OVERSIGHT GROUP BRIEFING

AUGUST 18, 2014

AGENDA

- Call to order *[approval of minutes from July 16, 2014 Meeting]*
- Expenditure Report & AICM Updates
- Capitol Space Planning Decision Points

Break

- Executive Branch Temporary Space Planning
- Construction Manager at Risk, JE Dunn
  Status Update on Contract
- Other State Capitol Visits
- Adjournment

A&I Construction Management Update

- Capitol Expenditure Report
- On-Site Activity

STATE OF WYOMING
Department of Administration & Information
Construction Management

CAPITOL SPACE PLANNING DECISION POINTS

AUGUST 18, 2014

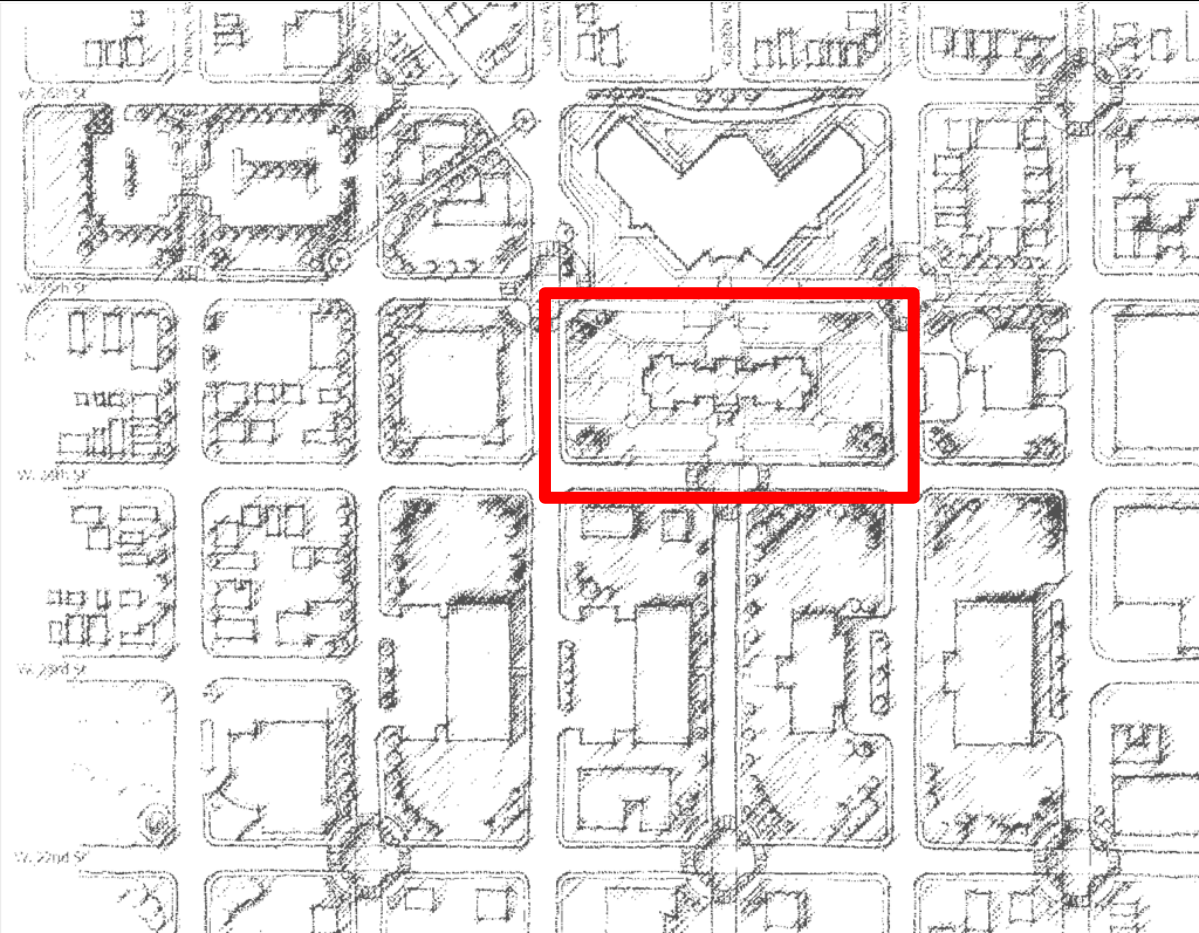
HDR

PDP
PRESERVATION DESIGN PARTNERSHIP, LLC

PLAN ARCHITECTS

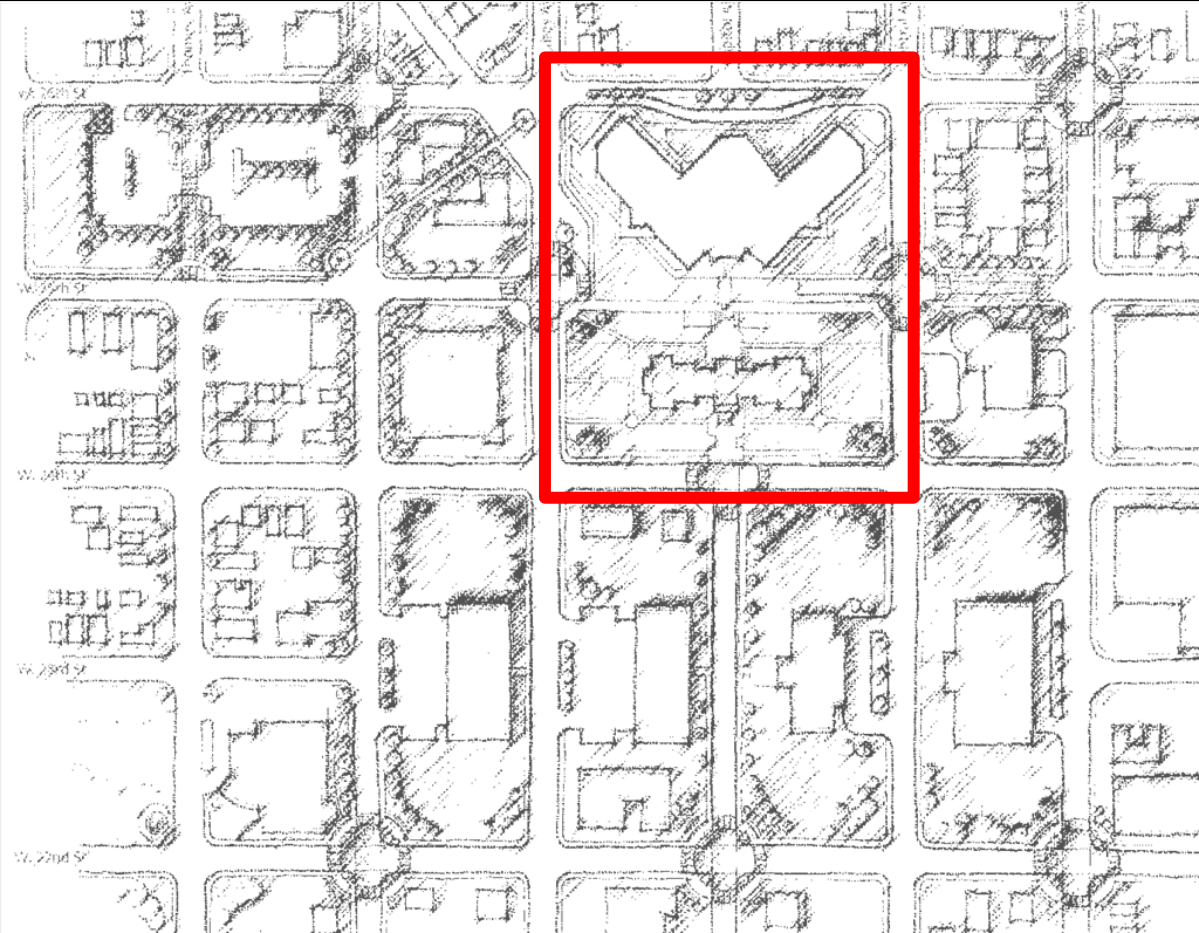
Space Planning

- Capitol



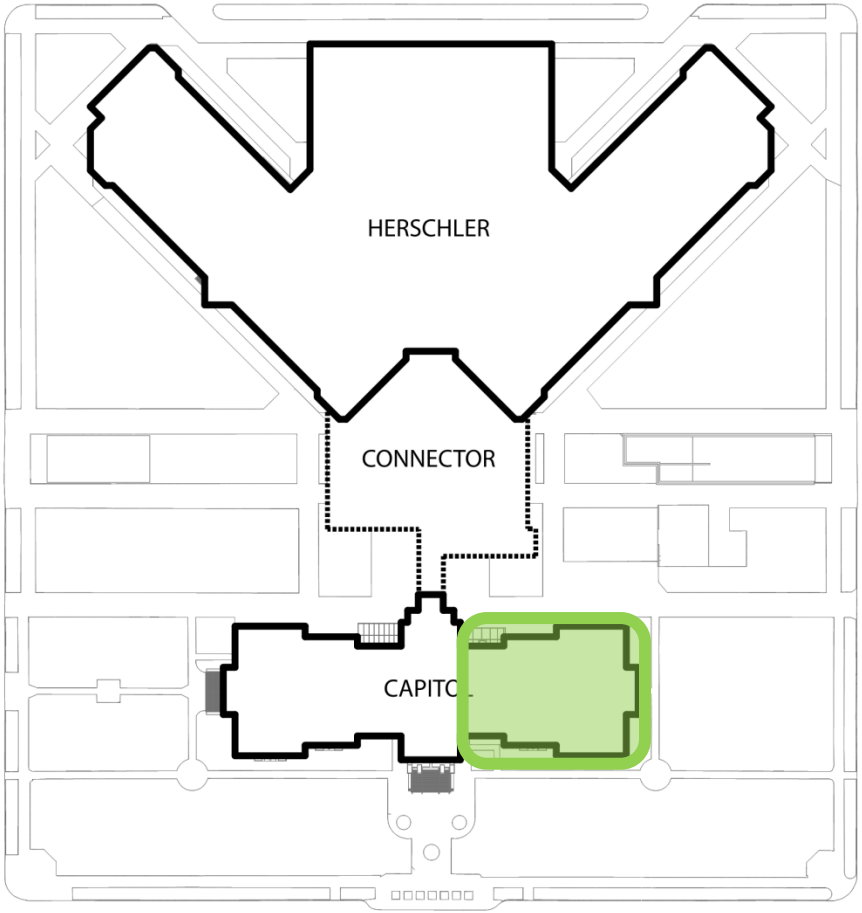
Space Planning

- Context within Capitol Square



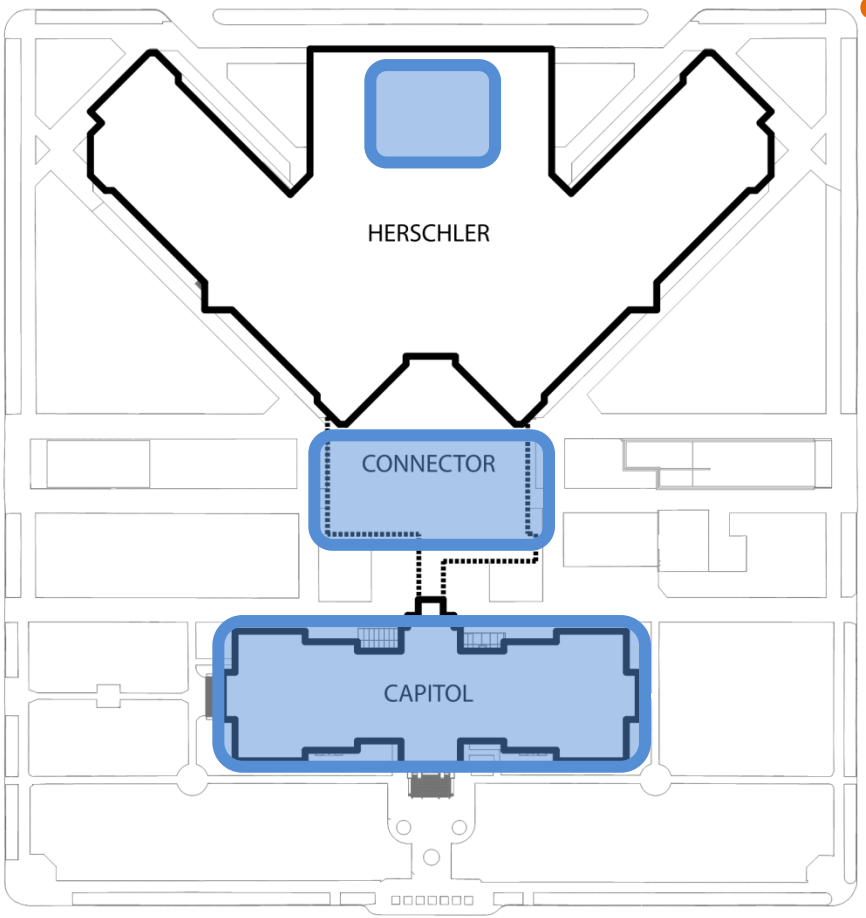
Space Planning – Capitol Square

- Governor



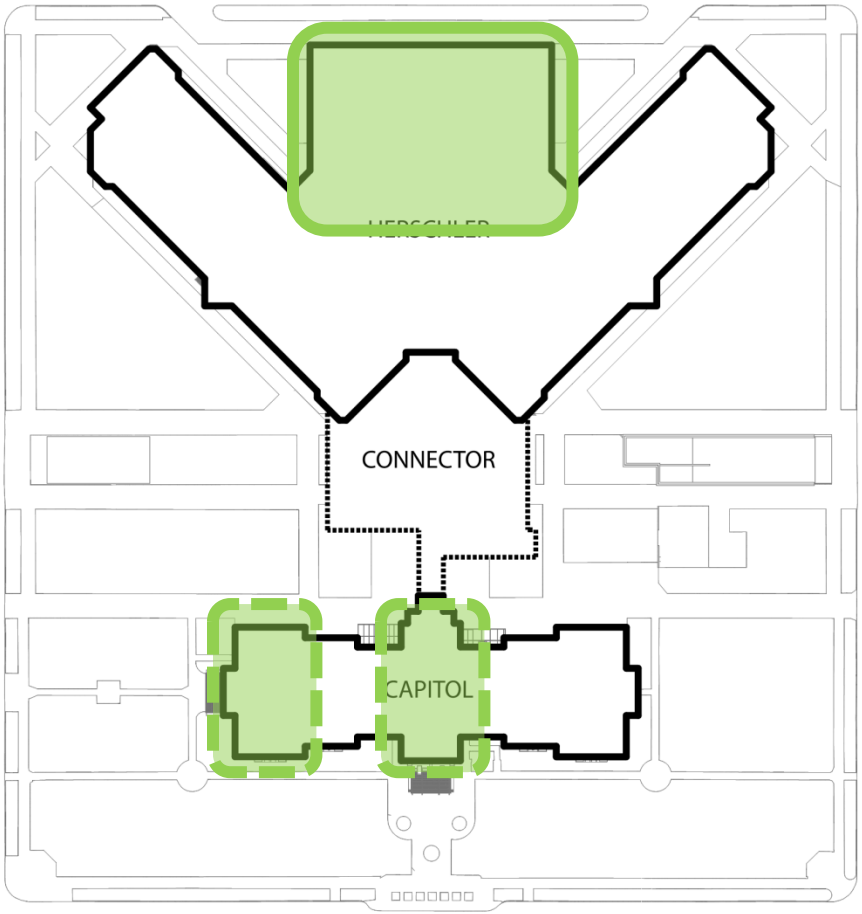
Space Planning – Capitol Square

- Governor
- Legislature



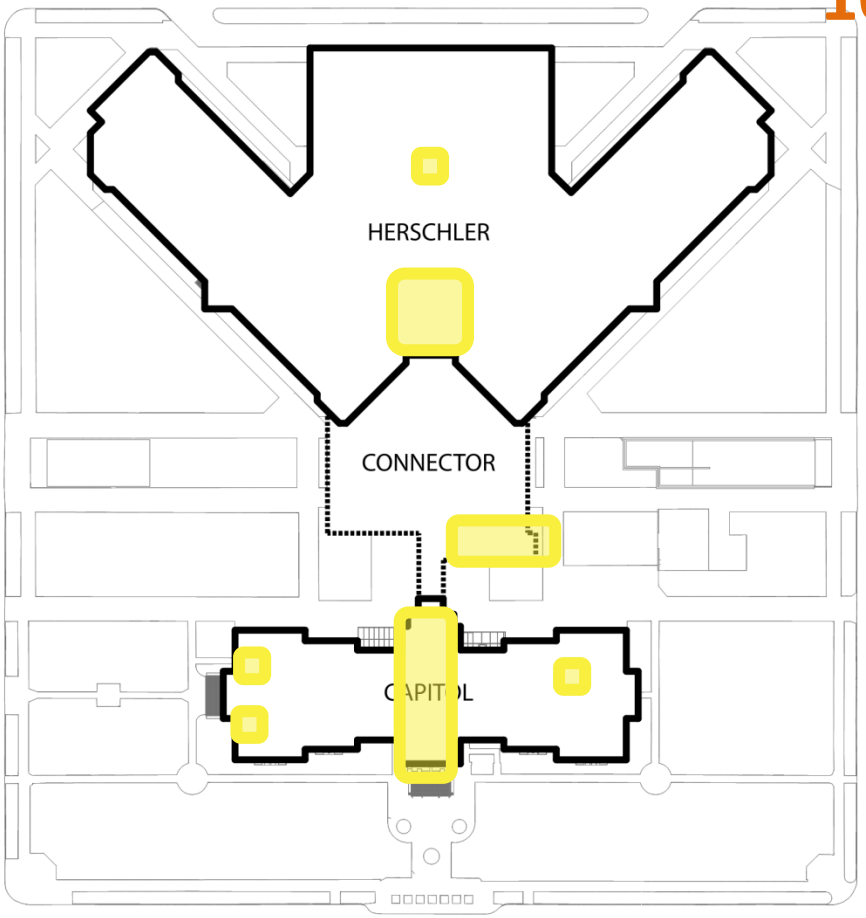
Space Planning – Capitol Square

- Governor
- Legislature
- Secretary of State; Auditor; Treasurer



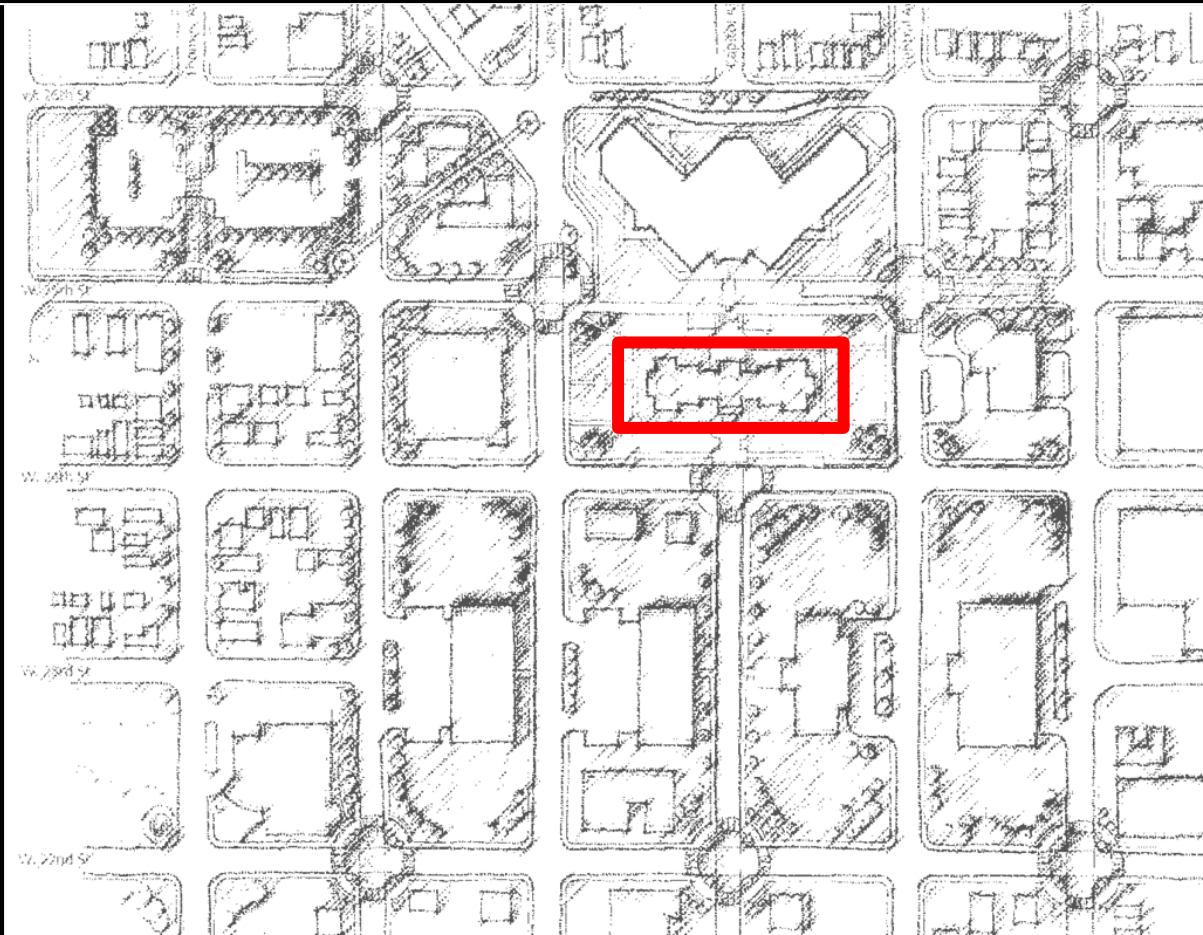
Space Planning – Capitol Square

- Governor
- Legislature
- Secretary of State; Auditor; Treasurer
- Security



Space Planning

- Capitol
  refinement from July 16 meeting
- Oversight Group Direction:
  Develop Option E
- Governor's Request:
  More information on Option B



SEA 43 – Space Planning

- **Meet Needs of Legislature** – per Level I & II Study
- **Meet Needs of Governor** – per Level I & II Study
- **Meet Needs of Security** – *Capitol Square Assessment forthcoming*

If Space remains, meet needs of Secretary of State, Auditor, Treasurer

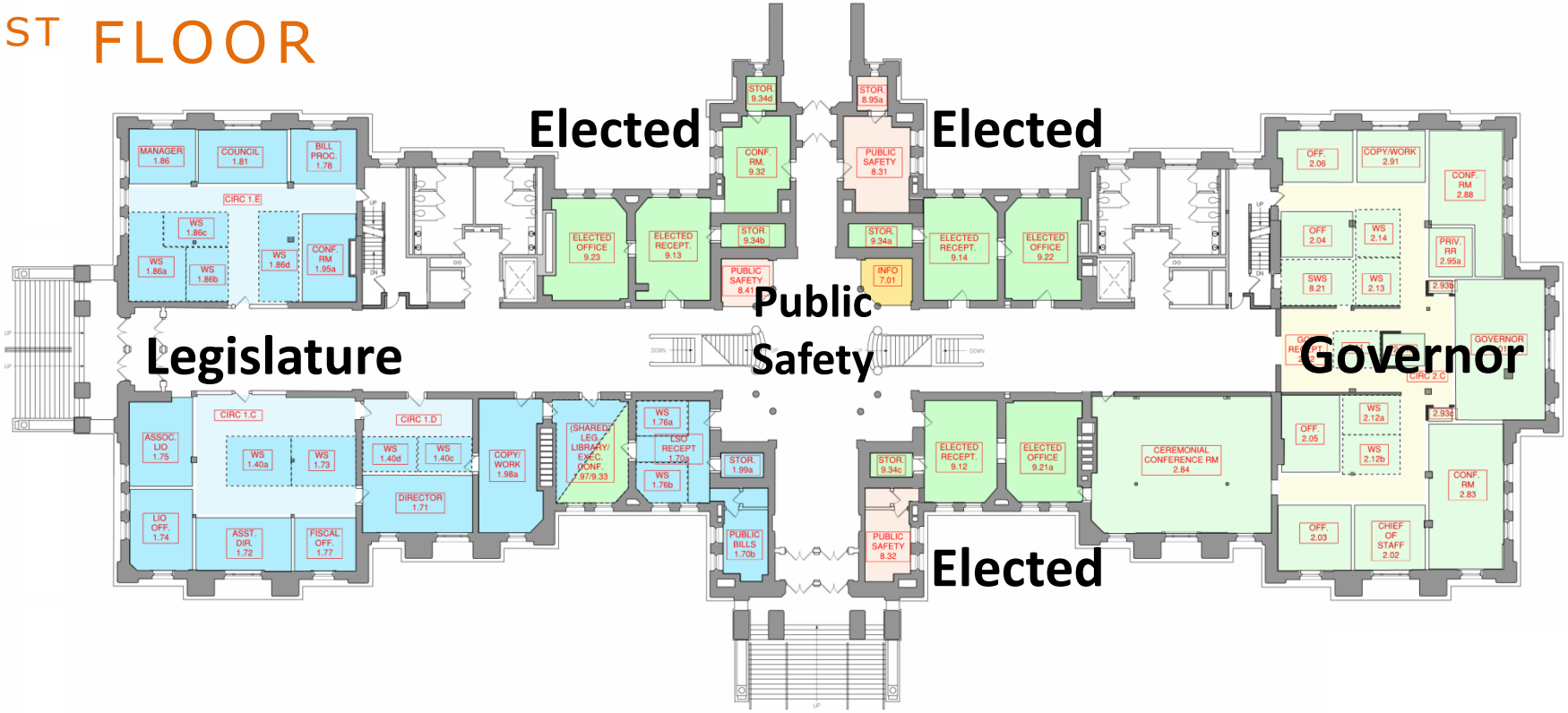
*** Attorney General not in Capitol*
*** Superintendent of Public Instruction not in Capitol*

