Capitol Square
Level III Design & Construction

OVERSIGHT GROUP BRIEFING

MAY 8, 2014

AGENDA

Oversight Group Remarks

AICM Remarks

HDR/PDP/P1 Presentation

A&I – CONSTRUCTION MANAGEMENT

Level III Design Phase

- Basis of Understanding
- Roles & Responsibilities

Communication Plan

Construction Manager at Risk

STATE OF WYOMING
Department of Administration & Information
Construction Management

BASIS OF UNDERSTANDING

Senate Enrolled Act 43, inclusive of

- Presentations to Management Council & Legislature

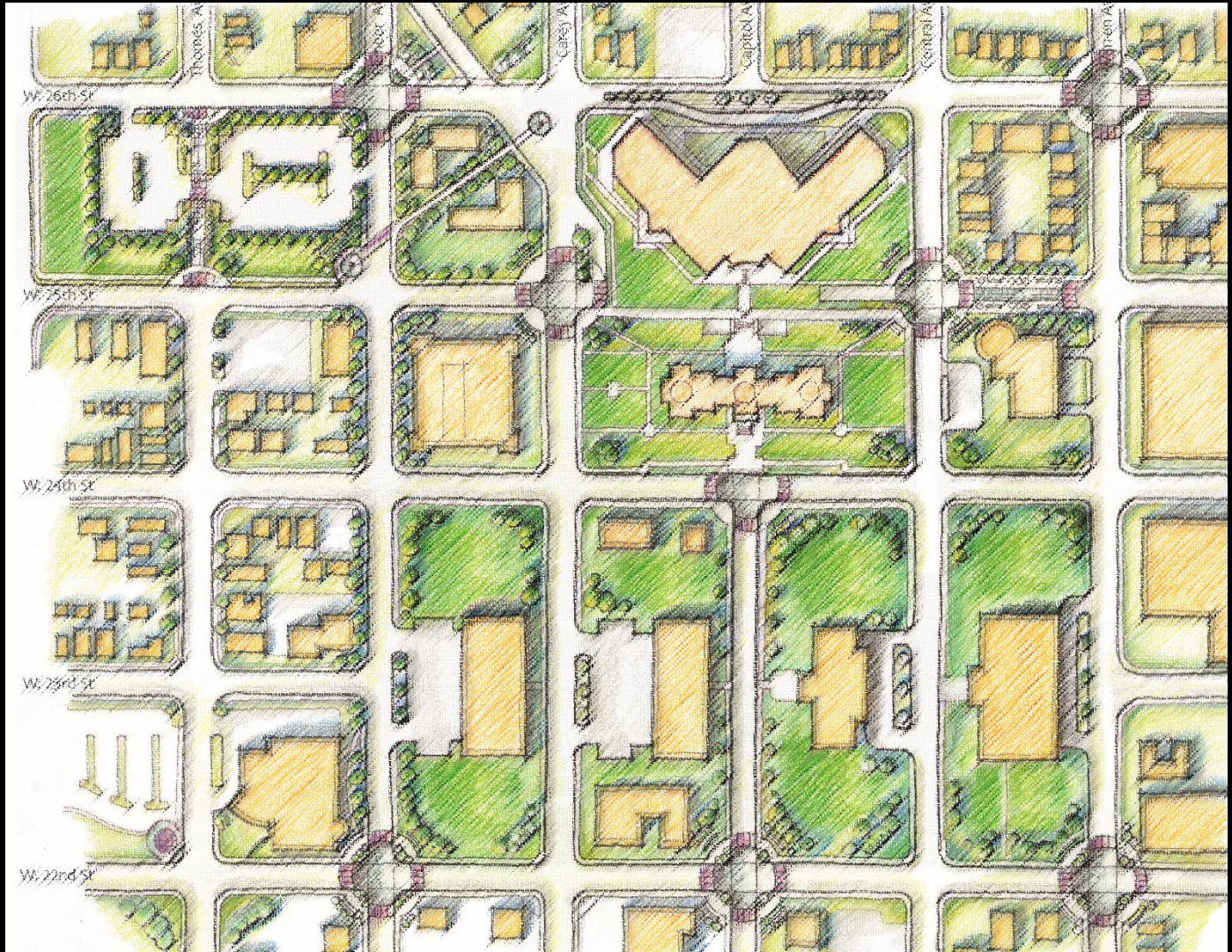
Level I/II Reports, inclusive of

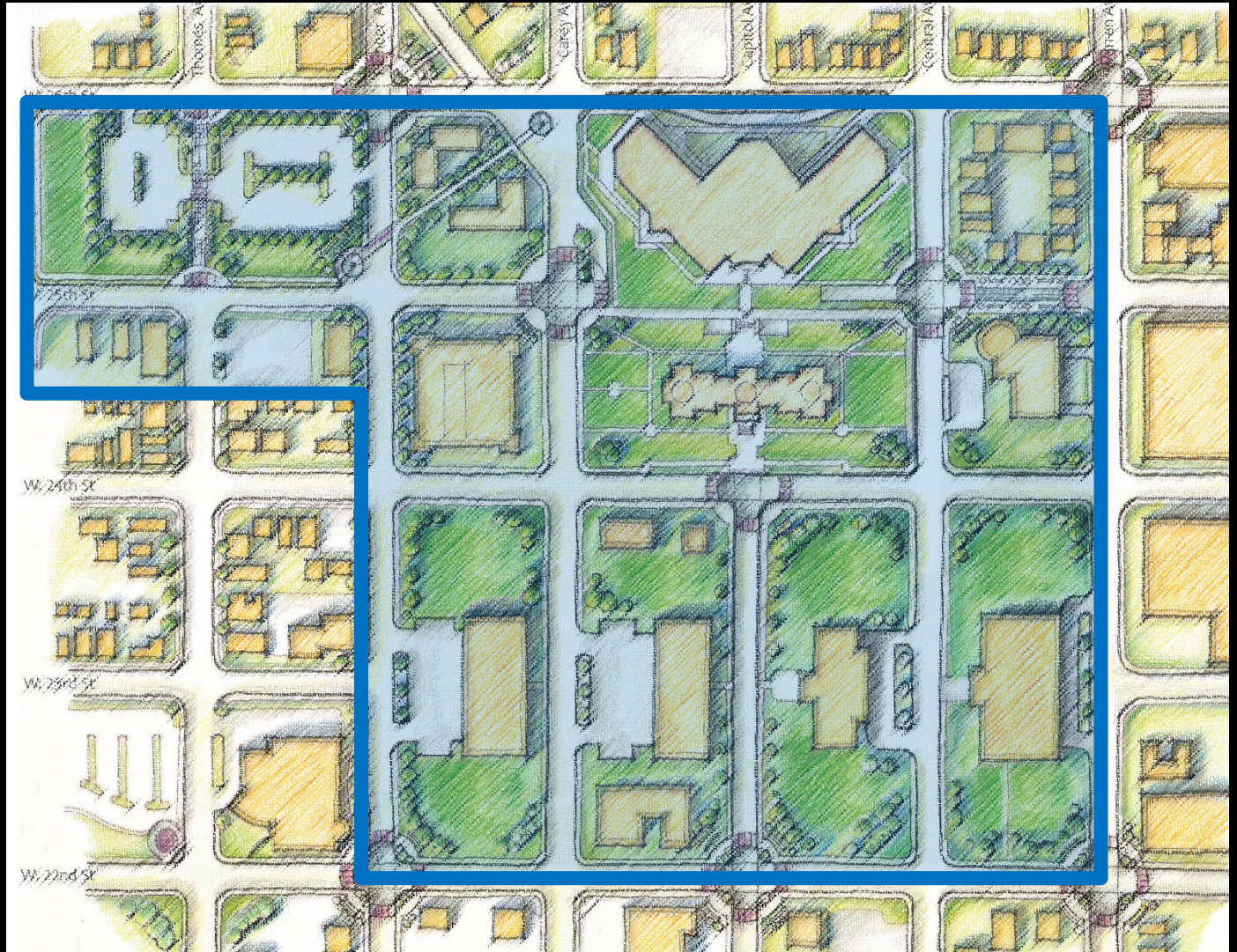
- Executive Summary & Frequently Asked Questions
- Volume I – Technical Report
- Volume II – Applied Research
- Volume III – Design Team Reports and Findings
- Volume IV – Herschler Supplement

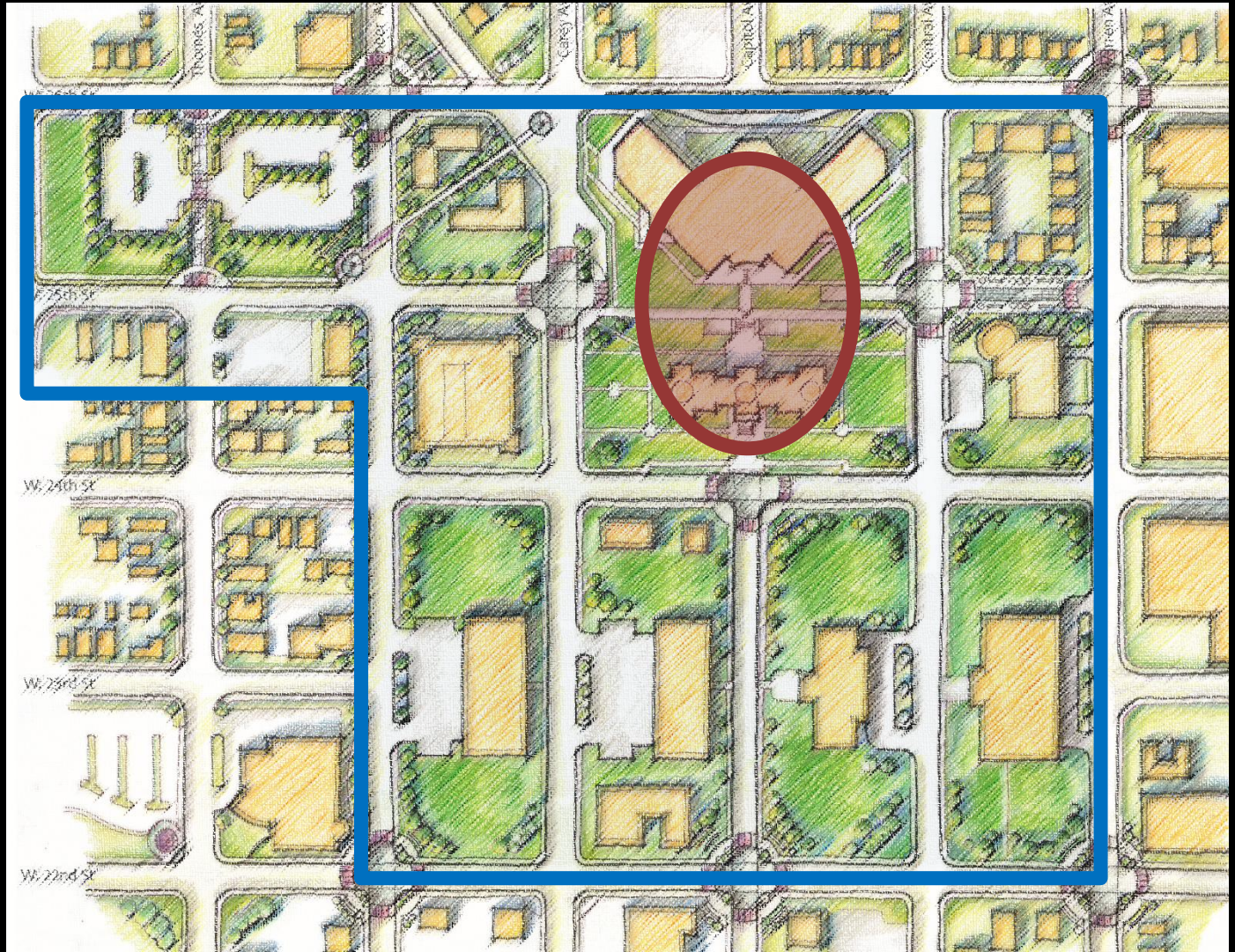
ROLES & RESPONSIBILITIES

Advisory Task Force & Oversight Group

User Groups & Stakeholders


W. 26th St
W. 25th St
W. 24th St
W. 23rd St
W. 22nd St


Carey Ave
Capitol Ave
Central Ave
W. 24th St
W. 23rd St
W. 22nd St


Carey Ave
Capitol Ave
Central Ave
W. 25th St
W. 24th St
W. 23rd St
W. 22nd St

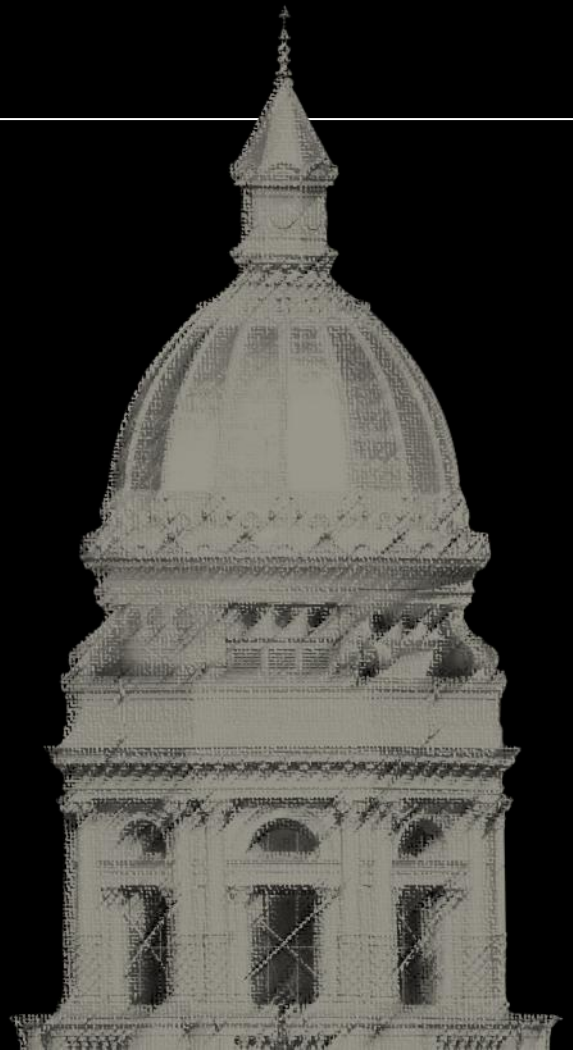
COMMUNICATIONS PLAN

www.wyomingcapitolsquare.com

New Dashboard

- schedule
- special events
- comment link
- link to original material

Maintained by AICM



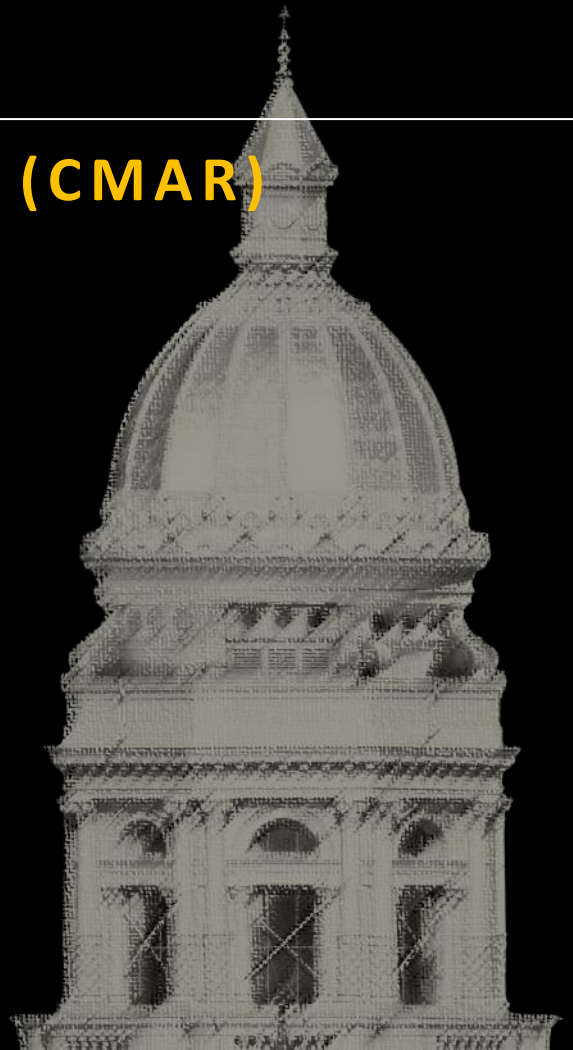
CONSTRUCTION MANAGER AT RISK (CMAR)

Roles & Responsibilities

- Capitol & NHL Experience
- One Project

Advertise → Shortlist

Interview → Award



Capitol Square

Level III Design & Construction

OVERSIGHT GROUP BRIEFING

MAY 8, 2014

HDR

PDP

PLAN

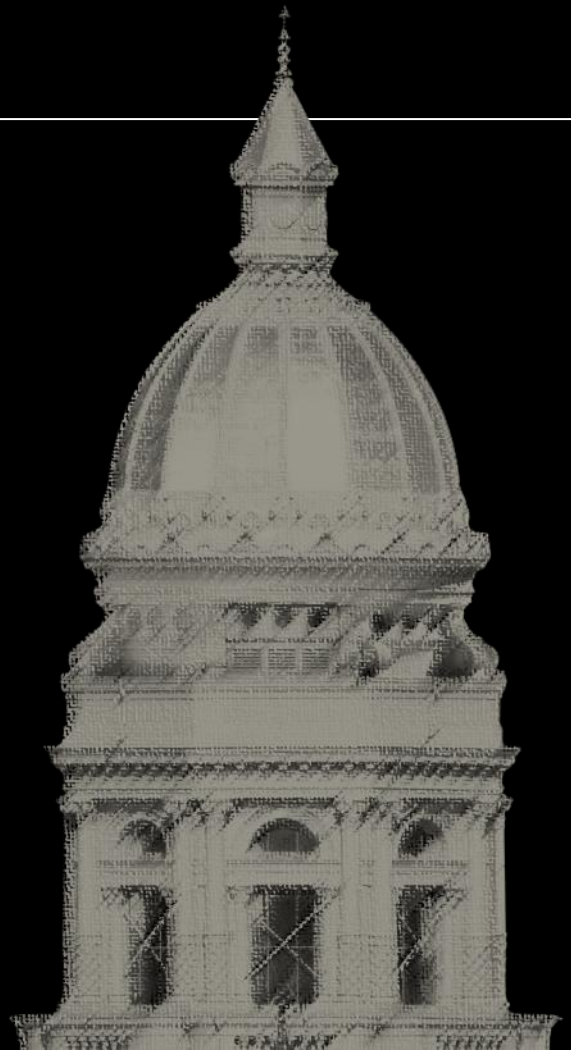
AGENDA

Scope & Activity Report
Capitol Update
Herschler Update
Parking Sites
Other Matters
Schedule
Next Steps

Capitol Square

Level III Design & Construction

SCOPE & ACTIVITY REPORT

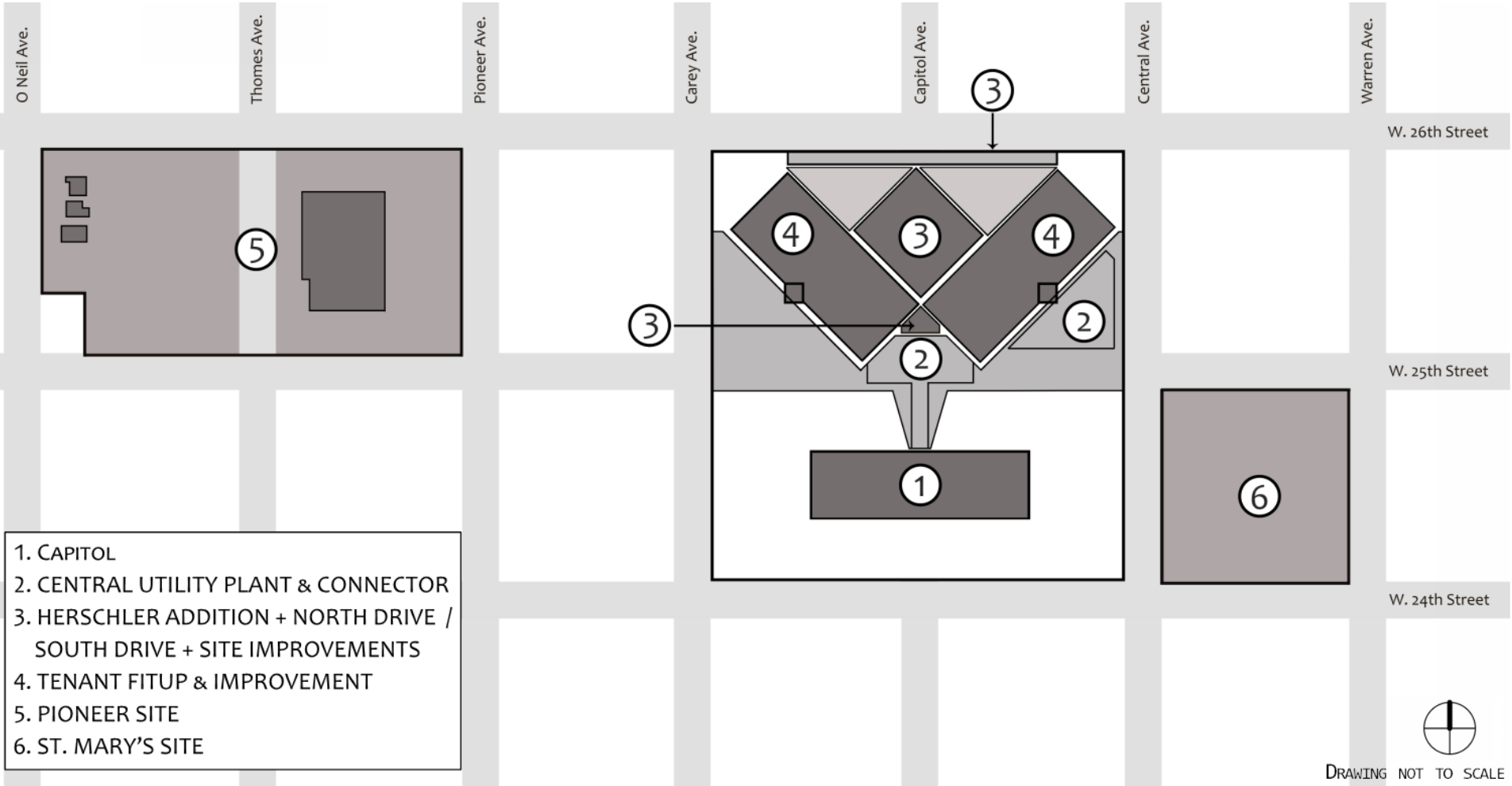


HDR

PDP

PLAN

CAPITOL SQUARE - SCOPE

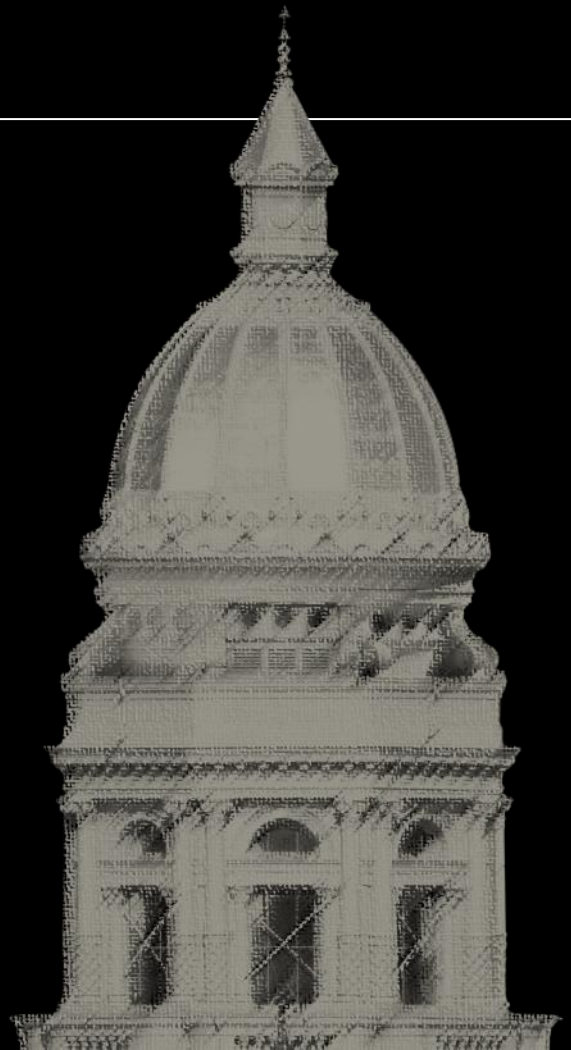


1. CAPITOL
2. CENTRAL UTILITY PLANT & CONNECTOR
3. HERSCHLER ADDITION + NORTH DRIVE / SOUTH DRIVE + SITE IMPROVEMENTS
4. TENANT FITUP & IMPROVEMENT
5. PIONEER SITE
6. ST. MARY'S SITE

