

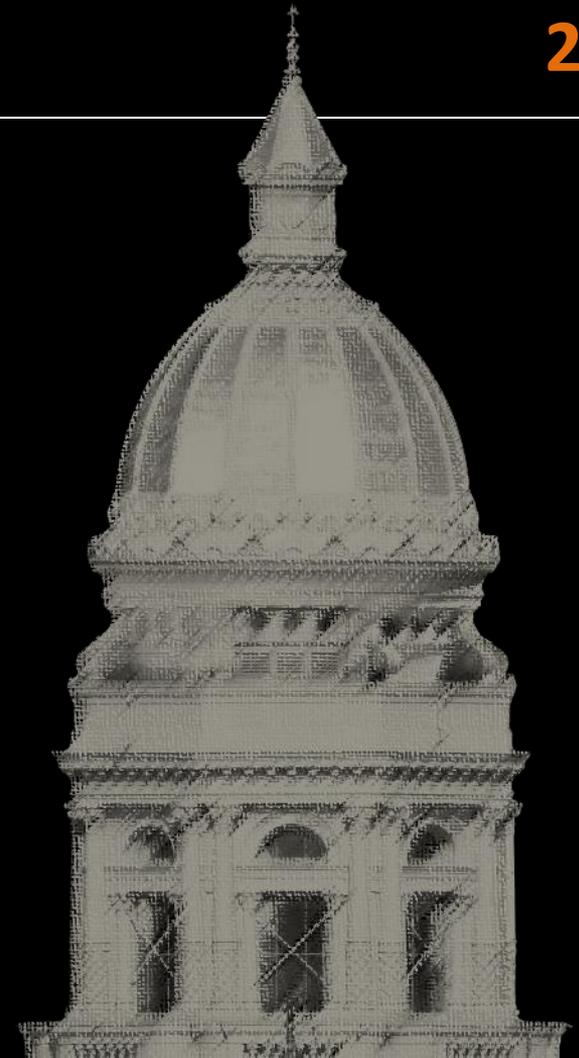
**ADVISORY TASK FORCE BRIEFING**

JANUARY 9, 2015



## AGENDA

- 1:00 Call to order – Opening Comments
- 1:15 AICM Updates
- 2:30 JE Dunn Presentation
- 3:00 *Break*
- 3:15 HDR Presentation & Discussion
- 5:00 Adjourn



# AICM OPENING COMMENTS

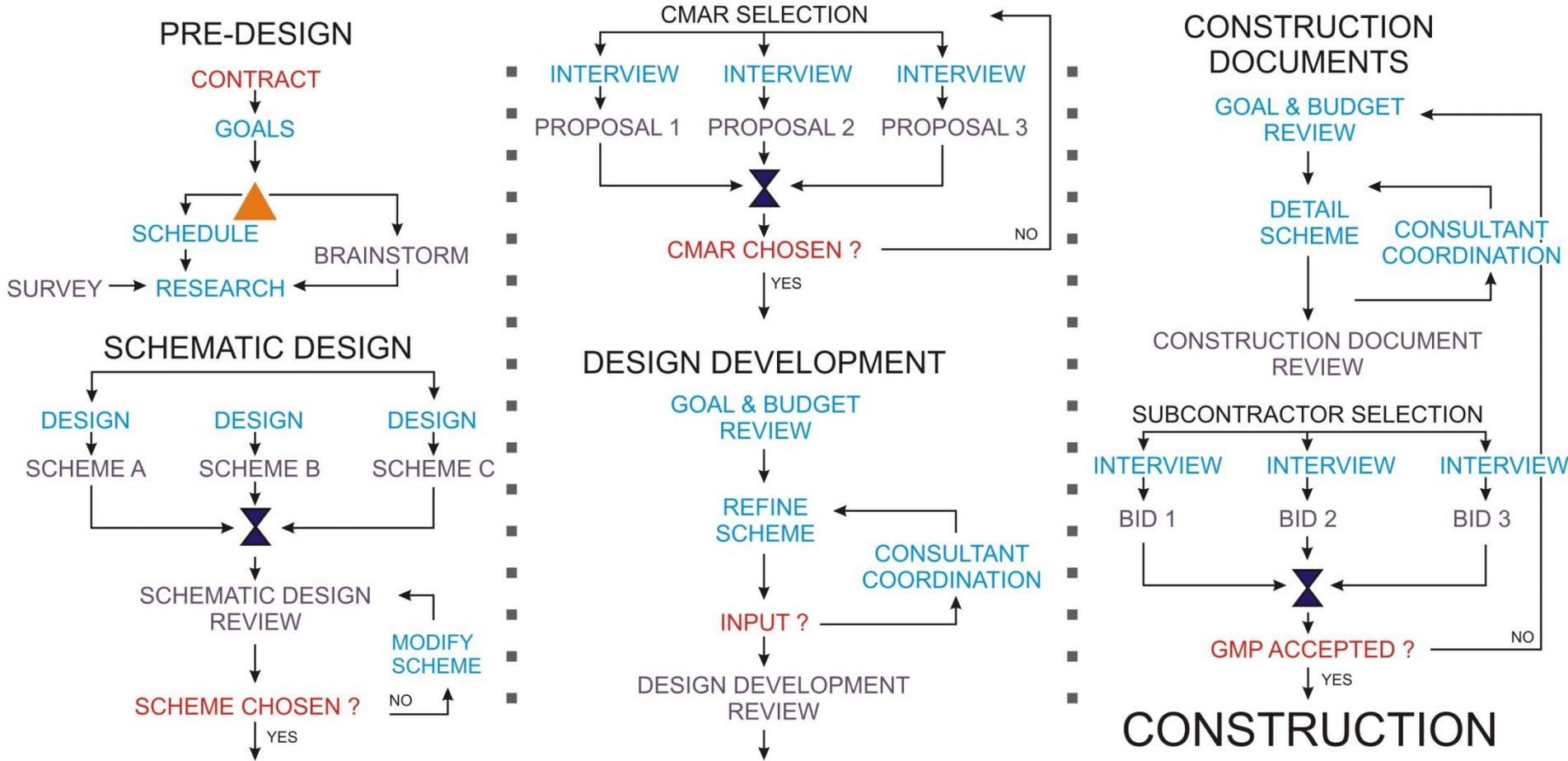


**STATE OF WYOMING**  
Department of Administration & Information  
Construction Management



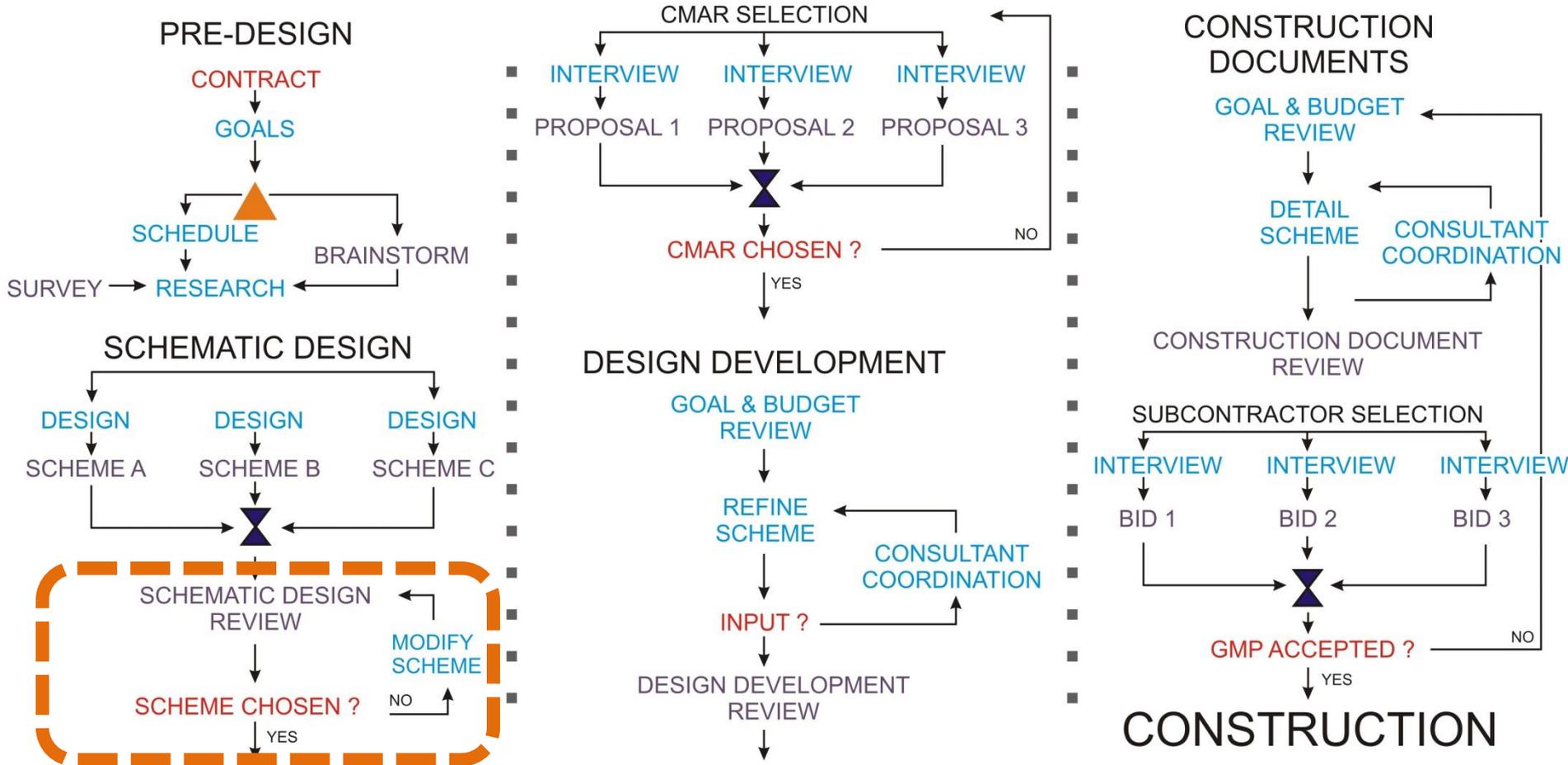
# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION



# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION



## AICM UPDATES

- December Meetings Debrief
- Staffing
- Communications
- Commissioning Agent Selection



**STATE OF WYOMING**

Department of Administration & Information  
Construction Management



## STAFFING

- Hiring a Project Manager
- Assigning various project components to CM Staff
  - ❖ Idelman Mansion & Kendrick – Bob Kiser
- Legislative Liaison



**STATE OF WYOMING**

Department of Administration & Information  
Construction Management



Idleman Mansion - 1883

## COMMUNICATION

### ➤ Marketing/PR

- ~~• Dec. 1, 2014 Formal RFP is issued~~
- ~~• Dec. 12, 2014 Questions due via email~~
- ~~• Dec. 22, 2014 Answers to submitted questions emailed back to all  
\_\_\_\_\_ Proposers~~
- ~~• Jan. 2, 2015 RFP closes; Proposals due by 2:00 p.m. MST  
\_\_\_\_\_ (will have proposed fees)~~
- Jan. 9, 2015 2014 Finalists notified for oral presentation
- Week of Jan. 27, 2015 Oral presentations



**STATE OF WYOMING**

Department of Administration & Information  
Construction Management

## COMMUNICATION

### ➤ Presentations

➤ ~~Legislative Reception at the Jonah Financial Center (Temporary Capitol)~~

• ~~January 14, 2015, 5:00 – 8:00 p.m.~~



**STATE OF WYOMING**

Department of Administration & Information  
Construction Management

## COMMISSIONING AGENT SELECTION

### ➤ ~~Interviews December 17, 2015~~

- ~~Iconergy, Ltd.~~
- ~~McKinstry Essention, LLC~~
- ~~MKK Consulting Engineers, Inc.~~