Elected Offices Request:

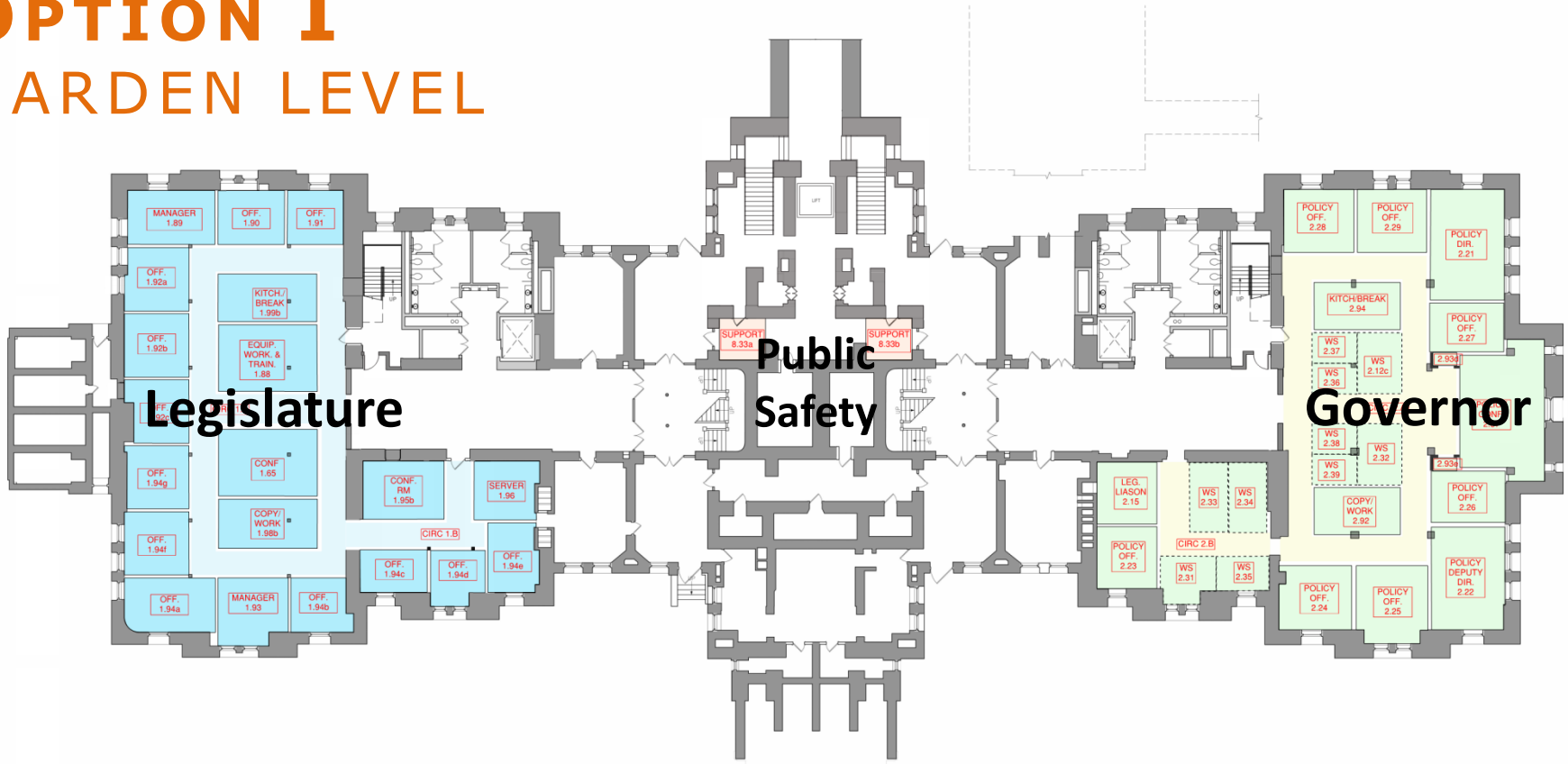
- Dedicated Office for Elected Official(s) in Capitol for Constituents, Boards & Commissions, Session Participation
- Reception (may be shared)
- Conference Room x 2 (may be shared)
- Limited Shared Support/Work space

