

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

LEGISLATOR BRIEFING

FEBRUARY 11, 2014

Thomas Whetstone, AIA, LEED AP BD+C

HDR Architecture, Inc.

George C. Skarmeas, PhD, AIA, NCARB, AICP

Preservation Design Partnership, LLC

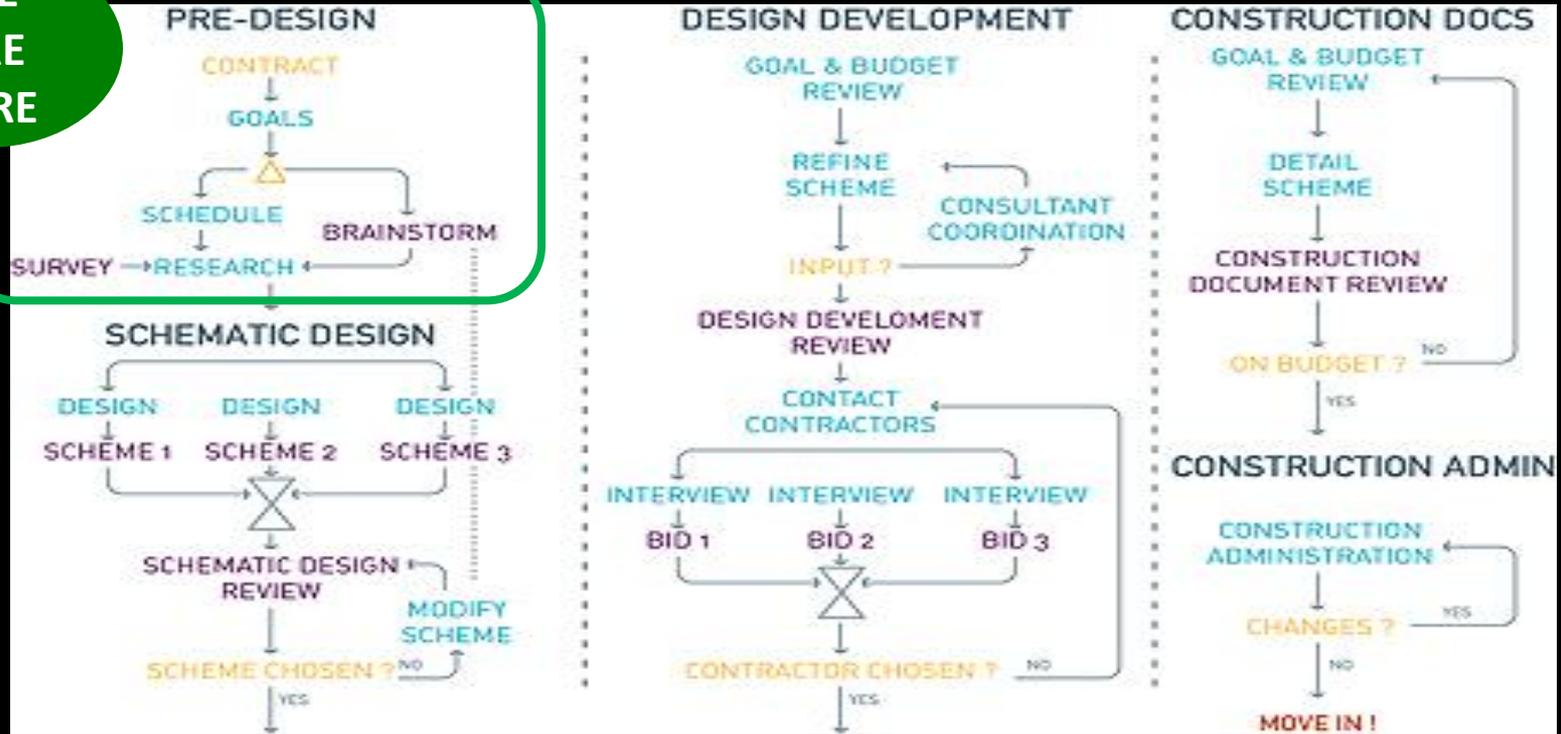
Charlie Van Over, AIA

Plan One / Architects



Level I Reconnaissance / Level II Feasibility Study

WE
ARE
HERE



WYOMING STATE CAPITOL RENOVATION & RESTORATION

LEVEL RECONNAISSANCE & LEVEL II FEASIBILITY

BUILDING NEEDS

1. The building does not have any fire protection systems, i.e.:

- ✓ smoke detection
- ✓ smoke evacuation
- ✓ fire suppression

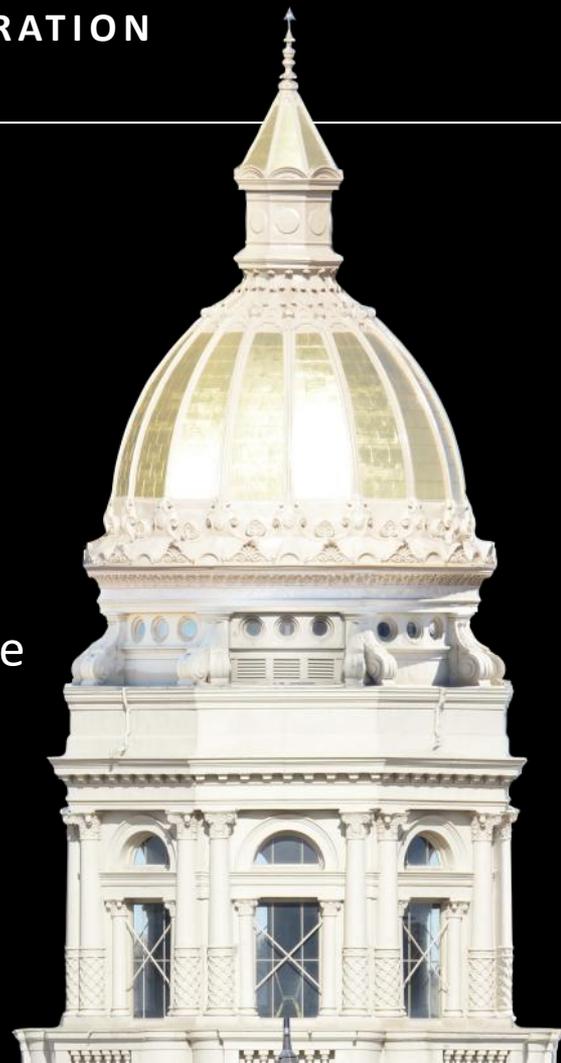
This is a serious life safety issue, as well as protection of the building and its contents



BUILDING NEEDS

2. There several significant code deficiencies throughout the building.

The deficiencies range from egress to ADA compliance, and from ventilation to plumbing compliance



BUILDING NEEDS

3. The existing building infrastructure has far exceeded its useful life and has started failing.

There are several cases throughout the building that indicate that this is a serious issue.

This is a risk that can result in **disruption of operations** and cause serious risk [fire].



BUILDING NEEDS

4. We cannot speak of building systems...

The existing infrastructure is not a system. It is a collection of components that were installed in a reactive way to address an urgent need.

Evidence: approximately 27% of the building does not have proper heating, ventilation and air conditioning.



BUILDING NEEDS

5. The state wastes significant sums of money each year in operating the existing infrastructure.

Emergency repairs and 35 plus year old inefficient equipment are a drain on resources



BUILDING NEEDS

6. The structure needs attention.

From the dome to the exterior masonry, the building is in need of serious attention

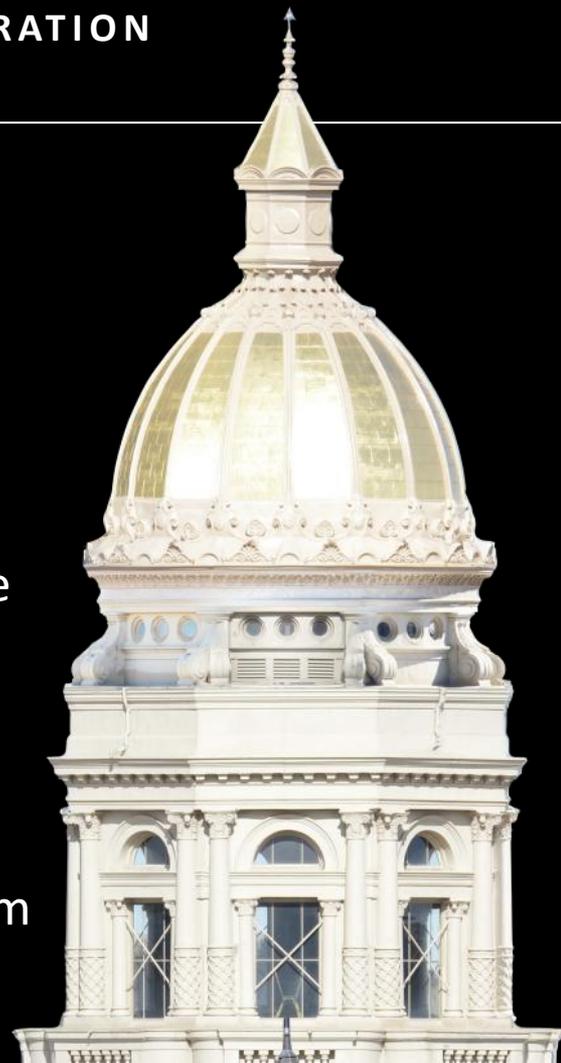


BUILDING NEEDS

7. Space use and space planning need to be revisited seriously.

The ability to conduct the business of government is seriously impaired by the existing space use.

There are significant opportunities that need to be captured that would allow the occupants of the building to perform their duties in an efficient and cost effective way.



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

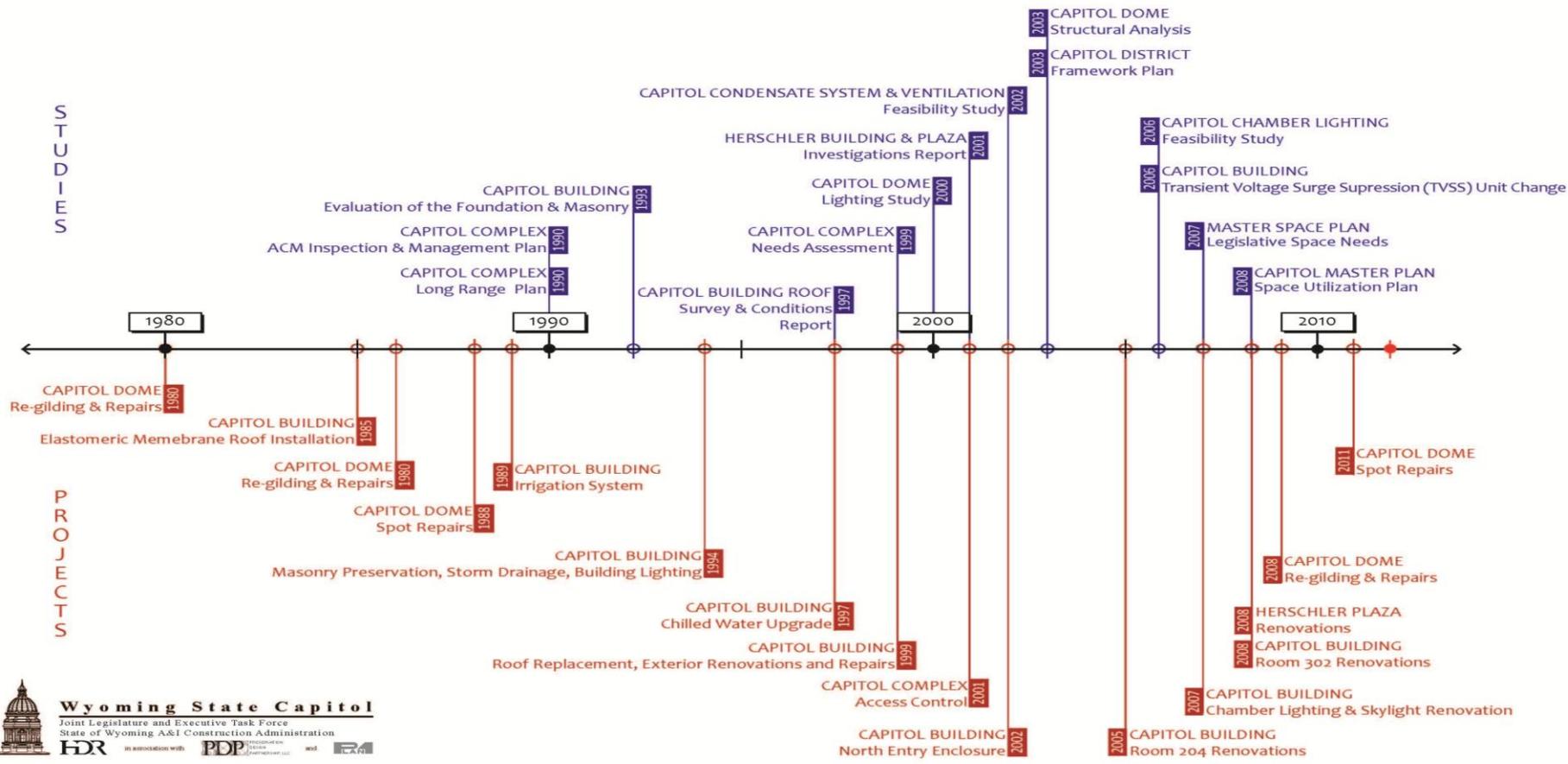
BUILDING NEEDS

In conclusion, the Capitol is in need of a comprehensive renovation / restoration with a thoughtful plan, and a responsible budget achieving a delicate balance between the needs of the users and the historic and architectural significance of this unique National Historic Landmark.

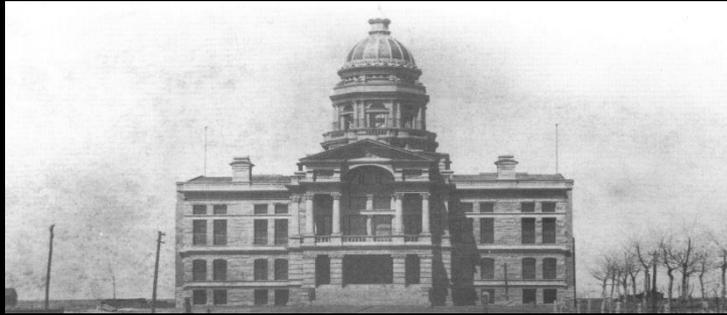


The History of the Project

History of the Project

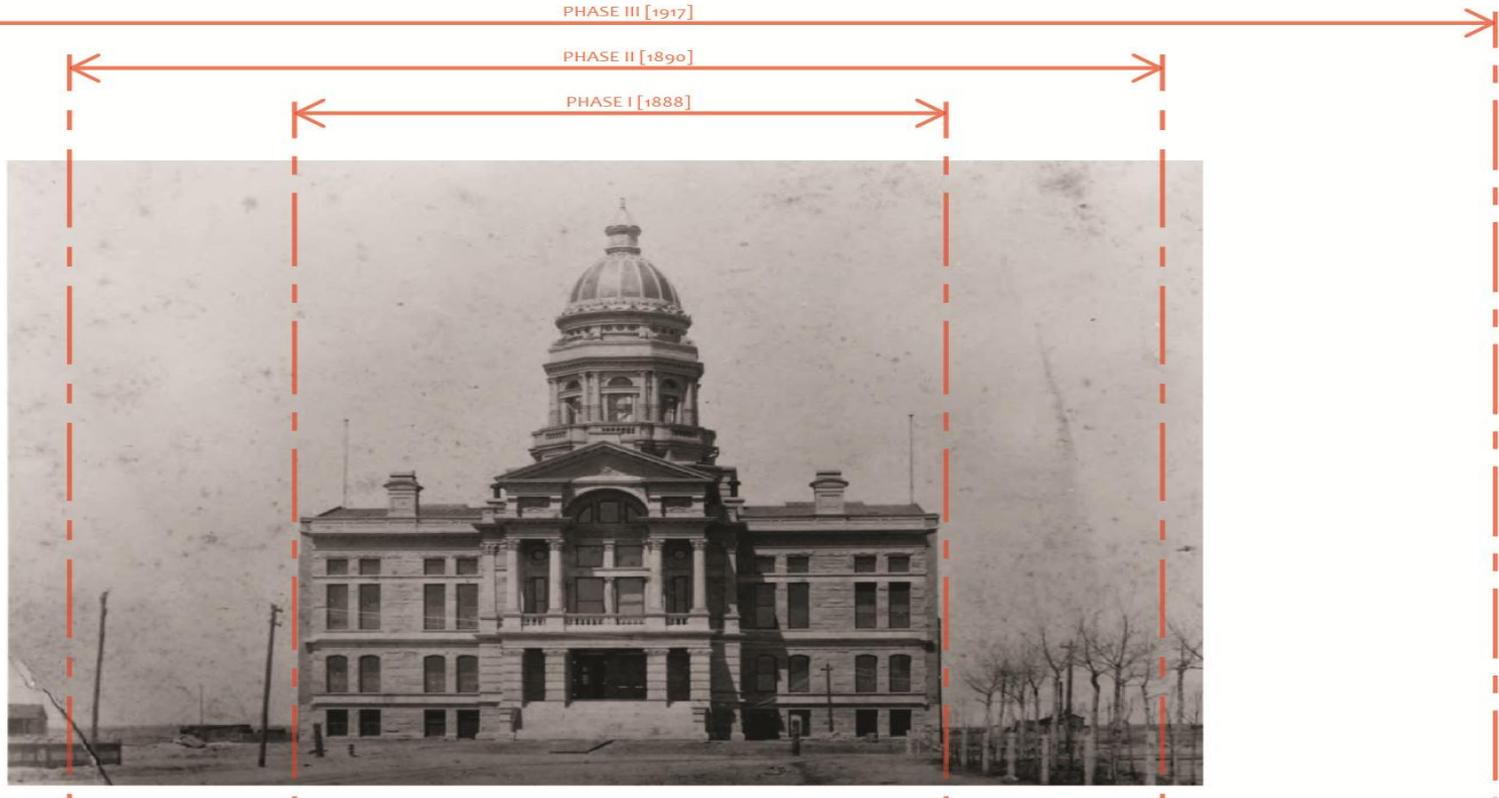


Our Assignment

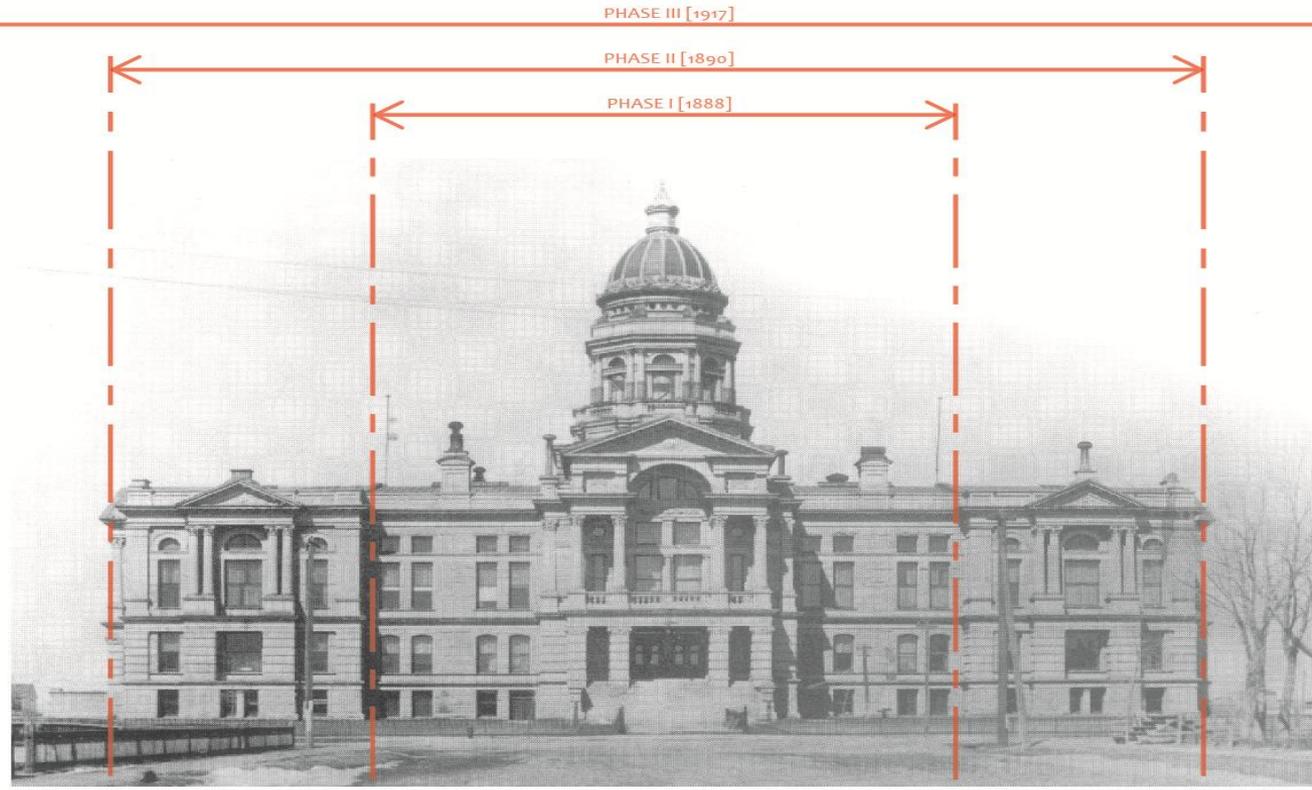


- Programming to explore **continued use, long term preservation, and stewardship of the Capitol**
- Careful assessment of existing conditions to identify **all building needs** and create a Scope of Work for both exterior building envelope and all interior areas of the building
- Creating a **fully integrated plan** of all the building systems
- Designing of all pathways, selections and placement of terminal devices, and integration of functions, all accomplished **without impacting the historic and architectural integrity**
- Prepare a **comprehensive risk assessment and compliance plan** that would bring the building to contemporary standards without impacting its historic and architectural integrity
- Address specific project requirements such as FF&E for a state capitol
- Assigning **proper values in a cost estimate** for a project involving a monumental historic landmark
- Planning and sequence of construction...

Our Findings – Site [1888]



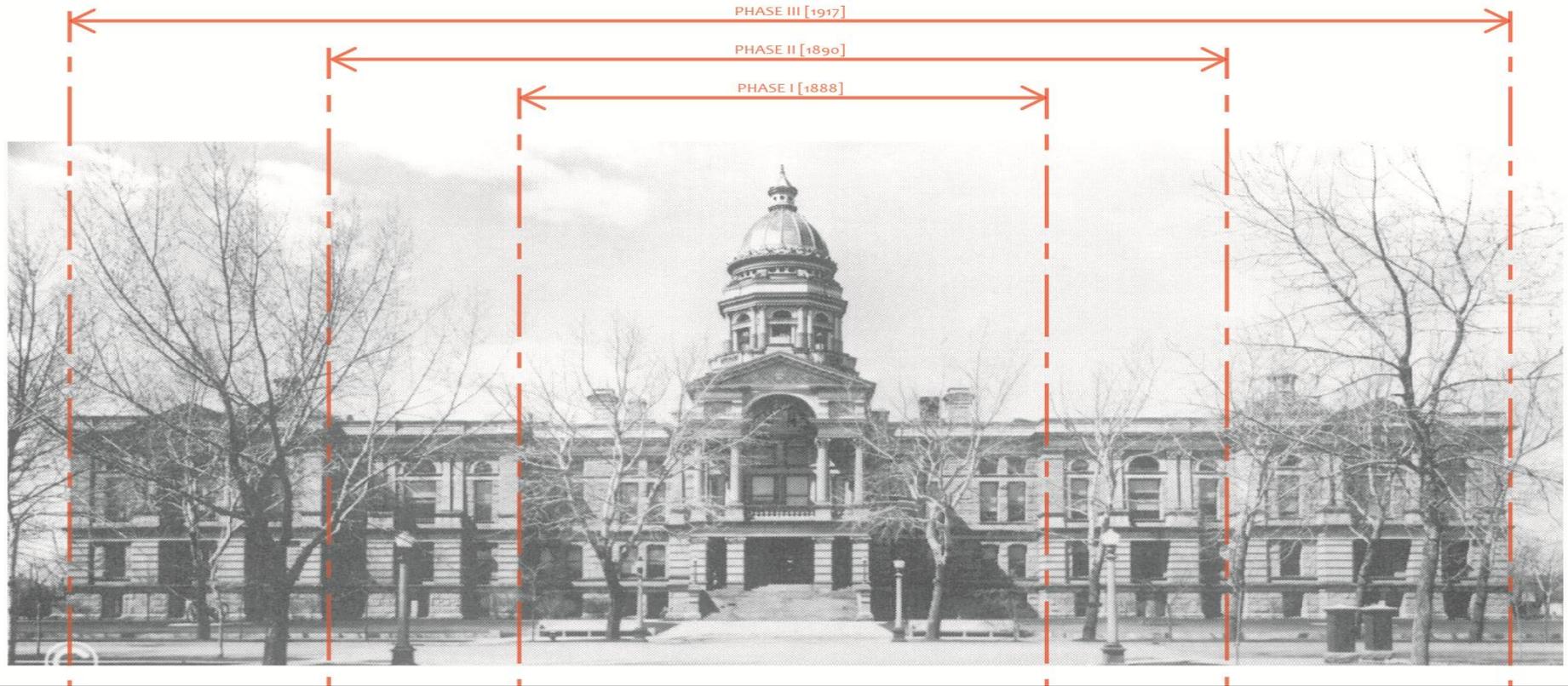
Our Findings – Site [1890]



Our Findings – Site [1902]



Our Findings – Site [1917]



Our Findings – Site [1930]



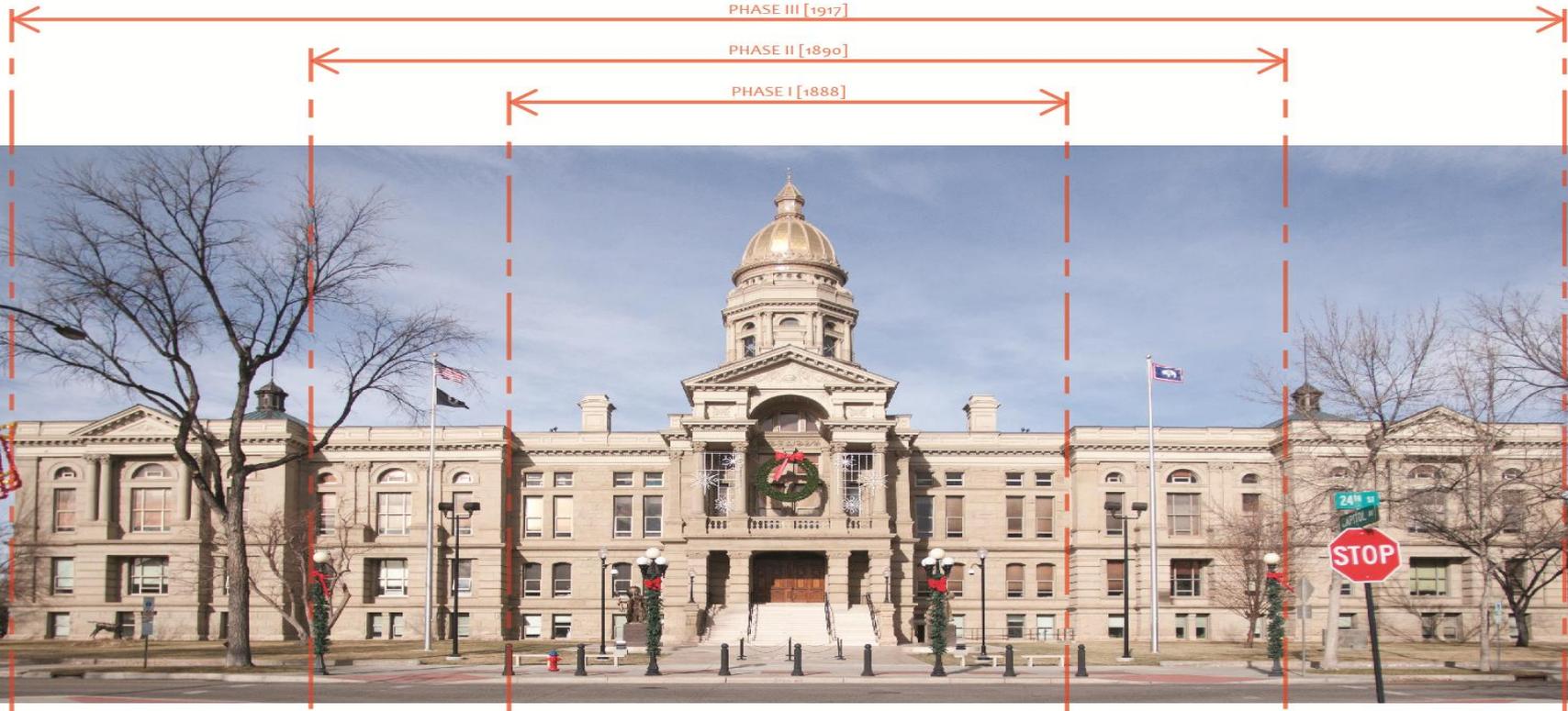
Our Findings – Site [1930's]



Our Findings – Site [1970]



Our Findings – Site [Today]



**Deferred Maintenance, Obsolete Systems
and Life Safety Risks**

Existing Conditions – Dome [Exterior]



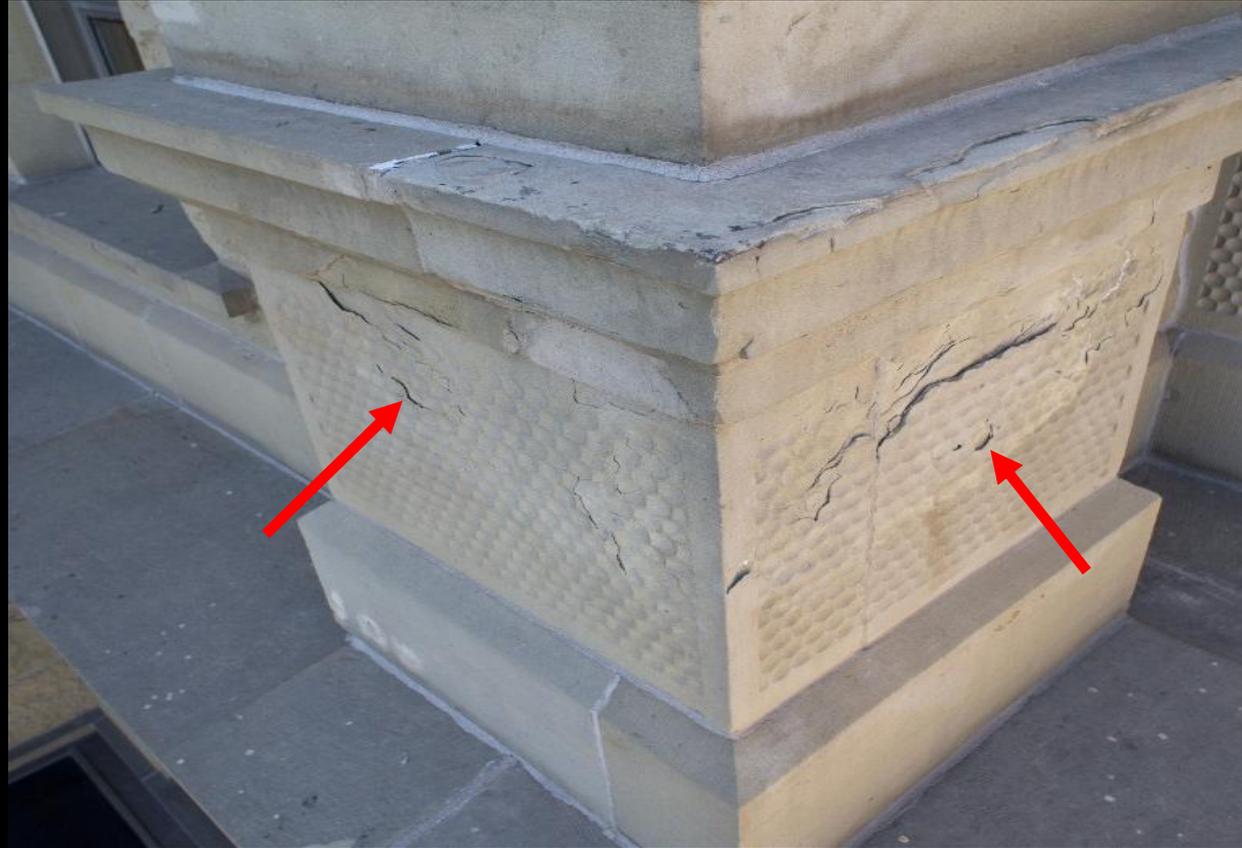
Existing Conditions – Dome [Exterior]



Existing Conditions - Masonry



Existing Conditions - Masonry



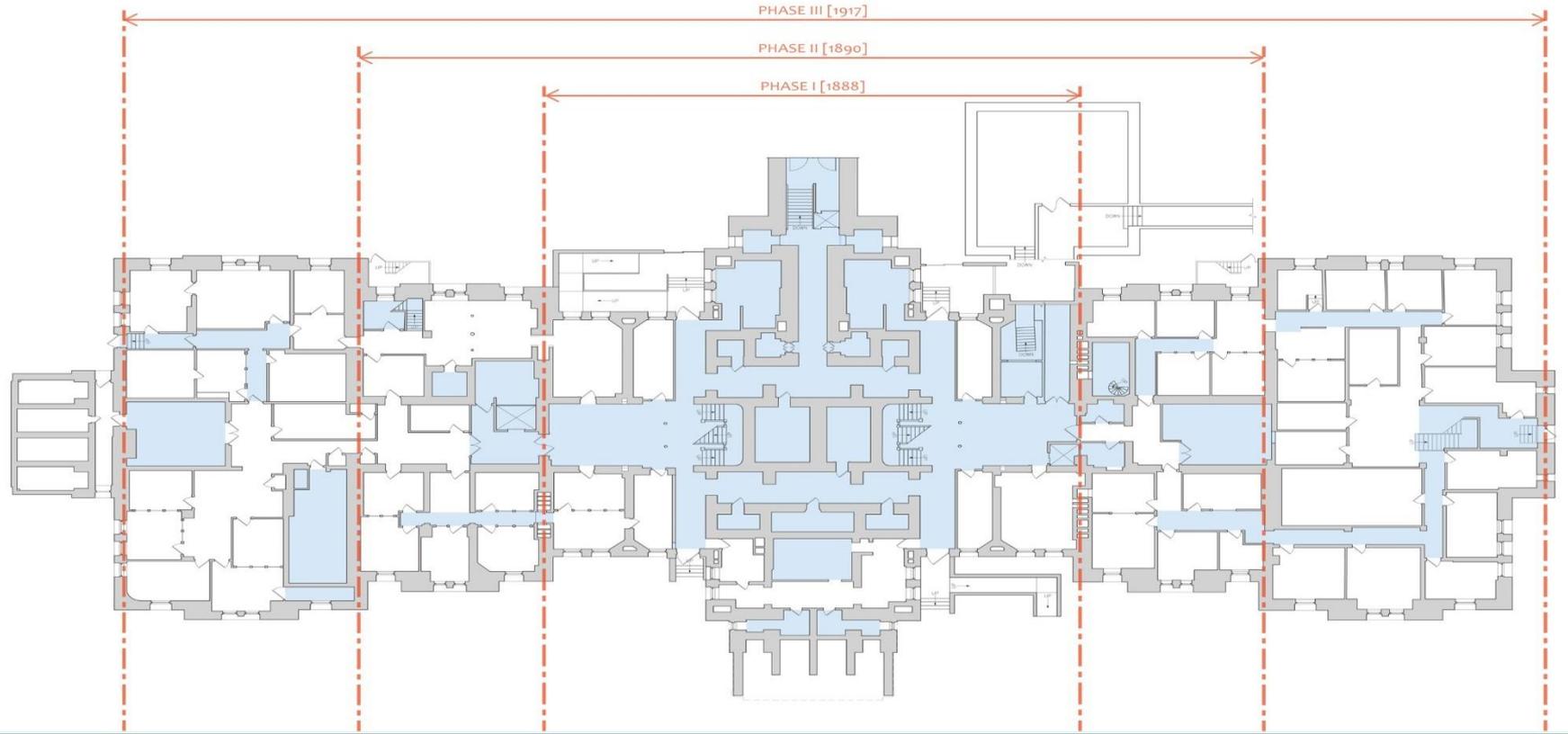
Existing Conditions – Exterior Egress Stairs



