

WYOMING STATE CAPITOL RENOVATION & RESTORATION CAPITOL SQUARE PROJECT

CAPITOL SQUARE PROJECT OVERVIEW

JANUARY 15, 2014

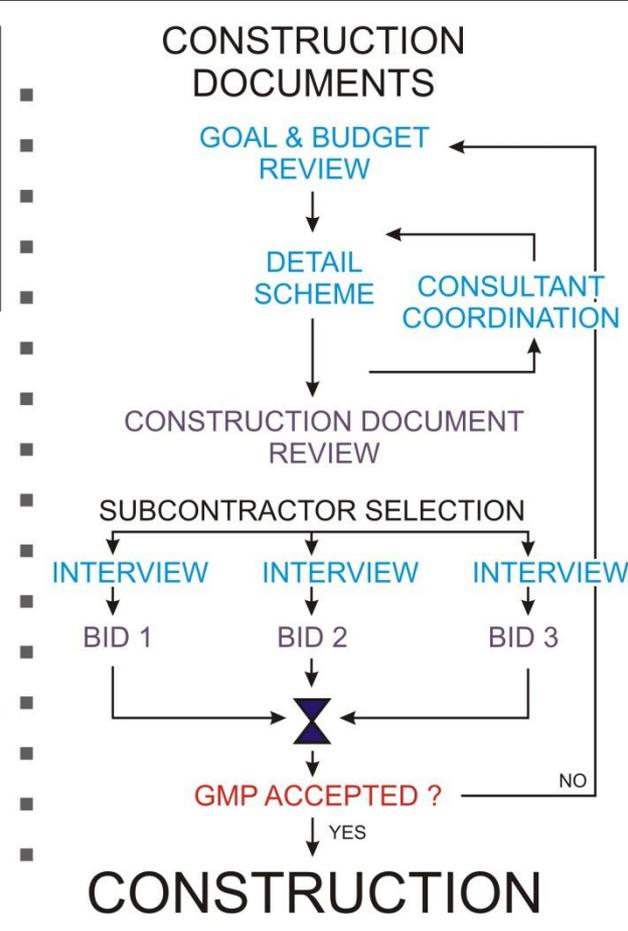
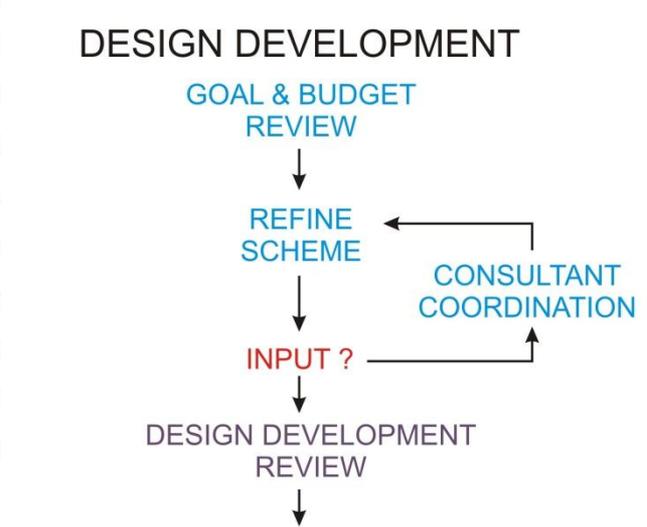
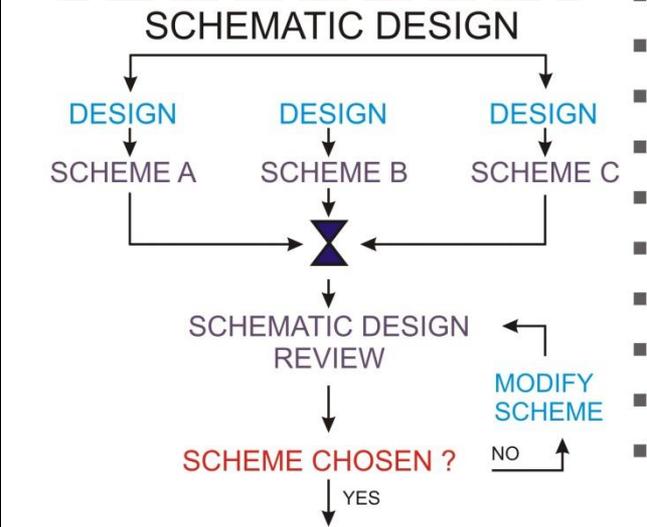
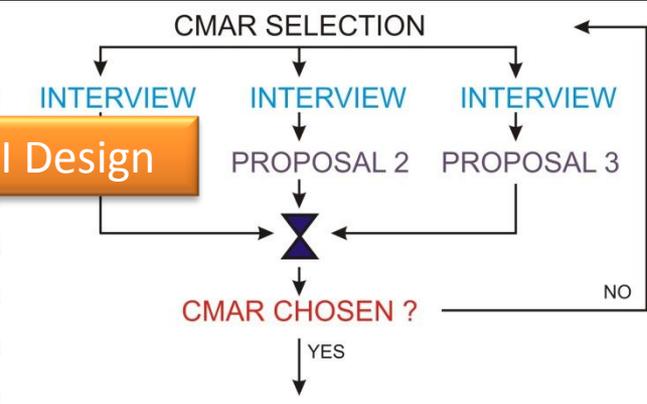
- Mel Muldrow, Administrator
State of Wyoming, A&I Construction Management
- Suzanne Norton, AIA, Project Director
A&I Construction Management
- Dennis Egge, Project Manager
A&I Construction Management



Design Process

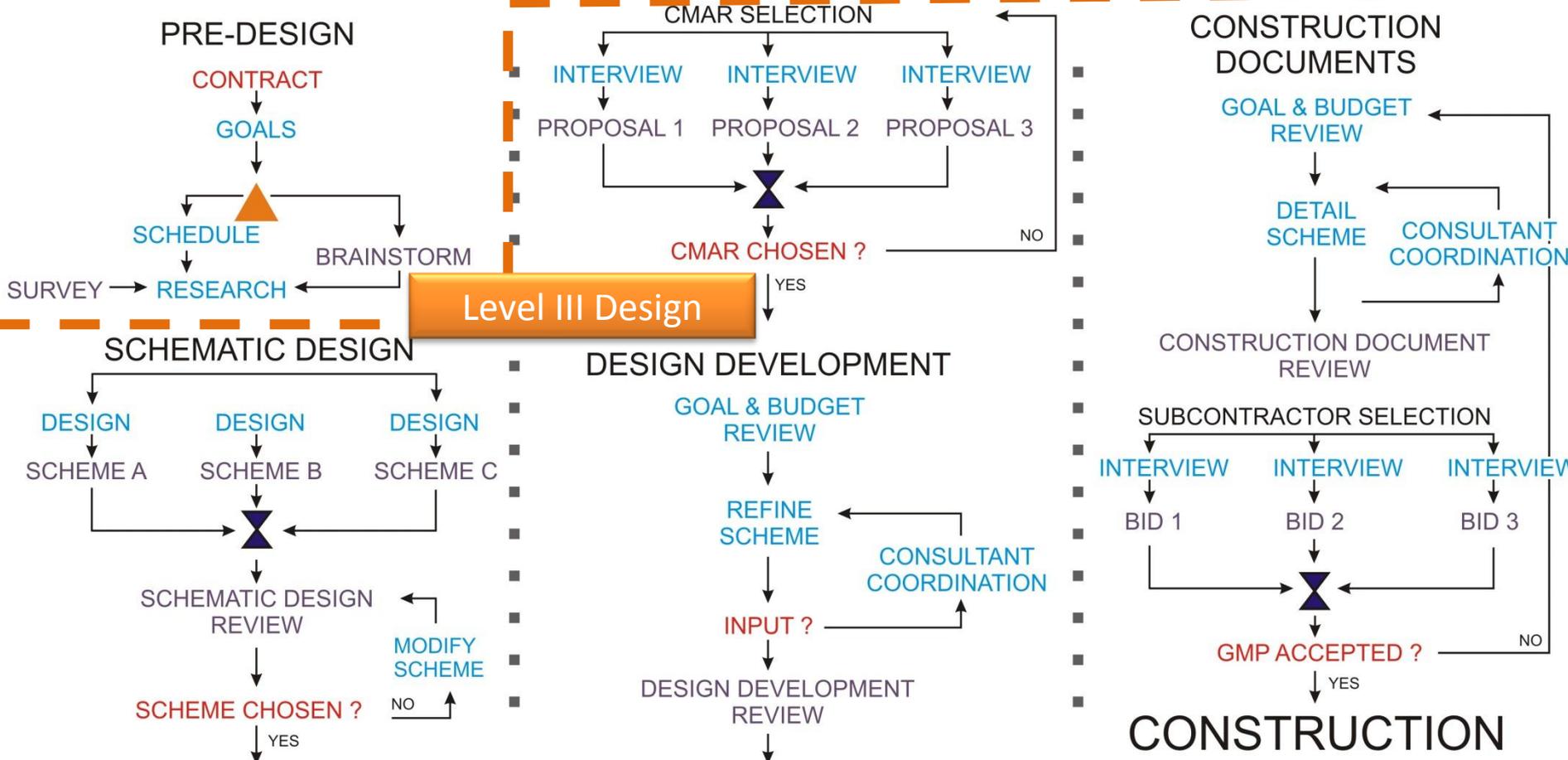
CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION



CAPITOL SQUARE

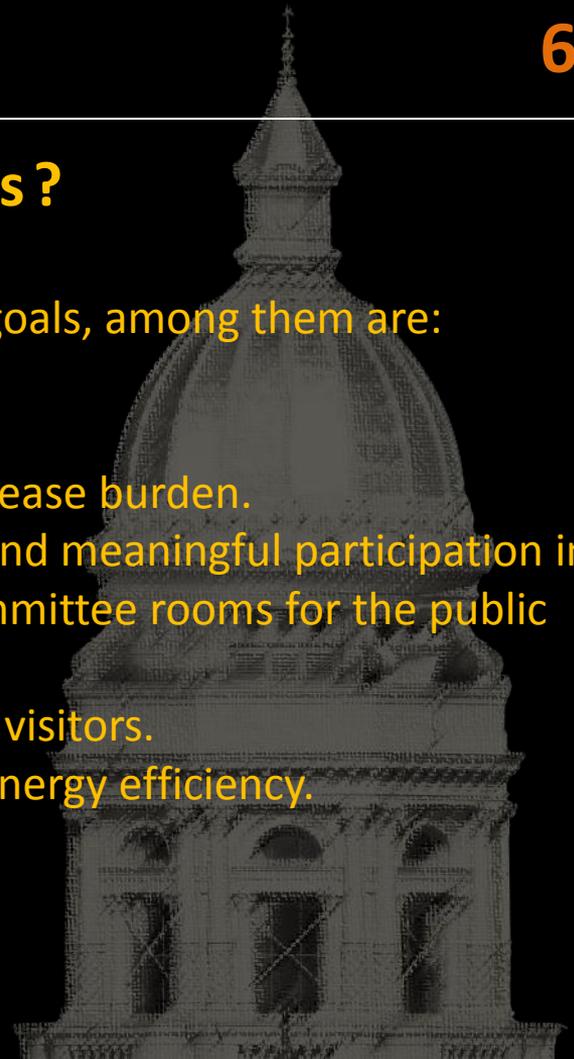
LEVEL III DESIGN & CONSTRUCTION



Project Needs and Goals

What are Capitol Square Project Goals?