OPTION E → OPTION I

OPTION I
1ST FLOOR

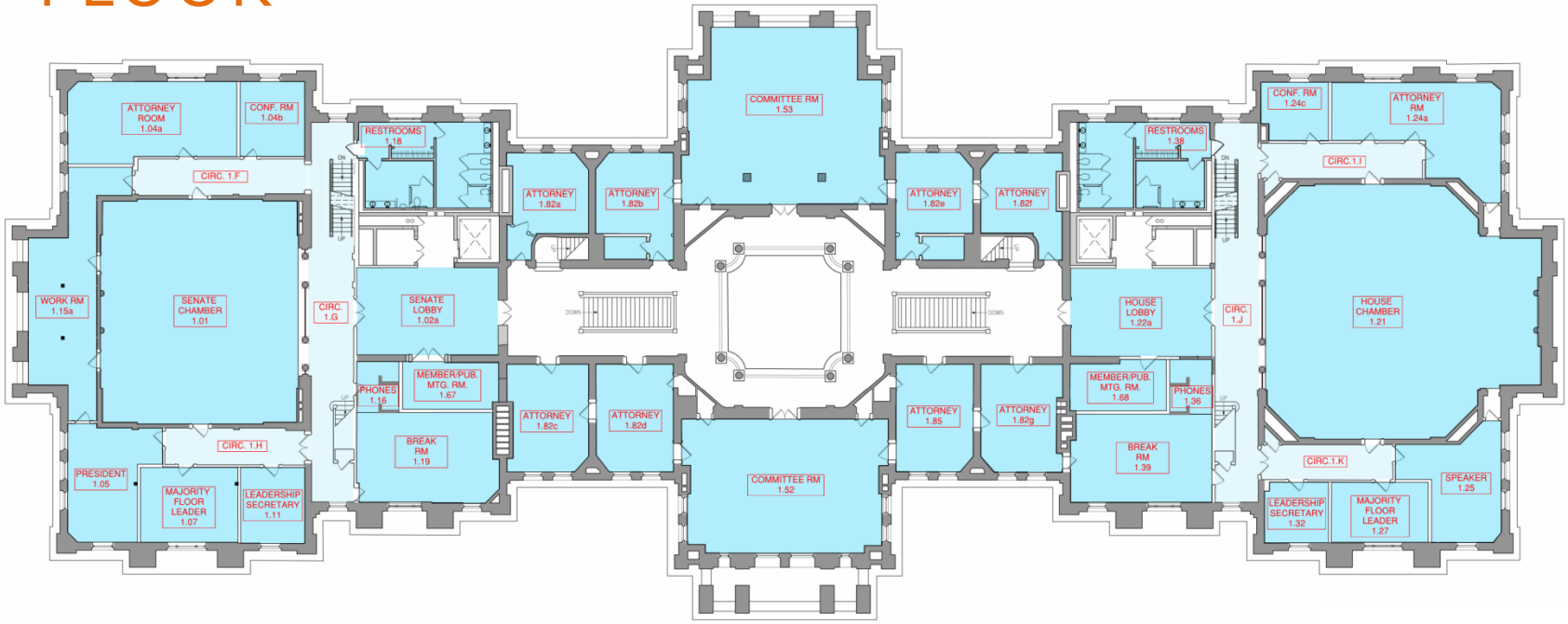


OPTION I
GARDEN LEVEL



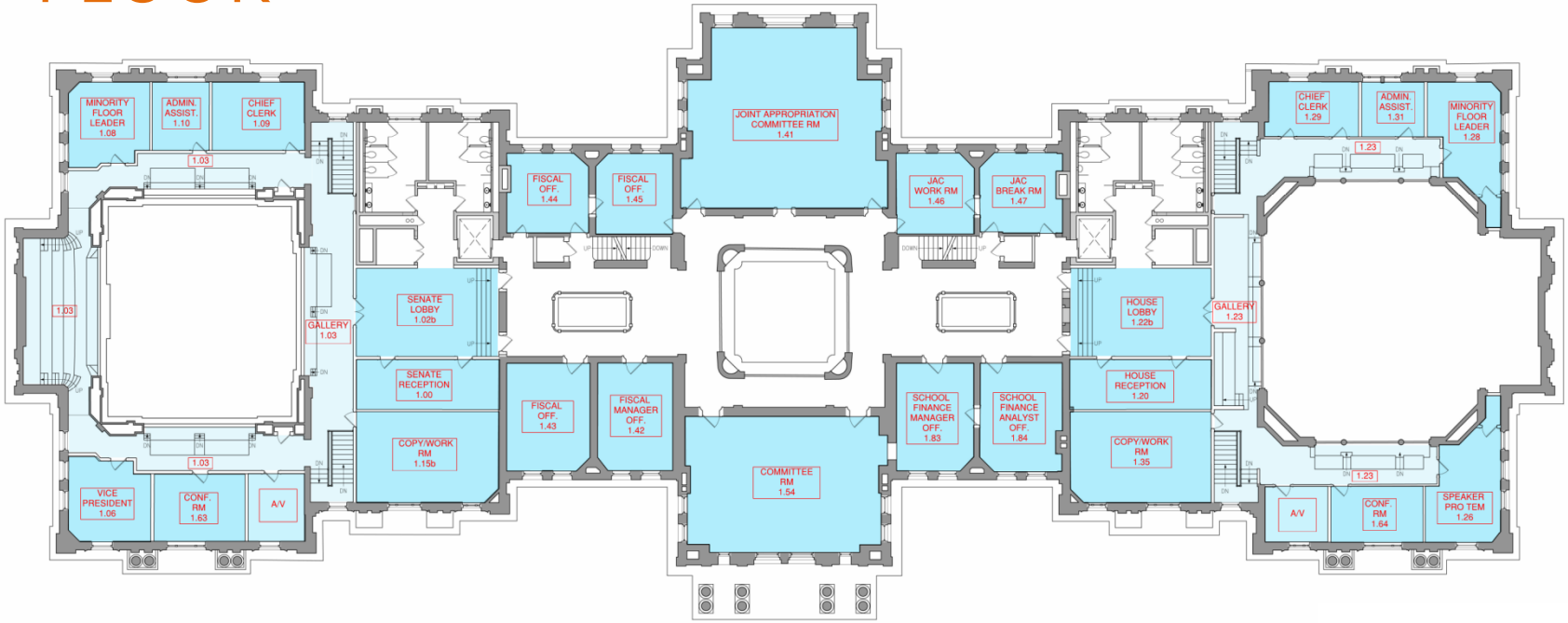
OPTION I
2ND FLOOR

Legislature



OPTION I
3RD FLOOR

Legislature

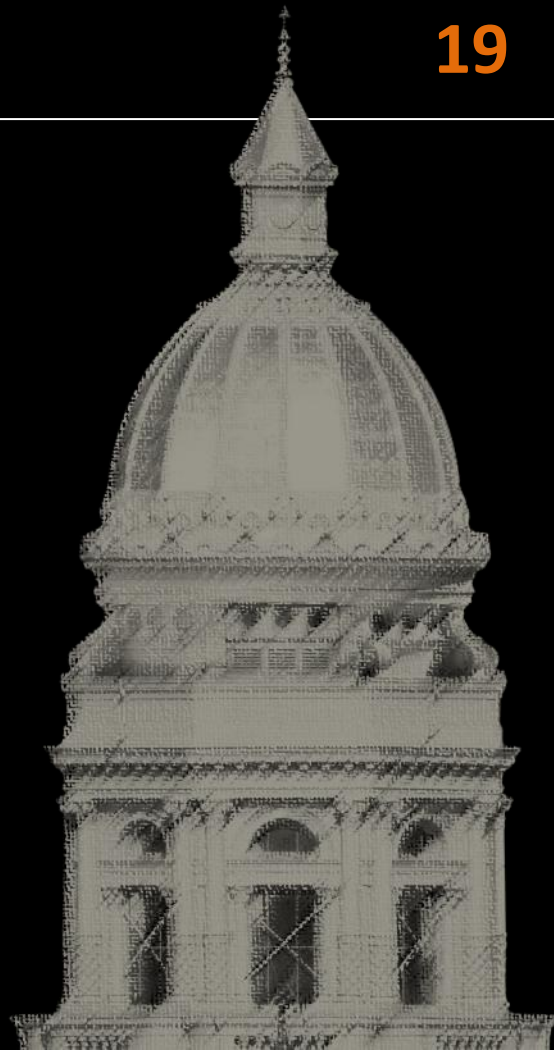


Option I

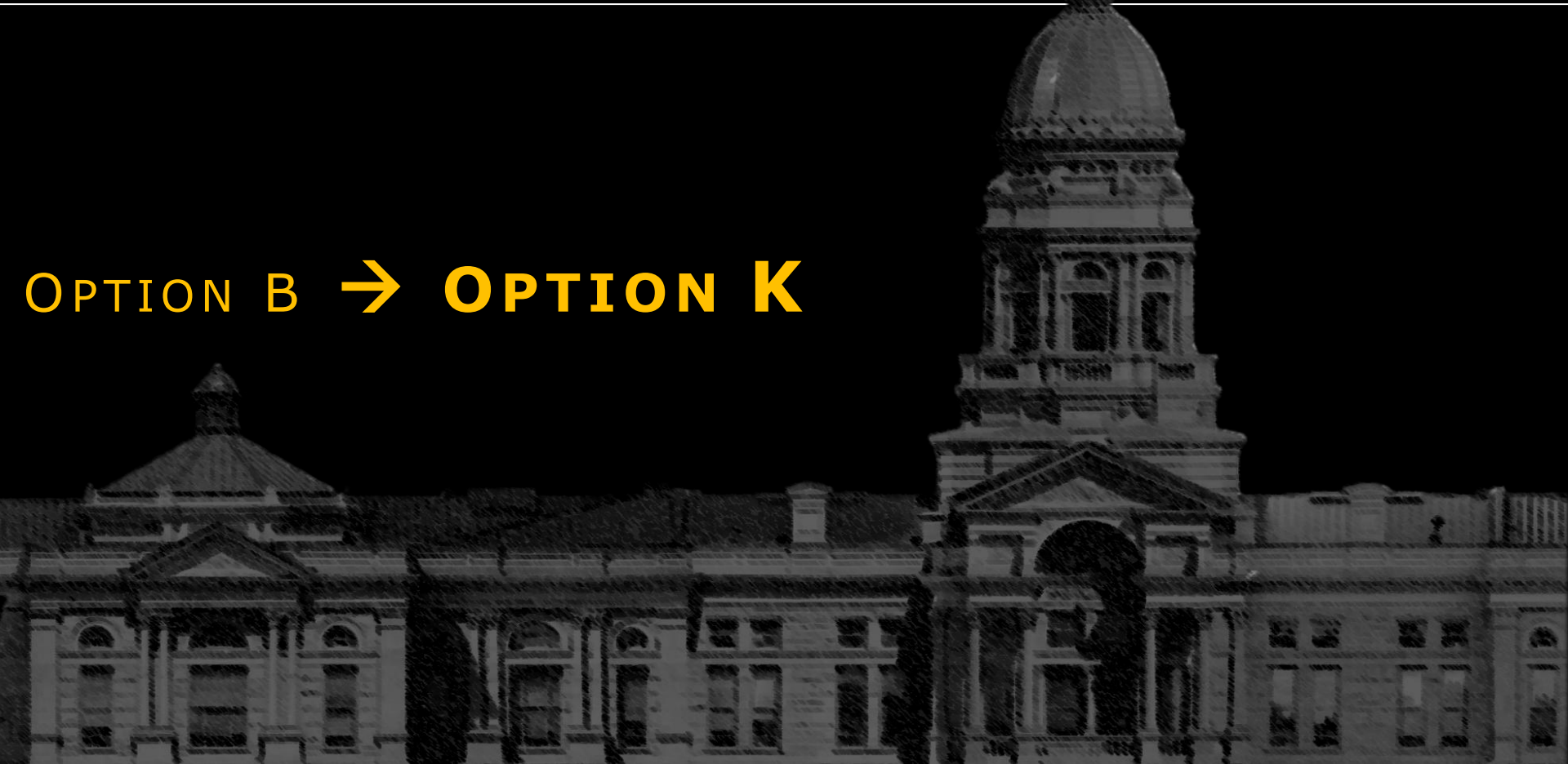
+ Legislature needs appear to be met

− Governor needs do not appear to be met

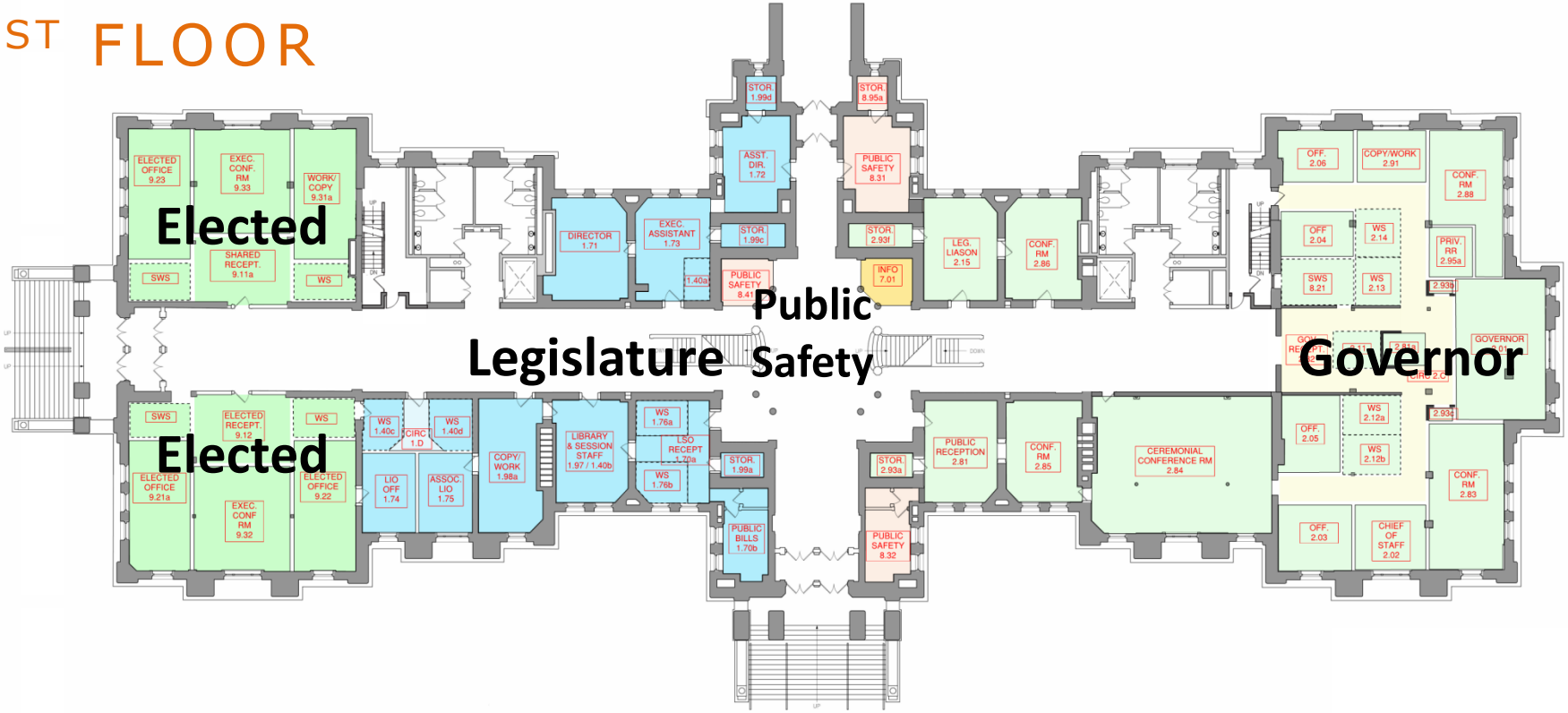
+ Security needs appear to be met



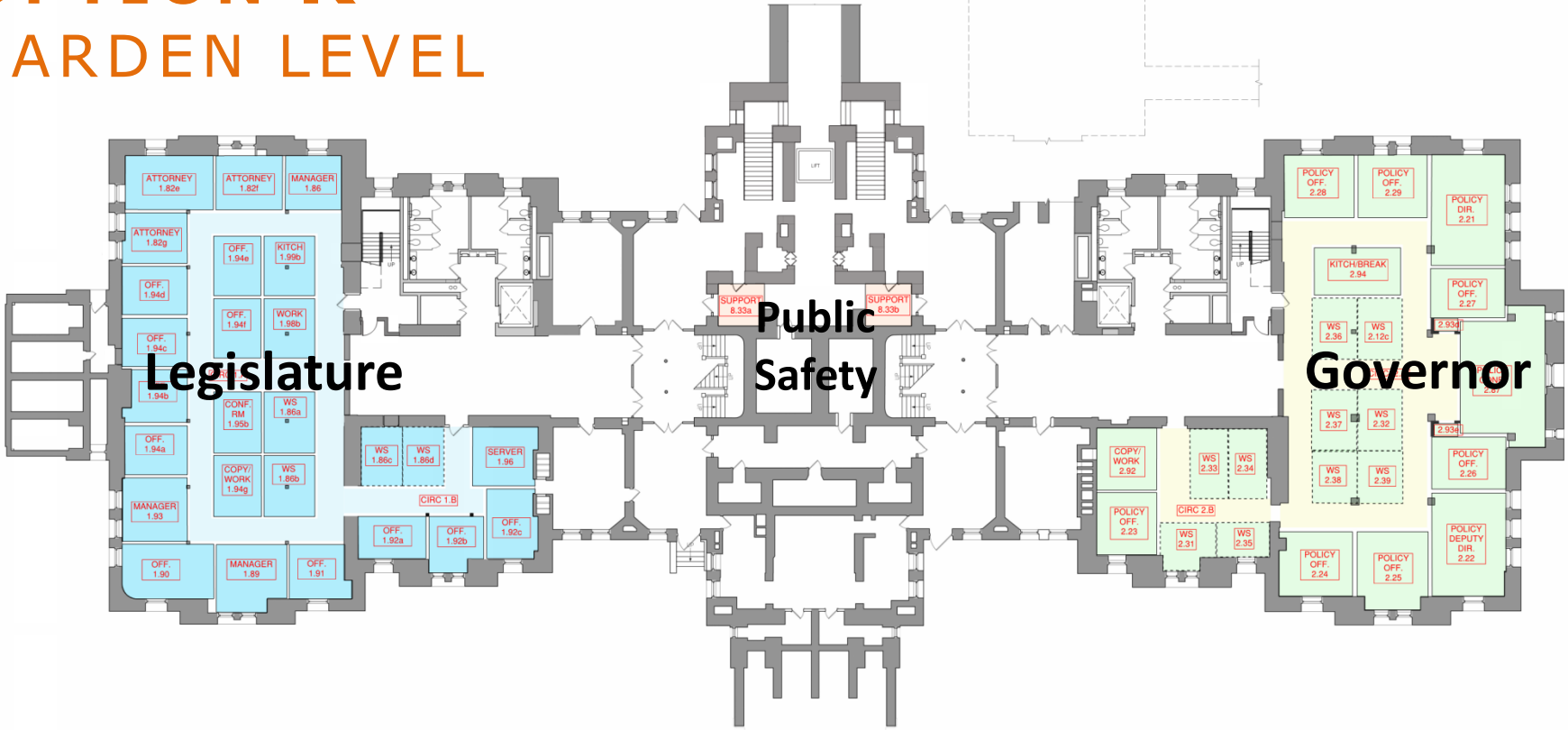
OPTION B → OPTION K



OPTION K
1ST FLOOR

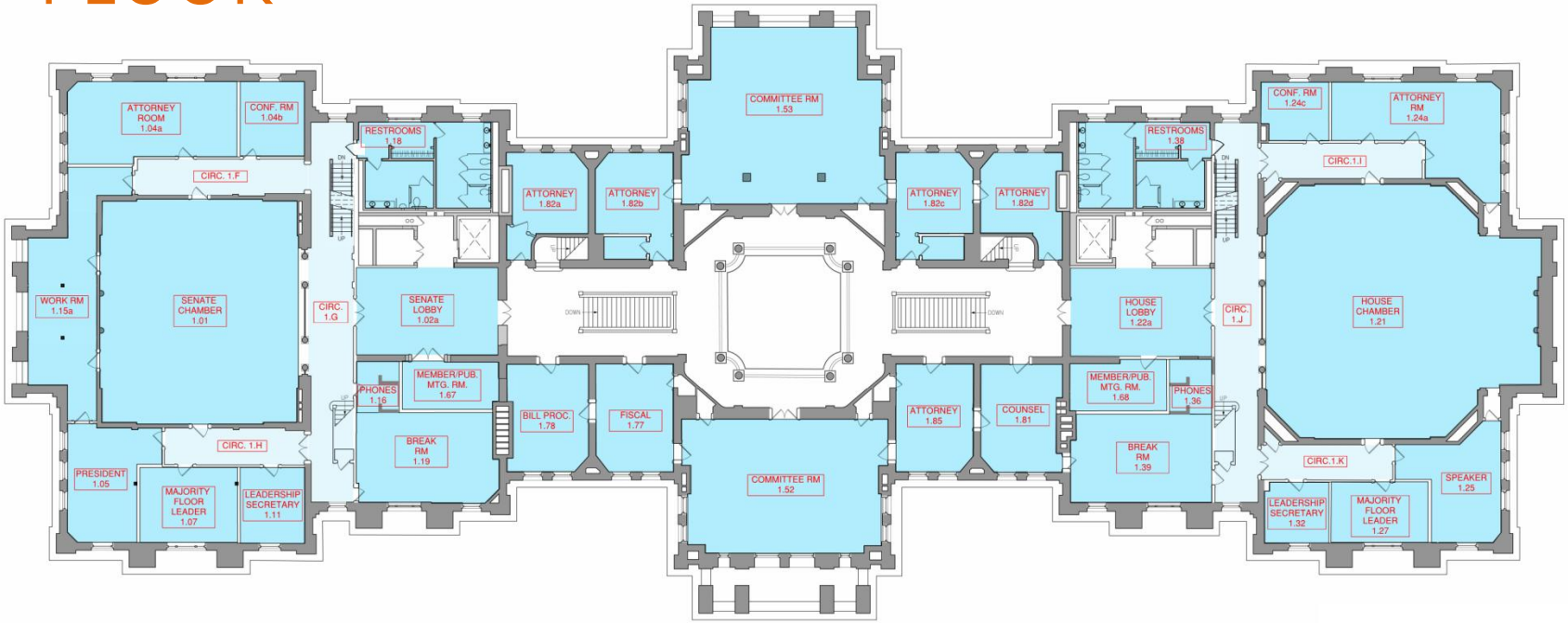


OPTION K
GARDEN LEVEL



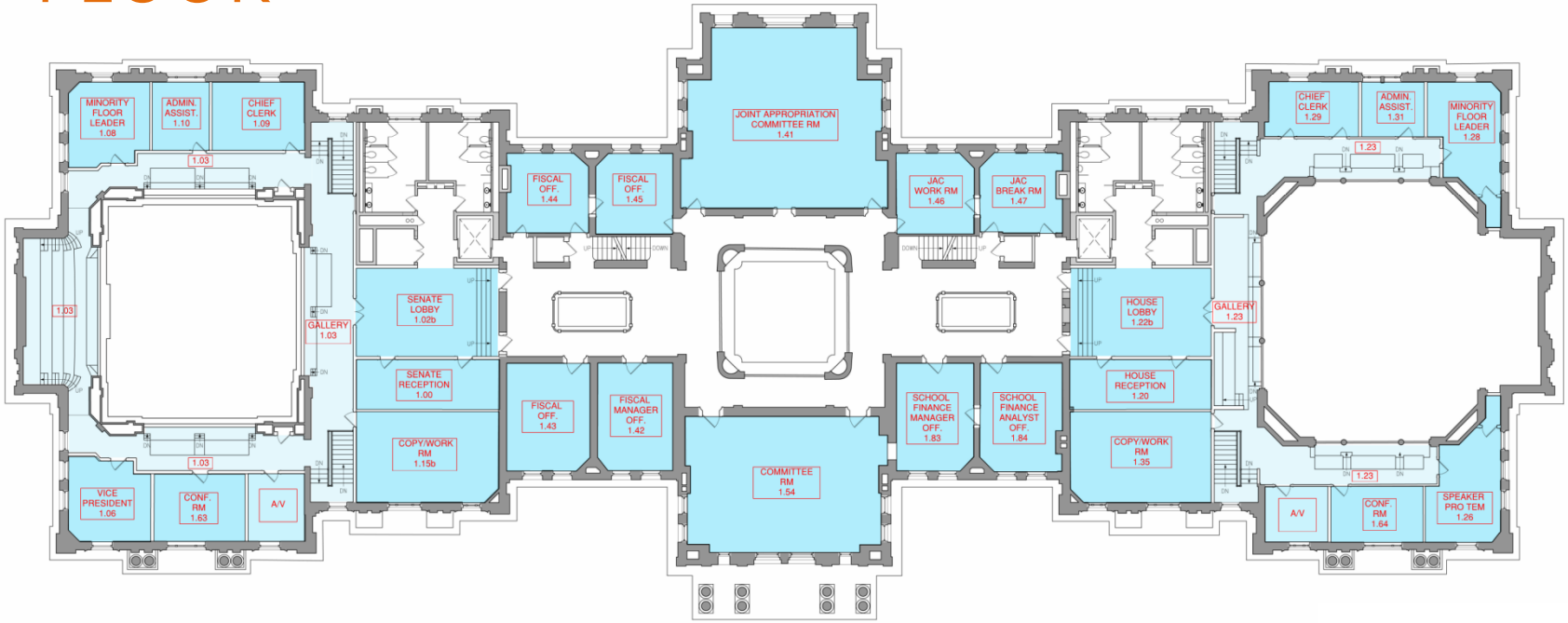
OPTION K
2ND FLOOR

Legislature



OPTION K
3RD FLOOR

Legislature

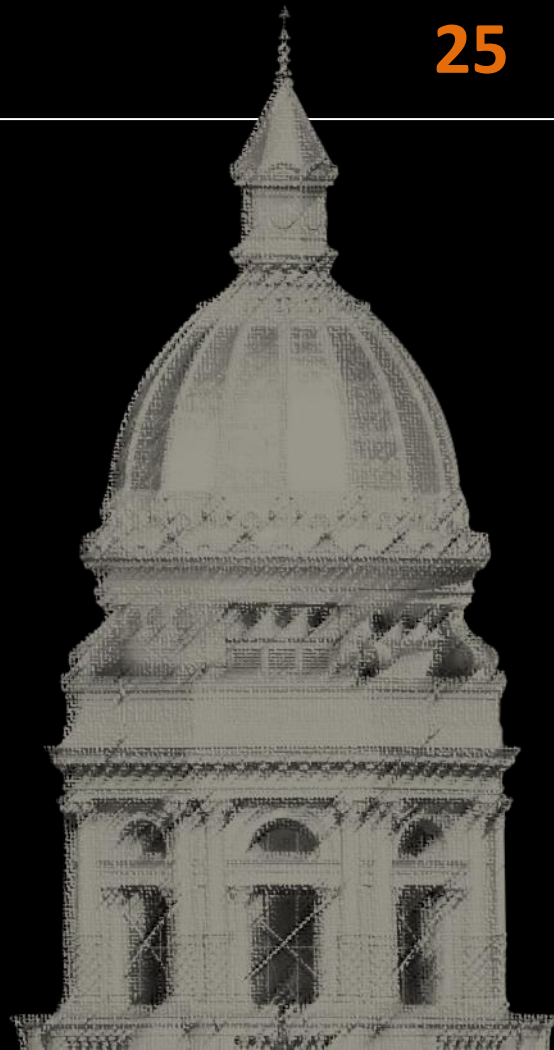


OPTION K

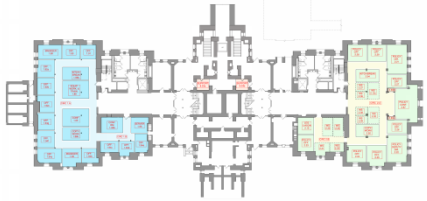
– Legislative needs do not appear to be met

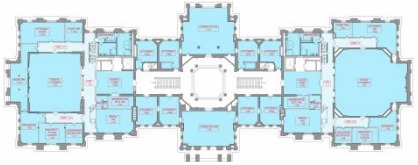
+ Governor needs appear to be met

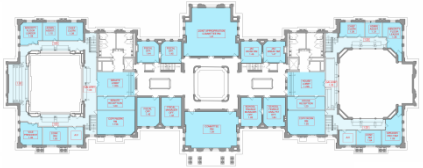
+ Security needs appear to be met



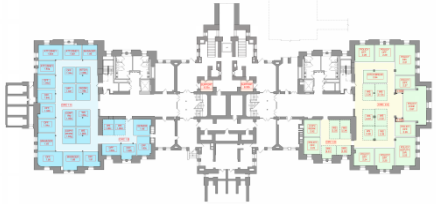
OPTION I

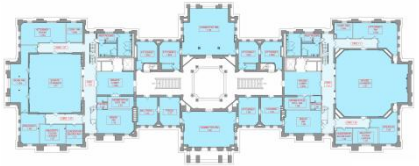


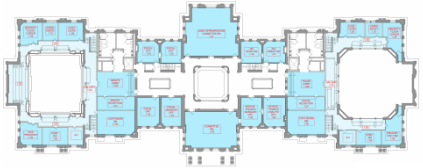




OPTION K







BREAK

Executive Branch Temporary Space Planning

Executive Branch Temporary Space Planning

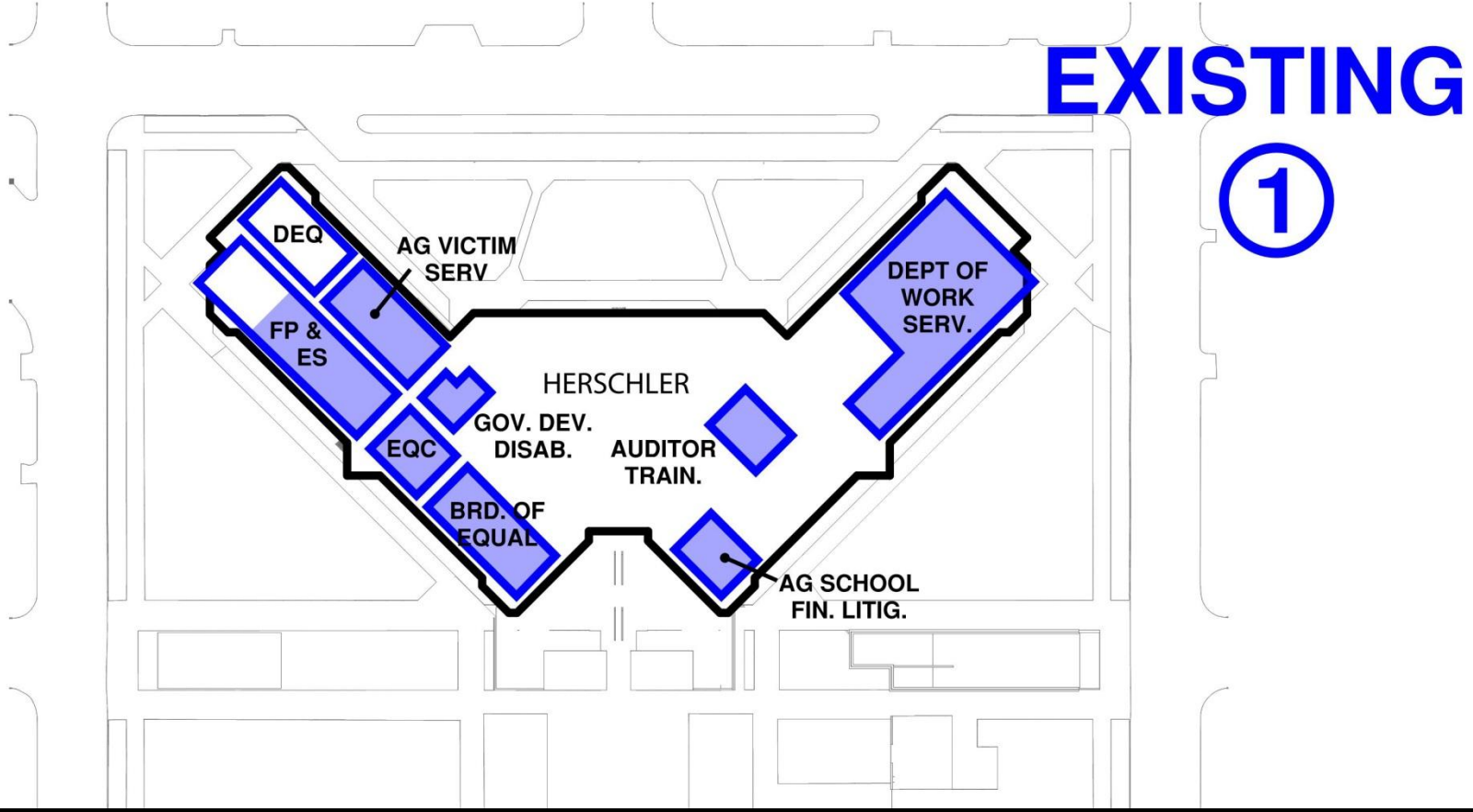
- Challenges
- Toured Properties
- First Looks

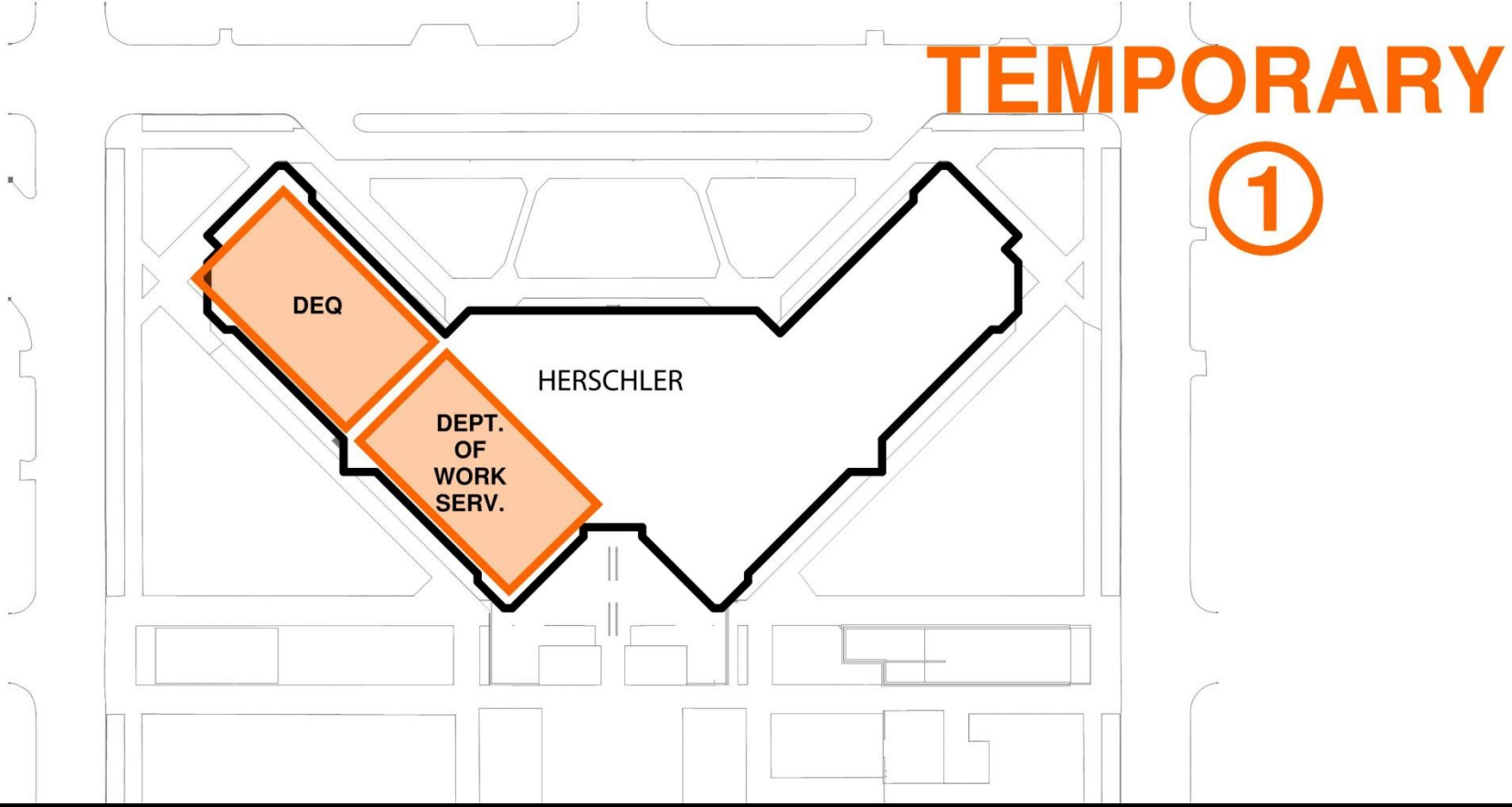
Executive Branch Temporary Space Planning

- Challenges
  - Herschler Agency Reductions 'not there yet'
  - Cannot Right-Size in Place → need to move
  - Security and Safety on a Construction Site
  - Move to…Owned Space [renovate = $120/sf+]
  - Move to…Lease Space [renovate + rent = $14-25/sf]

Executive Branch Temporary Space Planning

- Discussion
  - Herschler


EXISTING
1
DEQ
AG VICTIM SERV
FP & ES
HERSCHLER
GOV. DEV. DISAB.
EQC
AUDITOR TRAIN.
BRD. OF EQUAL
DEPT OF WORK SERV.
AG SCHOOL FIN. LITIG.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HERSCHLER
DEPT.
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WORK
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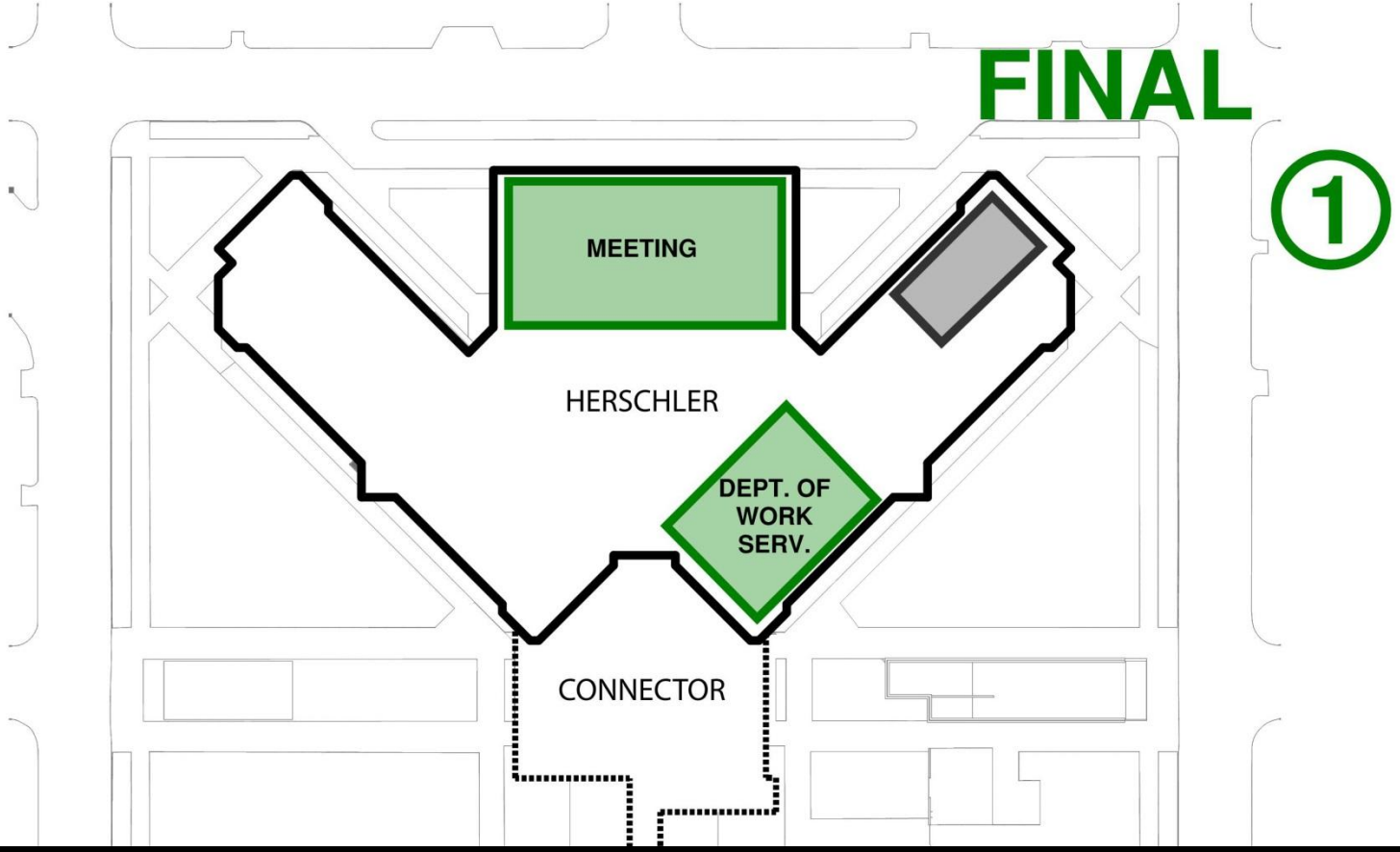
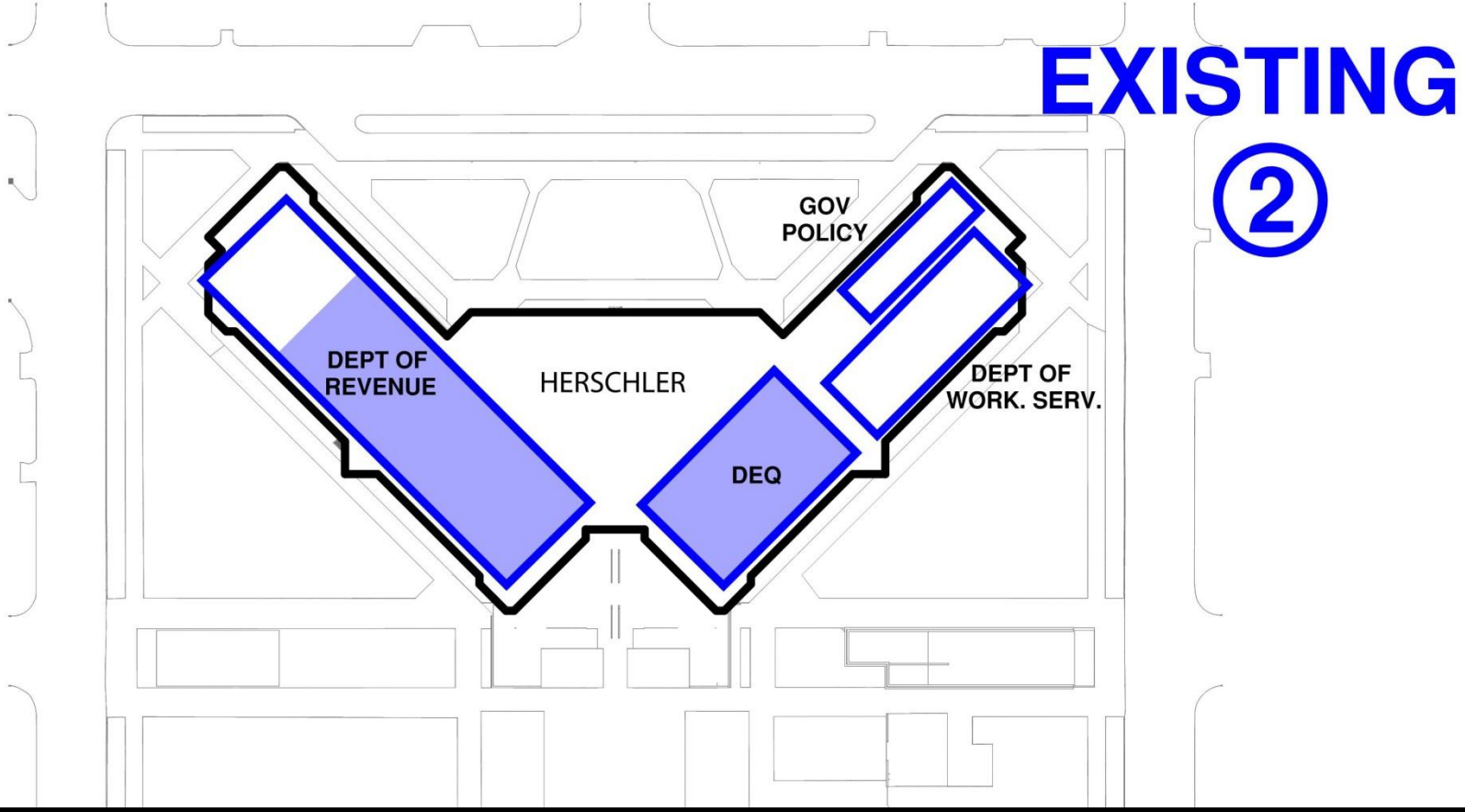