Existing Conditions – Exterior Egress Stairs

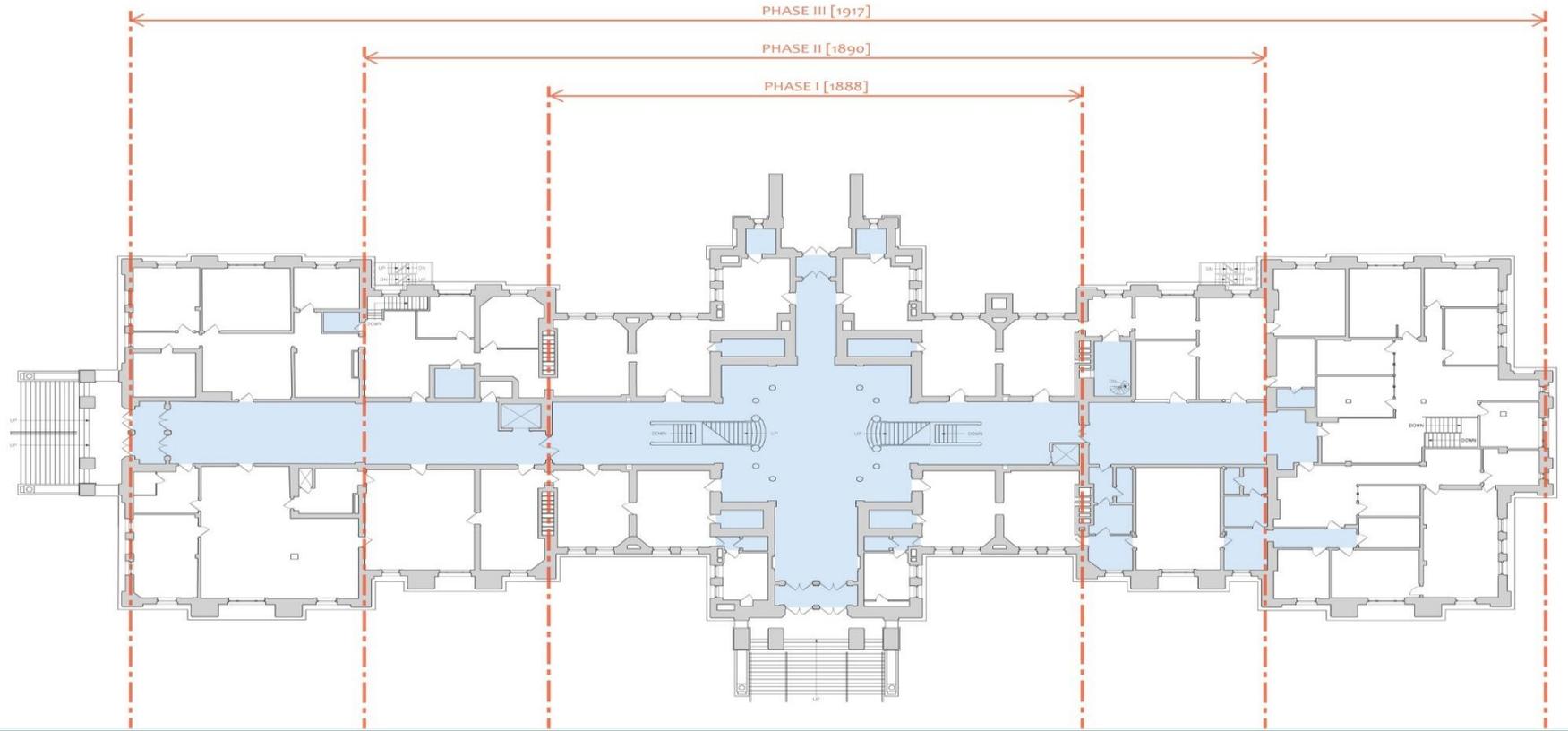


Non-Conditioned Spaces



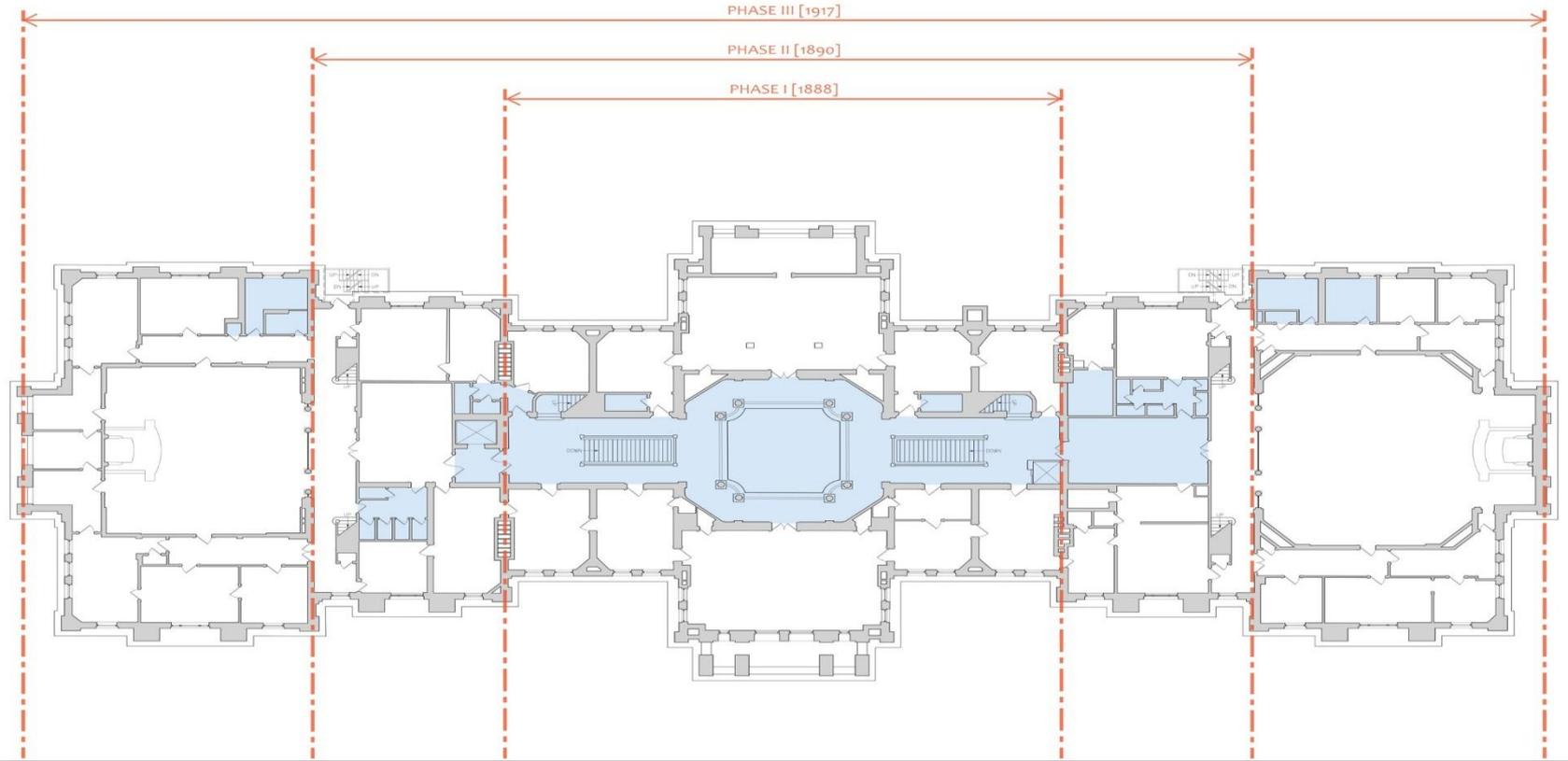
Basement Level Plan

Non-Conditioned Spaces



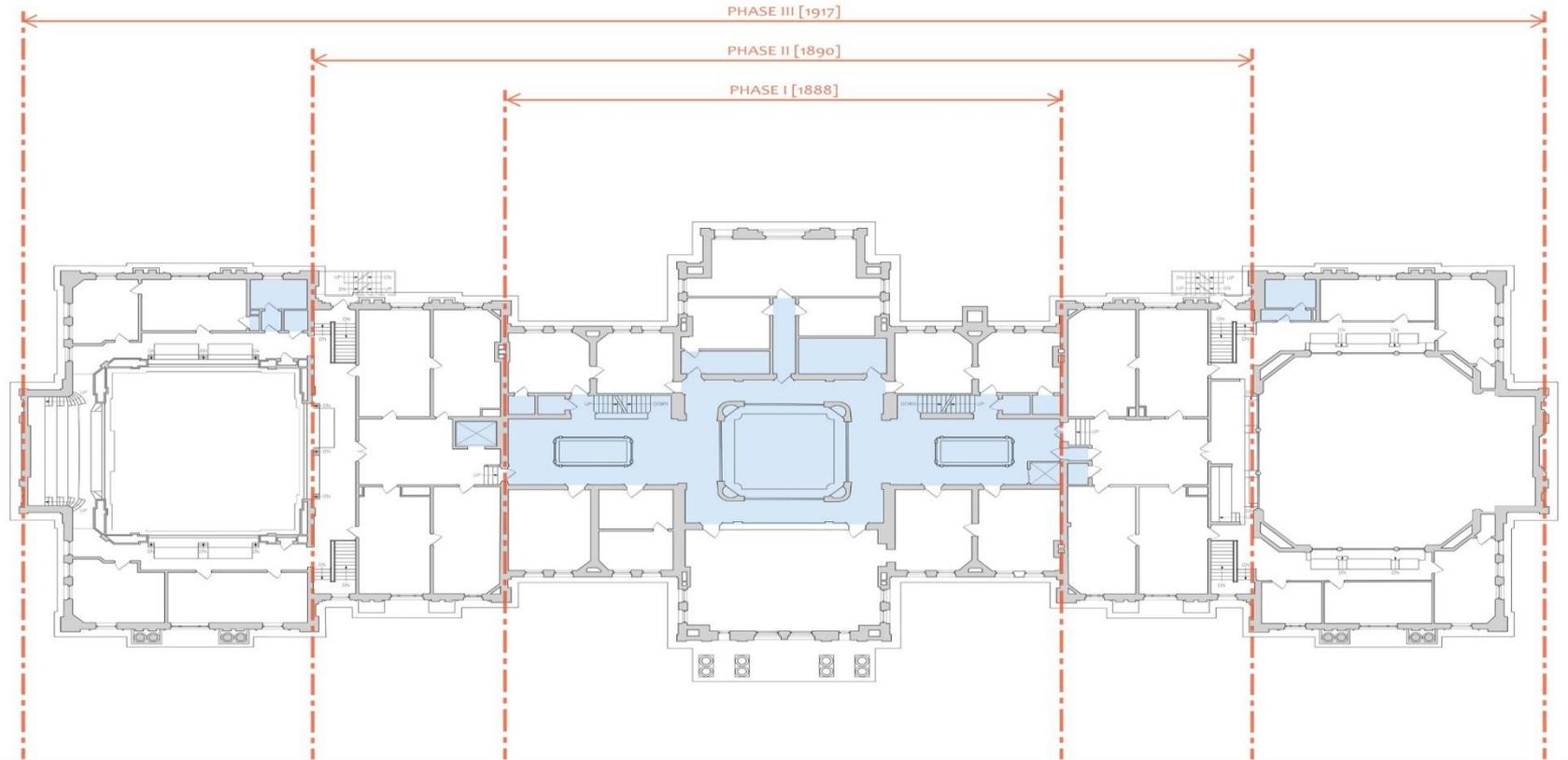
First Floor Plan

Non-Conditioned Spaces



Second Floor Plan

Non-Conditioned Spaces



Third Floor Plan







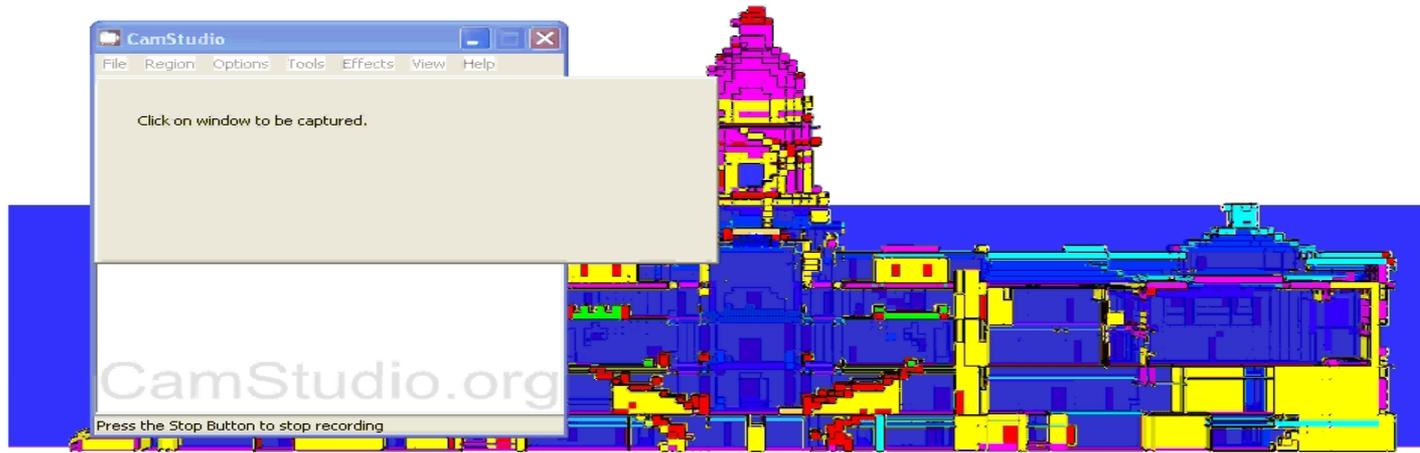




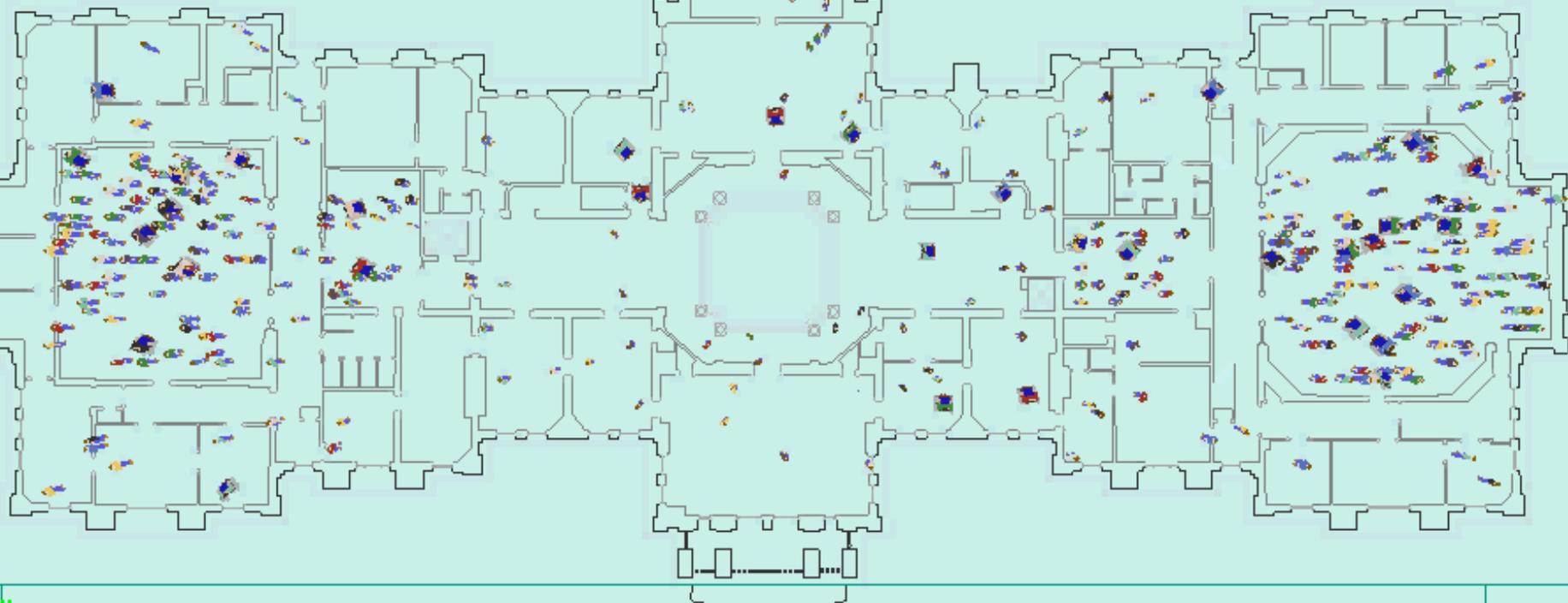
CamStudio
File Region Options Tools Effects View Help

Click on window to be captured.

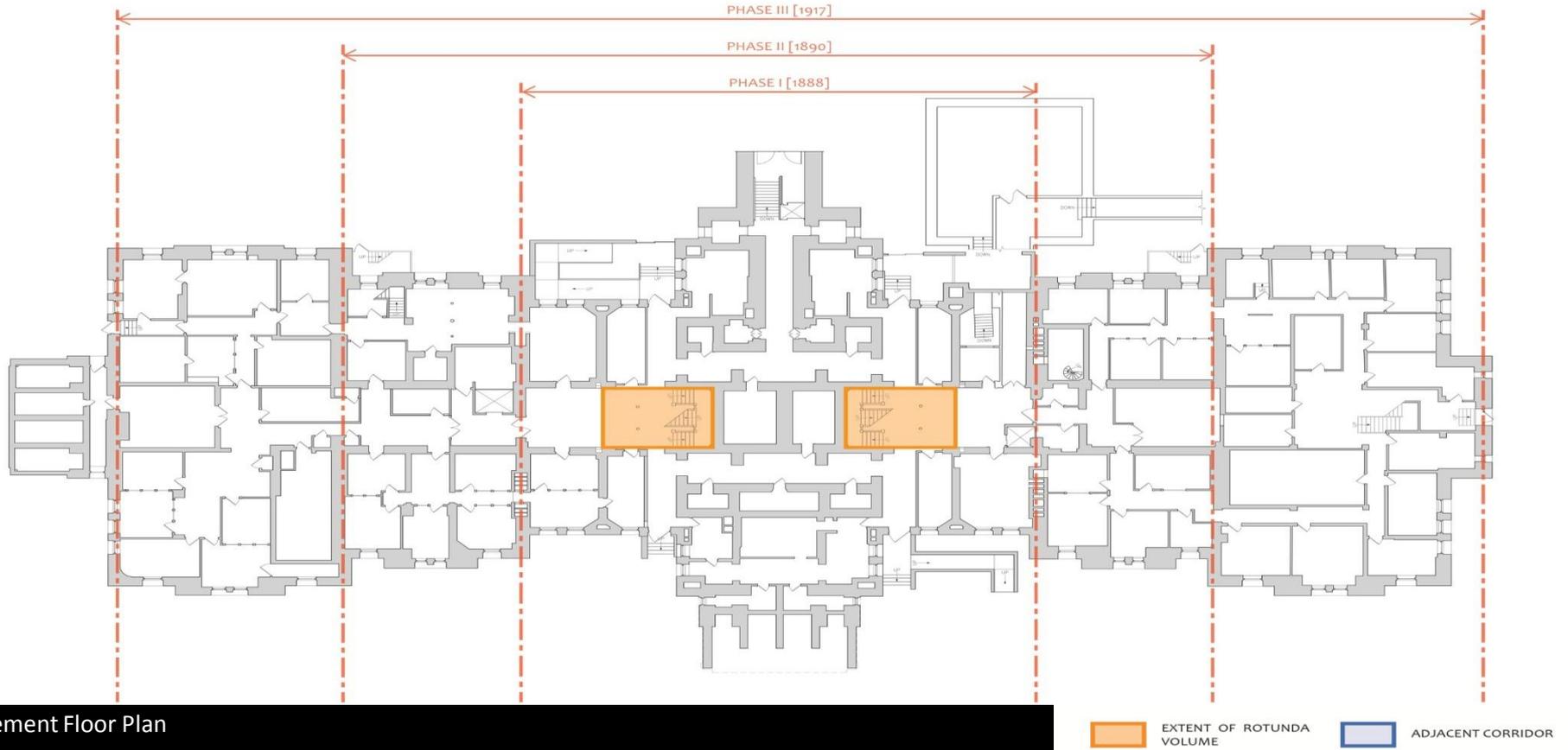
CamStudio.org
Press the Stop Button to stop recording



TIME: 0:00:00

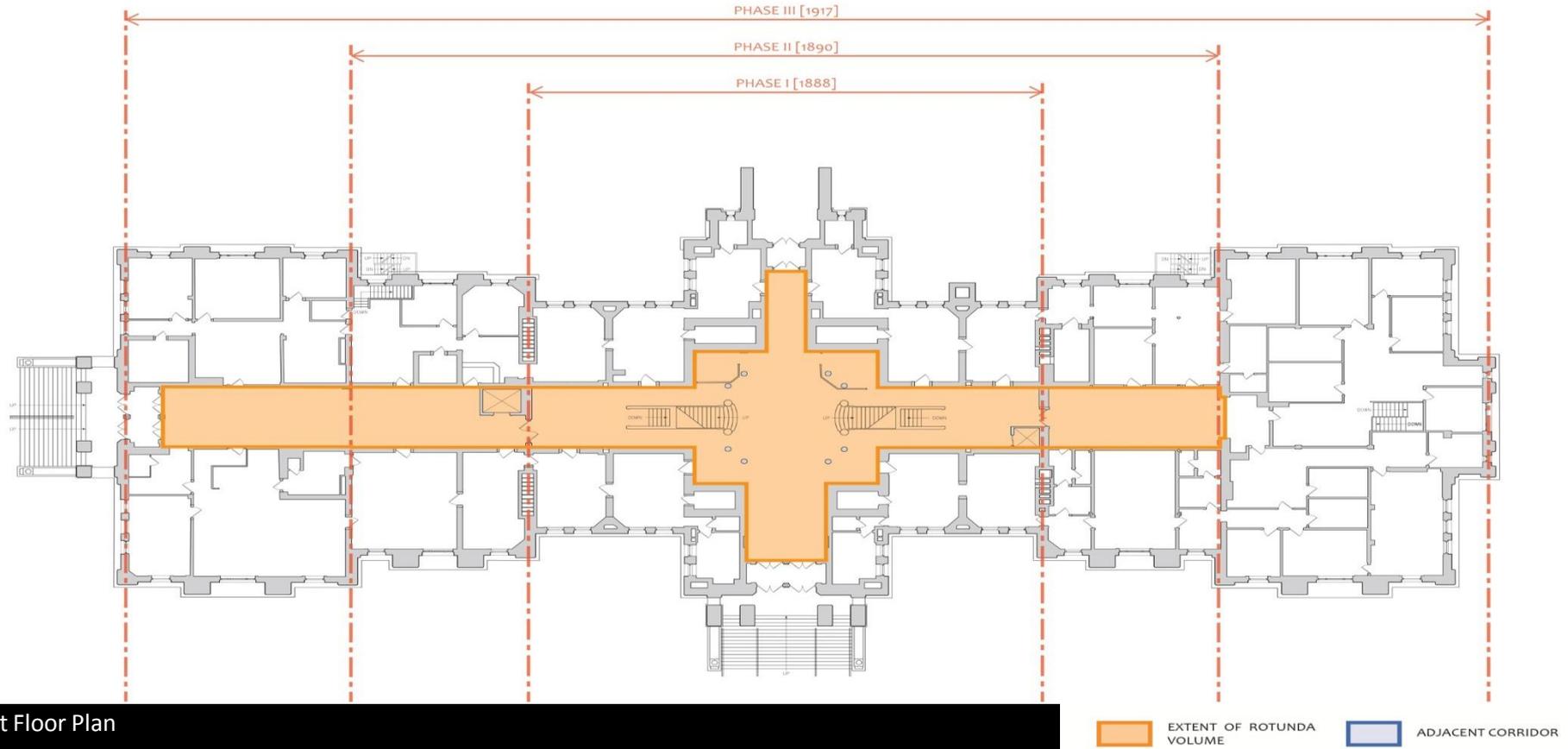


Code Analysis



Basement Floor Plan

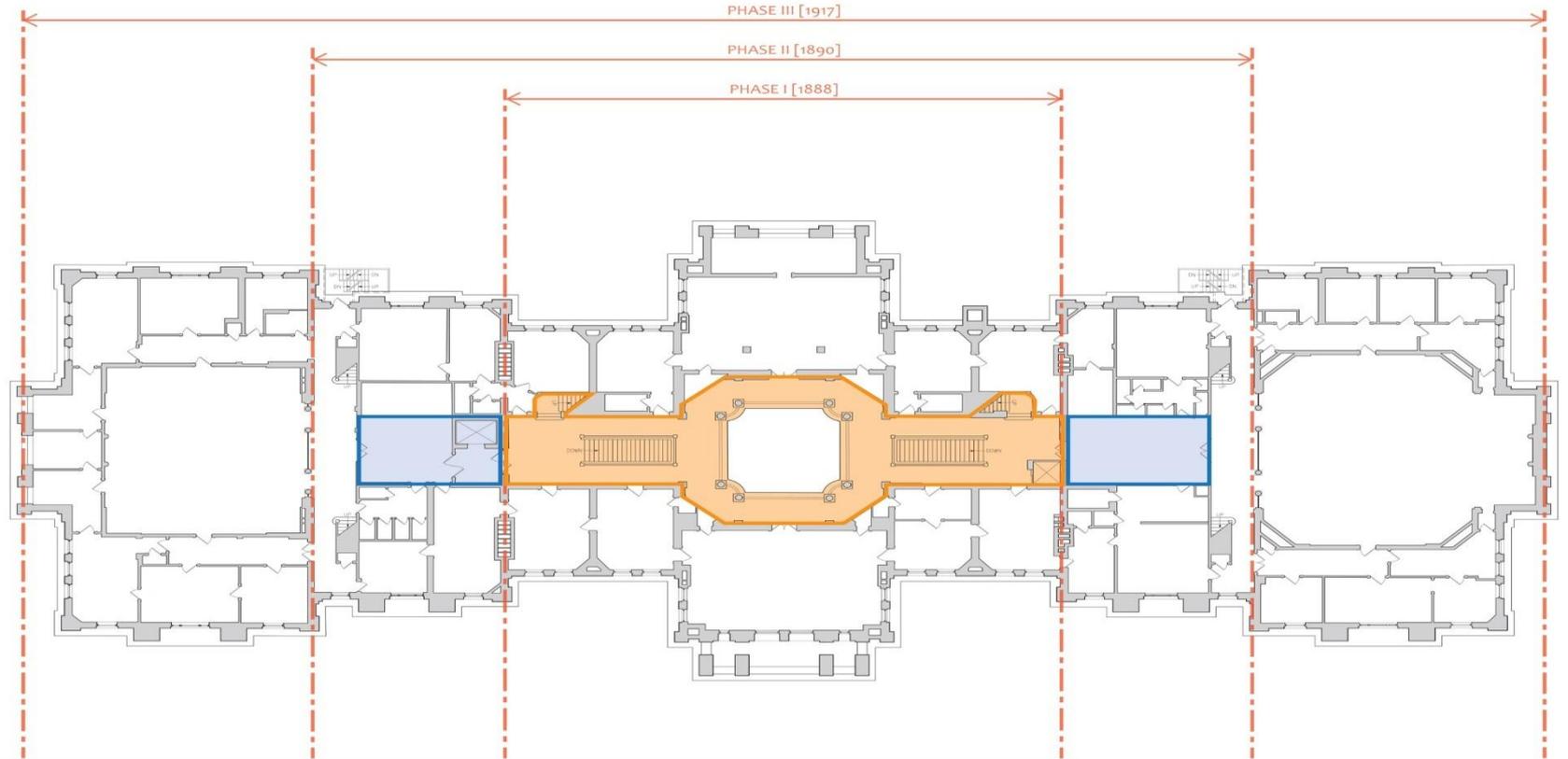
Code Analysis



First Floor Plan

EXTENT OF ROTUNDA VOLUME
ADJACENT CORRIDOR VOLUME

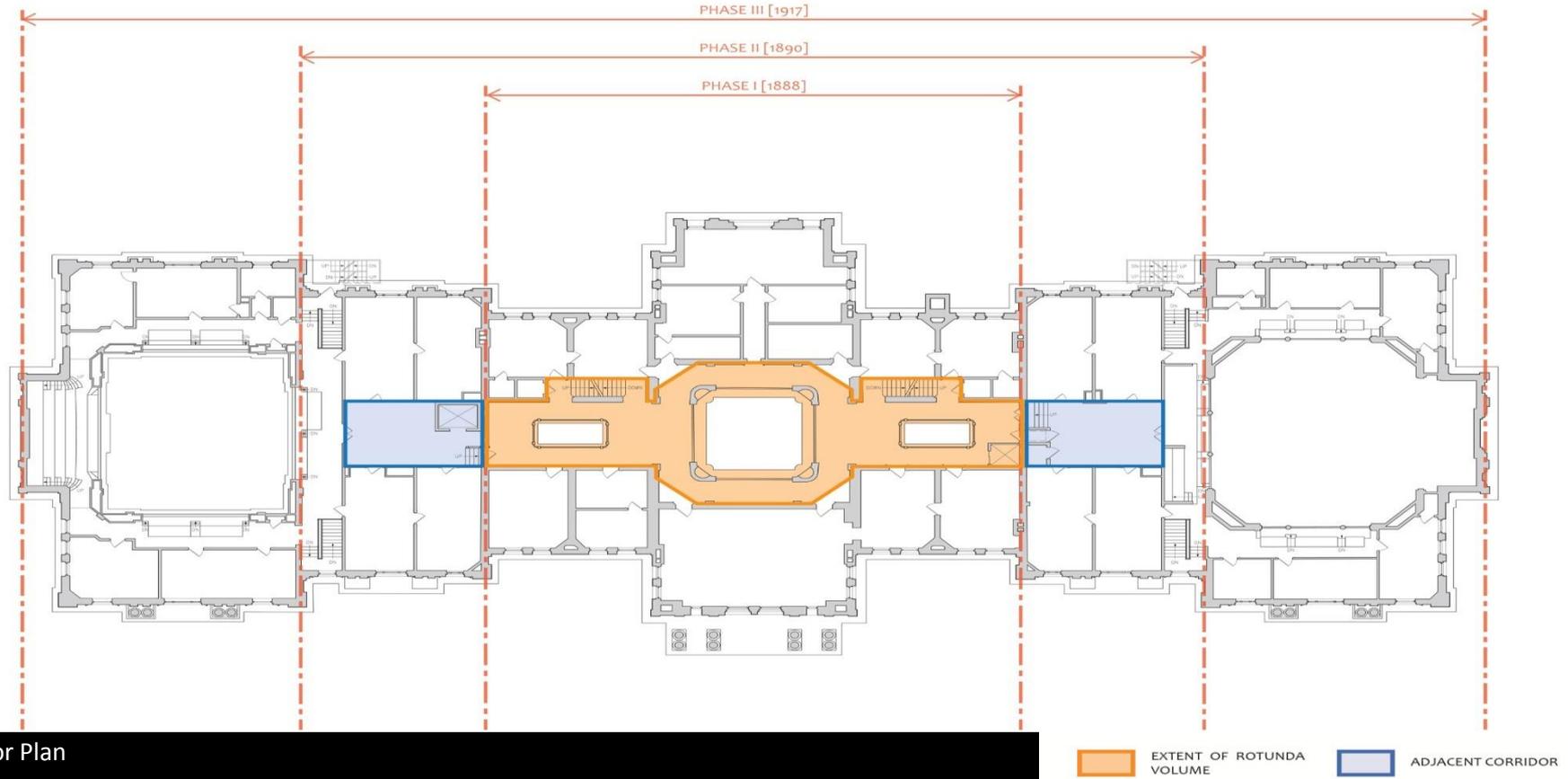
Code Analysis



Second Floor Plan

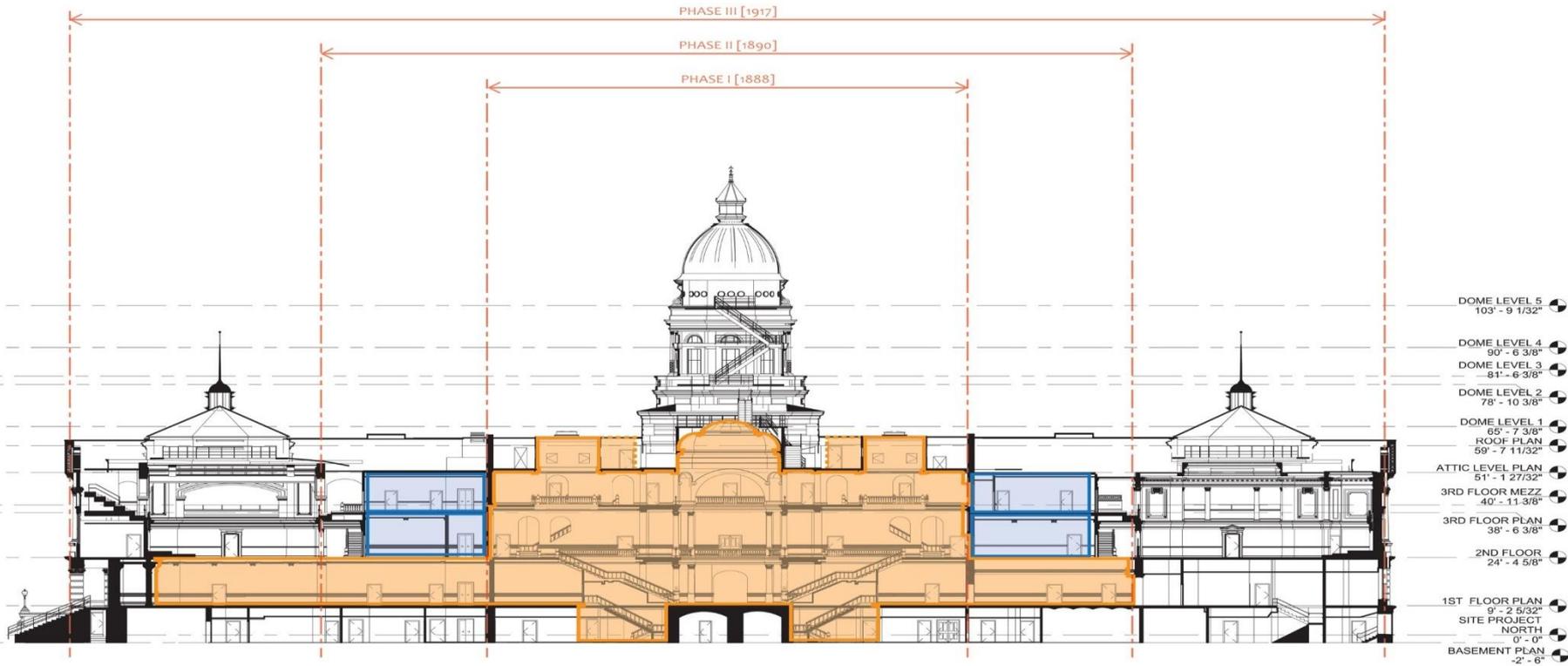
 EXTENT OF ROTUNDA VOLUME  ADJACENT CORRIDOR