### ➤ Fee Negotiation & Contracting

### ➤ Under contract to engage during Design Development



**STATE OF WYOMING**

Department of Administration & Information  
Construction Management

# JE Dunn Presentation

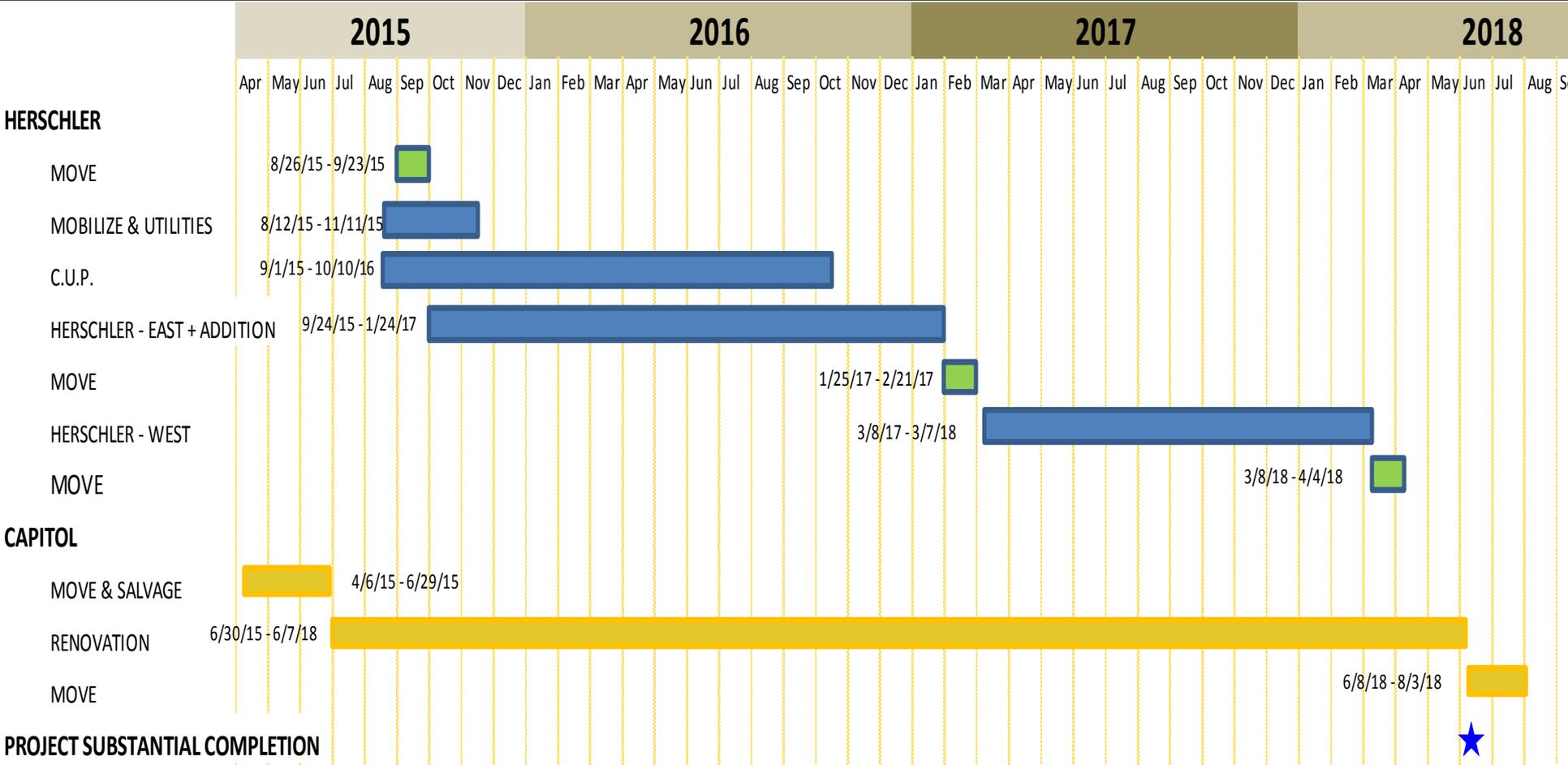
## ➤ Schedule and Sequence



# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION

12



## JE Dunn Presentation

### ➤ Construction Cost Estimating



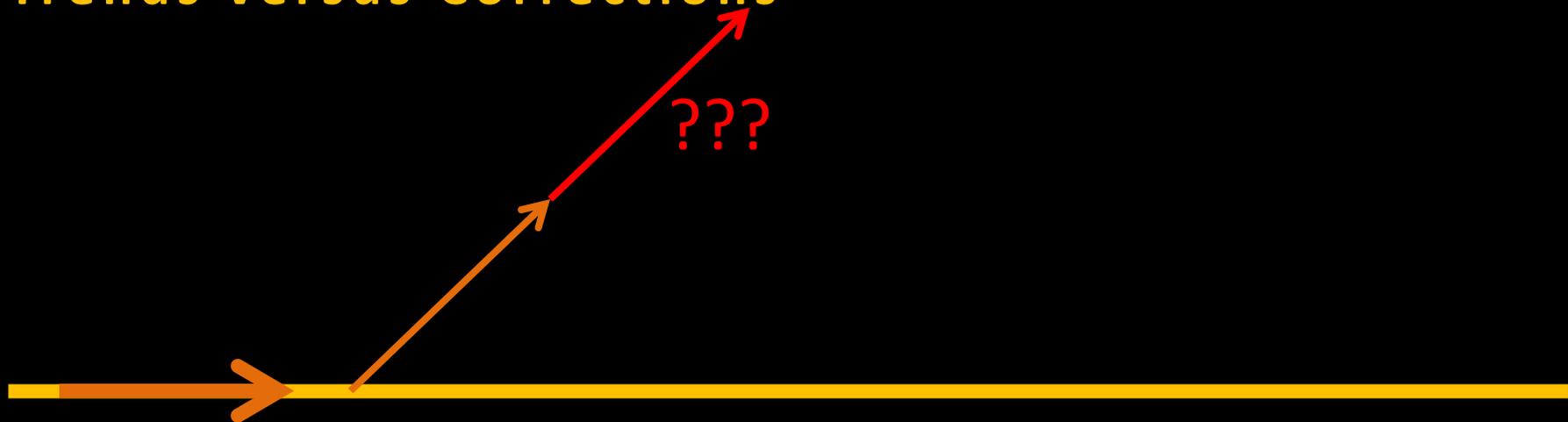
# Trends versus Corrections



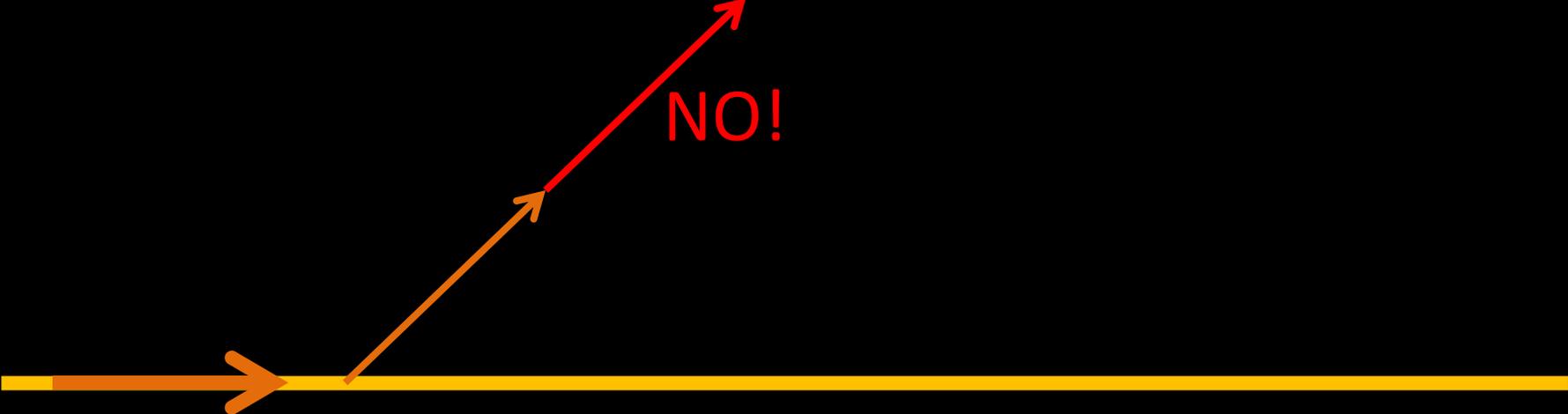
# Trends versus Corrections



# Trends versus Corrections



# Trends versus Corrections

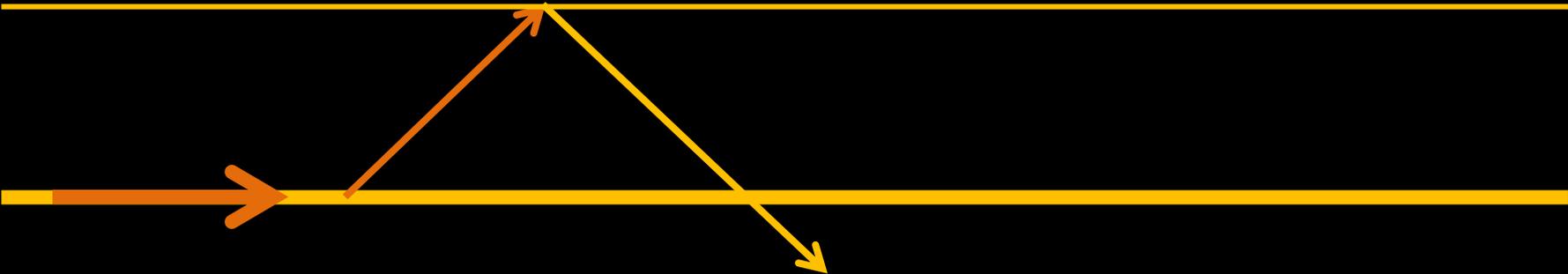


# Trends versus Corrections

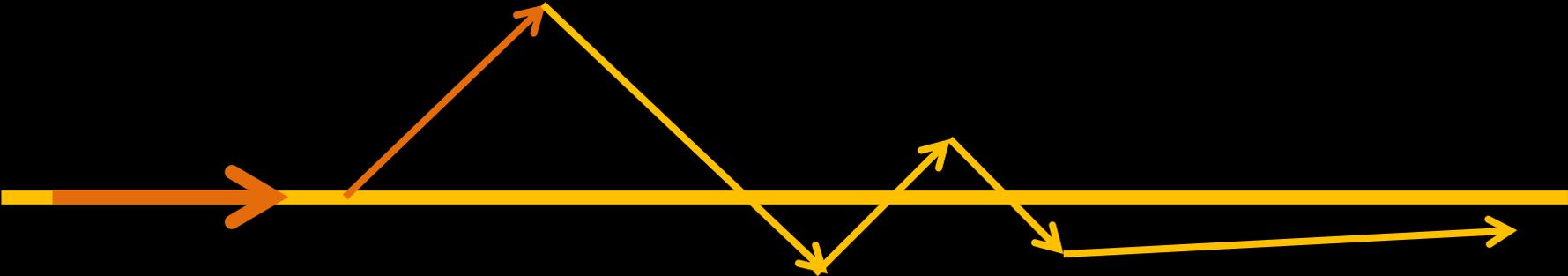
Correction | Alignment



# Trends versus Corrections



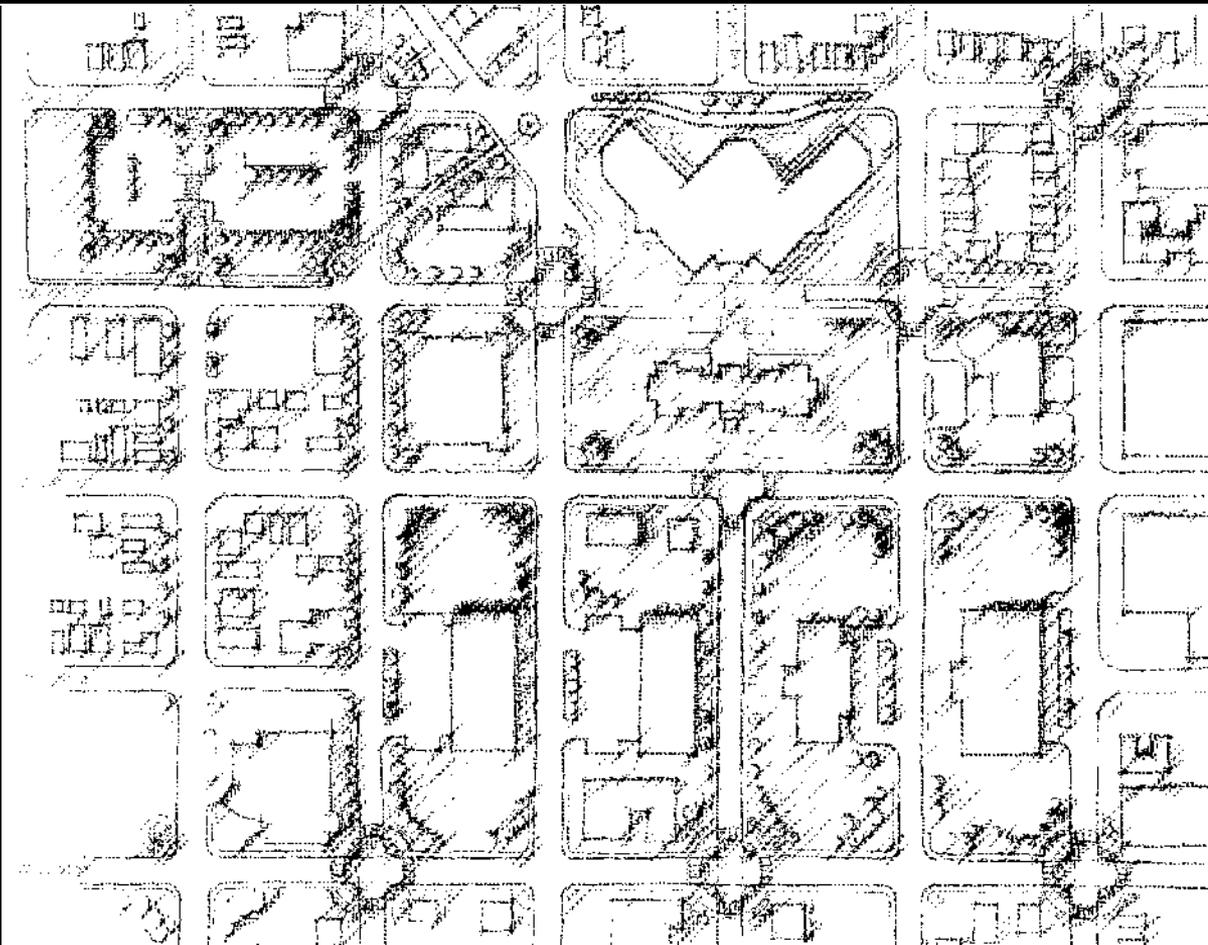
# Trends versus Corrections



B R E A K



# Temporary Space Planning Update



## Temporary Space Planning Update

- Legislature → Jonah
- Governor → Idelman
- Secretary of State → 2020 Carey
- Auditor → 2020 Carey
- Treasurer → 2020 Carey



## Temporary Space Planning Update

- Fire Protection & Electrical Safety → Capitol Hill
- AG - Developmental Disabilities → Capitol Hill
- AG - Victim Services → Capitol Hill
- AG – School Finance Litigation → Capitol Hill



## Temporary Space Planning Update

- Workforce Services → 614 S. Greeley Hwy (old Town & Country Liquor Store)
- Department of Environmental Quality (DEQ) → 200 W. 17<sup>th</sup> Street (old Penney's)

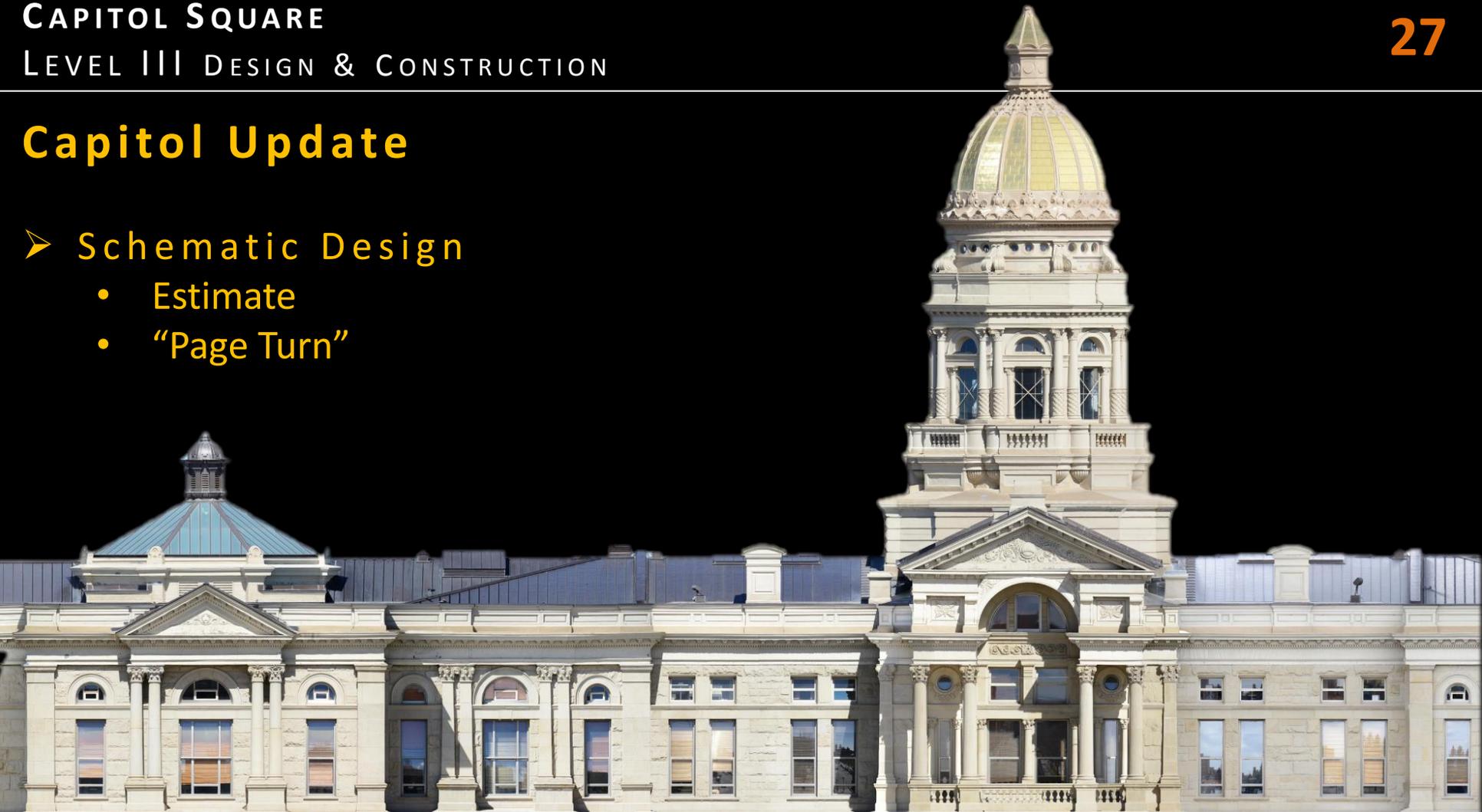


Capitol Update



## Capitol Update

- Schematic Design
  - Estimate
  - “Page Turn”