FINAL
1
MEETING
HERSCHLER
DEPT. OF
WORK
SERV.
CONNECTOR


EXISTING
2
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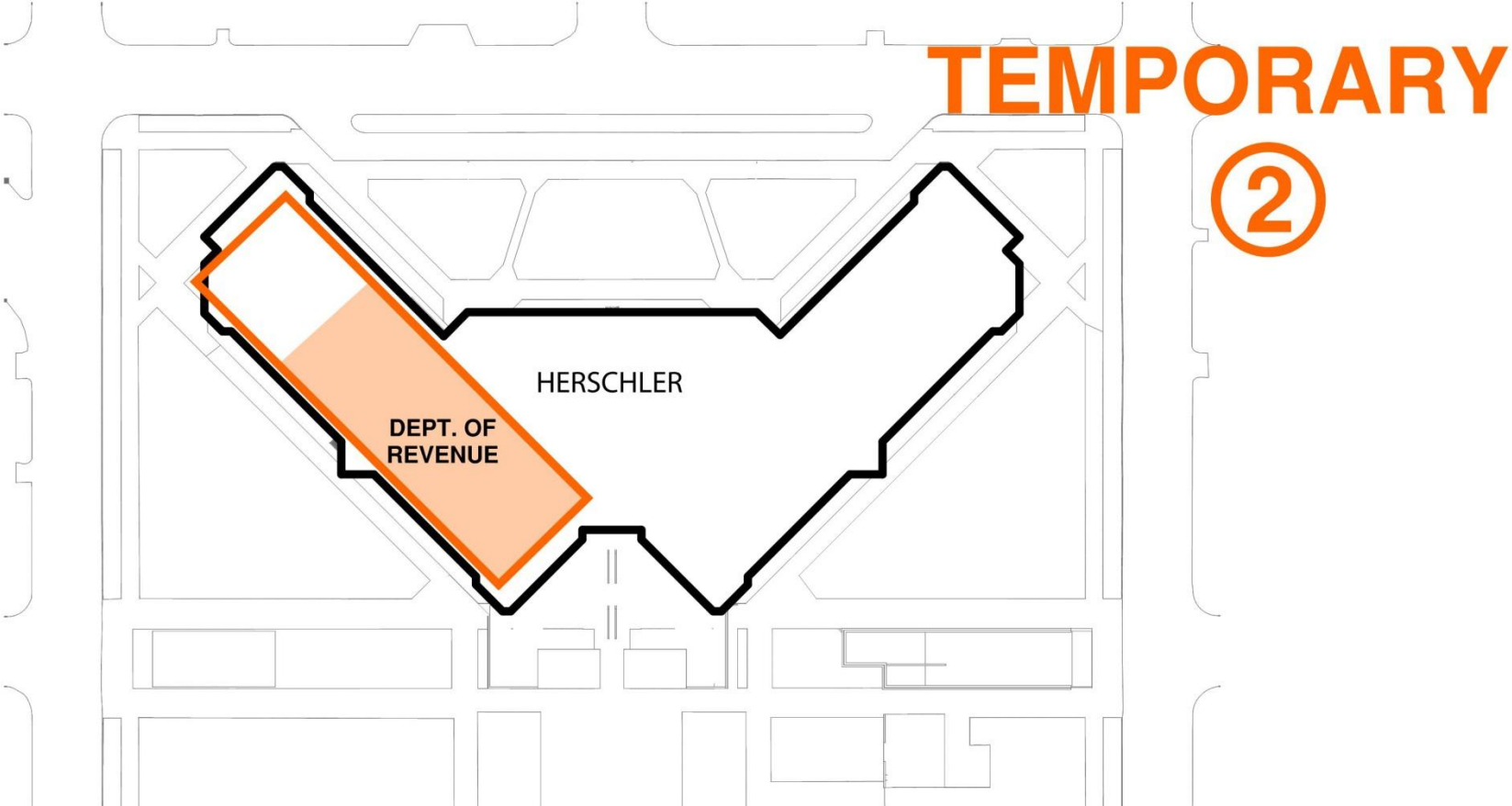
POLICY
DEPT OF
REVENUE
HERSCHLER
DEPT OF
WORK. SERV.
DEQ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DEPT. OF
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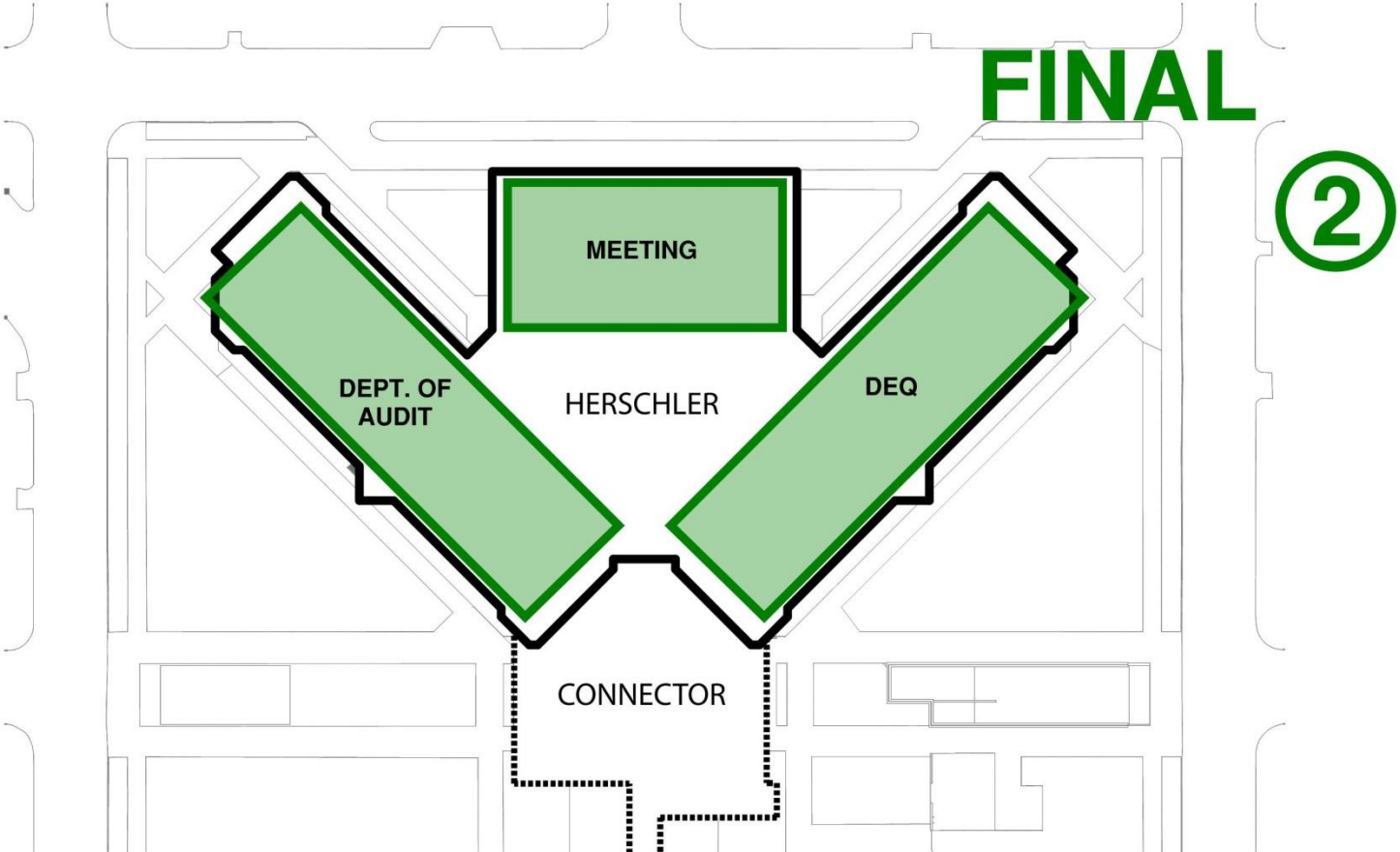
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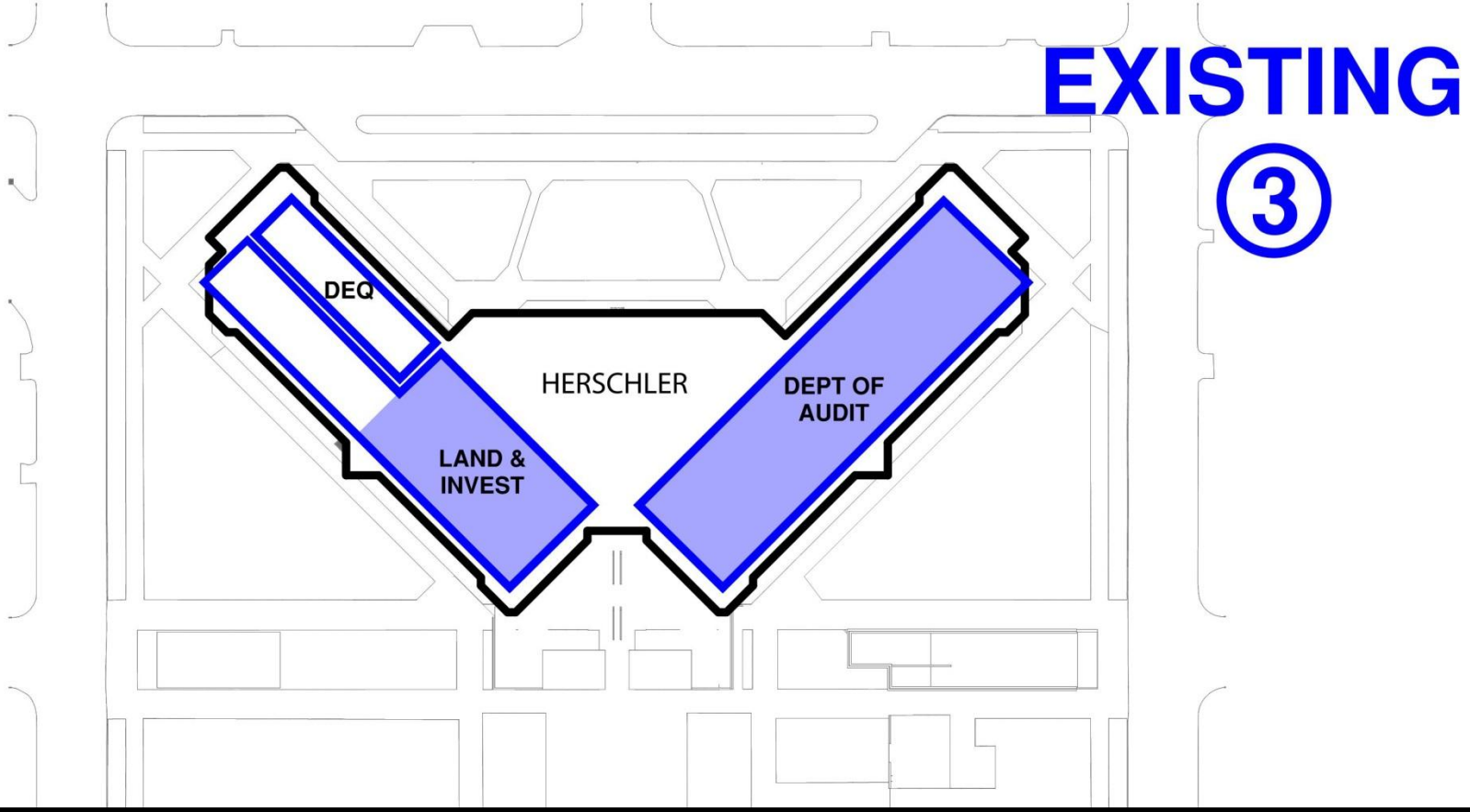
DEQ
CONNECTOR


EXISTING
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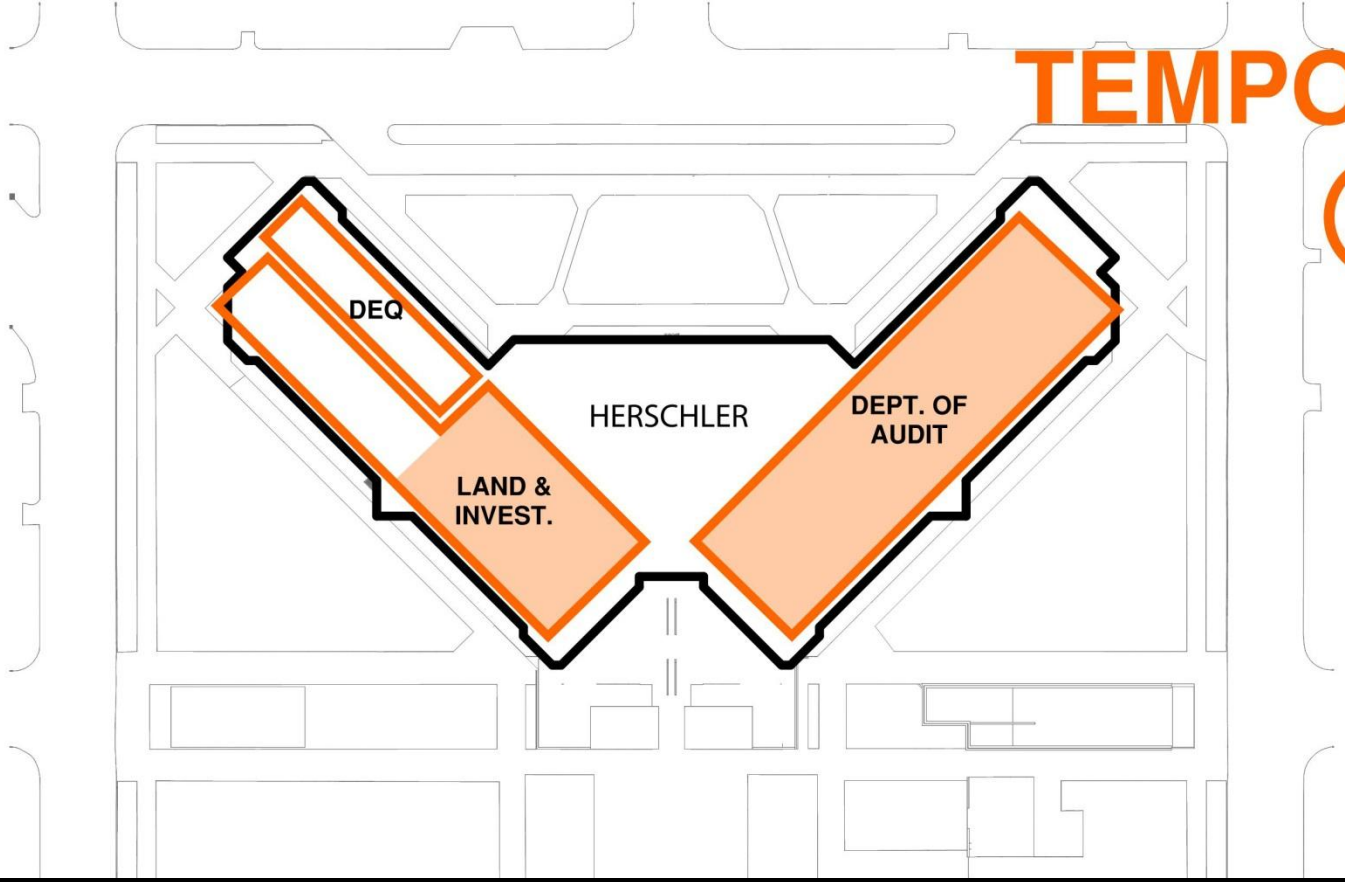
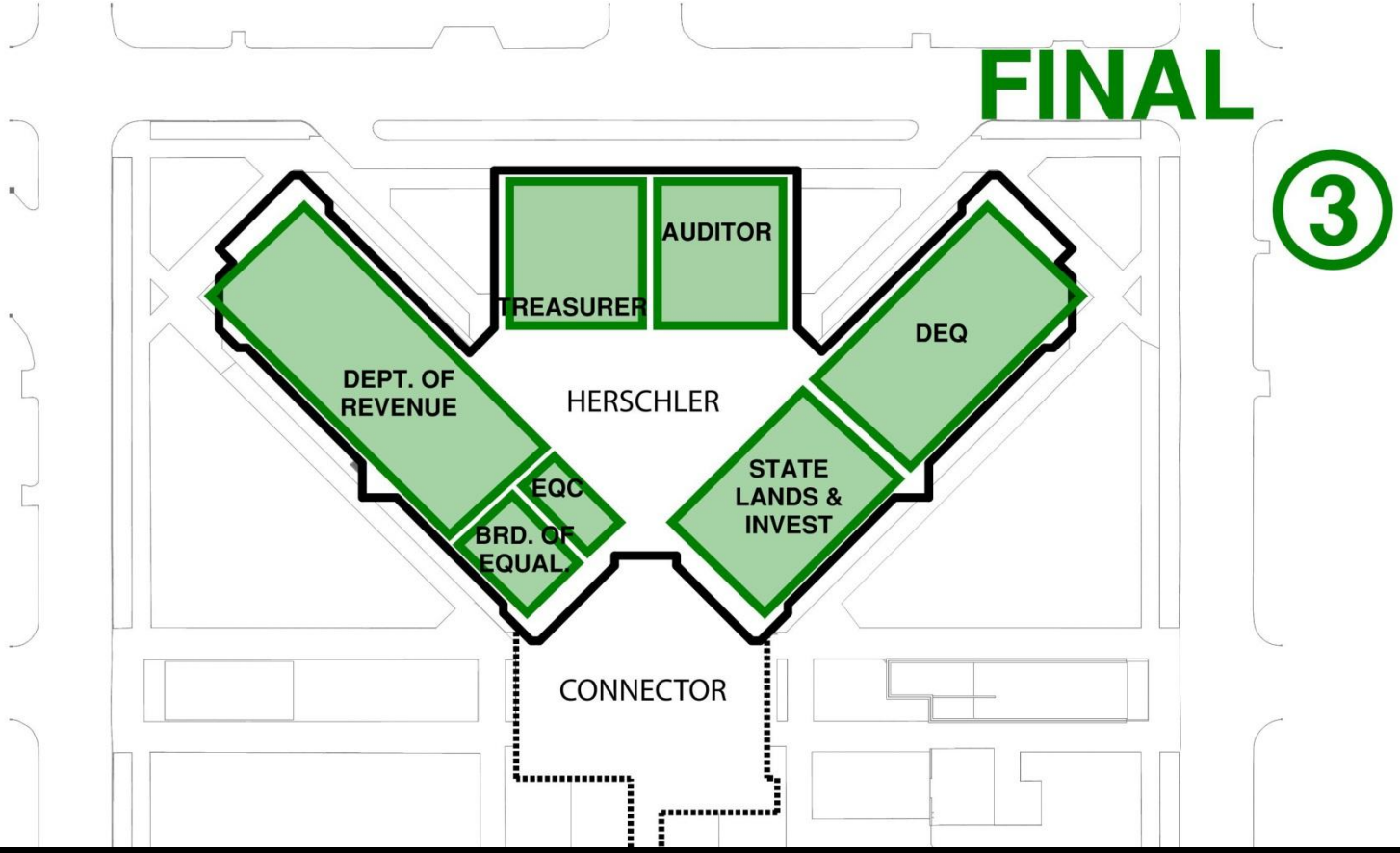
DEQ
HERSCHLER
DEPT OF AUDIT
LAND & INVEST

