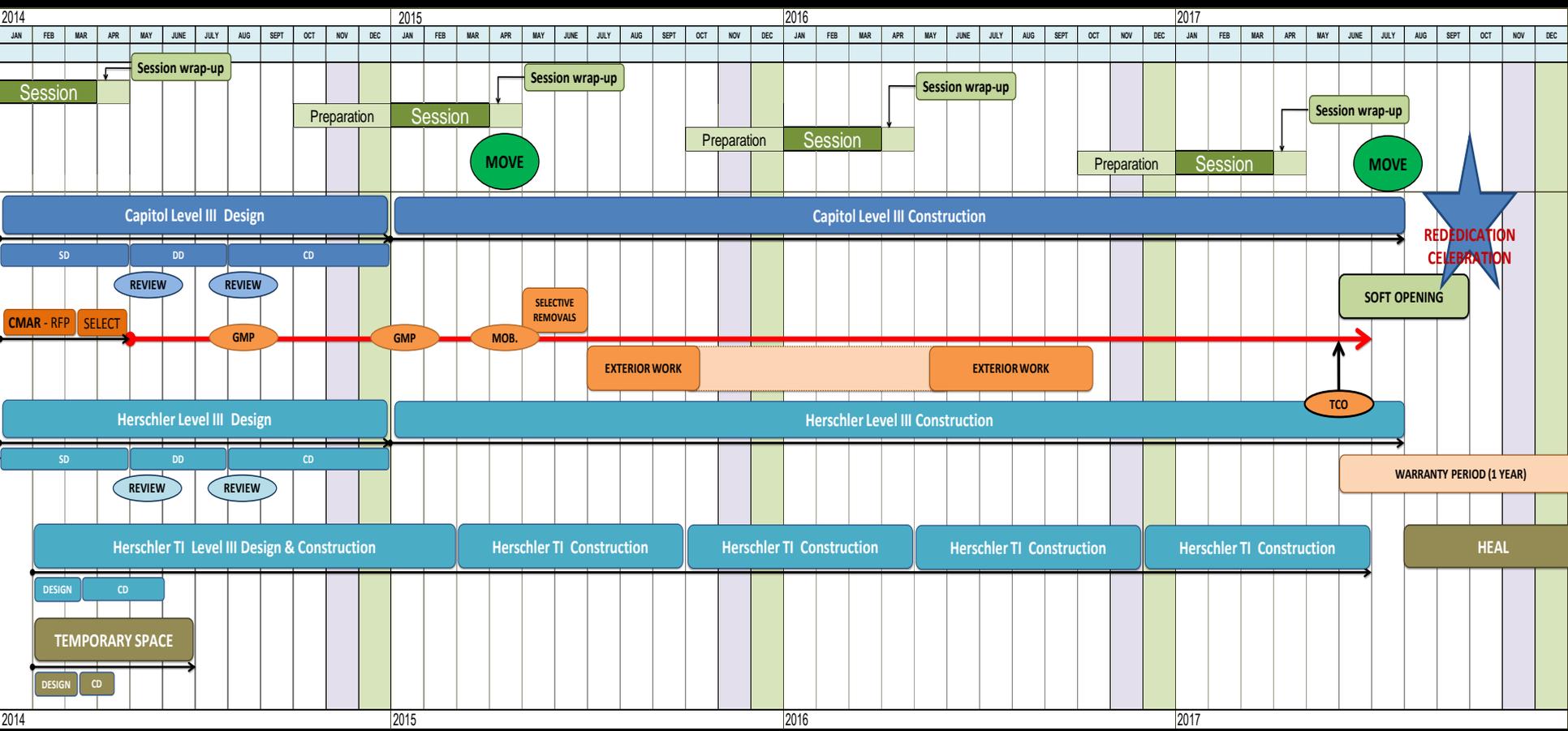
Maximum Development

173,000 nsf

\$27.3M [1981]