- The Wyoming Capitol Square project has several important goals, among them are:
 1. To address life-safety and building code issues.
 2. To invest in existing building needs and lessen the State's lease burden.
 3. To be a host to the residents of Wyoming for their direct and meaningful participation in government, specifically regarding the creation of larger committee rooms for the public to participate more fully in legislative committee meetings.
 4. To improve safety and security for building occupants and visitors.
 5. To improve heating, cooling and ventilation systems and energy efficiency.
 6. To improve Capitol Complex parking and site amenities.



What is the Capitol Square Project?

- The Wyoming Capitol Square project involves and centers around the restoration of the Wyoming State Capitol, which is a National Historic Landmark. The project has several components which may be executed in a sequenced/phased schedule:
 1. Rehabilitation and Restoration of the Capitol.
 2. Rehabilitation and expansion of the Herschler Building.
 3. Selective demolition and renovation of the below-grade gallery space that connects the Capitol and Herschler Building.
 4. Modifications to the drives and parking area below the Herschler building.
 5. New Central Utility Plant (CUP).
 6. Adjacent/ancillary site and system improvements.





Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site
- North Drive

Gallery / Connector

- Renovation
- Expansion

Central Utility Plant Adjacent Sites

Project Context



2004
2010
2012

2005

2008

1984

2000
2007

2014

2012

2003
2008
2012

2008

Capitol

- Roof/Skylights
- Condensate Project
- Space Study
 - Herschler 1&2
 - New Building
 - Addition

New Office Building

- East Lot
- West Lot
- Lease Burden

Herschler

- Parking Garage
- Addition

Schrader's/Idelman

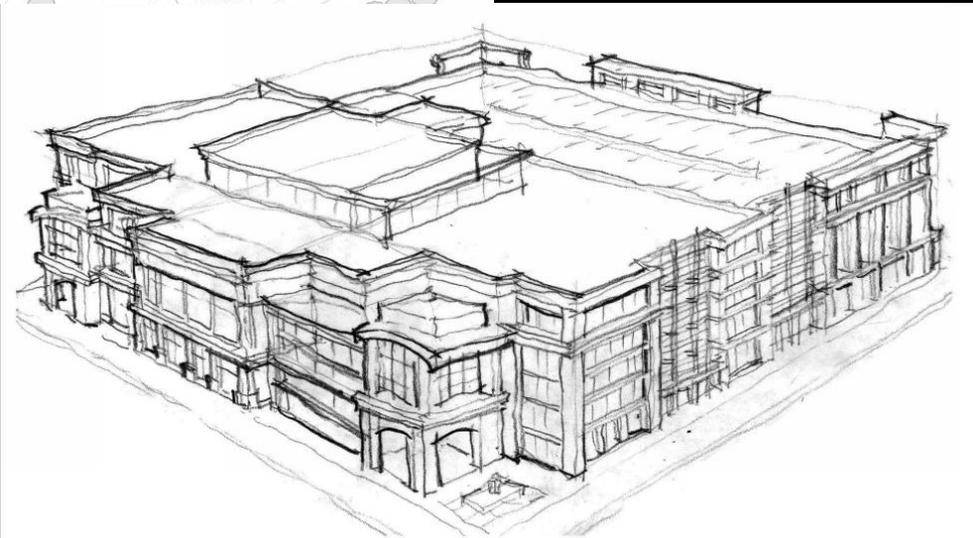
St Mary's Property – Level I/II Study – December 2008



Maximum Development

152,000 nasf

\$75.2M [2010]



\$92.4M [2016]

Construction Cost

Pioneer Site – Level I/II Study – February 2012



Maximum Development
250,000 nsf

\$96.5M [2015]



\$99.9M [2016]

Construction Cost

Herschler Building Construction



Phase I Development

173,000 nasf

\$27.3M [1981]

\$94.2M [2016]

Construction Cost



2004
2010
2012

2005

2008

1984

2000
2007

2014

2012

2003
2008
2012

2008

Capitol

- Roof/Skylights
- Condensate Project
- Space Study
 - Herschler 1&2
 - New Building
 - Addition

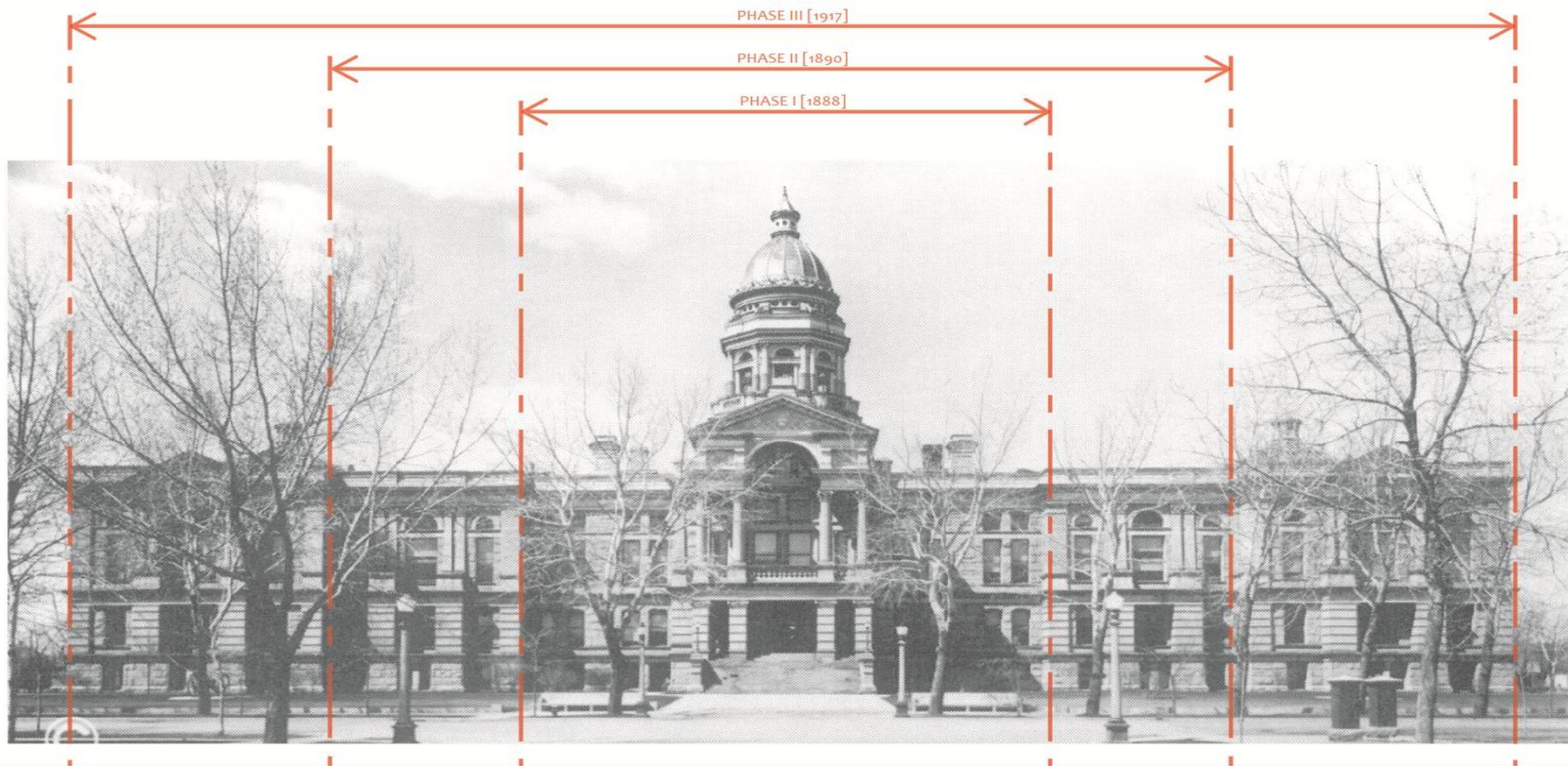
New Office Building

- East Lot
- West Lot
- Lease Burden

Herschler

- Parking Garage
- Addition

Schrader's/Idelman



PHASE III [1917]

PHASE II [1890]

PHASE I [1888]