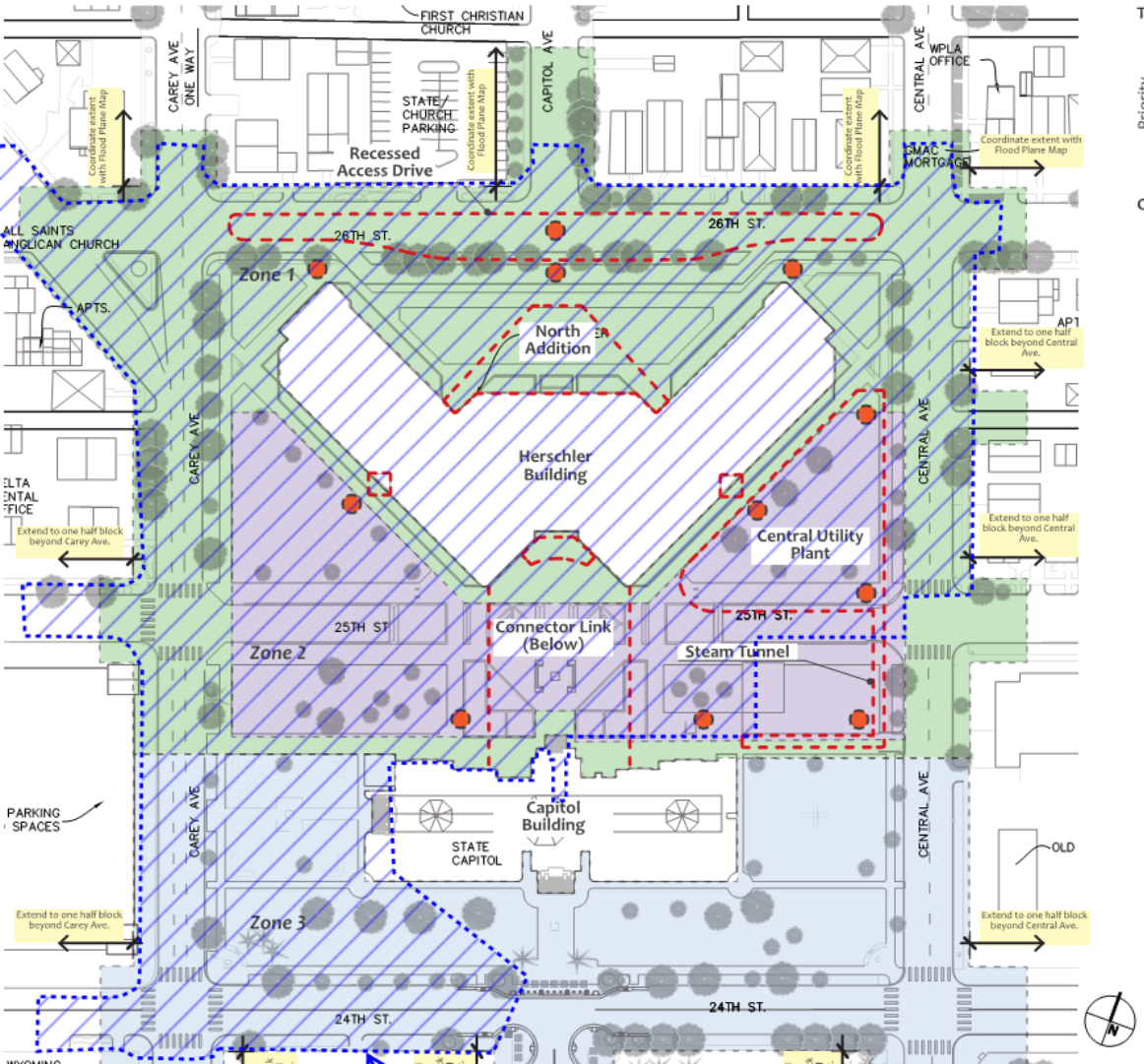
SCOPE & ACTIVITY REPORT

Research

- Survey
- Geotechnical Study
- Hazardous Materials
- Probes & Test Pits
- Building Examination
- Landscape



HDR
PDP
PLAN



Topo/Site Utility Survey

Priority: High → Low

- Zone 1
- Zone 2
- Zone 3

Geotechnical Survey

- Proposed Boring Locations
- Proposed Building/ Site Additions

SURVEYS

Topographic Survey Intent

The intent of the topographic survey is to understand the existing grades as part of the Capitol Core and their associated relationships to the Capitol and Herschler building, as well as other site amenities.

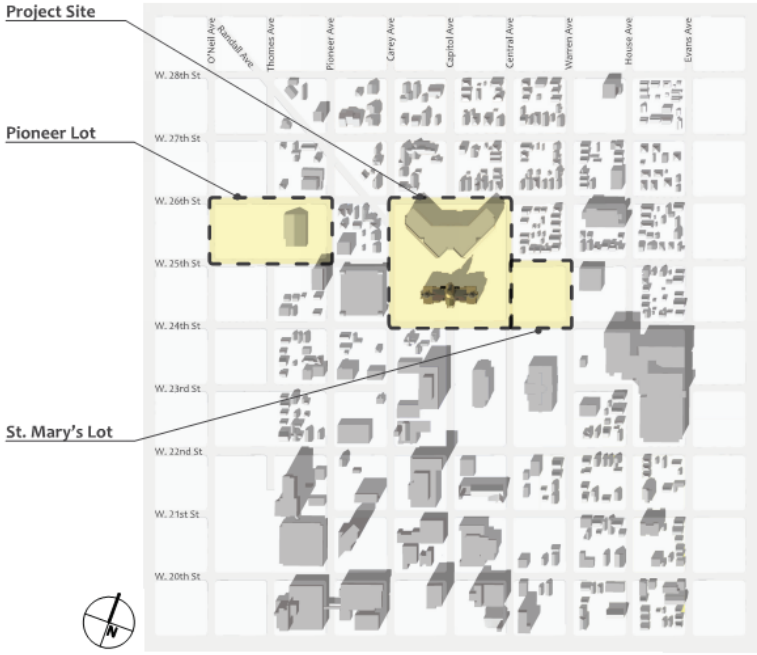
- ***Three independent priority zones have been identified and indicated to expedite the required investigation.***

Site Utilities Survey Intent

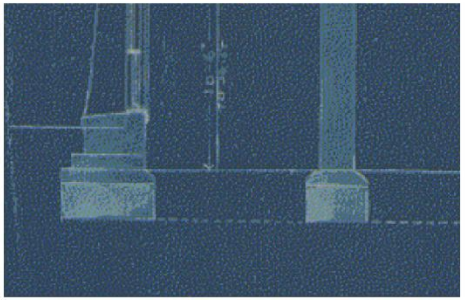
The intent of the utilities survey is to understand the existing locations and conditions of all sub-surface site utilities on the Capitol Core site.

Geotechnical Survey Intent

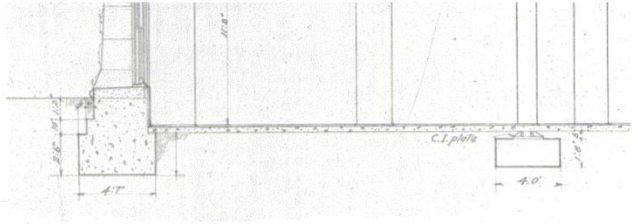
The intent of the geotechnical survey is to understand the existing soil conditions and to obtain recommendations for the Capitol Core site.



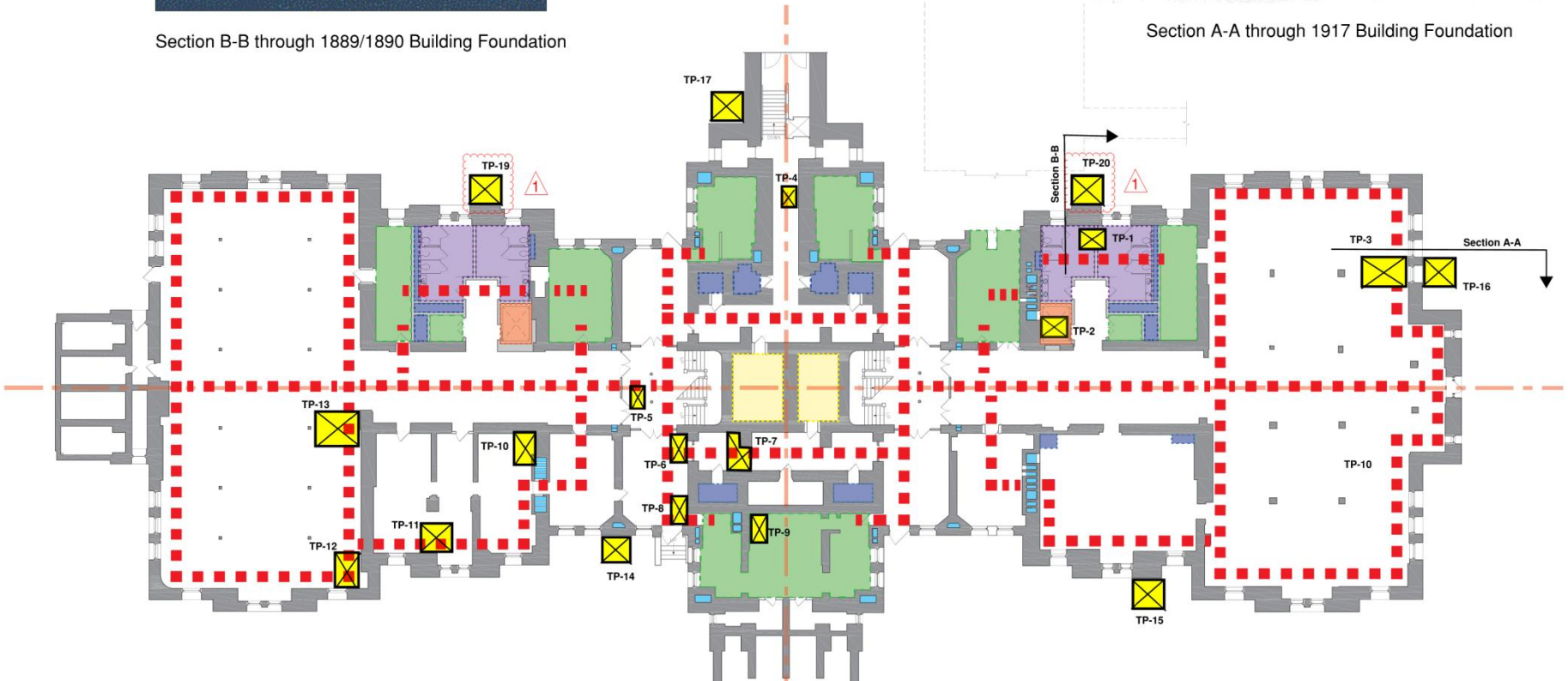
Site Location Plan

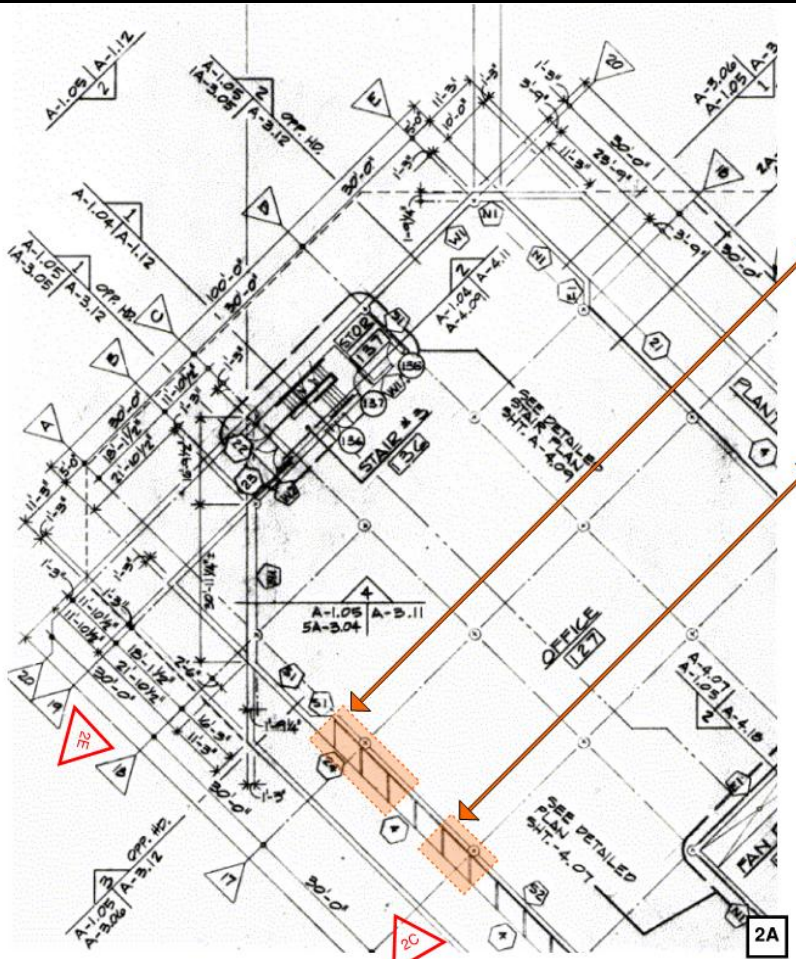


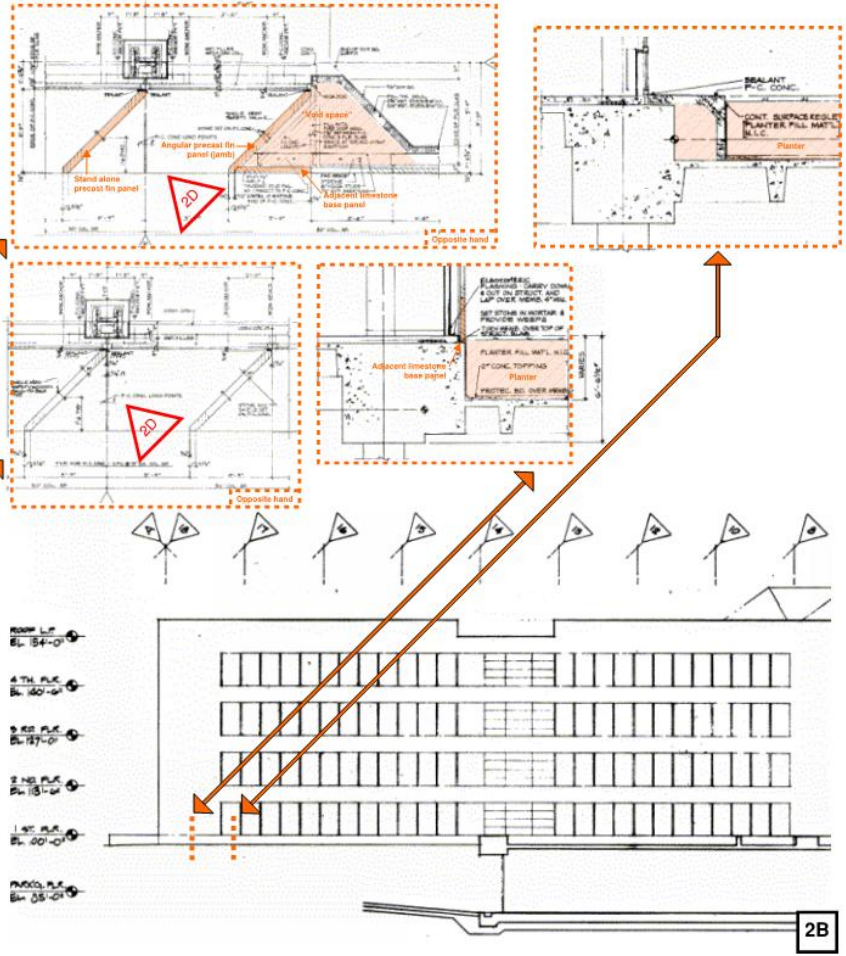
Section B-B through 1889/1890 Building Foundation



Section A-A through 1917 Building Foundation







PLANTERS:

Intent: *The intent of the planter probe/exploration is to selectively remove various building components, landscape and fill to understand existing as-built conditions.*

Goals: *Understand....*

- *Problematic water infiltration into the building and parking structure below*
- *Existence of mold.*
- *Condition of structural support elements.*
- *Extent and condition of insulation.*
- *Extent and condition of waterproofing and flashing.*
- *Presence of positive slope, direction of slope and drainage type.*

PARTIAL FIRST FLOOR PLAN N.T.S

Planter / precast fin probe

PARTIAL SOUTH ELEVATION N.T.S

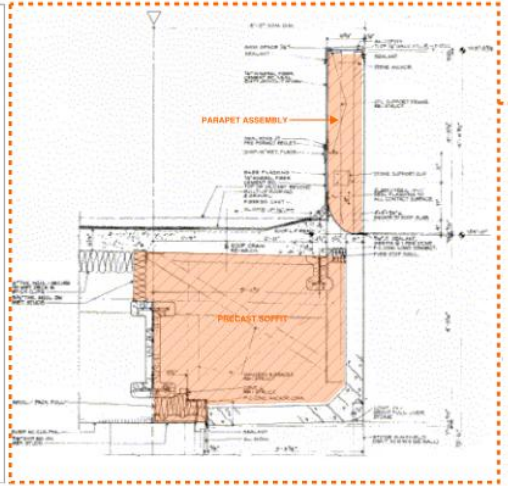
Planter / Precast fin probe

PRECAST SOFFIT AND PARAPET

Intent: *The intent of the precast soffit probe/exploration at the parapet is to selectively remove various building components to understand existing as-built conditions of soffit spaces and parapet assembly.*

Goals: *Understand....*

- *Problematic water infiltration into soffit space and building.*
- *Existence of mold.*
- *Condition of structural support elements.*
- *Extent and condition of insulation.*
- *Extent and condition of waterproofing flashing and weeps.*
- *Presence of soffit venting / drainage.*
- *Condition of fire protection on structural support members.*
- *Extend and condition of insulation on underside of roof slab within soffit area.*
- *Condition of parapet void and support.*
- *Confirm existence, condition and r-value of roof insulation.*

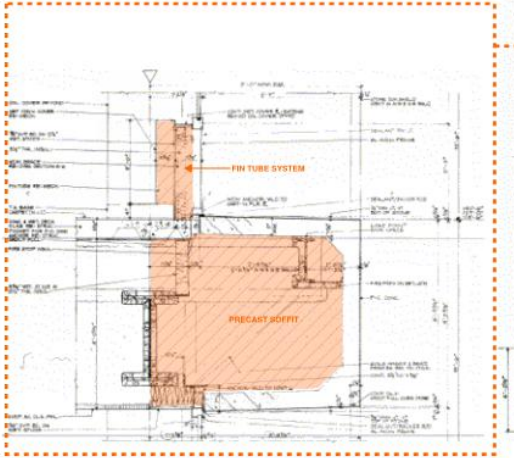


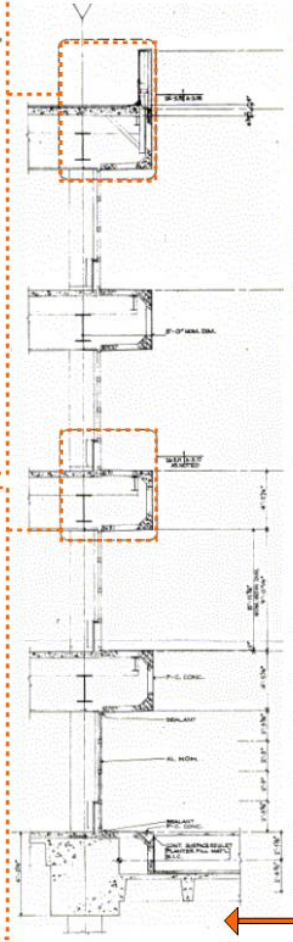
PRECAST SOFFIT FIN TUBE SYSTEM

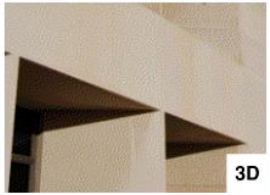
Intent: *The intent of the precast soffit probe/exploration is to selectively remove various building components to understand existing as-built conditions of soffit spaces and interior fin tube system.*

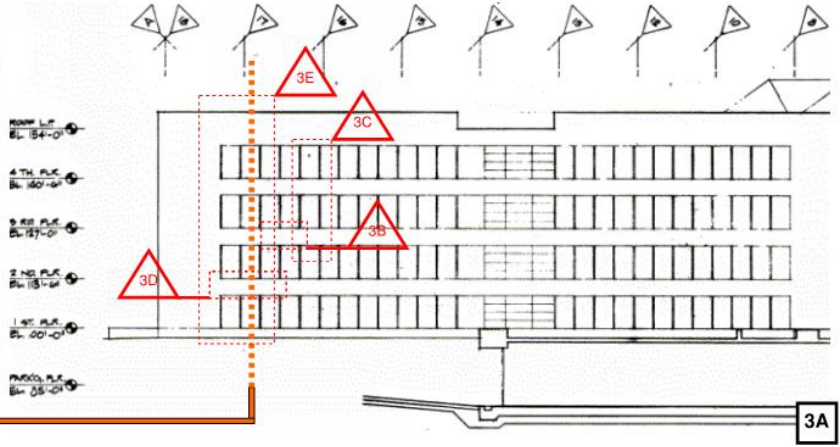
Goals: *Understand....*

- *Problematic water infiltration into soffit space and building.*
- *Existence of mold in soffit space and between fin tube system and window.*
- *Condition of structural support elements for precast soffit elements.*
- *Extent and condition of insulation.*
- *Extent and condition of waterproofing, flashing and weeps.*
- *Presence of soffit venting / drainage.*
- *Condition of fire protection on structural support members.*
- *Confirm existence and condition of continual insulation, waterproofing and fire protection at typical exterior column locations.*









TYPICAL SECTION DETAILS	N.T.S
Precast Soffit Probe	

TYPICAL WALL SECTION	N.T.S
Precast Soffit Probe	

PARTIAL SOUTH ELEVATION	N.T.S
Precast Soffit Probe	

SCOPE & ACTIVITY REPORT

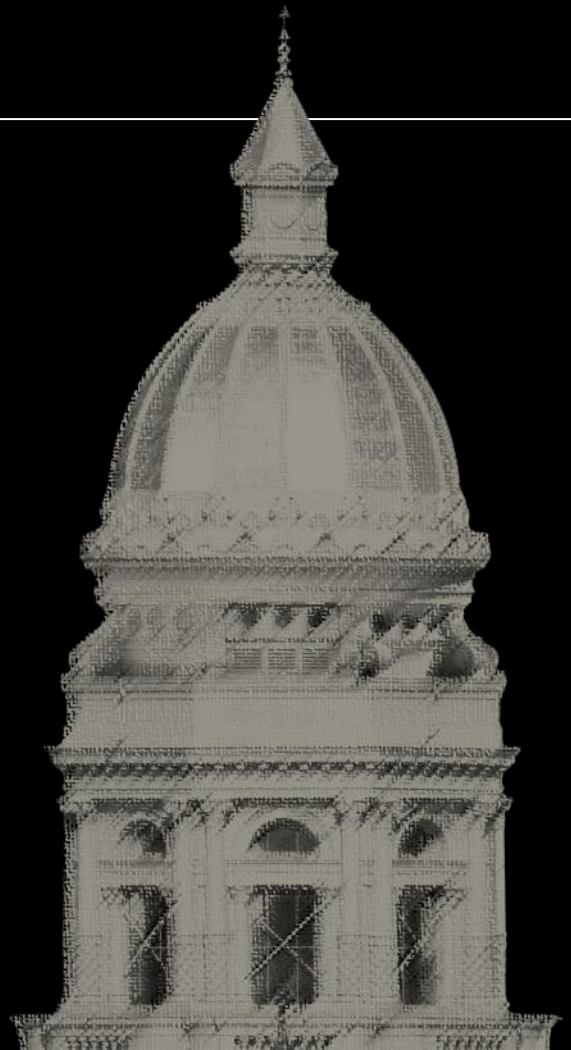
Meetings

- Select Legislative Committee (Facilities & AV/Process)
- Legislature
- Governor
- Secretary of State
- Auditor
- Treasurer
- Department Directors

SCOPE & ACTIVITY REPORT

Meetings - Stakeholders

- ETS
- Museum Holdings
- Grounds & Housekeeping
- Mechanical Systems
- Electrical Systems
- Security
- Furniture
- City of Cheyenne et. al.
  - Building Code
  - City Planning
  - Utilities

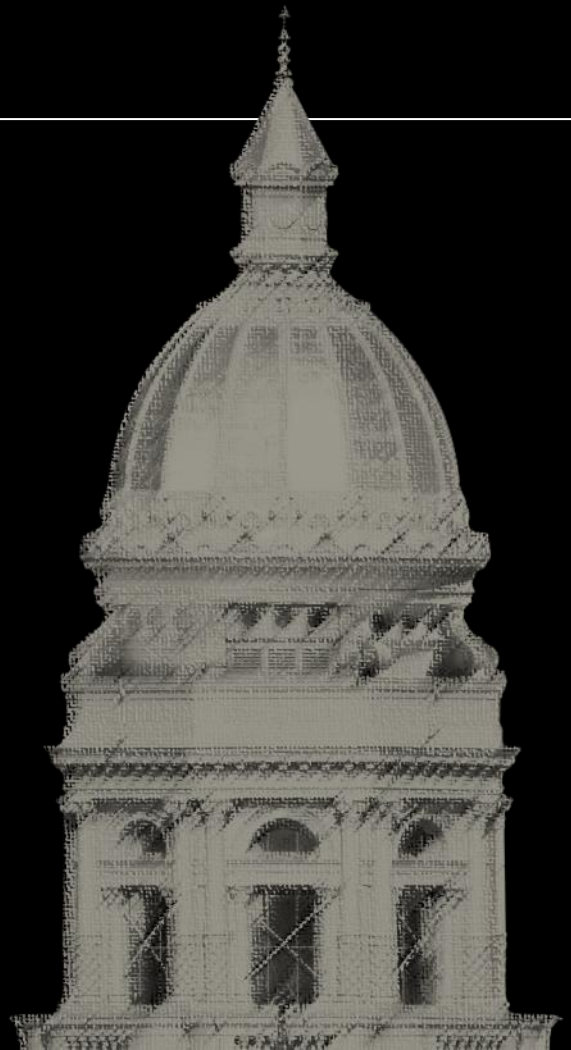


HDR
PDP
PLAN
plan one / architects

SCOPE & ACTIVITY REPORT

Meetings - Tours

- University of Wyoming
  - Information Technology
  - College of Business
  - Berry Center
  - Energy Innovation Center
  - Anthropology