## Herschler Update

- Schematic Design
  - Estimate
  - Corrections | Scope Definition



# Project Budget – SEA 43

CAPITOL	\$113,000,000
<b>HERSCHLER BUDGET</b>	<b>\$84,000,000</b>
PARKING SITES	\$2,000,000
TEMPORARY SPACE	\$2,000,000
FF&E	\$8,500,000
FEES	\$29,500,000
CONTINGENCY	\$20,000,000
<b>TOTAL</b>	<b>\$259,000,000</b>

## Project Budget – SEA 43

CAPITOL	\$113,000,000
<b>HERSCHLER BUDGET</b>	<b>\$84,000,000</b>
PARKING SITES	\$2,000,000
TEMPORARY SPACE	\$2,000,000
FF&E	\$8,500,000
FEES	\$29,500,000
CONTINGENCY	\$20,000,000
<b>TOTAL</b>	<b>\$259,000,000</b>

*And Other Funds Apply...nominally \$2.0M for Herschler*

HERSCHLER BUDGET	\$84,000,000
------------------	--------------

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

<b>HERSCHLER BUDGET</b>		<b>\$84,000,000</b>
<b>December 2 Estimate</b>		<b>\$116,590,054</b>
A	Estimate Scrub	\$7,007,914
<b>December 4 Estimate</b>		<b>\$109,582,140</b>
A	Estimate Scrub	\$5,836,700
	Adjusted	\$103,745,440
	difference	-\$19,745,440
B	Added Square Feet	\$4,800,000
C	Added Deferred Maintenance	\$14,800,000
	Adjusted	\$84,145,440
	difference	-\$145,440

<b>HERSCHLER BUDGET</b>			<b>\$84,000,000</b>
<b>January 8 Estimate</b>			<b>\$103,745,440</b>
A	Recommended Adjustments [Take It]		\$8,305,328
	Adjusted		\$95,440,112
	difference	OVER BUDGET	-\$11,440,112

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

			Value	Recommendation
<b>A Architectural</b>			<b>\$63,484,613</b>	<b>\$7,715,214</b>
1.1	"Mecho"-type shades to blinds		\$188,080	
1.2	Delete Curtainwall - repair storefront		\$4,041,517	
1.3	Delete Curtainwall - repair Stone		\$453,930	
1.4	Delete Replacing Stone - repair stone		\$4,114,473	\$4,114,473
1.5	Delete Curtainwall - repair precast		\$1,983,803	
1.6	Delete Curtainwall - repair metal panel		\$123,319	
2	Delete new roof - repair only			
	a	at Office Wings	\$911,360	\$911,360
	b	at Atrium	\$191,066	
3	Delete Elevator Updates		\$559,381	\$559,381
4	Delete replacing solar panel system		\$469,097	
5	Align East & West Walls with Structure Below		\$711,750	\$711,750
6	Delete 4th Floor of the Addition		\$3,613,155	
7	Reduce Addition to Level I/II Size		\$4,200,000	
8	Shall Space at 4th Floor Addition		\$1,500,000	\$1,500,000

## A1 – Wall Changes



Schematic Design Elevation ↓



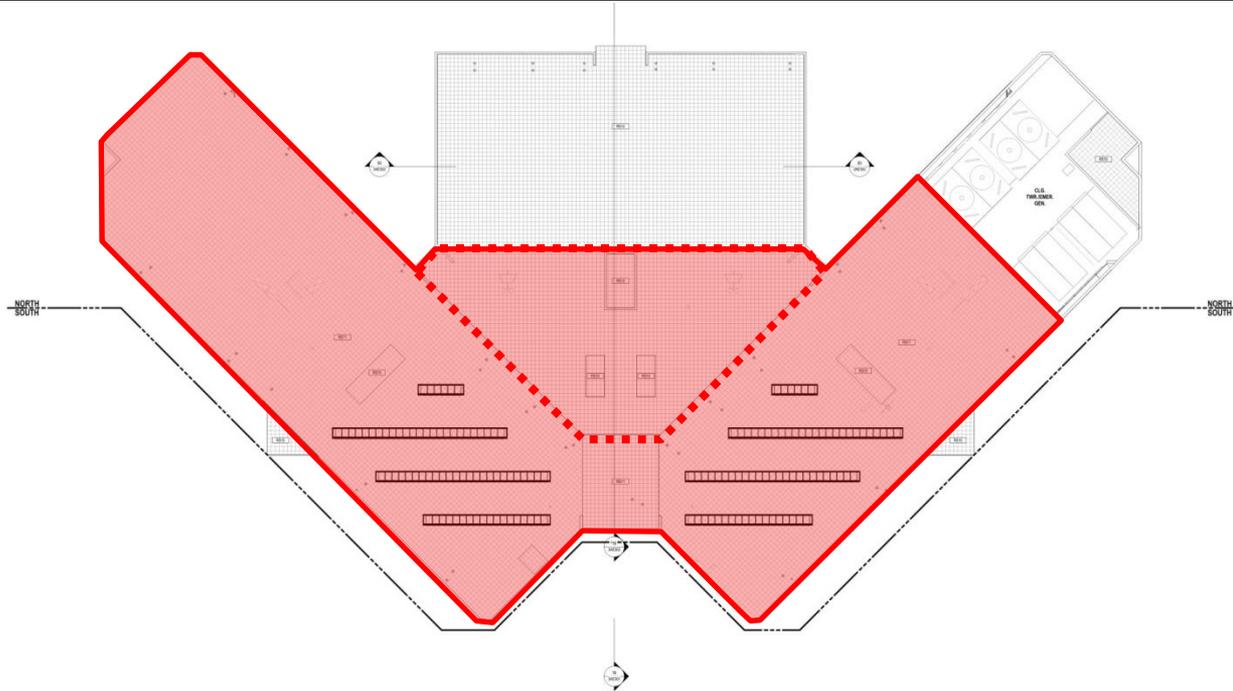
Exterior Elevation including all reduction alternates

### Reduction Alternates

A1.1 "Mecho"-type shades to blinds	\$188,080
A1.2 Delete Curtainwall - repair storefront	\$4,041,517
A1.3 Delete Curtainwall - repair Stone	\$453,930
A1.4 Delete Replacing Stone - repair stone	\$4,114,473
A1.5 Delete Curtainwall - repair precast	\$1,983,803
A1.6 Delete Curtainwall - repair metal panel	\$123,319

**Effect:** Envelope performance remains as is at windows, precast and limestone locations.

## A2 - Roof



### Reduction Alternates

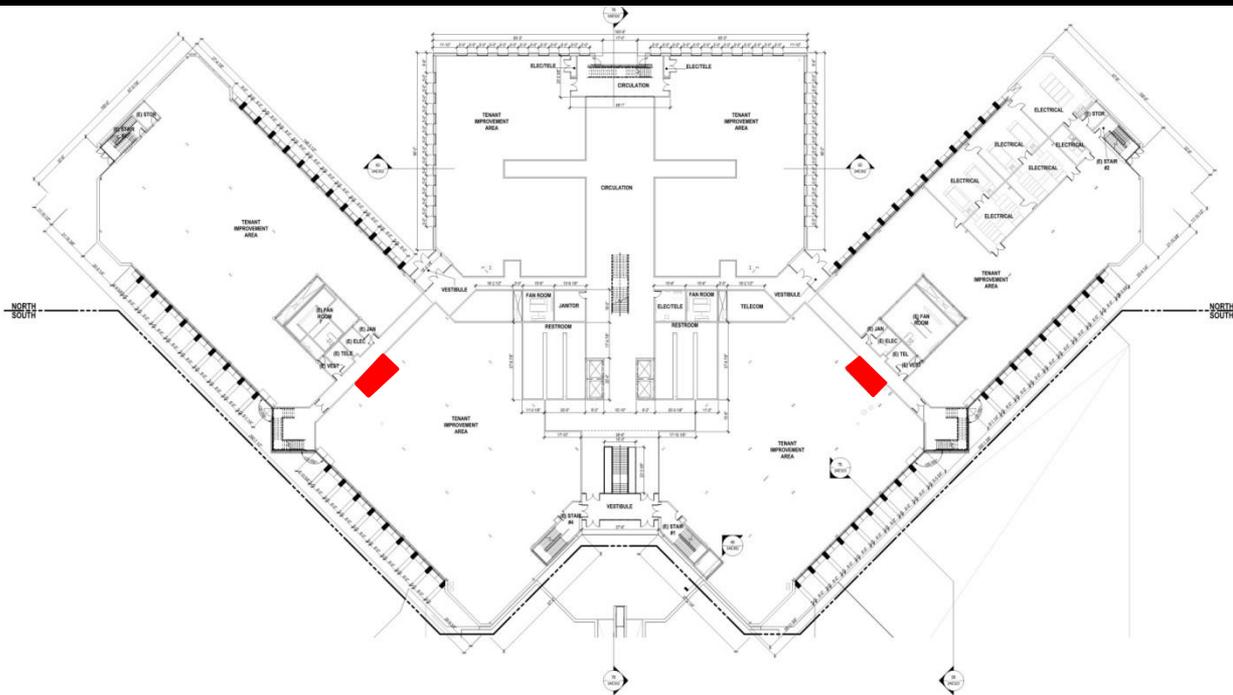
A2. Delete new roof - repair only  
at Office Wings :  
at Atrium :

**\$911,360**

**\$191,066**

**Effect:** Existing roof conditions remain with repair work (\$100,000 included in estimate) implemented.

## A3 - Elevators



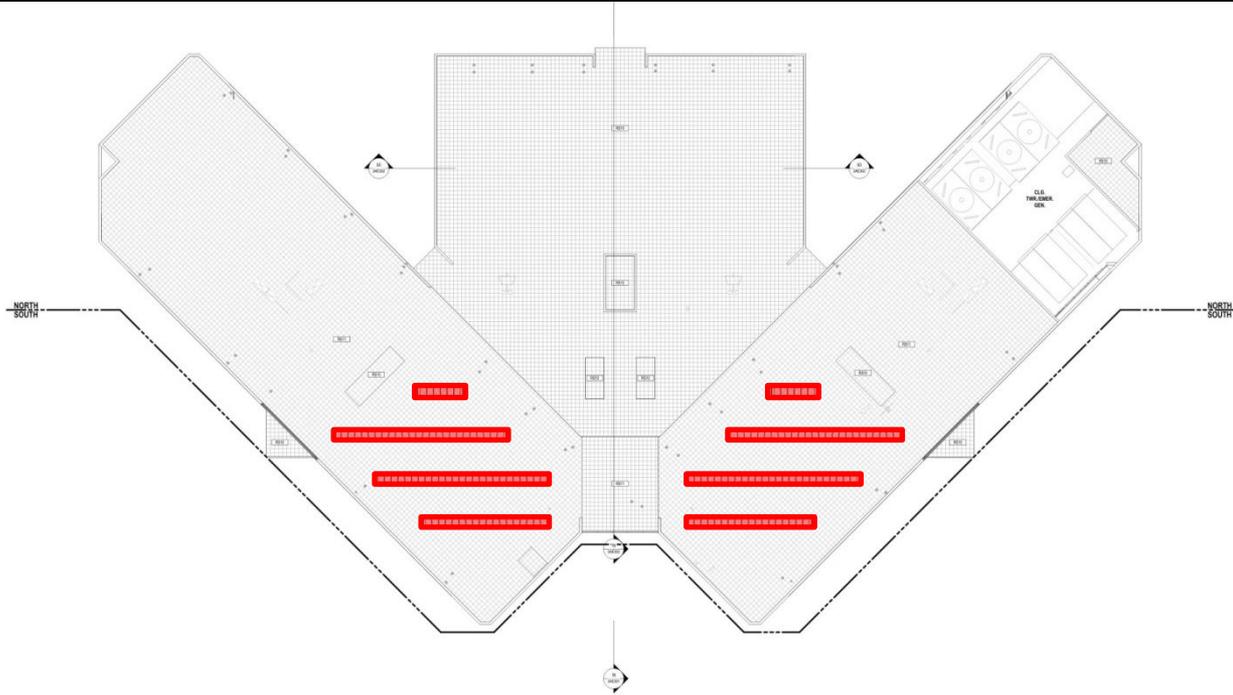
### Reduction Alternates

A3. Delete Elevator Updates

**\$559,381**

**Effect:** Existing elevators remain (repairs at \$50,000 x4 each included in baseline estimate).

## A4 – Solar Panels



### Reduction Alternates

A4. Delete replacing solar panel system

**\$469,097**

**Effect:** Existing solar thermal system remains, but will be susceptible to ongoing maintenance issues.



A6



Reduce square footage by removing the 4<sup>th</sup> floor from the addition

\$3,613,155 savings

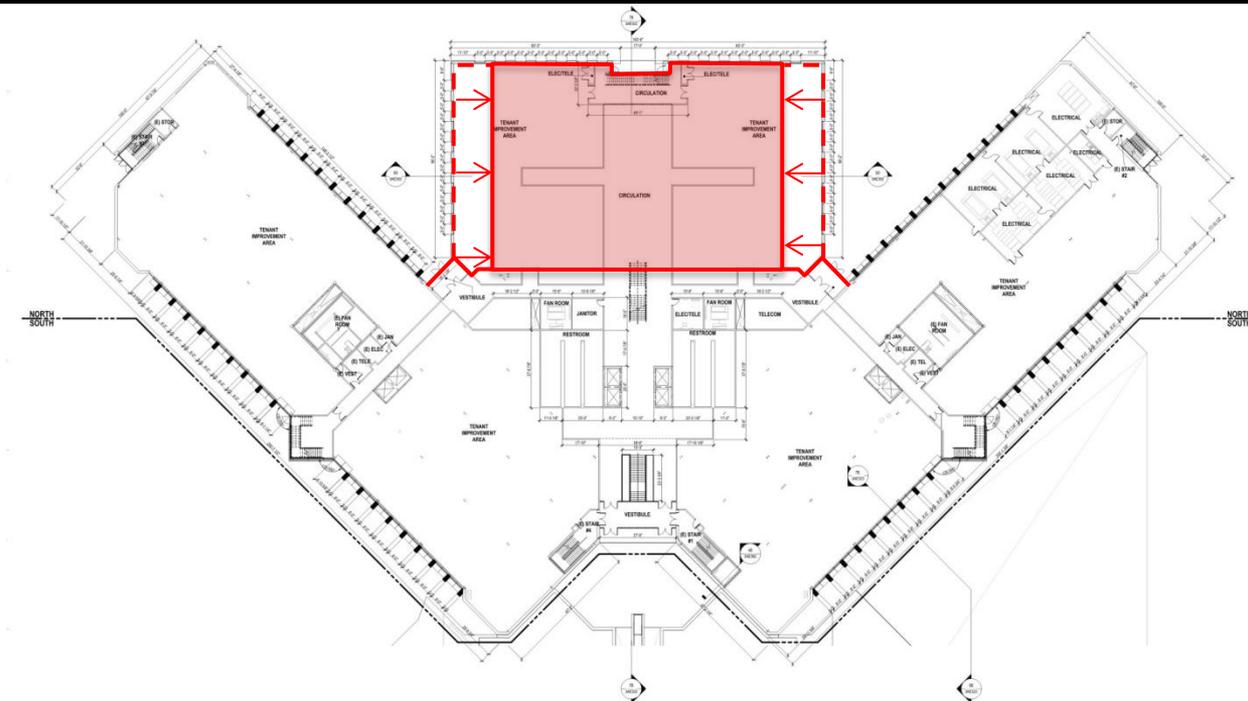
**Effect:** Less net square feet for state employees and elected officials.