Deterioration



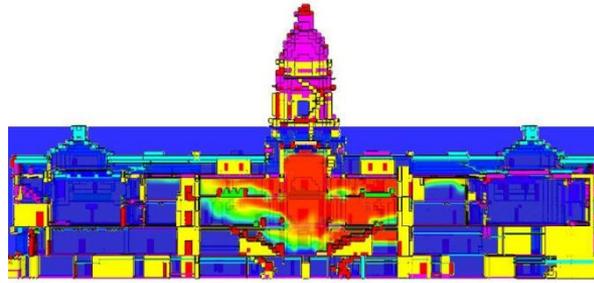
Damage



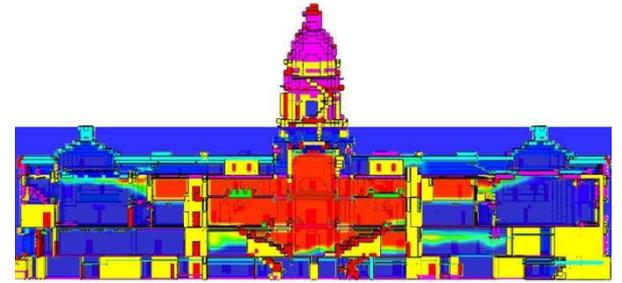
Need for Invasive Repair



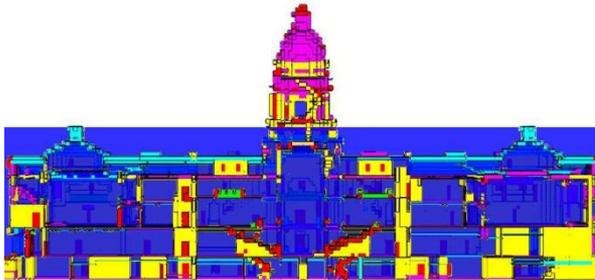
0 SECONDS



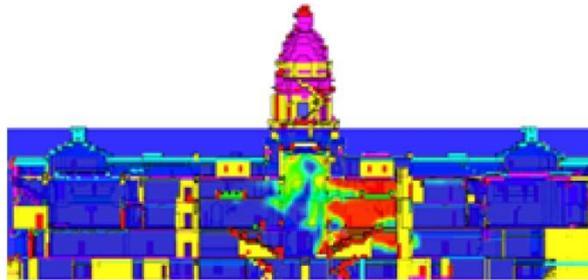
120 SECONDS



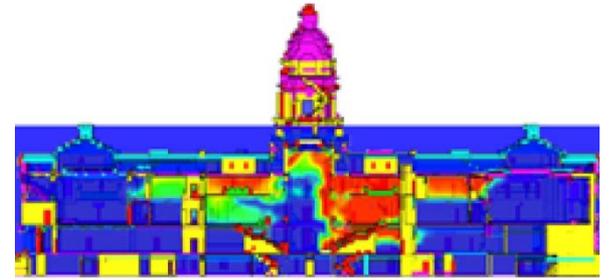
240 SECONDS



0 SECONDS

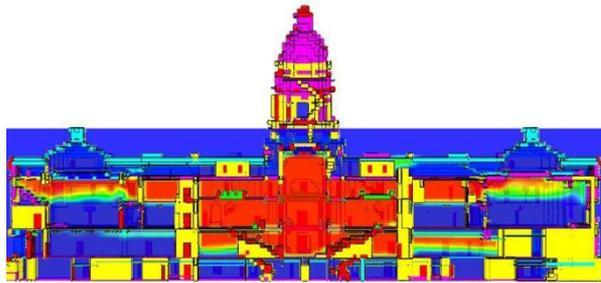


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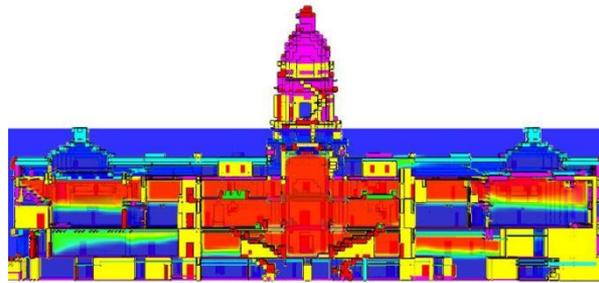


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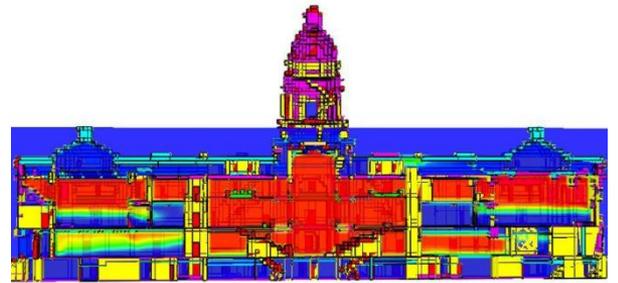
No Smoke Evacuation vs. Smoke Evacuation 20



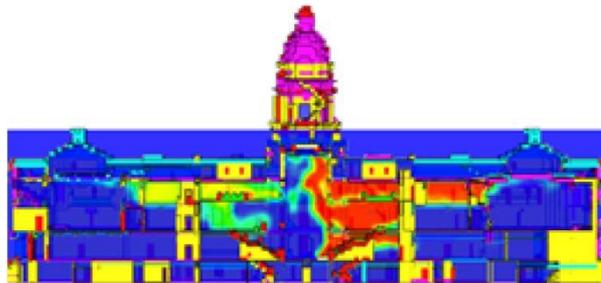
360 SECONDS



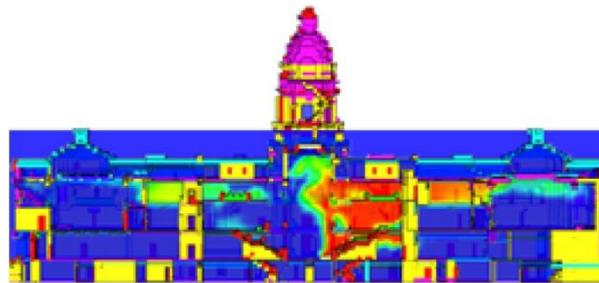
480 SECONDS



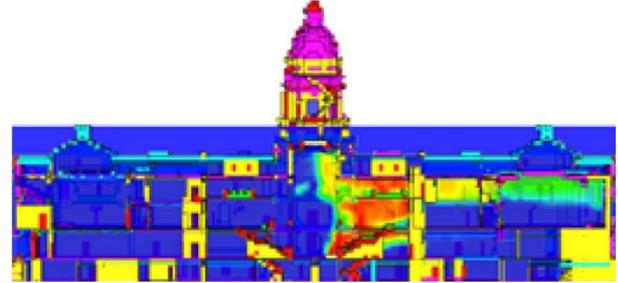
600 SECONDS



360 SECONDS

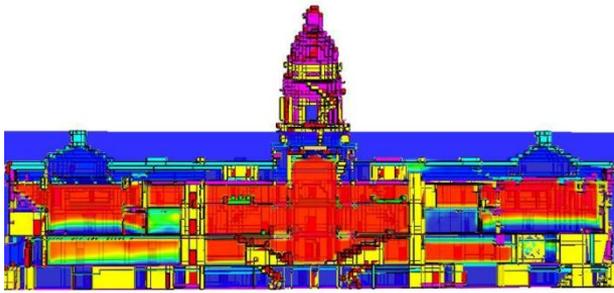


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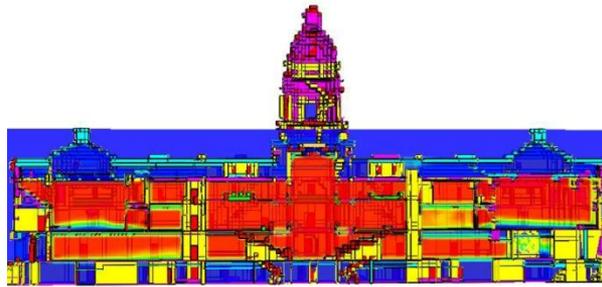


600 SECONDS

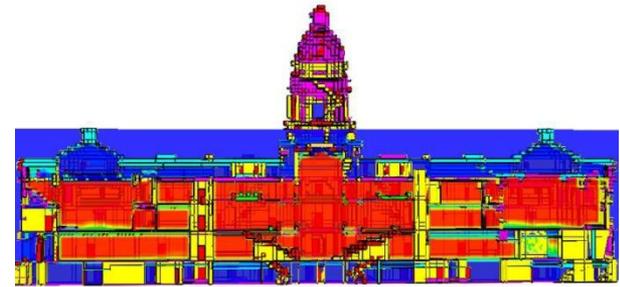
No Smoke Evacuation vs. Smoke Evacuation



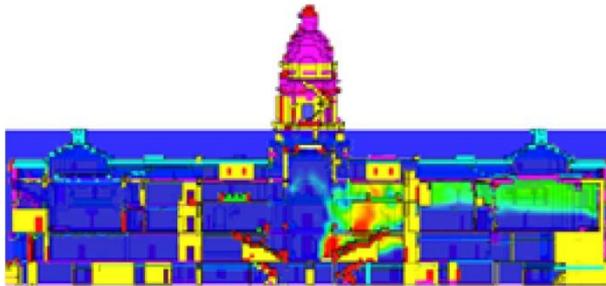
720 SECONDS



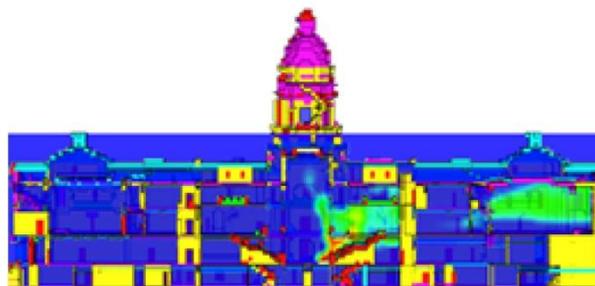
960 SECONDS



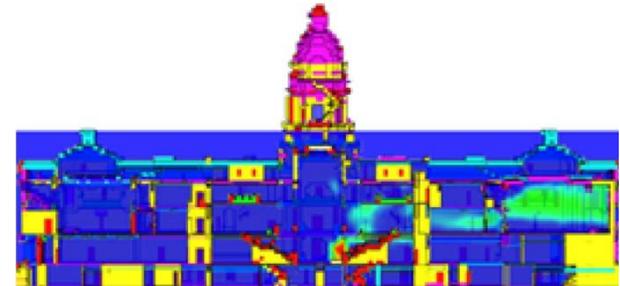
1,200 SECONDS



720 SECONDS



960 SECONDS



1,200 SECONDS

No Smoke Evacuation vs. Smoke Evacuation

Capitol Building Needs and Solutions

Substantial Deferred Maintenance
and Advanced Deterioration



Comprehensive Repair and
Invasive Restoration

Capitol Building Needs and Solutions

Substantial Deferred Maintenance
and Advanced Deterioration

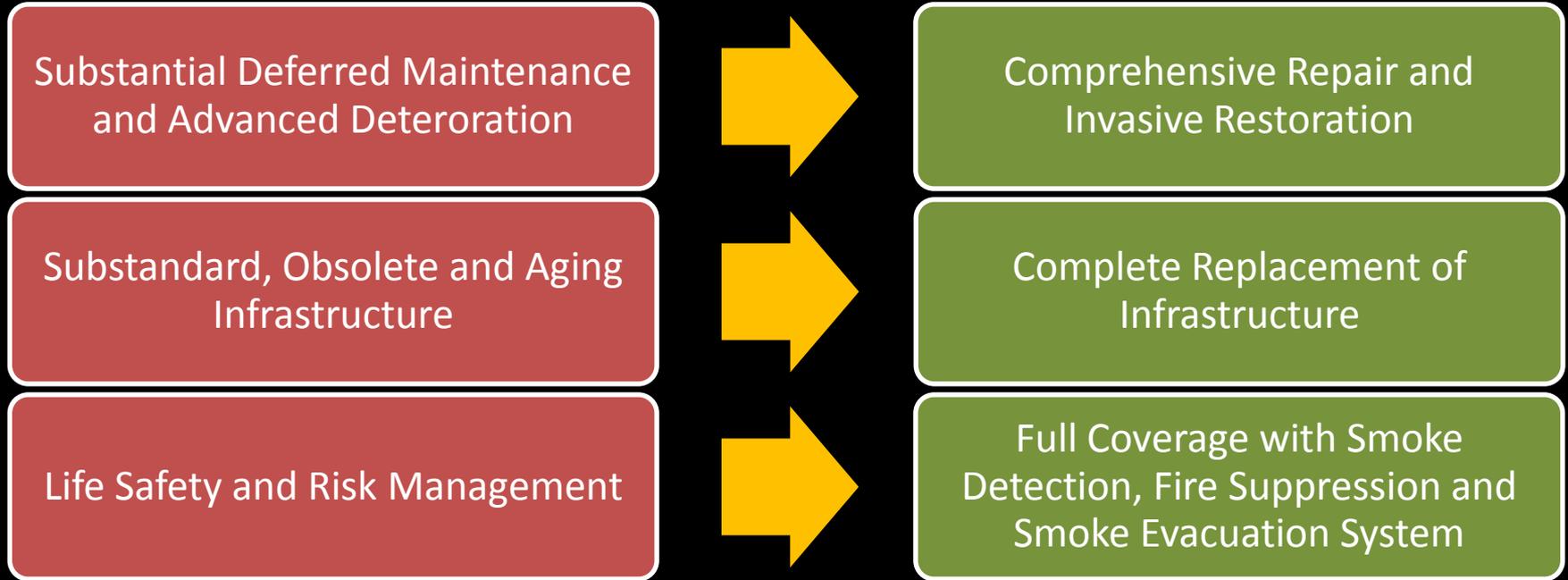
Substandard, Obsolete and Aging
Infrastructure