TEMPORARY

③

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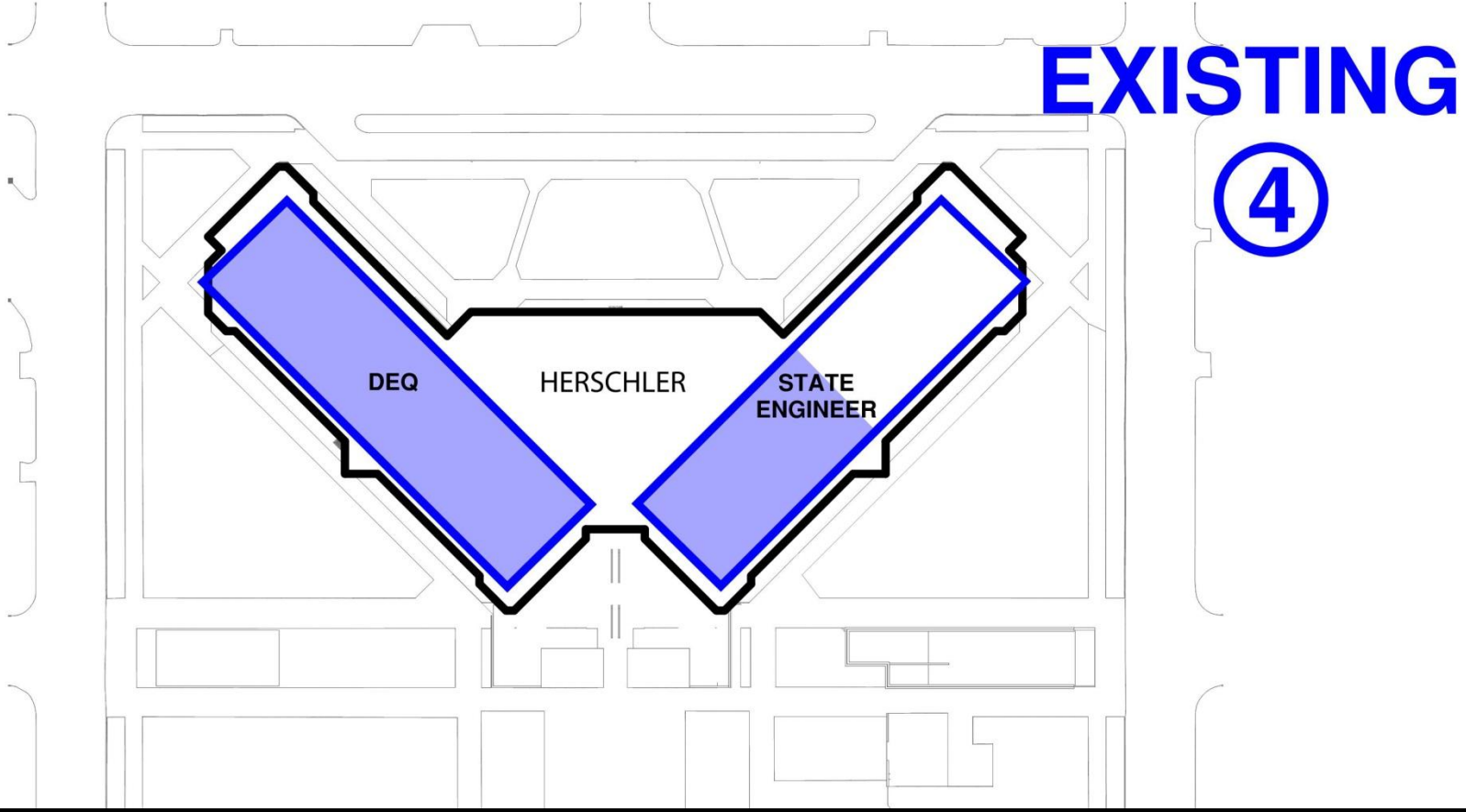
STATE LANDS & INVEST
CONNECTOR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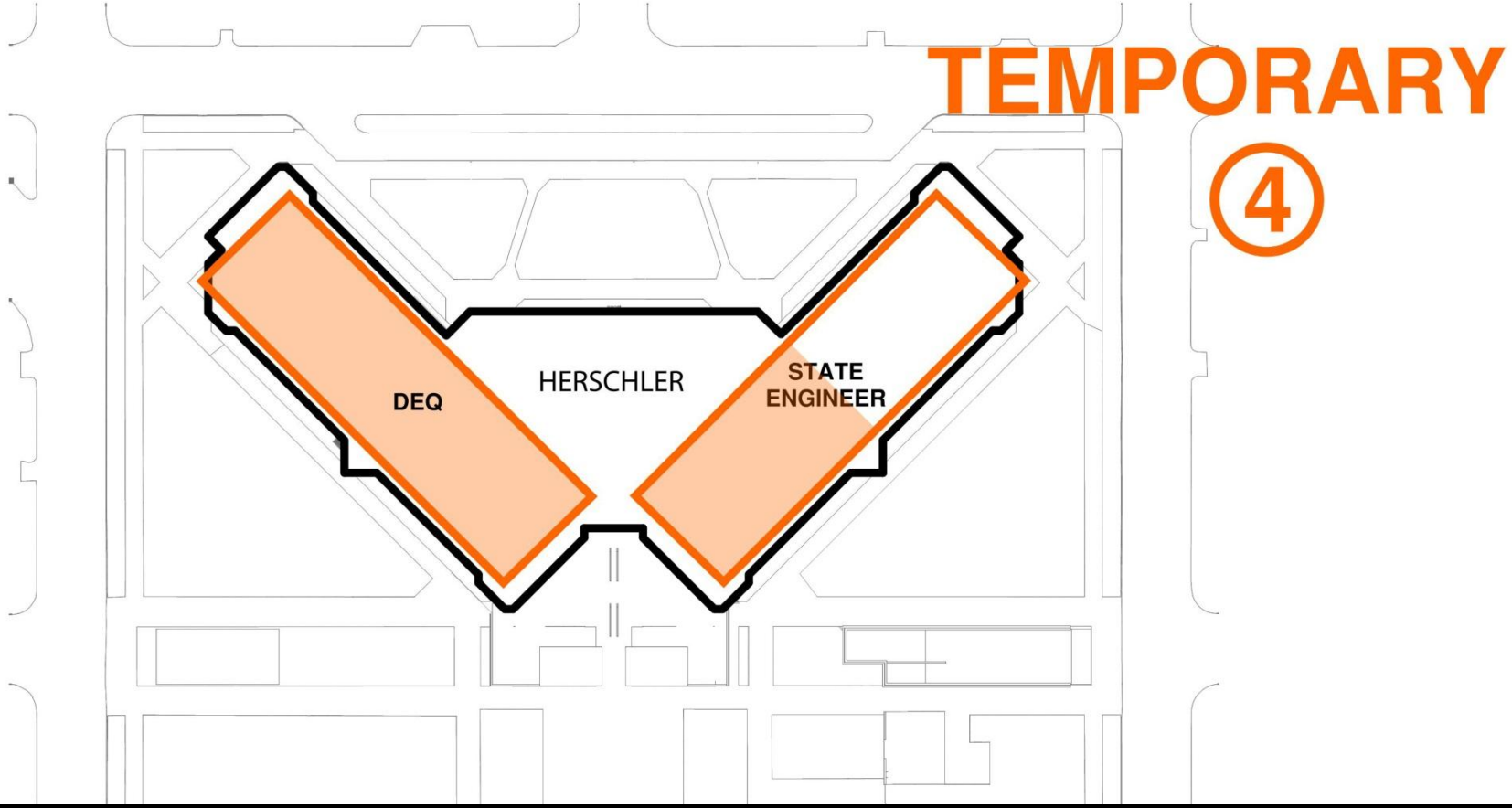
HERSCHLER
STATE ENGINEER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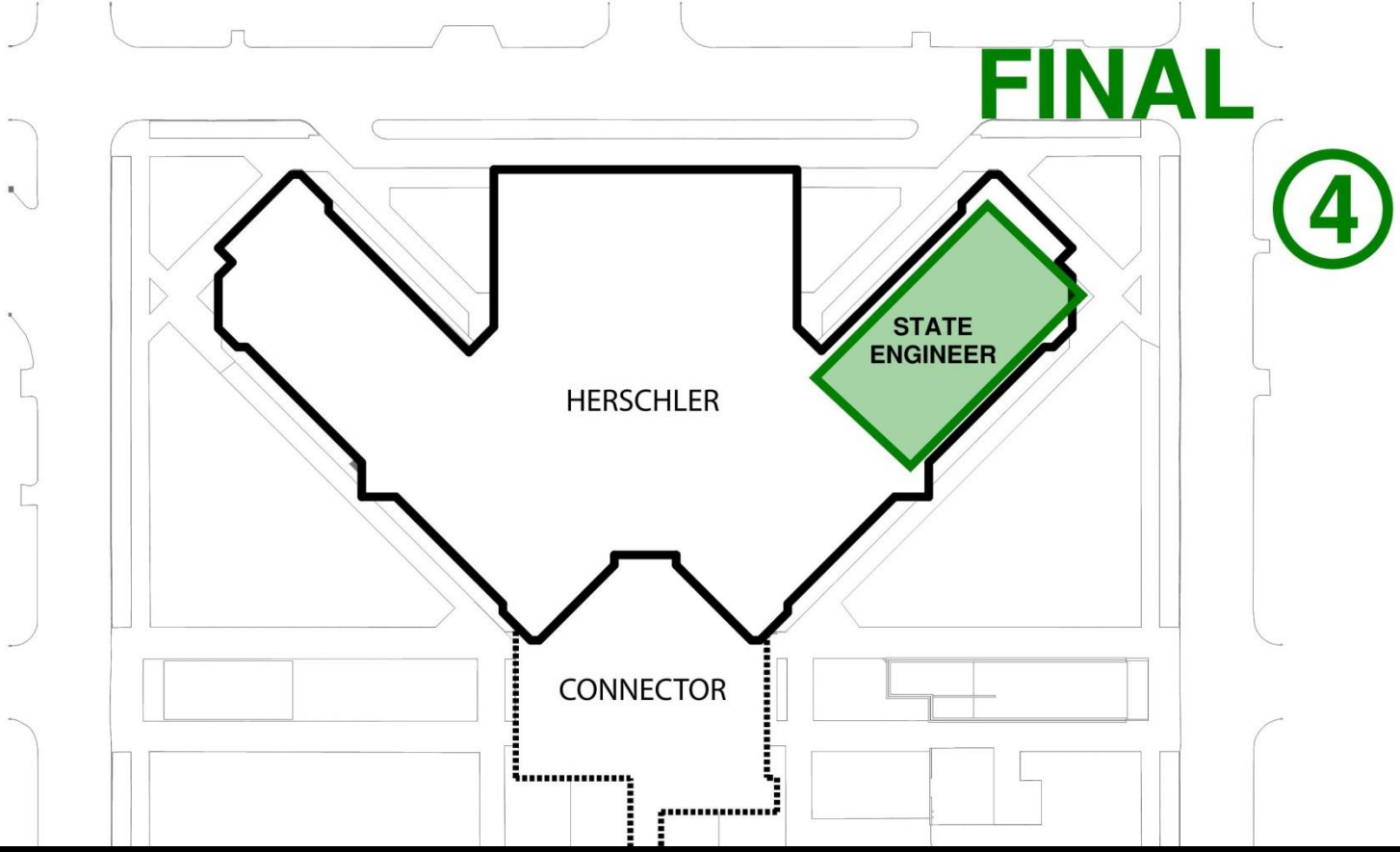
HERSCHLER
STATE
ENGINEER


FINAL
4
STATE ENGINEER
HERSCHLER
CONNECTOR

Executive Branch Temporary Space Planning

- Toured Properties
  - Owned Space
  - Leasable Space
  - JE Dunn → technical insight on wall replacement
  - JE Dunn → technical insight on scheduling and sequencing work

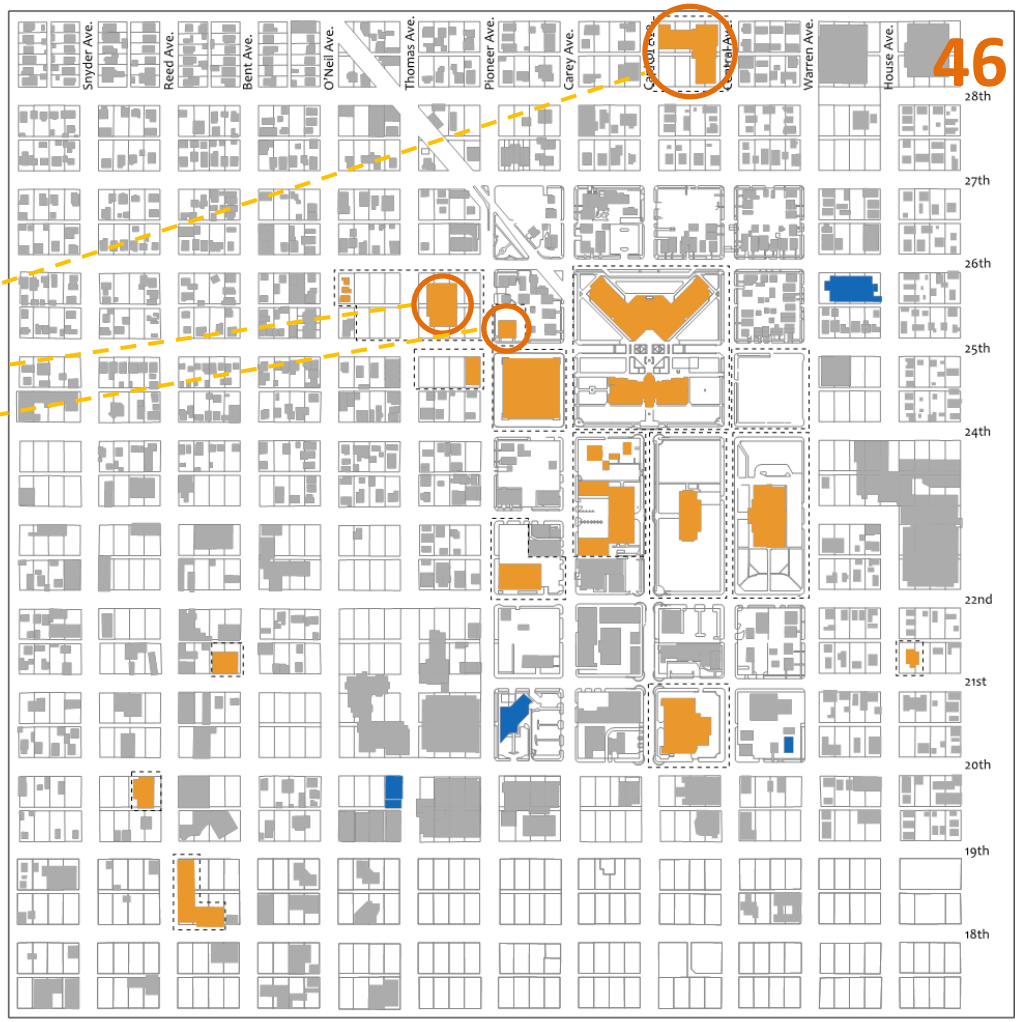
Toured Properties

Old Weights & Measures
7,400 sf

Old Liquor Warehouse
113,000 sf

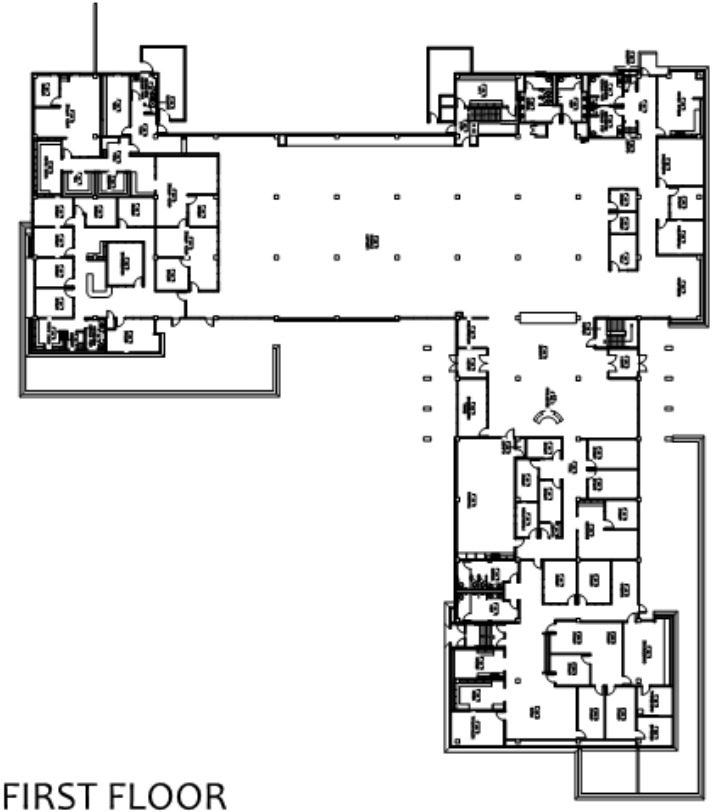
Toured Properties

State Library	33,000 sf
Old Safeway	20,400 sf
Capitol Hill	31,700 sf



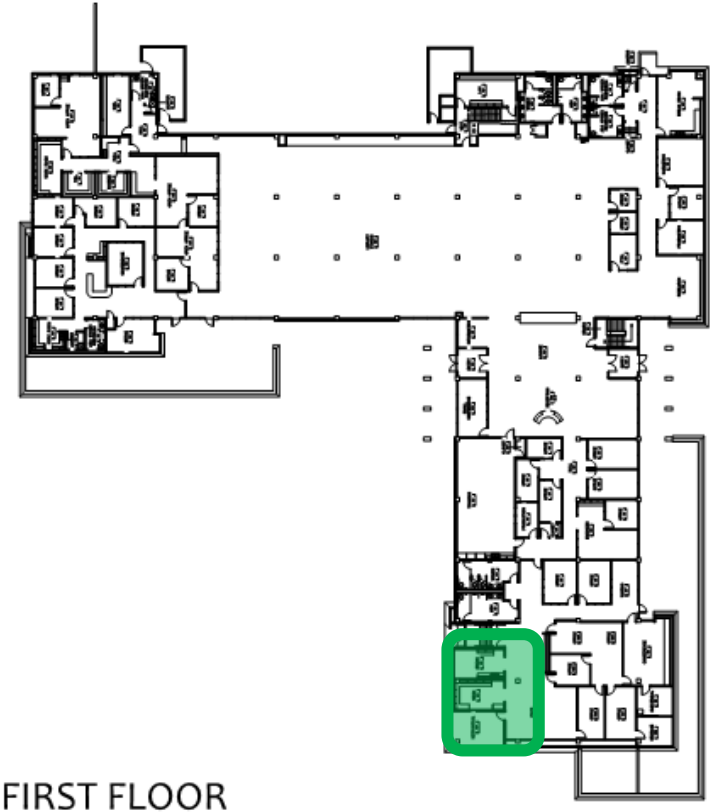
MAP 2

State Library



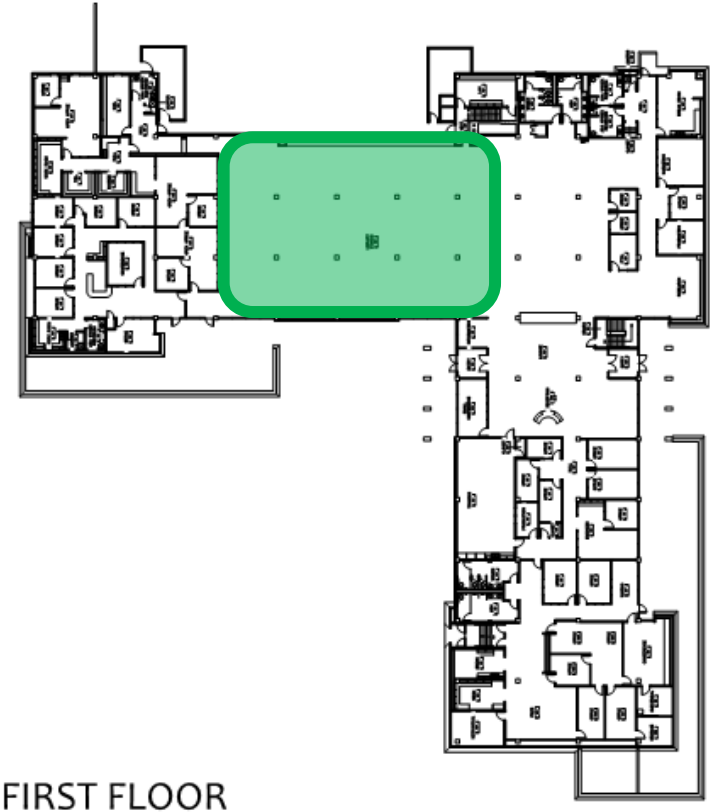
State Library

- Limited Space Available Now



State Library

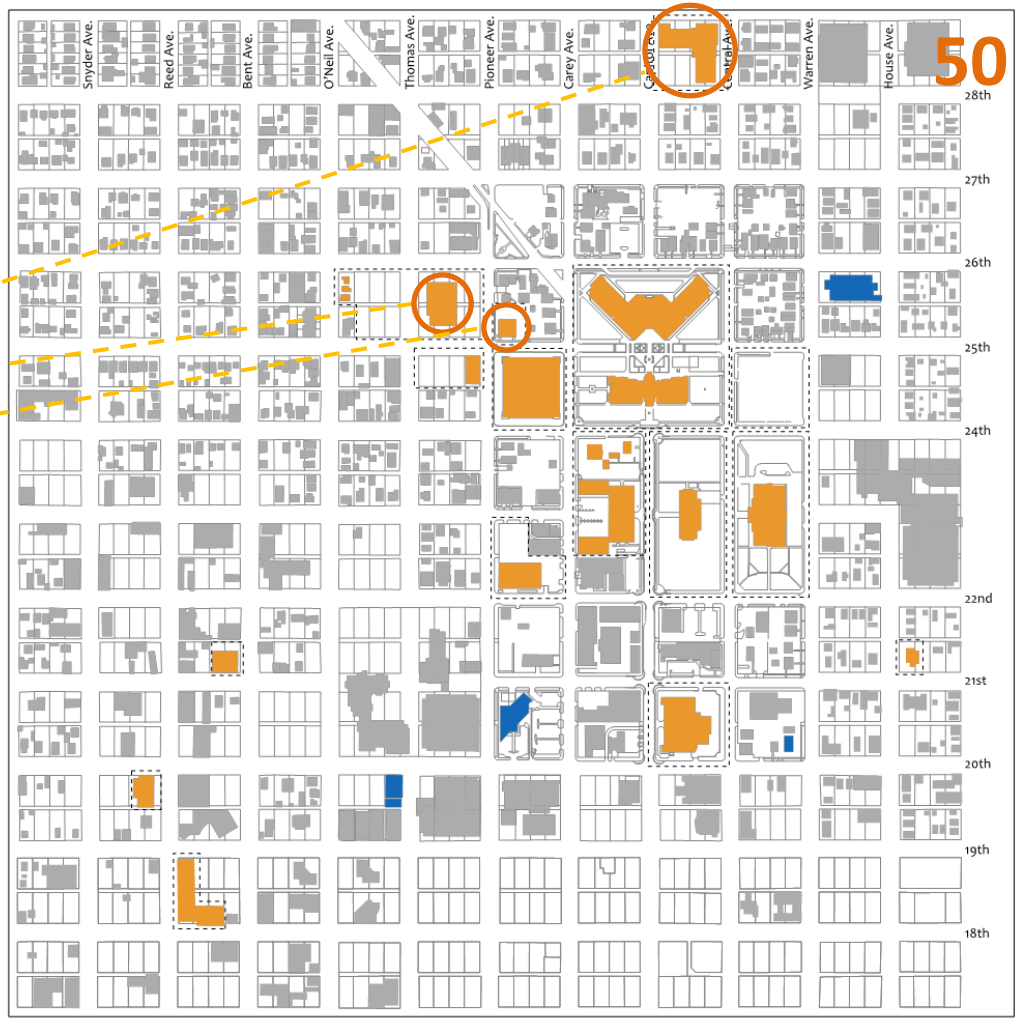
- Limited Space Available Now
- Potential Space



Capitol Square
Level III Design & Construction

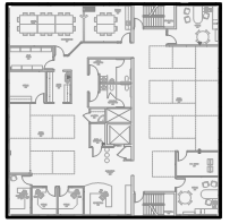
Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf



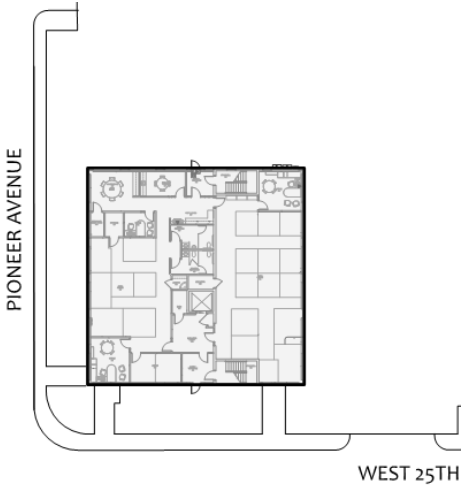
MAP 2

Capitol Hill



SECOND FLOOR

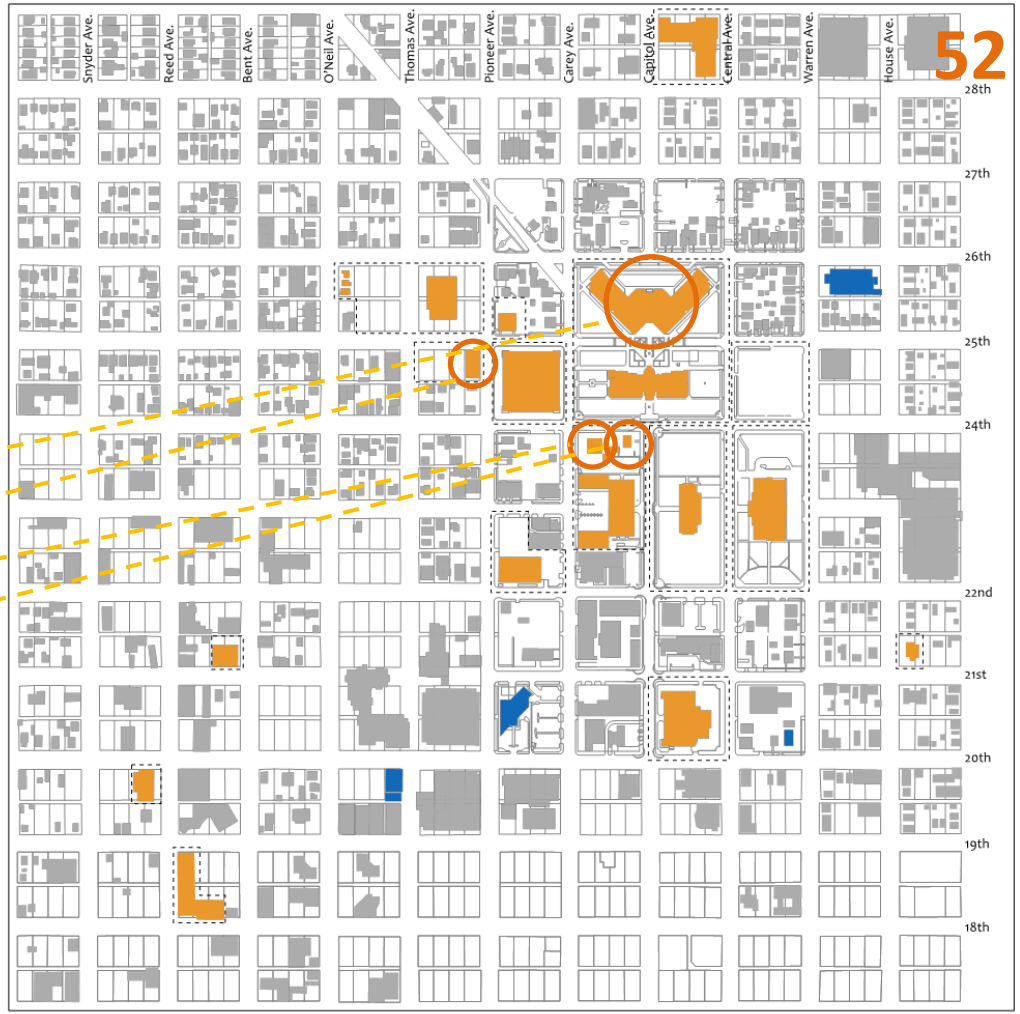
THIRD FLOOR



GROUND LEVEL / SITE

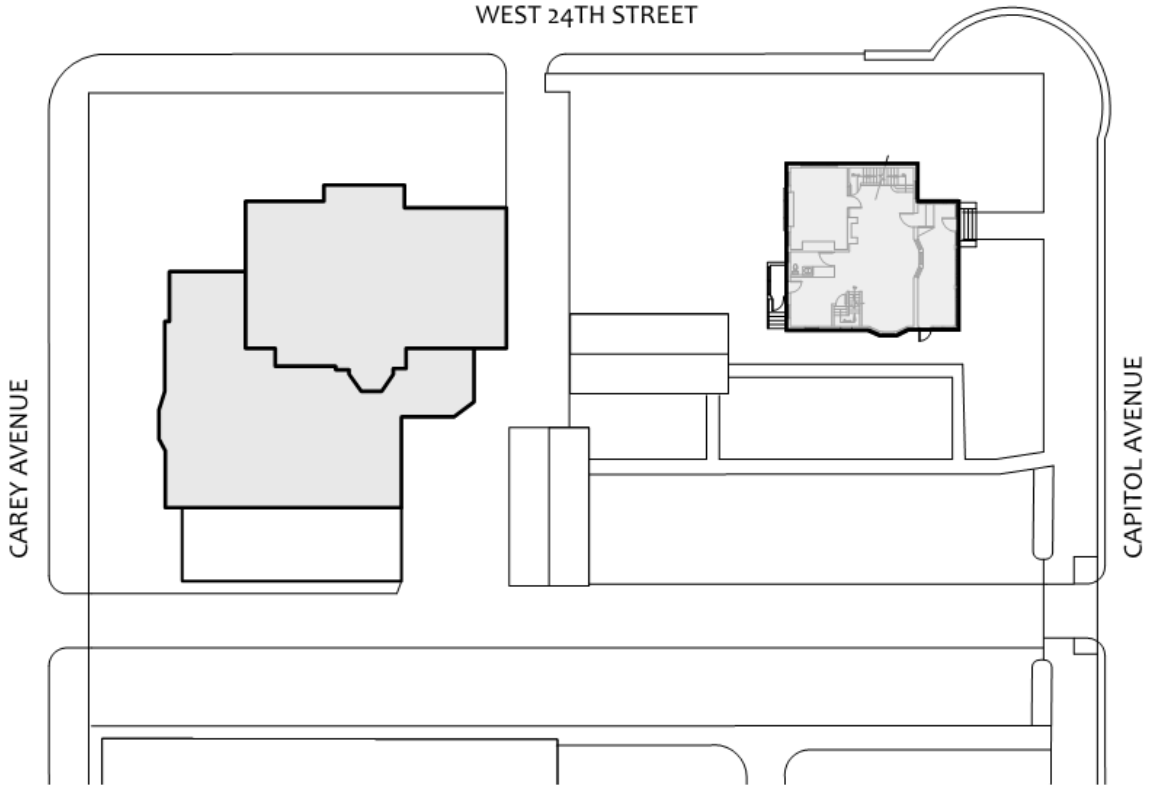
Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf
Herschler	> 175,000 sf
Pioneer Center	31,700 sf
Idelman Mansion	13,100 sf
Kendrick	5,200 sf



MAP 2

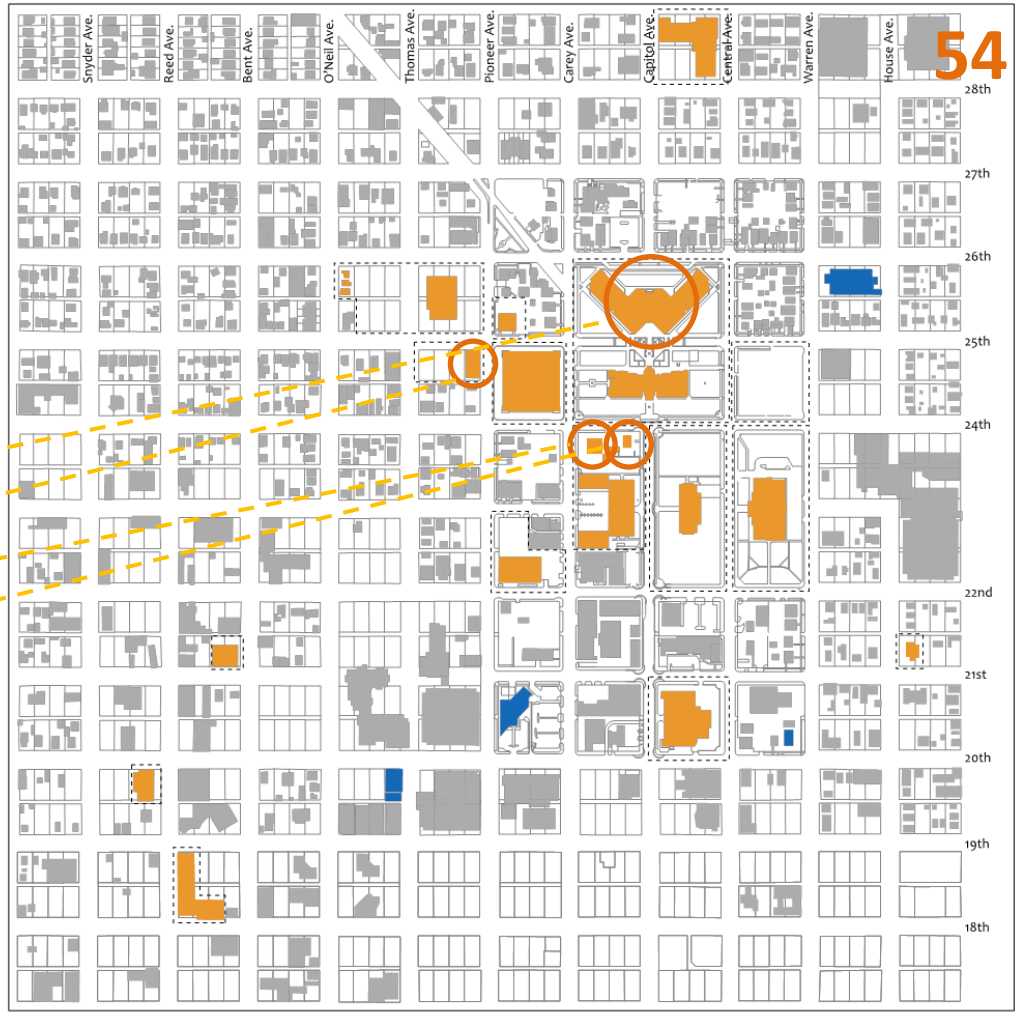
Idelman Mansion / Kendrick



GROUND LEVEL / SITE

Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf
Herschler	> 175,000 sf
~~Pioneer Center~~	~~31,700 sf~~
Idelman Mansion	13,100 sf
Kendrick	5,200 sf

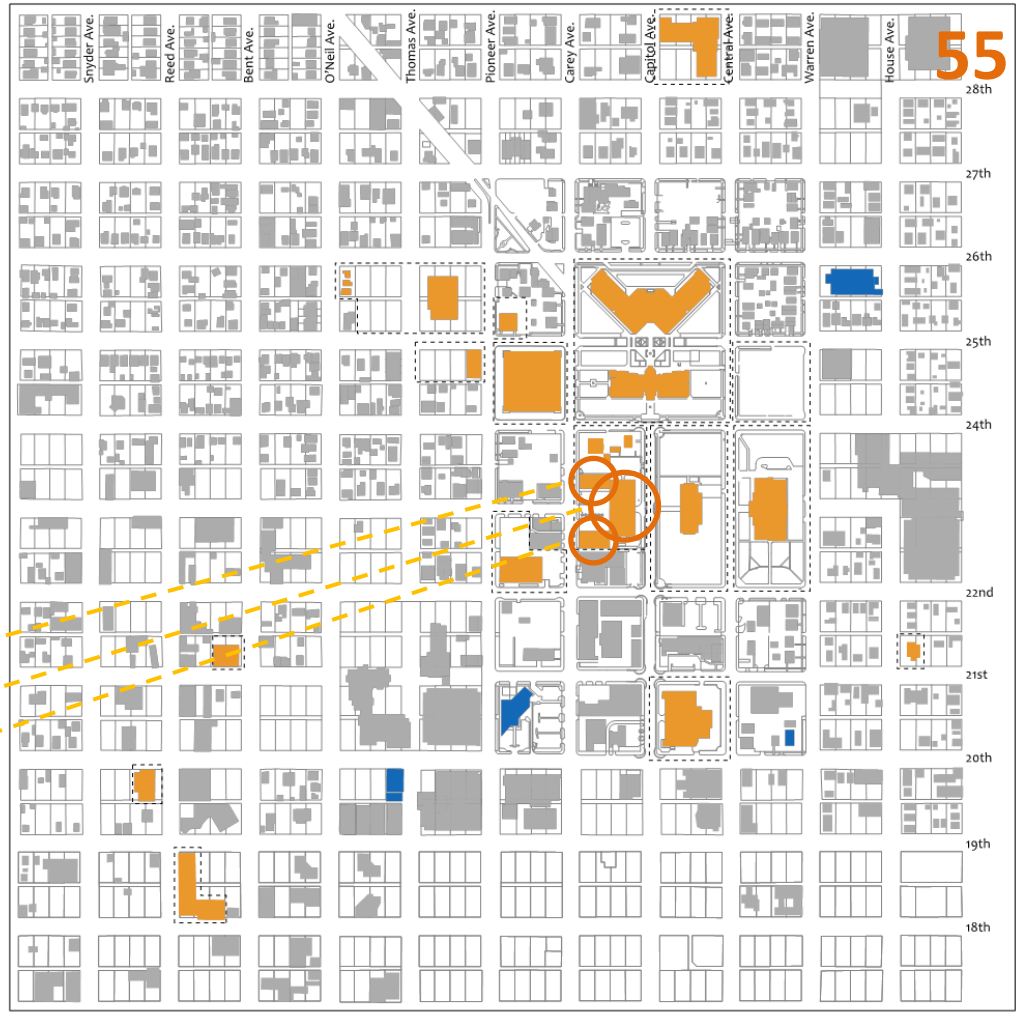


MAP 2

Capitol Square
Level III Design & Construction

Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf
Herschler	> 175,000 sf
~~Pioneer Center~~	~~31,700 sf~~
Idelman Mansion	13,100 sf
Kendrick	5,200 sf
Hunt	7,700 sf
Hathaway	72,300 sf
Smith	9,800 sf

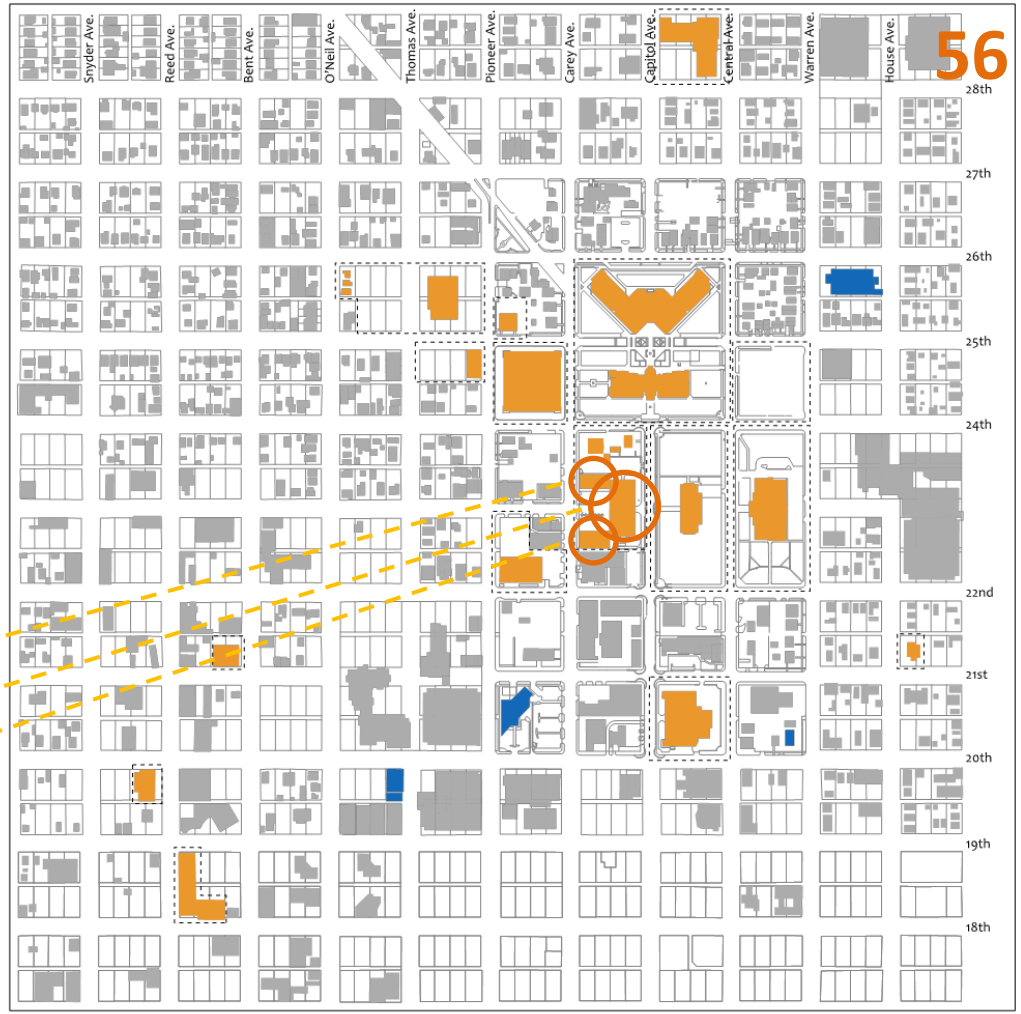


MAP 2

Capitol Square
Level III Design & Construction

Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf
Herschler	> 175,000 sf
~~Pioneer Center~~	~~31,700 sf~~
Idelman Mansion	13,100 sf
Kendrick	5,200 sf
~~Hunt~~	~~7,700 sf~~
~~Hathaway~~	~~72,300 sf~~
~~Smith~~	~~9,800 sf~~

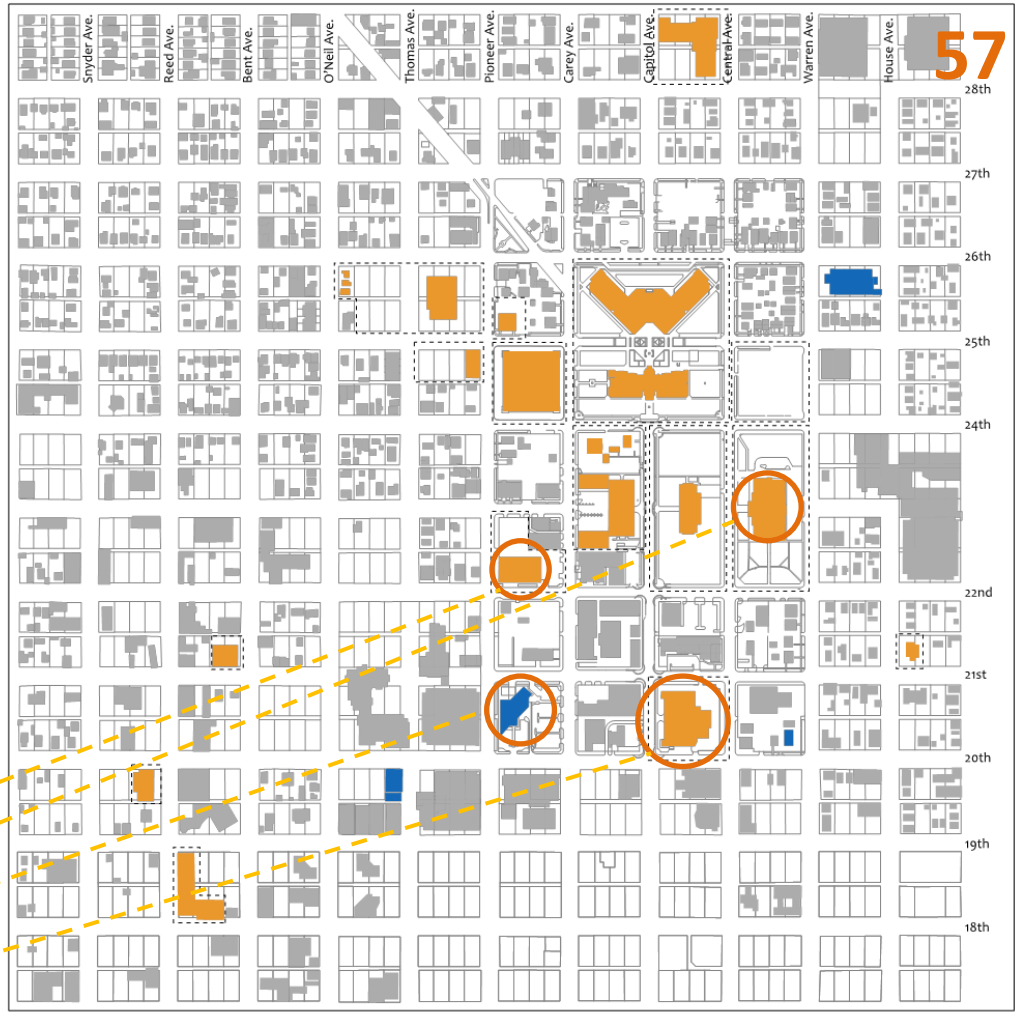


MAP 2

Capitol Square
Level III Design & Construction

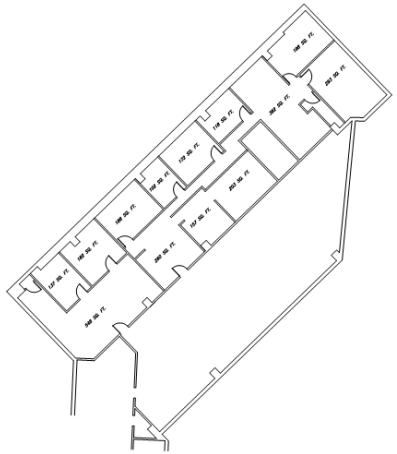
Toured Properties

State Library	33,000 sf
~~Old Safeway~~	~~20,400 sf~~
Capitol Hill	31,700 sf
Herschler	> 175,000 sf
~~Pioneer Center~~	~~31,700 sf~~
Idelman Mansion	13,100 sf
Kendrick	5,200 sf
~~Hunt~~	~~7,700 sf~~
~~Hathaway~~	~~72,300 sf~~
~~Smith~~	~~9,800 sf~~
Rogers	28,200 sf
Barrett	64,400 sf
2020 Carey	6,400 sf
Emerson	62,900 sf

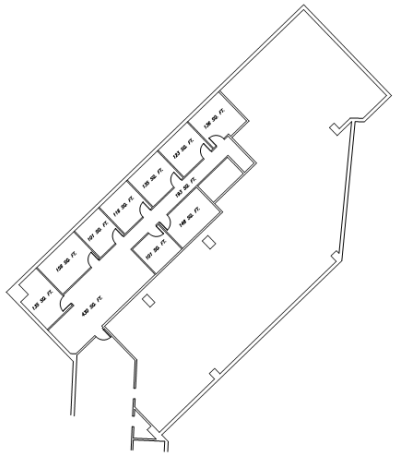


MAP 2

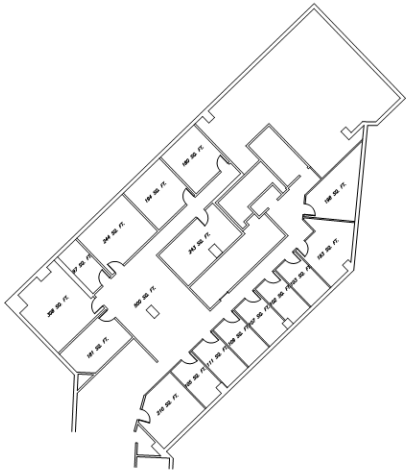
2020 Carey - Lease



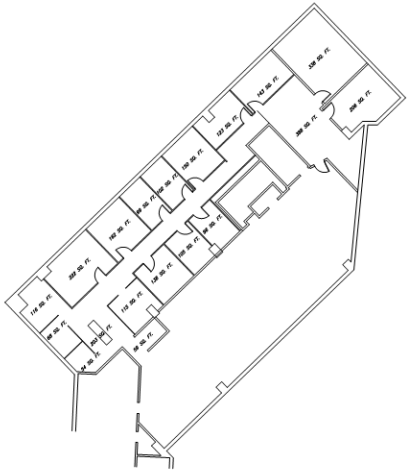
EIGHTH FLOOR



NINTH FLOOR

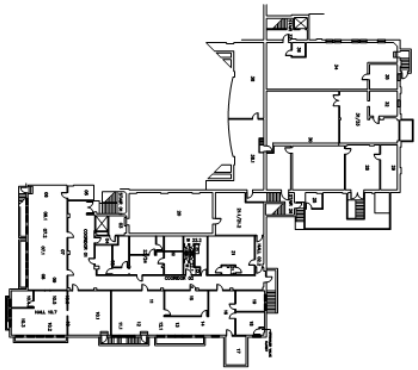


FIFTH FLOOR

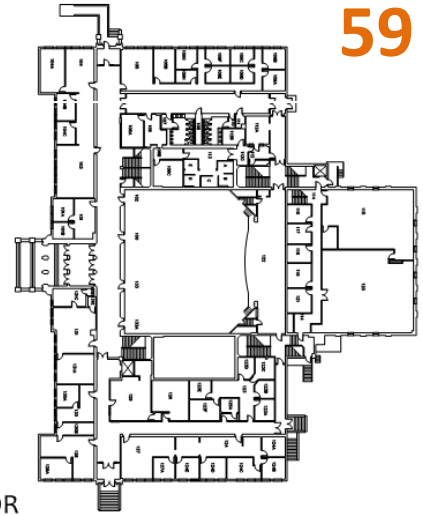


SEVENTH FLOOR

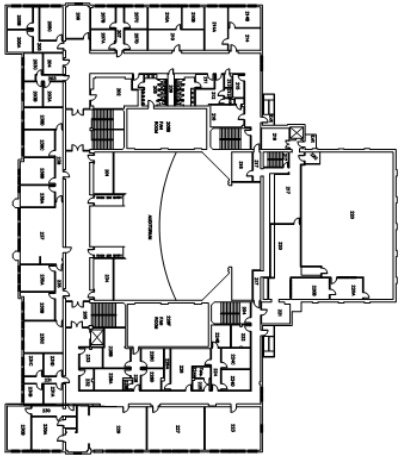
Emerson



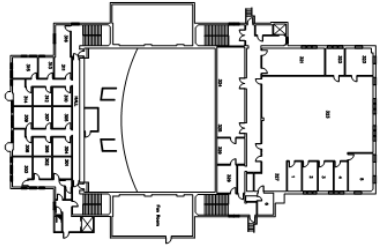
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