**Square Foot Impact:**

-18,344 GSF

-17,244 NASF

A7



Reduce 21,000 square feet by reducing the size of the addition at all levels

**\$4,200,000 savings**

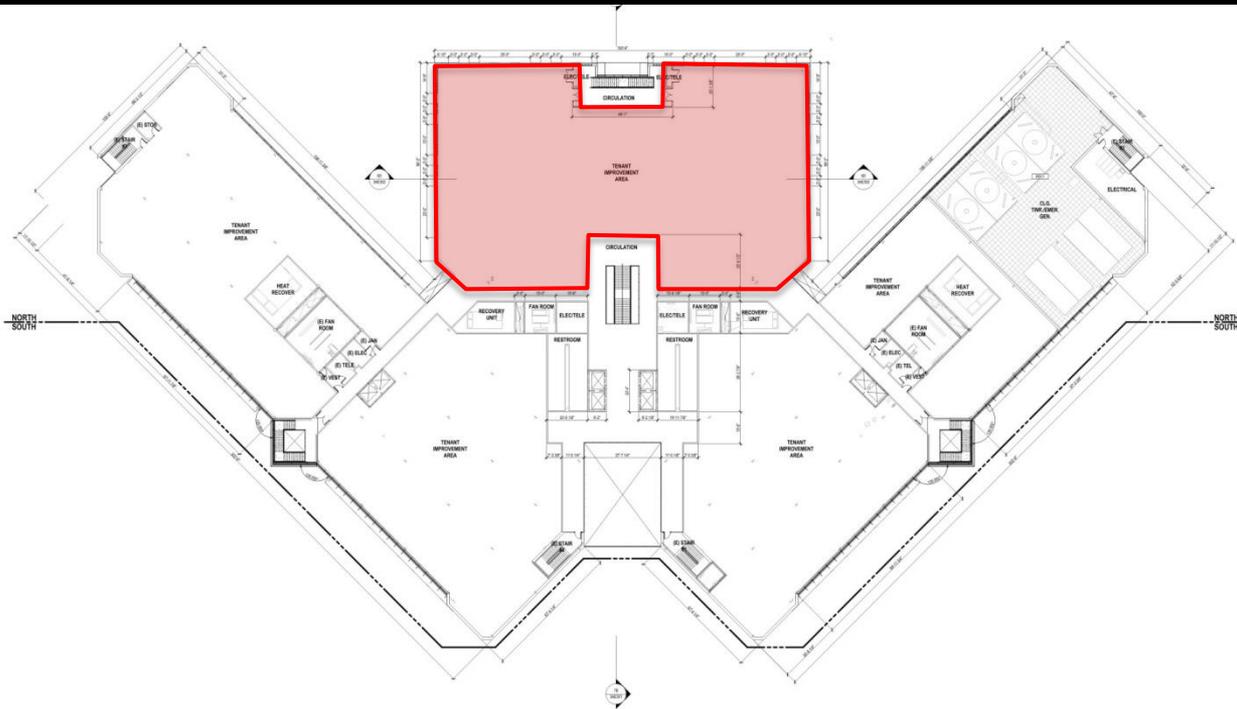
**Effect:** Less net square feet for state employees and elected officials.

**Square Foot Impact:**

-21,000 GSF

-21,000 NASF

## A8



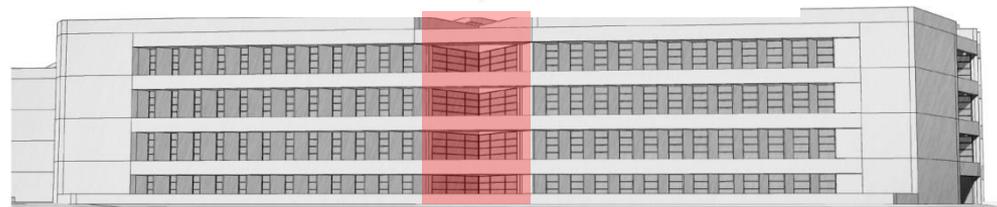
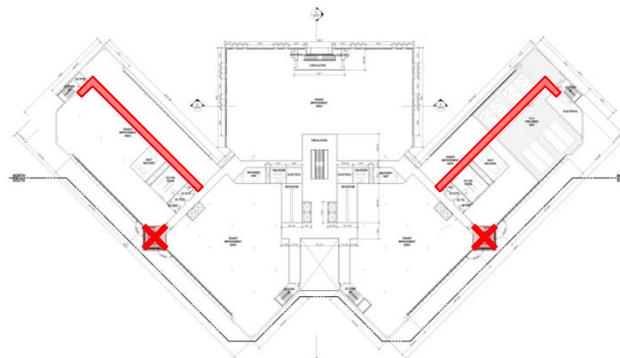
Shell space only at the 4<sup>th</sup> floor; no finishes until future funding

**\$1,500,000 savings**

**Effect:** Less net square feet for state employees and elected officials.

**Square Foot Impact:**  
0 GSF  
-17,244 NASF

A9



Exterior envelope appearance without infill stairs and all add alternates removed.  
Existing Herschler exterior to remain as is.

Remove the infill stairs at notches

**\$820,000 savings**

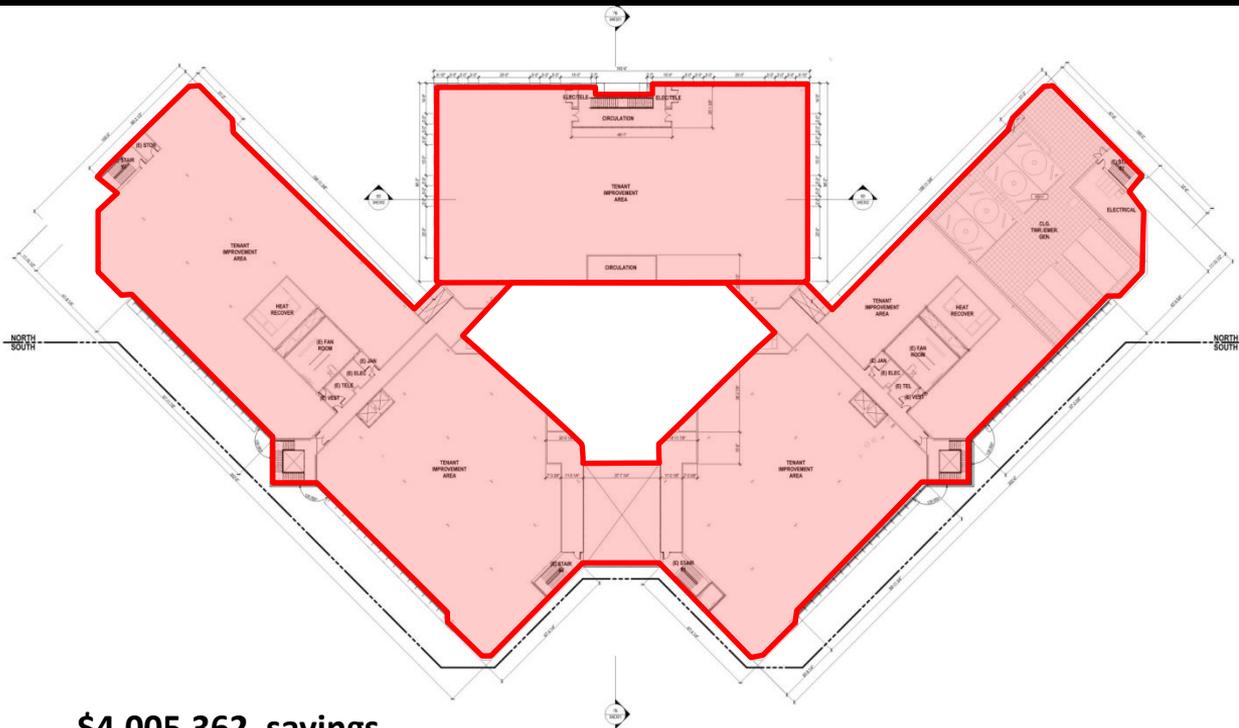
**Effect:** Egress circulation requirements separate large departmental layouts.







A13



Addition, no infill at existing atrium

\$4,005,362 savings

Effect: Less net square feet for state employees and elected officials.

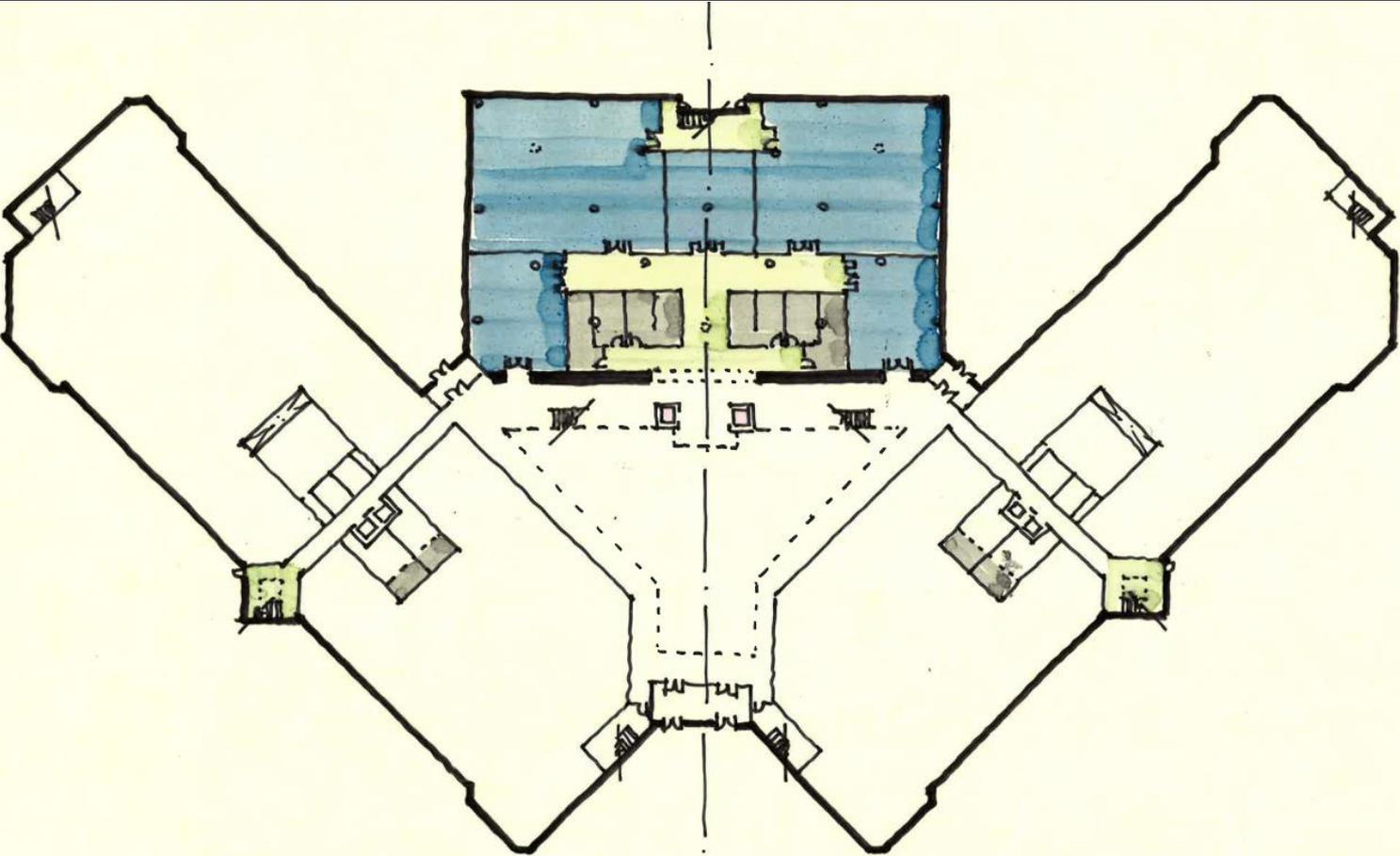
Square Foot Impact:

-28,643 GSF

-4,754 NASF

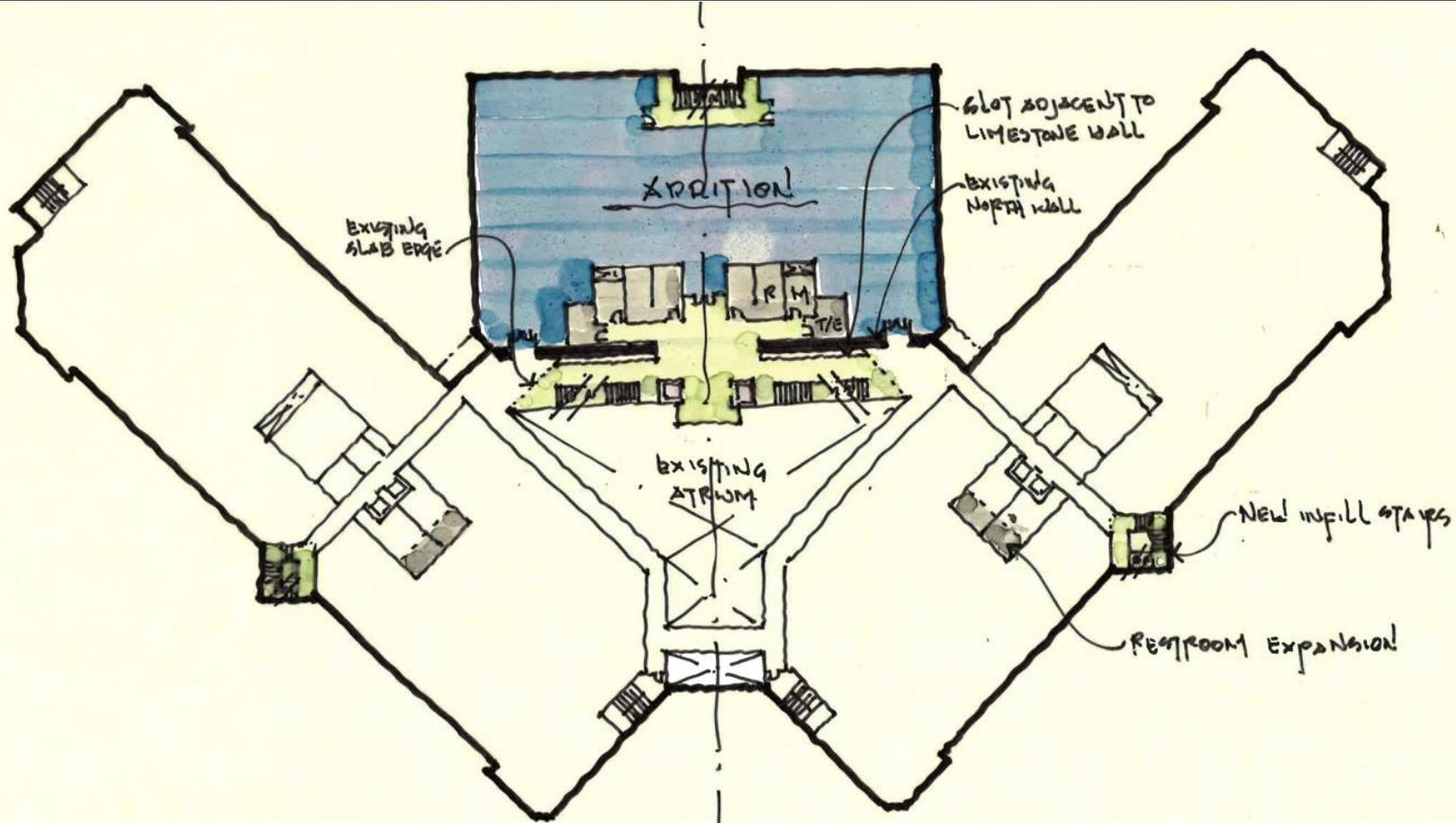
# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION



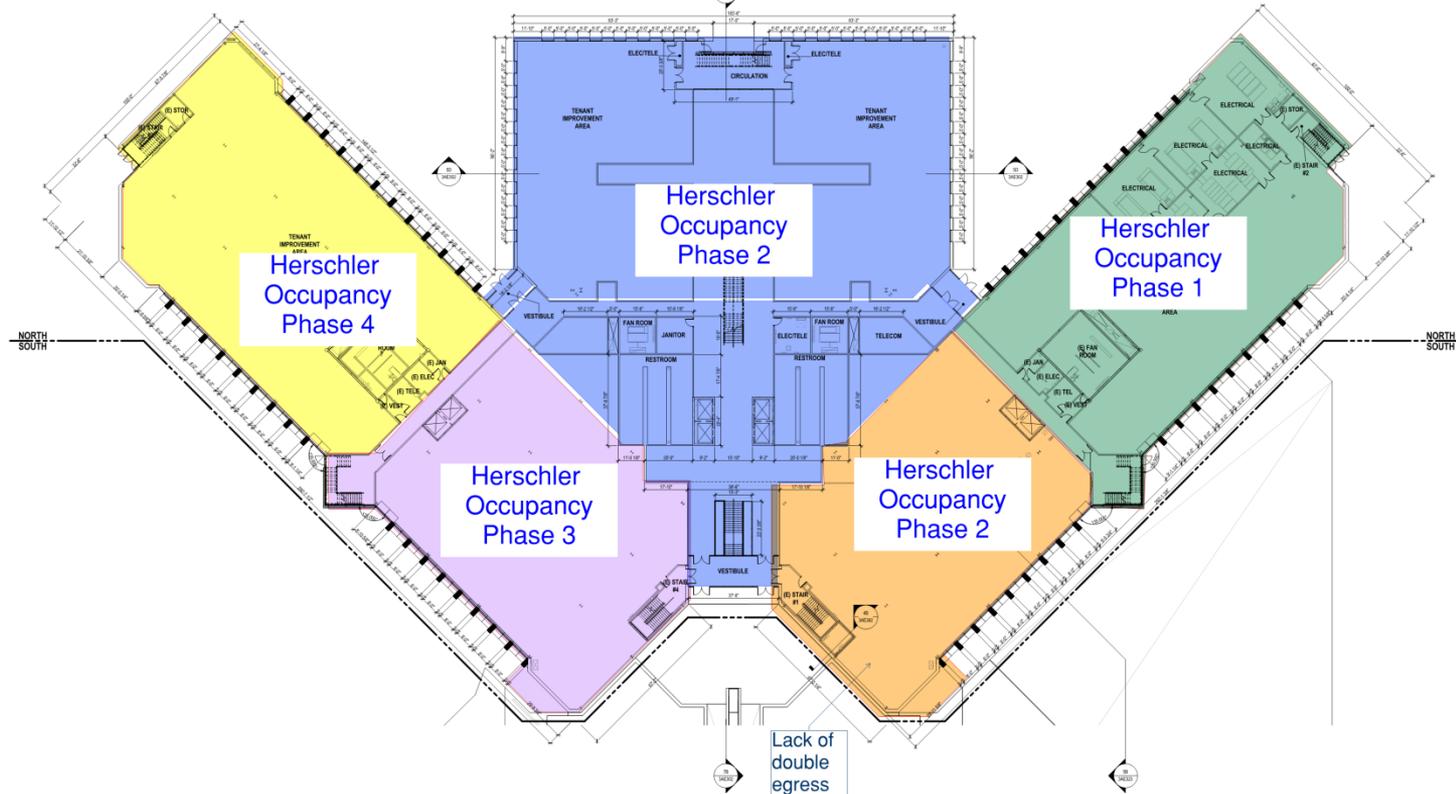
# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION





Herschler - 75% Occupancy  
Plan with Skin Replacement



A15



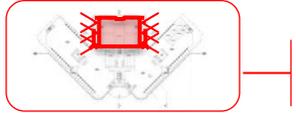
**Cost reduction of providing alternate material to limestone**

**\$364,000 savings** (*change limestone veneer to architectural precast and reduce curtain wall from 7 ½" to 6" frame depths*)

**Effect:** Introduces an additional material to the Capitol Square palette.

**Strategy**

**Cost Saving**



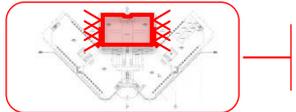
**A5** – Align addition walls with structural grid below

**711,750**



**A6** – Remove the 4<sup>th</sup> floor from the addition

**3,613,155**



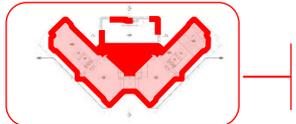
**A7** – Reduce size of addition at all levels

**4,200,000**



**A11** – Triangle shaped addition

**6,293,000**



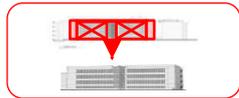
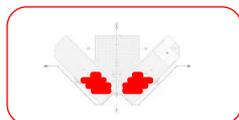
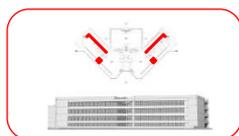
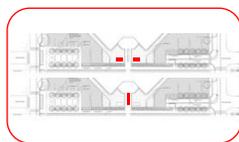
**A12** – No addition, infill atrium area

**16,430,155**

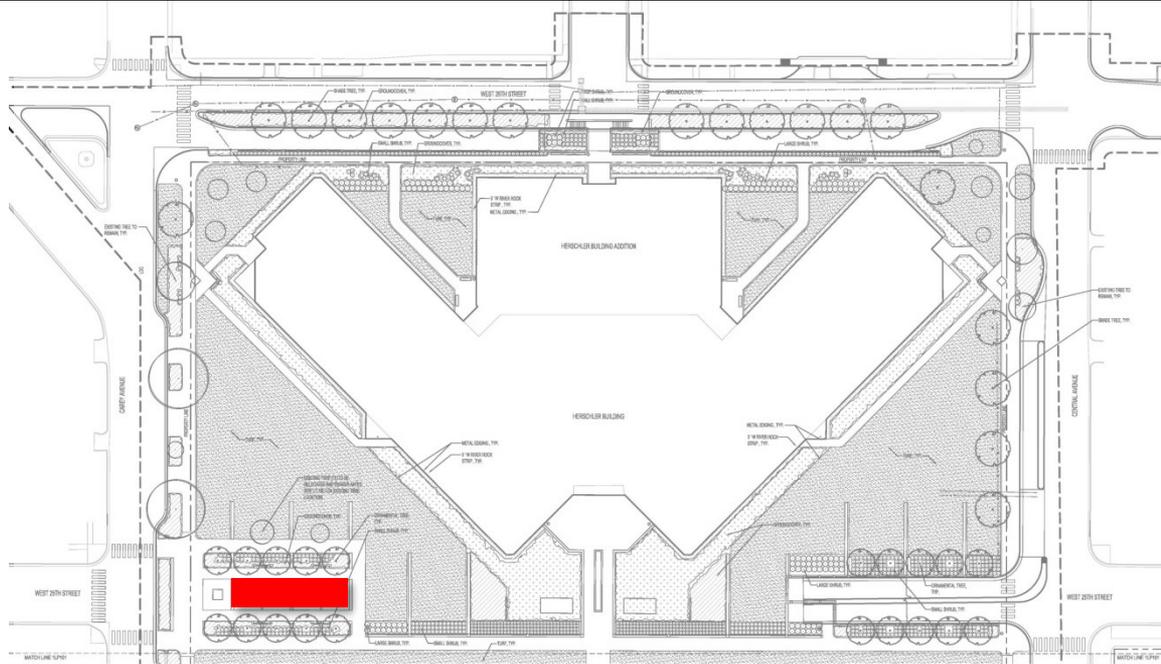


**A13** – Addition, no infill at the existing atrium

**4,005,362**

	<b>Strategy</b>	<b>Cost Saving</b>
	<b>A1</b> – All reductions taken	<b>10,905,122</b>
	<b>A2</b> – Delete new roof - repair only	<b>1,102,426</b>
	<b>A3</b> – Delete Elevator Updates	<b>559,381</b>
	<b>A9</b> – Remove infill stairs at notches	<b>820,000</b>
	<b>A10</b> – a. Delete two skylights b. Delete middle skylight	<b>58,250</b> <b>17,475</b>
	<b>A14</b> – Agencies stay in place during construction	<b>-300,000</b>
	<b>A15</b> – Cost reduction of exterior materials	<b>364,000</b>

S1

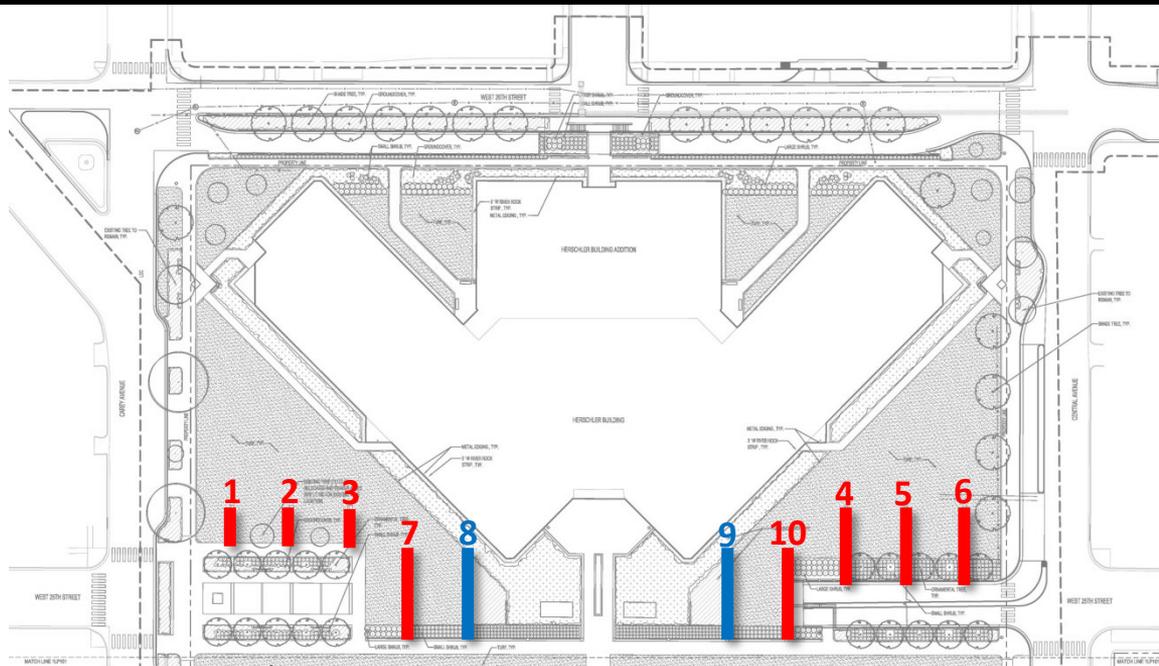


Remove map/educational panels

\$60,000 savings

**Effect:** Grass panel in lieu of additional parking; smaller educational elements could be integrated back in if desired.

S2



\$80,000 savings

**Remove Terrace Walls 1-6**

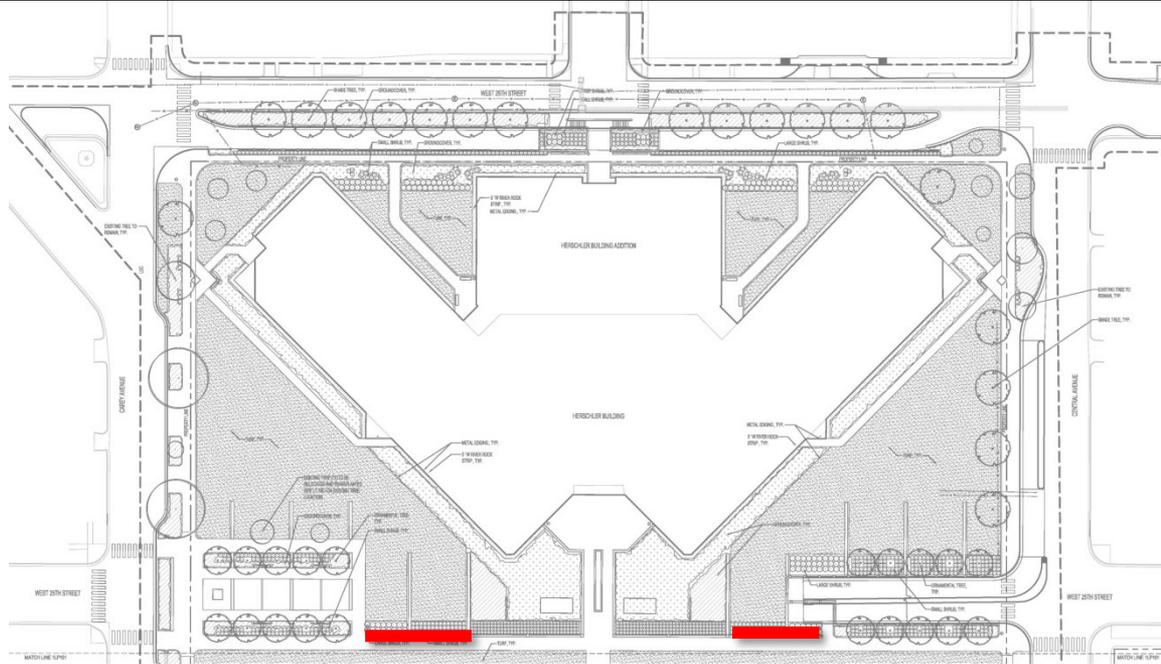
**Effect:** Less visual effect from Carey / Central

**Incremental Alternate: Remove Terrace Walls 7 and 10**

\$40,114 savings

**Effect:** Less consistent grade transition; fewer seating opportunities; visual effect of the 25<sup>th</sup> St right-of-way design principle is minimized