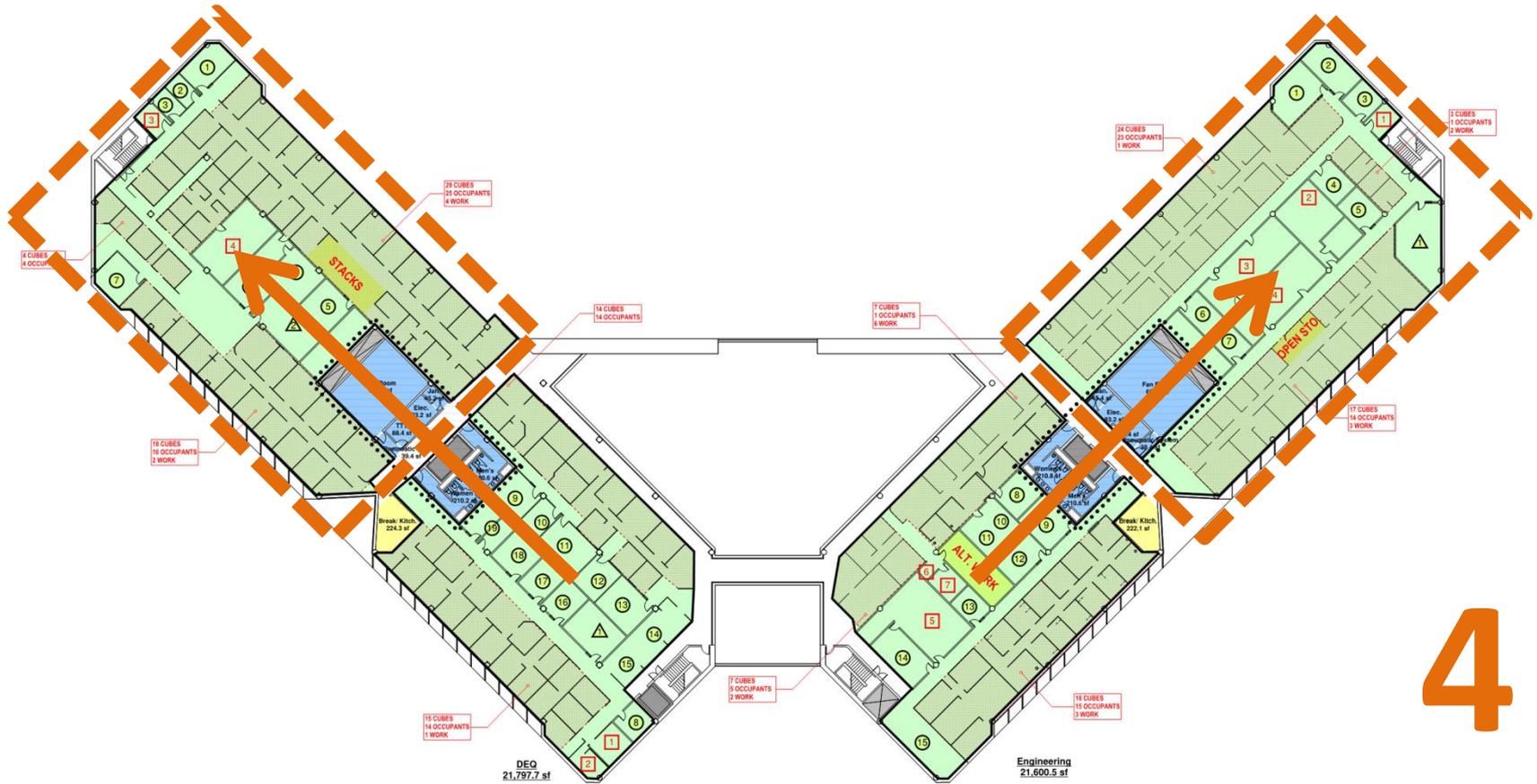
\$94.2M [2016]