Code Analysis



Third Floor Plan

Code Analysis

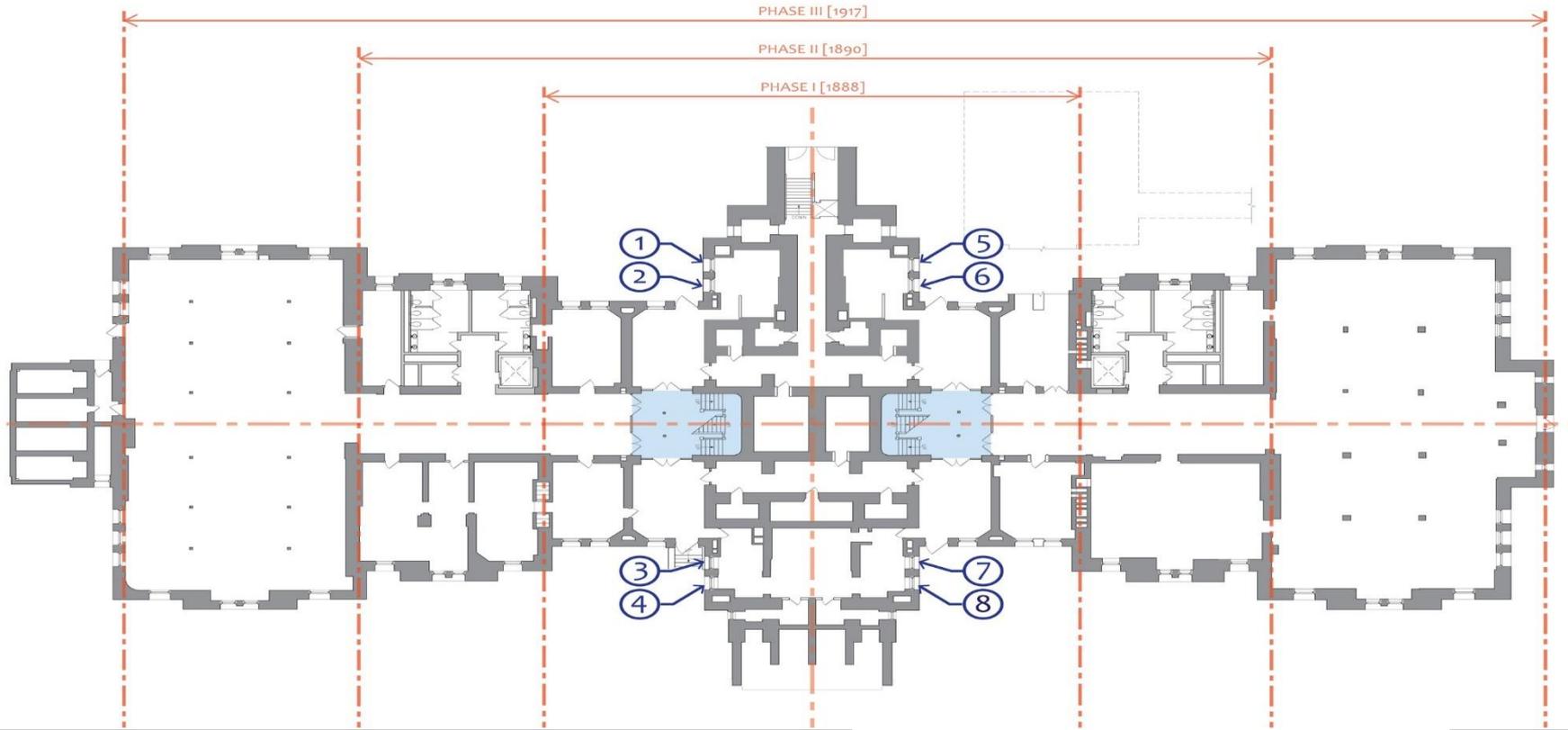


Longitudinal Section

EXTENT OF ROTUNDA VOLUME

ADJACENT CORRIDOR

Code Compliance - Make-up Air Options

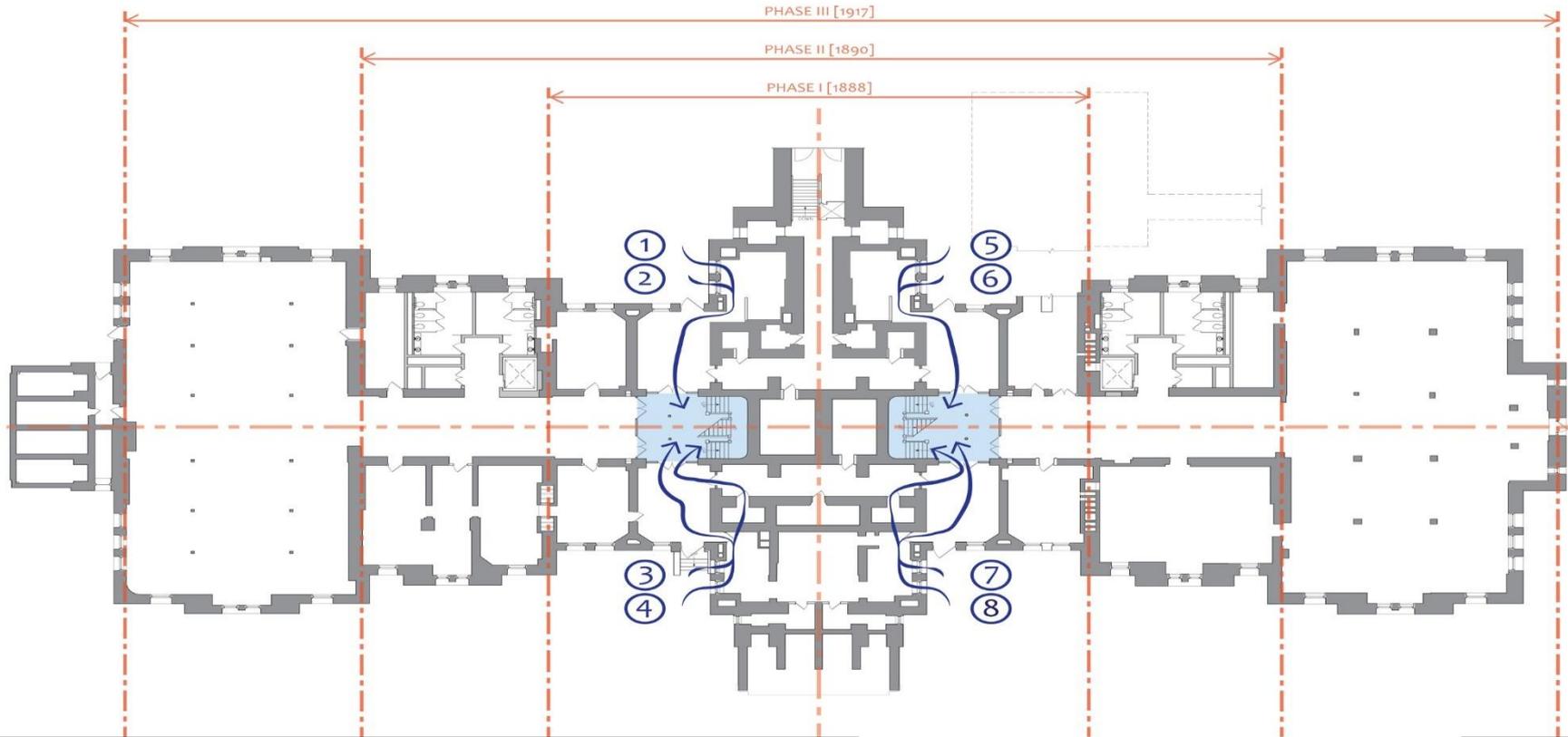


Basement Level Plan

MAKE-UP AIR AT FOUR
[4] DOOR LOCATIONS

MAKE-UP AIR AT EIGHT
[8] WINDOW LOCATIONS

Code Compliance - Make-up Air Options



Basement Level Plan

MAKE-UP AIR AT FOUR [4] DOOR LOCATIONS

MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

Code Compliance - Smoke Evacuation



First Floor Rotunda – East Monumental Stair

Code Compliance - Smoke Evacuation



First Floor Rotunda – East Monumental Stair

Code Compliance - Smoke Evacuation



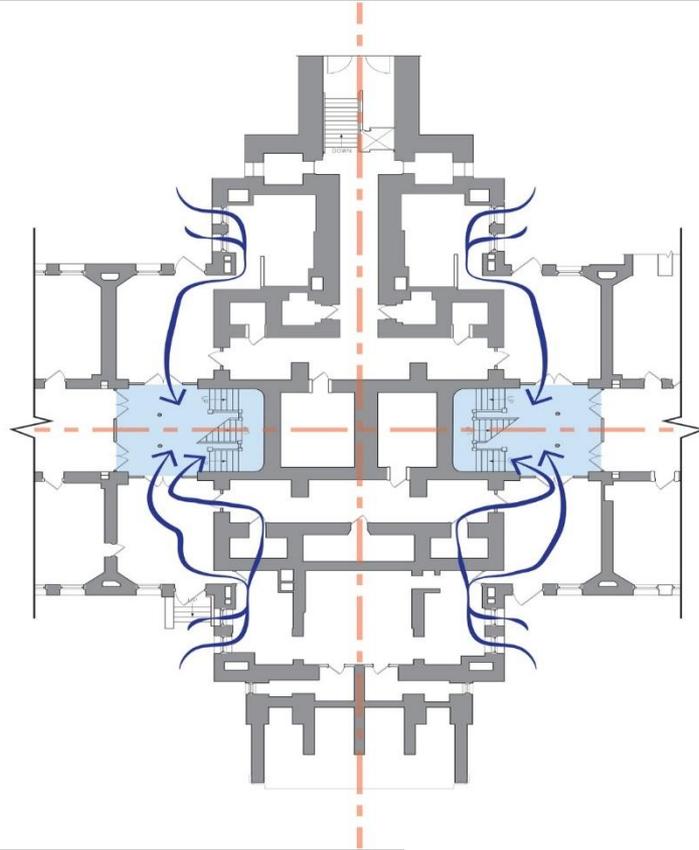
First Floor Corridor – Basement Communicating Stair

Code Compliance - Smoke Evacuation



First Floor Corridor – Basement Communicating Stair

Code Compliance - Make-up Air Options

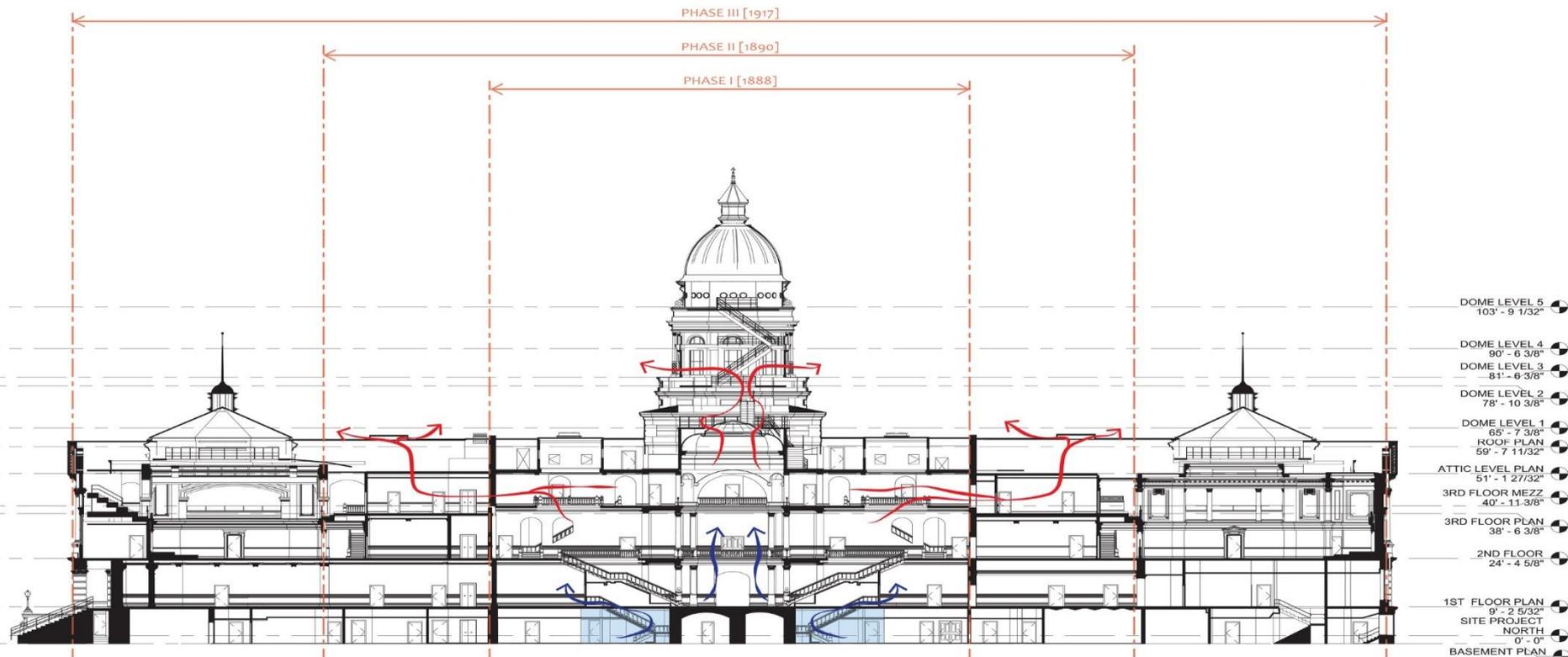


Basement Level Plan

MAKE-UP AIR AT FOUR
[4] DOOR LOCATIONS

MAKE-UP AIR AT EIGHT
[8] WINDOW LOCATIONS

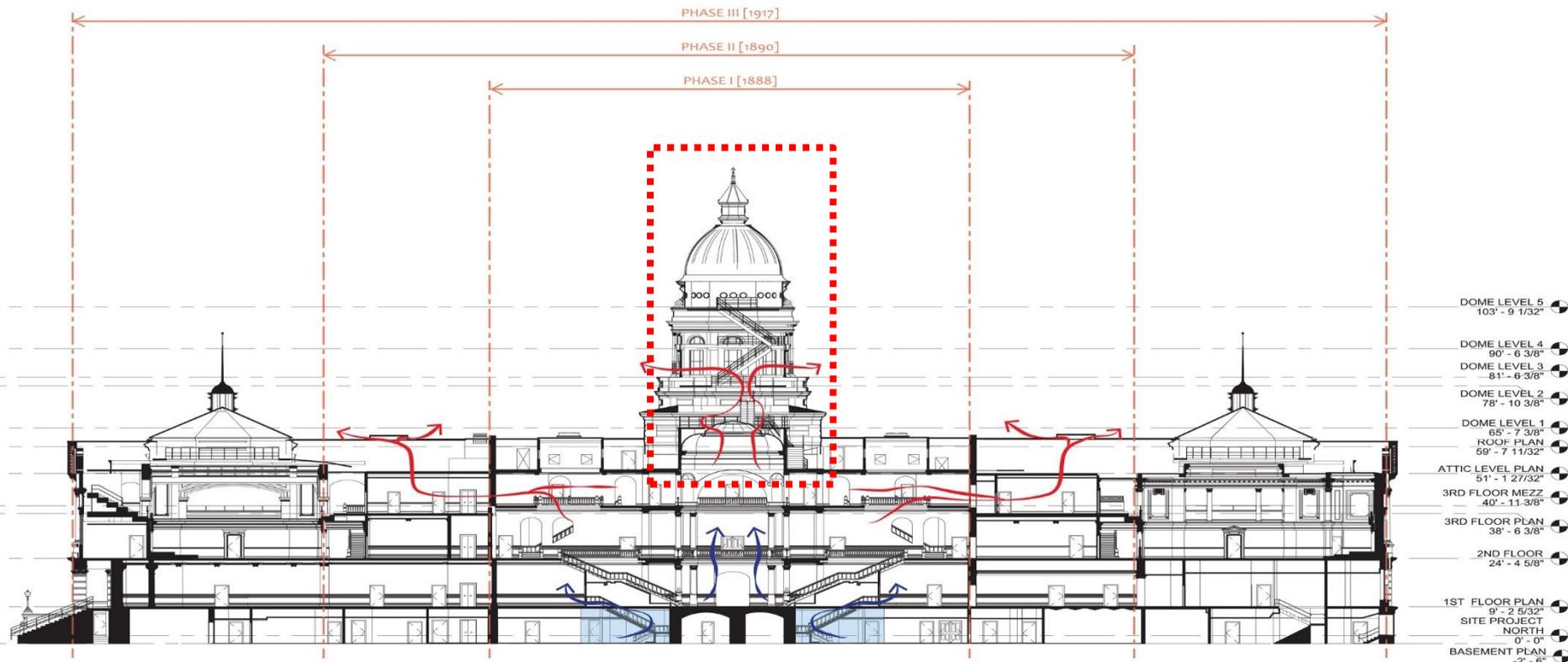
Code Compliance - Smoke Evacuation



Longitudinal Section – Looking North Toward Herschler

← SMOKE EXHAUST AIR
 ← MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

Code Compliance - Smoke Evacuation



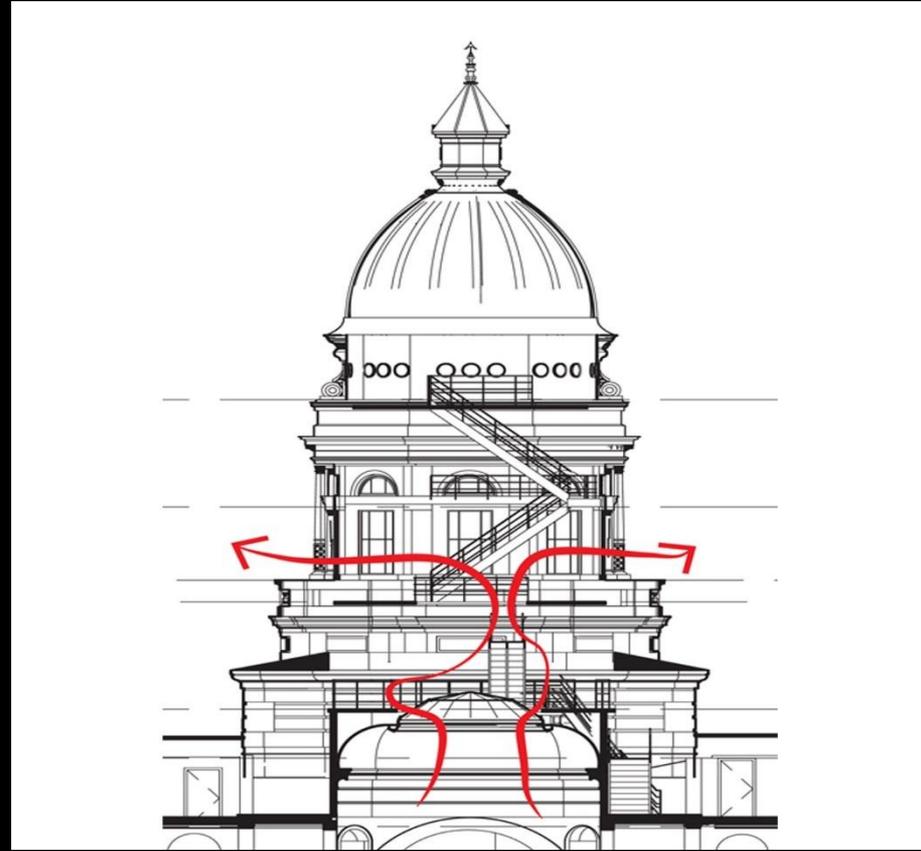
Longitudinal Section – Looking North Toward Herschler

← SMOKE EXHAUST AIR
 ← MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

Code Compliance - Smoke Evacuation



View of the Rotunda Laylight, From Below

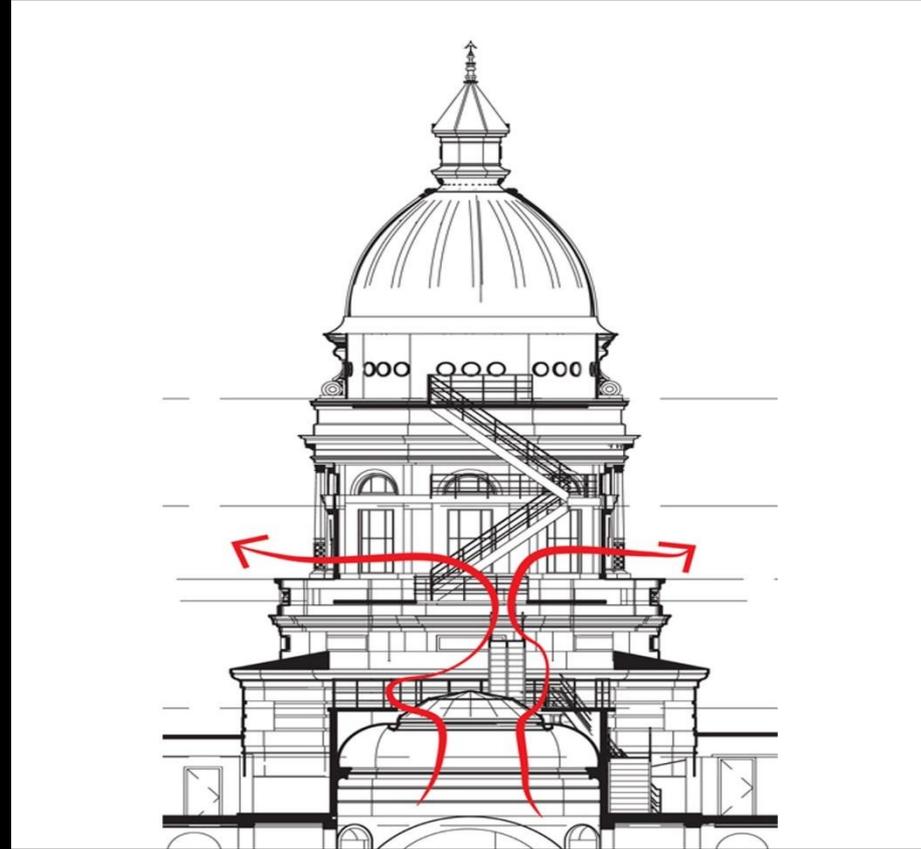


Smoke Evacuation at the Dome Level

Code Compliance - Smoke Evacuation

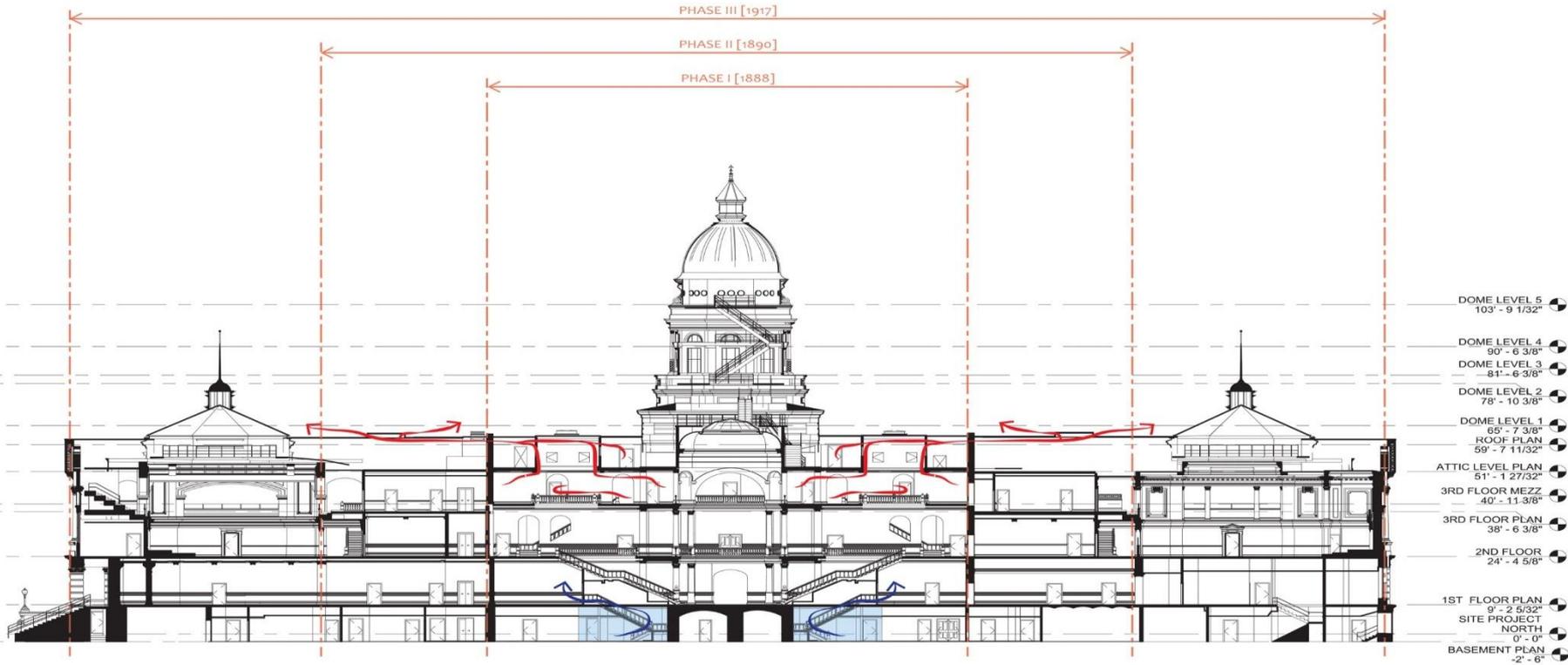


View of the Rotunda Laylight, From Below



Smoke Evacuation at the Dome Level

Code Compliance - Smoke Evacuation

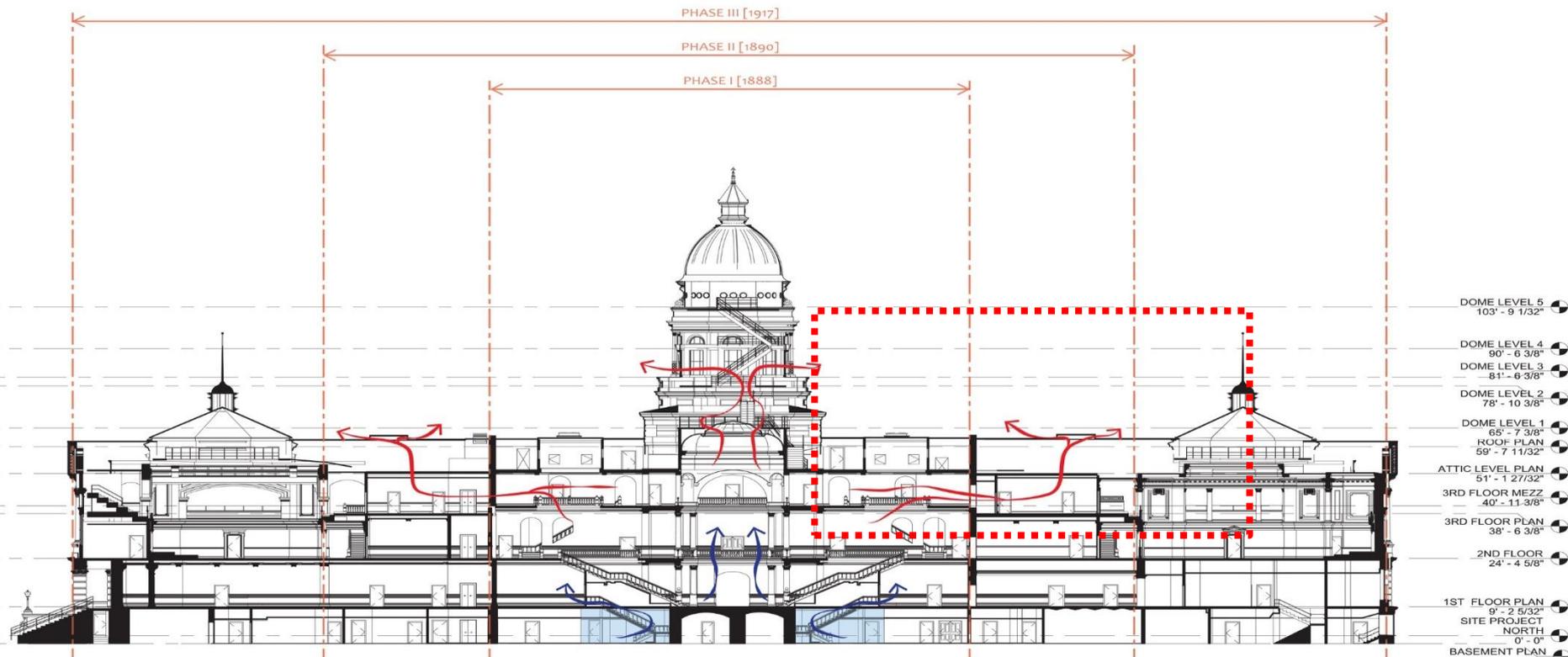


Longitudinal Section – Looking North Toward Herschler

← SMOKE EXHAUST AIR

← MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

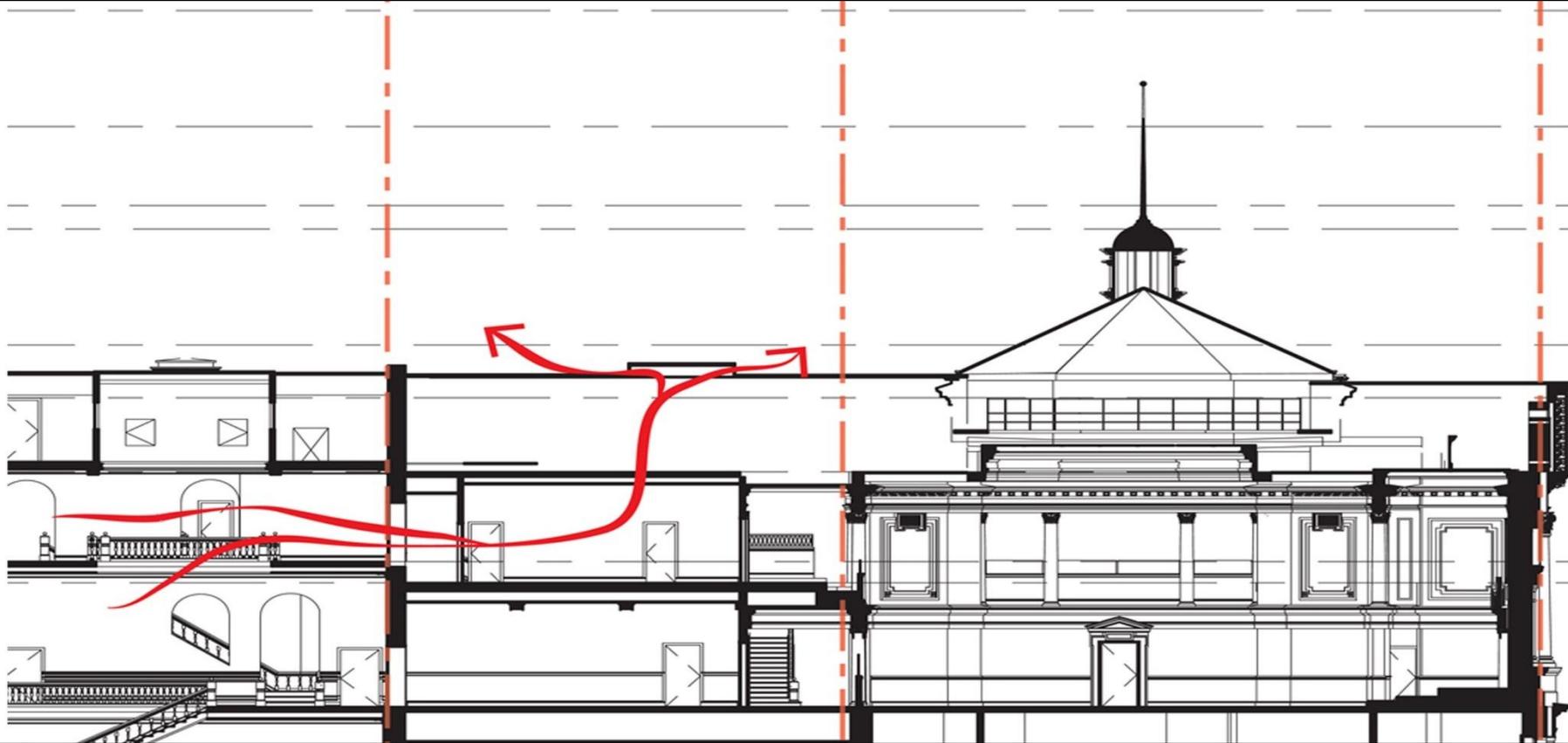
Code Compliance - Smoke Evacuation



Longitudinal Section – Looking North Toward Herschler

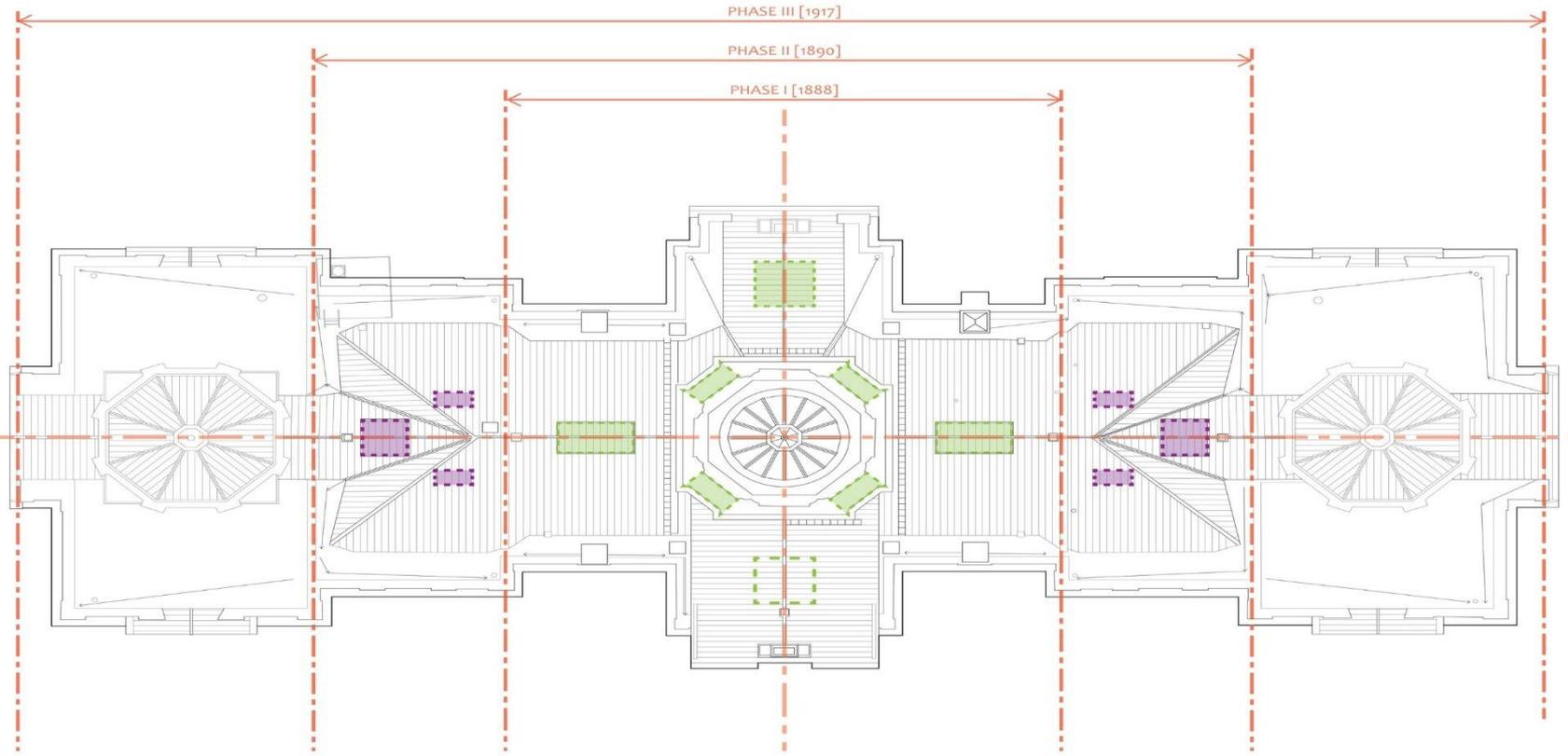
← SMOKE EXHAUST AIR
 ← MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

Code Compliance - Smoke Evacuation



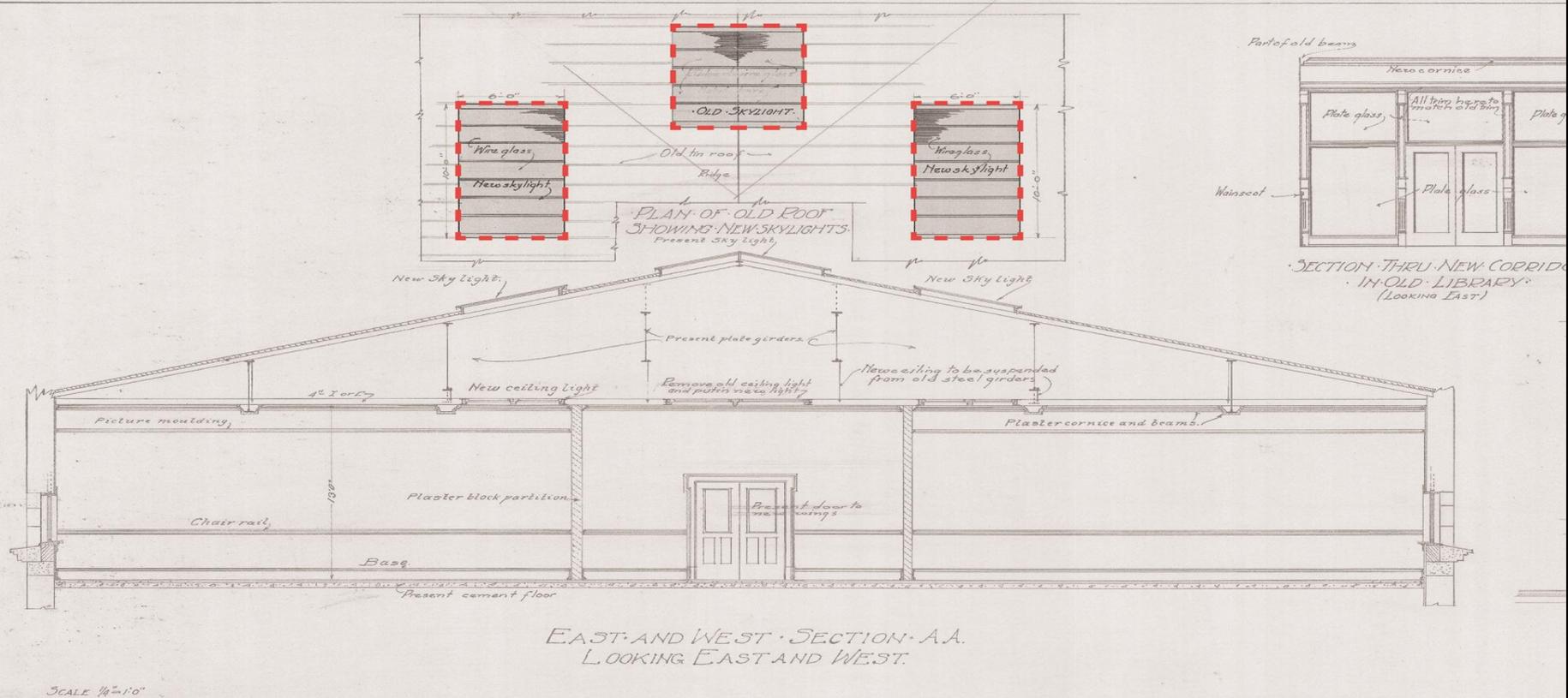
Longitudinal Section – Looking North Toward Herschler at Historic Skylight Location