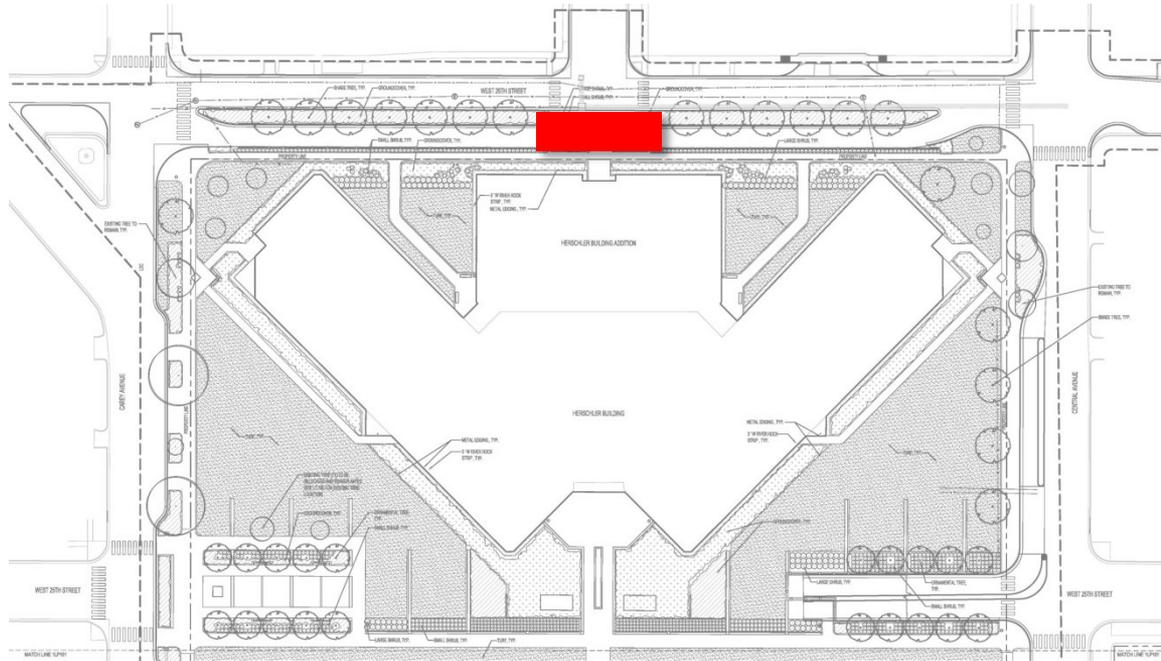
S3



Remove portions of the east/west seatwall    \$15,000 savings

**Effect:** This was already directed at the last Task Force meeting

S4

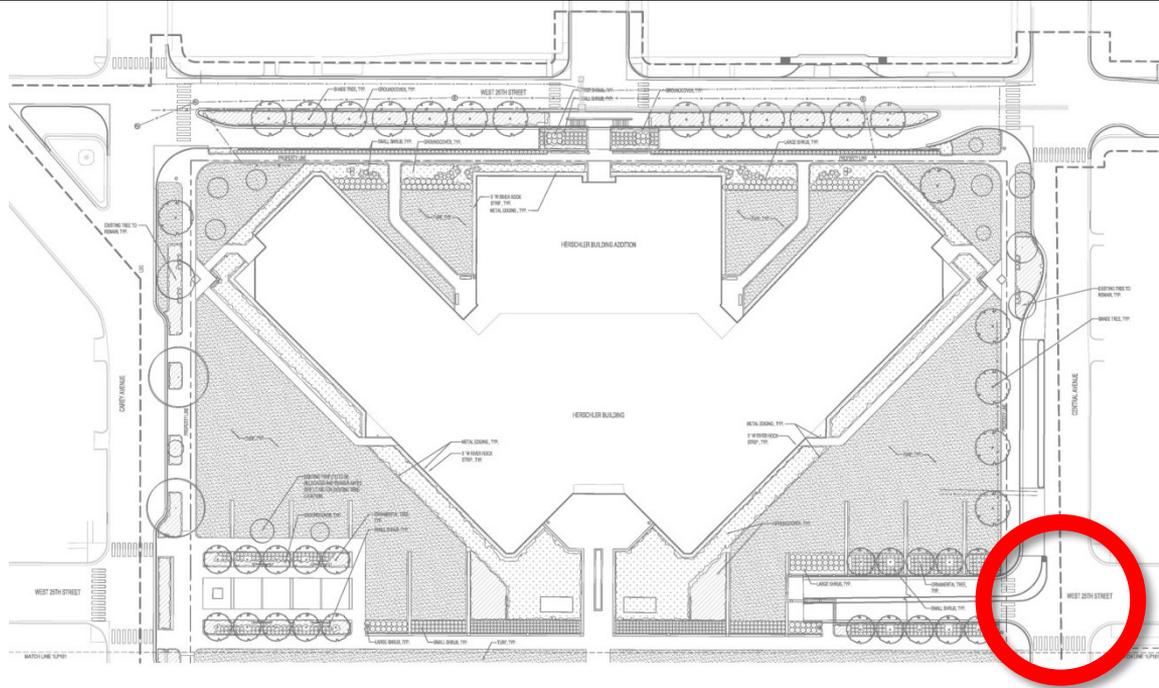


Remove North Drive cap

\$150,000 savings

**Effect:** Pedestrian access to and from Capitol Avenue would be eliminated and dock area would be visible from above.

S5

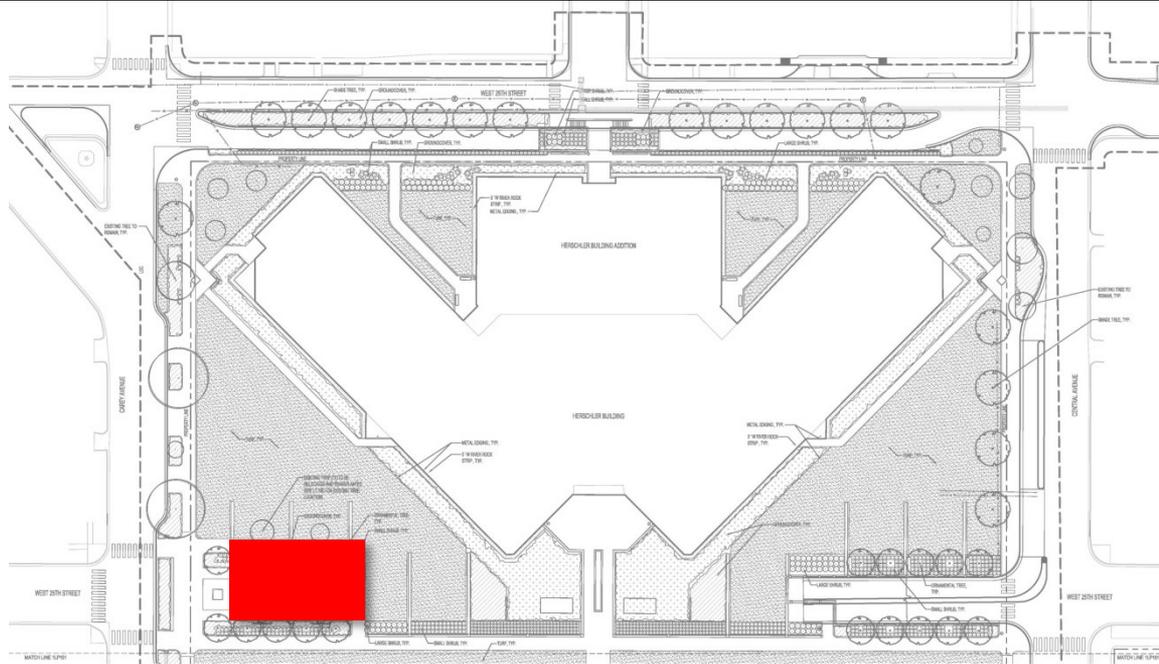


**Remove traffic signals, install pedestrian signals**

**\$10,000 savings**

**Effect:** One less traffic signal on Central and Carey, pedestrians still receive priority, pending City and State approval.

S6

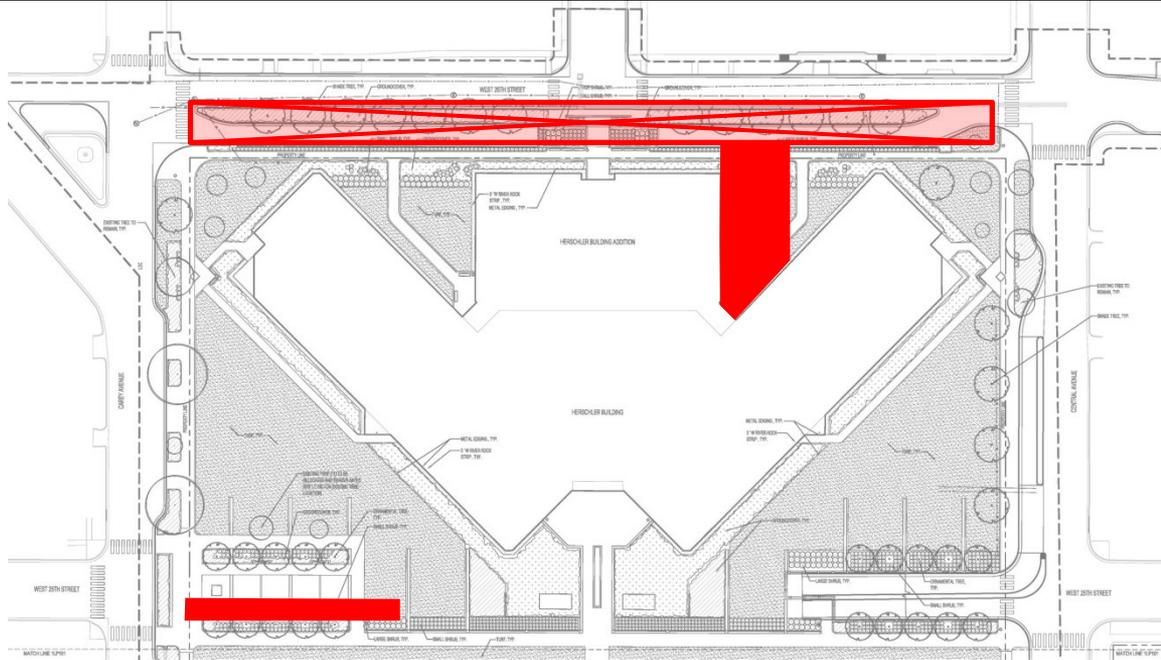


**Remove 75% of West Plaza paving**

**\$40,000 savings** (blended savings of paving, site walls, curbs, and trees - not inclusive of map panel removal savings)

**Effect:** Less staging area for groups, no informal seating, removes larger scale educational opportunities, retains monument location

S7

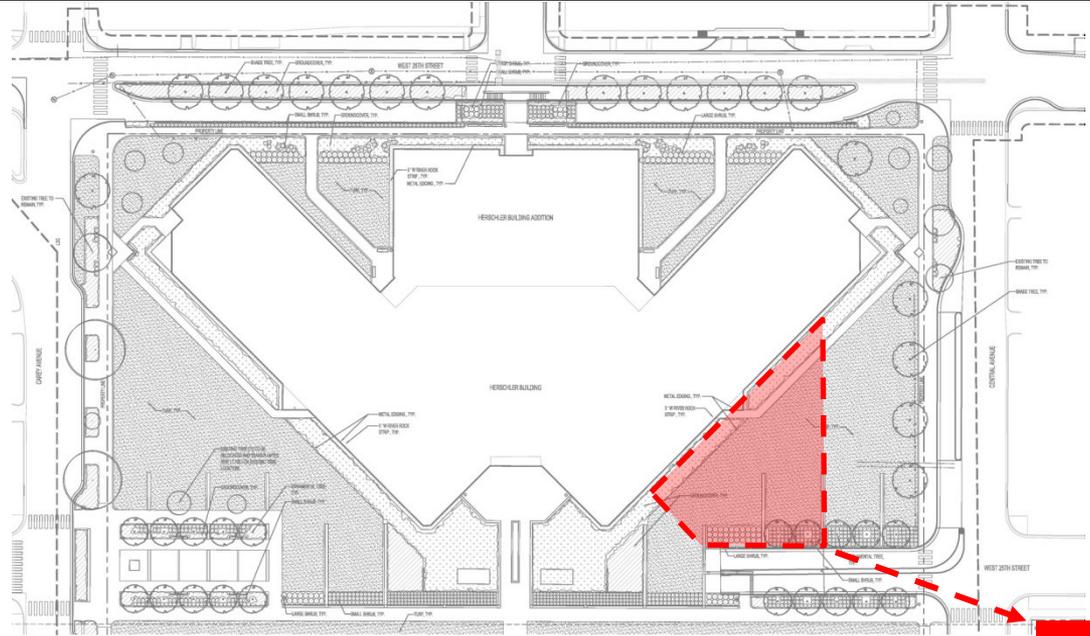


**Retain West Parking Ramp + Add North Surface Dock + Delete North Drive**

**\$1,354,000 savings** (not relocating sanitary, fire water, and natural gas lines. Option to reduce landscaping \$80,000 savings)

**Effect:** Surface dock on north is visually detracting to project.

S8

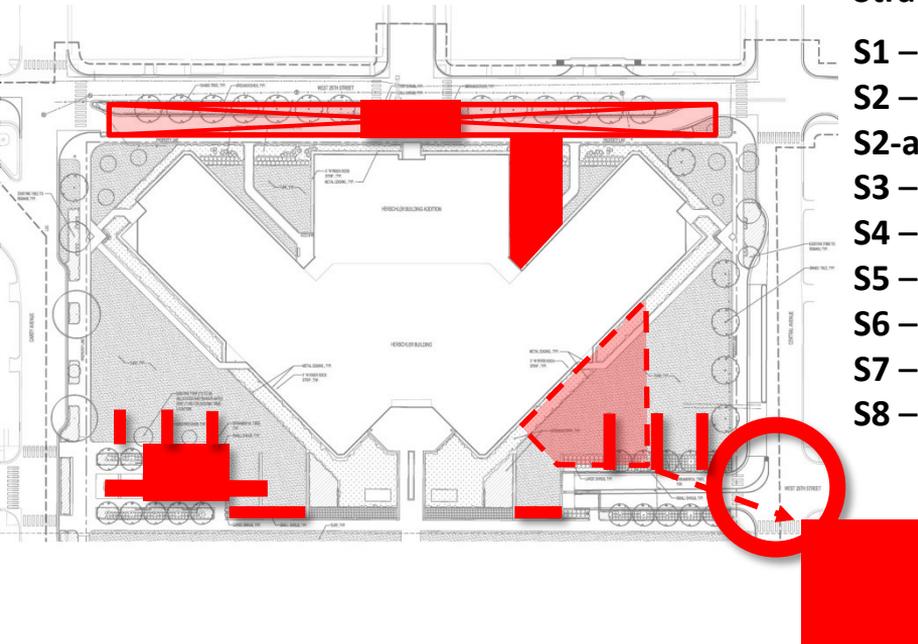


**Move CUP to East Parking Lot**

**\$1,500,000 savings**

Move AHU/Chillers off Herschler for net square footage gain, move fuel tank, direct bury pipes

**Effect:** Above grade CUP, no reinforcing of Herschler East Hub, no hole resulting in schedule savings, no need to rebuild East ramp, dewatering/mud slab, mat slab changes to spread footings for the CUP. Reduced flood damage risk to below grade equipment.