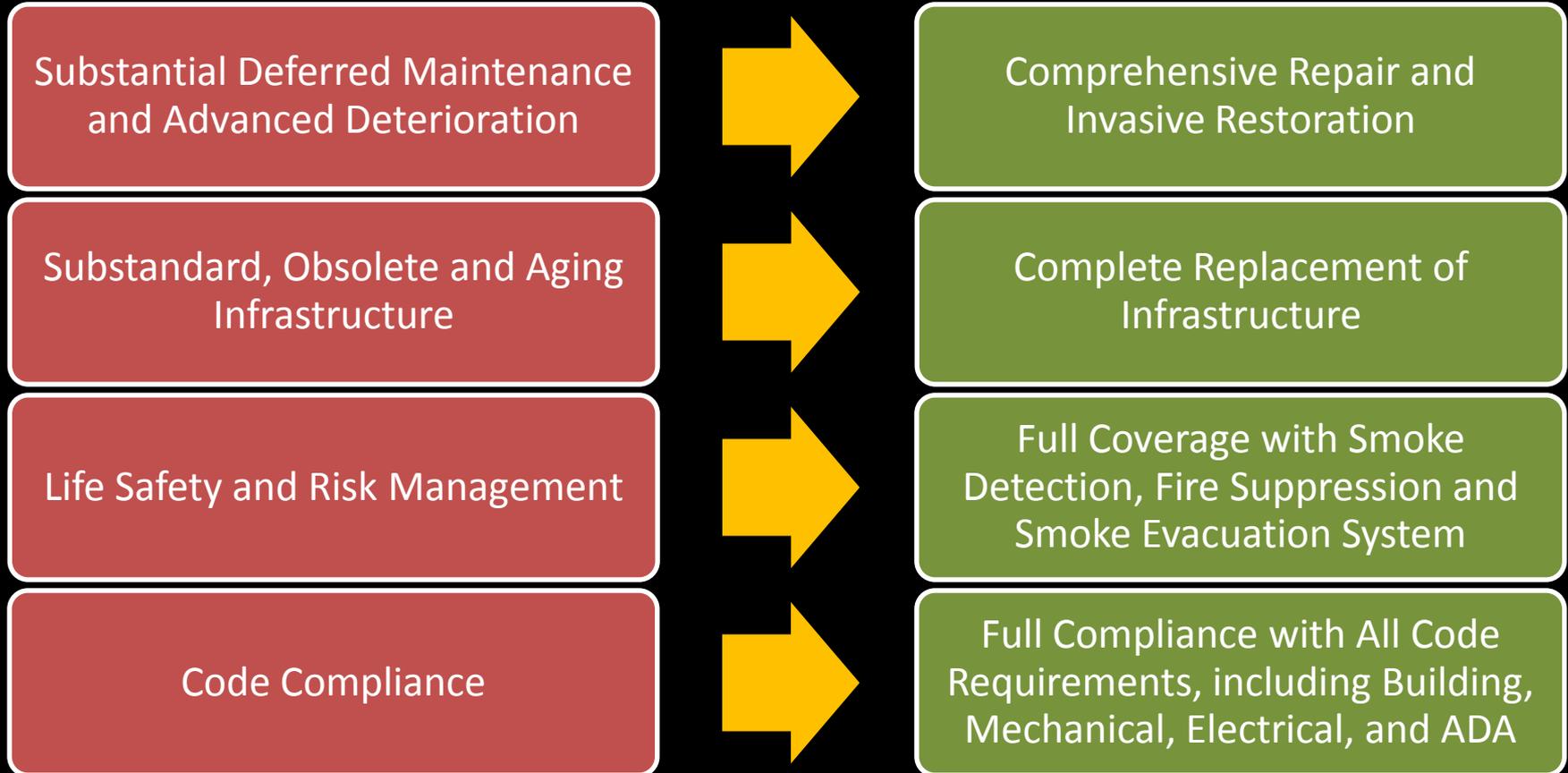
Comprehensive Repair and
Invasive Restoration