SCOPE & ACTIVITY REPORT

Meetings - Tours

- Cheyenne Owned & Leasable
  - Emerson
  - Barrett
  - Hathaway
  - Pioneer Center
  - Safeway
  - Capitol Hill
  - Hunt
  - Smith
  - Rodgers
  - 2020 Carey
  - Kendrick
  - Old Liquor Warehouse
  - Old Weights & Measures
  - State Library
  - Armory (planned)

HDR
PDP
PLAN

SCOPE & ACTIVITY REPORT

Meetings – Design Team

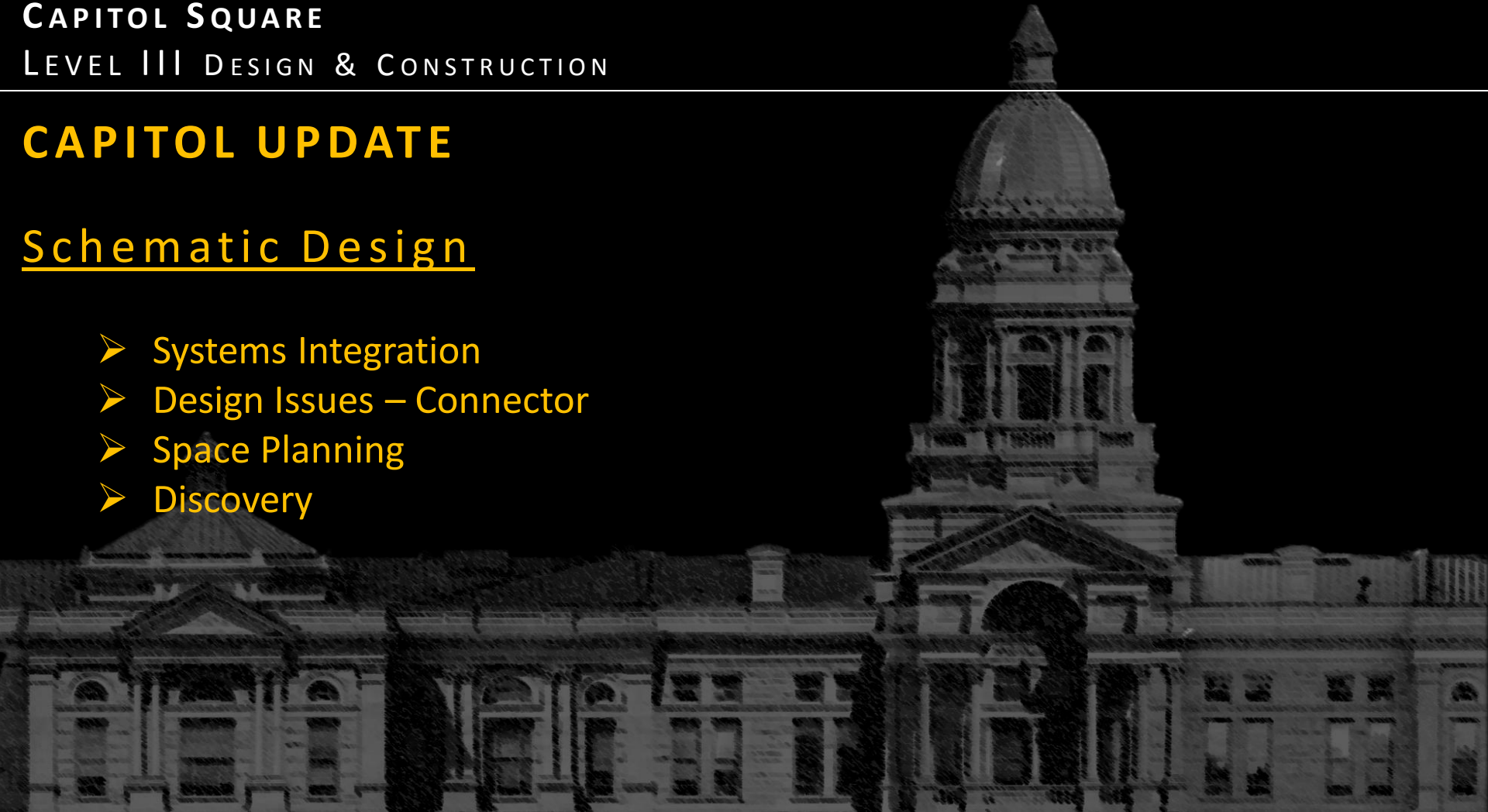
- Cheyenne
  - HDR
  - PDP
  - Plan One
  - Loring
  - Silman
  - DVS
  - K2
  - Heritage
  - Lerch Bates
- Philadelphia
  - HDR
  - PDP
  - Loring
  - Silman
  - DVS
  - ICI
- Denver
  - HDR
  - PDP
  - Lerch Bates
  - A&I CM

CAPITOL UPDATE

CAPITOL UPDATE

Schematic Design

- Systems Integration
- Design Issues – Connector
- Space Planning
- Discovery



CAPITOL UPDATE

Field Work

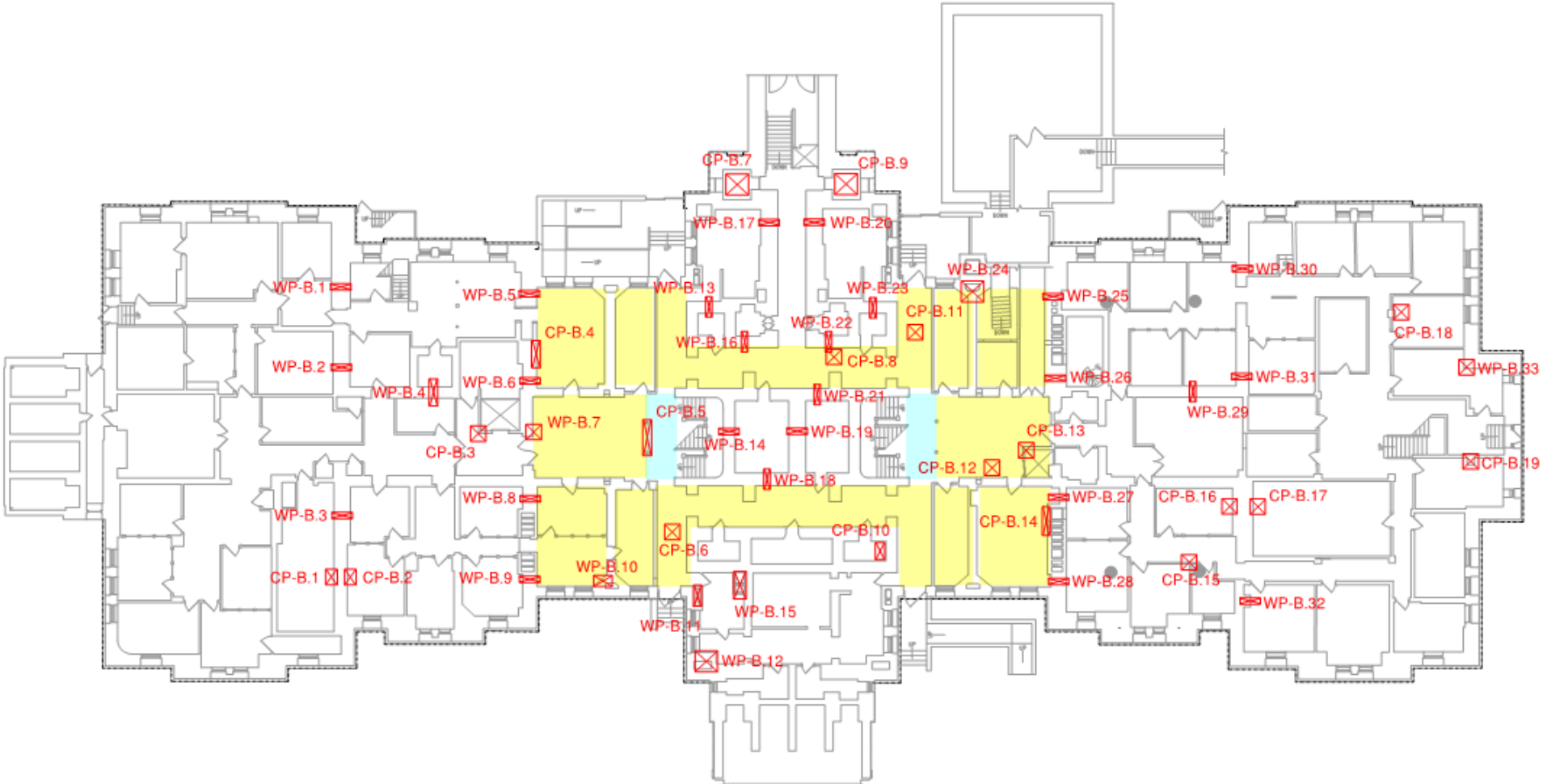
- Comprehensive Exterior Documentation
- Systems Coordination
- Discovery

CAPITOL UPDATE

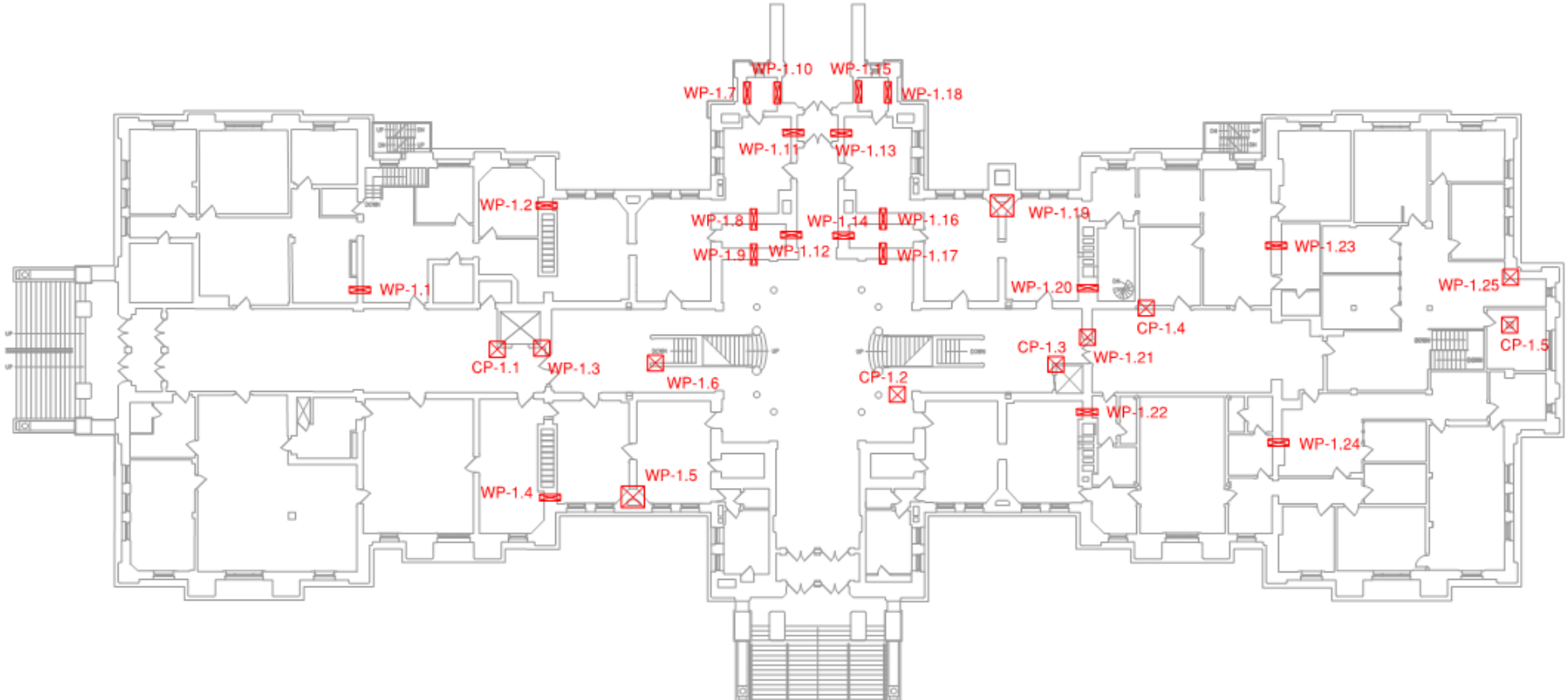
Building Fabric Identification & Analysis Package

- Destructive Examination & Probes
  - Structure
  - Assembly
  - Dimensional
- Selective Removals
  - Window Cladding
  - Other?
- Material Testing
  - Stone, Mortar, Wood
  - Hazardous Materials
- Finishes
  - Paints
  - Wood
  - Metals

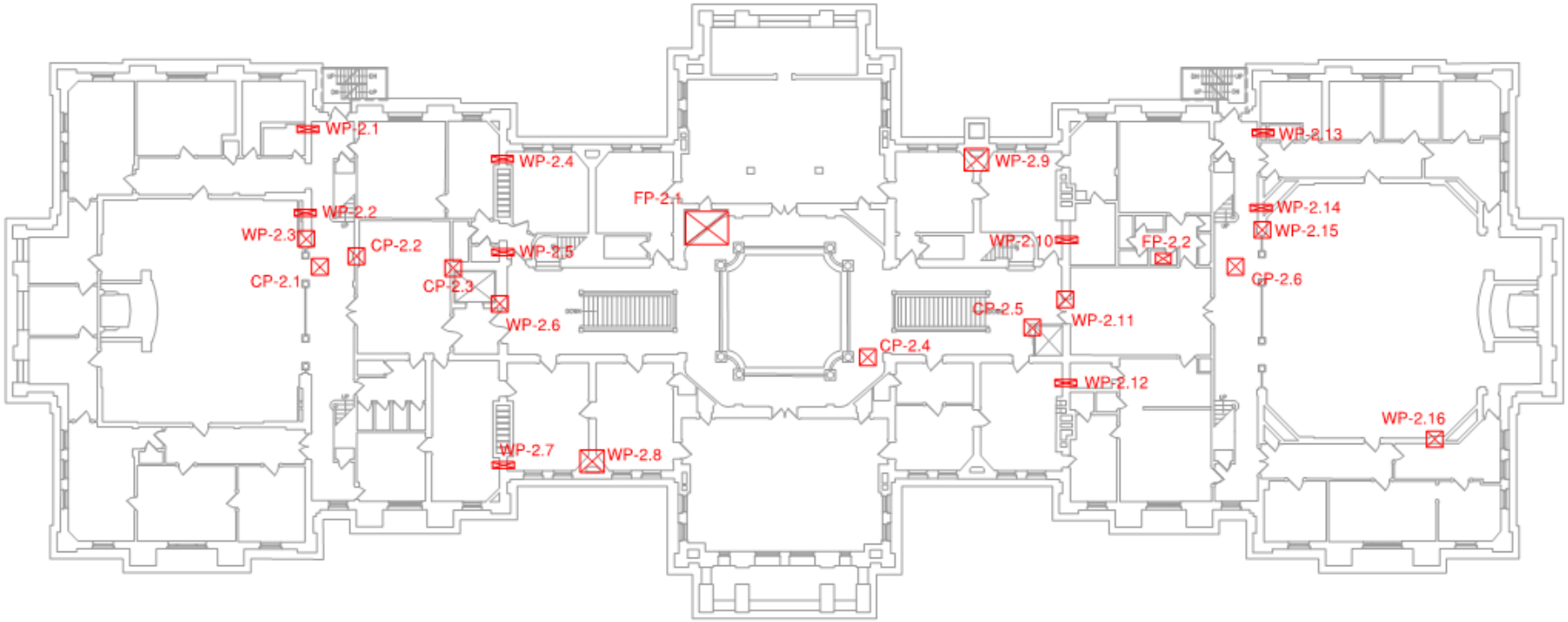
CAPITOL PROBES – LOWER LEVEL



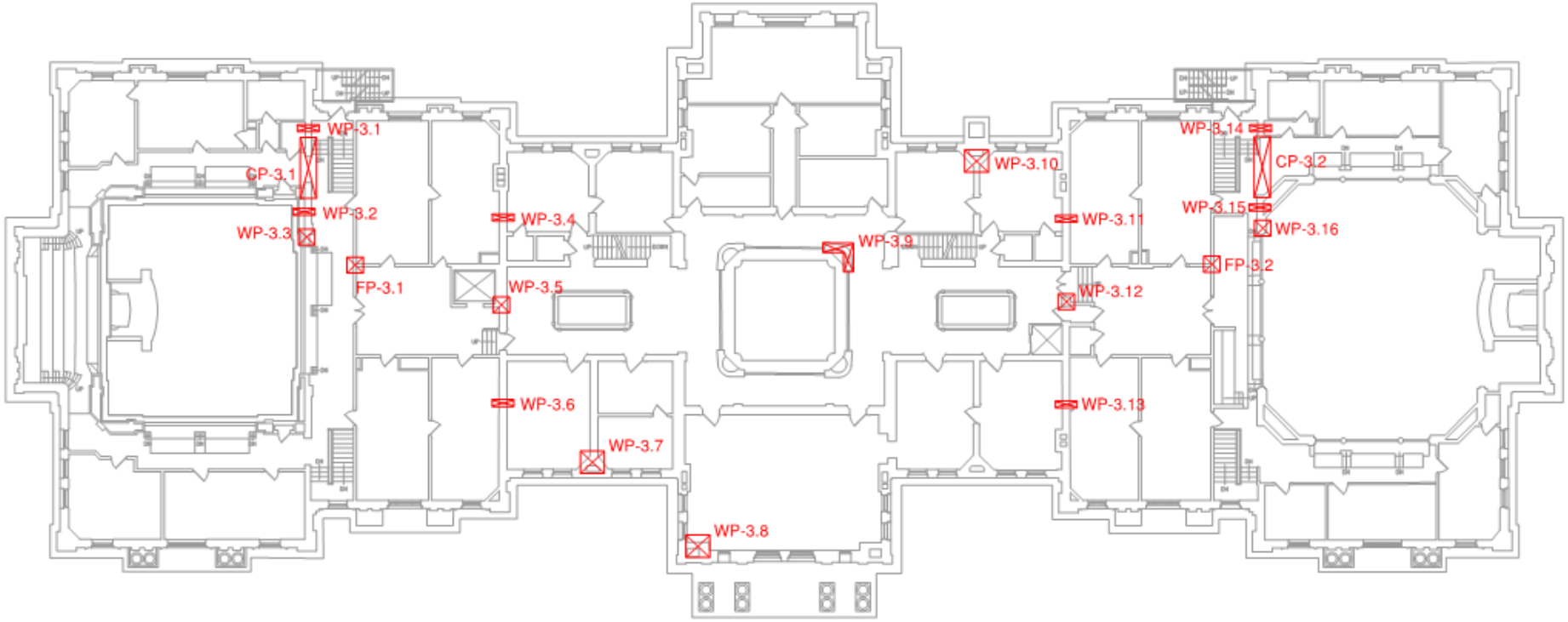
CAPITOL PROBES – 1ST LEVEL



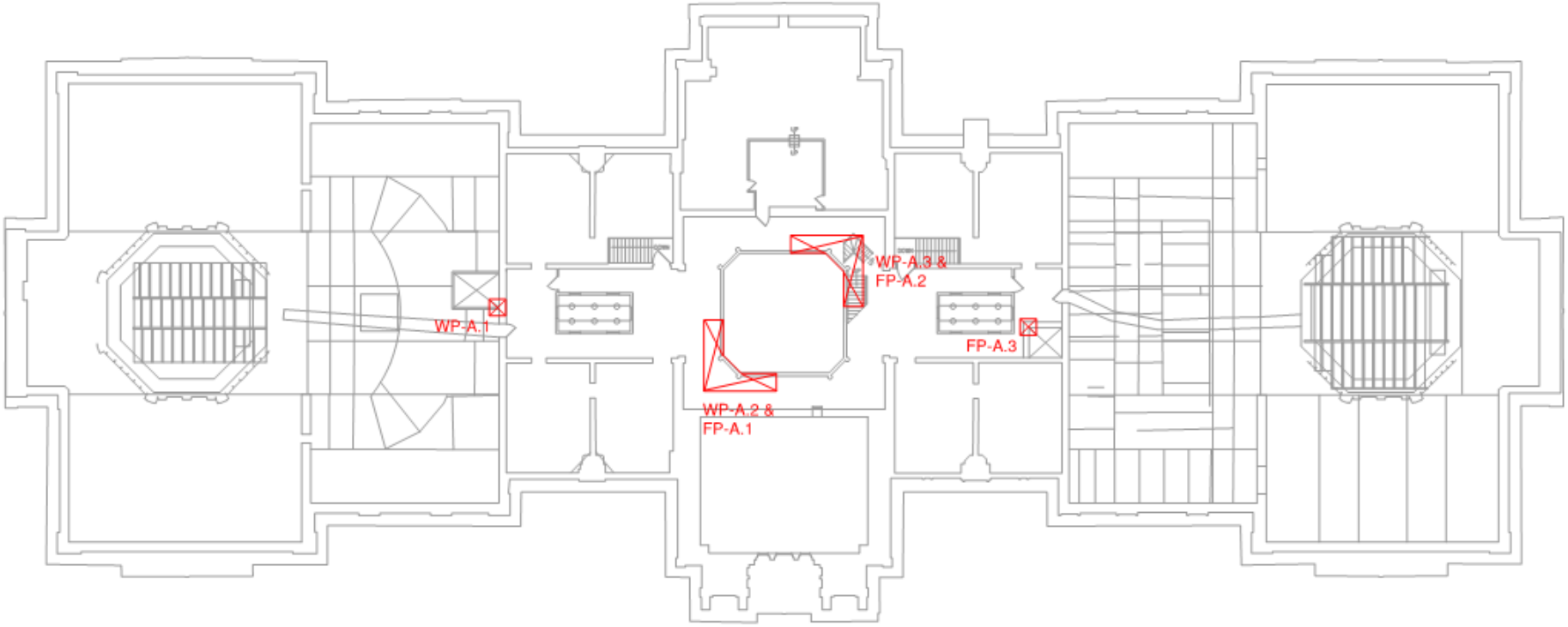
CAPITOL PROBES – 2ND LEVEL



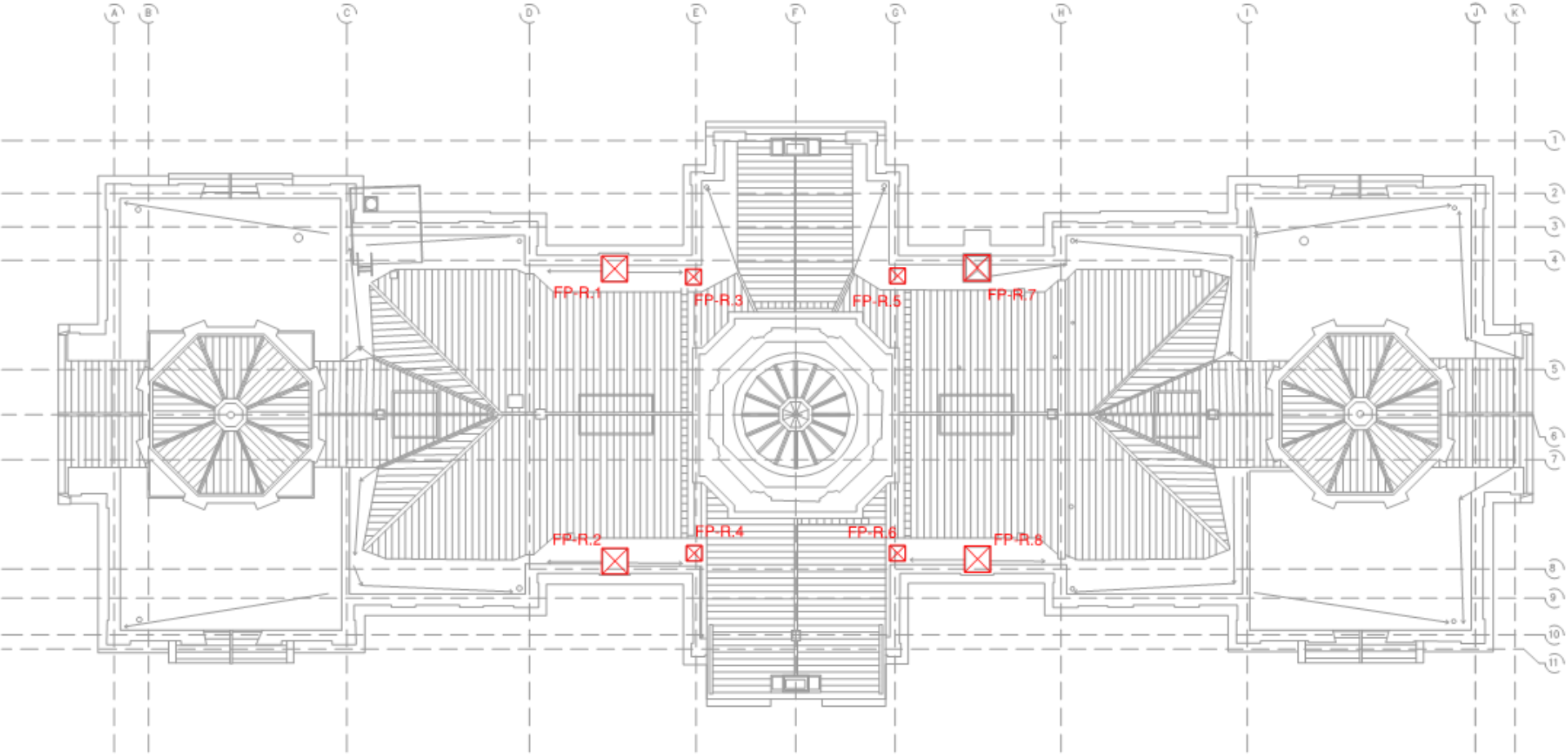
CAPITOL PROBES – 3RD LEVEL



CAPITOL PROBES – ATTIC LEVEL



CAPITOL PROBES – ROOF LEVEL



CAPITOL PROBES – ITEMIZED

Project:	Wyoming State Capitol	Job number:	15142	Probe Naming:	XP - X .#
Subject:	Probe List	Date:	22-Apr-2014		Type of Probe (C-ceiling, F-floor, W-wall) / Floor Level of Probe Work / Probe Number

Probe	Level of Framing Being Verified	A&I/W&D /CM	Type of probe and/or photo	Purpose	Probe Procedure Details
Basement					
CP-B.1	First Floor			Document beam to masonry wall connection	Expose one side of beam in masonry pocket to fulll depth of beam . Drill slab from below to provide thickness of slab. Verify if slab is embedded in masonry wall.
CP-B.2	First Floor			Document beam to masonry wall connection	Expose one side of beam in beam pocket to full depth of beam and remove enough fill above corrugated arch to underside of finish floor to verify height of arch. Avoid damaging finish floor above. Perform 3" core through load bearing masonry wall to document construction and thickness of wall. Avoid damaging embedded beam on other side of wall.
CP-B.3	First Floor			Verify floor framing around elevator opening	Remove sheetrock to access floor system above. Expose framing interaction between elevator shaft and floor framing. Ensure ability to measure all structural framing at this intersection. It will be preferable to perform probe above dropped ceiling to avoid damaging wall finishes.
CP-B.4	First Floor			Verify wood headered framing assembly at perimeter of masonry chase	Remove sheetrock below header and joist where steel plate reinforcing detail is located to allow enough access to understand purpose of reinforcing and size and span of joists.
CP-B.5	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough to get full height of joist without damaging floor finishes above. Verify Lally column terminates below first floor framing.
CP-B.6	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough (without destabilizing finish floor above) to measure full height of joist.
CP-B.7	First Floor			Verify floor framing construction in this room	Remove plaster ceiling to view framing of floor from below.
CP-B.8	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough (without destabilizing finish floor above) to measure full height of joist.
CP-B.9	First Floor			Verify floor framing construction in this room	Remove plaster ceiling to view framing of floor from below.