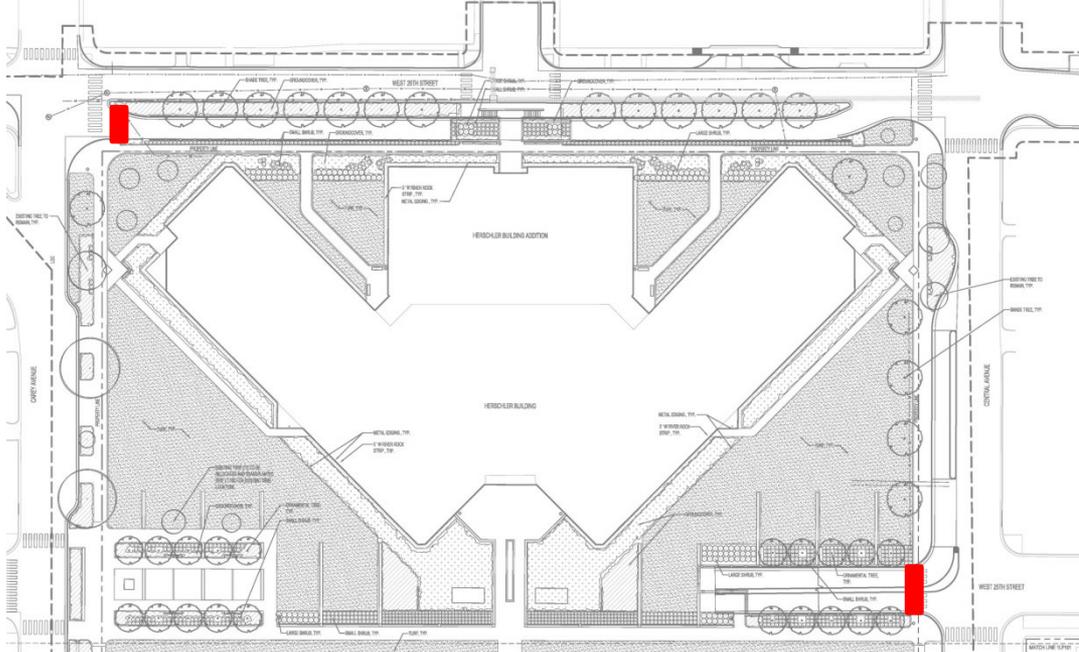
### Strategy

- S1** – Remove map/educational panels
- S2** – Remove Terrace Walls 1-6
- S2-alt** – Remove Terrace Walls 7 and 10
- S3** – Remove portions of east/west seat wall
- S4** – Remove North Drive Cap
- S5** – Remove Traffic signals / new pedestrian signals
- S6** – Remove 75% of West Plaza paving
- S7** – West Parking Ramp/North Surface Dock/N. Drive
- S8** – Move CUP to the East Parking Lot

### Cost Saving

- \$60,000**
- \$80,000**
- \$40,114**
- \$15,000**
- \$150,000**
- \$10,000**
- \$40,000**
- \$1,100,000**
- \$1,500,000**

C1

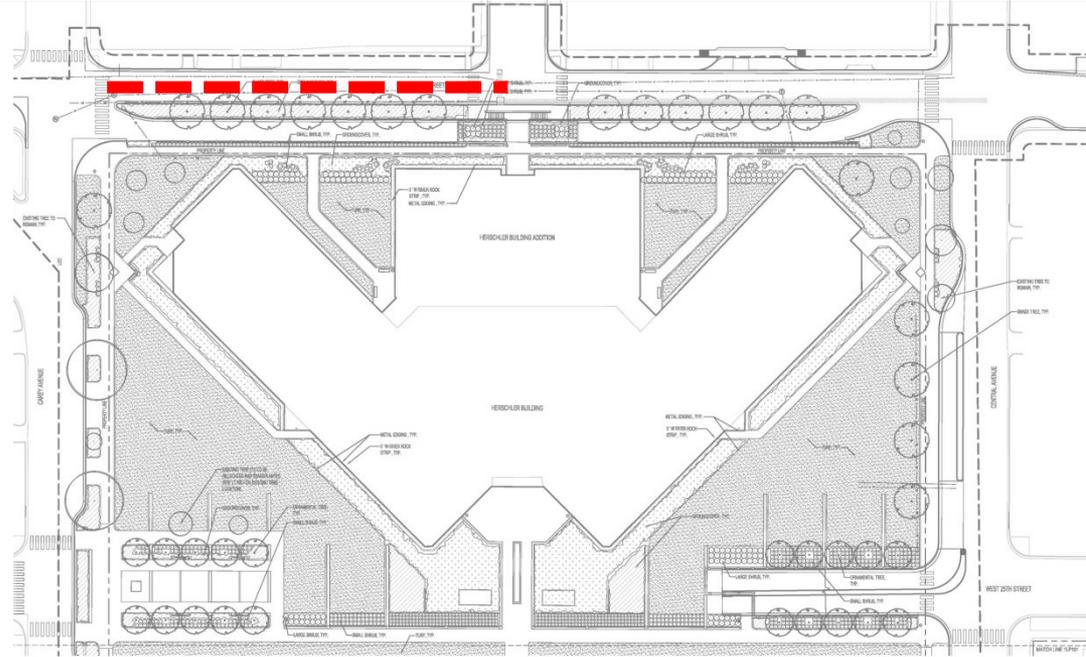


Remove Flood Gates

\$122,000 savings

Effect: Garage more susceptible to flooding.

C2

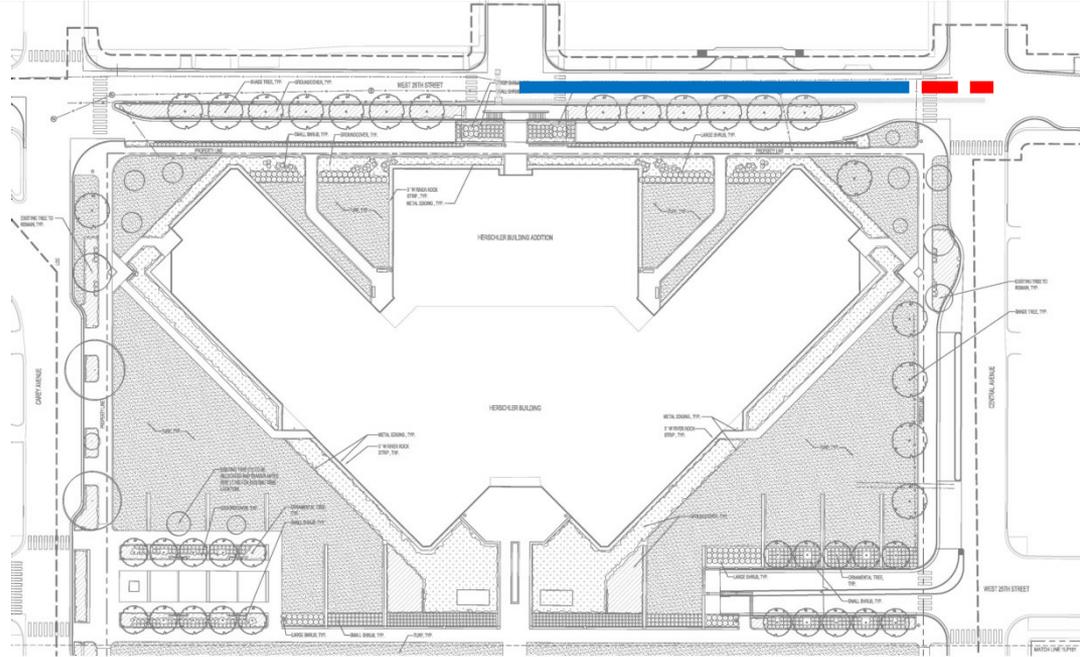


**Reduce Storm Diameter at 26<sup>th</sup> Street  
from 42" to 36"**

**\$22,000 savings**

**Effect:** Accommodates Capitol Square needs but no additional capacity requested by the city.

C3

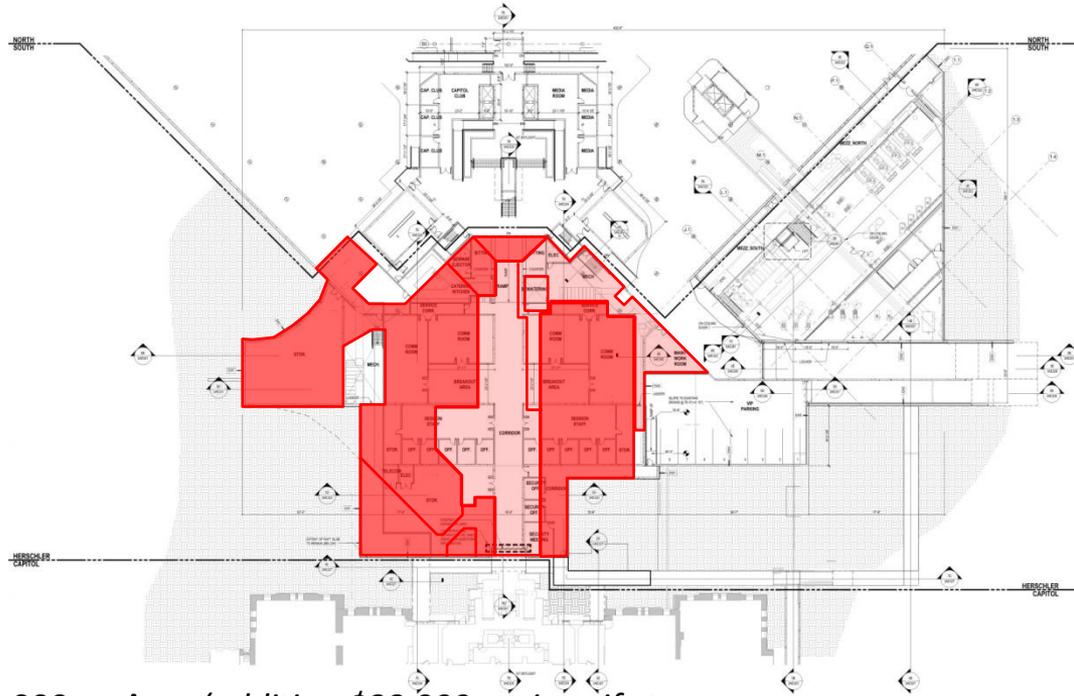


Reduce Linear Feet of 36" Storm Pipe  
out of intersection

\$23,000 savings

Effect: Reduced storm water capacity.

ST1

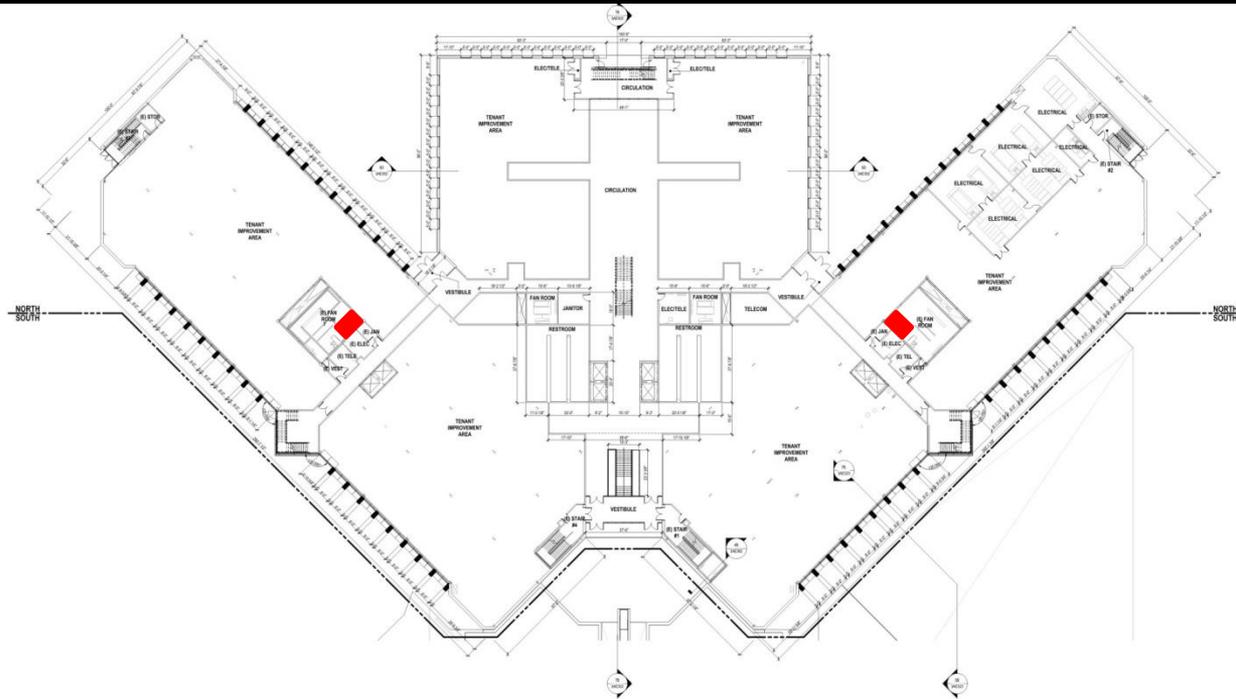


**Raised slabs on gravel in lieu of raised slab on metal deck**

**\$300,000 savings** (addition \$88,000 savings if storage areas remain at mat slab level with stairs and lift included)

**Effect:** If raised slabs are removed at storage areas less convenient access occurs.

## M1

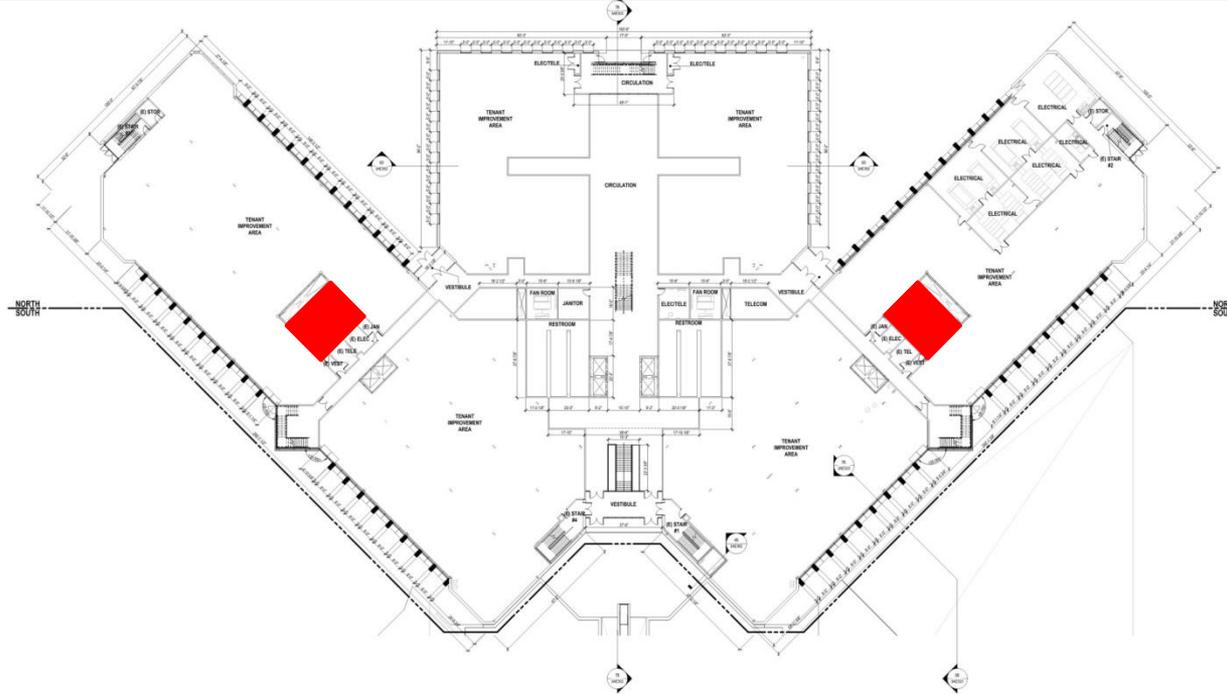


Reuse Risers

\$80,000 savings

Effect: Utilizing existing system could potentially increase maintenance needs.

M2



Reuse AHU recoil, re-fan

\$100,000 savings

Effect: Utilizing existing system could potentially increase maintenance needs.