Code Compliance - Smoke Evacuation



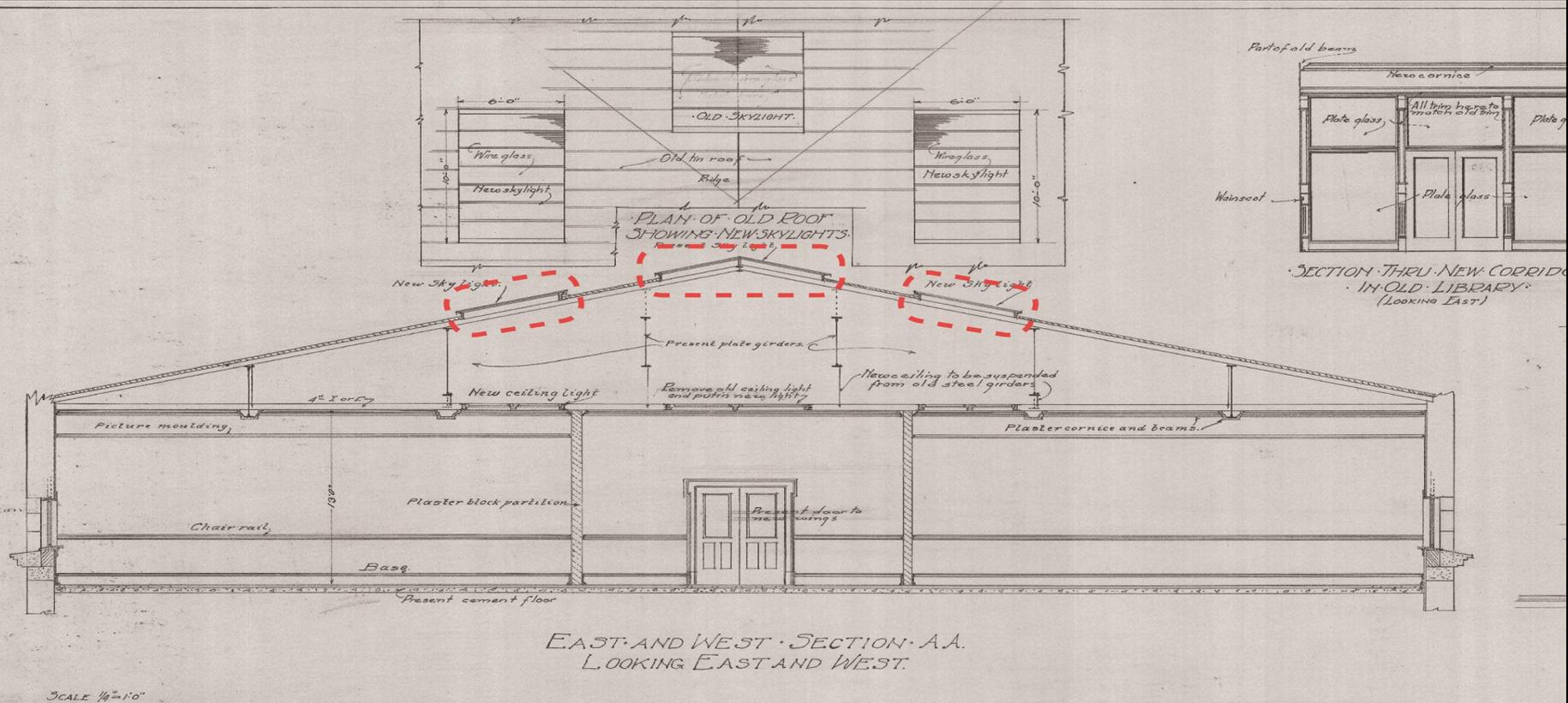
Roof Plan

Code Compliance - Smoke Evacuation



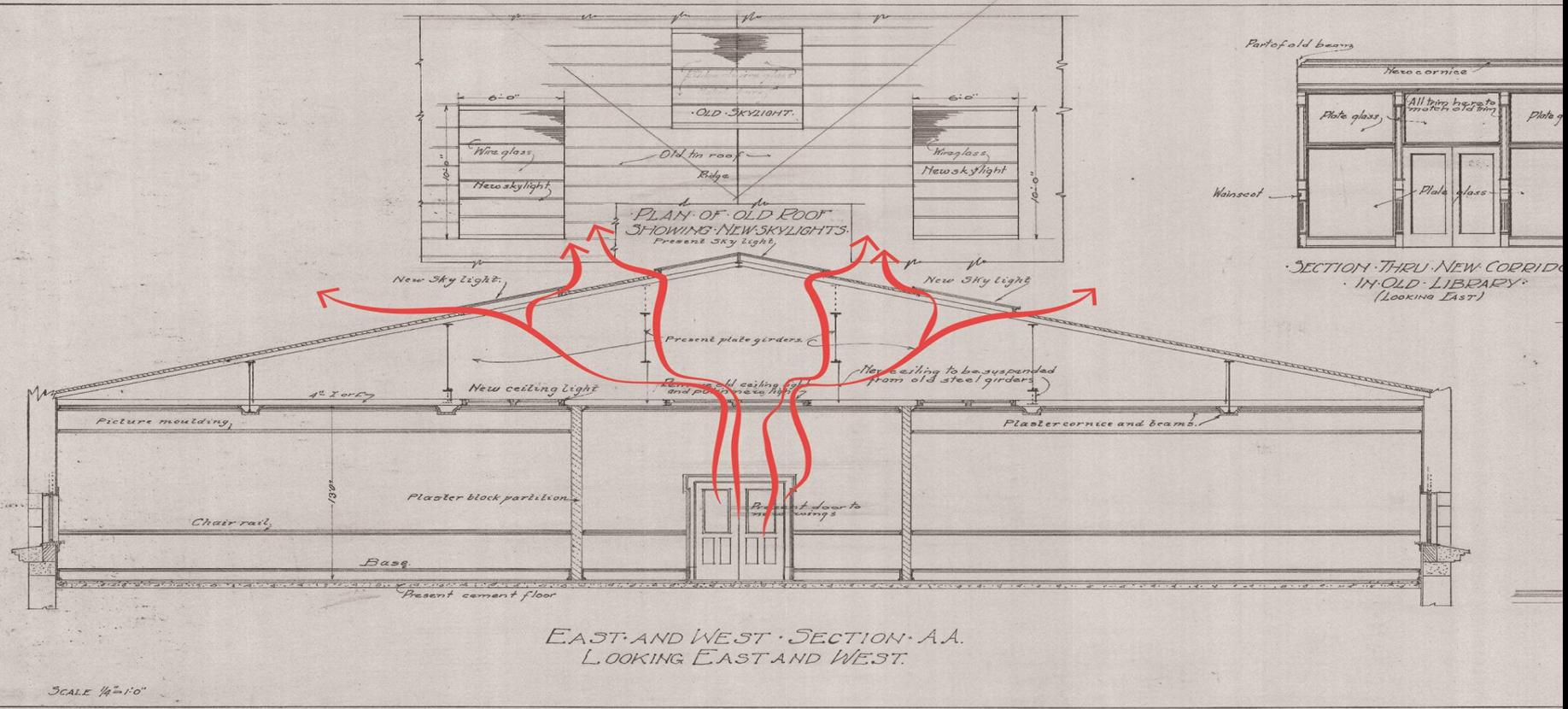
East Wing Section Through the Third Floor and Attic Levels

Code Compliance - Smoke Evacuation



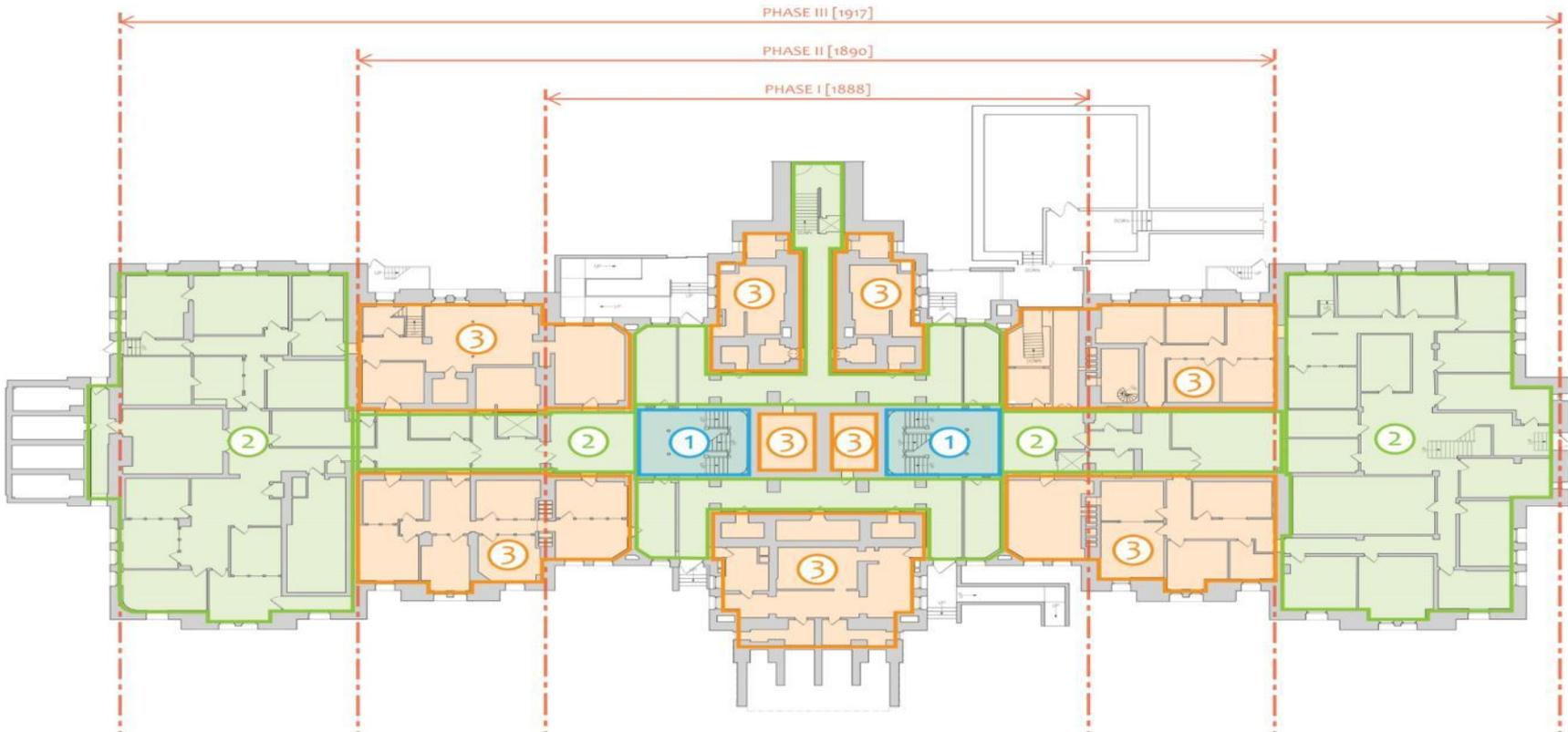
East Wing Section Through the Third Floor and Attic Levels

Code Compliance - Smoke Evacuation



East Wing Section Through the Third Floor and Attic Levels

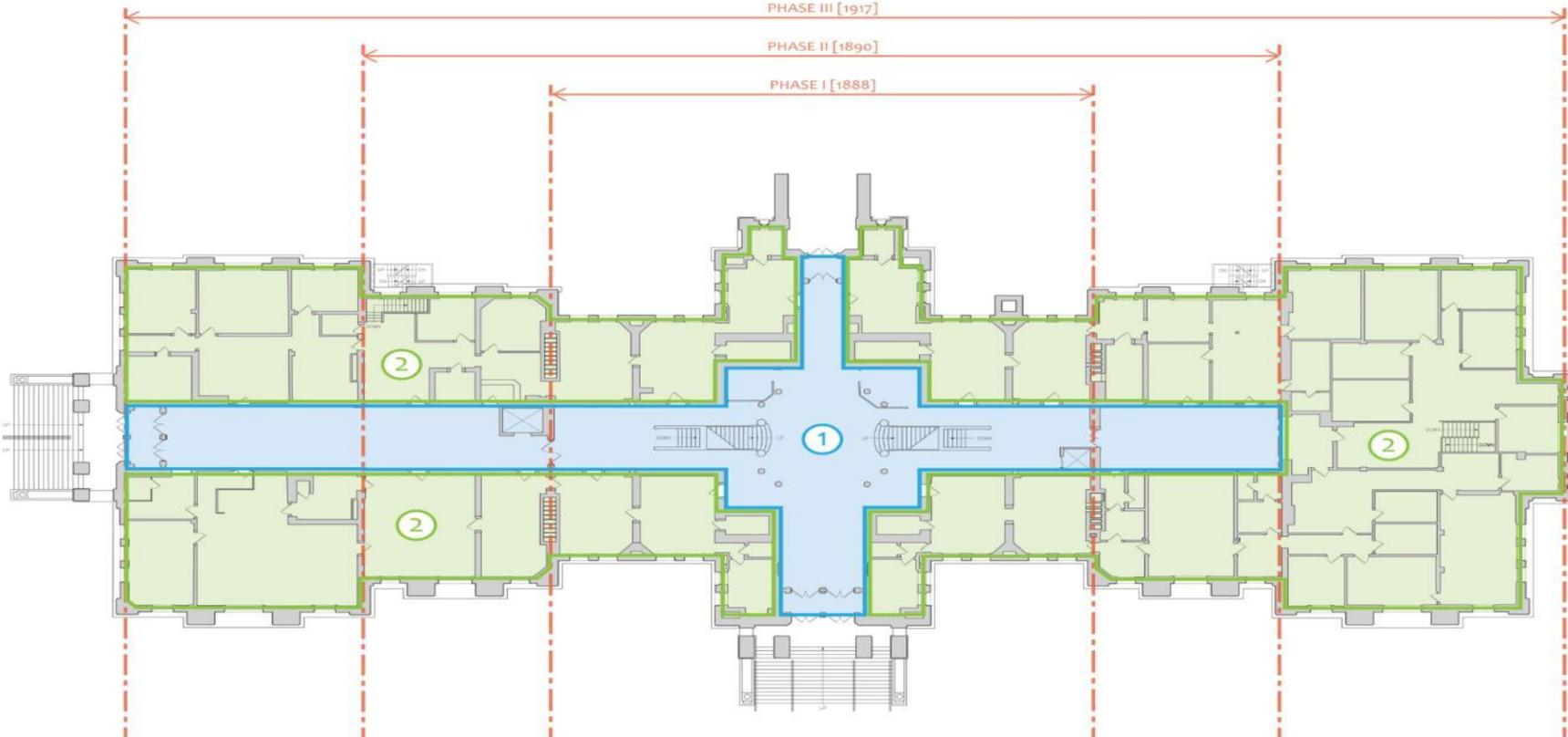
Building Analysis



Basement Level Plan

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

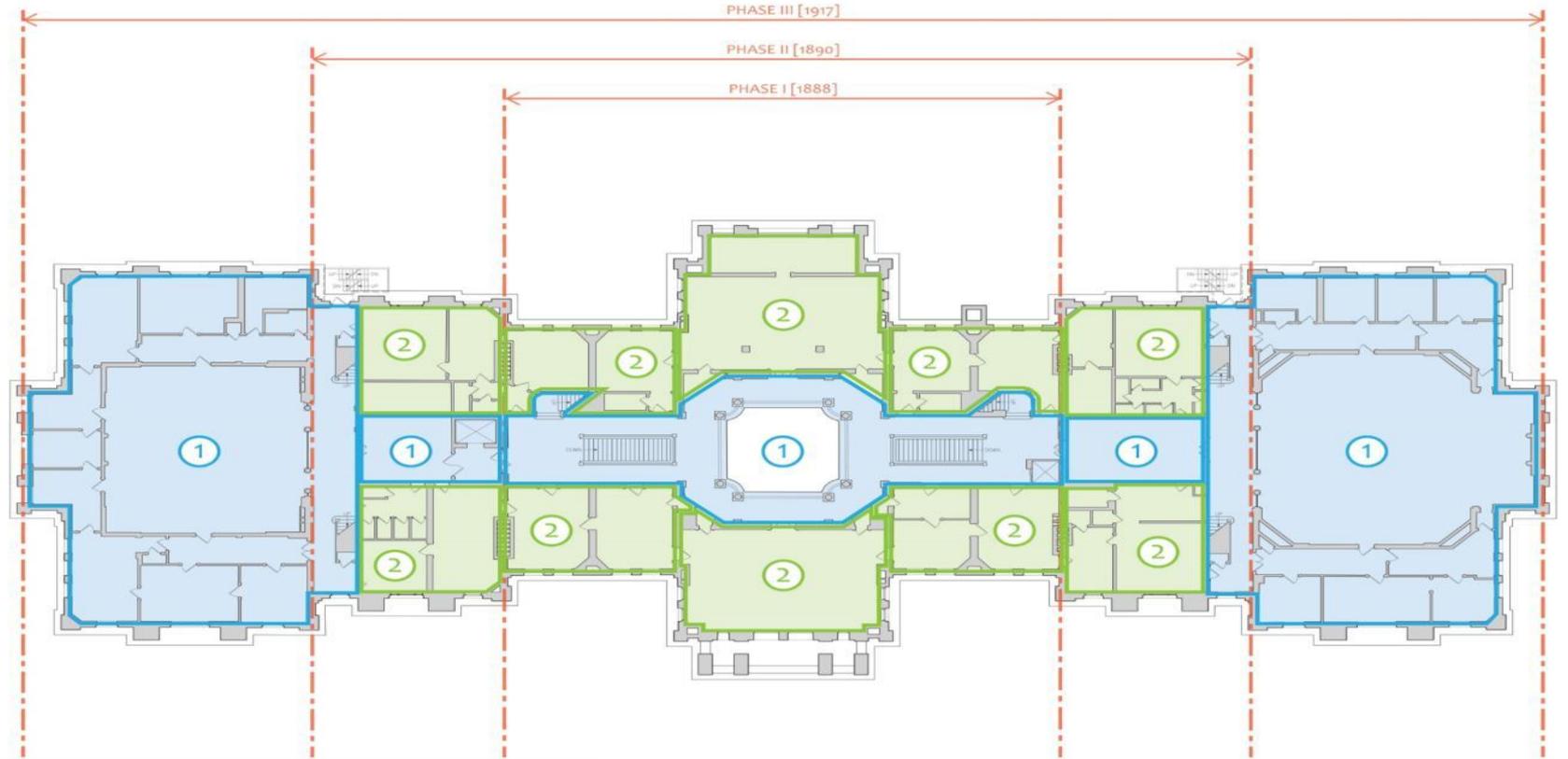
Building Analysis



First Floor Plan

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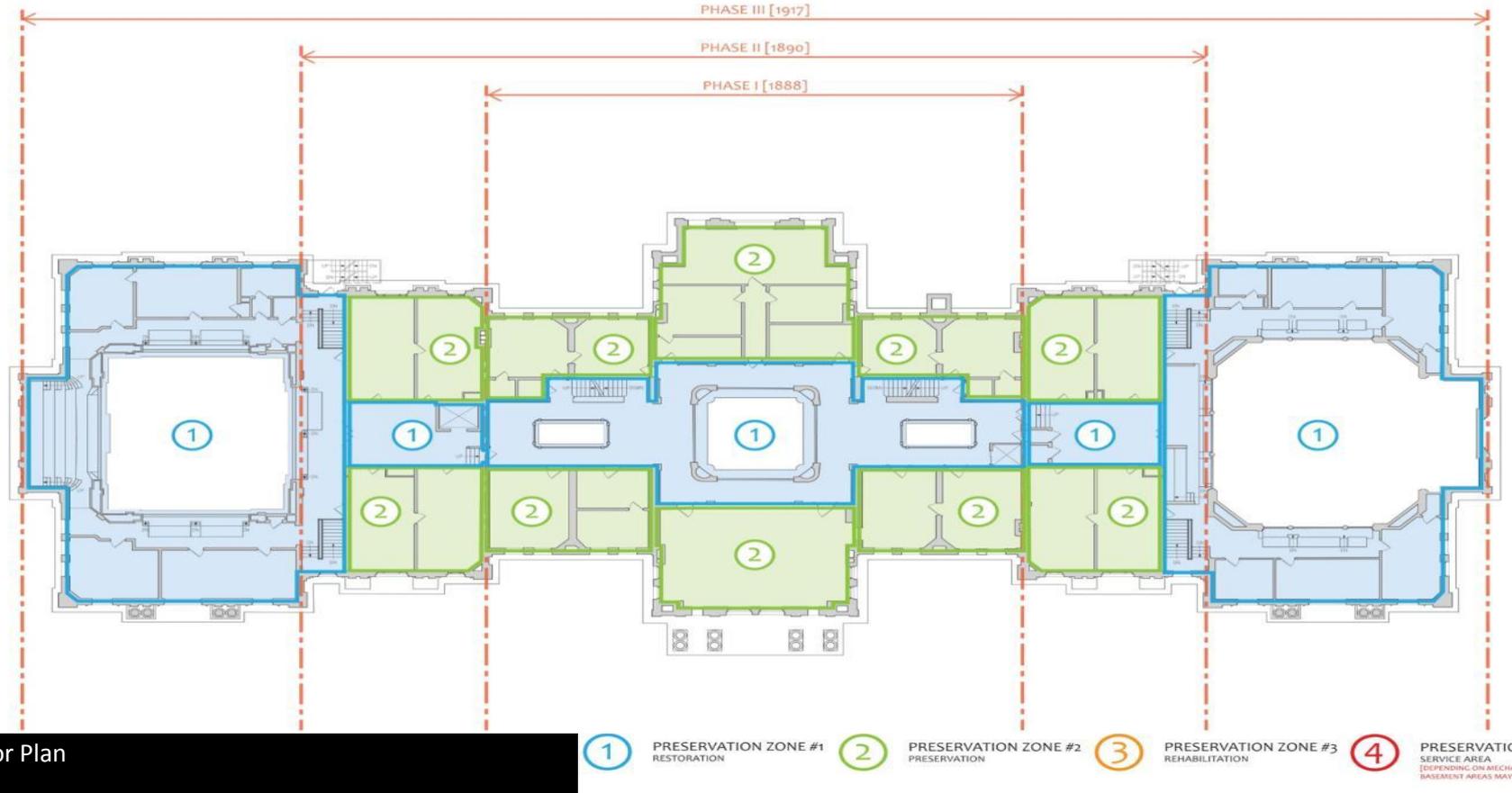
Building Analysis



Second Floor Plan

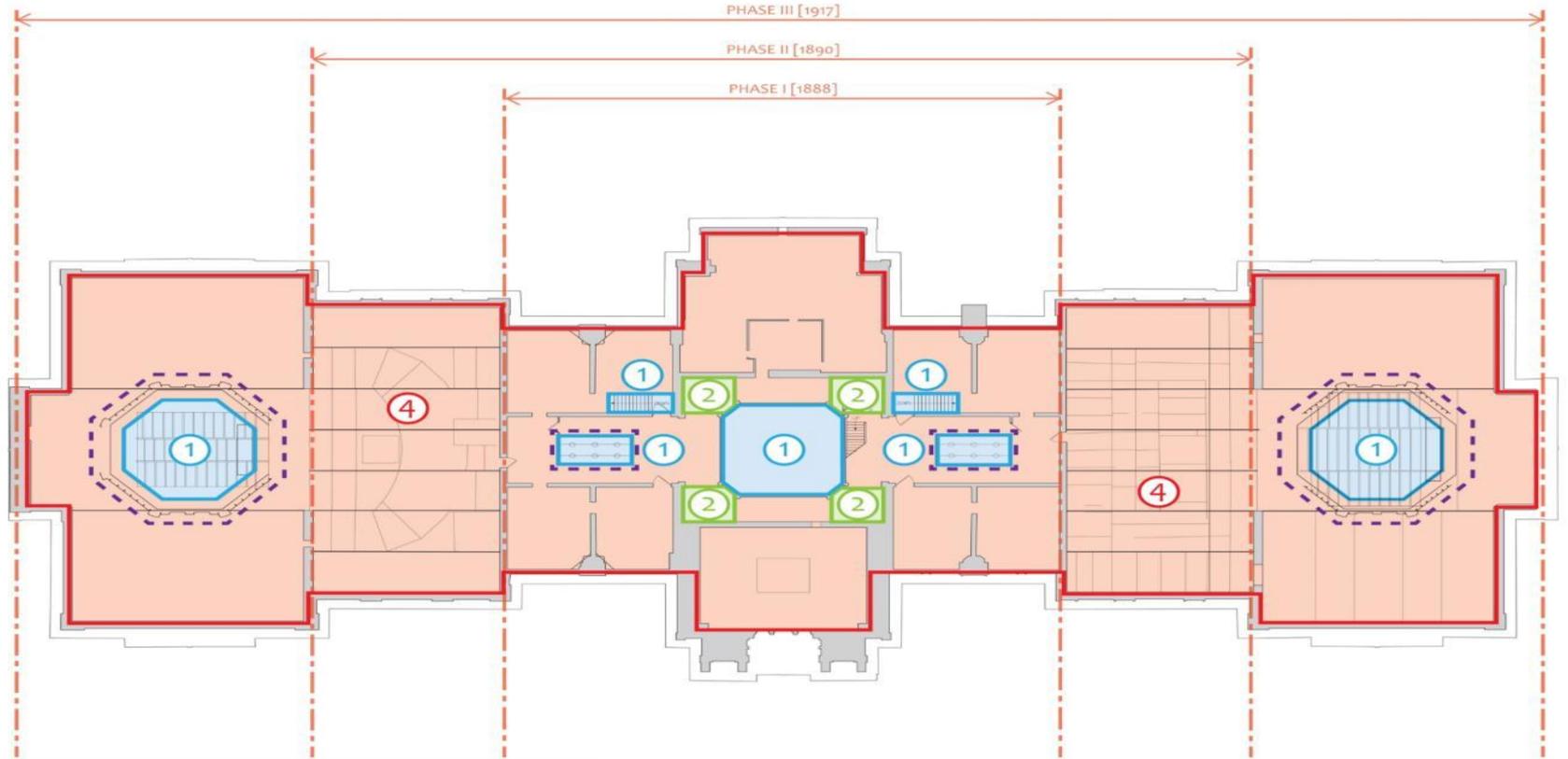
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- 3** PRESERVATION ZONE #3 REHABILITATION
- 4** PRESERVATION ZONE #4 SERVICE AREA
[DEPENDENT ON MECHANICAL LAYOUT, SOME BASEMENT AREAS MAY BECOME ZONE #4]

Building Analysis



Third Floor Plan

Building Analysis



Attic Floor Plan



PRESERVATION ZONE #1
RESTORATION



PRESERVATION ZONE #2
PRESERVATION

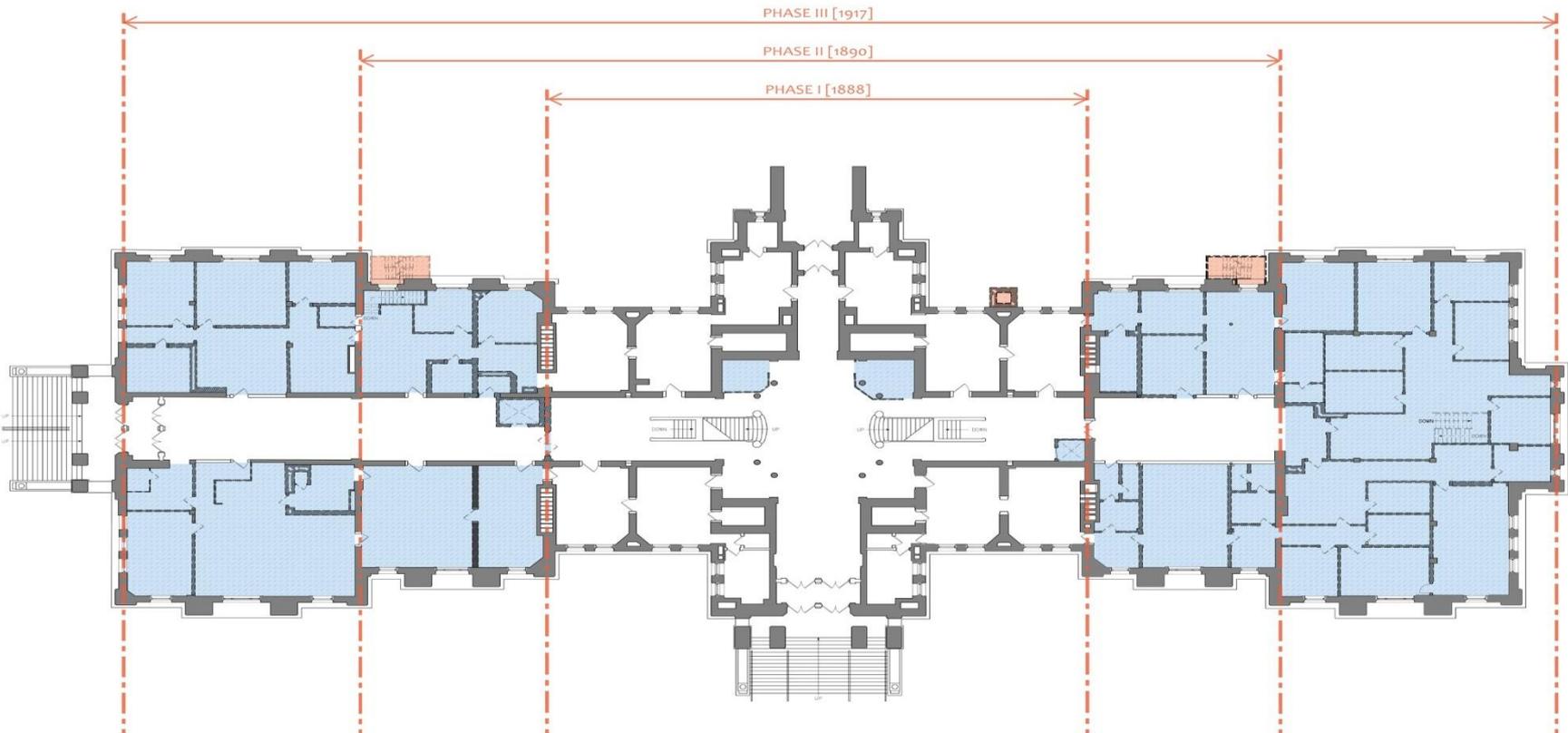


PRESERVATION ZONE #3
REHABILITATION



PRESERVATION ZONE #4
SERVICE AREA
[DEPENDENT ON MECHANICAL LAYOUT, SOME
BASEMENT AREAS MAY BECOME #4]