Proposed Schedule

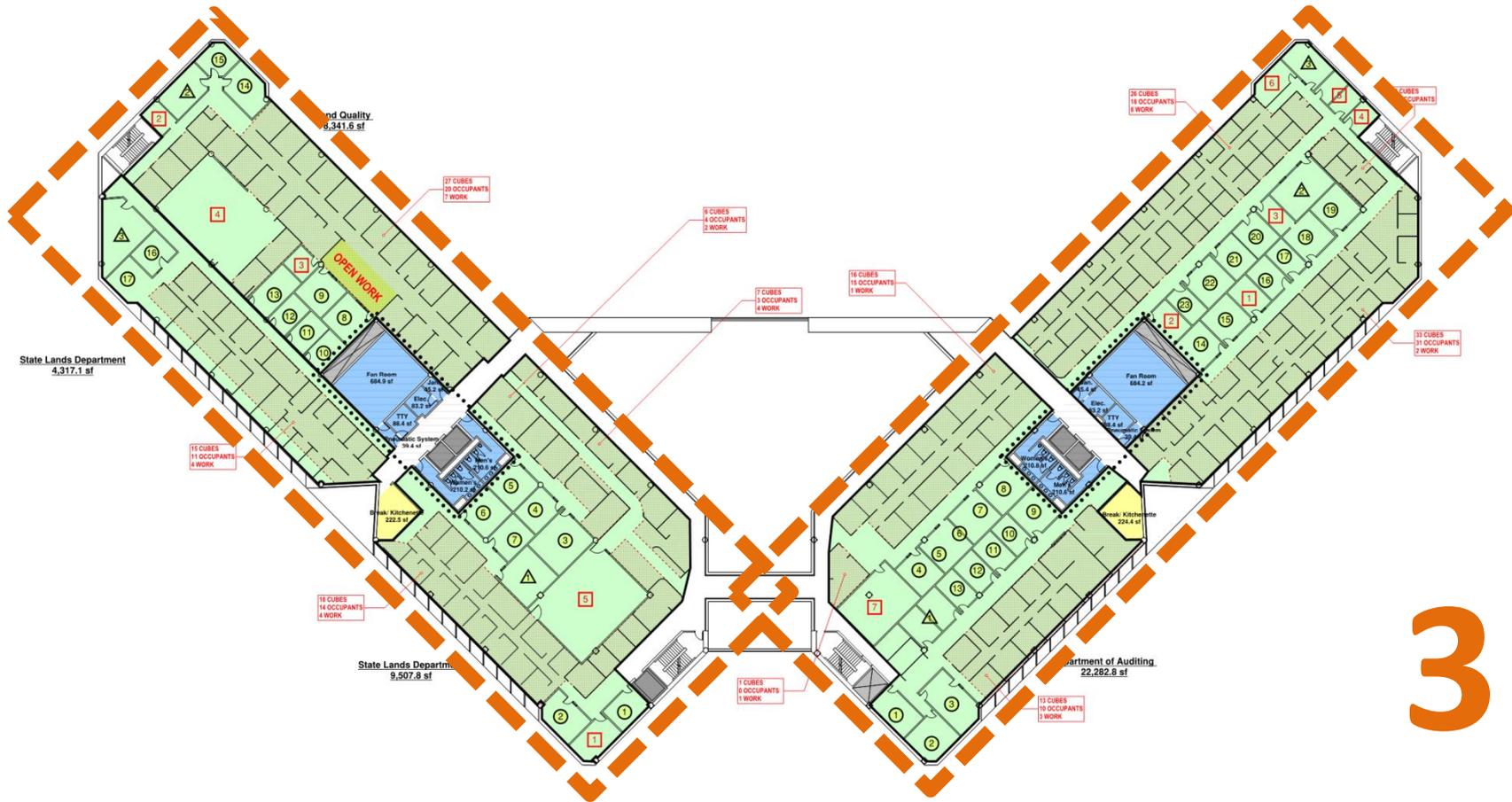




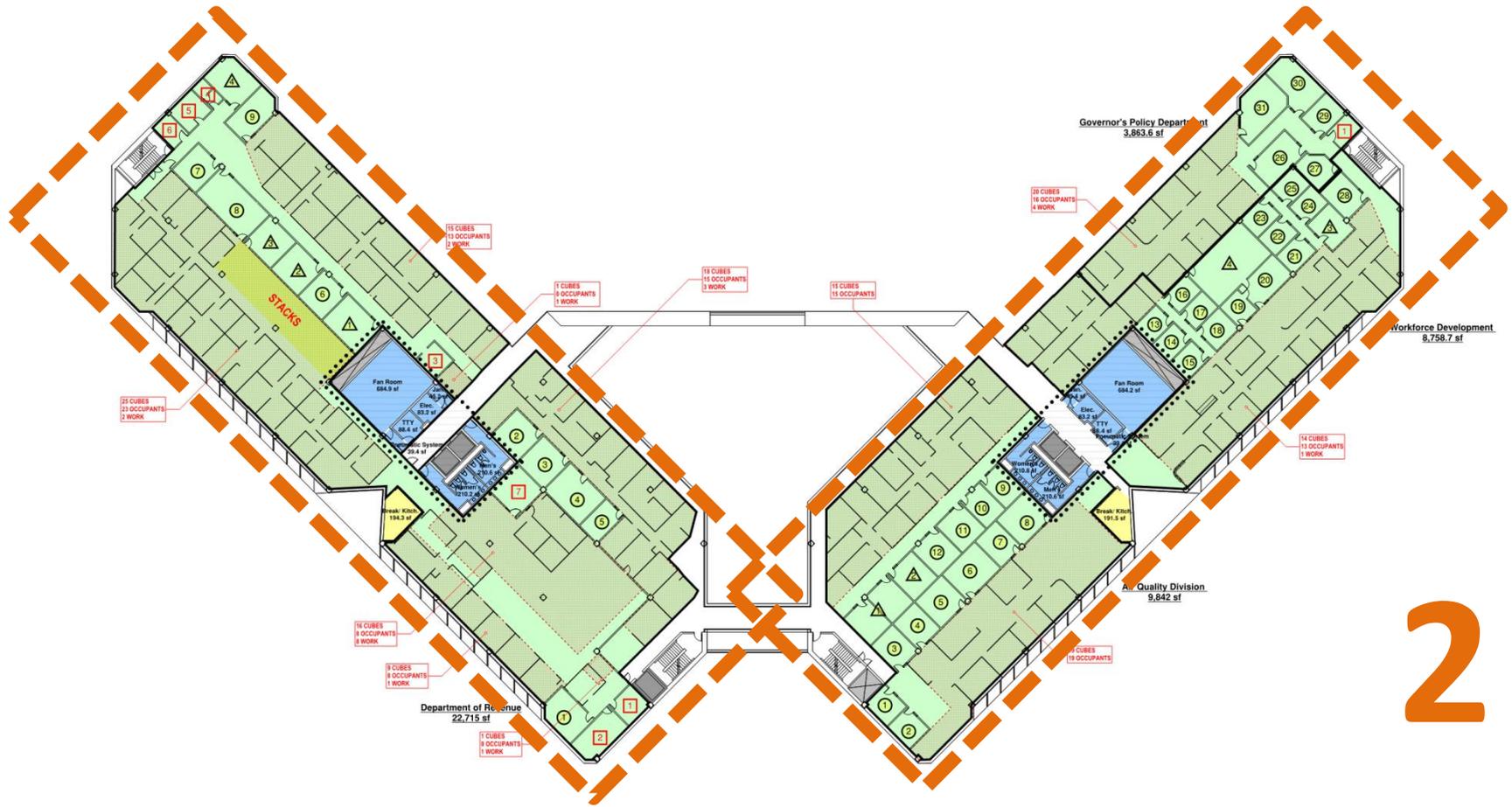