Complete Replacement of
Infrastructure

Capitol Building Needs and Solutions



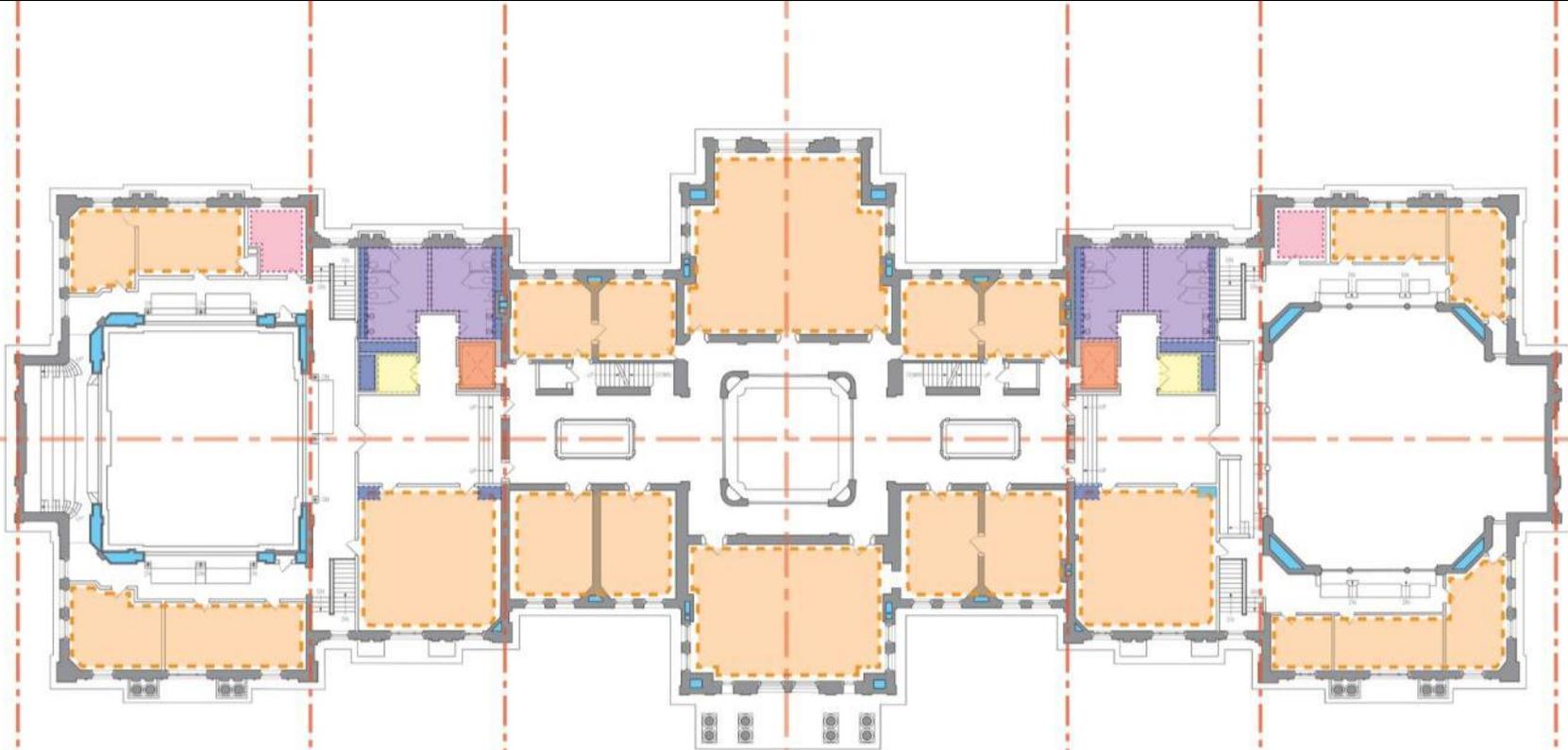
Capitol Building Needs and Solutions



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

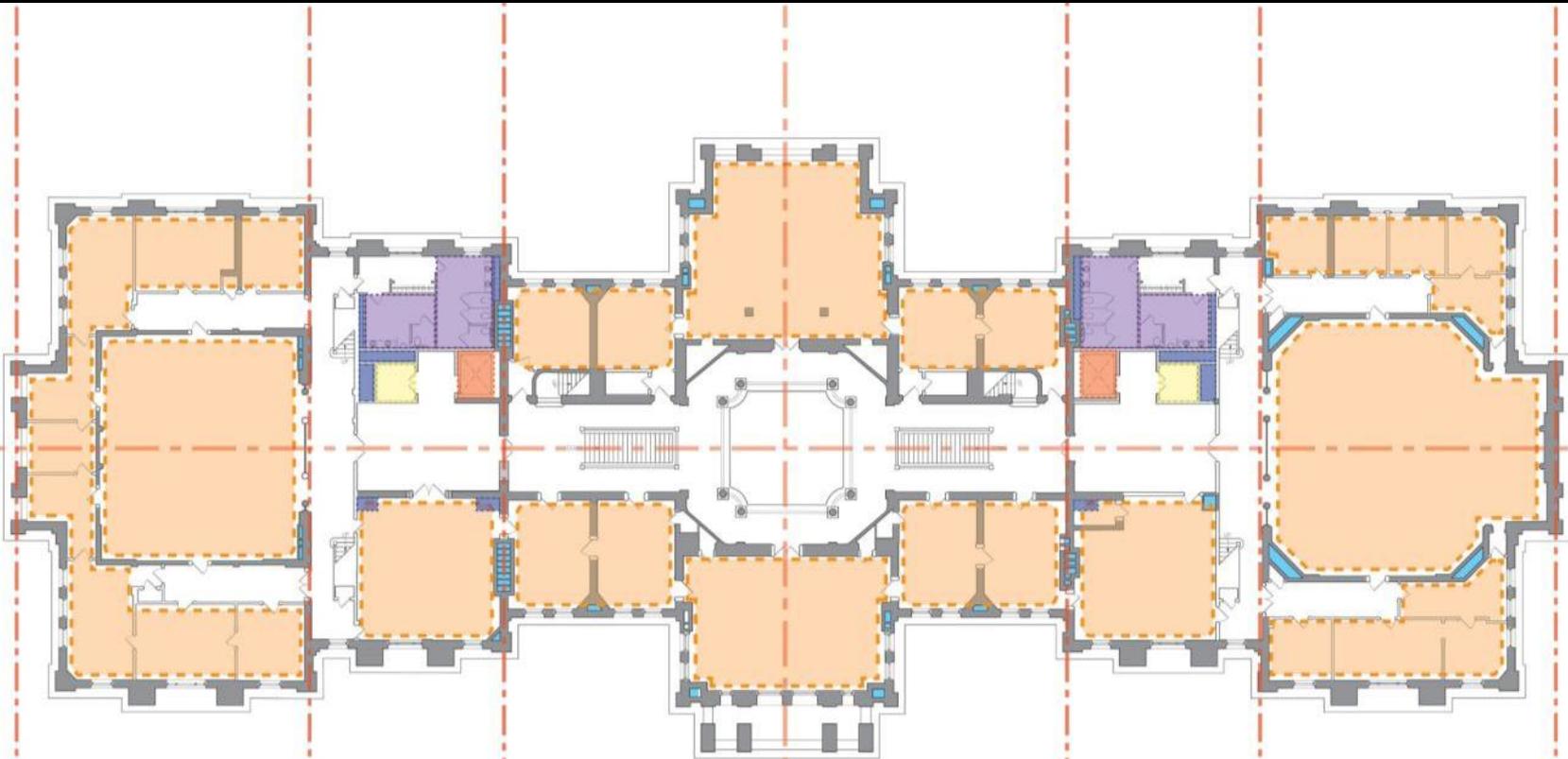
3RD LEVEL



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

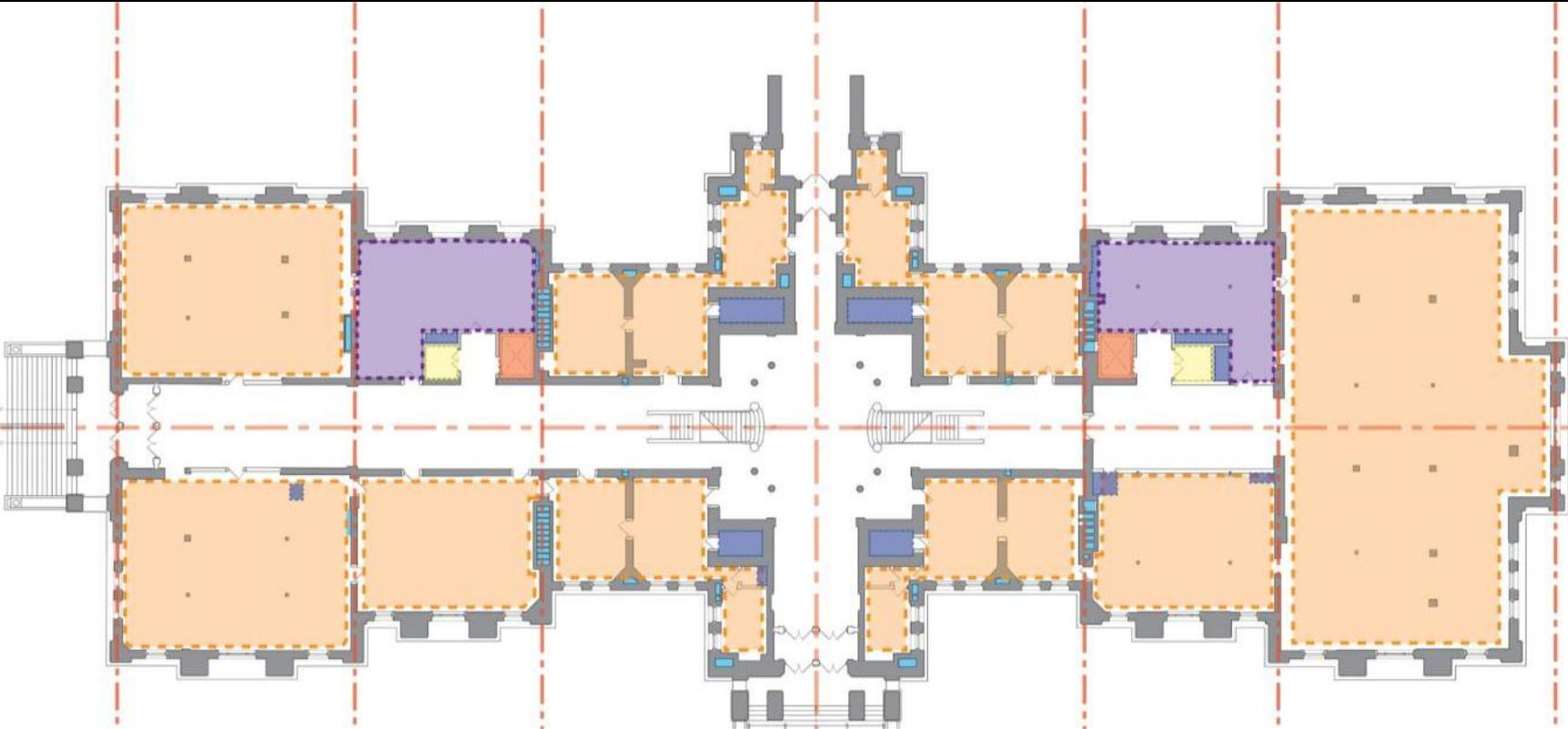
2ND LEVEL



CAPITOL SQUARE

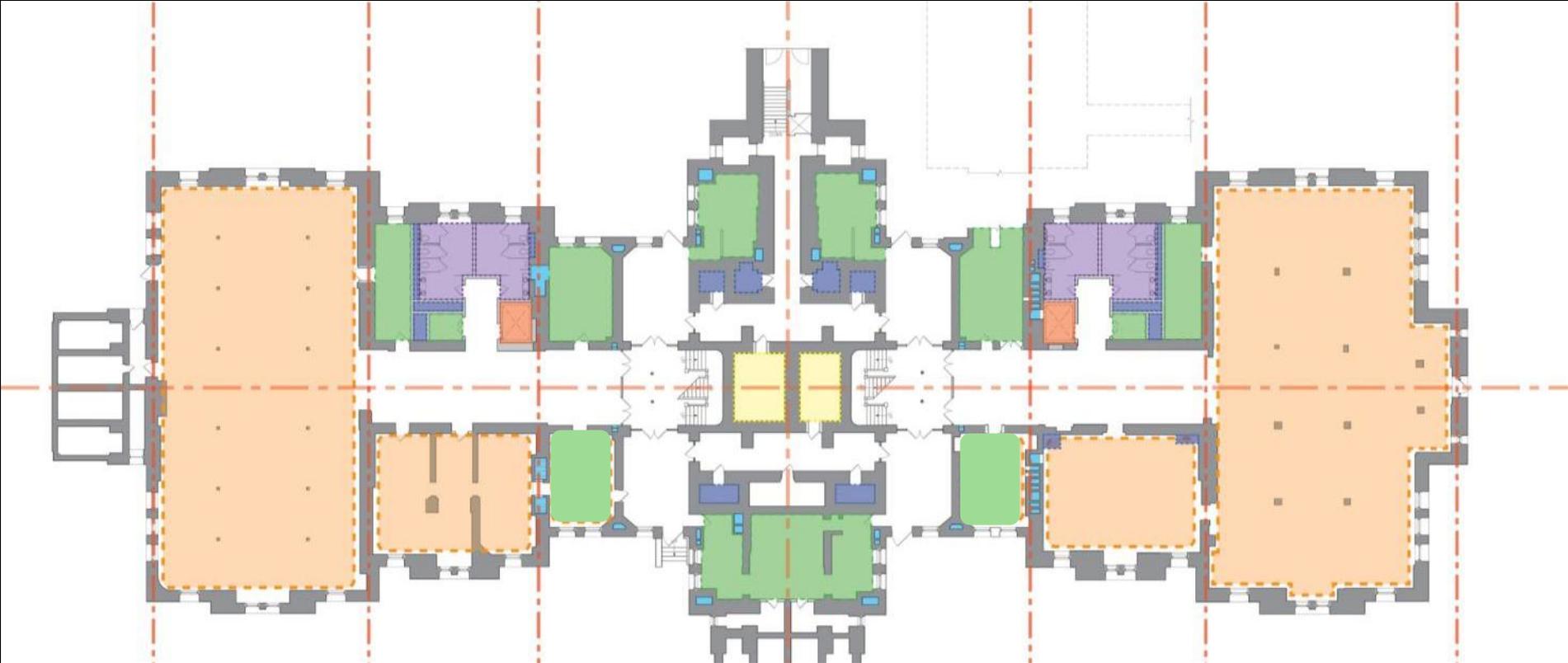
LEVEL III DESIGN & CONSTRUCTION

1ST LEVEL



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LOWER LEVEL



NASF SUMMARY

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



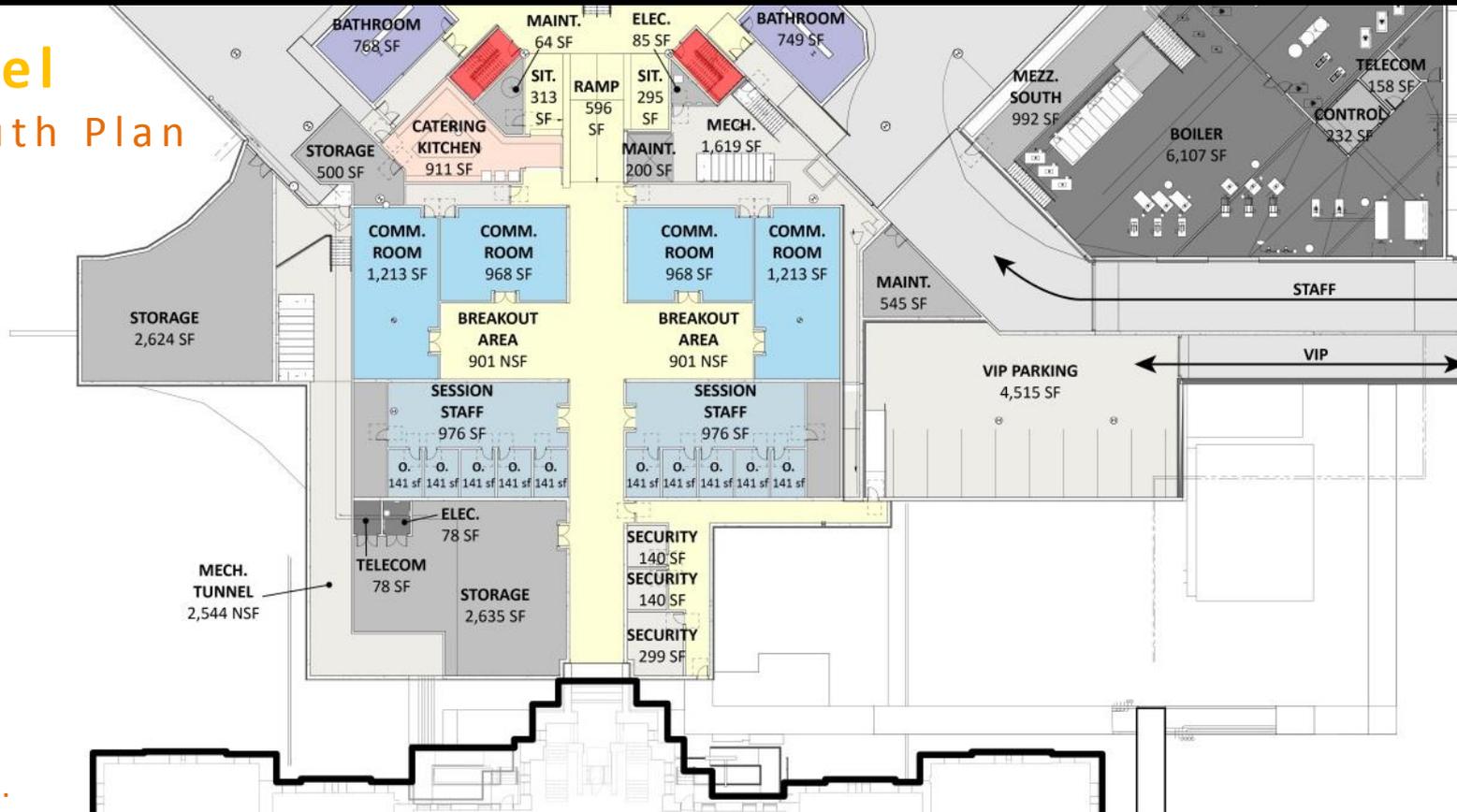
**MANAGEMENT COUNCIL POSITION
REGARDING LEVEL I AND II STUDY OF CAPITOL RENOVATION