Capitol Square

Level III Design & Construction

HERSCHLER UPDATE

HERSCHLER UPDATE

Design Presentation

Detail Development

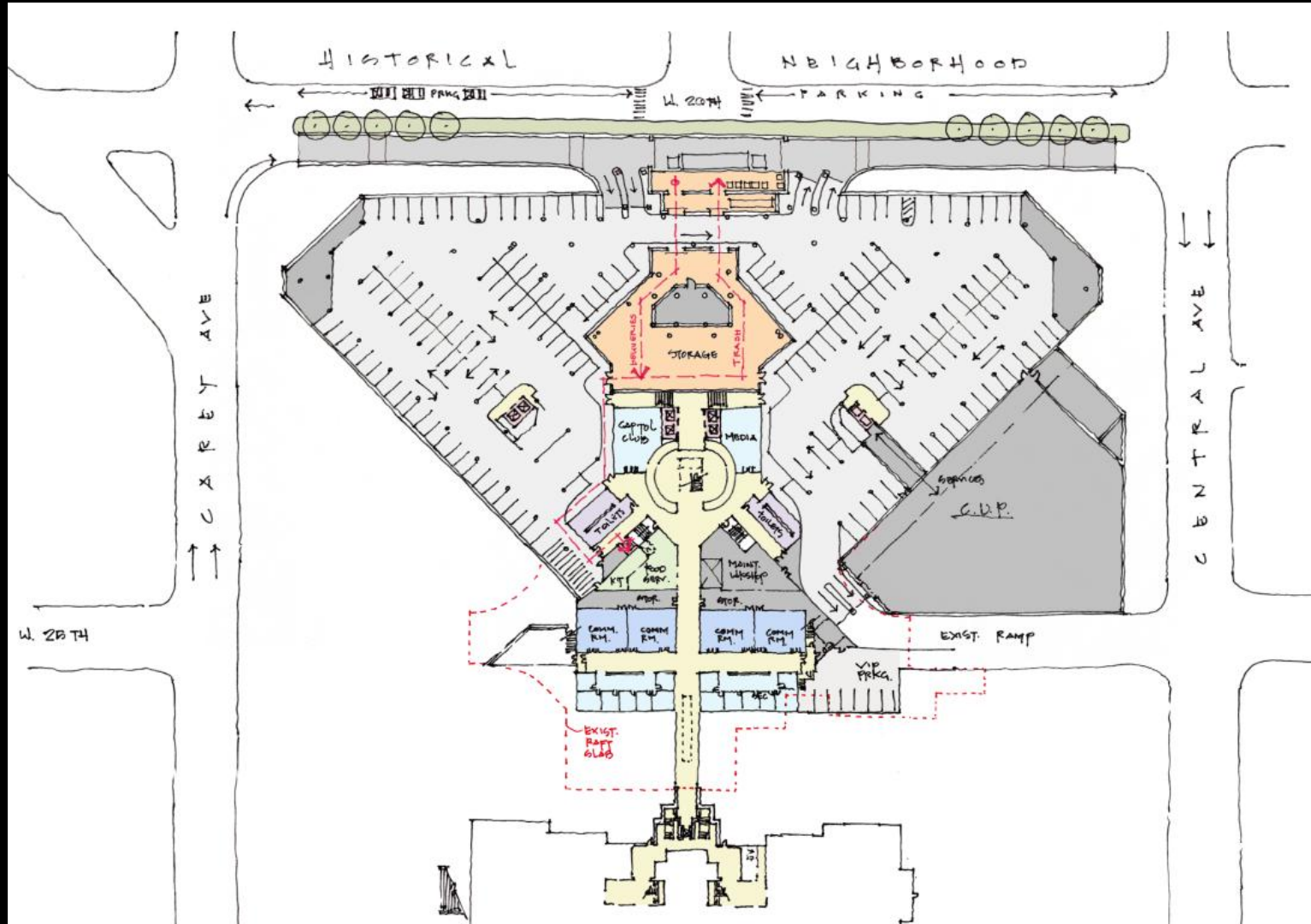
WYOMING CAPITOL SQUARE DESIGN

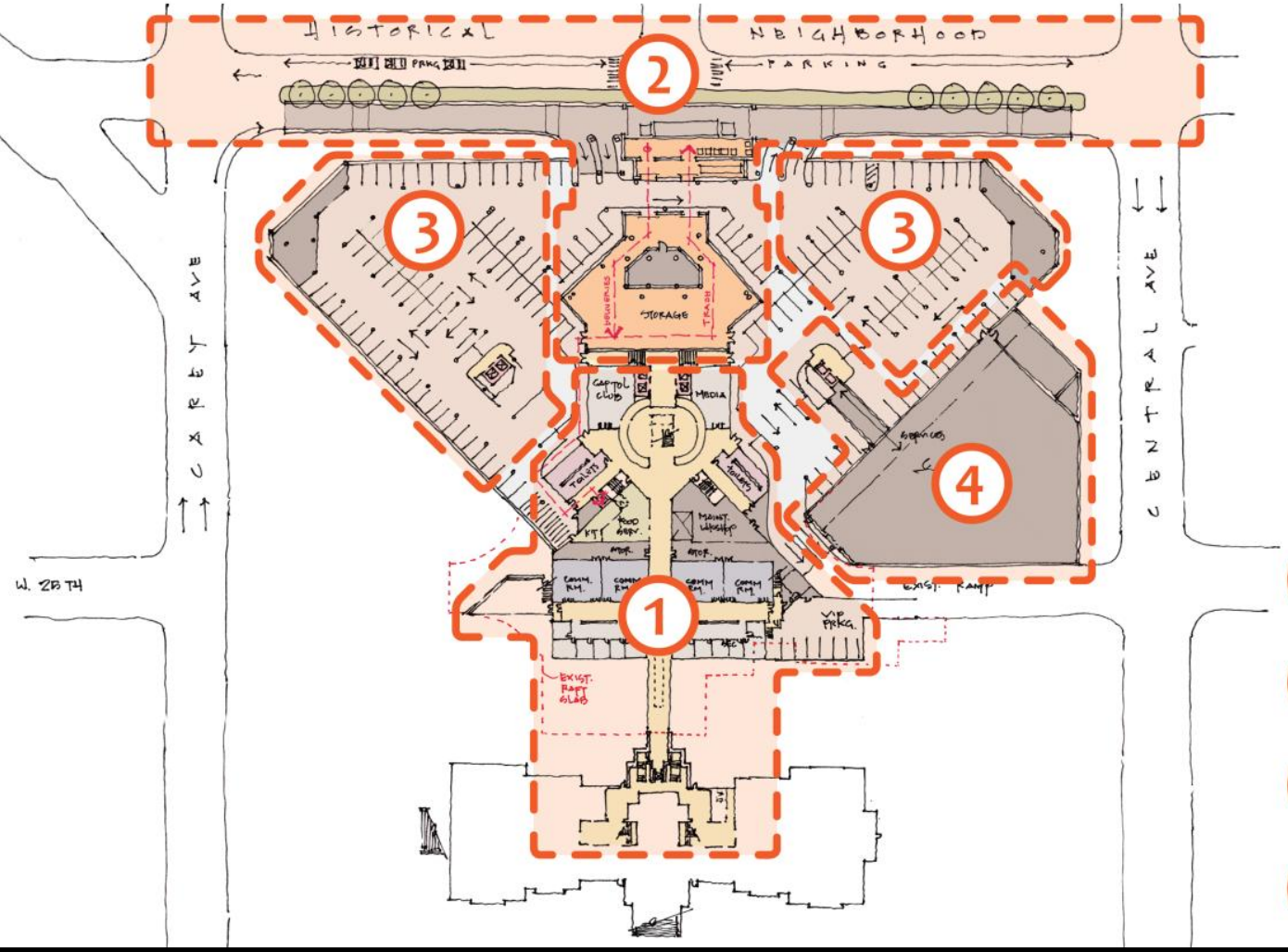
HERSCHLER UPDATE

Design Presentation

Detailed Development

Basement Plan





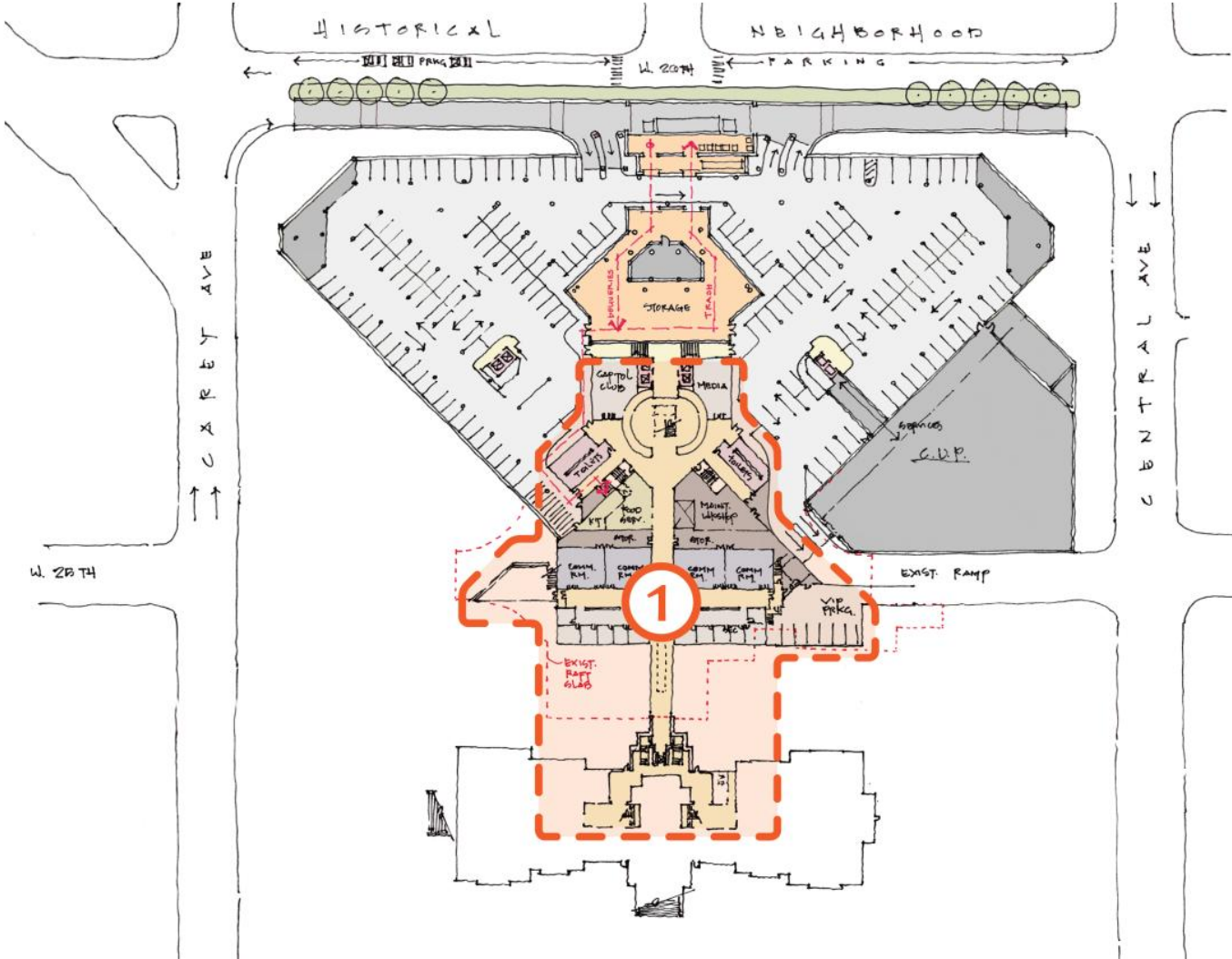
1 CONNECTOR

2 NORTH ACCESS DRIVE

3 PARKING GARAGE

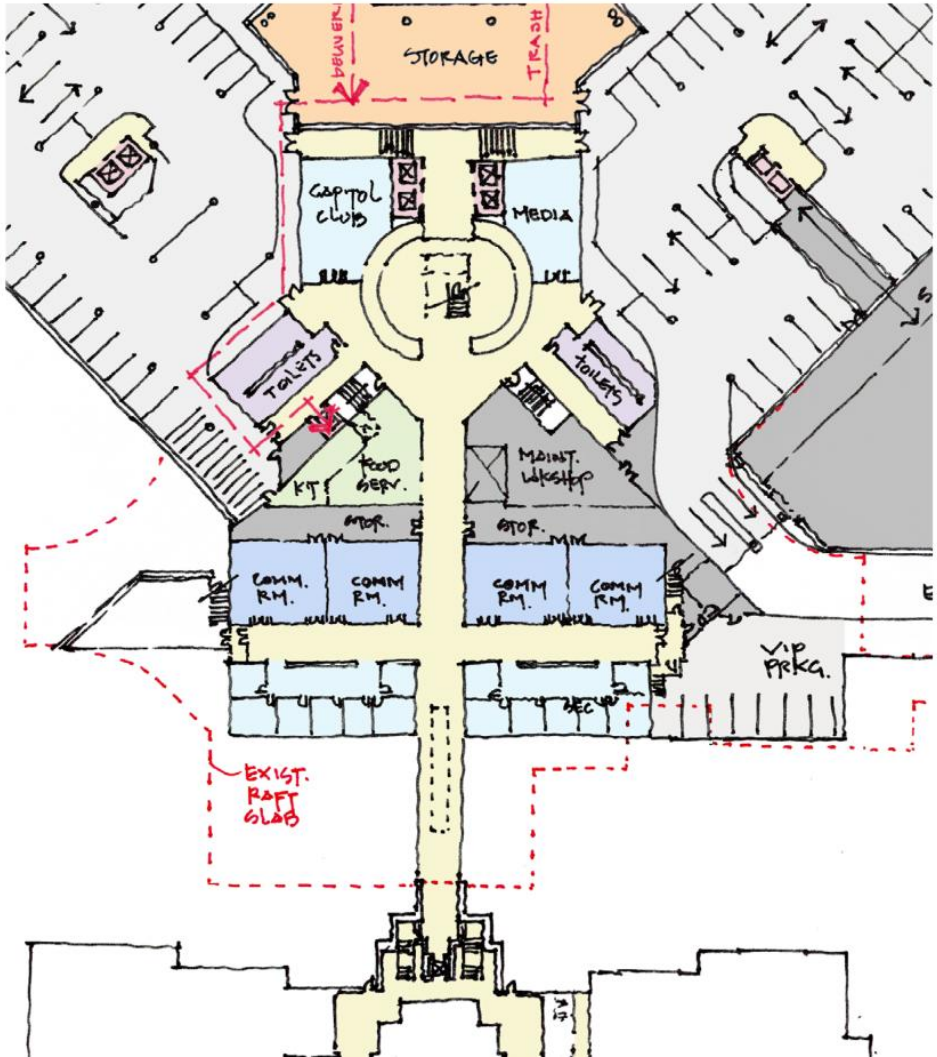
4 CENTRAL UTILITY PLANT

Connector Plan



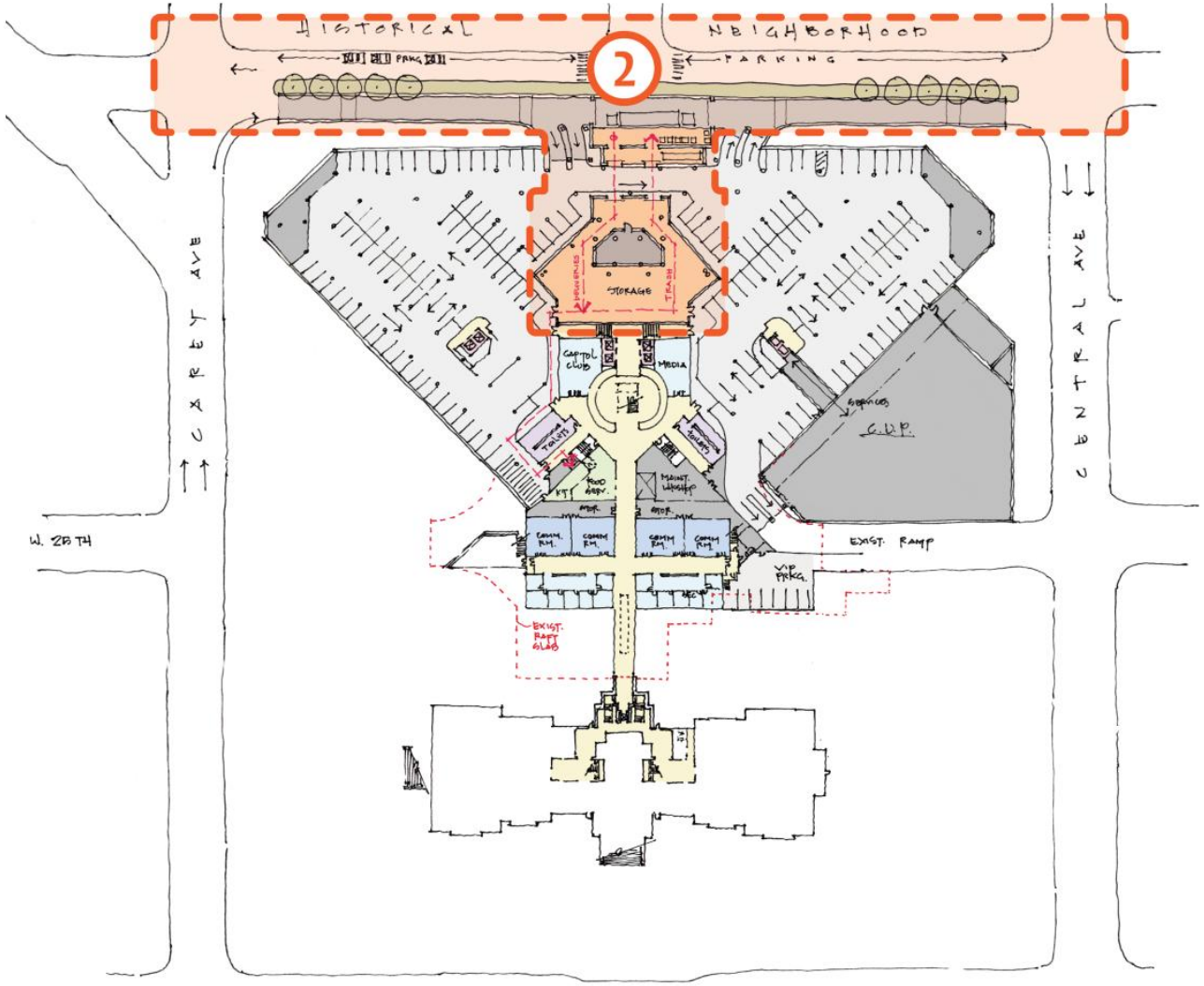
1

Enlarged Connector



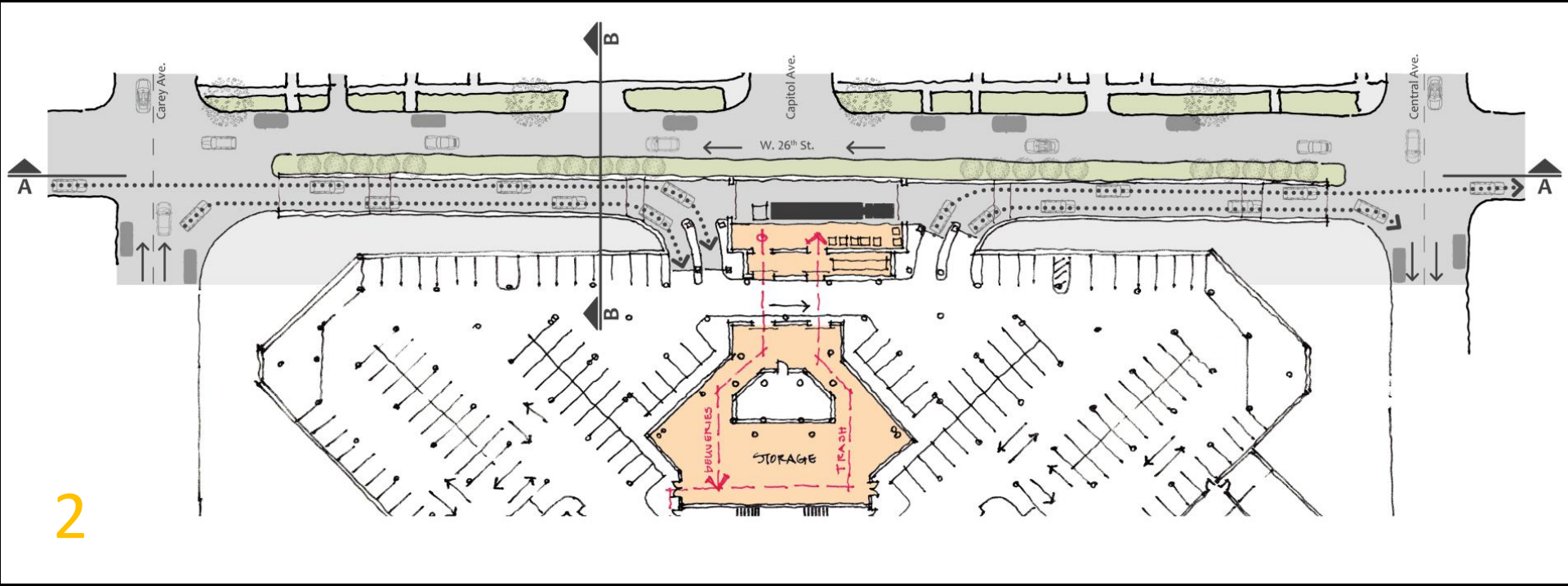
1

North Access Drive and Dock Plan



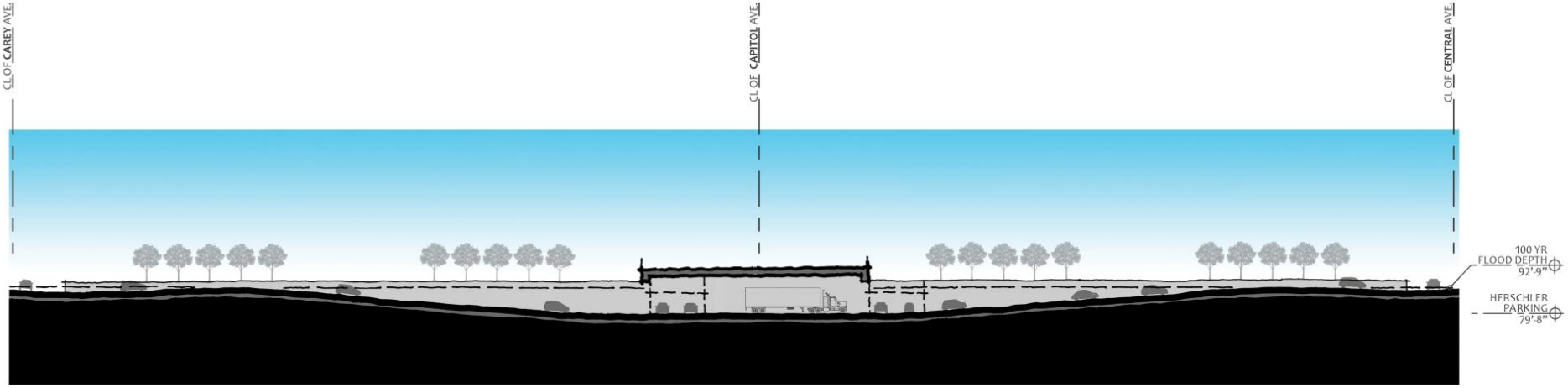
2

North Access Drive and Dock Plan



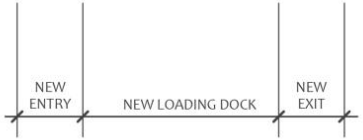
2

North Access Drive Sections

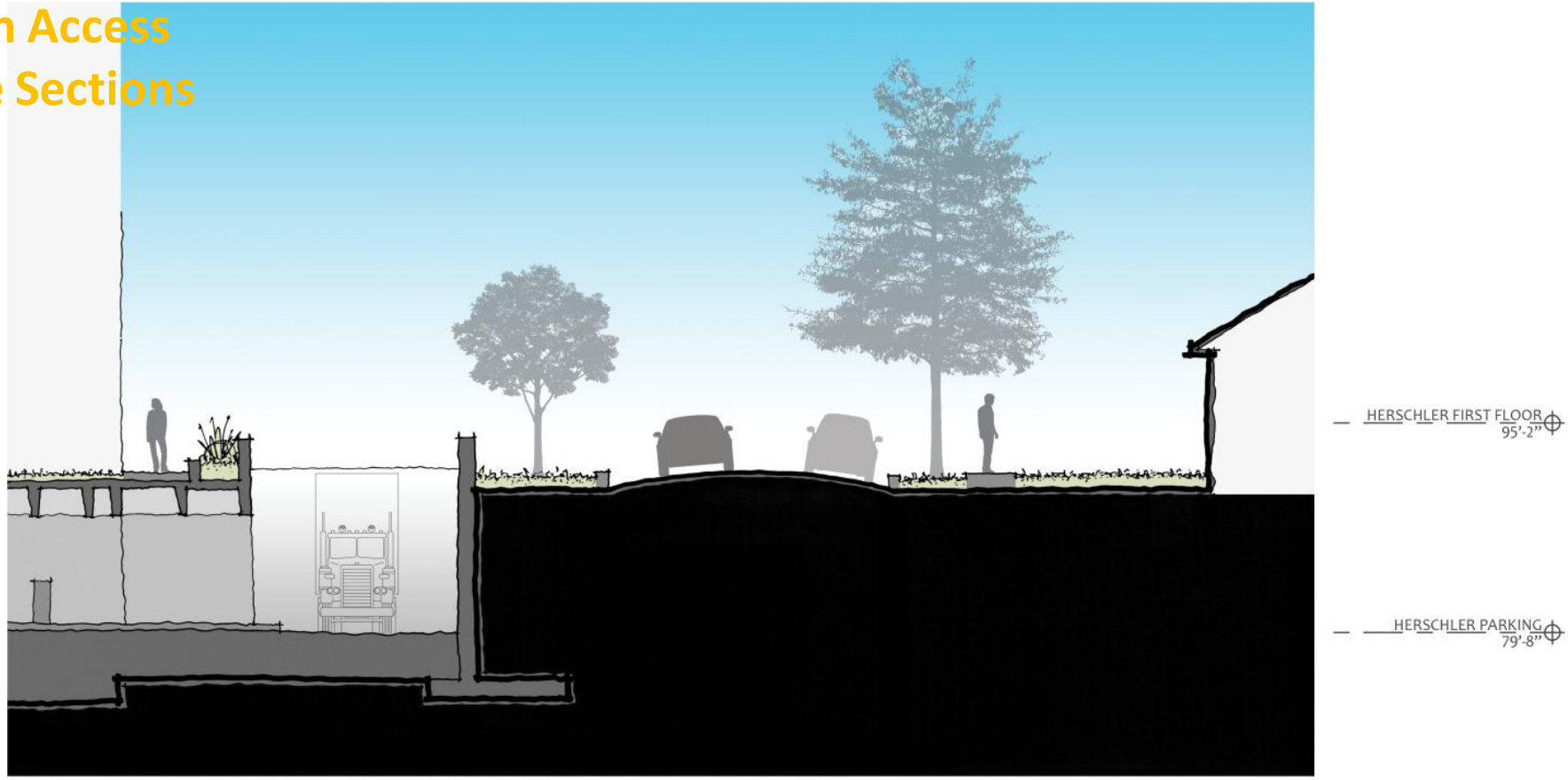


SECTION **A-A**

2



North Access Drive Sections

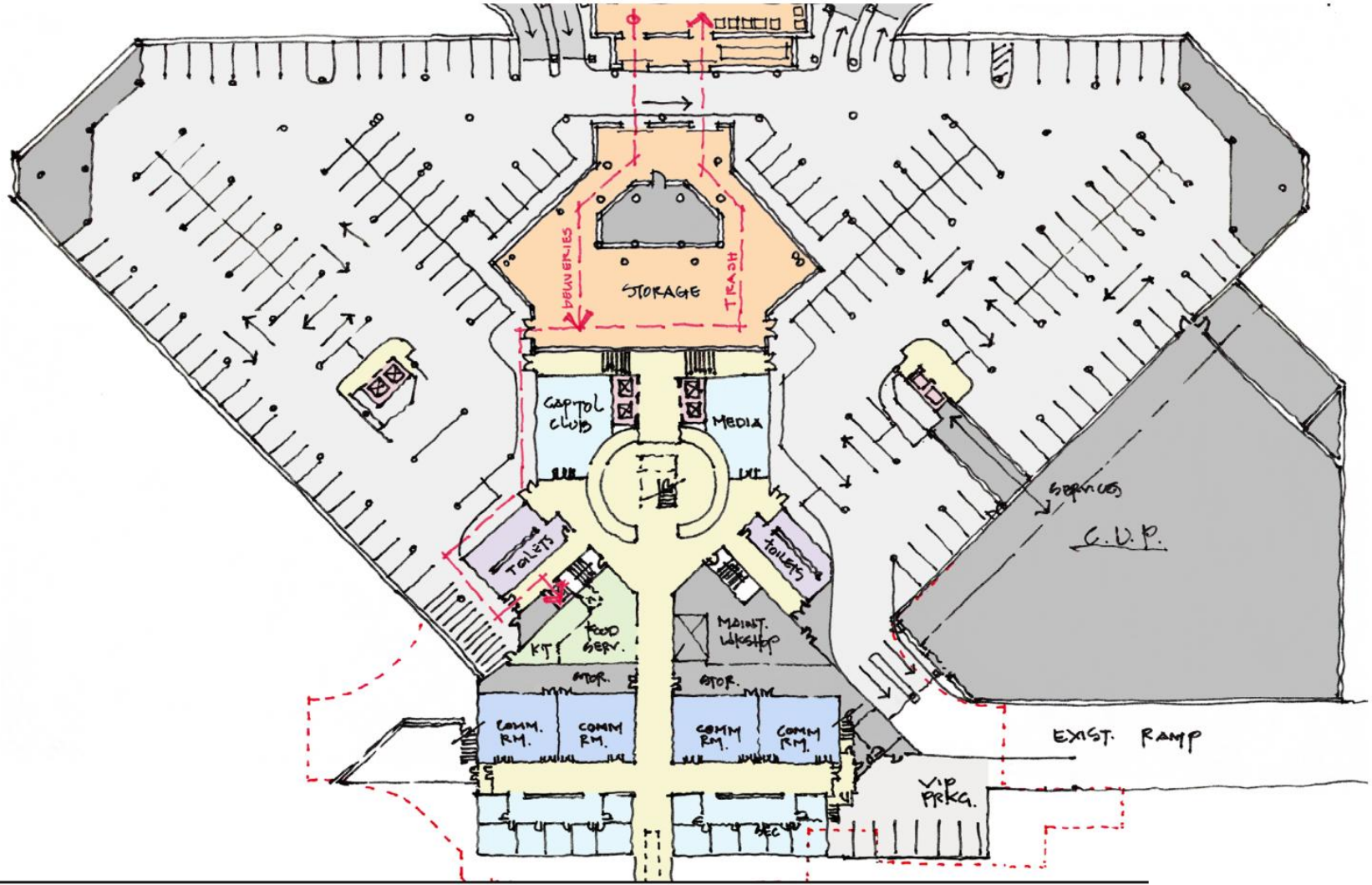


2

SECTION **B-B**

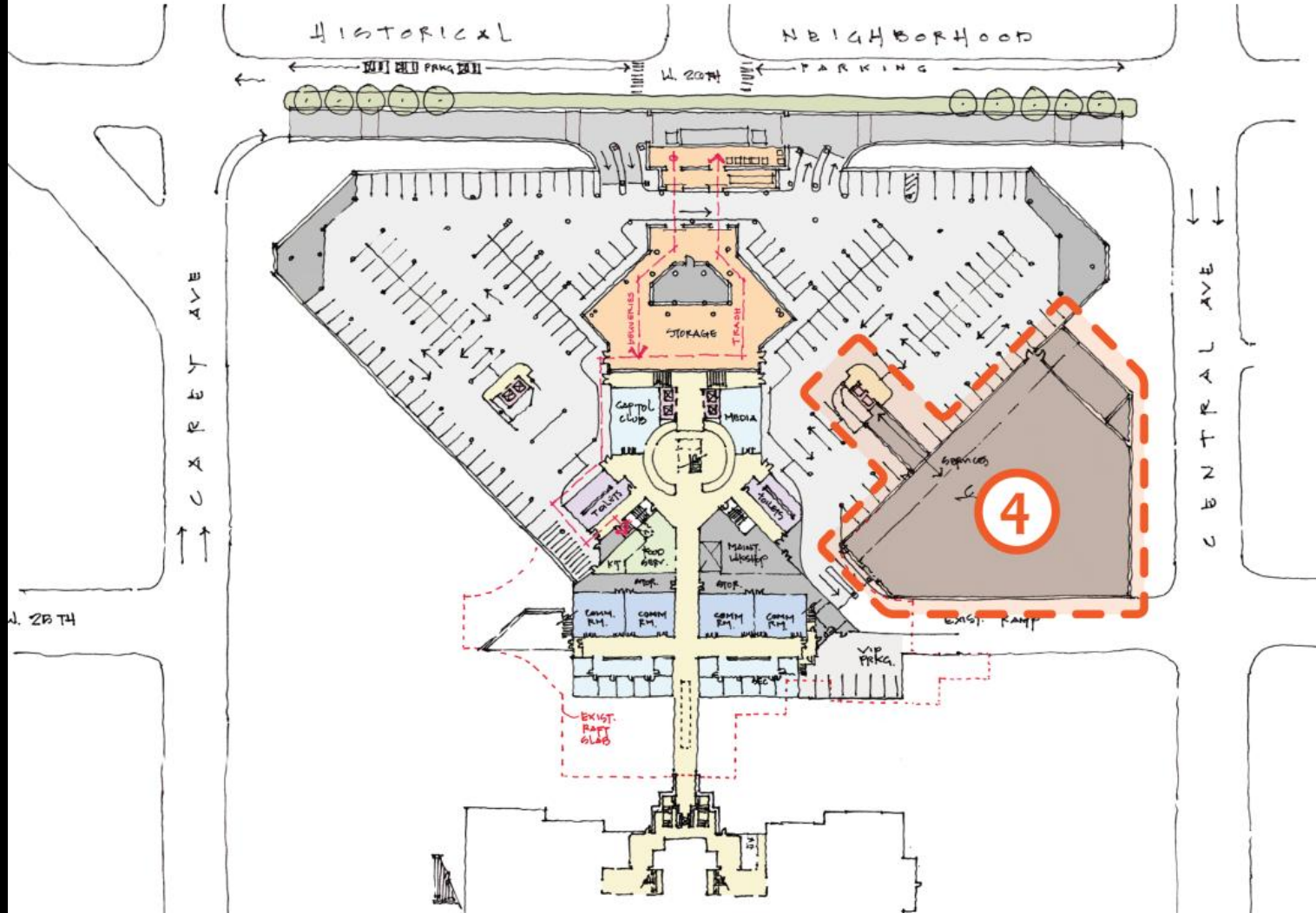
EXISTING HERSCHLER BLDG. | NORTH ACCESS DRIVE | LANDSCAPE BUFFER | W. 26TH STREET | HISTORIC NEIGHBORHOOD