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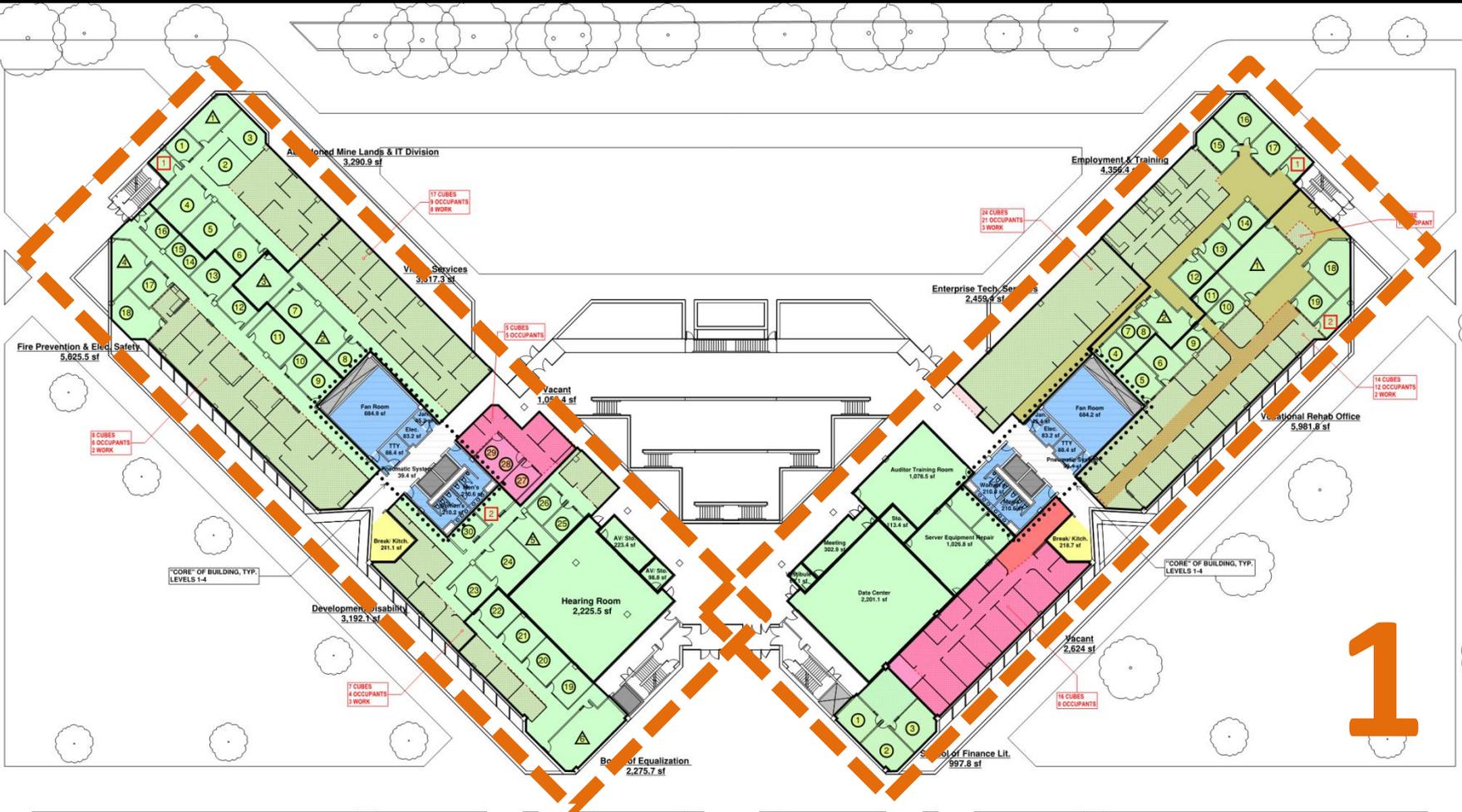
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3