(ADOPTED DECEMBER 12, 2012)**

and request the Level I and Level II space study and the Management Council review 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.

CAPITOL SQUARE LEVEL III DESIGN & CONSTRUCTION

Lower Level Enlarged South Plan



Task Force Mtg.
November 5, 2014



Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site

Gallery / Connector

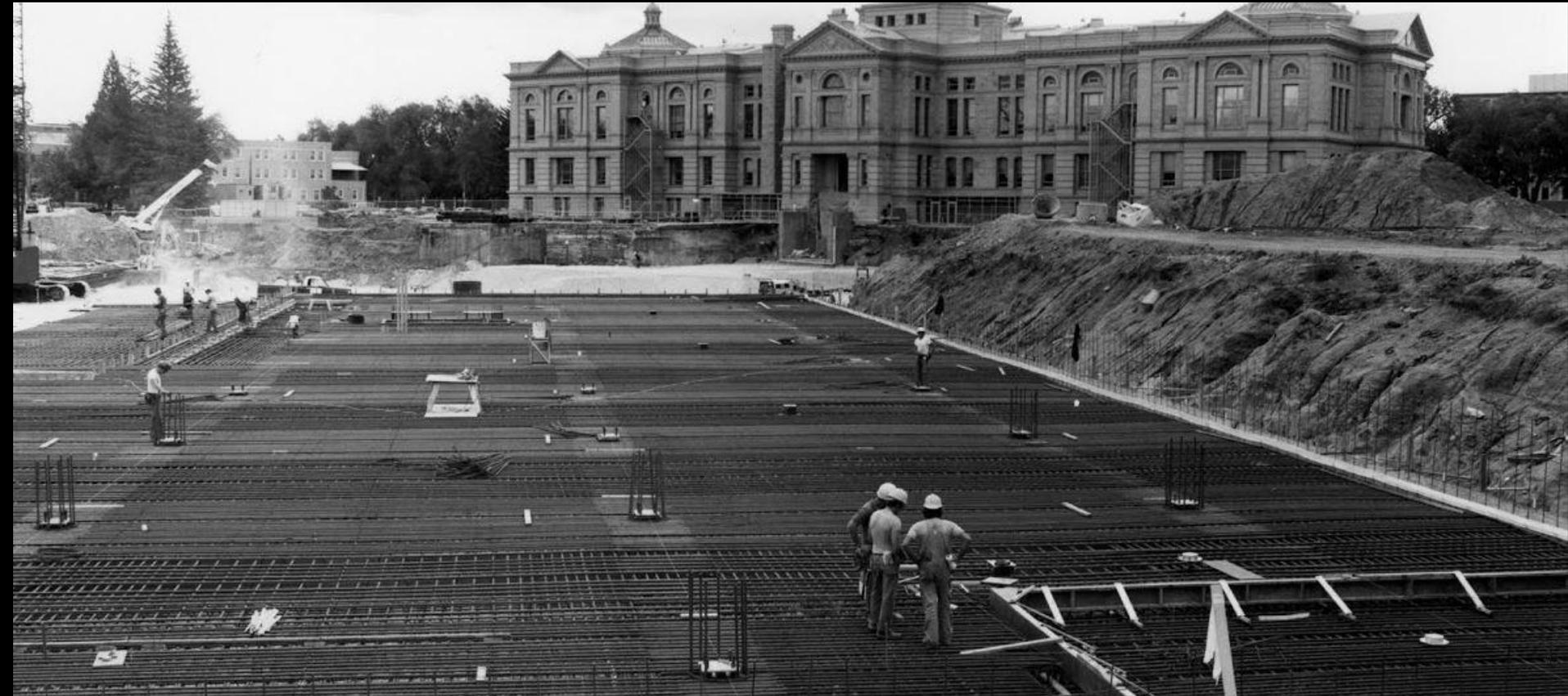
- Renovation
- Expansion

Central Utility Plant Adjacent Sites

Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



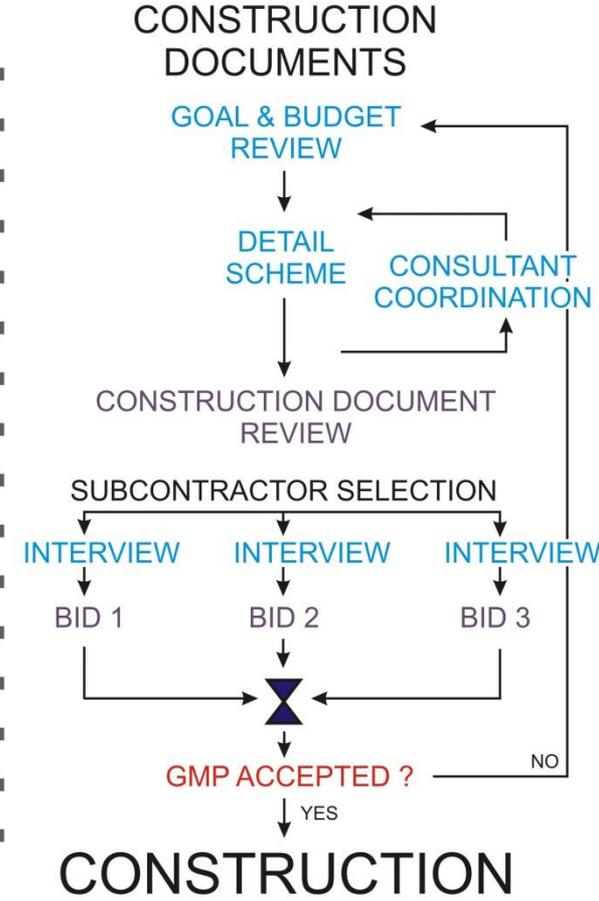
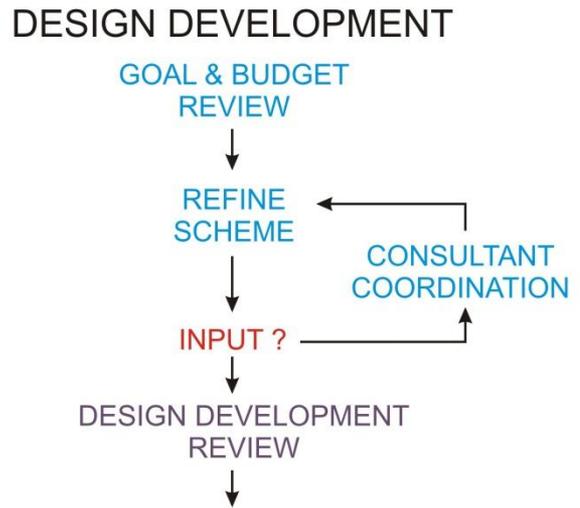
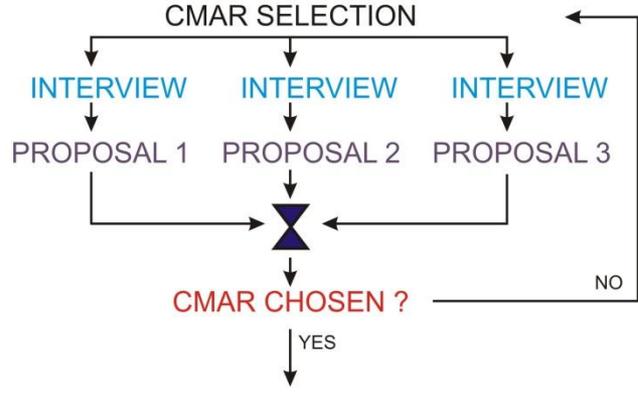
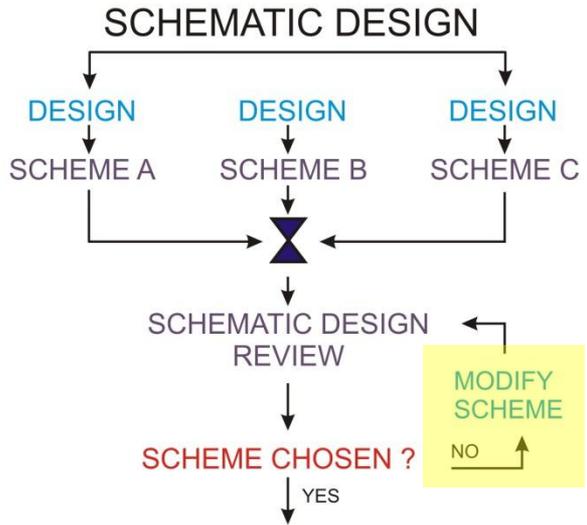
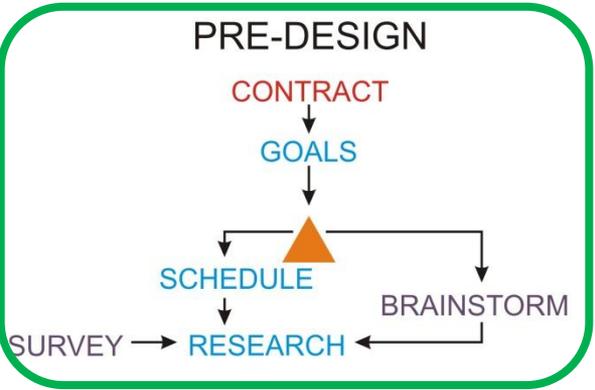
Herschler Update