Proposed Scope of Work - Selective Removals

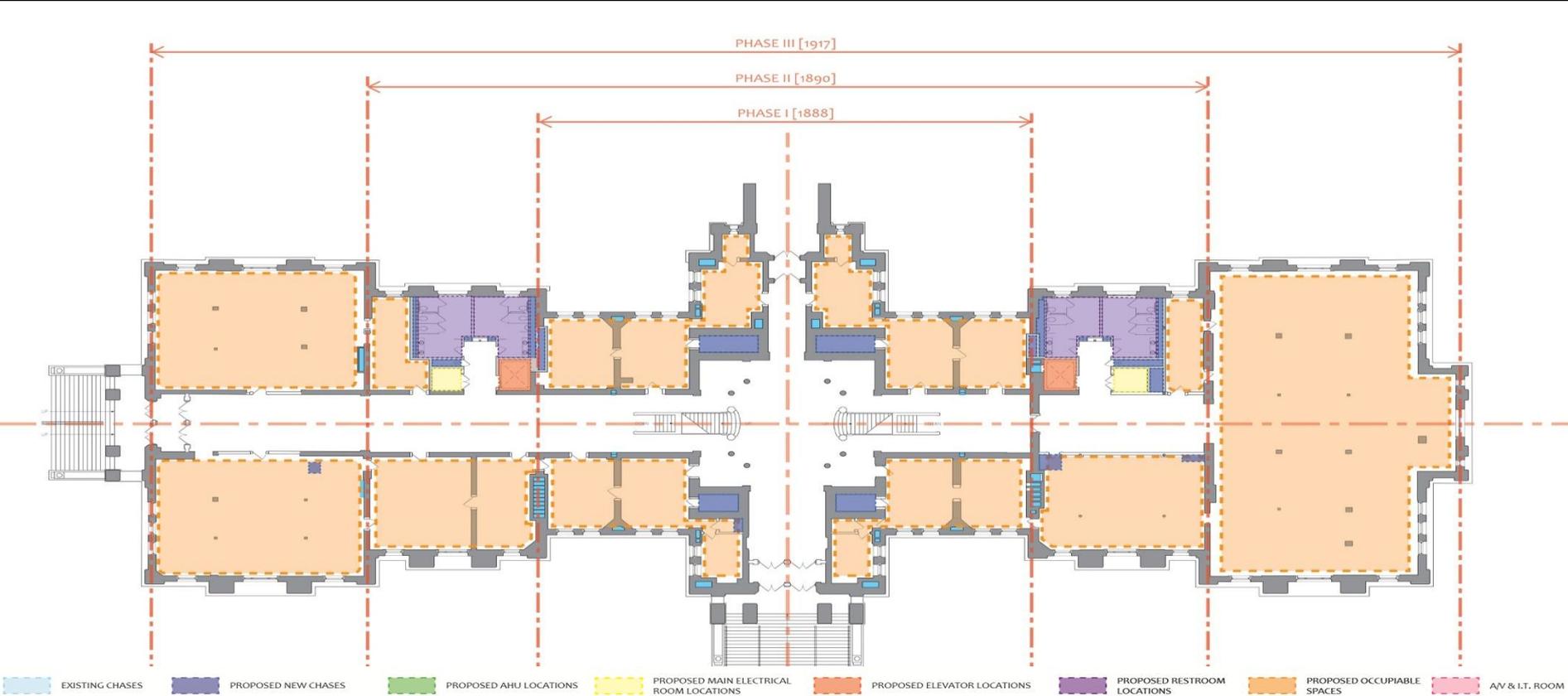


First Floor Selective Removals Plan

PROPOSED SELECTIVE REMOVALS AT BUILDING INTERIOR

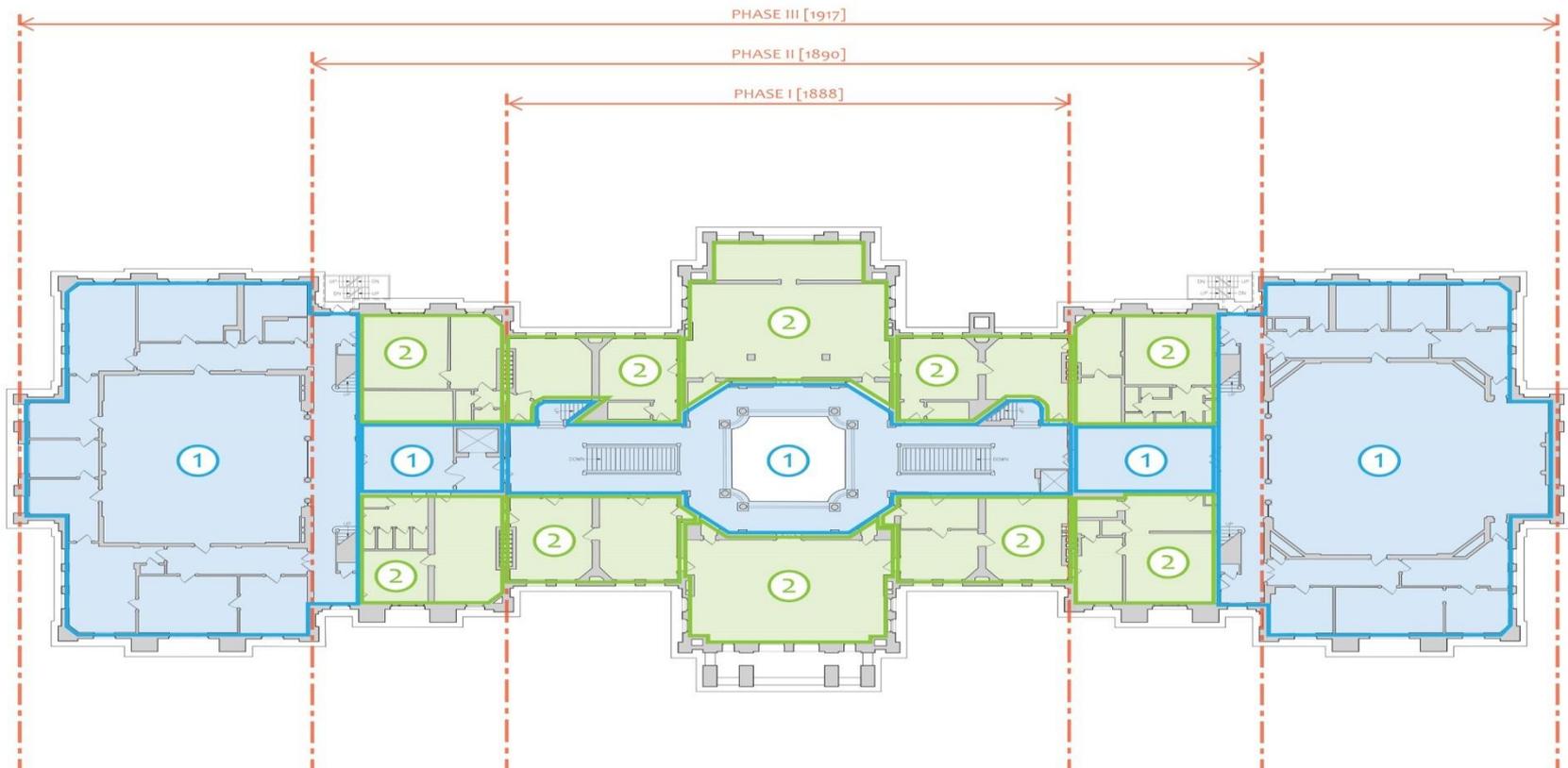
PROPOSED SELECTIVE REMOVALS AT BUILDING EXTERIOR

Proposed Scope of Work - Building Analysis



First Floor Plan

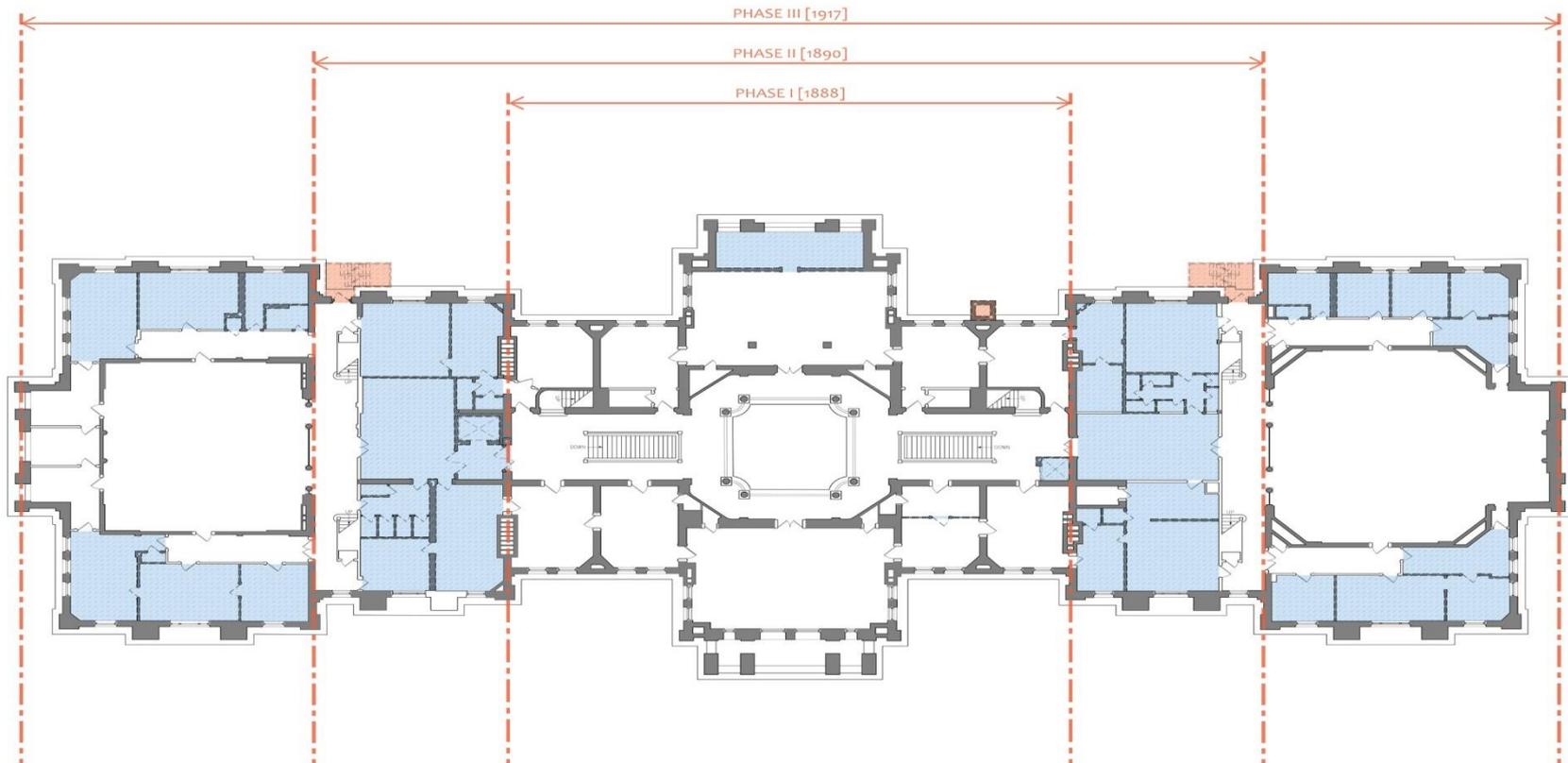
Preservation Zones



Second Floor Plan

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

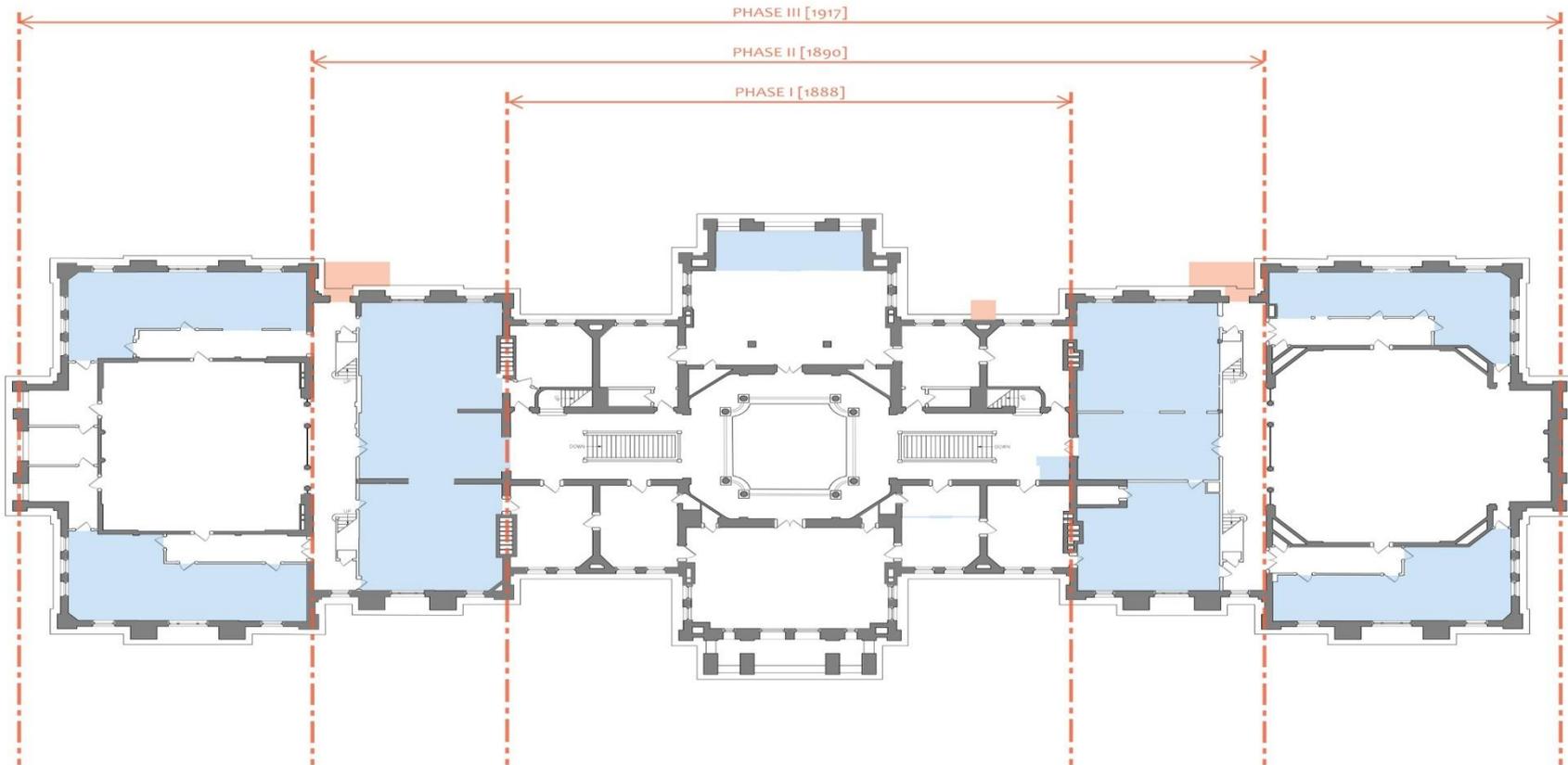
Proposed Scope of Work - Selective Removals



Second Floor Selective Removals Plan

	PROPOSED SELECTIVE REMOVALS AT BUILDING INTERIOR		PROPOSED SELECTIVE REMOVALS AT BUILDING EXTERIOR
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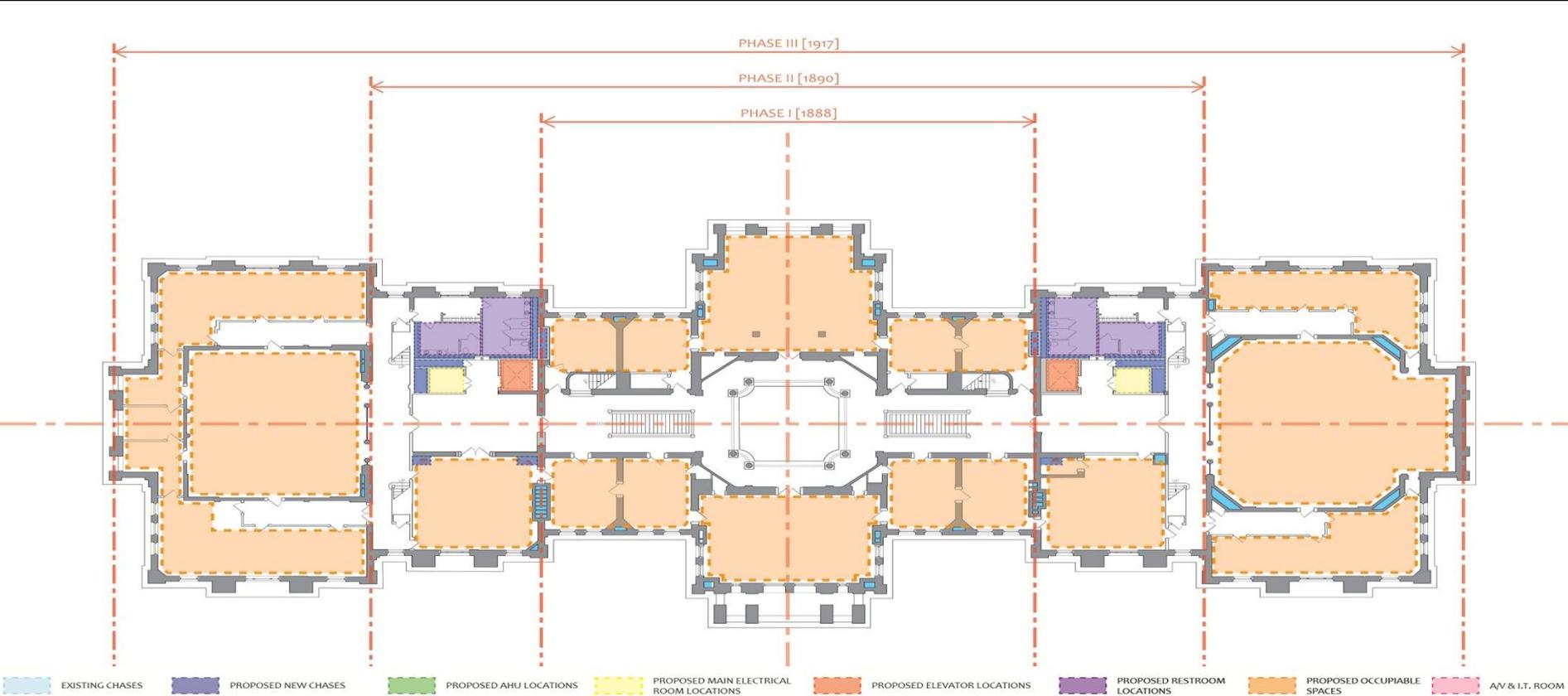
Proposed Scope of Work - Selective Removals



Second Floor Plan Following Selective Removals

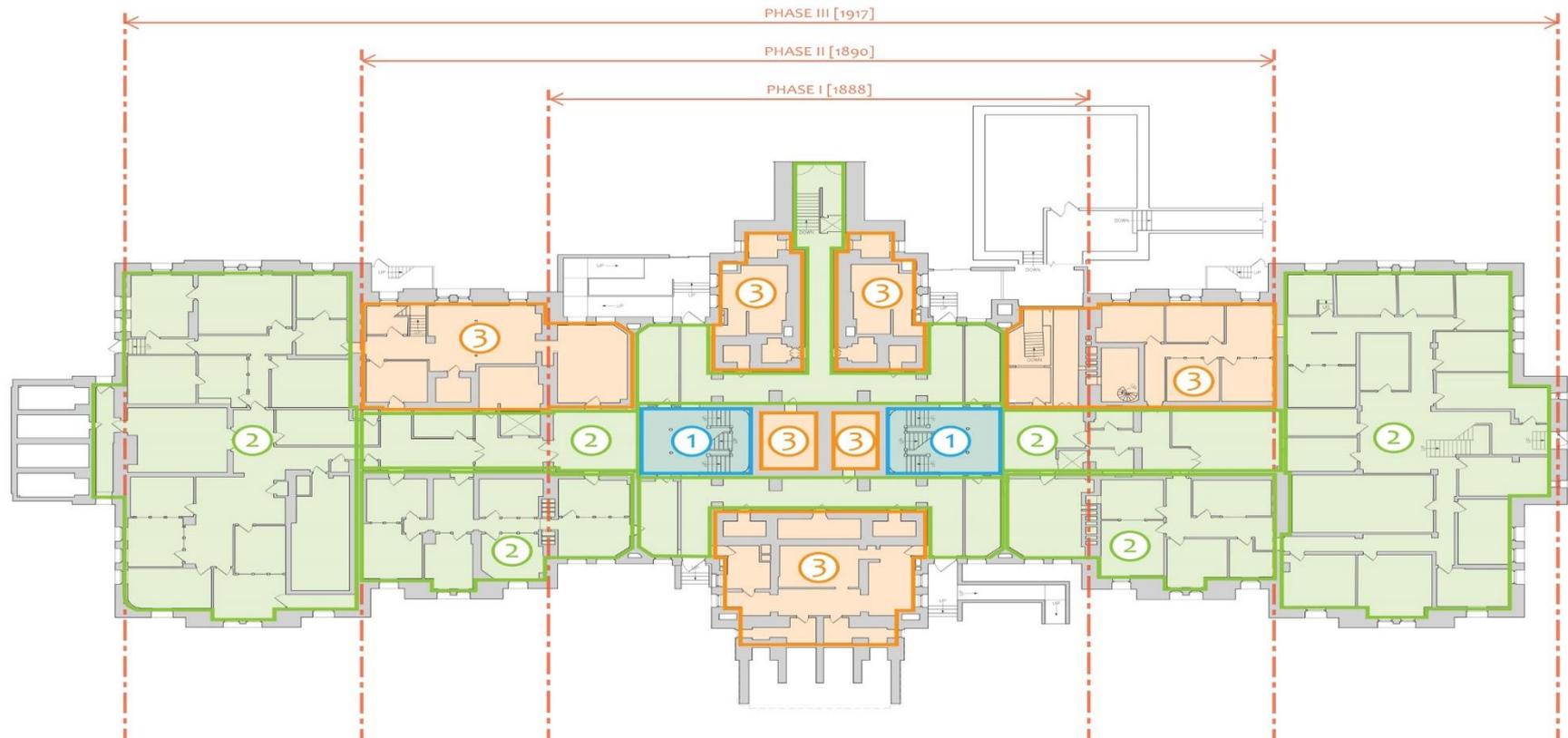
	PROPOSED SELECTIVE REMOVALS AT BUILDING INTERIOR		PROPOSED SELECTIVE REMOVALS AT BUILDING EXTERIOR
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Proposed Scope of Work - Building Analysis



Second Floor Plan

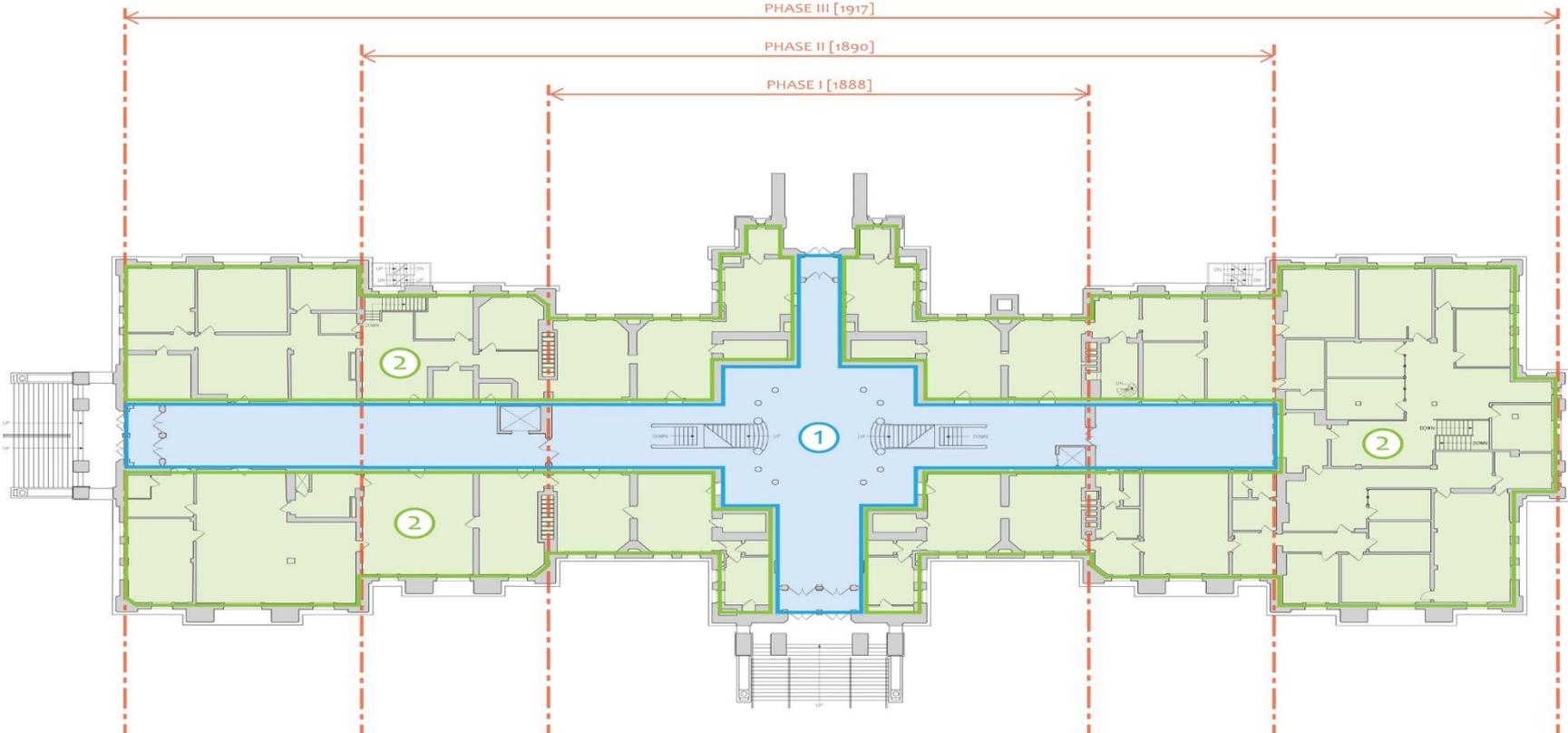
Preservation Zones



- 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)

Basement Level Plan

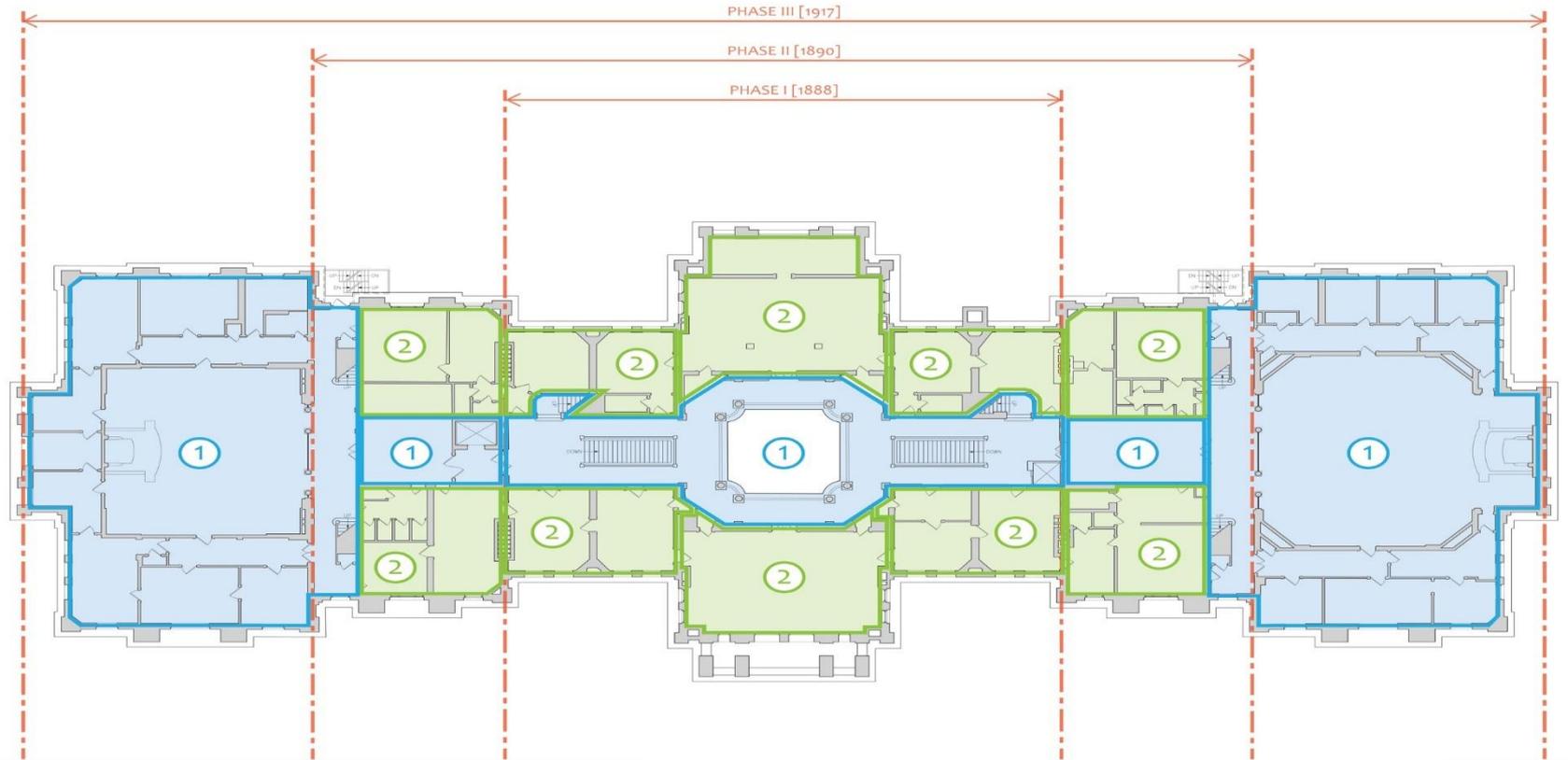
Preservation Zones



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)

Preservation Zones



1

PRESERVATION ZONE #1
RESTORATION

2

PRESERVATION ZONE #2
PRESERVATION

3

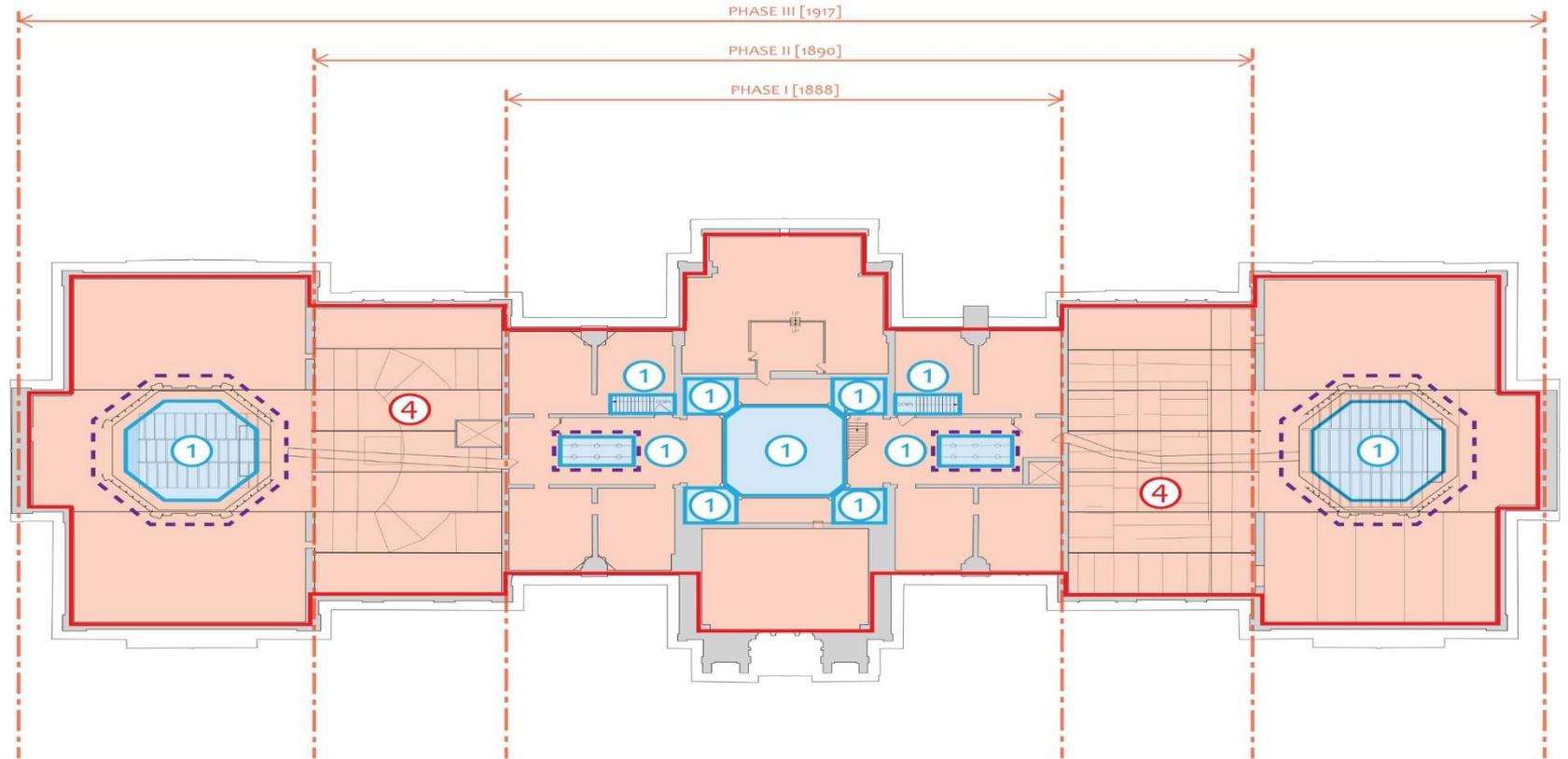
PRESERVATION ZONE #3
REHABILITATION

4

PRESERVATION ZONE #4
SERVICE AREA
[DEPENDS ON MECHANICAL LAYOUT, SOME
BASEMENT AREAS MAY BECOME ZONE #4]

Second Floor Plan

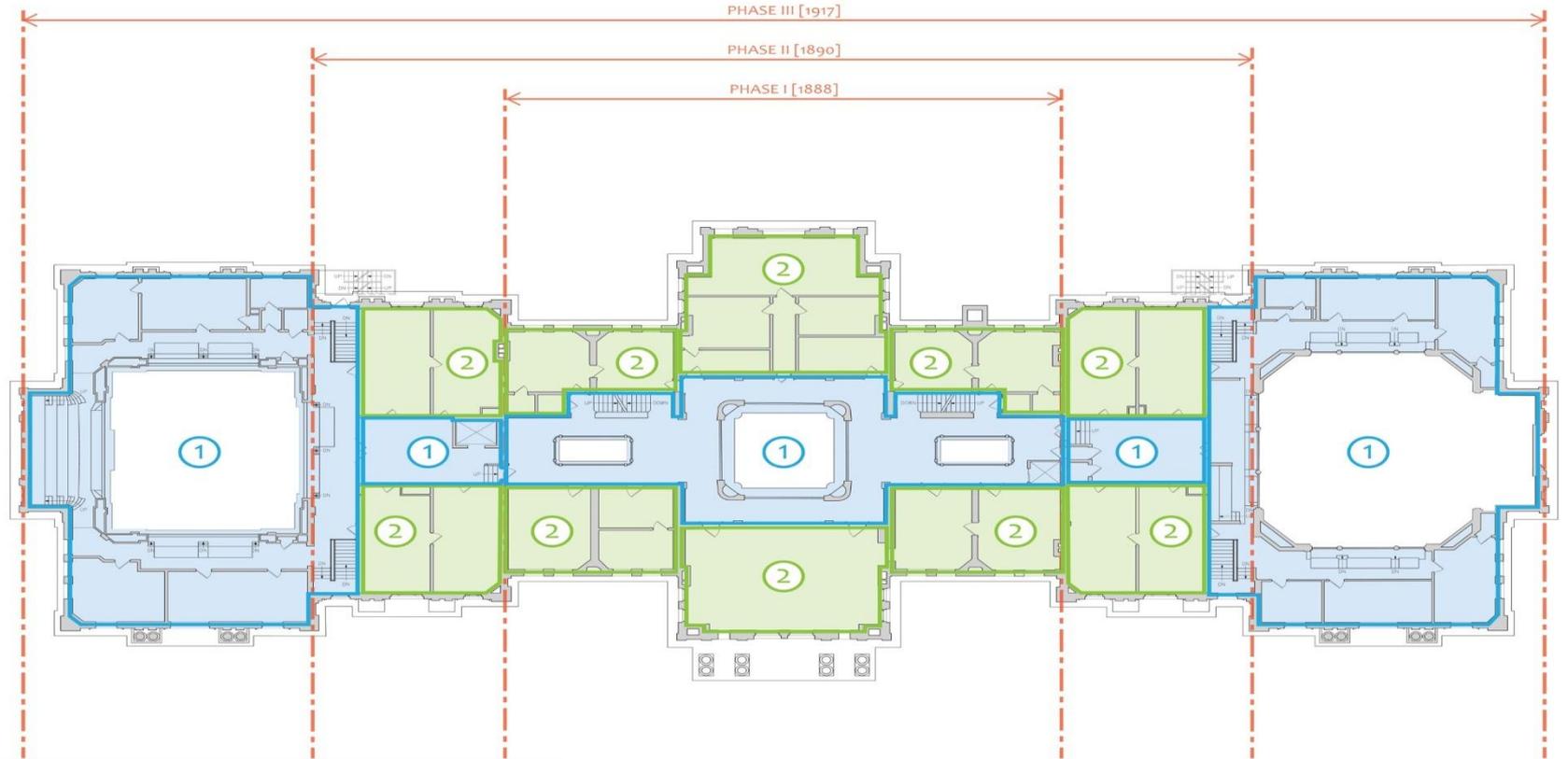
Preservation Zones



Attic Floor 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)

Preservation Zones



Third Floor Plan

1

PRESERVATION ZONE #1
RESTORATION

2

PRESERVATION ZONE #2
RESPECTFUL RENOVATION

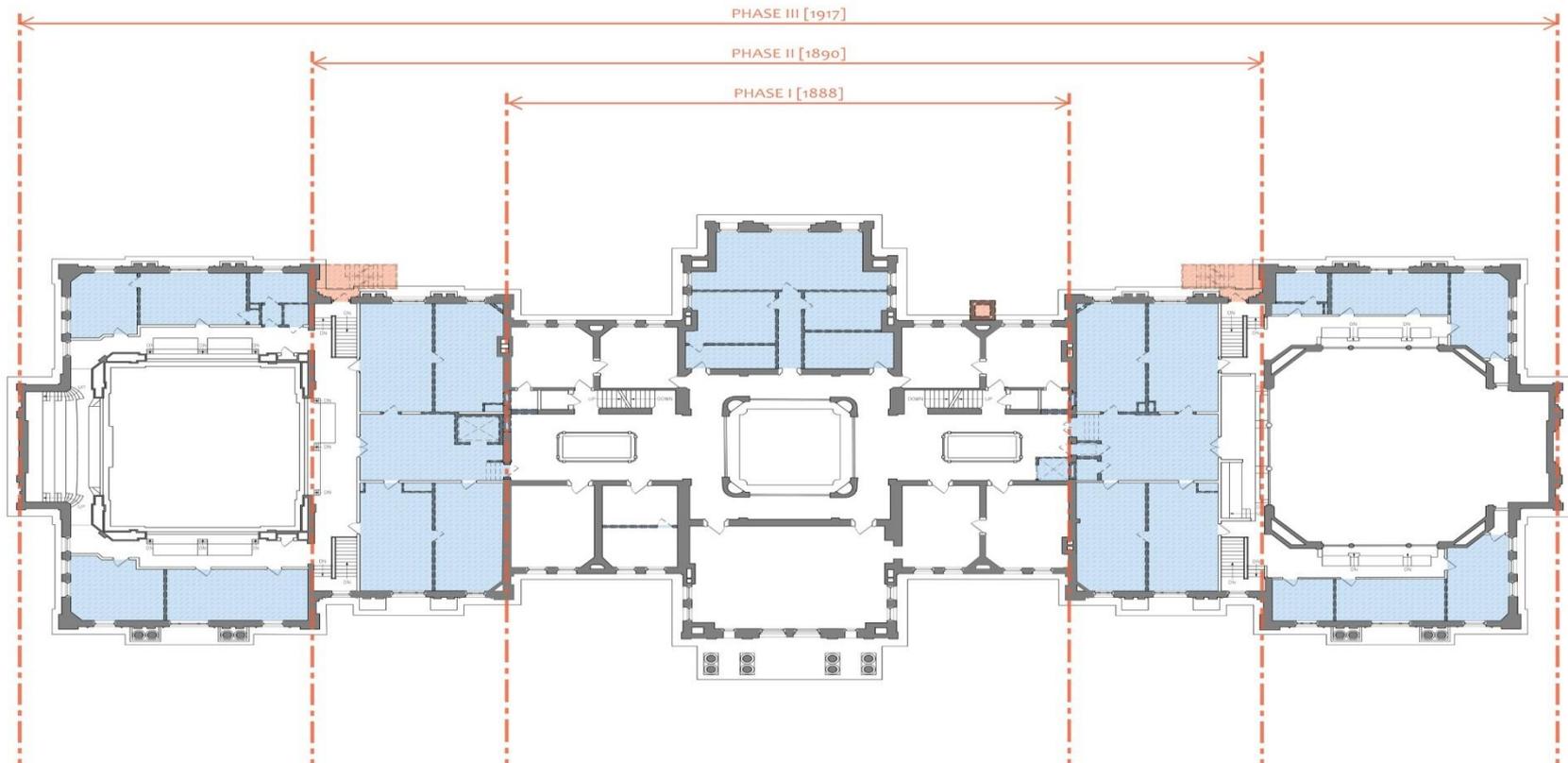
3

PRESERVATION ZONE #3
REHABILITATION

4

PRESERVATION ZONE #4
SERVICE AREA
[DEPENDENT ON MECHANICAL LAYOUT, SOME
BASEMENT AREAS MAY BECOME ZONE #4]