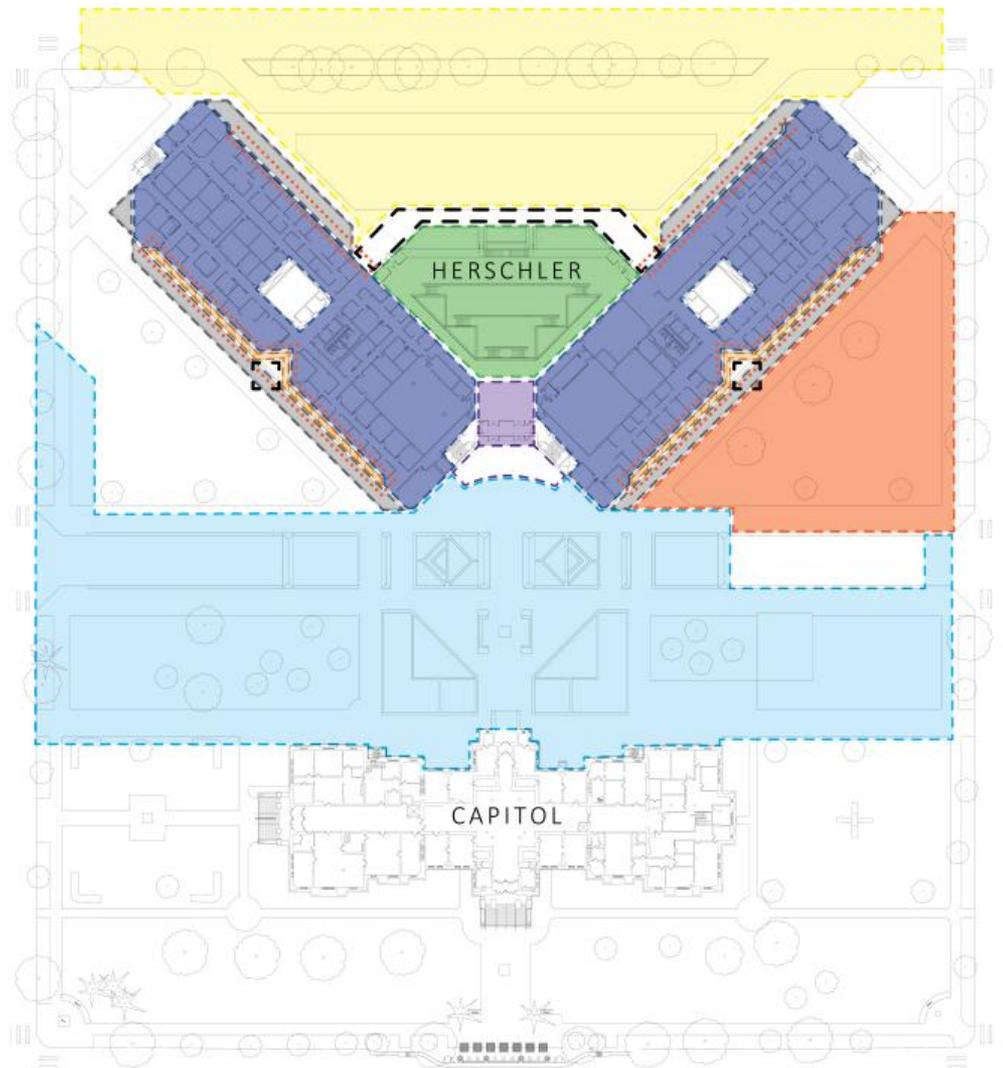
2



1

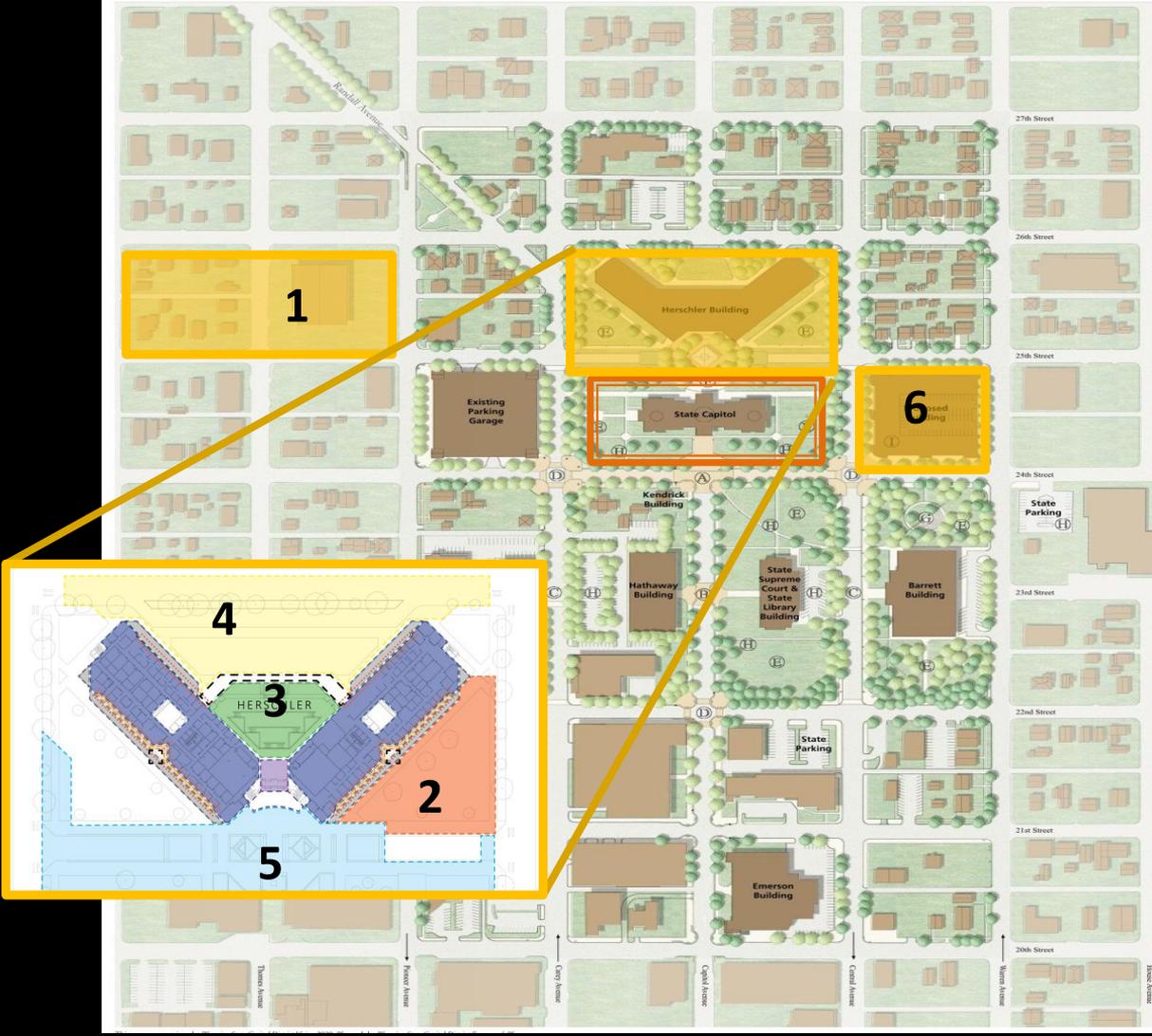
Sequence of Work [A]

1. Compress [H]
2. Shift [H]
3. Move ~30k Offsite [?]
4. TI 80k [H]
5. Vacate Capitol [C]
6. TI 20k [H]
7. Shift [H]
8. Repeat TI 20k 4x [H]
9. Occupy Capitol [C]
10. Occupy ~75k [H & A]



Sequence of Work [B]

- 1. Pioneer Site
- 2. CUP
- 3. Addition
- 4. North Drive
- 5. Connector
- 6. St. Mary's Site