- Addition Size
 - May 8, 2014 – Oversight Group Meeting

PAGE 4 OF 7

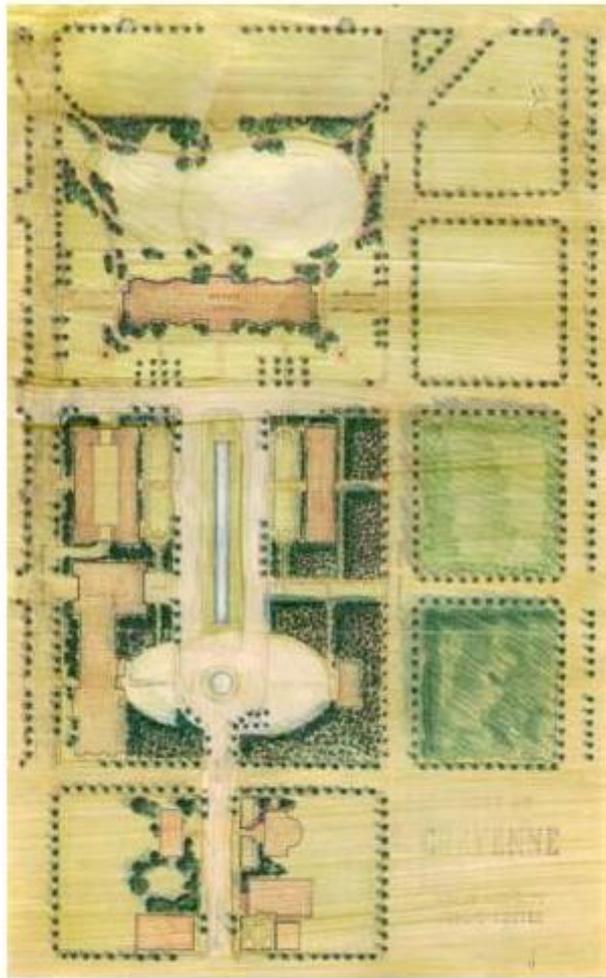
The Oversight Group had questions about the location of the footings for the Herschler addition and whether those footings impact how the addition can be designed. Mr. Whetstone explained that the real benefit to the State is not so much the footings, but the concrete slab that runs the entire length of the property on the north side that ranges from 30 to 45 inches wide, and so the shape of the addition will not be affected by where the existing footings are located. The Oversight Group requested that Mr. Whetstone explore options to maximize the space for the addition.

Level I & II Design Study



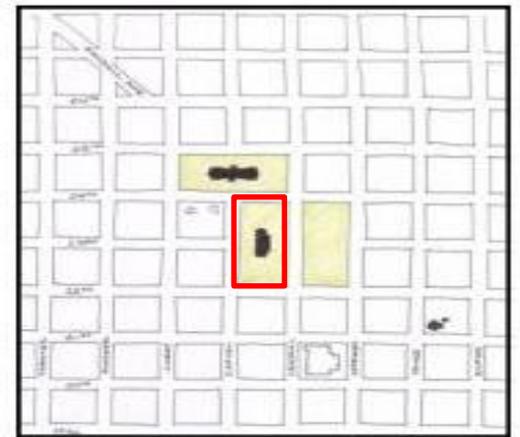
LEVEL I & II DESIGN STUDY

- Master Plan
- Supreme Court
- Barrett Building

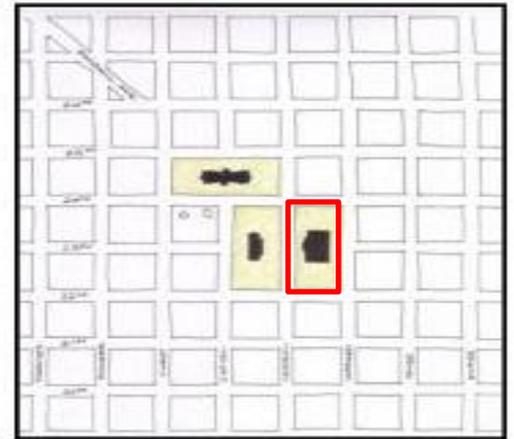


S.R. DeBoer's Plan, 1920-1930

Photo Credit: Denver Public Library, Western History Collection



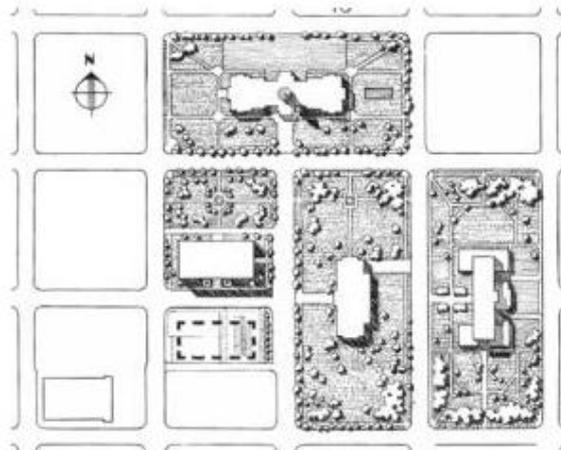
1936 ↑ The addition of the Supreme Court/State Library Building



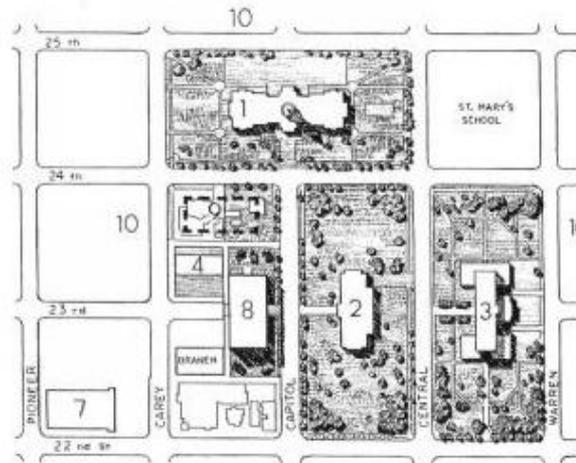
1952 ↑ The addition of the Barrett Building