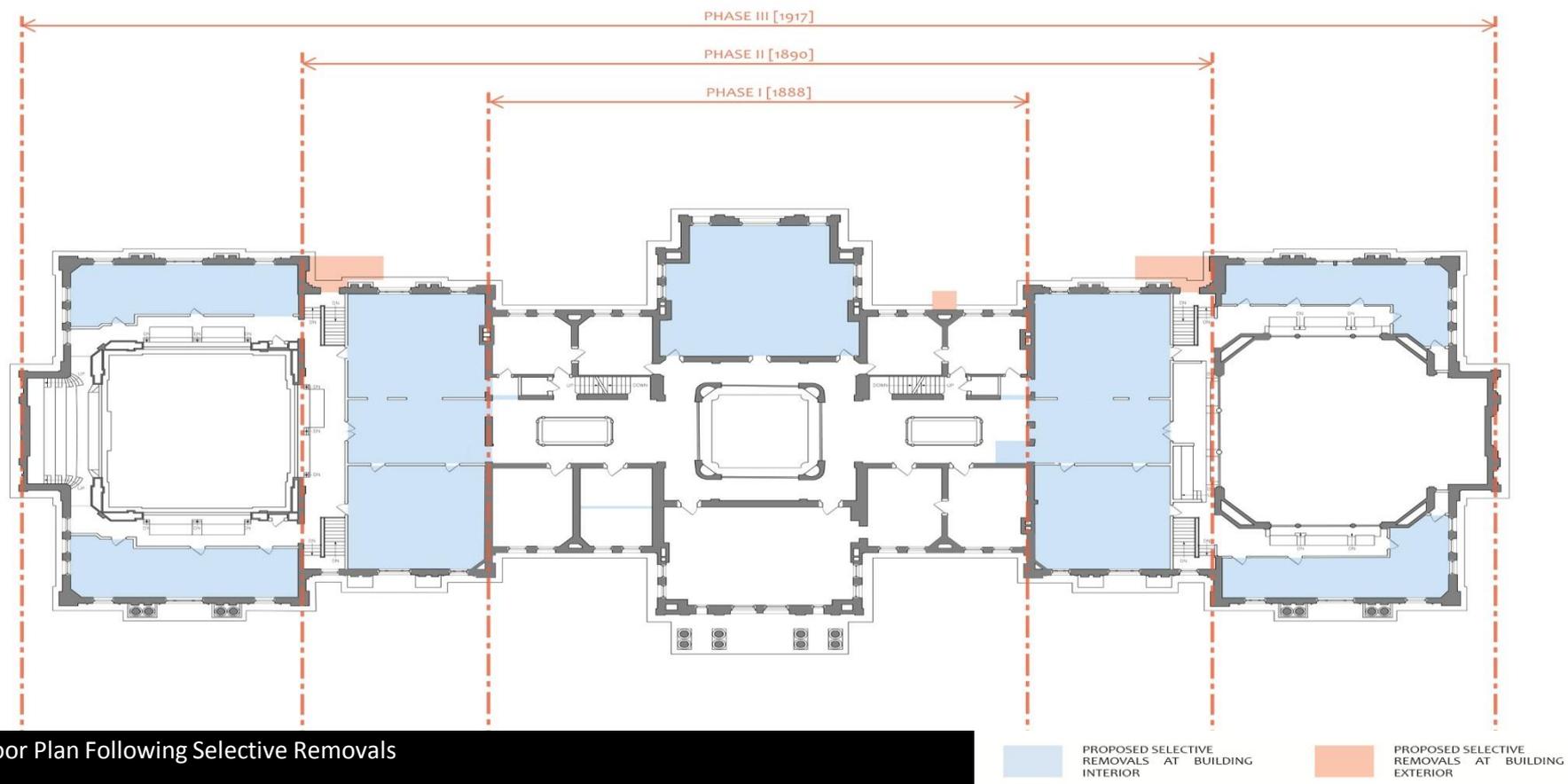
Proposed Scope of Work - Selective Removals



Third Floor Selective Removals Plan

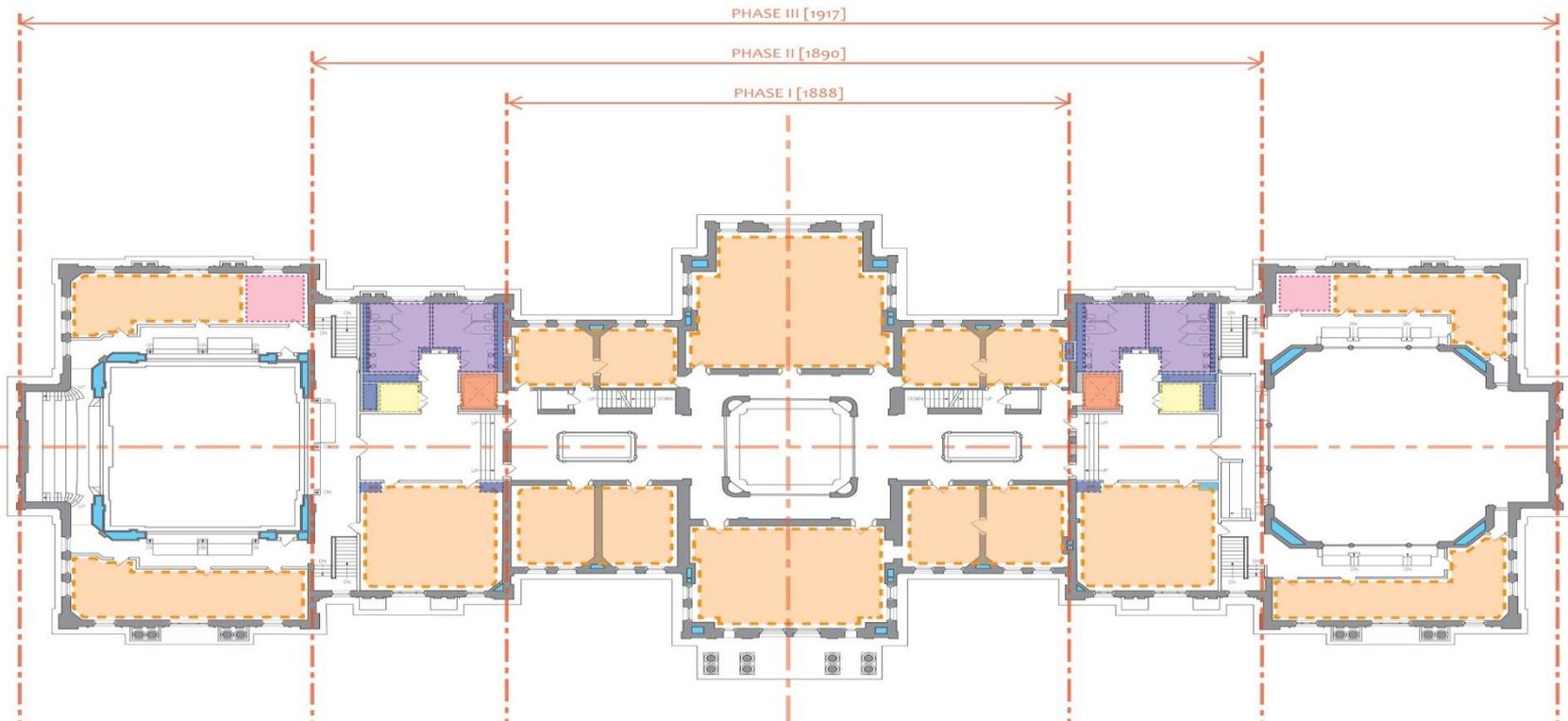
	PROPOSED SELECTIVE REMOVALS AT BUILDING INTERIOR		PROPOSED SELECTIVE REMOVALS AT BUILDING EXTERIOR
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Proposed Scope of Work - Selective Removals



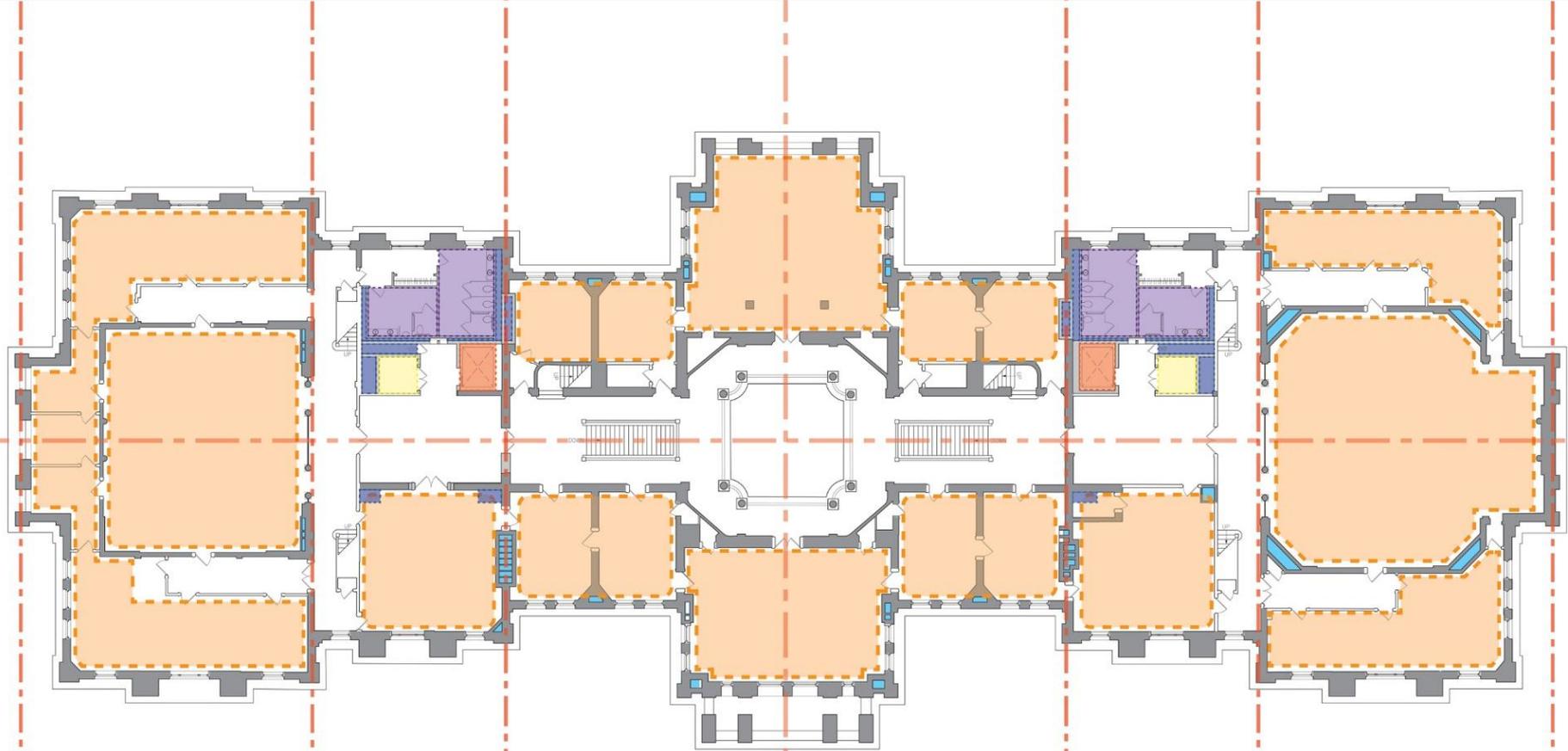
Third Floor Plan Following Selective Removals

Proposed Scope of Work - Building Analysis



Third Floor Plan

Proposed Scope of Work - Building Analysis



NASF SUMMARY

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



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

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.





1

NASF SUMMARY

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

NASF SUMMARY

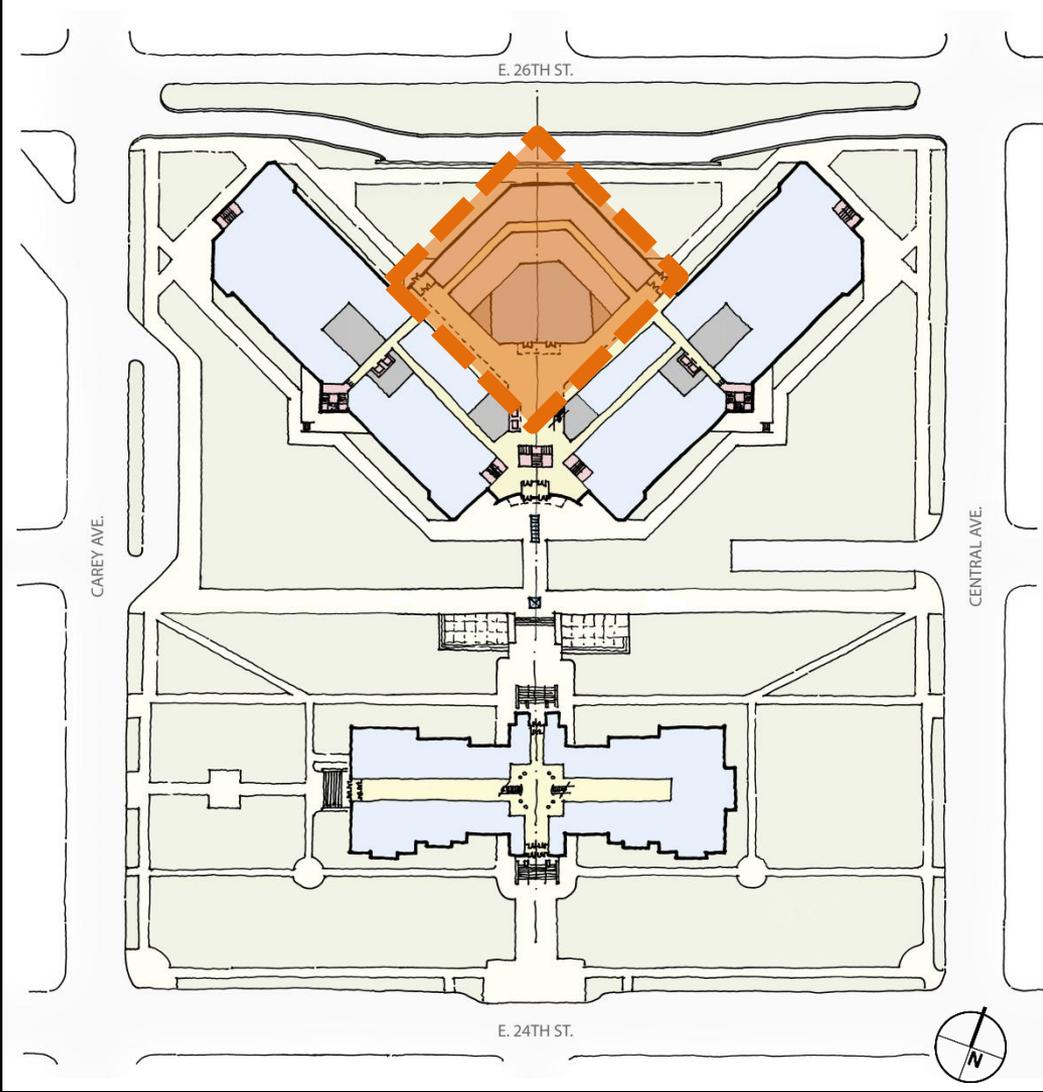
	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	235,021	239,715	200,638	39,077

Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

1

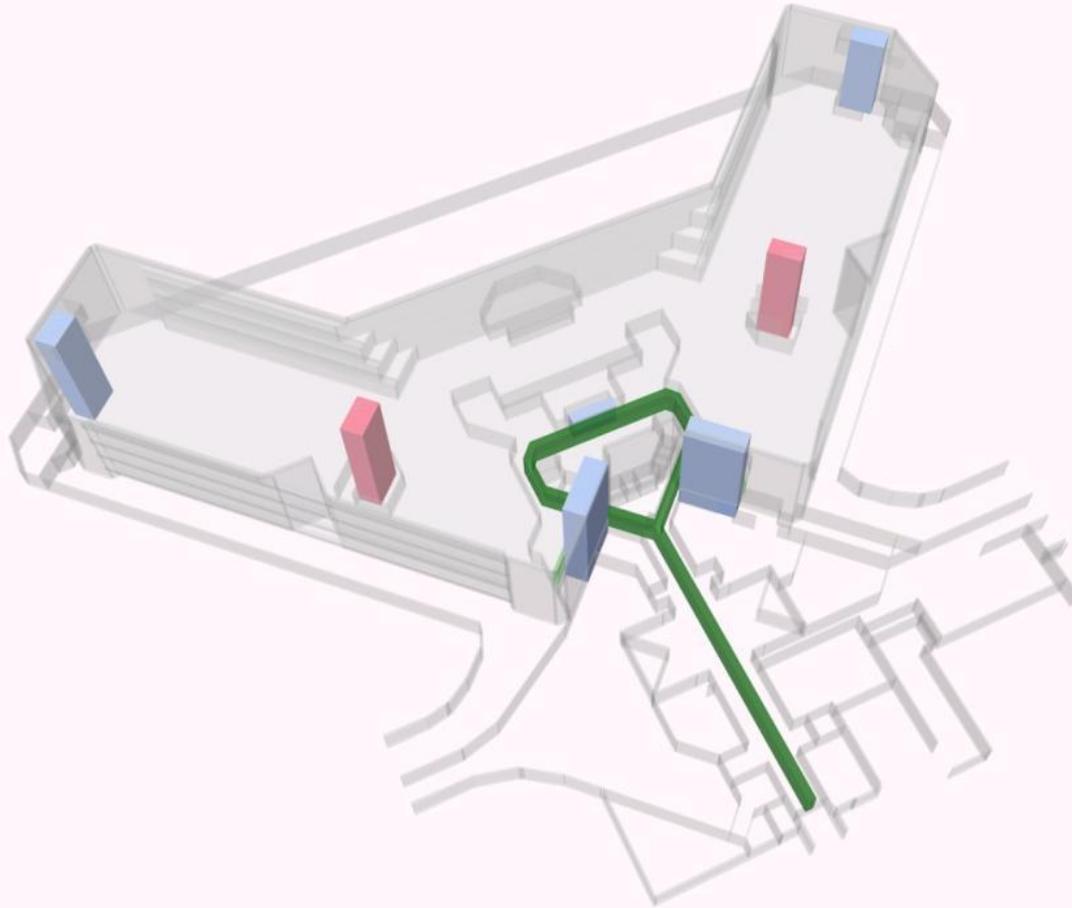


NASF SUMMARY				
	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	235,021	239,715	200,638	39,077

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
ADDITION	0	56,510	0	56,510
TOTAL		296,225	200,638	95,587