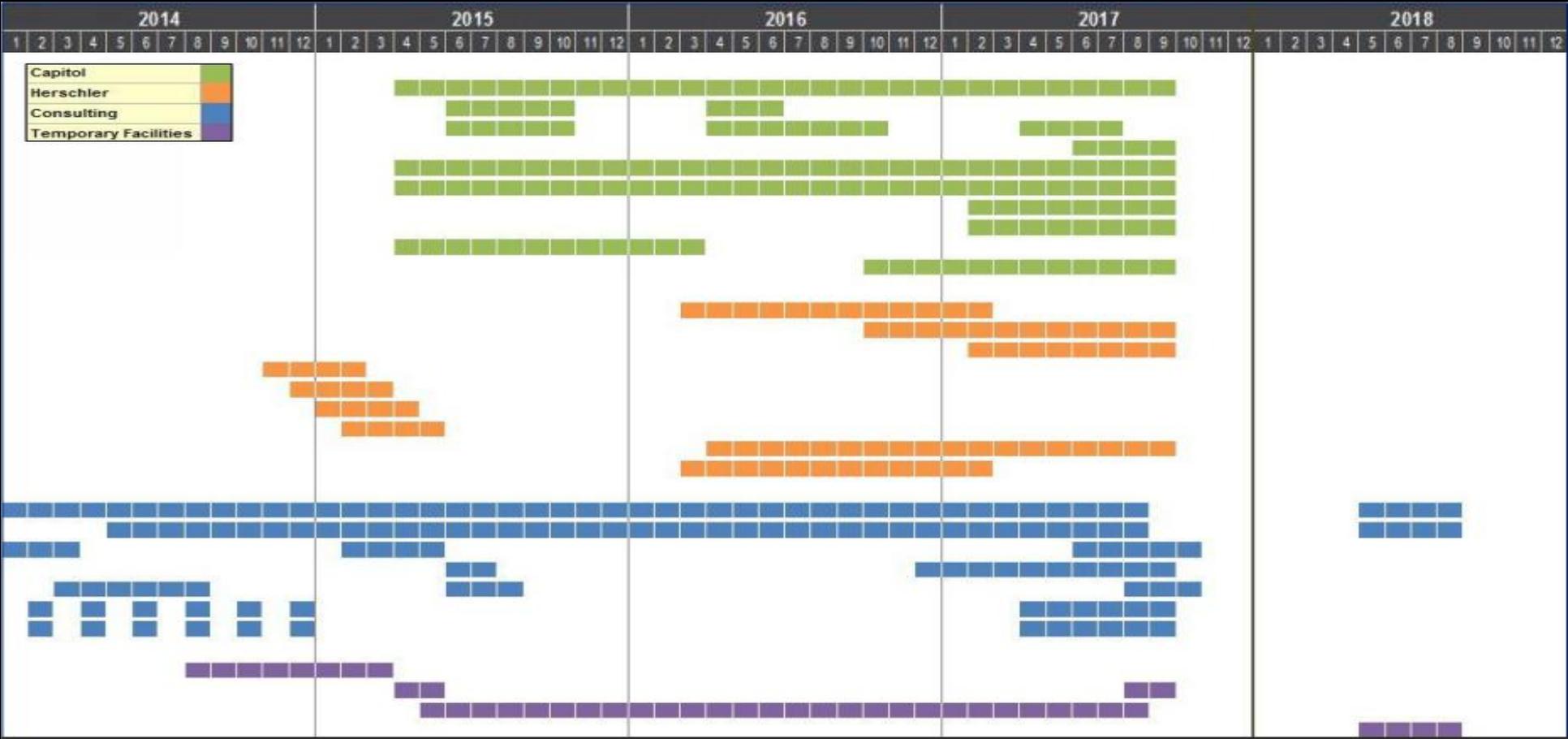
DEVELOPMENT OF PROJECT COSTS

• Capitol Renovation	\$113,000,000
• Herschler & Connector & Addition	\$86,000,000
• Temporary Accommodation[s] / Space	\$2,000,000
• Furniture, Fixtures & Equipment	\$8,500,000
• <u>Soft Costs</u>	<u>\$29,500,000</u>
• SubTotal	\$239,000,000
• <u>State's Project Contingency</u>	<u>\$20,000,000</u>
• Project Total	\$259,000,000

DEVELOPMENT OF PROJECT COSTS

• Capitol Renovation	\$113,000,000	
• Herschler & Connector & Addition	\$86,000,000	
• Temporary Accommodation[s] / Space	\$2,000,000	
• Furniture, Fixtures & Equipment	\$8,500,000	20%
• <u>Soft Costs</u>	<u>\$29,500,000</u>	
• SubTotal	\$239,000,000	
• <u>State's Project Contingency</u>	<u>\$20,000,000</u>	10%
• Project Total	\$259,000,000	