Capitol Square

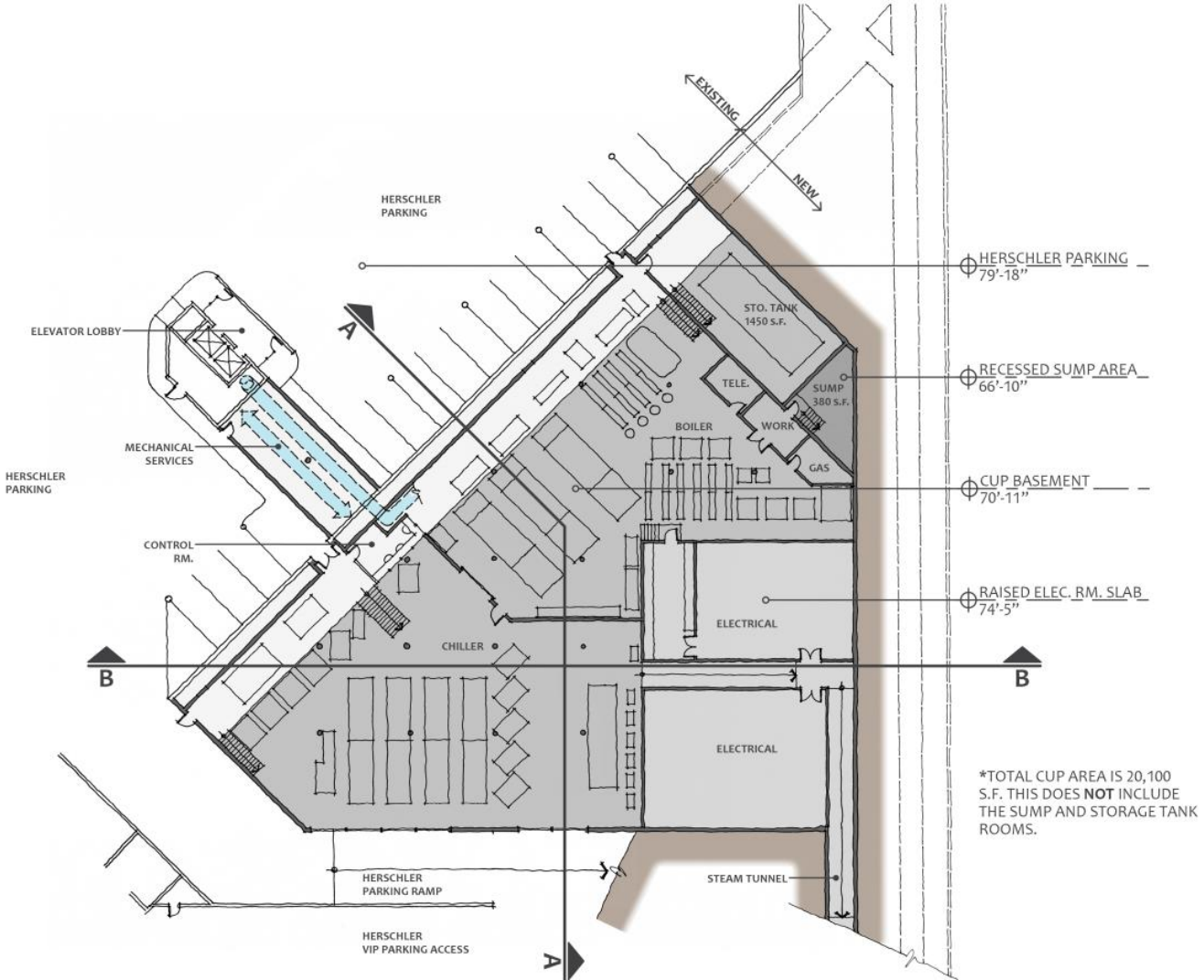


3

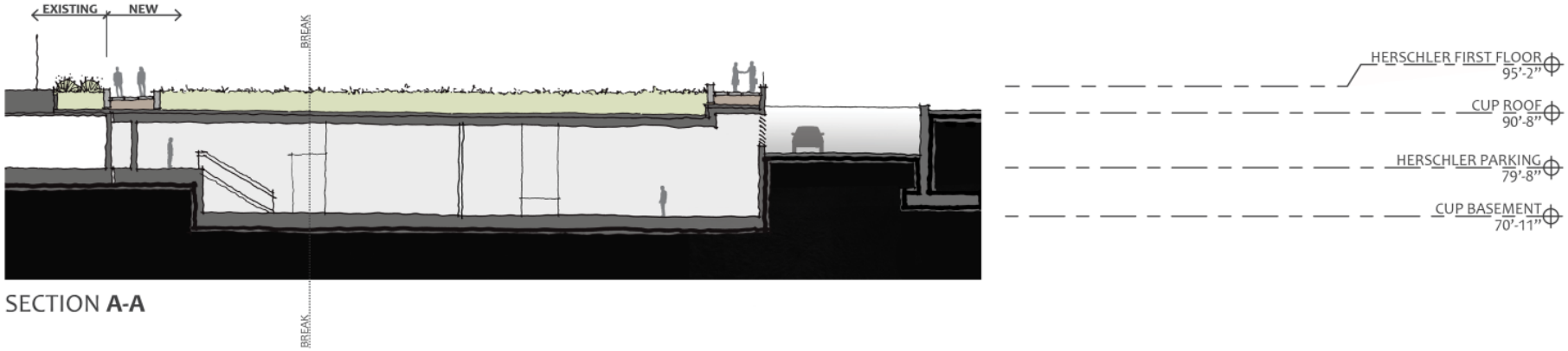
Central Utility Plant Plan



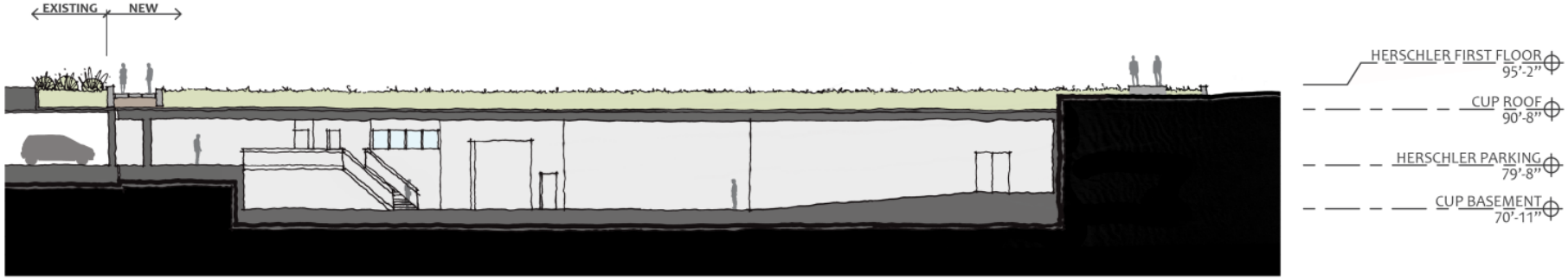
Central Utility Plant Plan



Central Utility Plant Sections



SECTION **A-A**



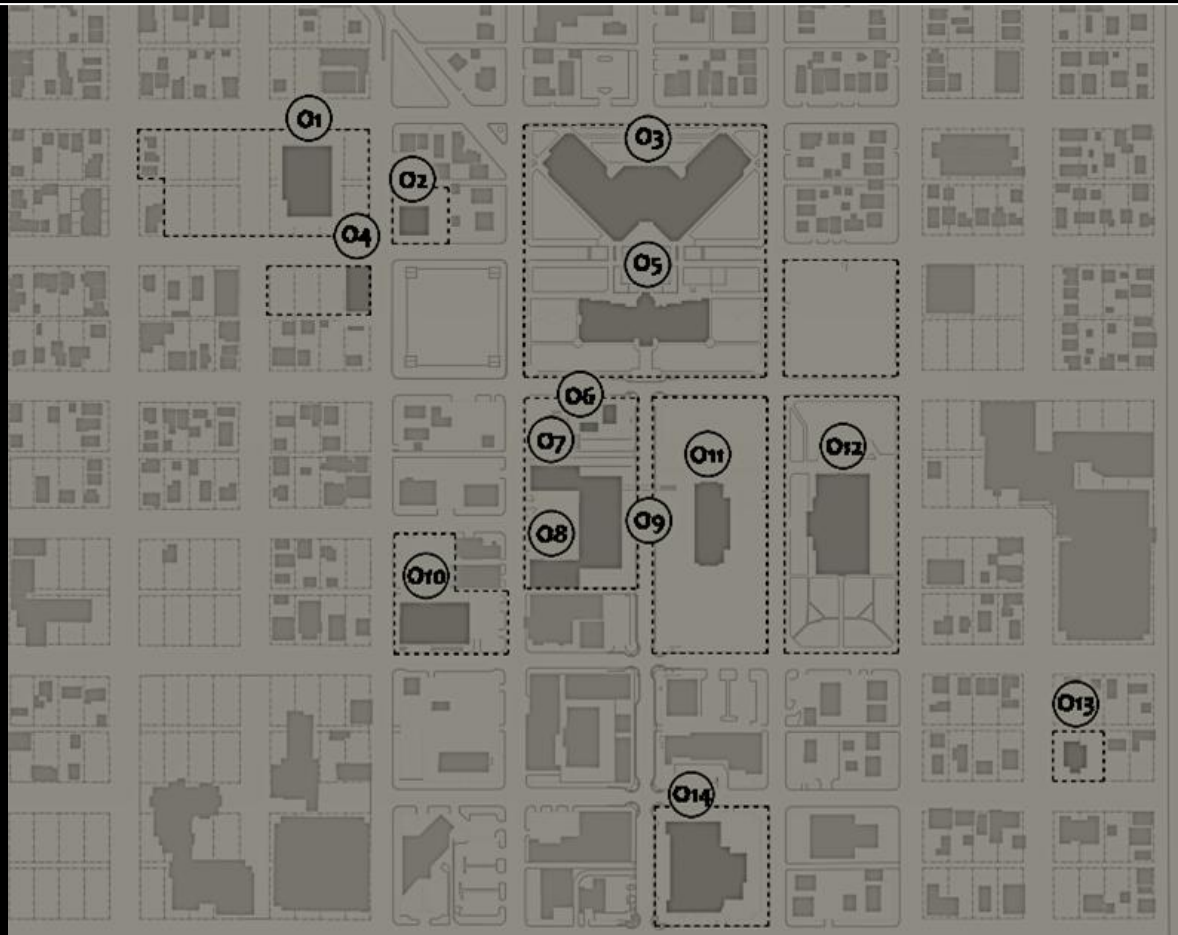
SECTION **B-B**

HERSCHLER UPDATE

Discussion

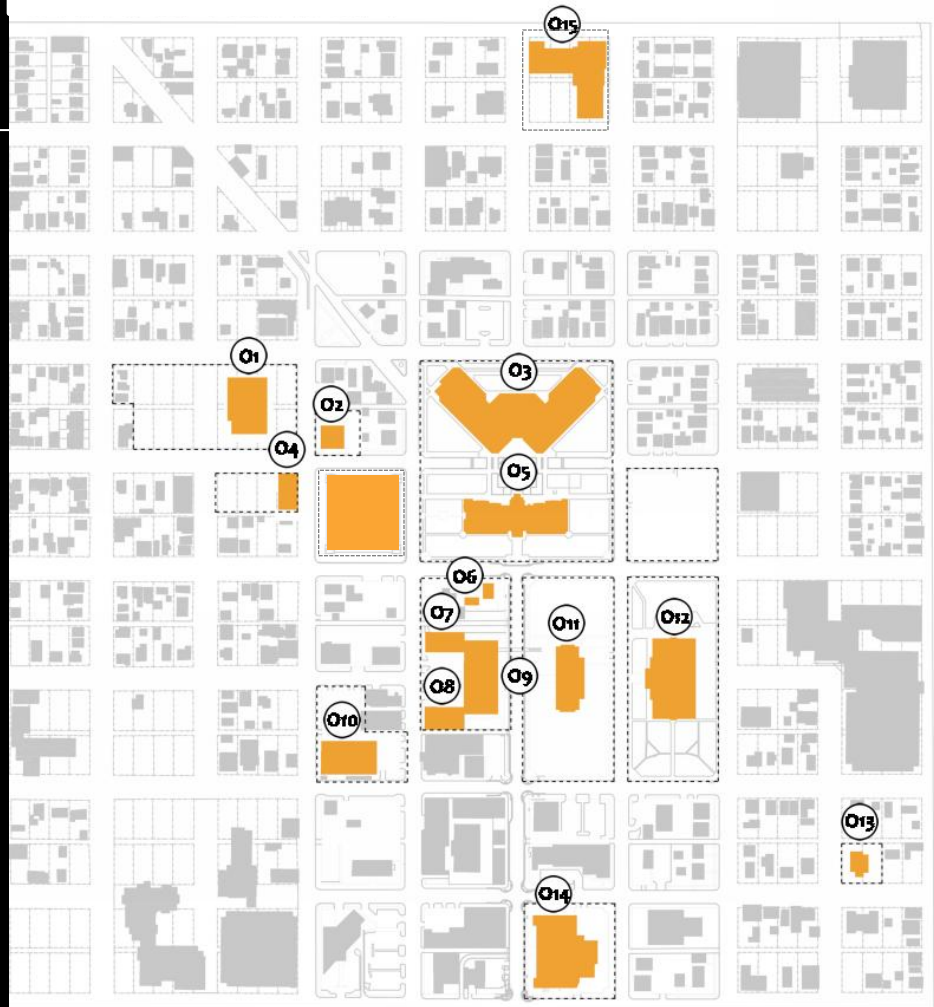
Space Planning

- Cheyenne
- Capitol Square



Space Planning

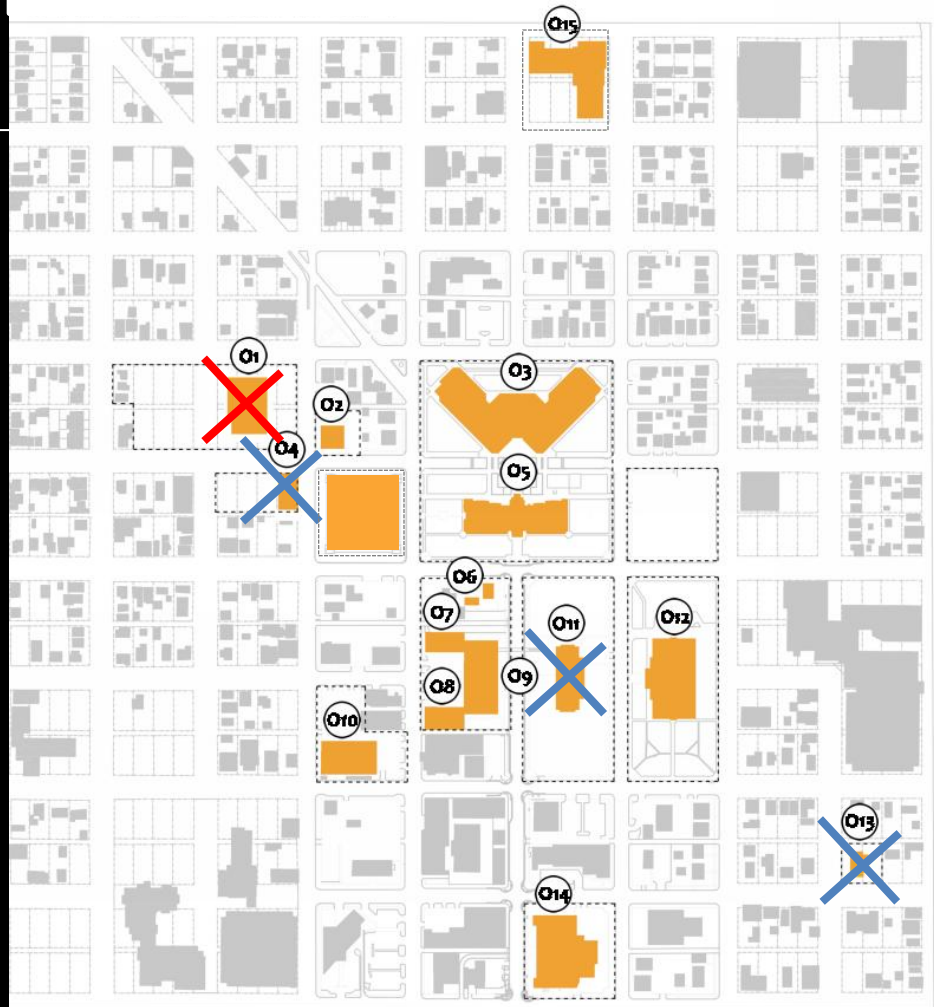
- Cheyenne



OWNED / LEASED ANALYSIS - OFFICE SPACE

Space Planning

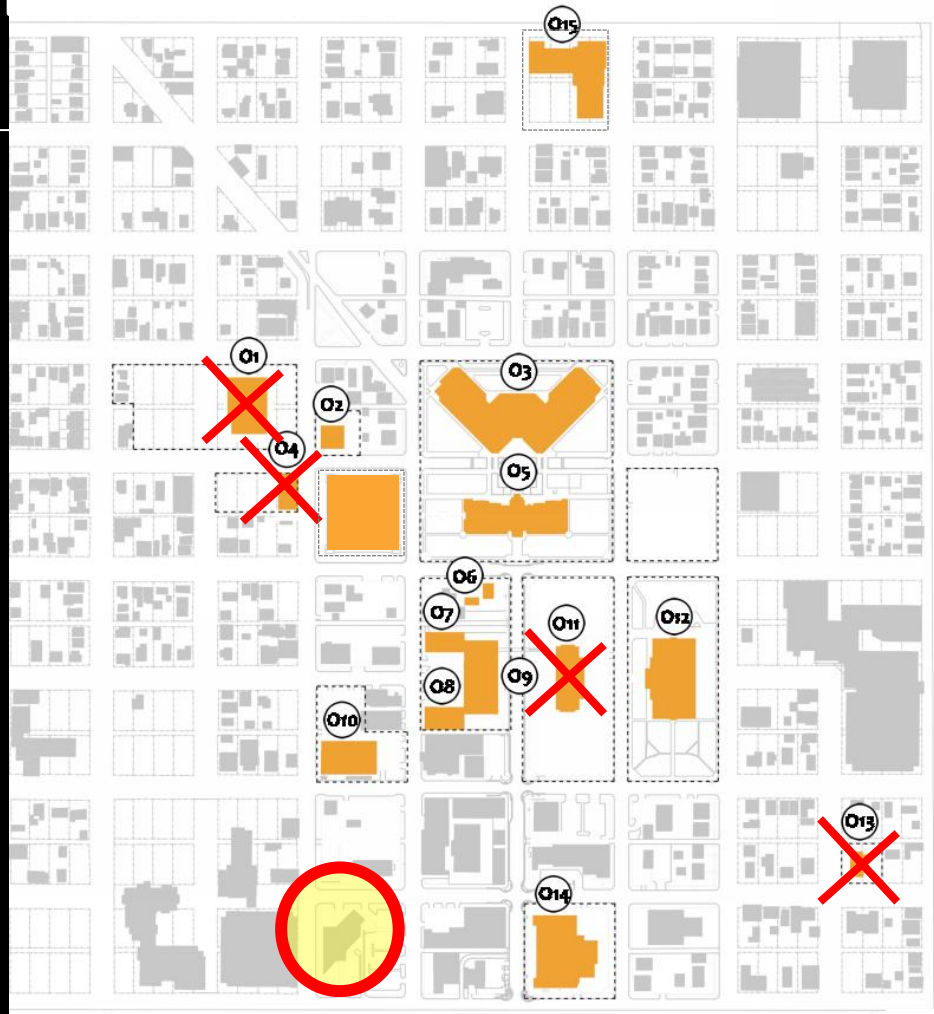
- Cheyenne



OWNED / LEASED ANALYSIS - OFFICE SPACE

Space Planning

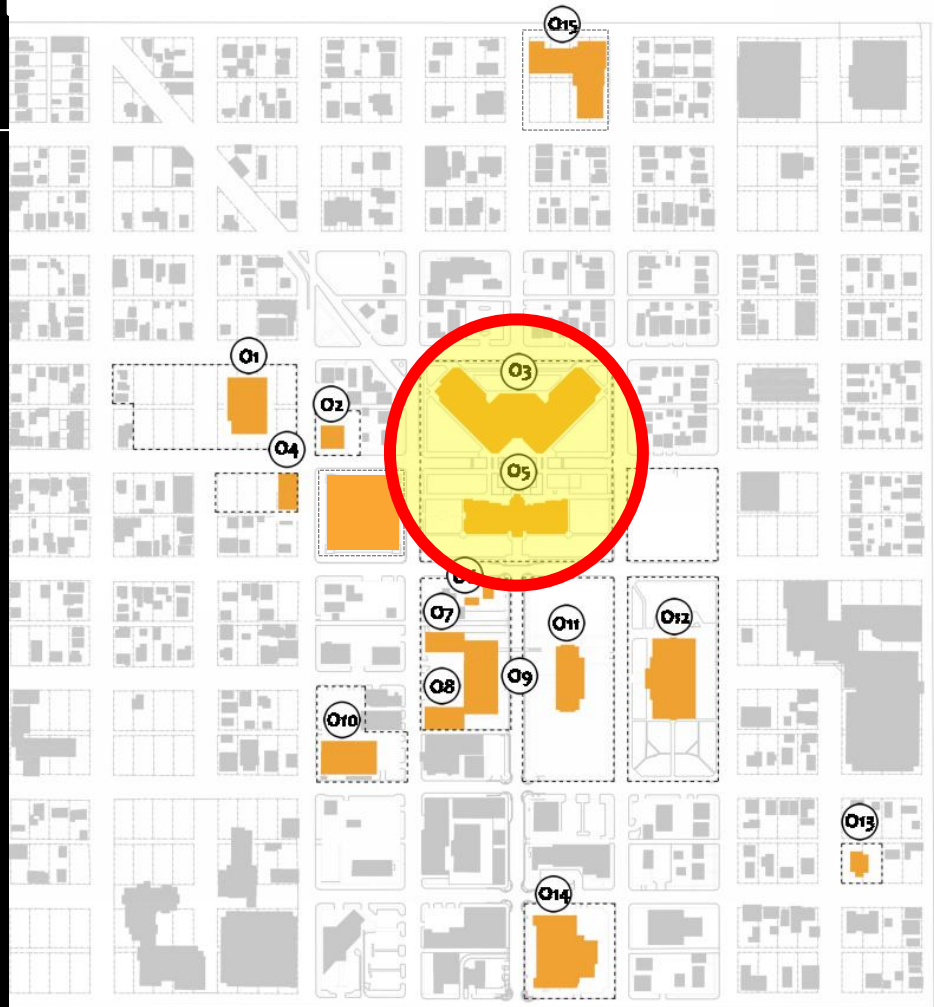
- Cheyenne



OWNED / LEASED ANALYSIS - OFFICE SPACE

Space Planning

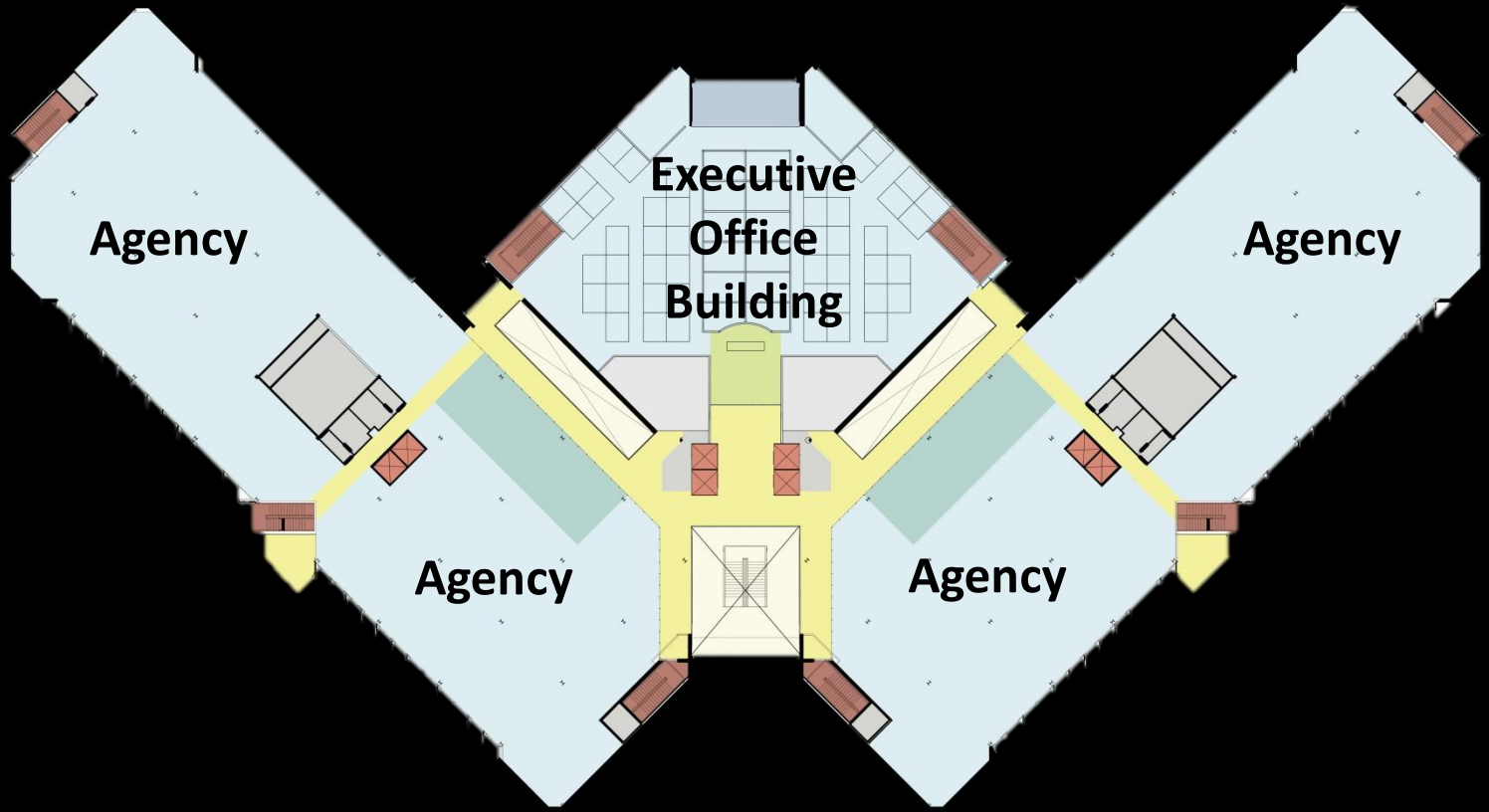
- Cheyenne
- Capitol Square



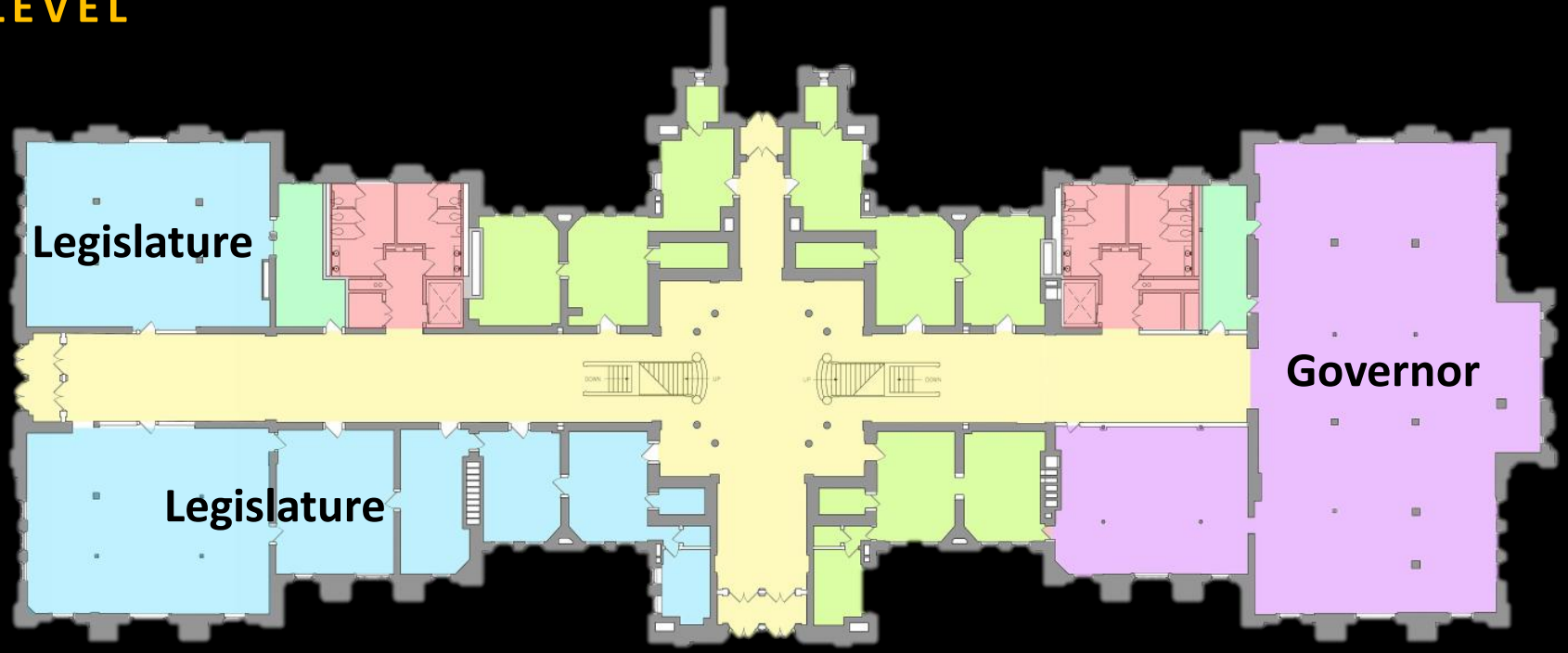