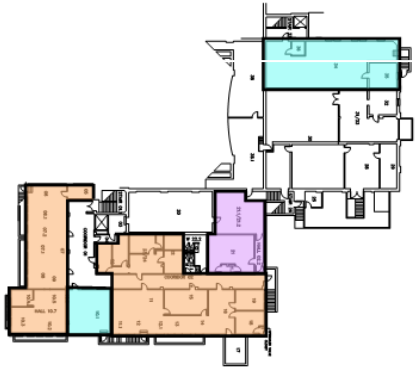


THIRD FLOOR

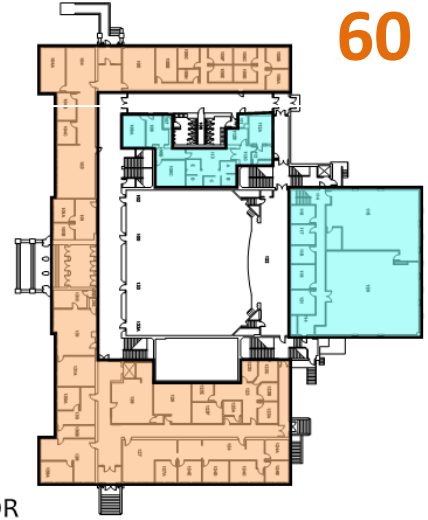
Capitol Square
Level III Design & Construction

Emerson

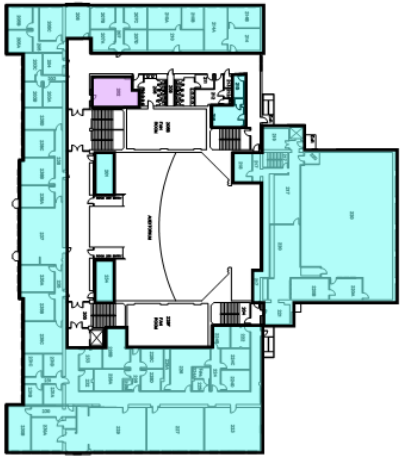
- ETS
- A&I



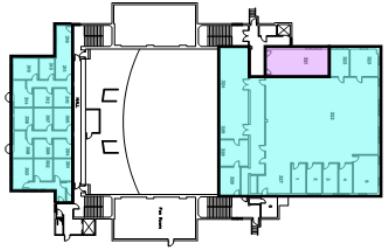
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Capitol Square
Level III Design & Construction

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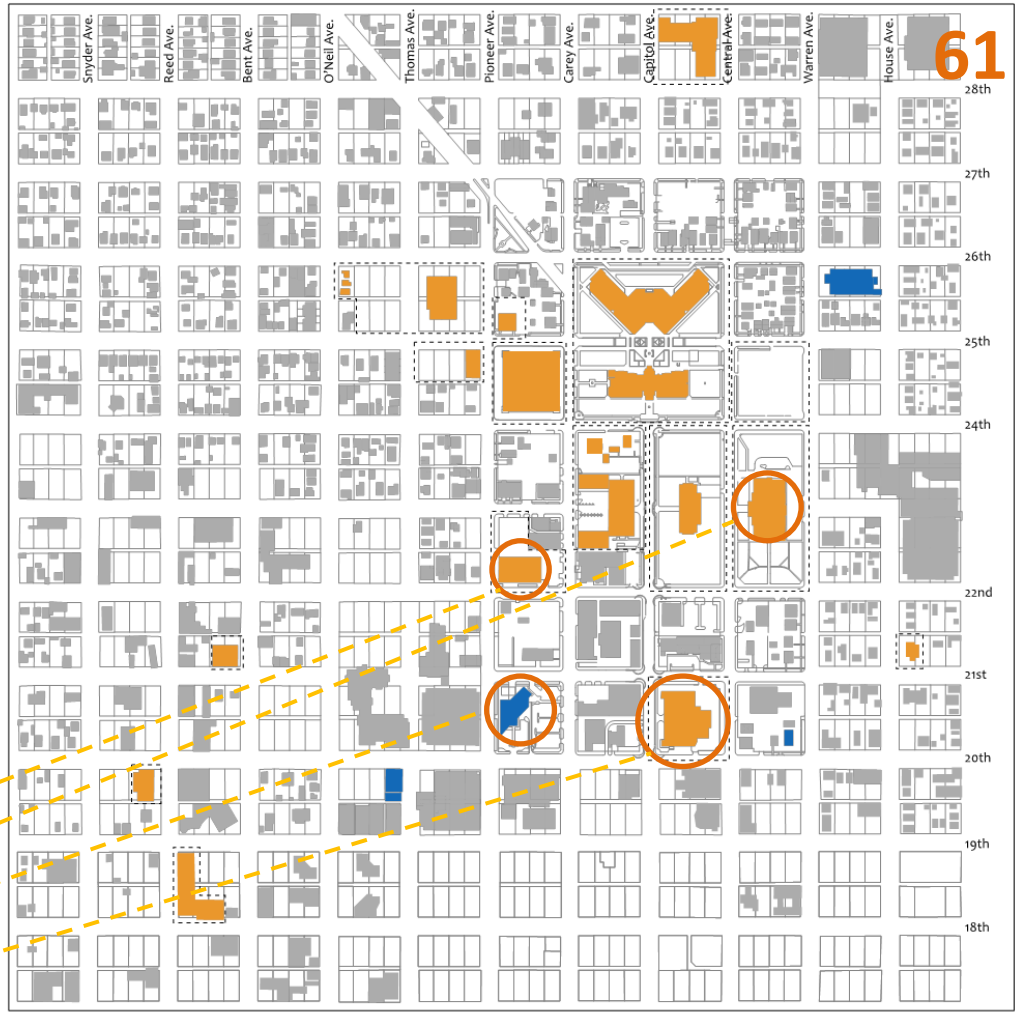

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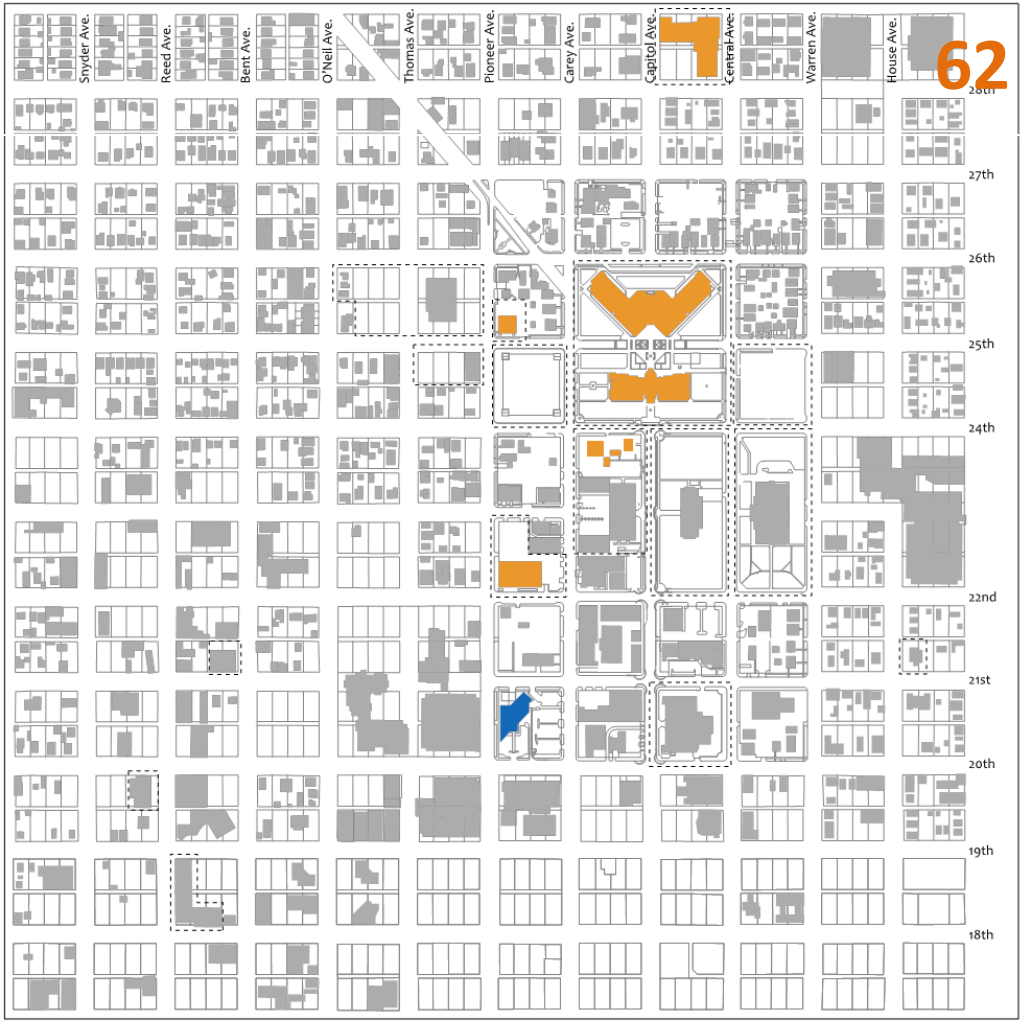
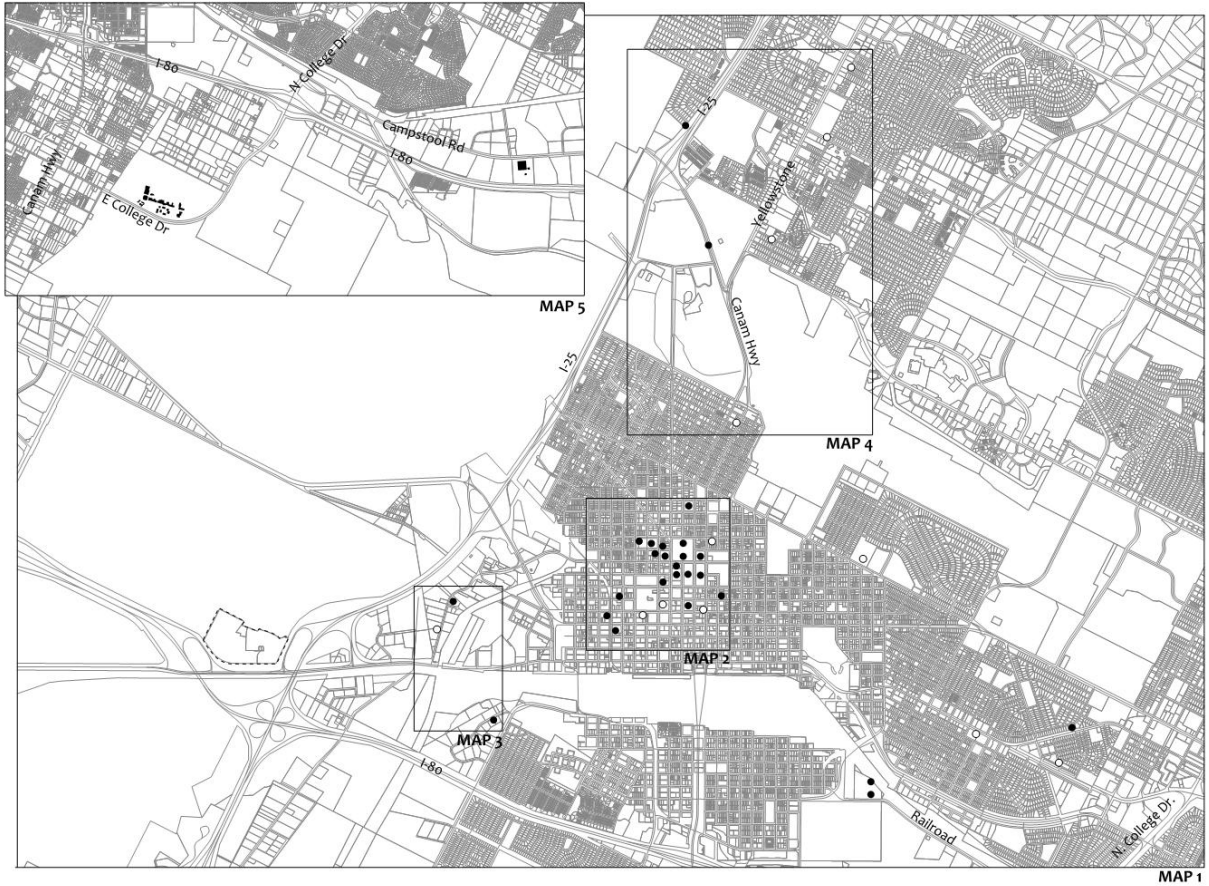


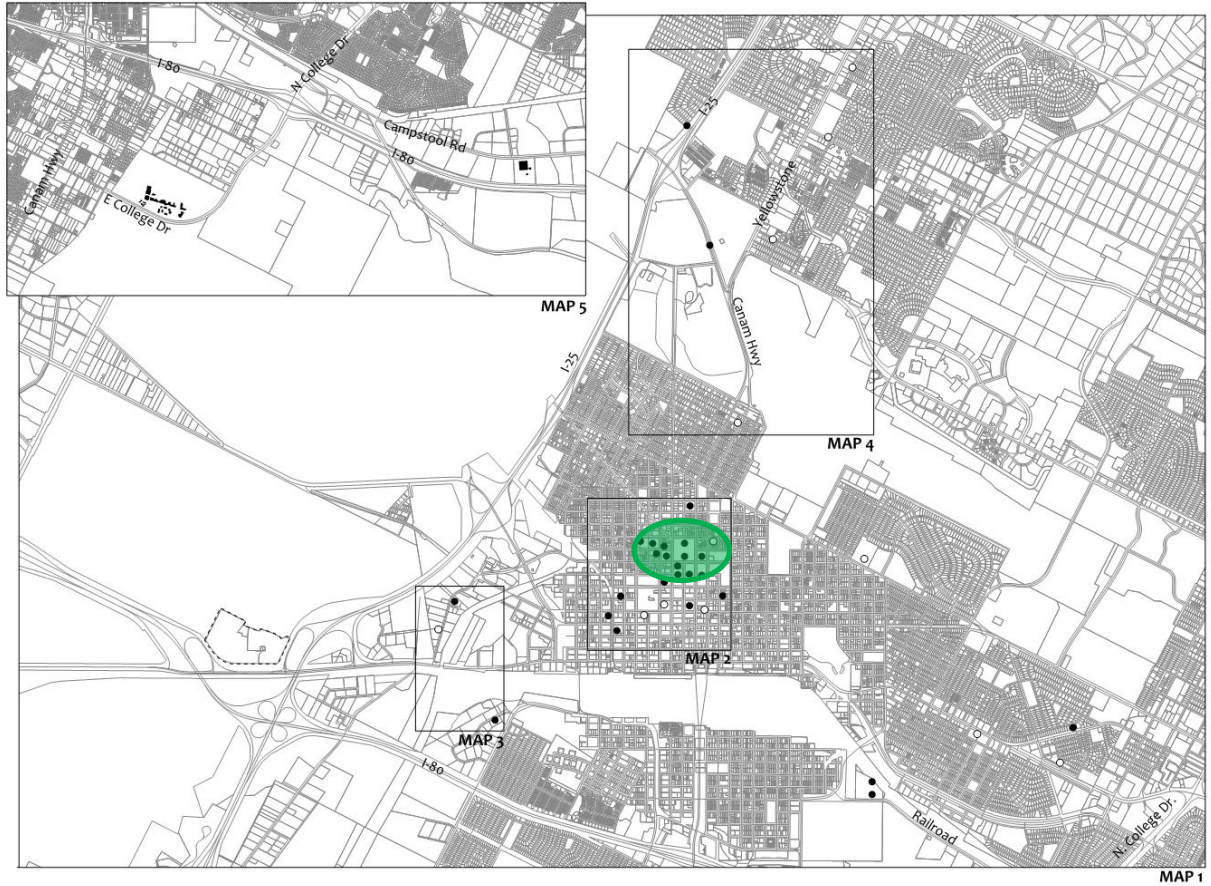
MAP 2

Governor


I-80
N College Dr
Campstool Rd
I-80
Canam Hwy
E College Dr
MAP 5
I-25
Yellowstone
Canam Hwy
MAP 4
I-25
MAP 2
MAP 3
I-80
Railroad
N. College Dr.
MAP 1

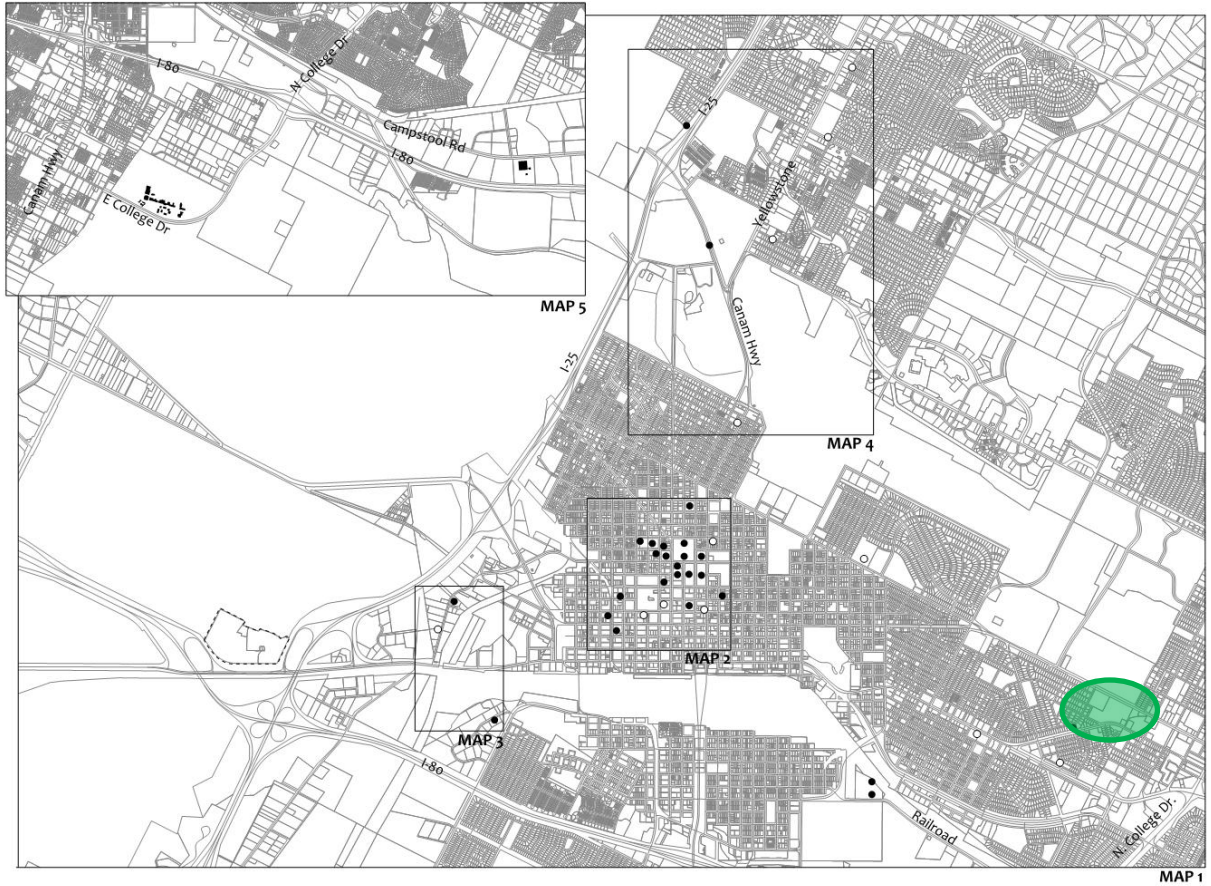
Governor

- Herschler



Governor

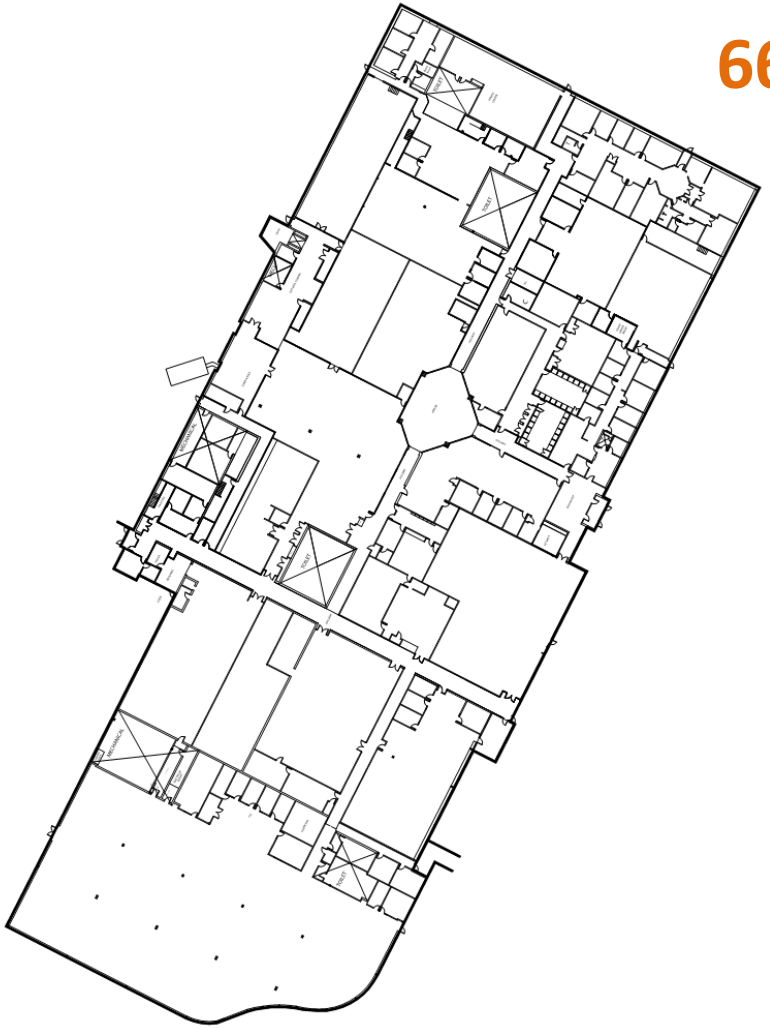
- Herschler
- Jonah Financial Center - Lease



Governor

Jonah Financial Center - Lease

- Secure Facility
- Available Now
- Class A Lease Space



Jonah Financial Center - Lease

Option A – test fit

- Governor
  w/Policy
- Secretary of State
- Auditor
  w/o Training
- Treasurer
  w/o Unclaimed Property