PRELIMINARY EXPENDITURE FORECAST



\$23 M

\$52 M

\$89 M

\$87 M

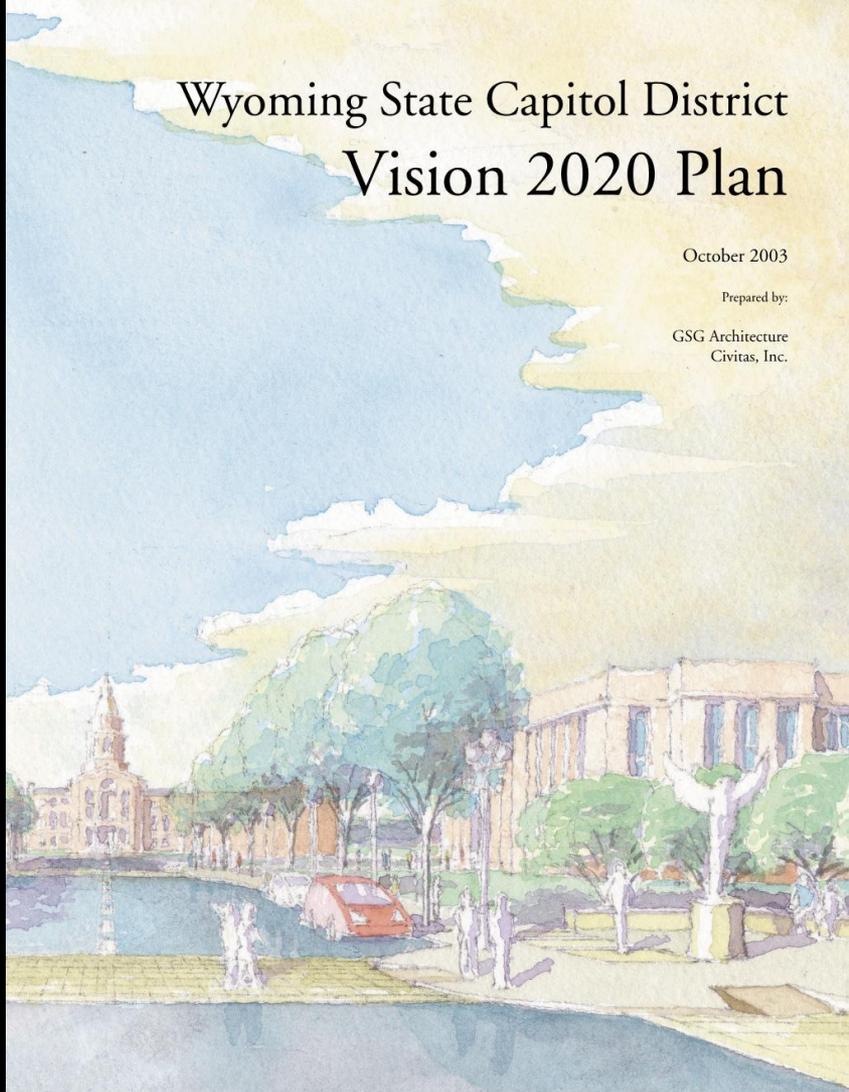
\$8 M

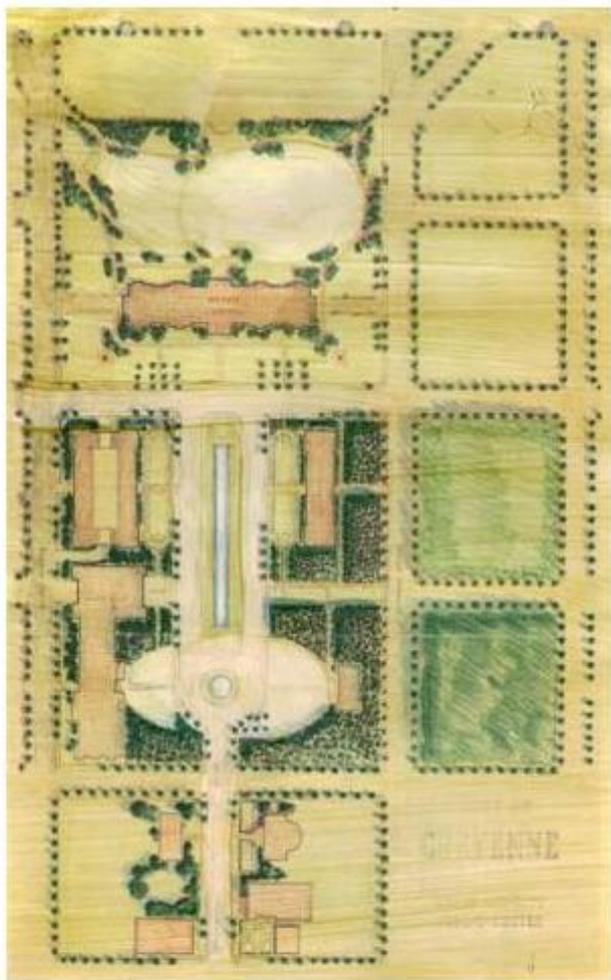
Wyoming State Capitol District Vision 2020 Plan

October 2003

Prepared by:

GSG Architecture
Civitas, Inc.



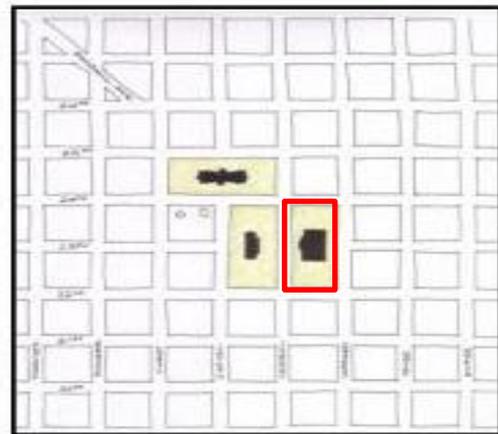


S.R. DeBoer's Plan, 1920-1930

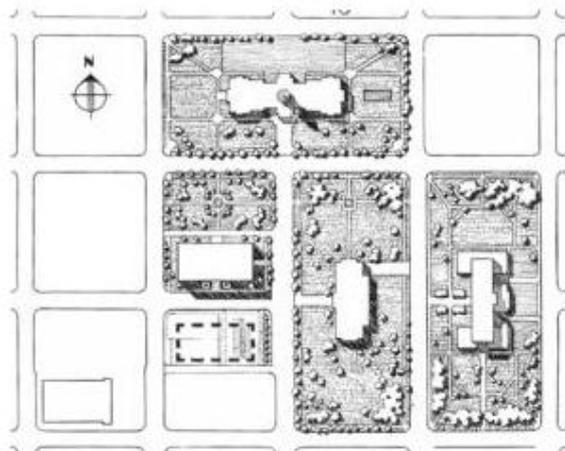
Photo Credit: Denver Public Library, Western History Collection