OWNED / LEASED ANALYSIS - OFFICE SPACE

Capitol Square

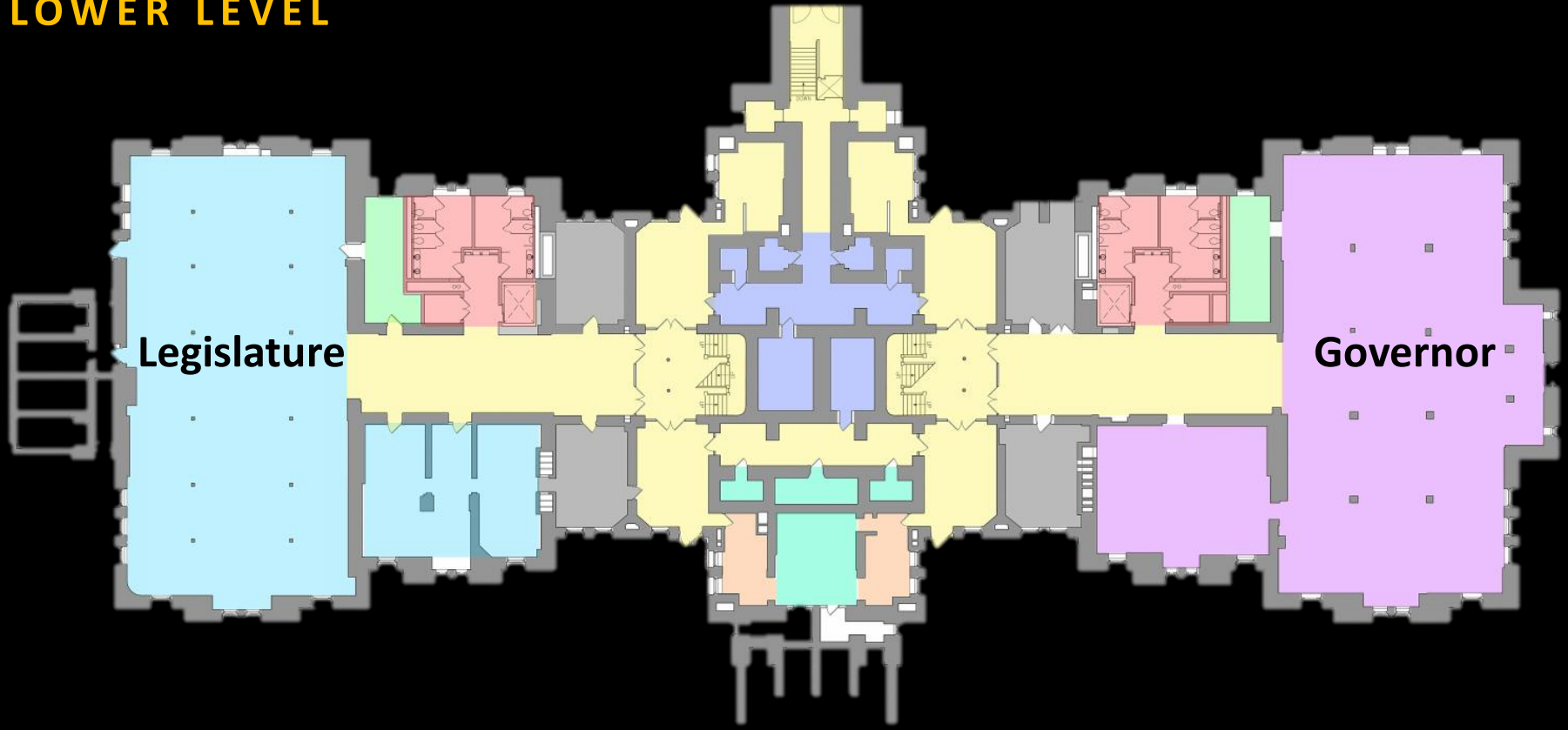
Level III Design & Construction



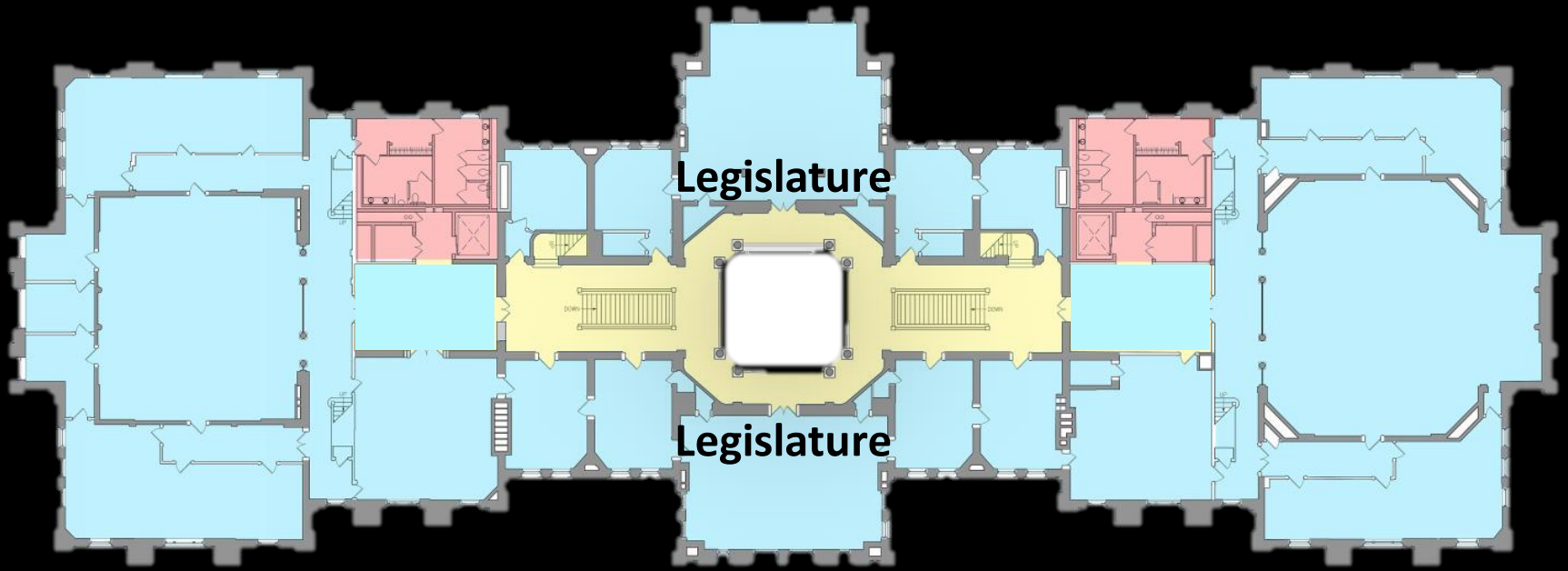
1ST LEVEL



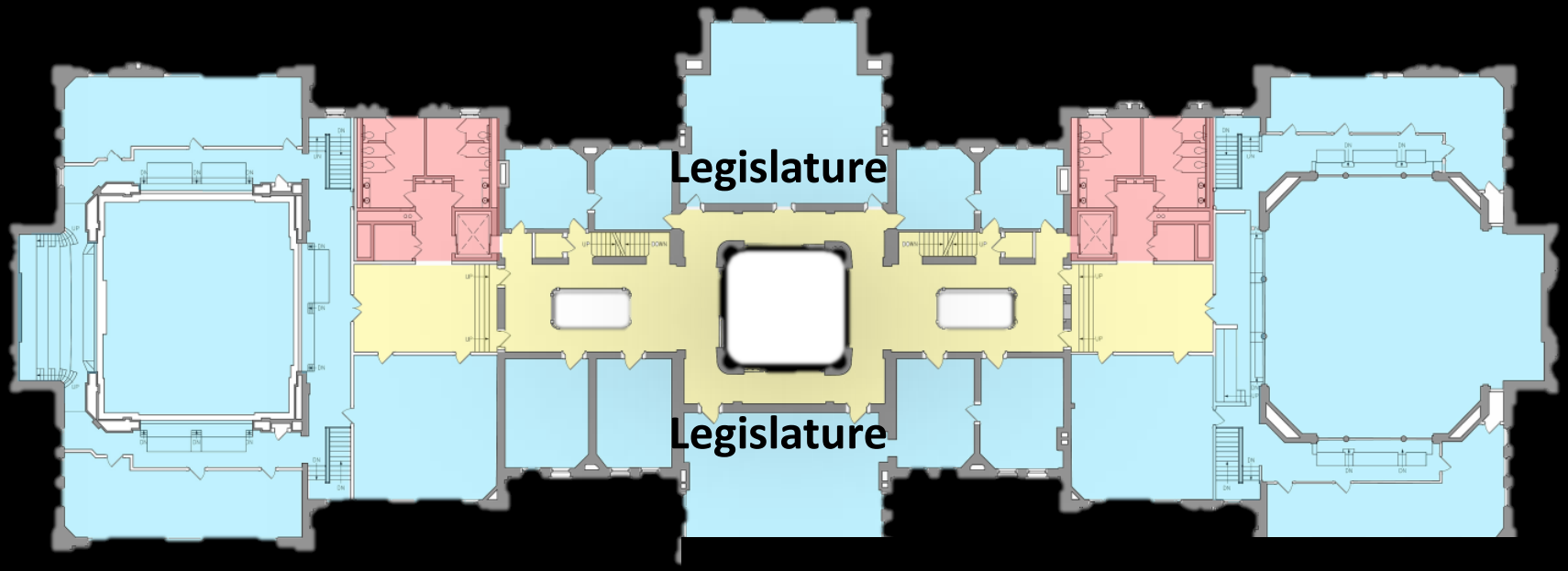
LOWER LEVEL



2ND LEVEL



3RD LEVEL



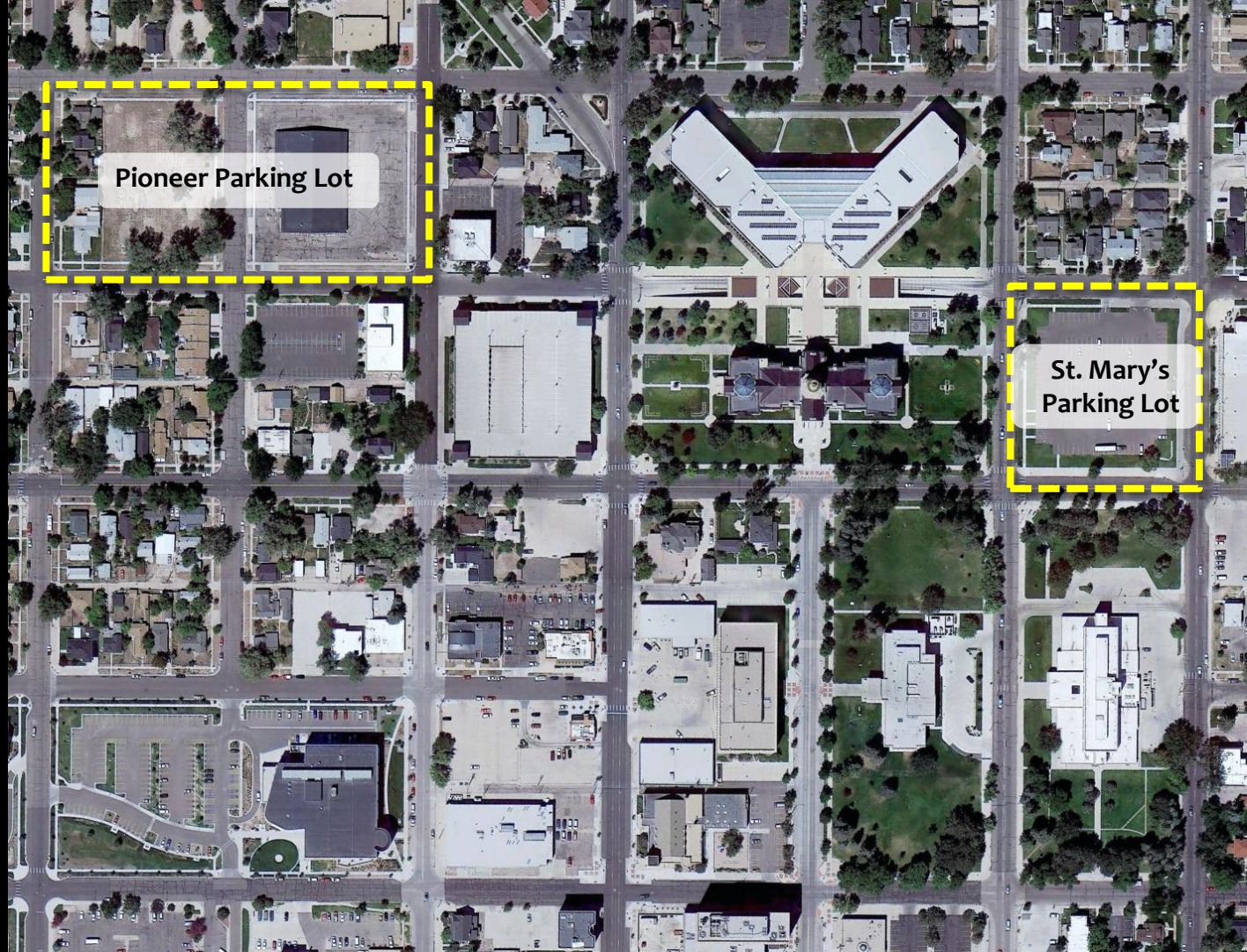
PARKING SITES

Lance Thies, HDR

Pioneer Site

St. Mary's Site

Pioneer and St. Mary's Parking Lots



Organization and Connections

Primary Routes

Secondary Routes

Tertiary Routes

Materiality

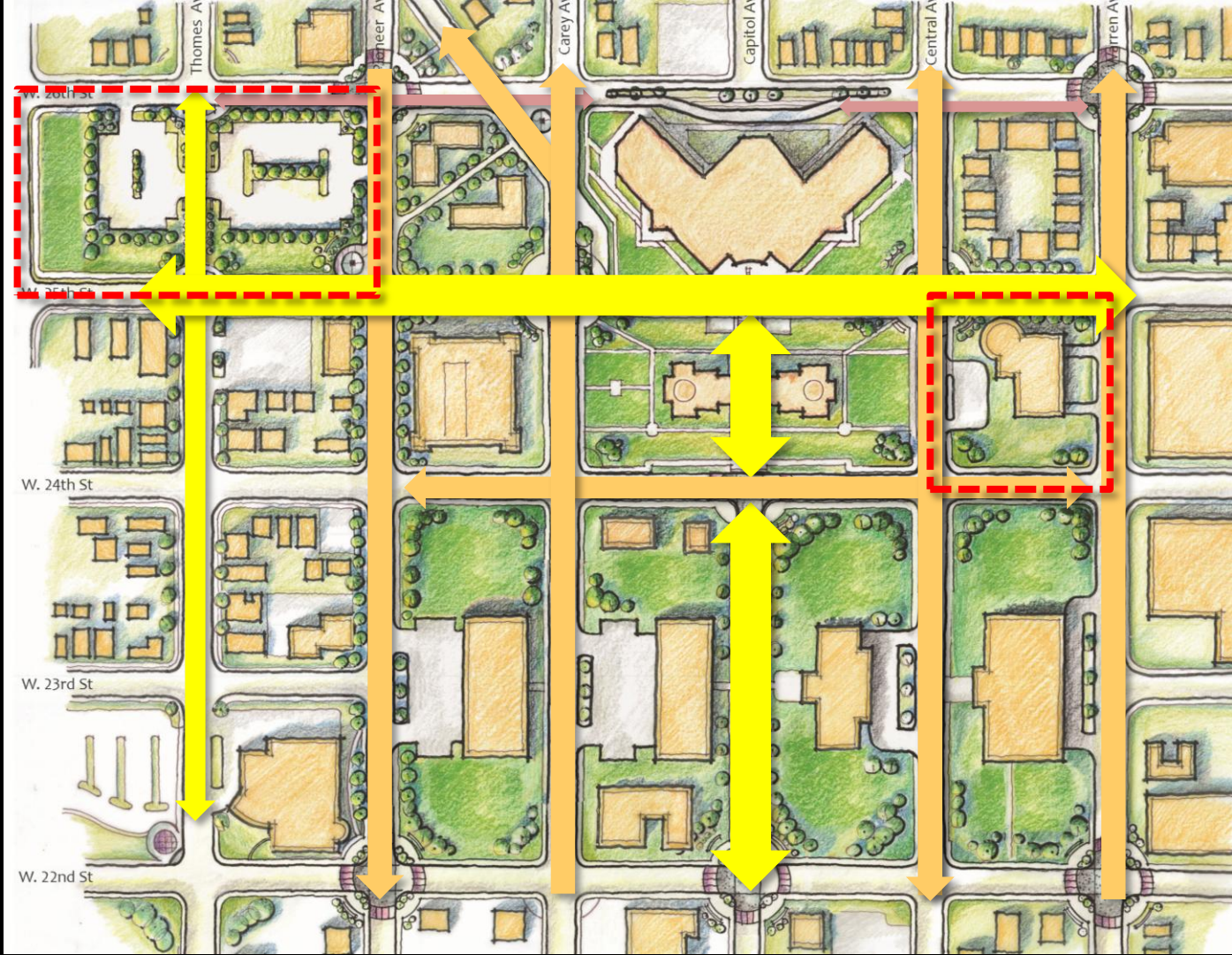
Detailing

Alignments of walkways

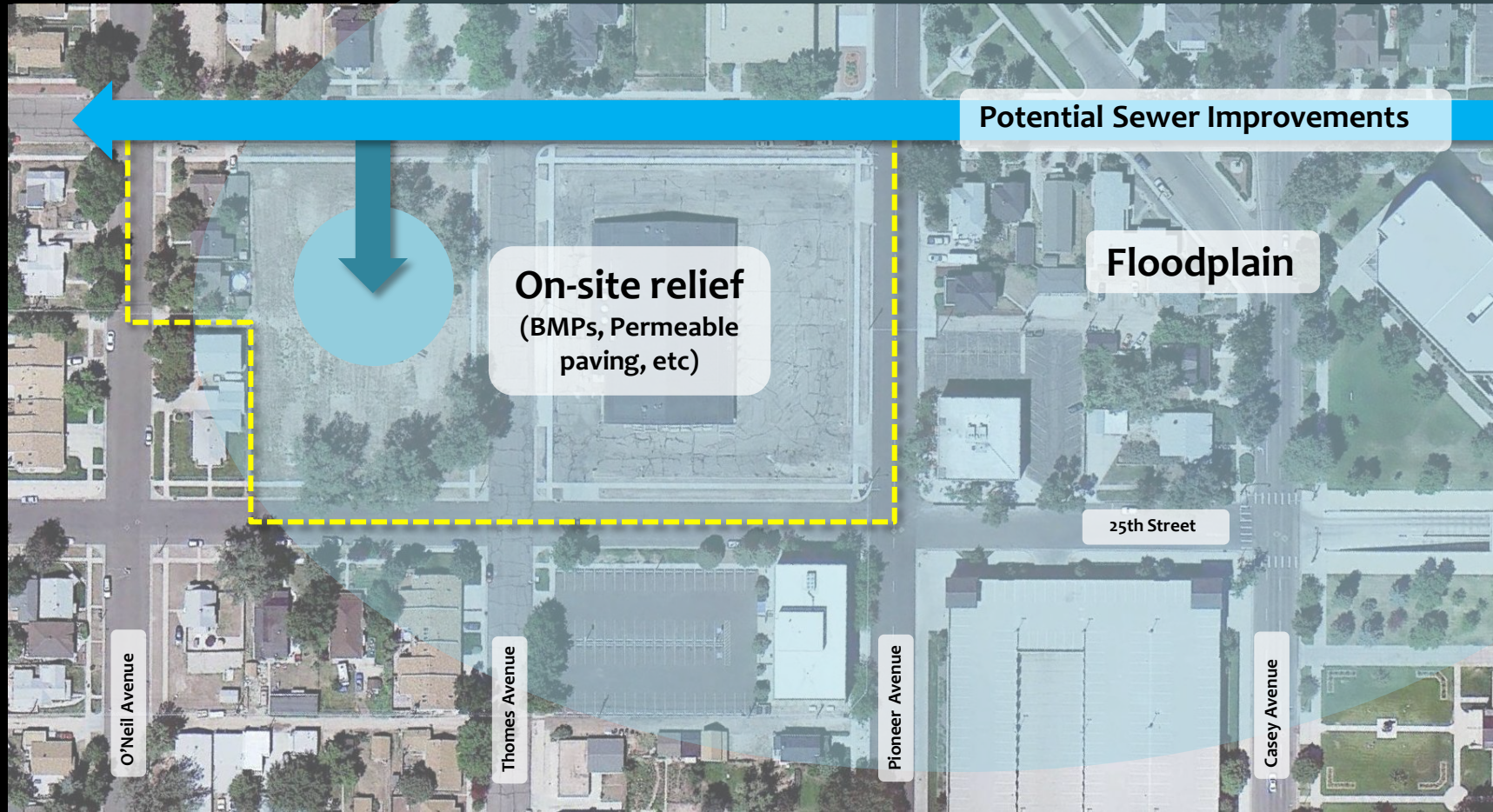
Lighting

Plant material

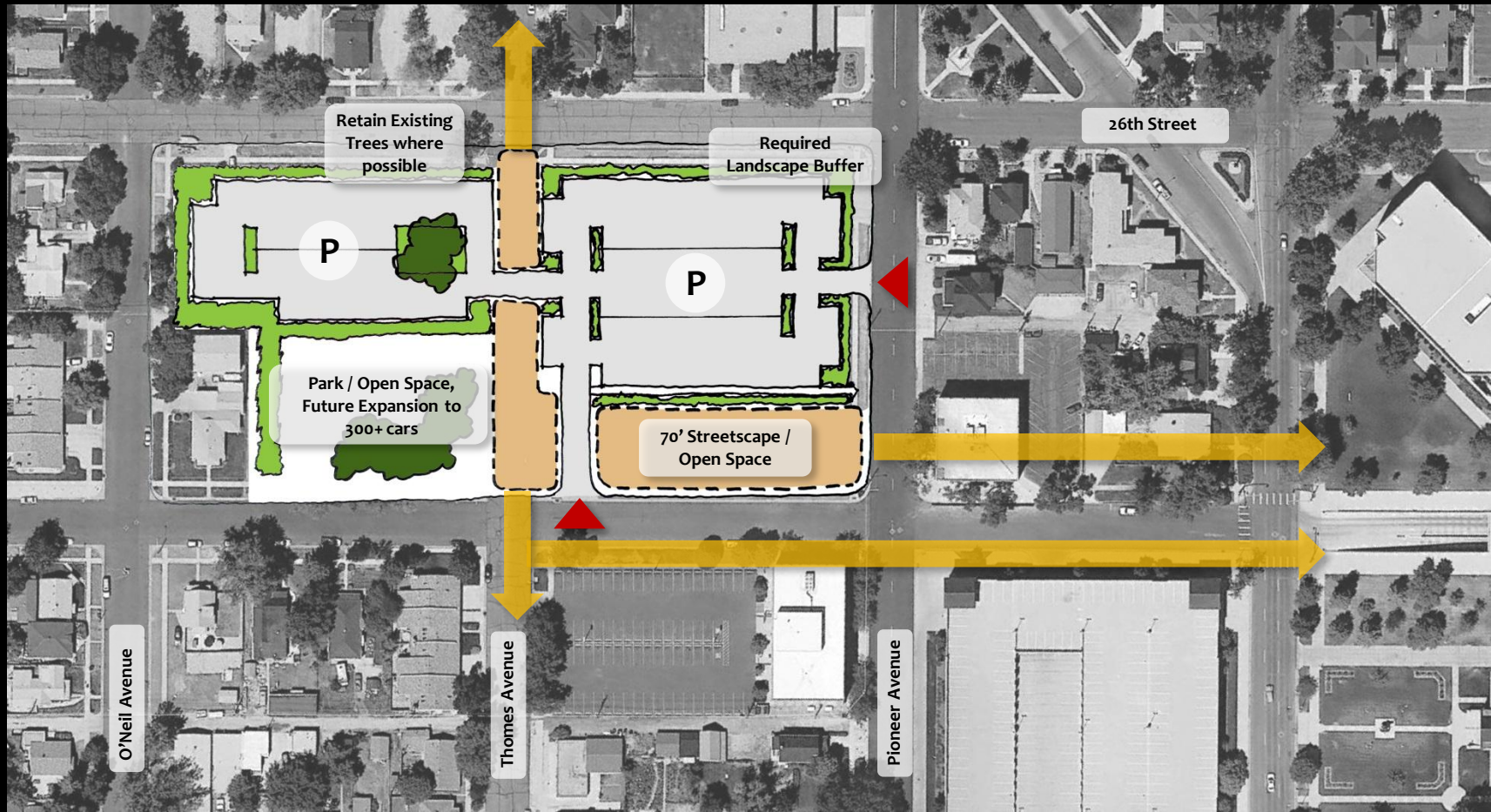
Appearance



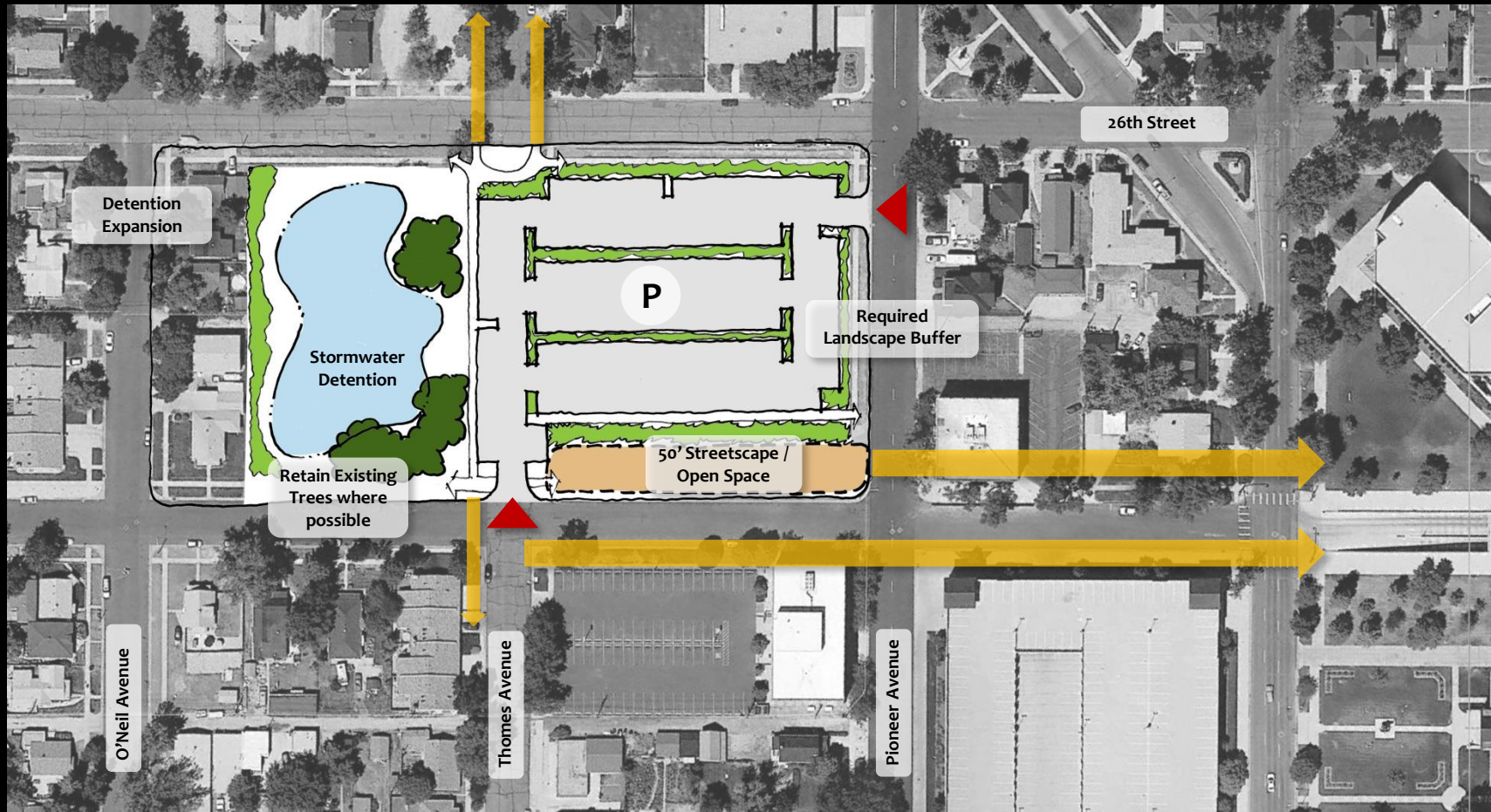
Stormwater Opportunities



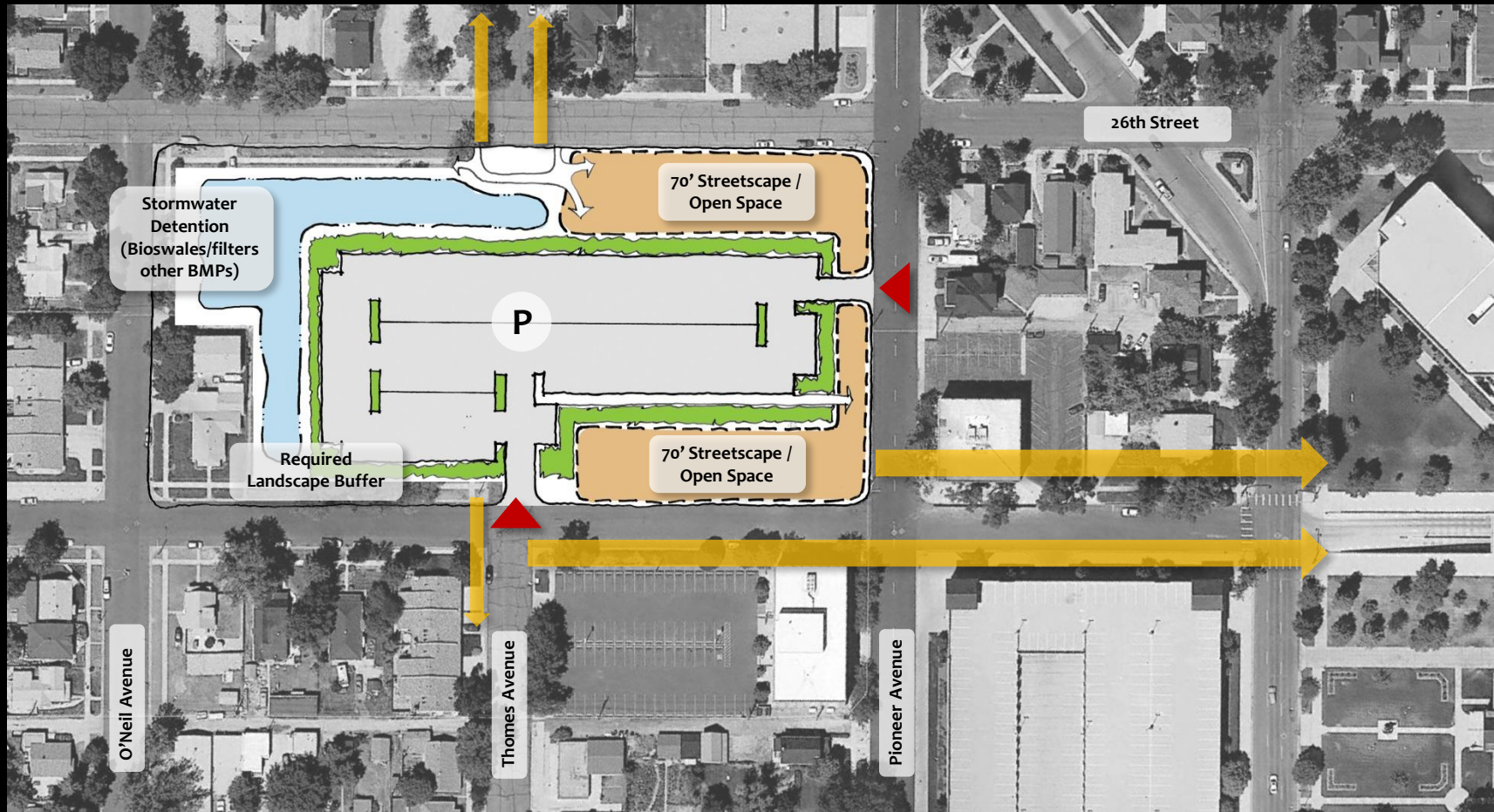
Design Concept 1



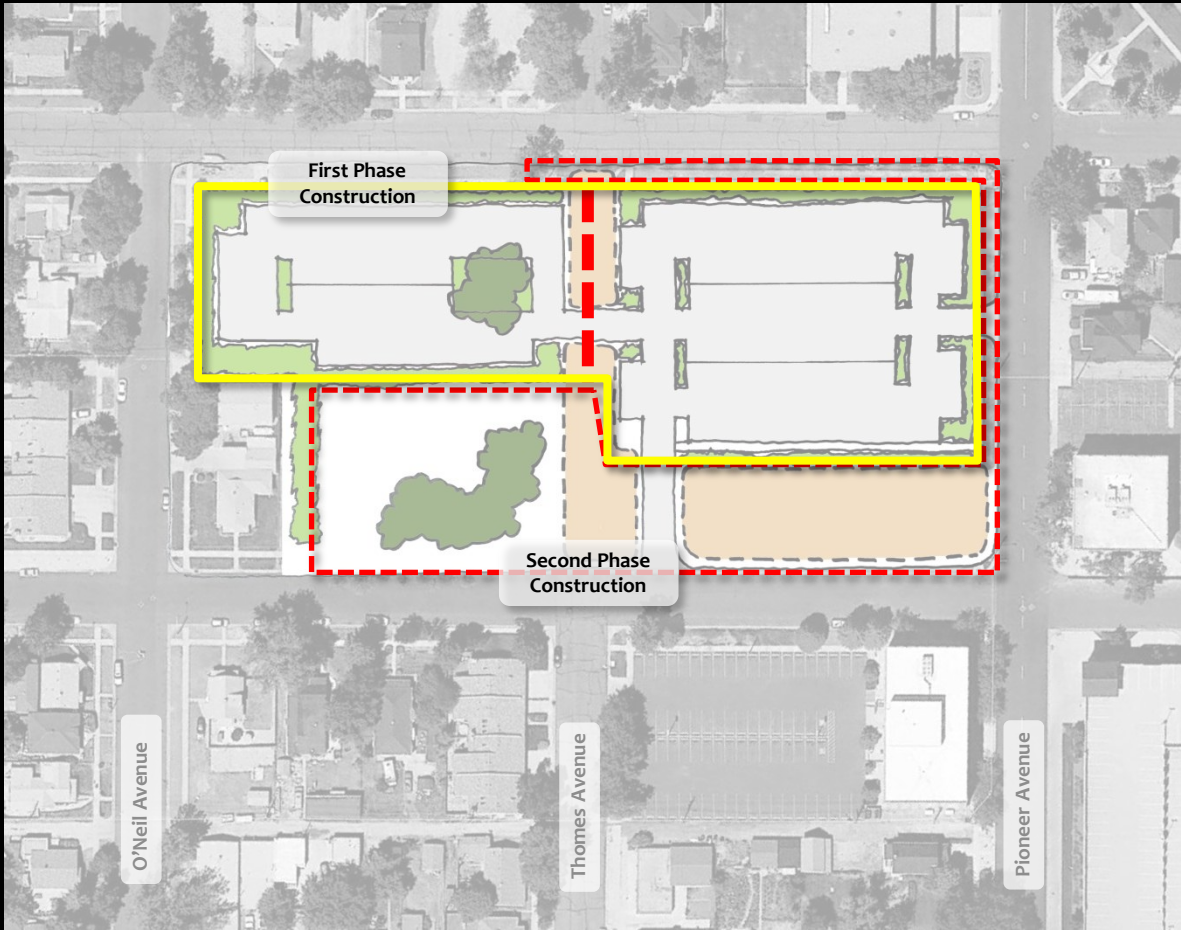