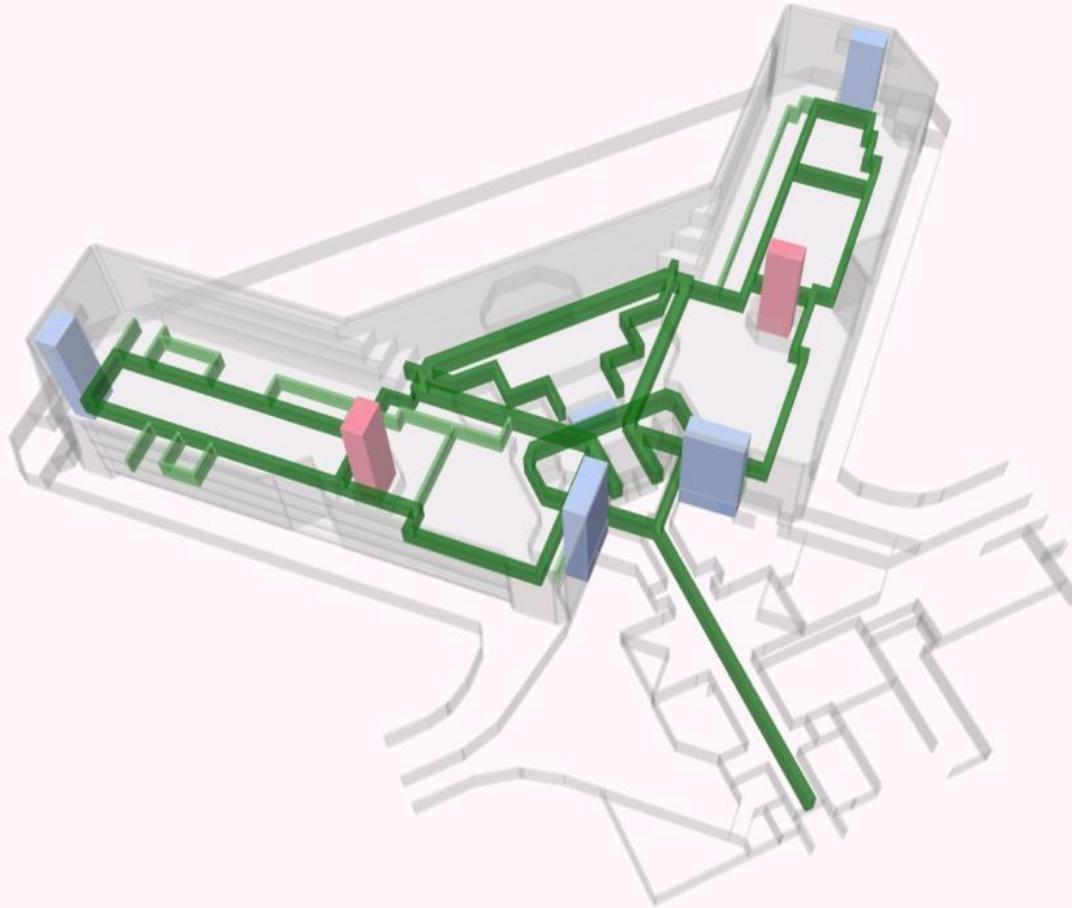


Existing Circulation



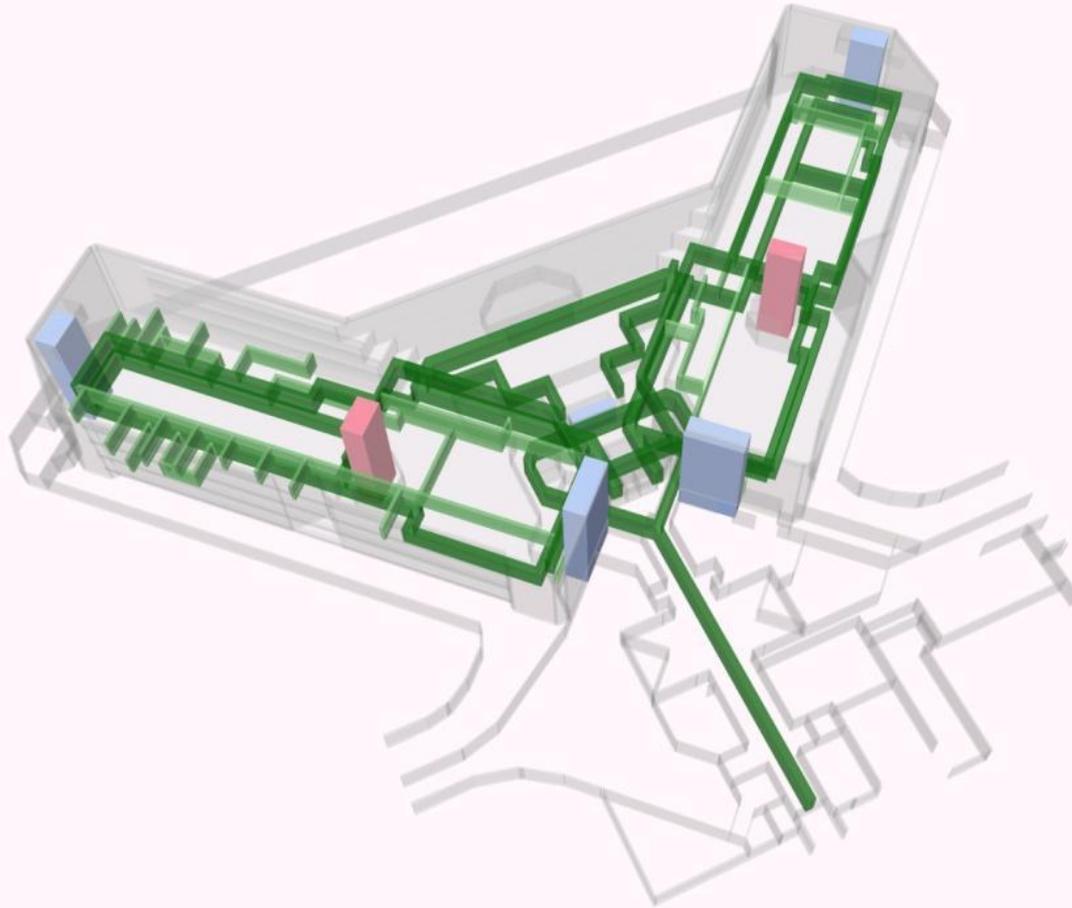
Basement Floor Plan

Existing Circulation



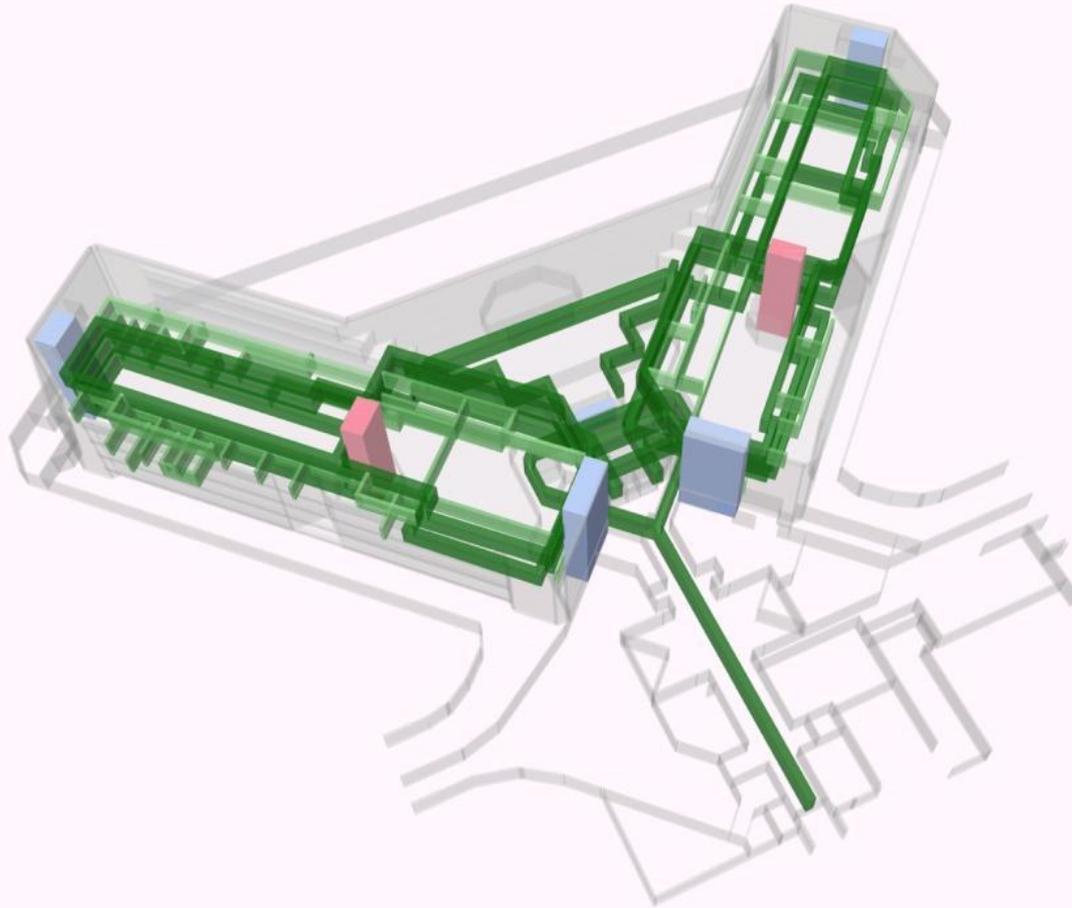
First Floor Plan

Existing Circulation



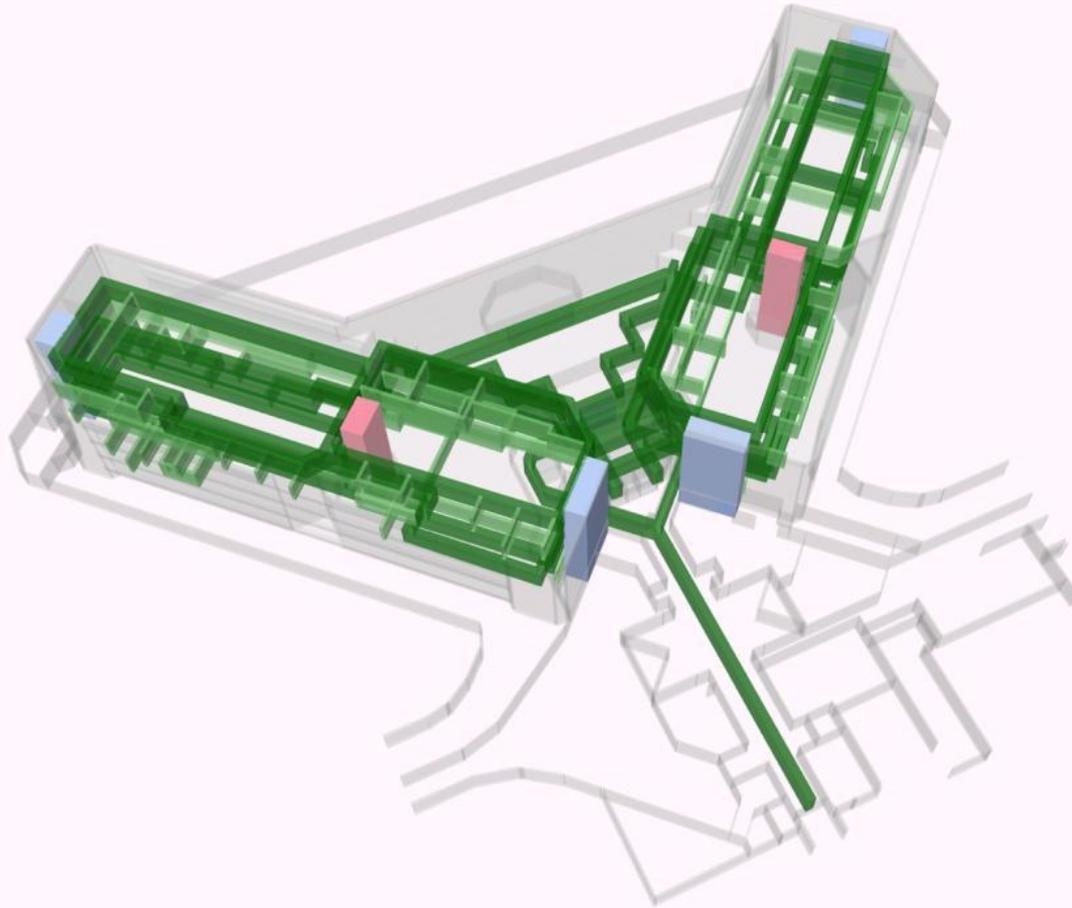
Second Floor Plan

Existing Circulation



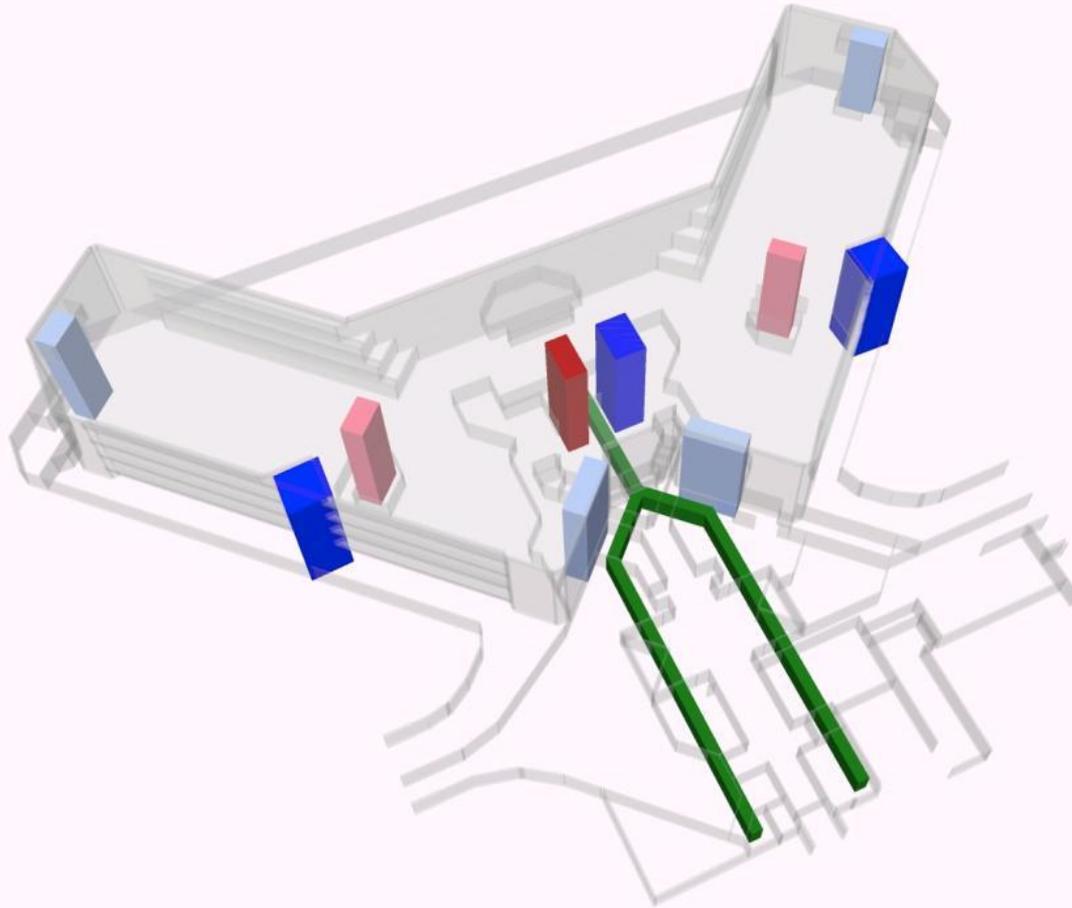
Third Floor Plan

Existing Circulation



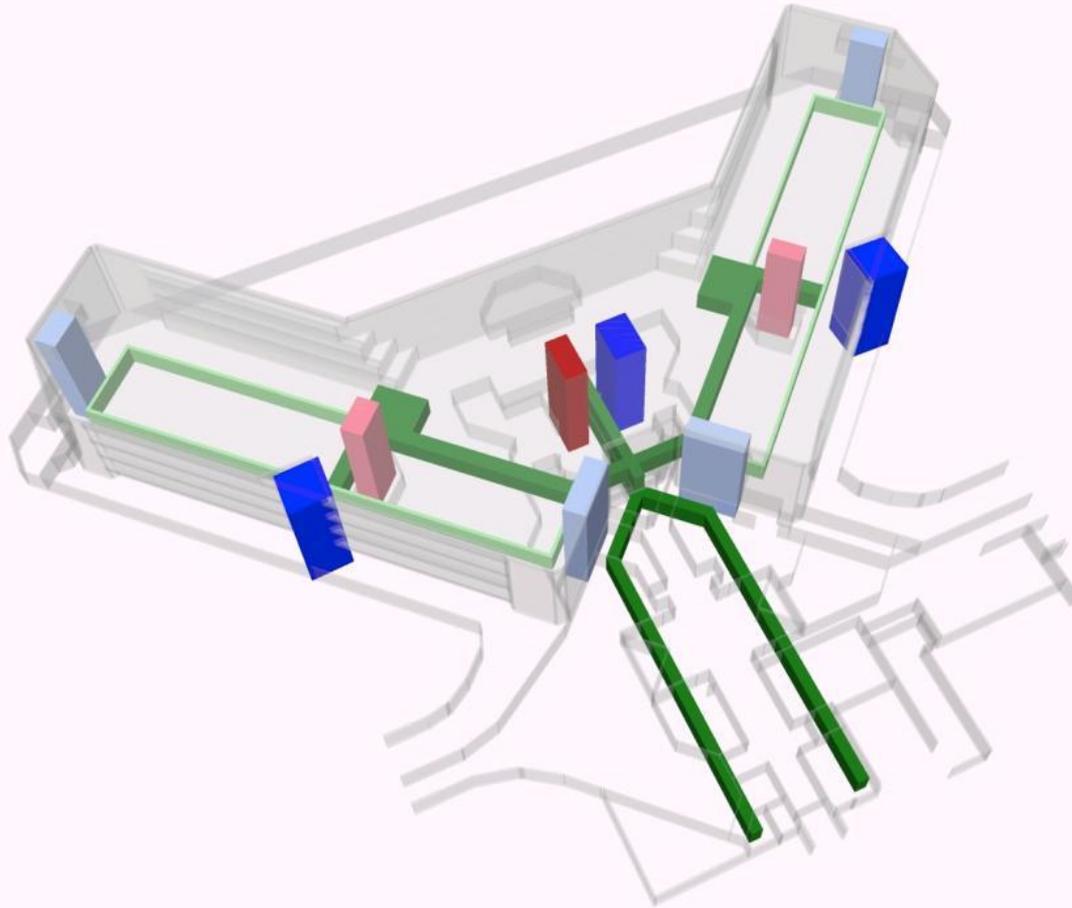
Fourth Floor Plan

Proposed Circulation



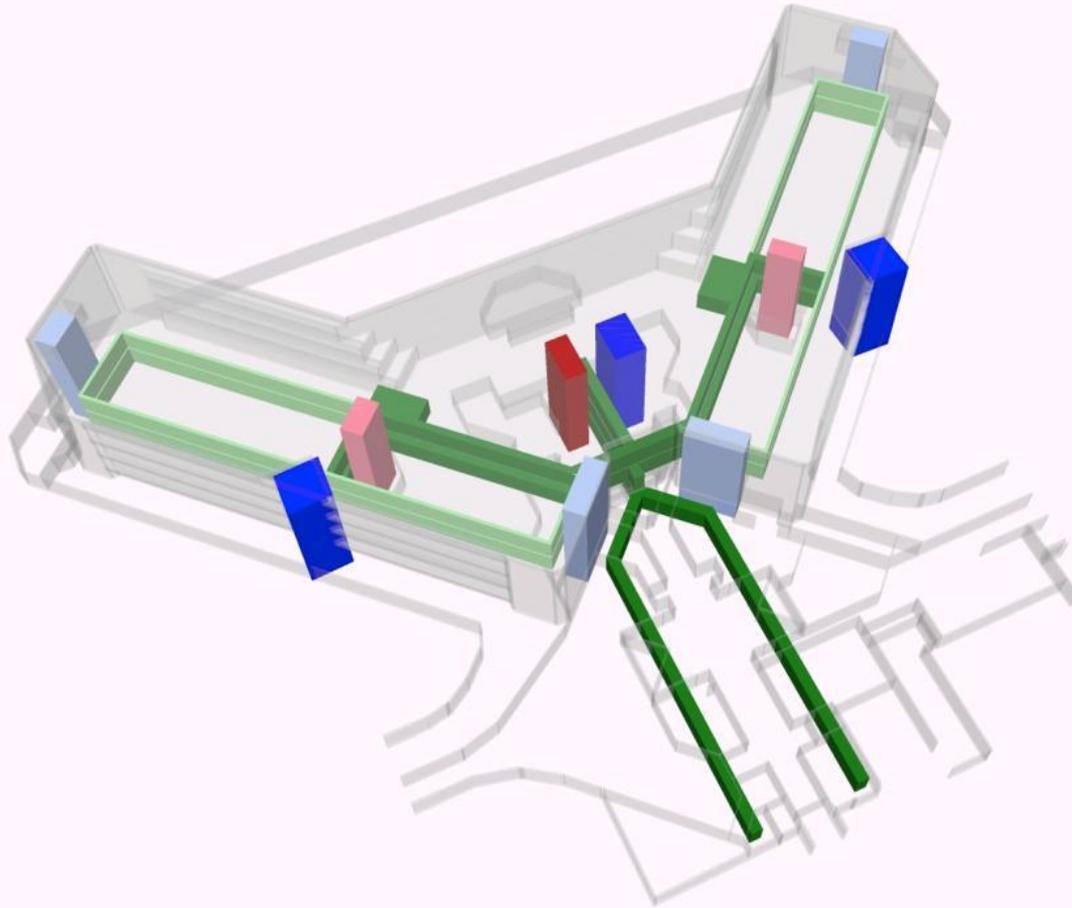
Basement Floor Plan

Proposed Circulation



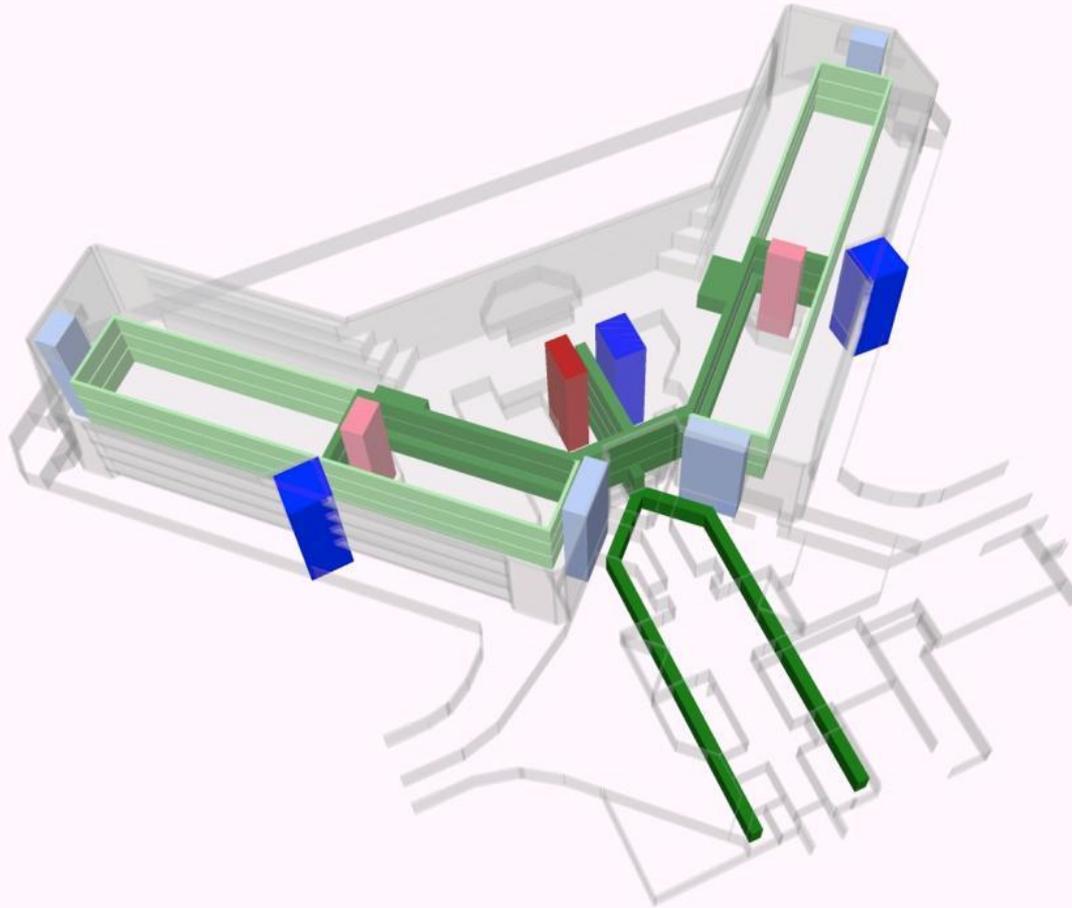
First Floor Plan

Proposed Circulation



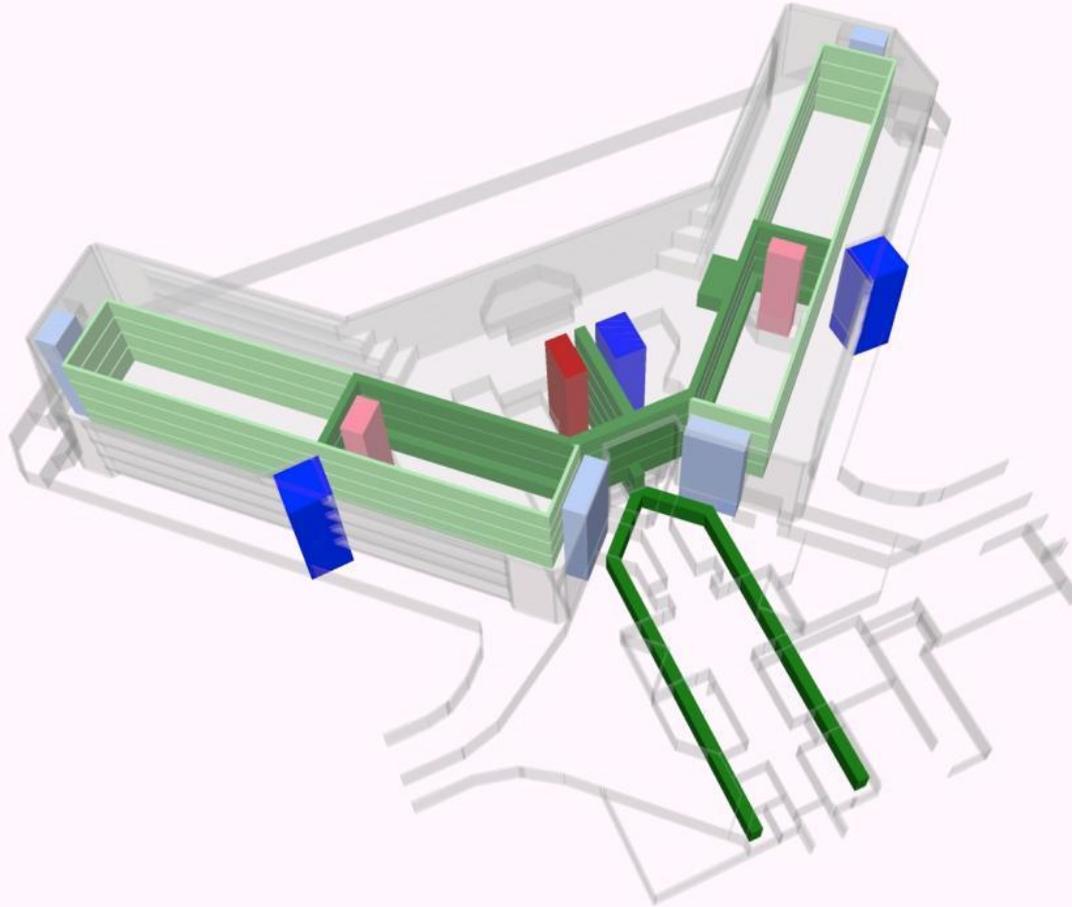
Second Floor Plan

Proposed Circulation



Third Floor Plan

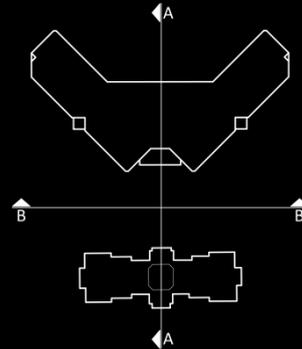
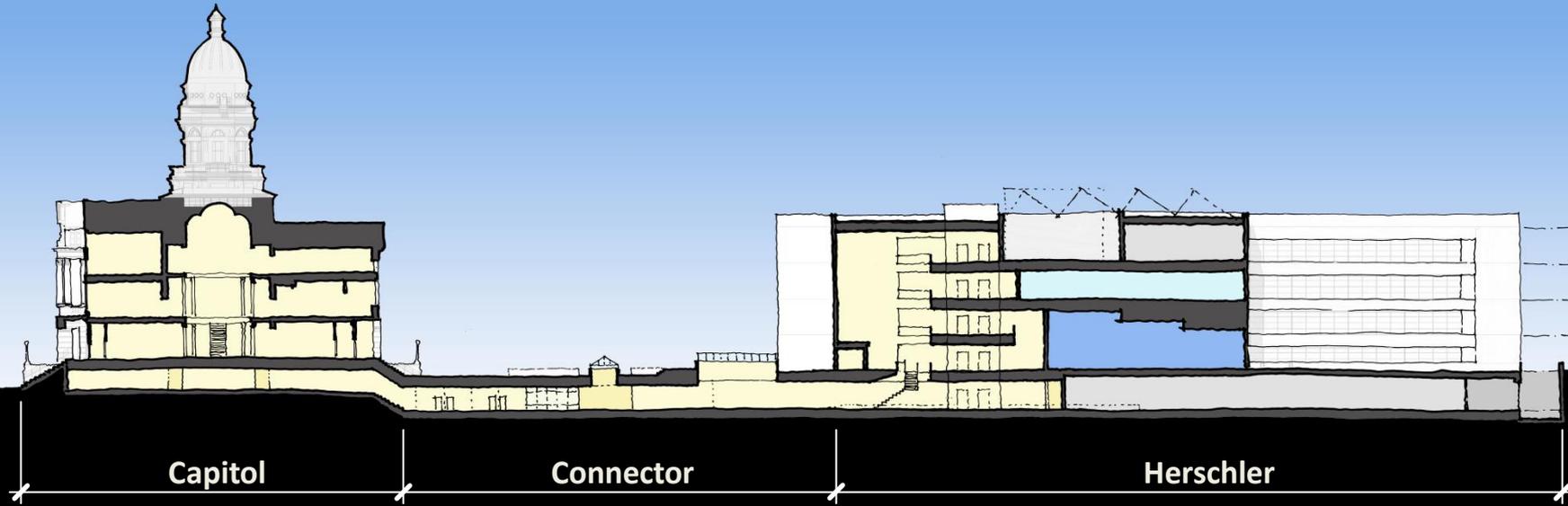
Proposed Circulation



Fourth Floor Plan

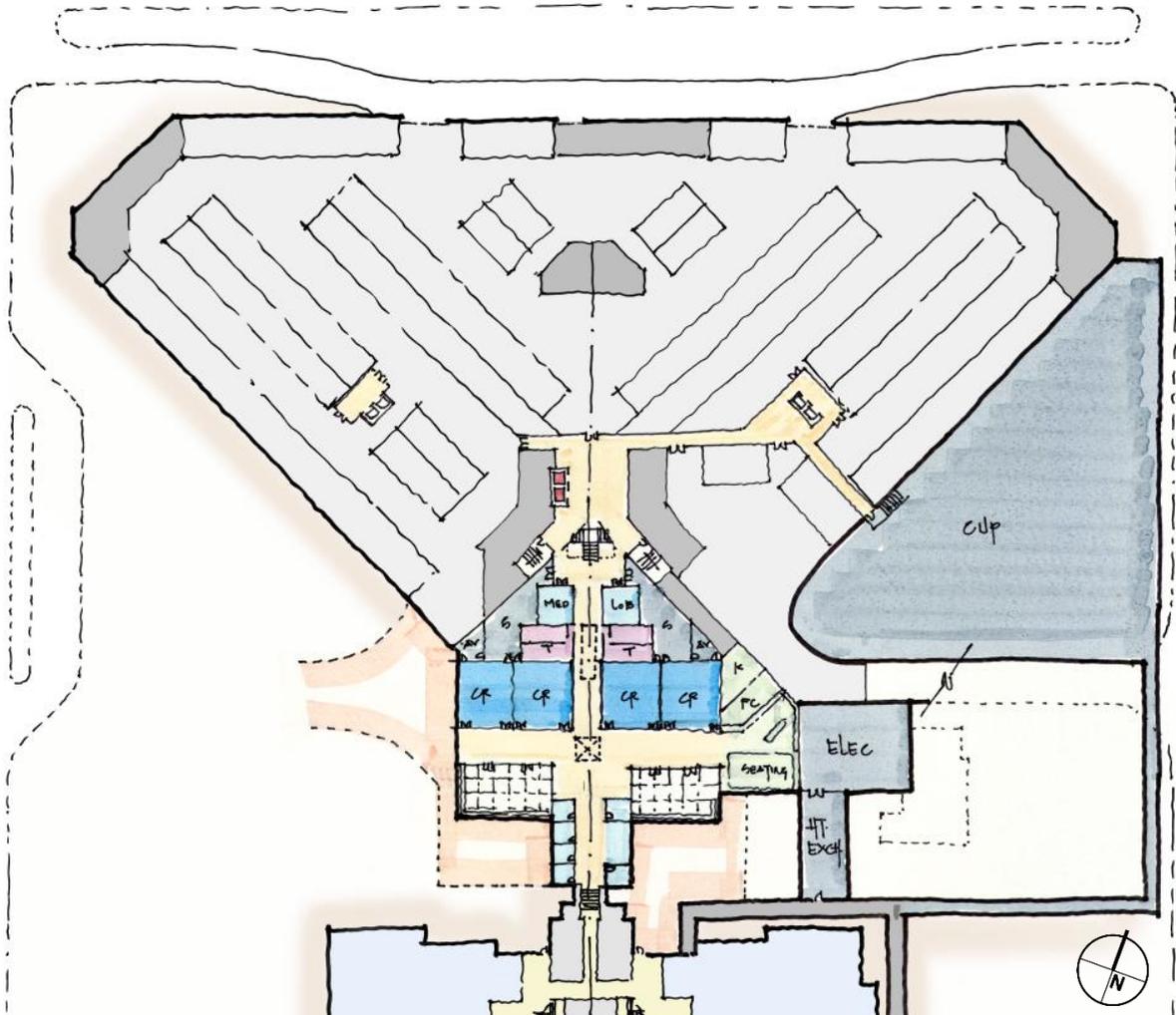


Conceptual Design Analysis – Herschler Building



North – South Section A-A

Conceptual Design Analysis Herschler Building Connector Plan



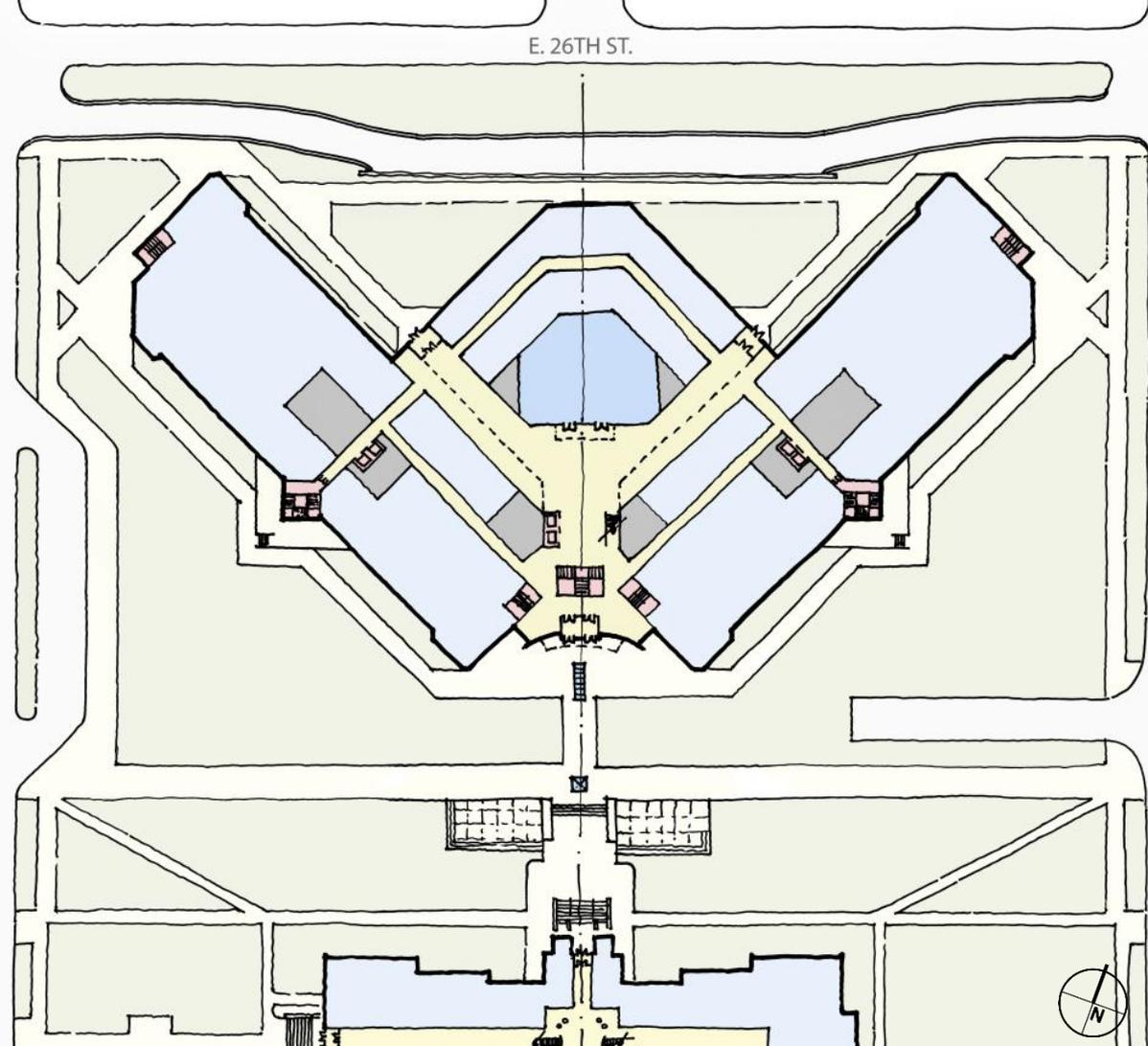
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Conceptual Design Analysis

Herschler Building

First Floor & Site Plan

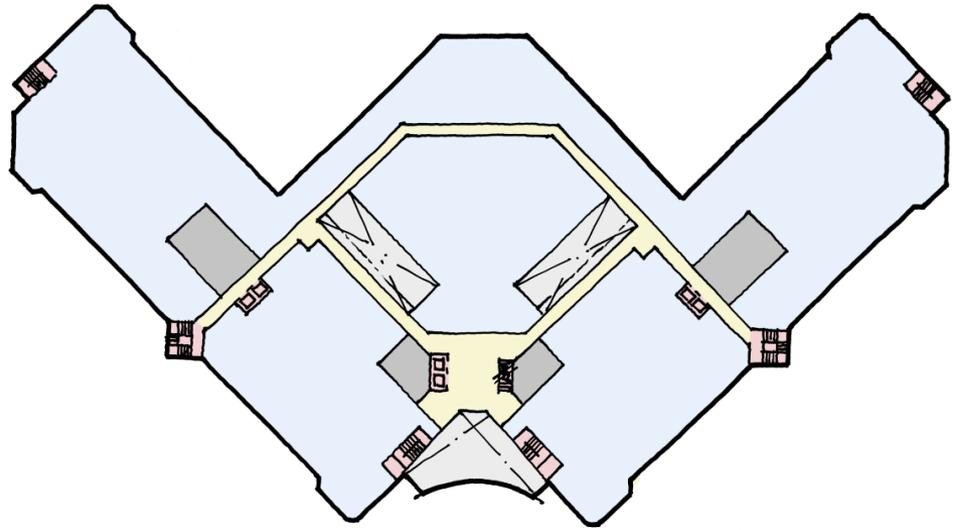
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Conceptual Design Analysis

Herschler Building

Third Floor Plan

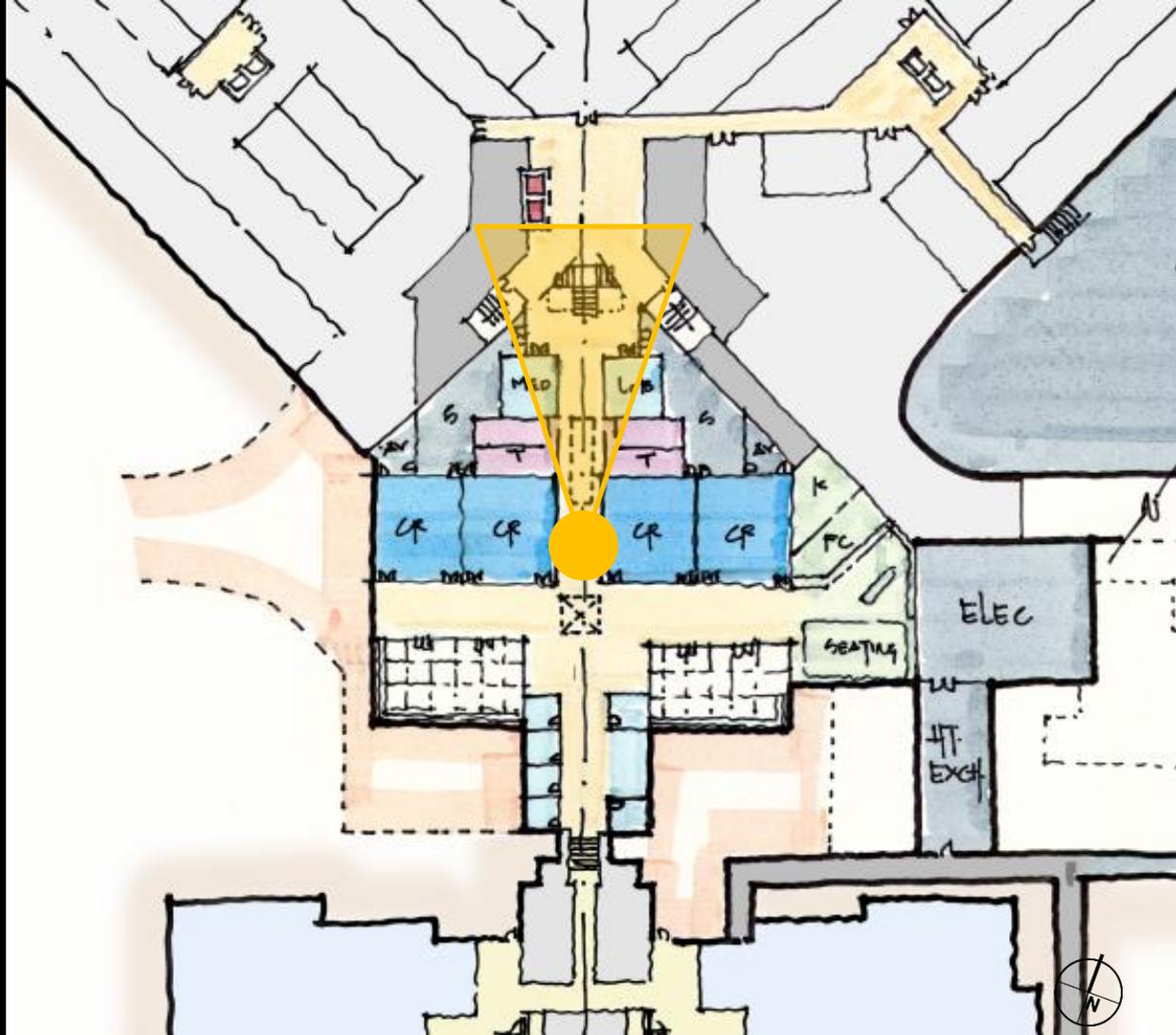


3





Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis – Herschler Building



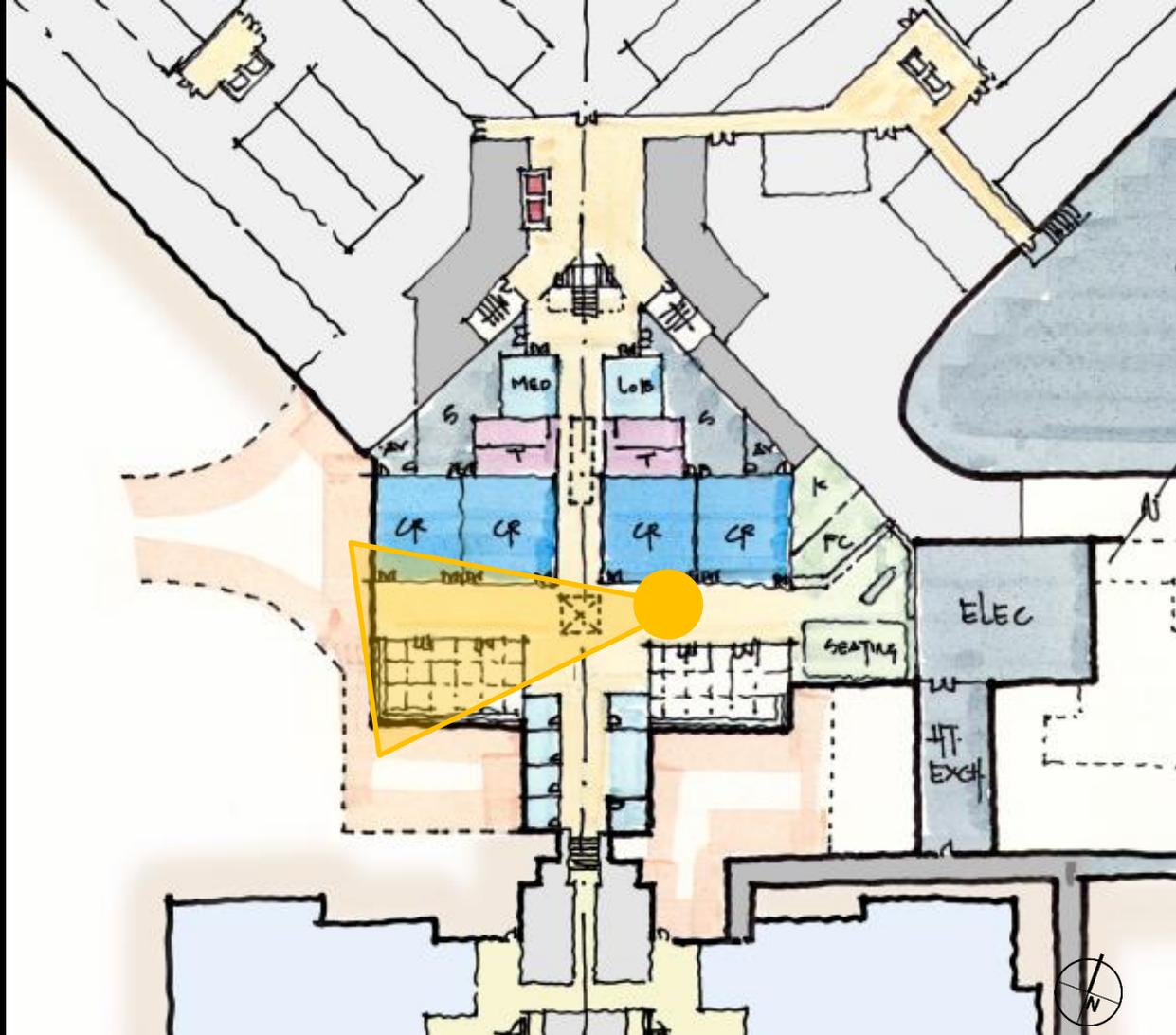
Existing Connector View

Conceptual Design Analysis – Herschler Building



Interior Character Study

Conceptual Design Analysis Herschler Building Connector Plan



B

Conceptual Design Analysis – Herschler Building

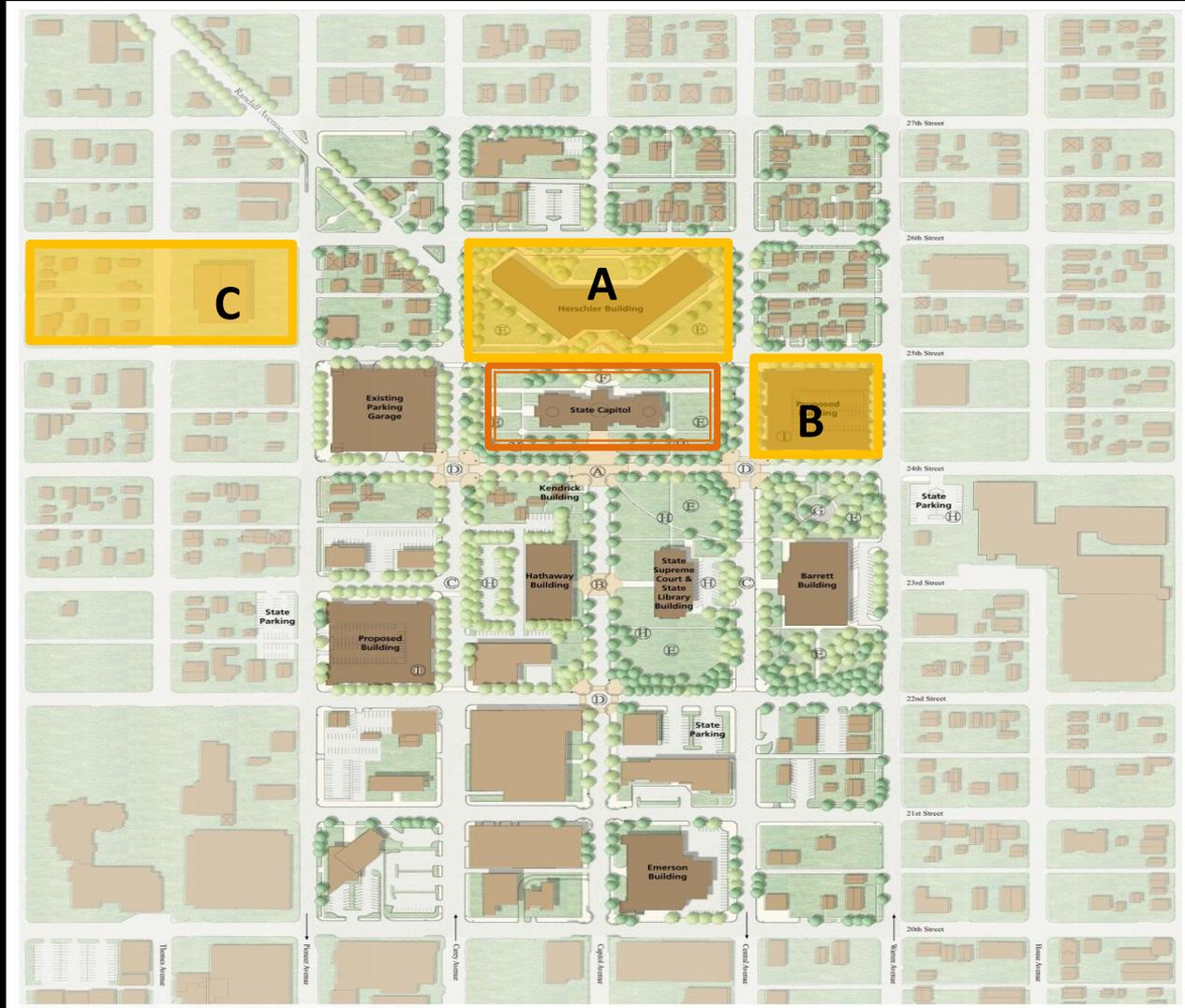


Existing Connector View

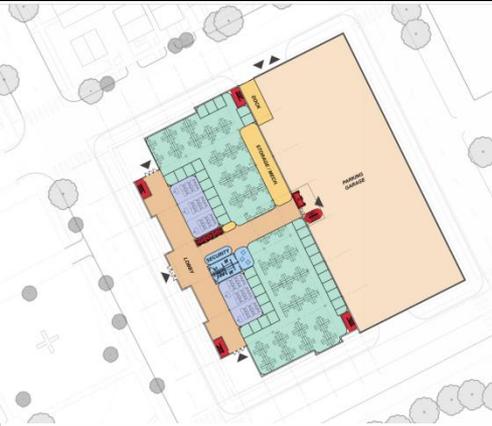
Conceptual Design Analysis – Herschler Building