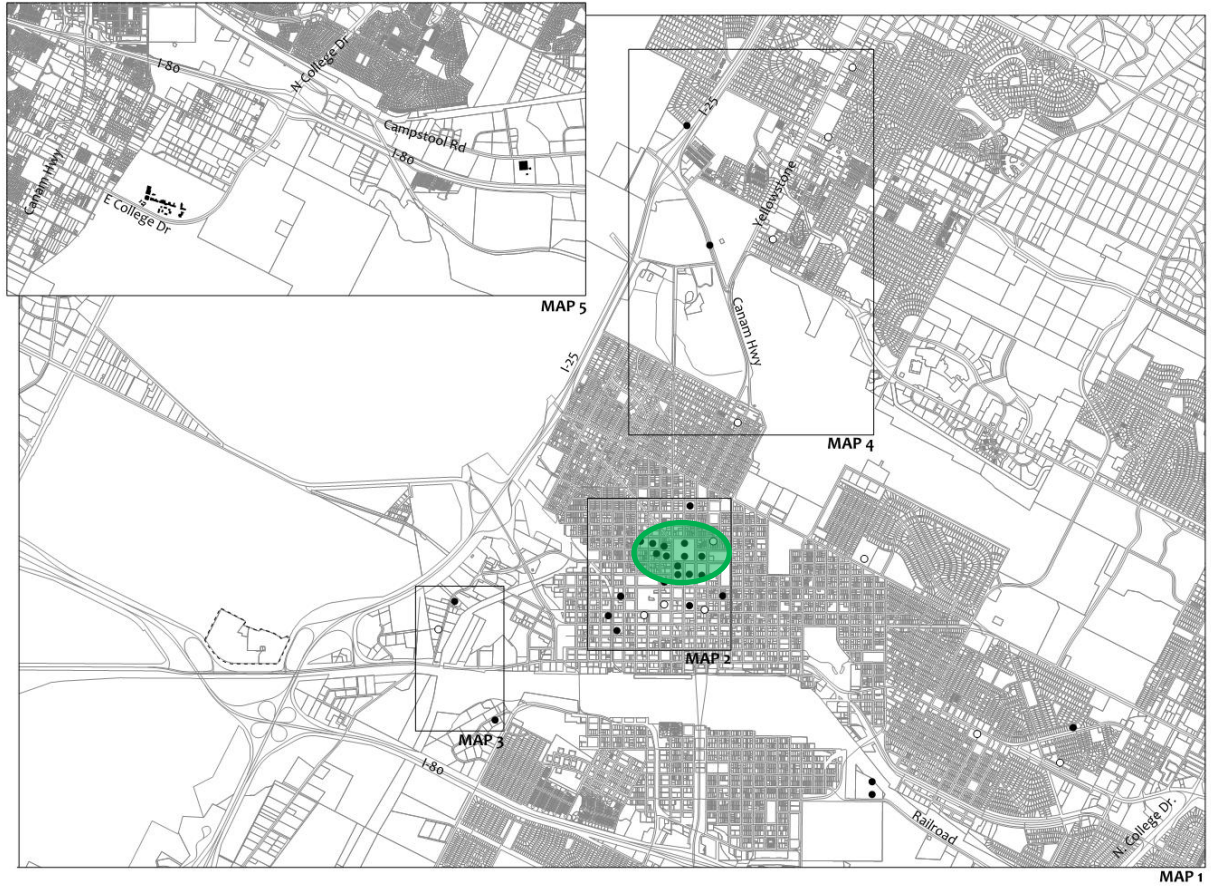
Jonah Financial Center - Lease

Option B – test fit

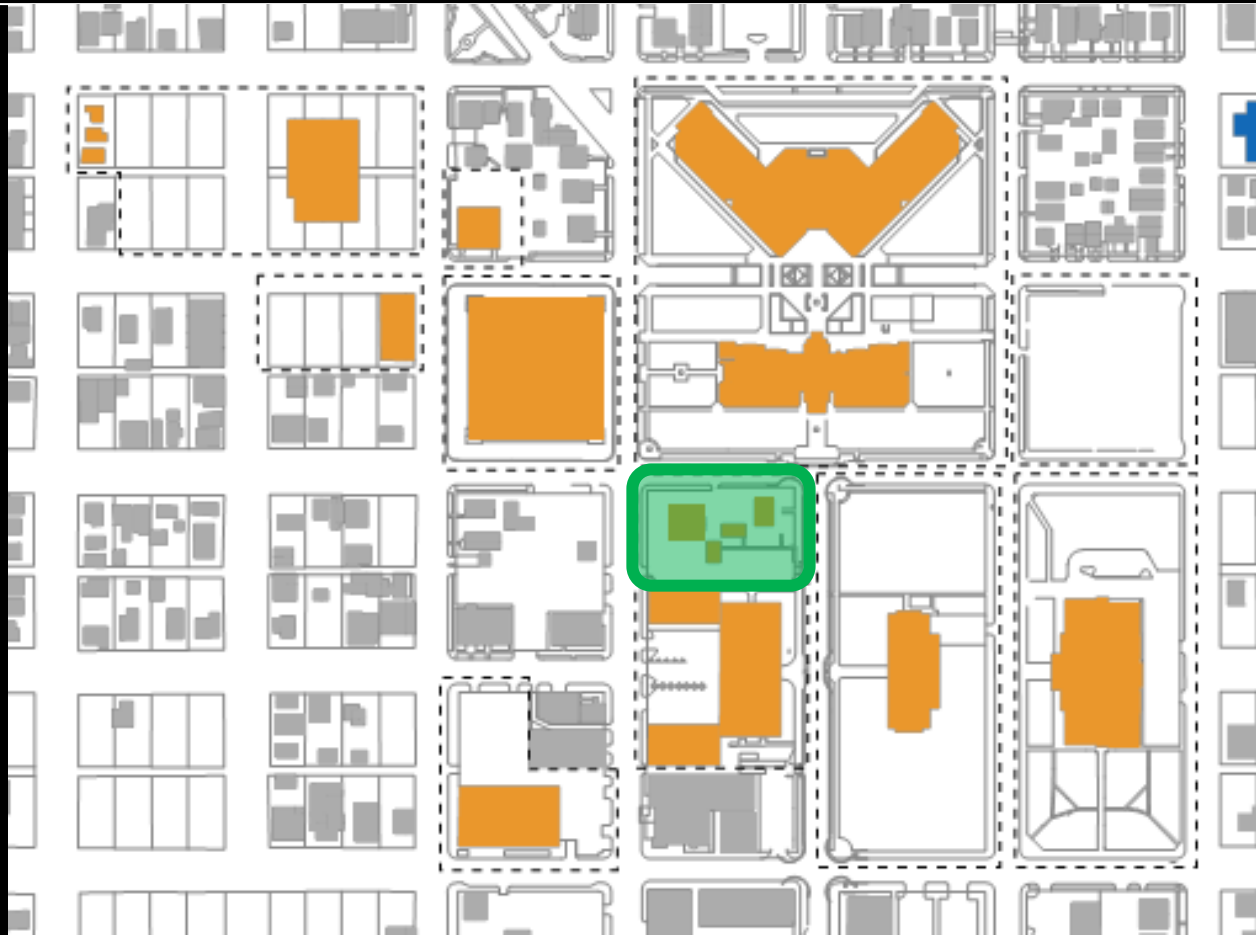
- Secretary of State
- Auditor
  w/o Training
- Treasurer
  w/o Unclaimed Property

Governor

- Herschler
- Jonah Financial Center - Lease
- Idelman Mansion / Kendrick House

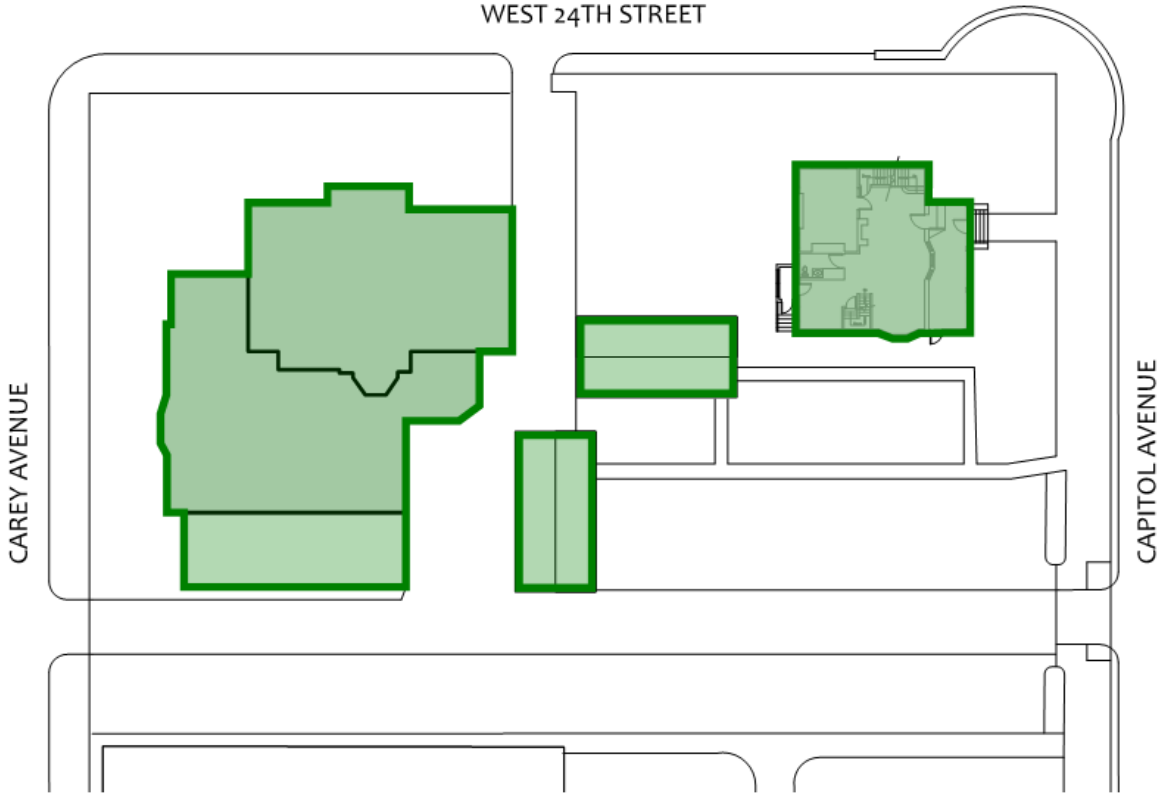


Idelman Mansion / Kendrick



Idelman Mansion / Kendrick

- Governor
  - w/ Policy
  - w/ Attorney General



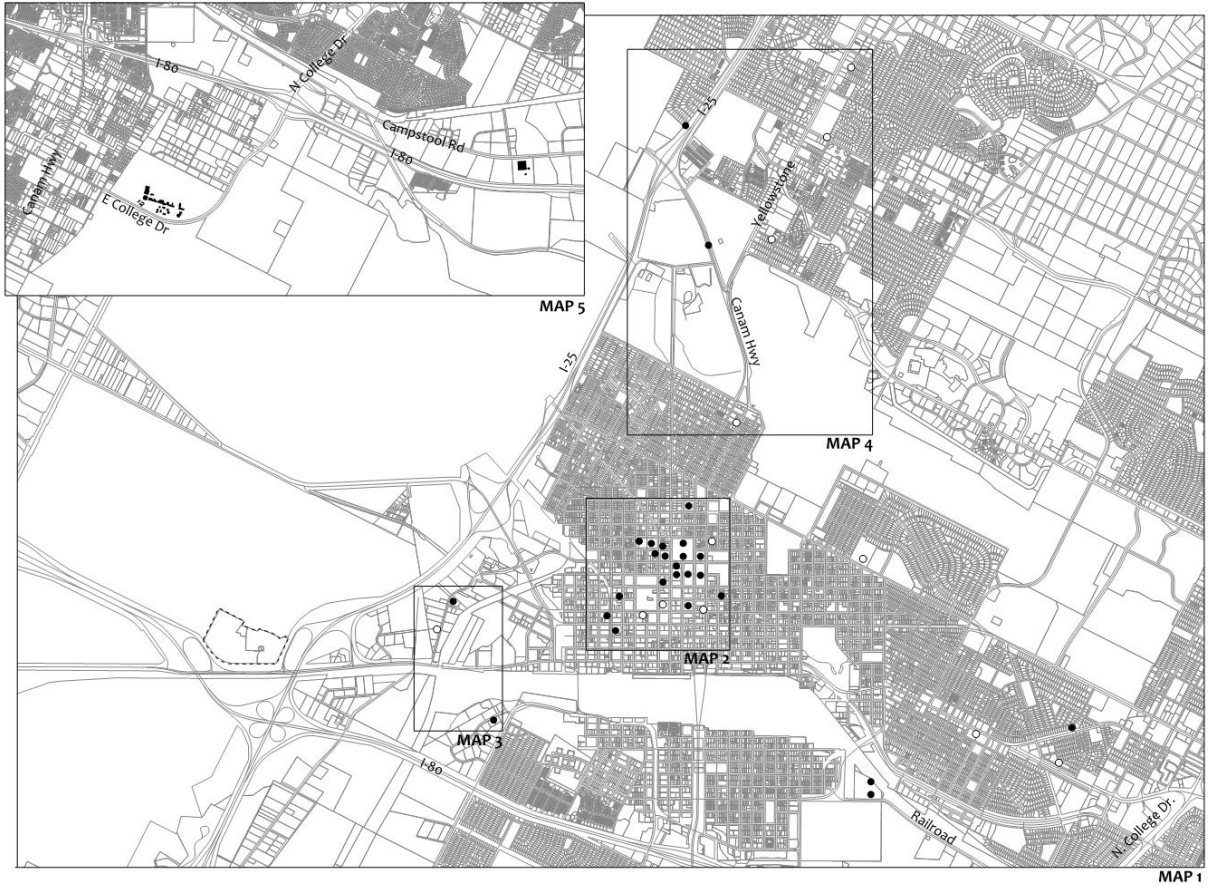
GROUND LEVEL / SITE

Executive Branch Temporary Space Planning

- Discussion – Lease Options

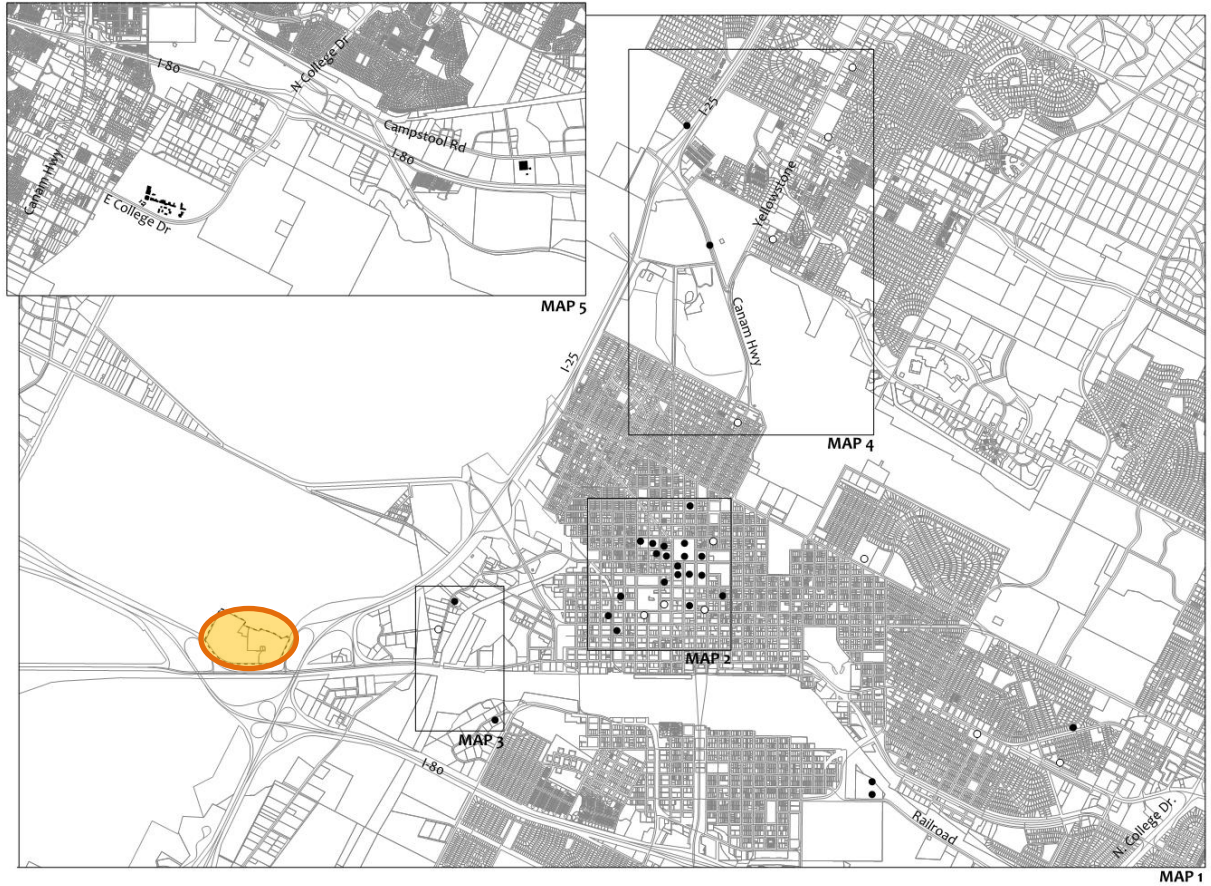
Legislature

- Little America
- Laramie County Community College
- Other Options…



Legislature

- Little America



Legislature

- Little America

Legislature

- Little America
- Laramie County Community College

Legislature

- Little America
- Laramie County Community College
- Other Options…

A&I Construction Management Update

- Construction Manager at Risk, JE Dunn, & Status Update on Contract

STATE OF WYOMING
Department of Administration & Information
Construction Management

A&I Construction Management Update

- Construction Manager at Risk, JE Dunn, & Status Update on Contract
- Other State Capitol Visits

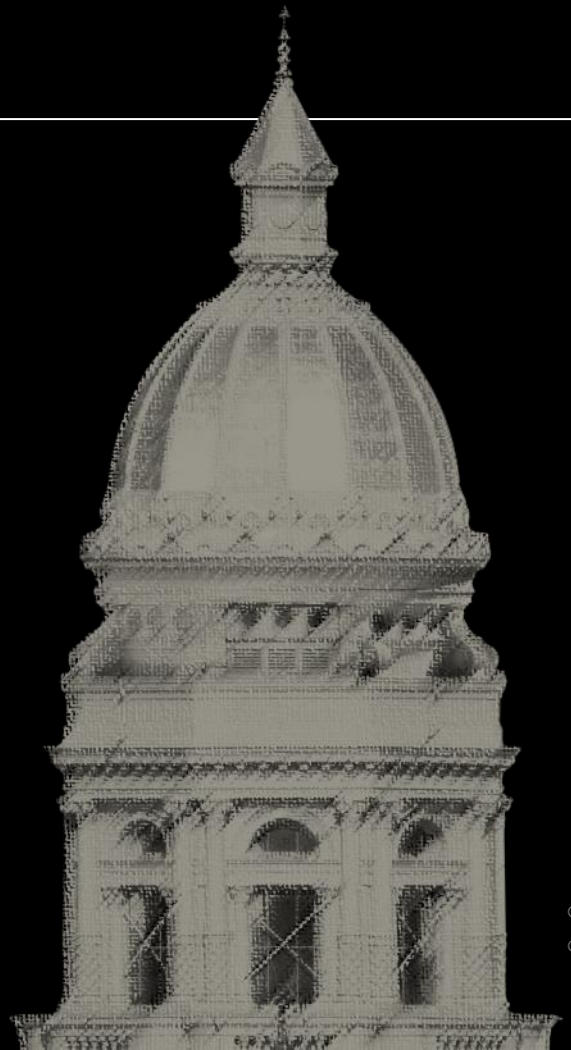
STATE OF WYOMING
Department of Administration & Information
Construction Management

Systems Update

- Traffic Study
- Arborist Report
- Audio Visual Systems
- Hazardous Materials

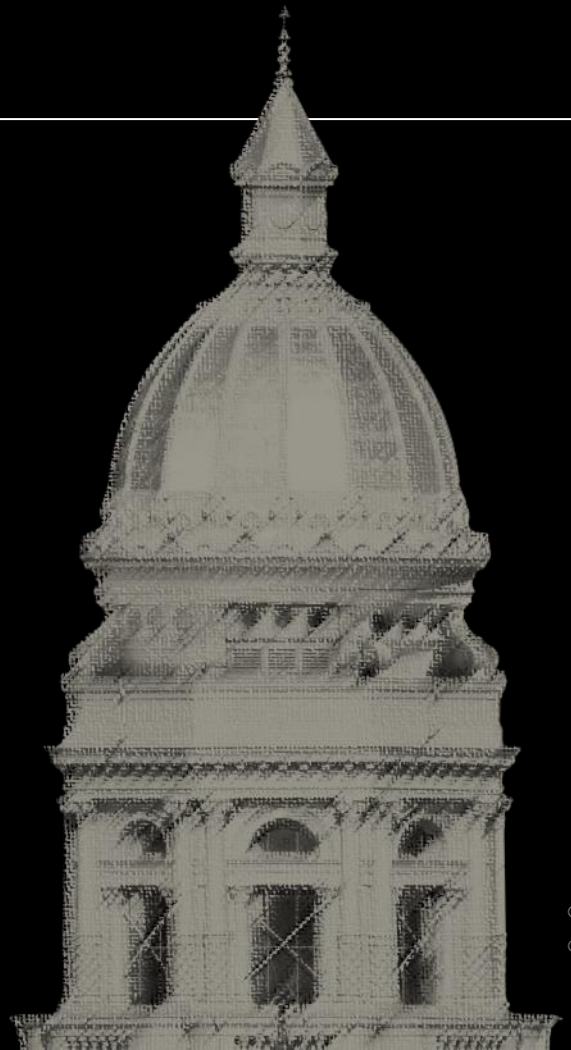
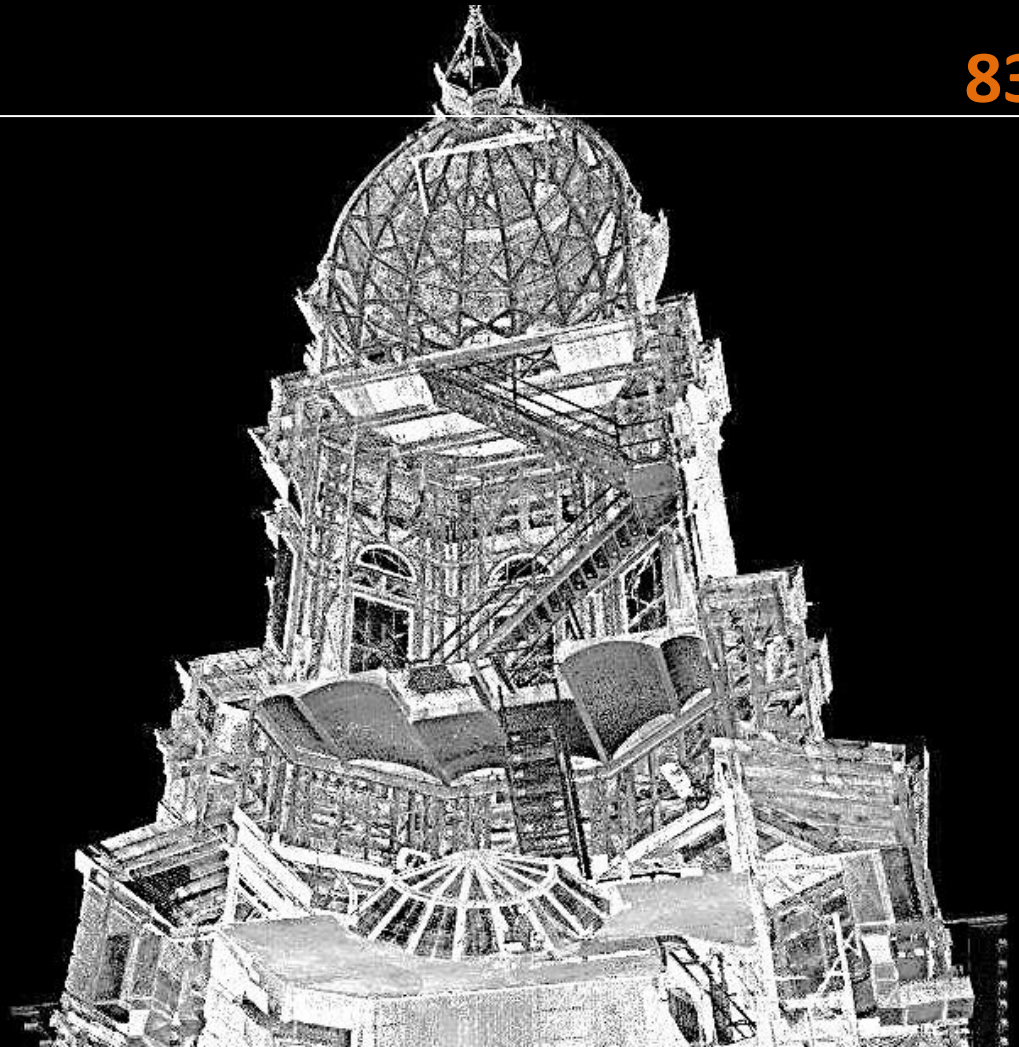
NEXT STEPS

- ~~CMAR~~
- ~~Data Center~~
- Schedule
- Discovery
- **Space & Move Planning**
- ~~Connector~~
- ~~Herschler Walls~~
- ~~CUP Systems~~



Capitol Square Week

- Week of September 29
- Week of November 2
- Week of December 8



Thank You!