Design Concept 2



Design Concept 3



Speed to Construction

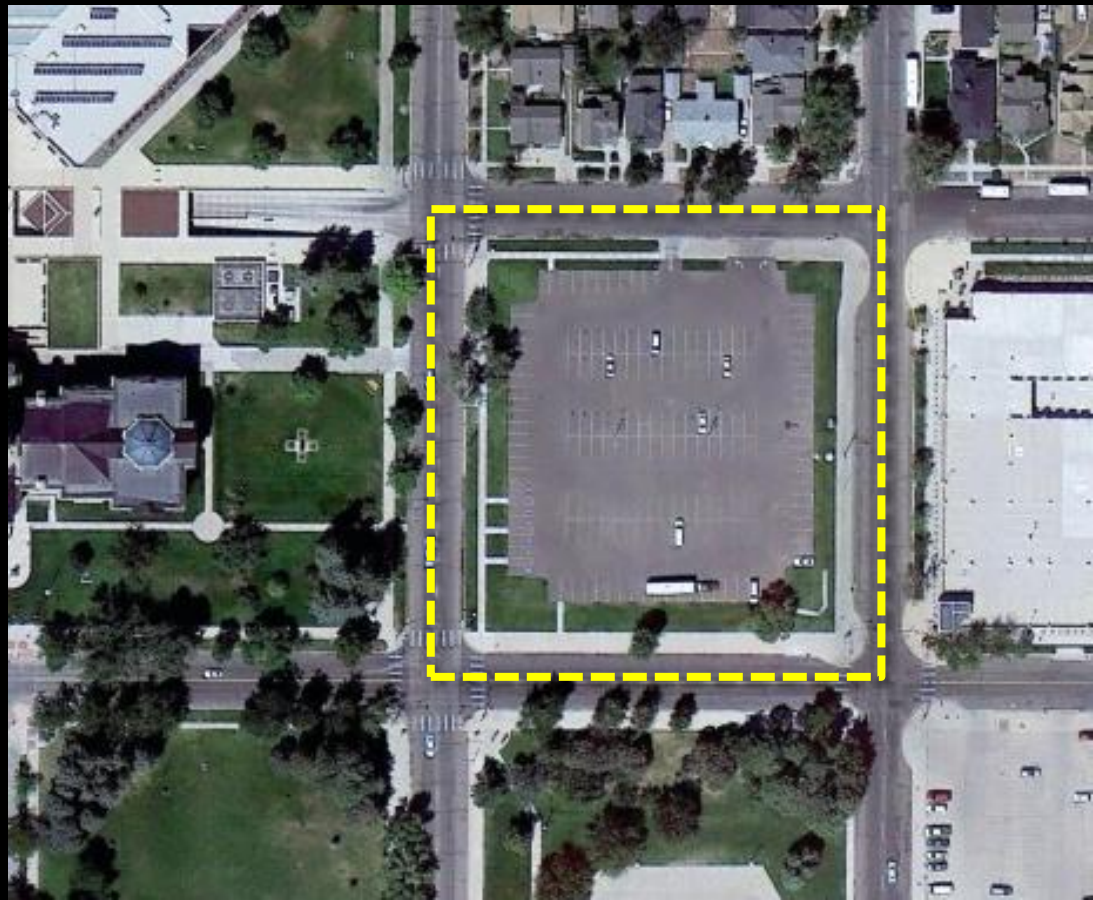


Schedule???

Site / Building Demolition Dwgs complete	end of May
Site / Building Demolition	June-July
Parking Design and Drawing Completion	end of May
City Submittal	June
City review complete	July 1
Bidding	July 1 – mid July
Mobilization	August
Construction Complete	end of October

Impactful issues: *Soil contamination, asbestos removal, City and State approvals*

St. Mary’s Parking Lot Area



Framework Plan Approach

Parking restoration after construction complete

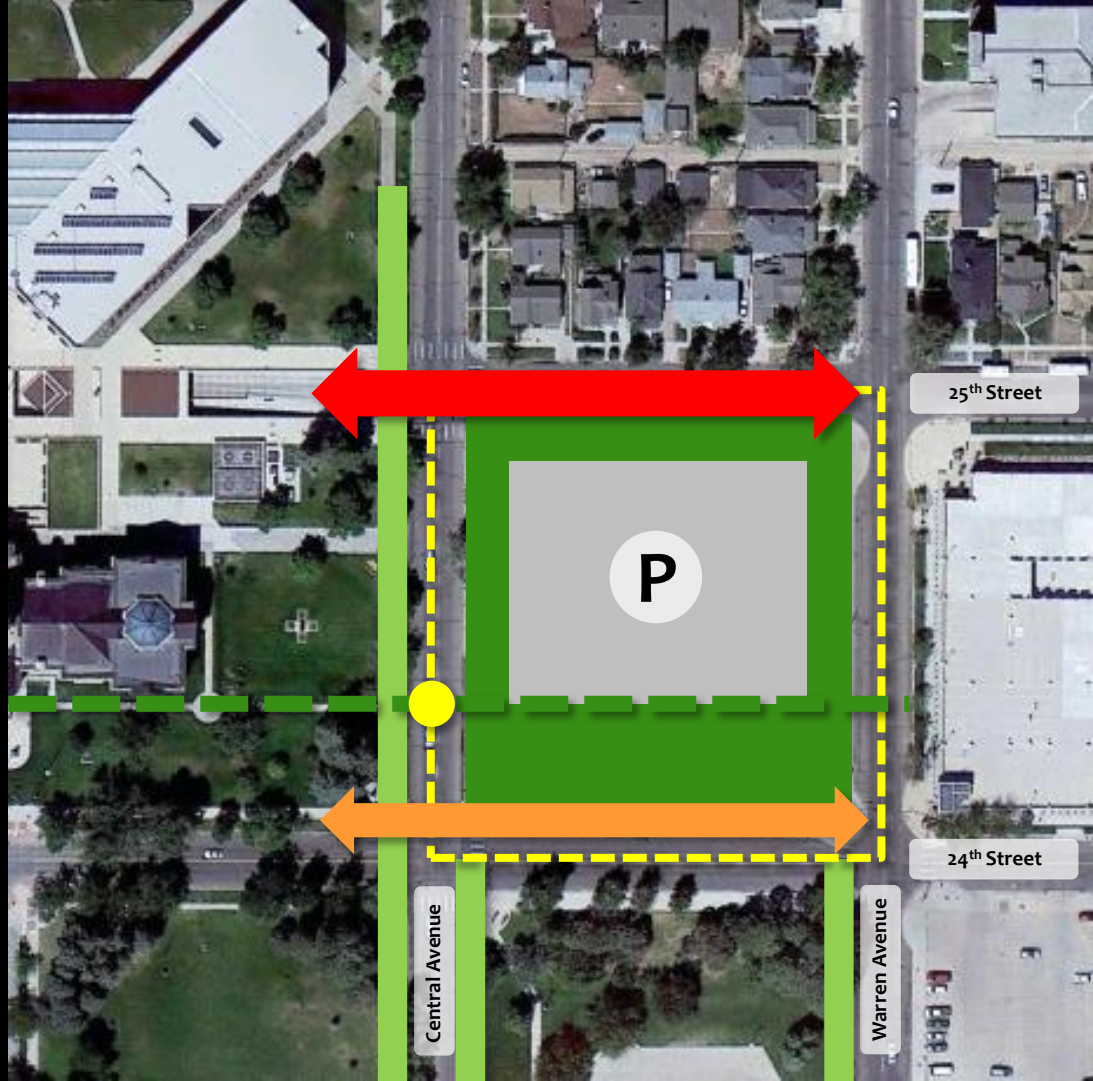
Determine parking quantity requirement during building construction based on need

Open Space / Connection to Capitol

Pedestrian Enhancements

Potential Stormwater improvements

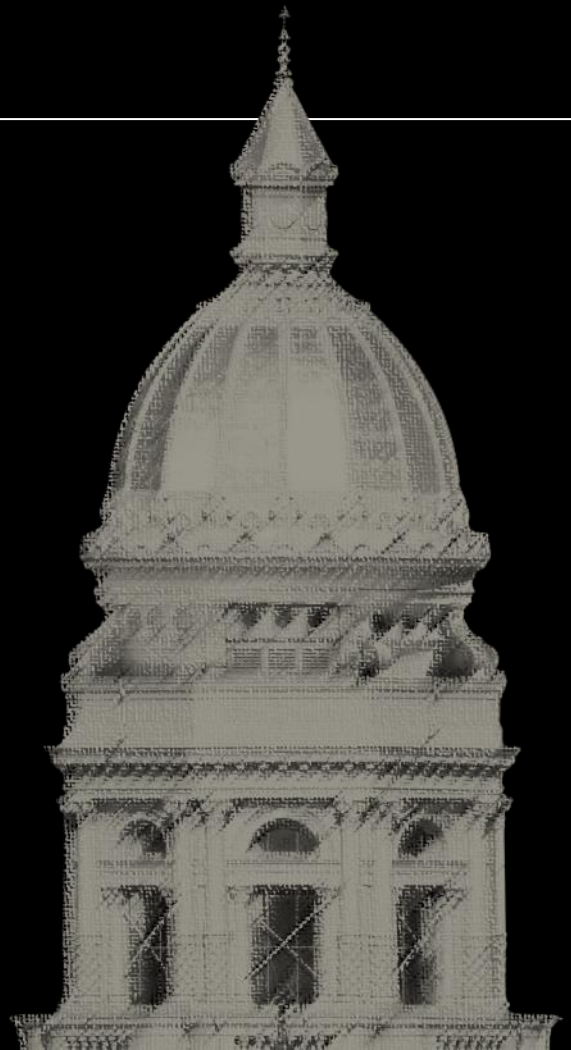
Retain green space consistent with the face of the Capitol