**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

			Value	Recommendation
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1.5	Delete Curtainwall - repair precast		\$1,983,803	
1.6	Delete Curtainwall - repair metal panel		\$123,319	
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	a	at Office Wings	\$911,360	\$911,360
	b	at Atrium	\$191,066	
3	Delete Elevator Updates		\$559,381	\$559,381
4	Delete replacing solar panel system		\$469,097	
5	Align East & West Walls with Structure Below		\$711,750	\$711,750
6	Delete 4th Floor of the Addition		\$3,613,155	
7	Reduce Addition to Level I/II Size		\$4,200,000	
8	Shall Space at 4th Floor Addition		\$1,500,000	\$1,500,000

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

		Value	Recommendation
8	Shell Space at 4th Floor Addition	\$1,500,000	\$1,500,000
9	Delete New Stairs at Notches	\$820,000	
10	Skylights at Gallery		
	a Delete at PreFunction Spaces	\$58,250	\$58,250
	b Delete at Center Corridor	\$17,475	
11	Revise Addition to Triangle Shape	\$6,293,000	
12	Delete Addition - Provide Infill Only	\$16,430,155	
13	Retain Atrium	\$4,005,362	
14	25% vacancy in lieu of 50%	-\$300,000	
15	Wall Materials at Addition (Delete Limestone)	\$364,000	

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

		Value	Recommendation
<b>"ALREADY TAKEN"</b>			
51	Reduced LV: Tele/Data, A/V, Security, PA	\$2,058,937	
52	Reduced Lobby Finishes	\$661,973	
53	Fire Sprinkler Full Replace at Herschler Reno	\$839,650	
54	Catering Kitchen Equipment	\$54,265	
55	Change IRMA Roof to Fully Adhered TPO	\$1,500,000	
56	<b>Delete Lightning Protection</b>	<b>\$140,000</b>	<b>-\$140,000</b>
57	Transfer Slab Design Align w/Est.	\$284,619	
58	Concrete Sidewalks ilo Pavers & Pedestals	\$324,516	
59	Reroute Tunnel: Add Back to SD Design	\$213,379	
60	Misc. alignments	\$756,902	
61	Reduce Skylight size	\$50,000	
62	Reduce Acoustical Wall Panels	\$596,567	
63	Change FCU's to VAV's	\$650,000	
64	Reduce Floor Panel (Cost \$1,000,000)	\$576,700	

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

		Value	Recommendation
64	Reduce Floor Prep (Cpt \$ include prep)	\$576,708	
65	Reduce work in Garage to new areas only	\$1,021,267	
66	Align GSF with HDR's Totals	\$1,618,258	
67	Reduce Transfer Level Premium	\$620,556	
68	Decrease Door Hts to 8.5' and White Oak Finish	\$62,934	
69	Update pricing per BCC meeting 12/23	\$208,010	
70	Delete 2 Elevators	\$496,899	

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

			Value	Recommendation
<b>C</b>	<b>Civil</b>		<b>\$167,000</b>	<b>\$45,000</b>
	1	Remove Flood Gates	\$122,000	
	2	Storm Sewer: 42" to 36" (Carey to Capitol)	\$22,000	\$22,000
	5	Delete Storm Pipe crossing Central	\$23,000	\$23,000

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

			Value	Recommendation
<b>S</b>	<b>Site   Landscape</b>		<b>\$3,249,114</b>	<b>\$245,114</b>
1	Delete Map Installation at West Plaza		\$60,000	\$60,000
2	Delete Site Walls			
	a	six short walls	\$80,000	\$80,000
	b	two long walls	\$40,114	\$40,114
3	Delete portion of Seat wall at "25th"		\$15,000	\$15,000
4	Delete Cap at Dock Drive		\$150,000	
5	Signals at Central & 25th to Ped Crossing		\$10,000	\$10,000
6	Delete West Plaza		\$40,000	\$40,000
7	Delete North Parking Access; 1st Floor Dock		\$1,354,000	
8	Move CUP to East Parking Lot Site		\$1,500,000	

**CAPITOL SQUARE**  
**LEVEL III DESIGN & CONSTRUCTION**

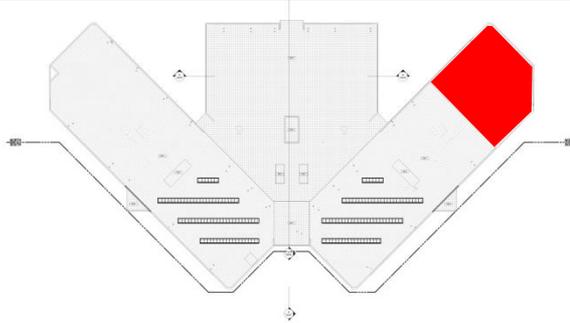
			Value	Recommendation
<b>ST Structural</b>			<b>\$300,000</b>	<b>\$300,000</b>
1	Delete Void-Form Insulation - use Gravel		\$300,000	\$300,000
<b>M Mechanical</b>			<b>\$180,000</b>	<b>\$0</b>
1	Reuse Risers		\$80,000	
2	Reuse AHU		\$100,000	
<b>E Electrical</b>			<b>\$150,000</b>	<b>\$0</b>
1	Reuse Electrical		\$150,000	
<b>TOTAL BUDGET COSTS</b>			<b>\$67,530,727</b>	<b>\$8,305,328</b>

Thank You!



# CAPITOL SQUARE

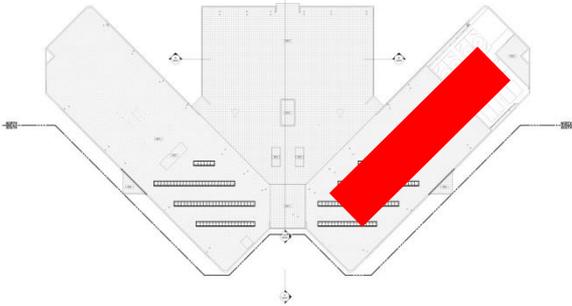
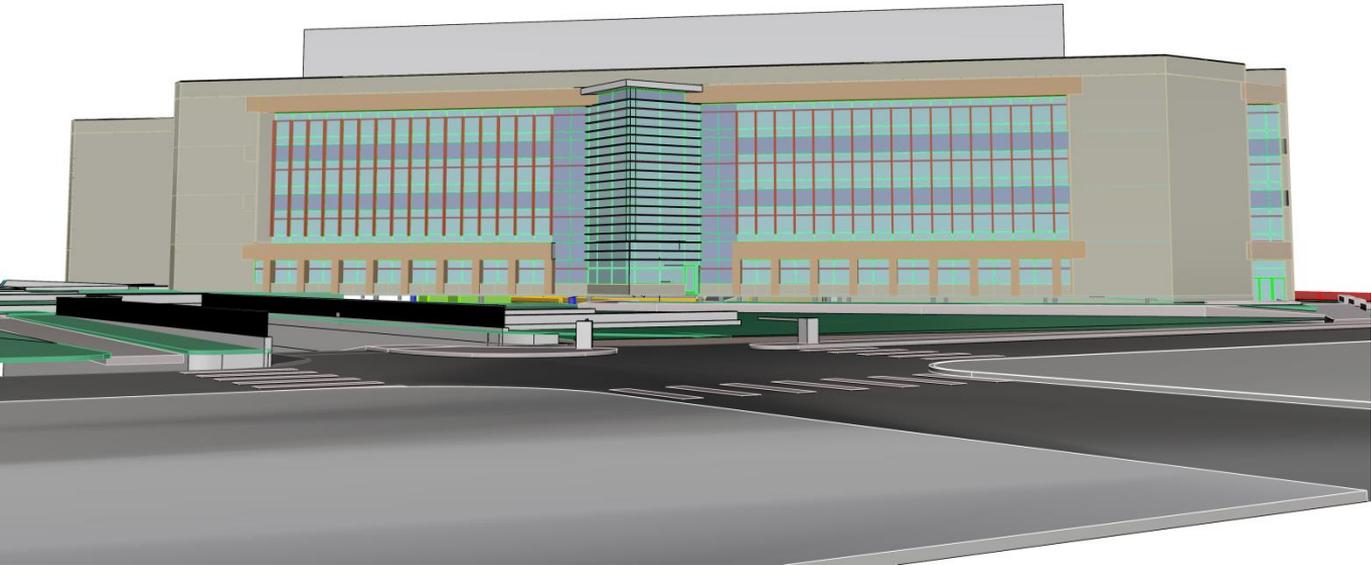
## LEVEL III DESIGN & CONSTRUCTION



View with mechanical well at 4<sup>th</sup> floor.

# CAPITOL SQUARE

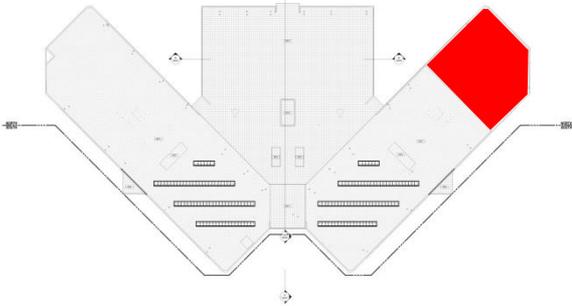
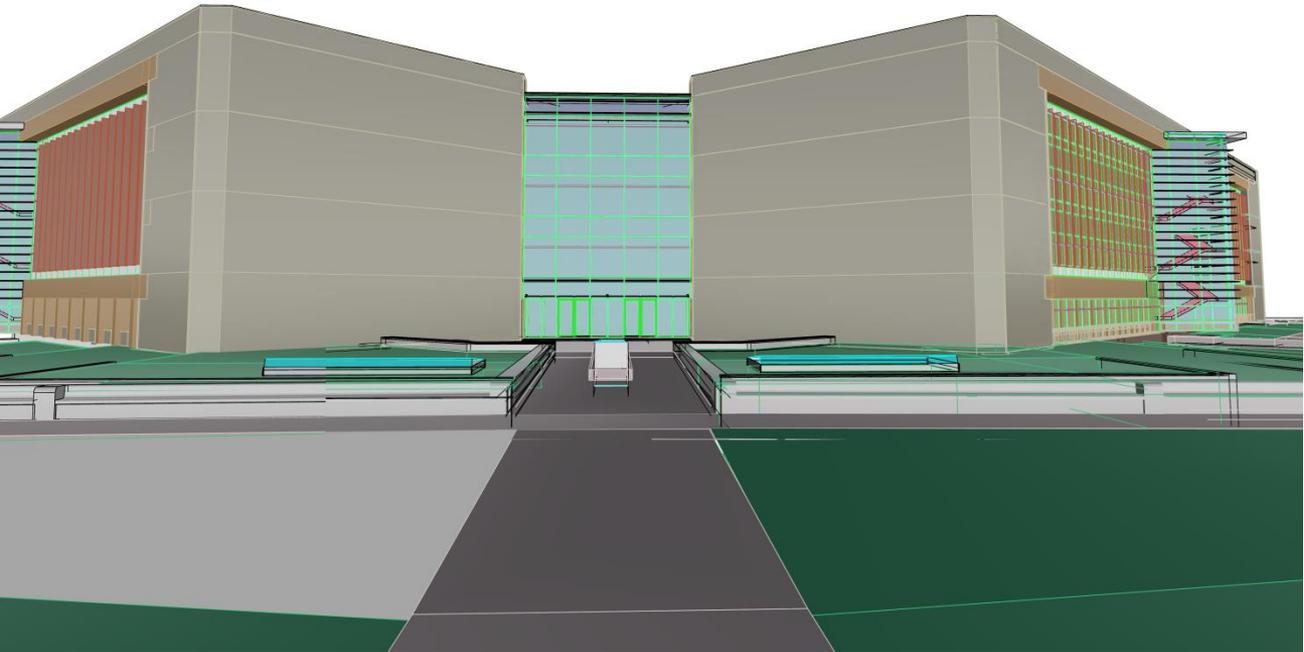
## LEVEL III DESIGN & CONSTRUCTION



View with mechanical screen wall.

# CAPITOL SQUARE

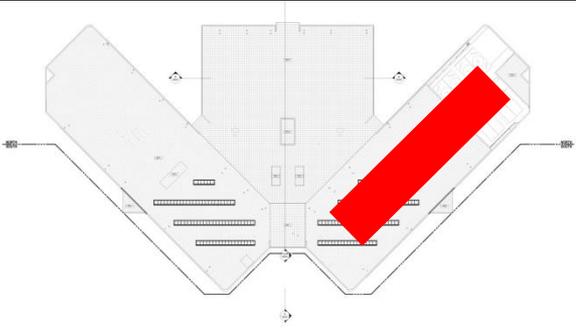
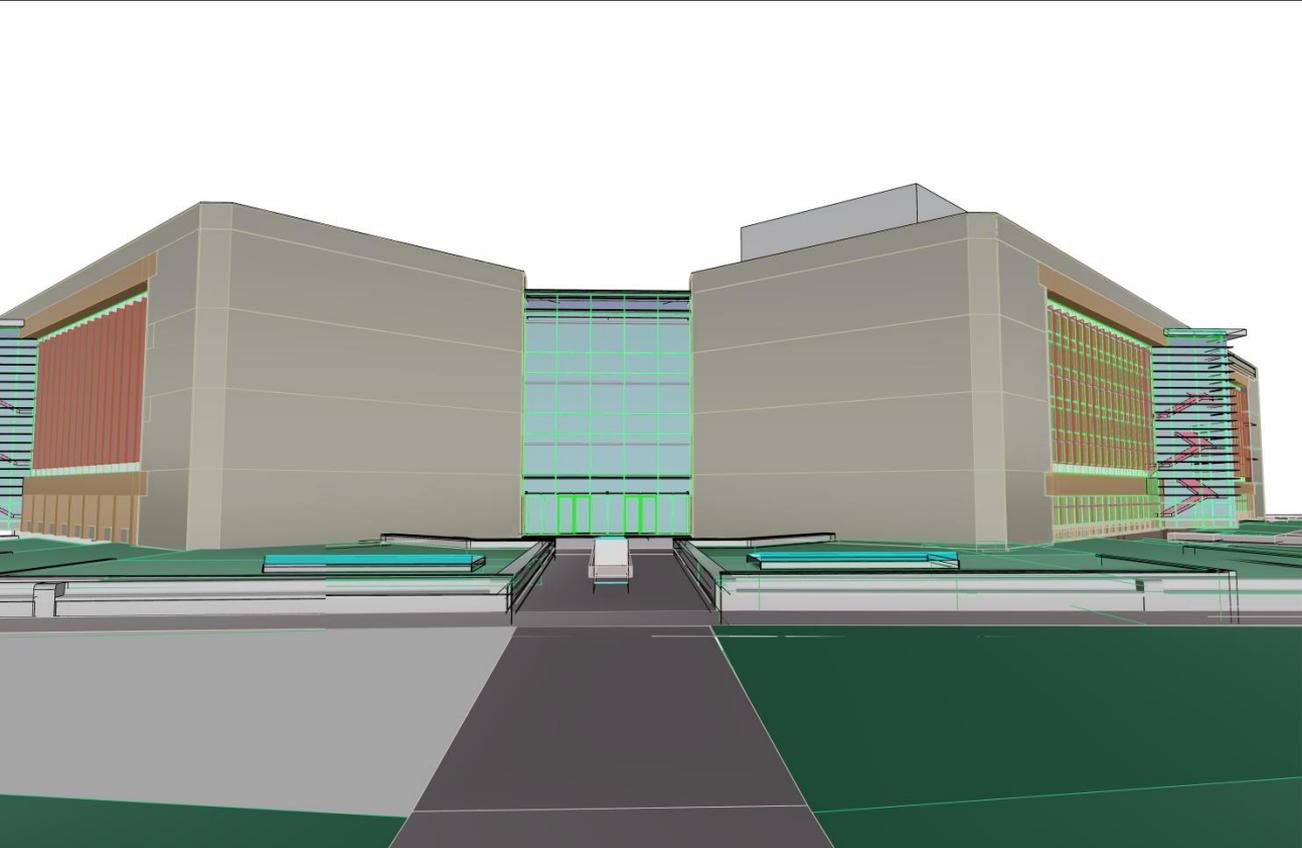
## LEVEL III DESIGN & CONSTRUCTION



View with mechanical well at 4<sup>th</sup> floor.

# CAPITOL SQUARE

## LEVEL III DESIGN & CONSTRUCTION



View with mechanical screen wall.