Interior Character Study



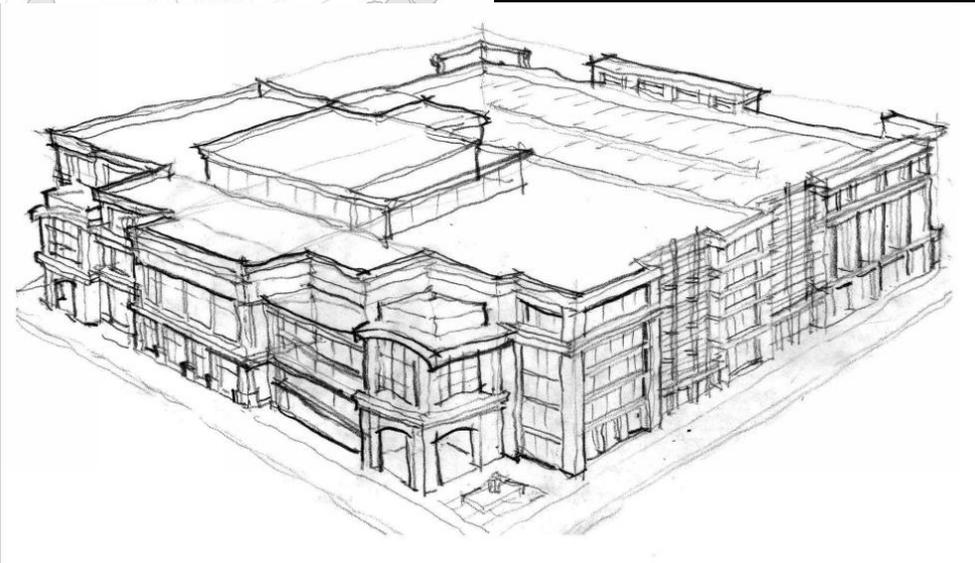
St Mary's Property – Level I/II Study



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



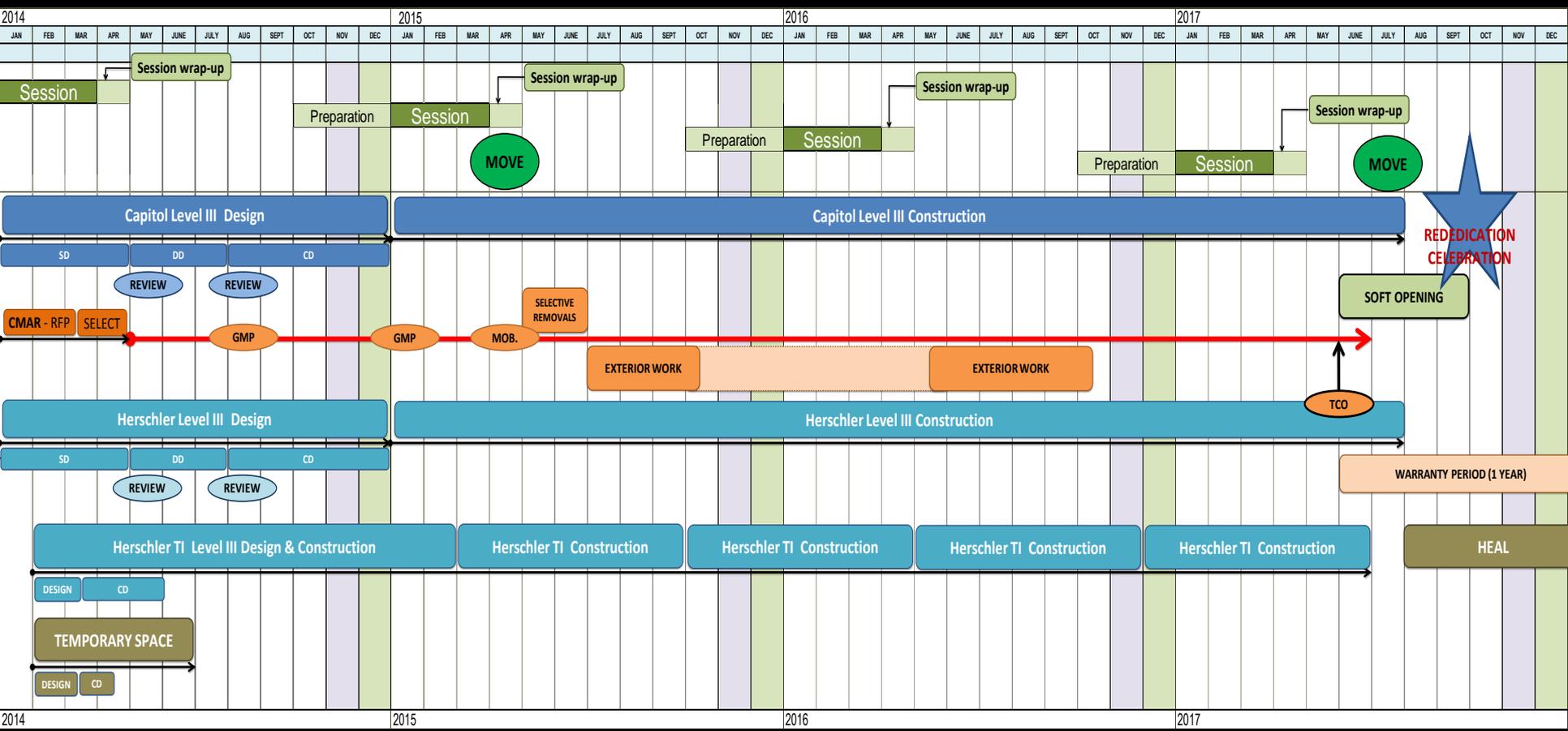
Maximum Development

173,000 nasf

\$27.3M [1981]

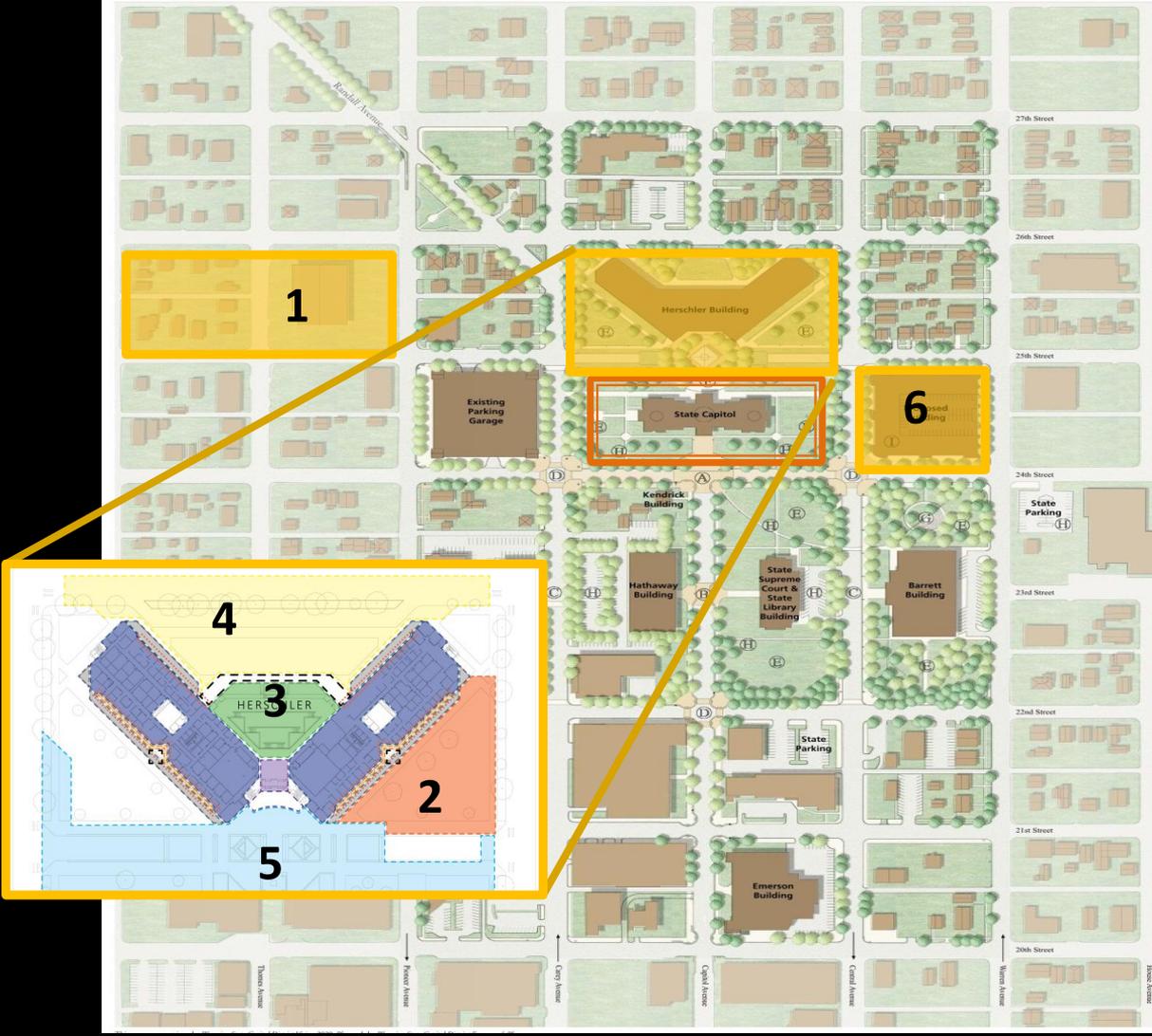
\$94.2M [2016]

Proposed Schedule



Sequence of Work [B]

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



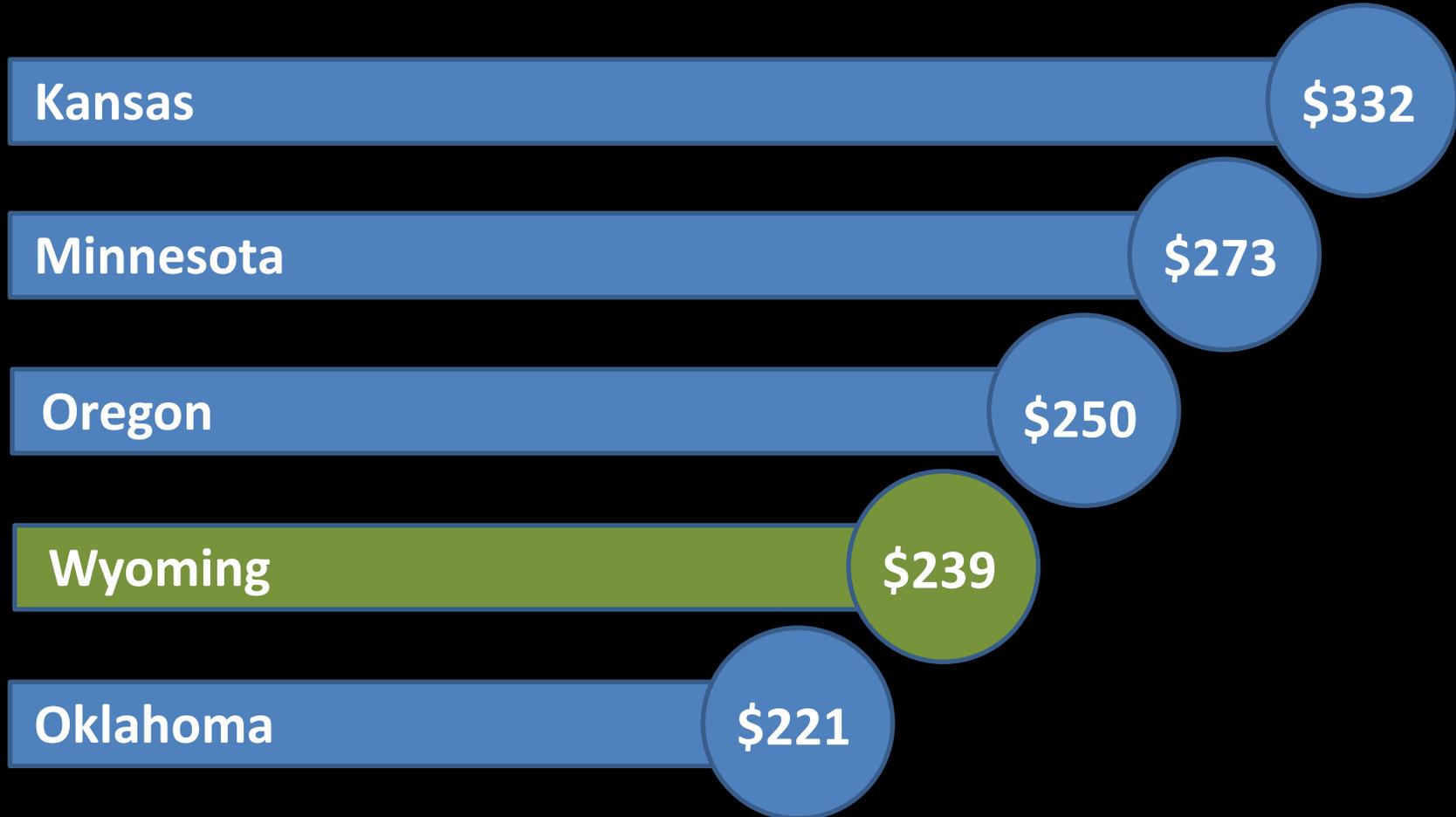
DEVELOPMENT OF PROJECT COSTS

• 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>Project 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>Project 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	

STATE CAPITOL COST COMPARISONS



	with Herschler Office Addition	without Herschler Office Addition
Capitol Revovation	\$113,000,000	\$113,000,000
Herschler & Connector	\$86,000,000	\$74,000,000
Temporary Accommodations	\$2,000,000	\$2,000,000
Furniture, Fixtures & Equipment	\$8,500,000	\$7,750,000
Project Costs	\$29,500,000	\$28,750,000
Subtotal	\$239,000,000	\$225,500,000
State's Project Contingency	\$20,000,000	\$20,000,000
Project Total	\$259,000,000	\$245,500,000

	with Herschler Office Addition	without Herschler Office Addition
Capitol Revovation	\$113,000,000	\$113,000,000
Herschler & Connector	\$86,000,000	\$74,000,000
Temporary Accommodations	\$2,000,000	\$2,000,000
Furniture, Fixtures & Equipment	\$8,500,000	\$7,750,000
Project Costs	\$29,500,000	\$28,750,000
Subtotal	\$239,000,000	\$225,500,000
State's Project Contingency	\$20,000,000	\$20,000,000
Project Total	\$259,000,000	\$245,500,000

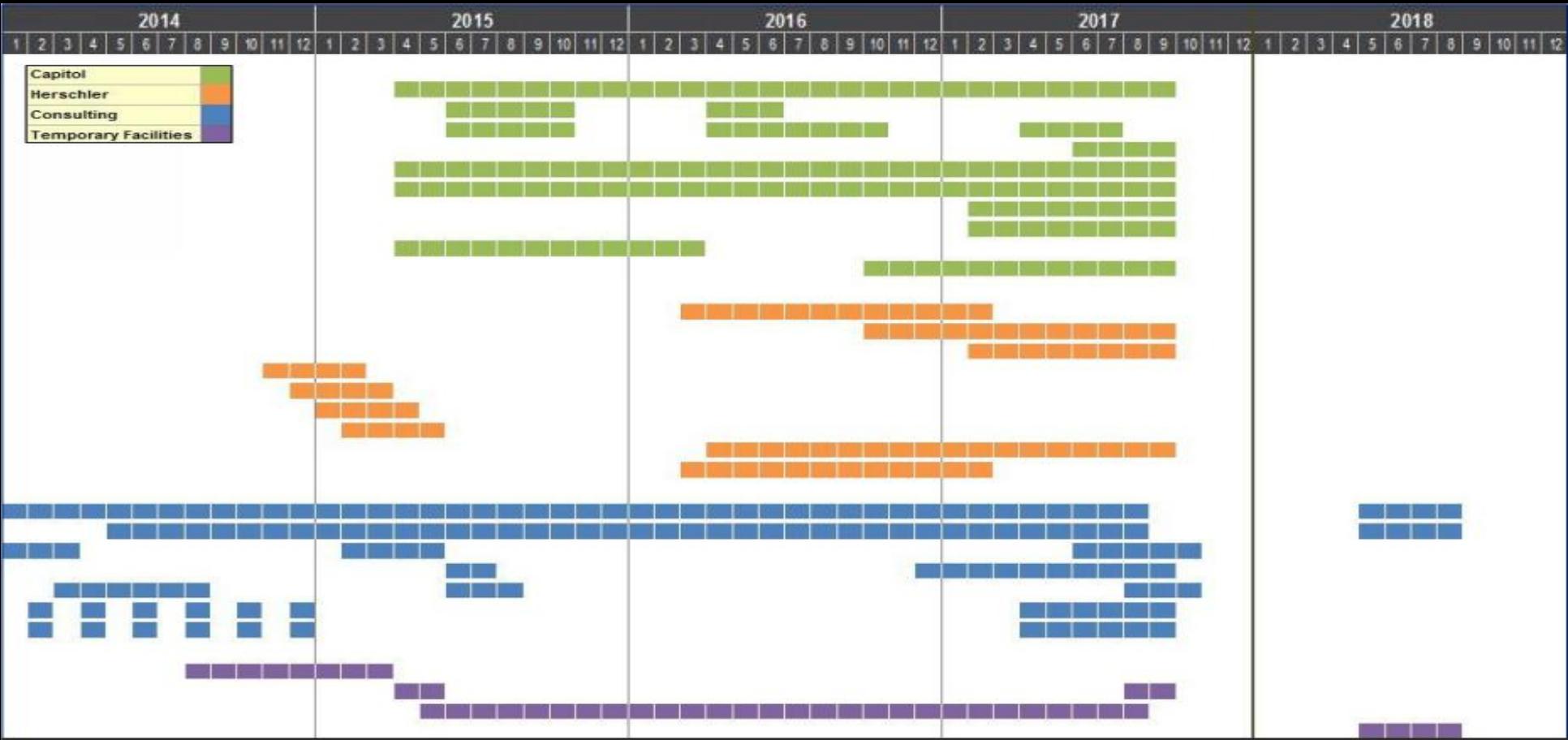
	Cost to Continue Leasing 75,520 gsf - 40 years	Cost to Add 75,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5) (2 + 4)	(6) (1 - 5)	(7)
Beg. Bal.							
YR 1	1,338,268	12,083,200	10,744,932	530,615	12,613,815	(11,275,547)	(11,275,547)
YR 2	1,405,181	-	(1,405,181)	541,227	541,227	863,954	(10,411,593)
YR 3	1,475,440	-	(1,475,440)	552,052	552,052	923,388	(9,488,205)
YR 4	1,549,212	-	(1,549,212)	563,093	563,093	986,119	(8,502,086)
YR 5	1,626,673	-	(1,626,673)	574,354	574,354	1,052,318	(7,449,767)
YR 6	1,667,339	-	(1,667,339)	585,842	585,842	1,081,498	(6,368,270)
YR 7	1,709,023	-	(1,709,023)	597,558	597,558	1,111,464	(5,256,805)
YR 8	1,751,748	-	(1,751,748)	609,510	609,510	1,142,239	(4,114,566)
YR 9	1,795,542	-	(1,795,542)	621,700	621,700	1,173,842	(2,940,724)
YR 10	1,840,431	-	(1,840,431)	634,134	634,134	1,206,297	(1,734,427)
YR 11	1,886,441	-	(1,886,441)	646,816	646,816	1,239,625	(494,802)
YR 12	1,933,602	-	(1,933,602)	659,753	659,753	1,273,850	779,048
YR 13	1,981,943	-	(1,981,943)	672,948	672,948	1,308,995	2,088,043
YR 14	2,031,491	-	(2,031,491)	686,407	686,407	1,345,084	3,433,127
YR 15	2,082,278	-	(2,082,278)	700,135	700,135	1,382,144	4,815,271
YR 16	2,134,335	-	(2,134,335)	714,138	714,138	1,420,198	6,235,468
YR 17	2,187,694	-	(2,187,694)	728,420	728,420	1,459,273	7,694,742

	Cost to Continue Leasing 75,520 gsf - 40 years	Cost to Add 75,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
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					(2 + 4)	(1 - 5)	
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YR 12	1,933,602	-	(1,933,602)	659,753	659,753	1,273,850	779,048
YR 13	1,981,943	-	(1,981,943)	672,948	672,948	1,308,995	2,088,043
YR 14	2,031,491	-	(2,031,491)	686,407	686,407	1,345,084	3,433,127
YR 15	2,082,278	-	(2,082,278)	700,135	700,135	1,382,144	4,815,271
YR 16	2,134,335	-	(2,134,335)	714,138	714,138	1,420,198	6,235,468
YR 17	2,187,694	-	(2,187,694)	728,420	728,420	1,459,273	7,694,742

	Cost to Continue Leasing 75,520 sq. ft - 40 years	Cost to Add-on 75,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(1)	(2)	(3) (1-2)	(4)	(5) (2 + 4)	(6) (1 - 5)
Total	98,978,734	12,083,200	86,895,534	32,050,181	44,133,381	54,845,353

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PRELIMINARY EXPENDITURE FORECAST



\$23 M

\$52 M

\$89 M

\$87 M

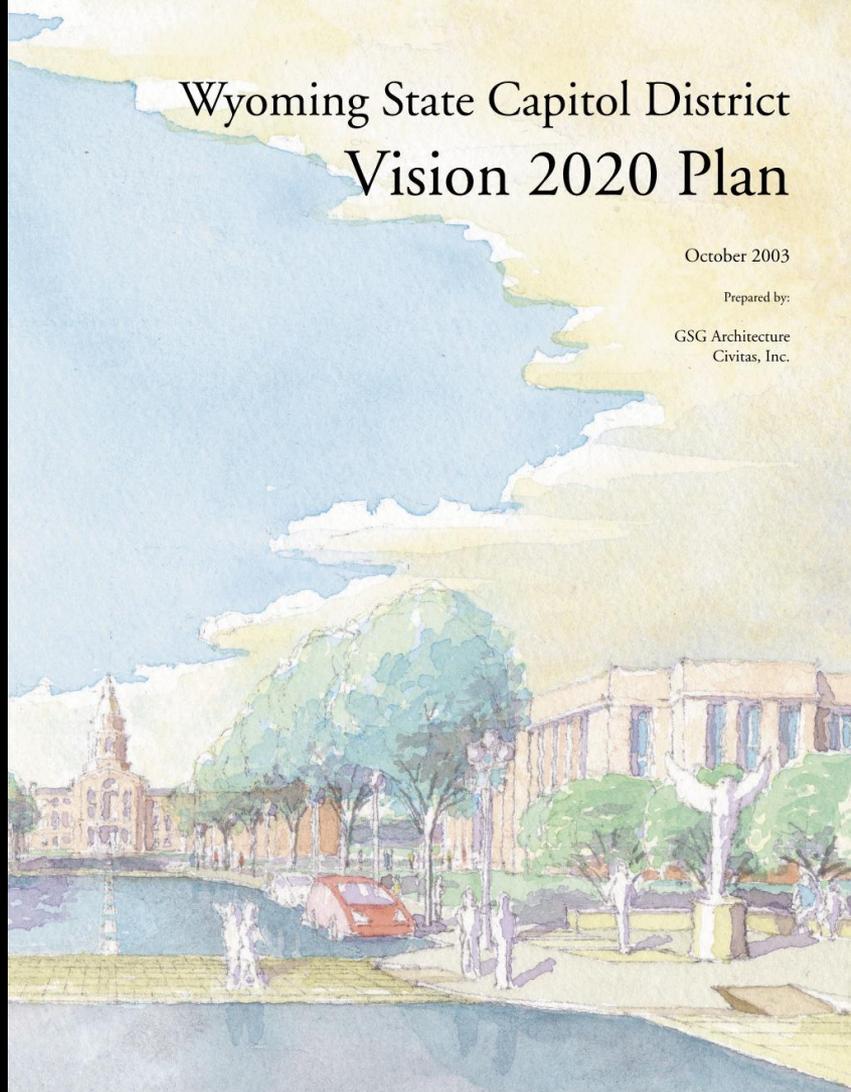
\$8 M

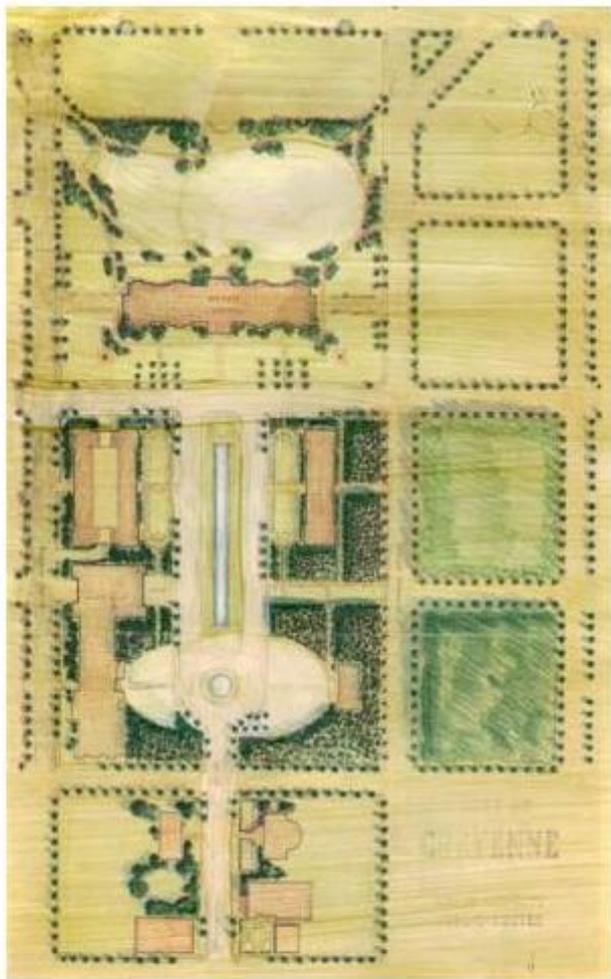
Wyoming State Capitol District Vision 2020 Plan

October 2003

Prepared by:

GSG Architecture
Civitas, Inc.



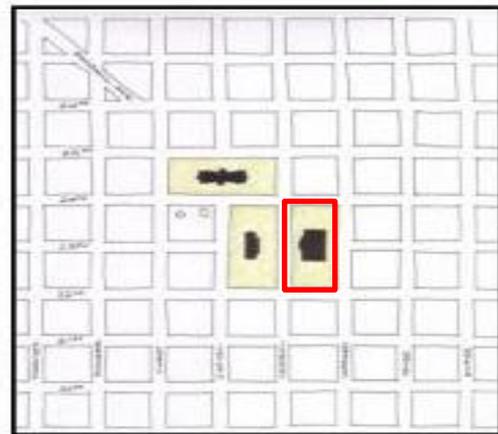


S.R. DeBoer's Plan, 1920-1930

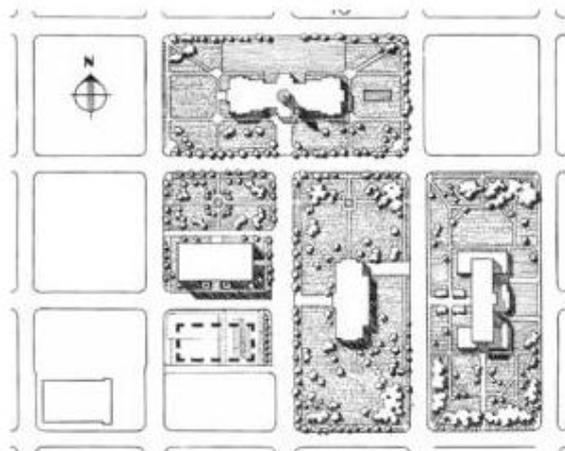
Photo Credit: Denver Public Library, Western History Collection



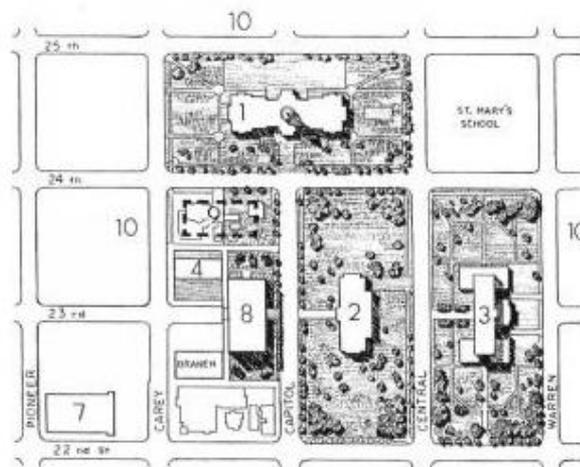
1936 ↑ The addition of the Supreme Court/State Library Building



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

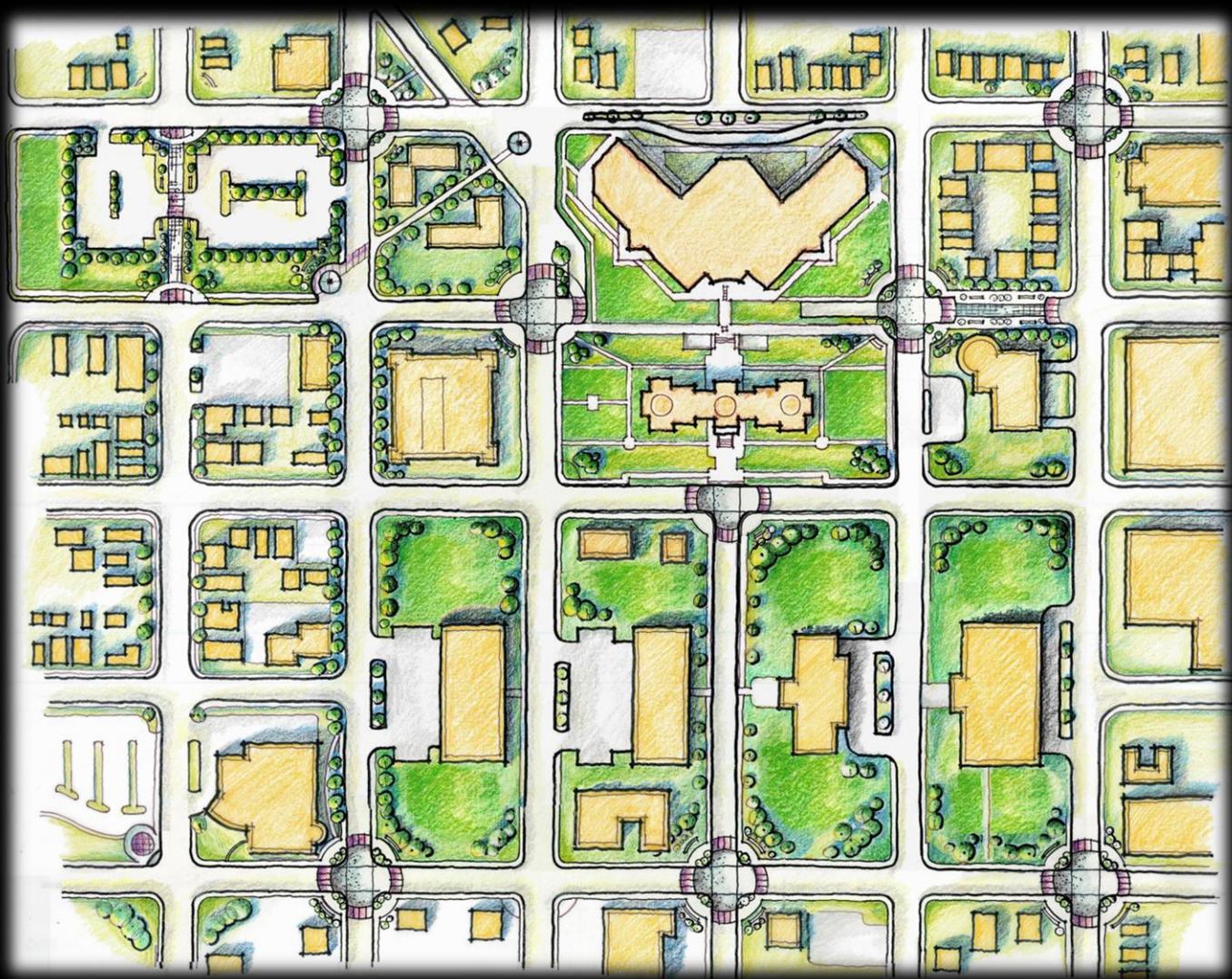
October 2003

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



Building Needs and Solutions

Substantial Deferred Maintenance
and Advanced Deterioration



Comprehensive Repair and
Invasive Restoration

Building Needs and Solutions

Substantial Deferred Maintenance
and Advanced Deterioration



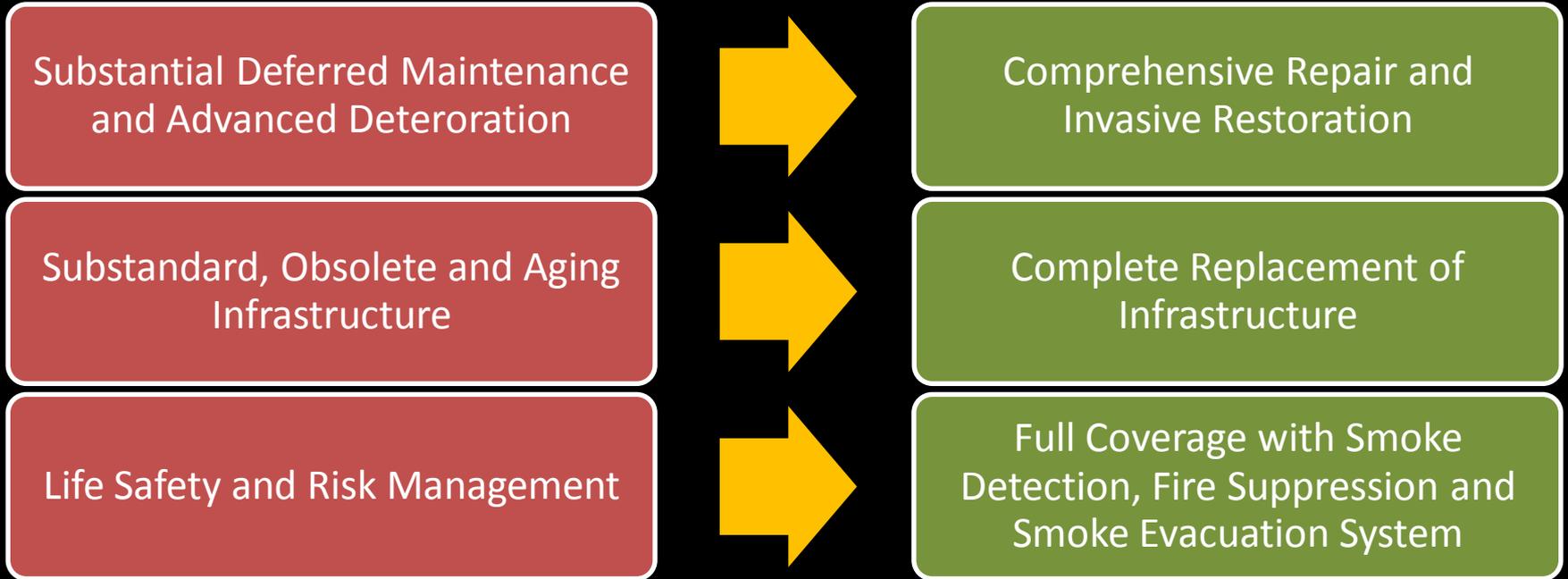
Comprehensive Repair and
Invasive Restoration

Substandard, Obsolete and Aging
Infrastructure

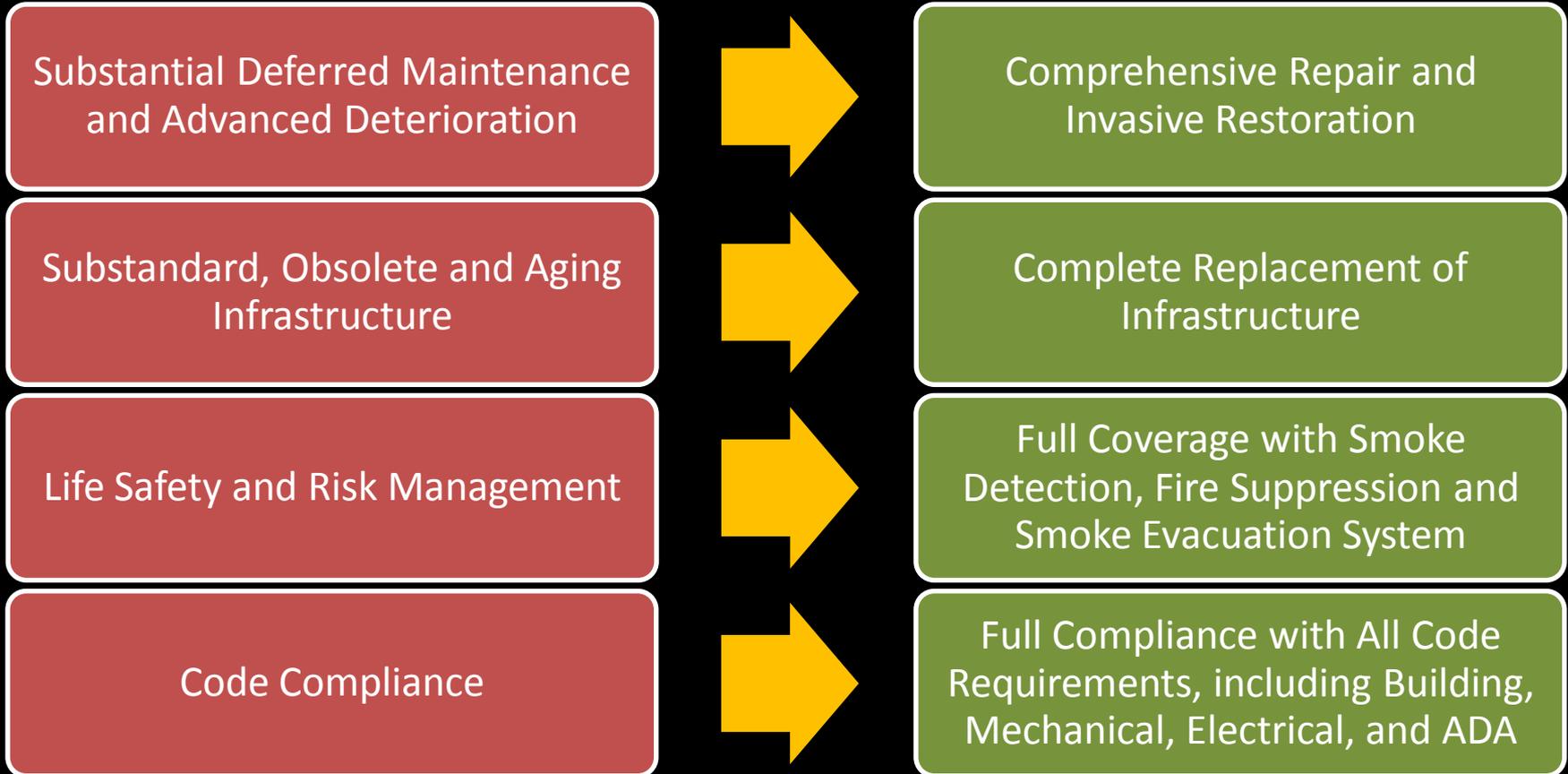


Complete Replacement of
Infrastructure

Building Needs and Solutions



Building Needs and Solutions





THANK YOU!