OTHER MATTERS

Data Center

Master Planning

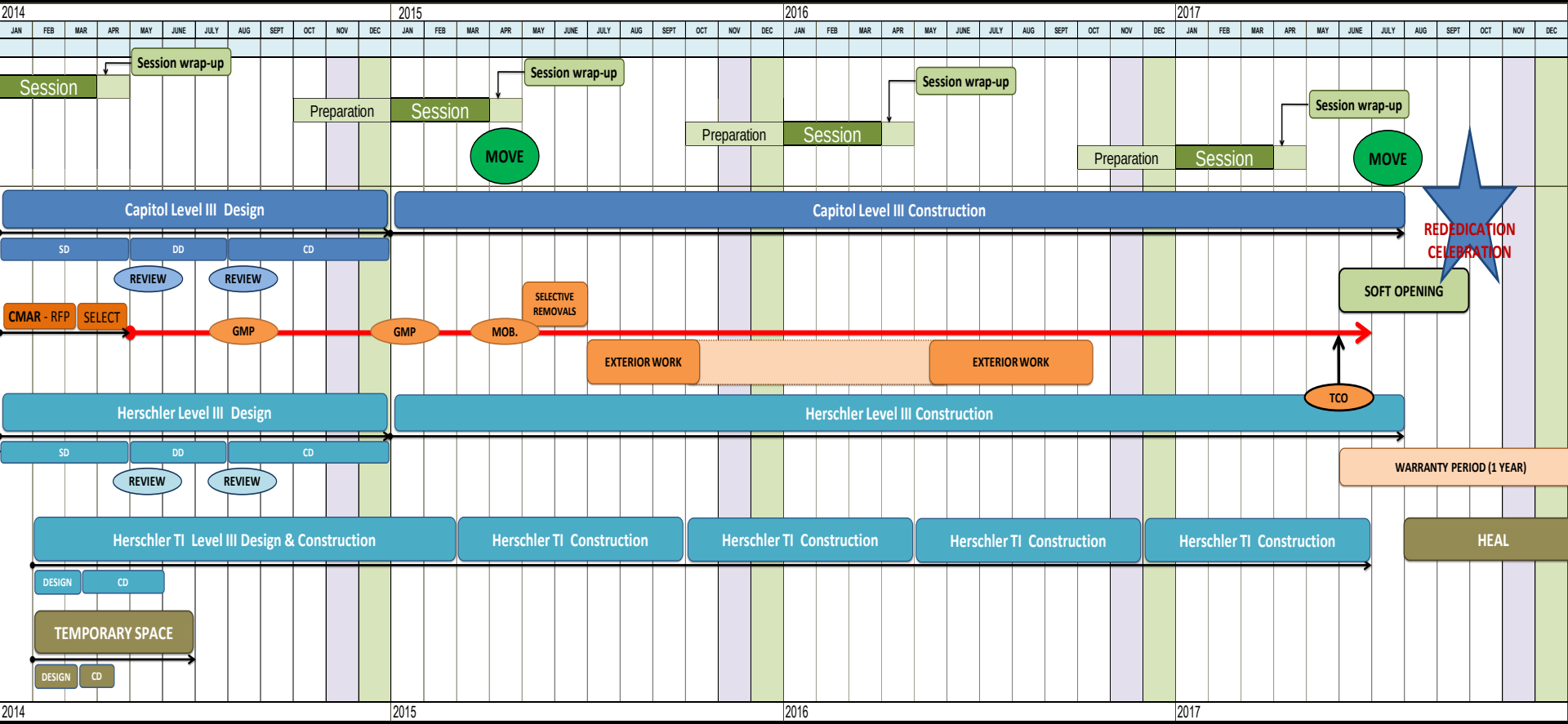


HDR
PDP
PLAN
plan one / architects

SCHEDULE

HDR
PDP
PLAN
plan one / architects

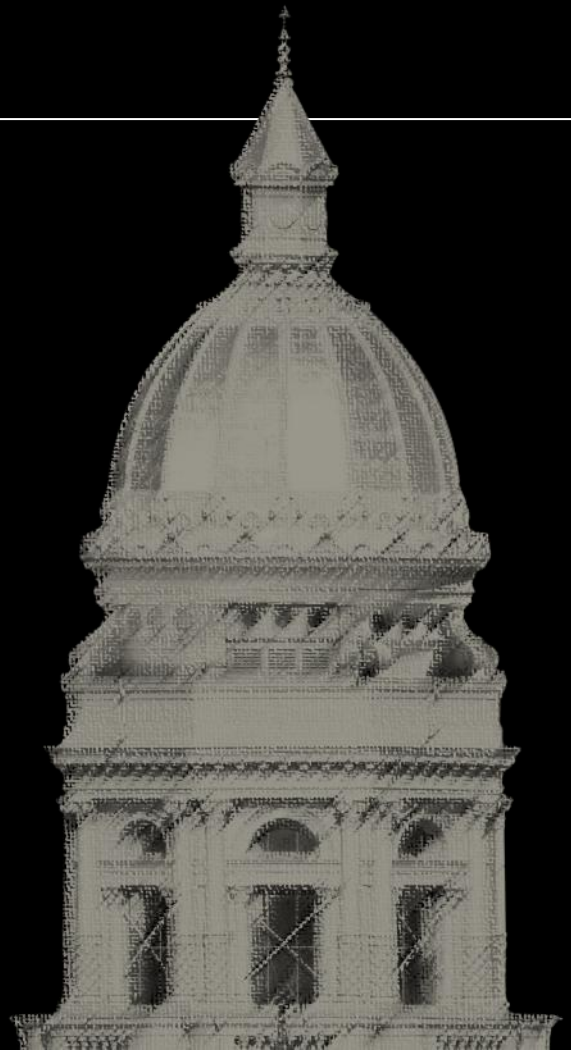
Proposed Schedule



SCHEDULE

Oversight Group Meetings

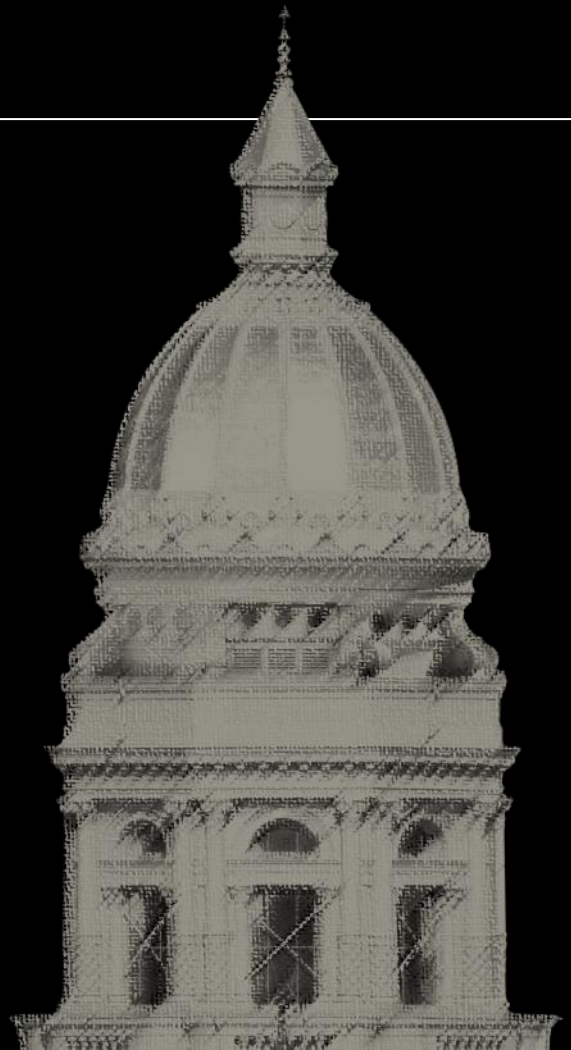
- June 24
- July 15
- Week of August 25
- Week of September 29
- Week of November 2
- Week of December 8



SCHEDULE

CMAR Selection

- Advertised
- Receive Submittals June 6
- Shortlist June 18
- Interview July 1
- Award July 9

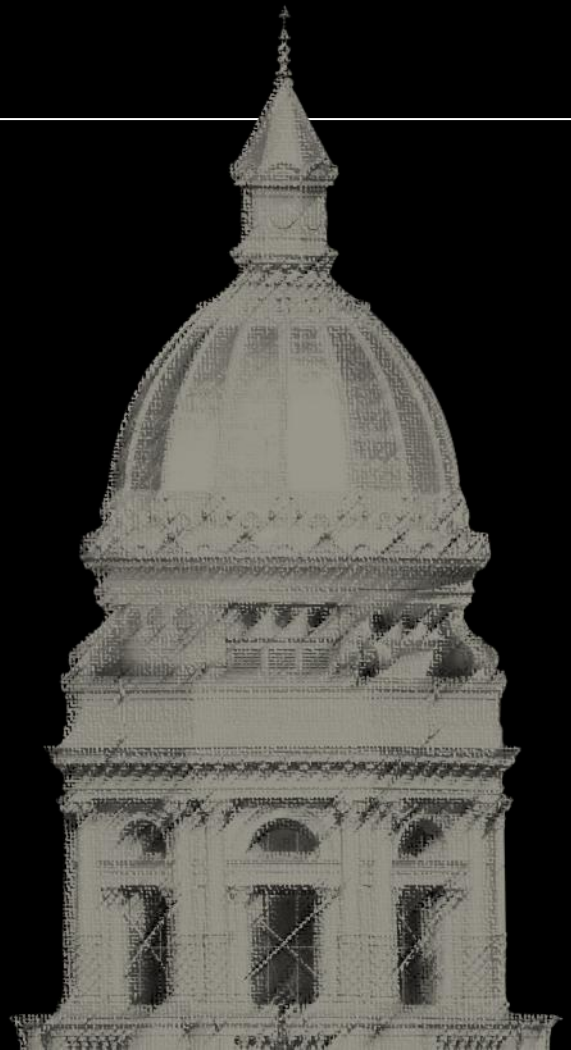


HDR
PDP
PLAN

SCHEDULE

Document Production

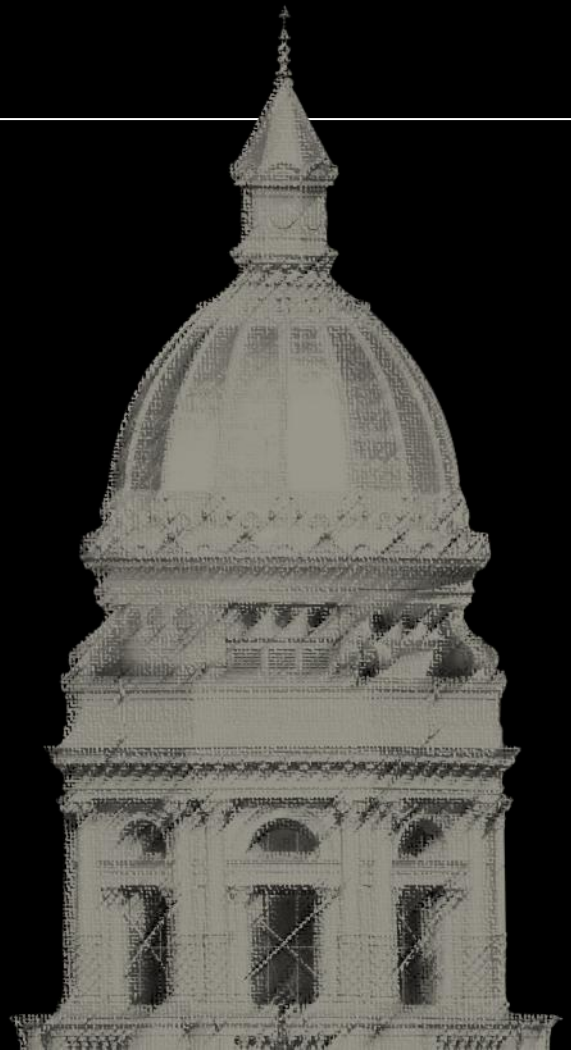
- Pioneer
- Capitol
- CUP • Connector
- Herschler
- Tenant Plans



NEXT STEPS

Open Issues

- Schedule
- Discovery
- Space & Move Planning
- Connector
- Herschler Walls
- CUP Systems
- Regular Meetings



Thank You!