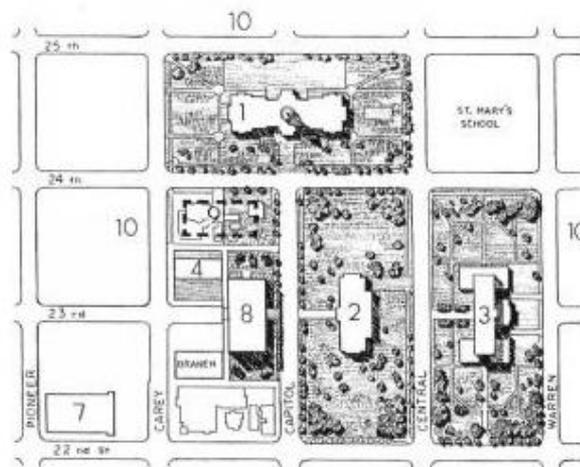
1936 ↑ The addition of the Supreme Court/State Library Building



1952 ↑ The addition of the Barrett Building



Kellogg and Kellogg Plan, 1970 ↑ *Scheme 1*



Kellogg and Kellogg Plan, 1970 ↑ *Scheme 2*





***WYOMING STATE CAPITOL DISTRICT
FRAMEWORK PLAN***

EXTENDING THE CIVIC LEGACY FOR FUTURE GENERATIONS

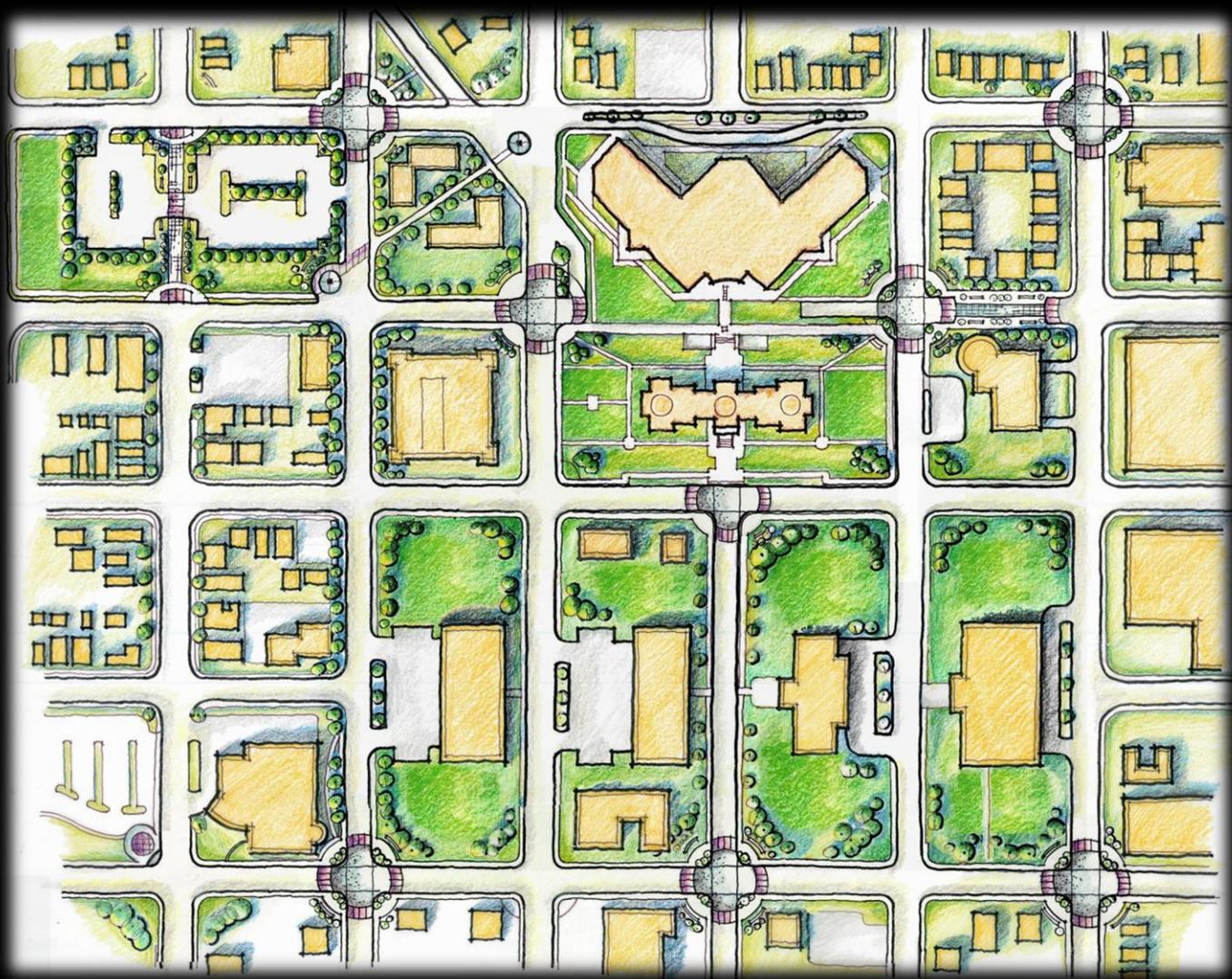
October 2003

While all the plans contain different details, the planning frameworks are clear:

- *Strengthen the axes and symmetry within the core of the Capitol District.*
- *Expand the civic park space west of Capitol Avenue.*
- *Build civic buildings symmetrically within a park landscape.*

Master Plan

unsolicited





THANK YOU!

January 9, 2014