LEVEL I & II DESIGN STUDY

➤ Hathaway Building



Kellogg and Kellogg Plan, 1970 ↑ Scheme 1

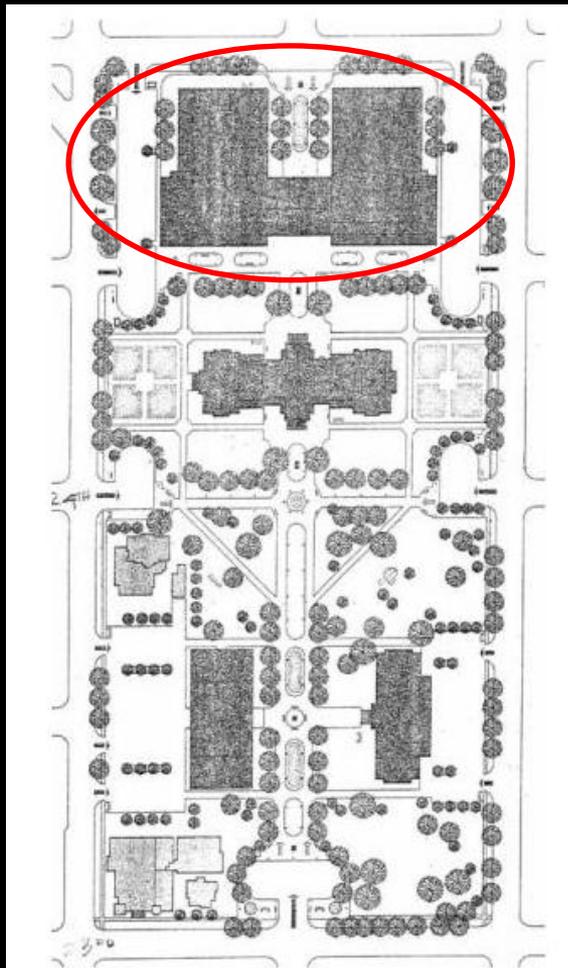


Kellogg and Kellogg Plan, 1970 ↑ Scheme 2

LEVEL I & II DESIGN STUDY

➤ Herschler Building

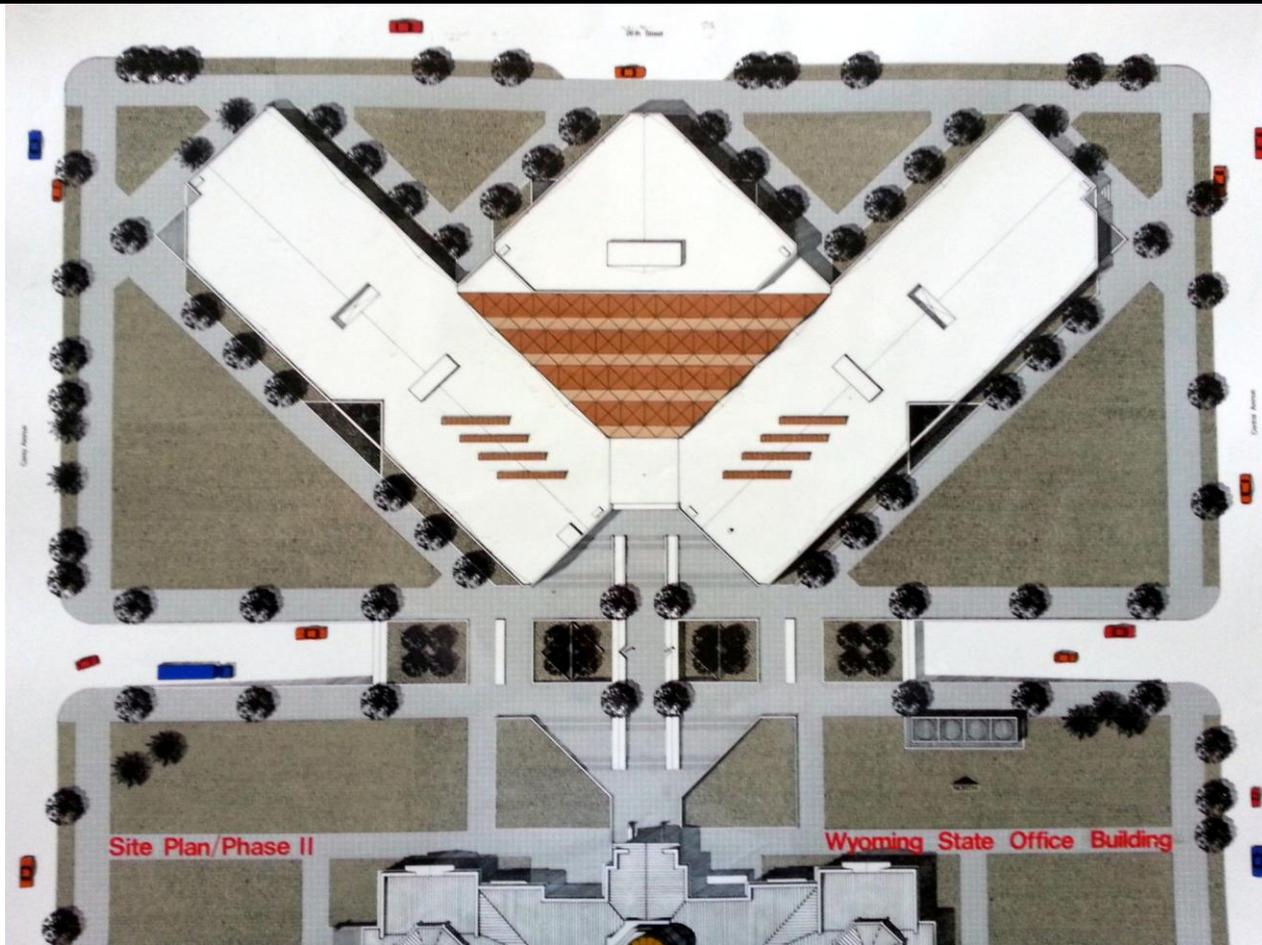
Level I / II Study



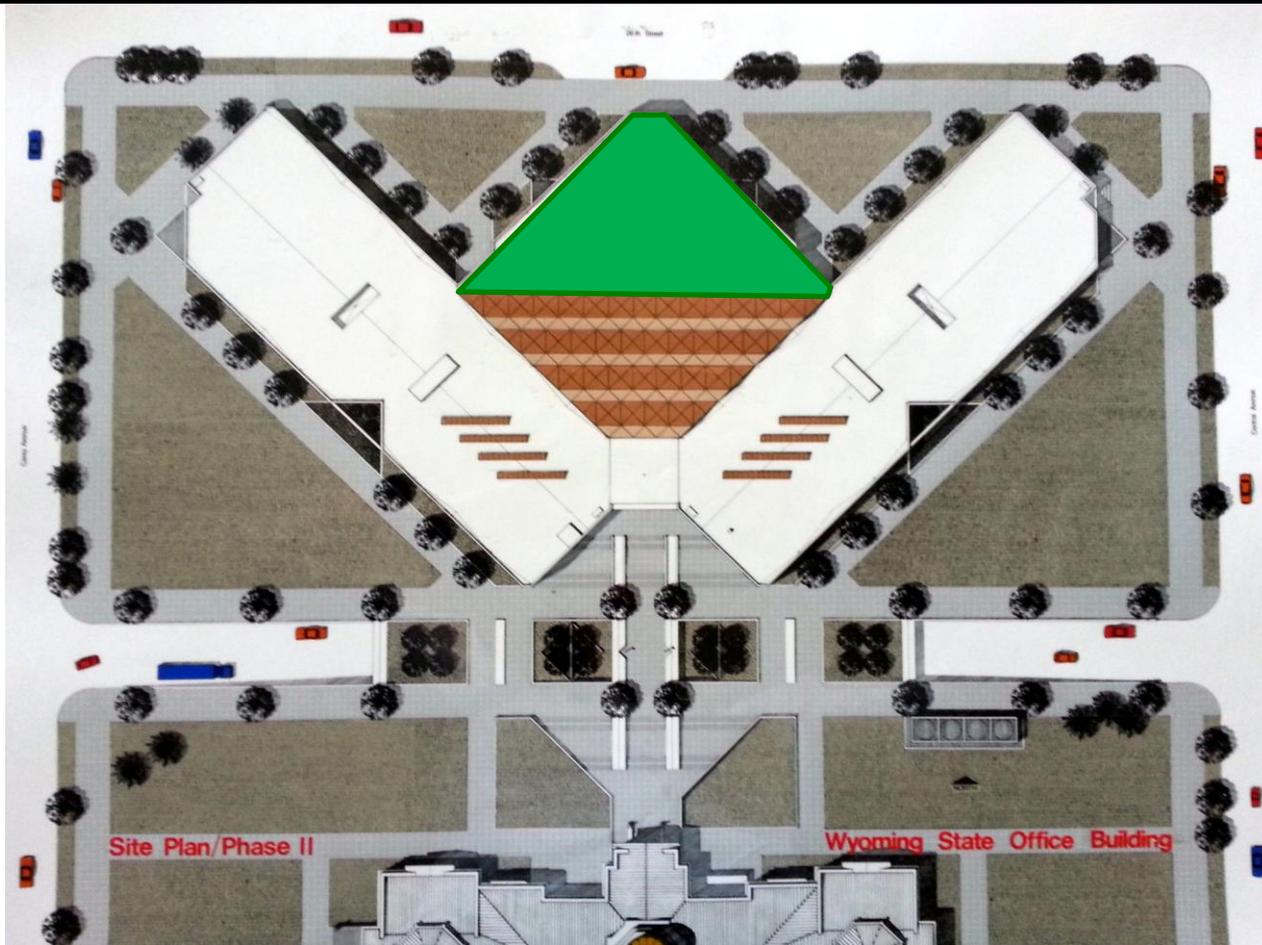
Current Result



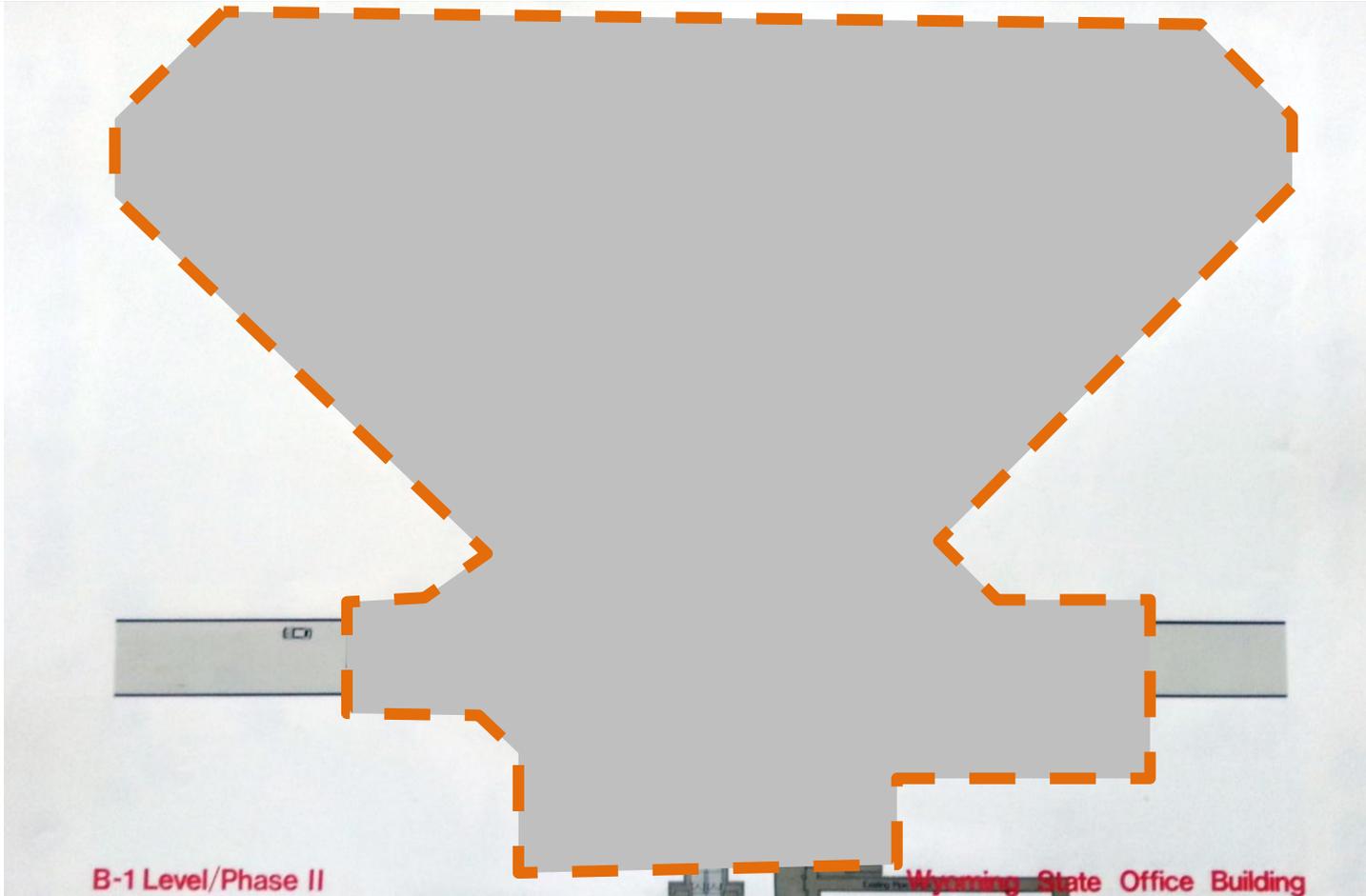
HERSCHLER
PHASE II
(1980)



HERSCHLER
PHASE II
(1980)



HERSCHLER
PHASE II



HERSCHLER
PHASE II



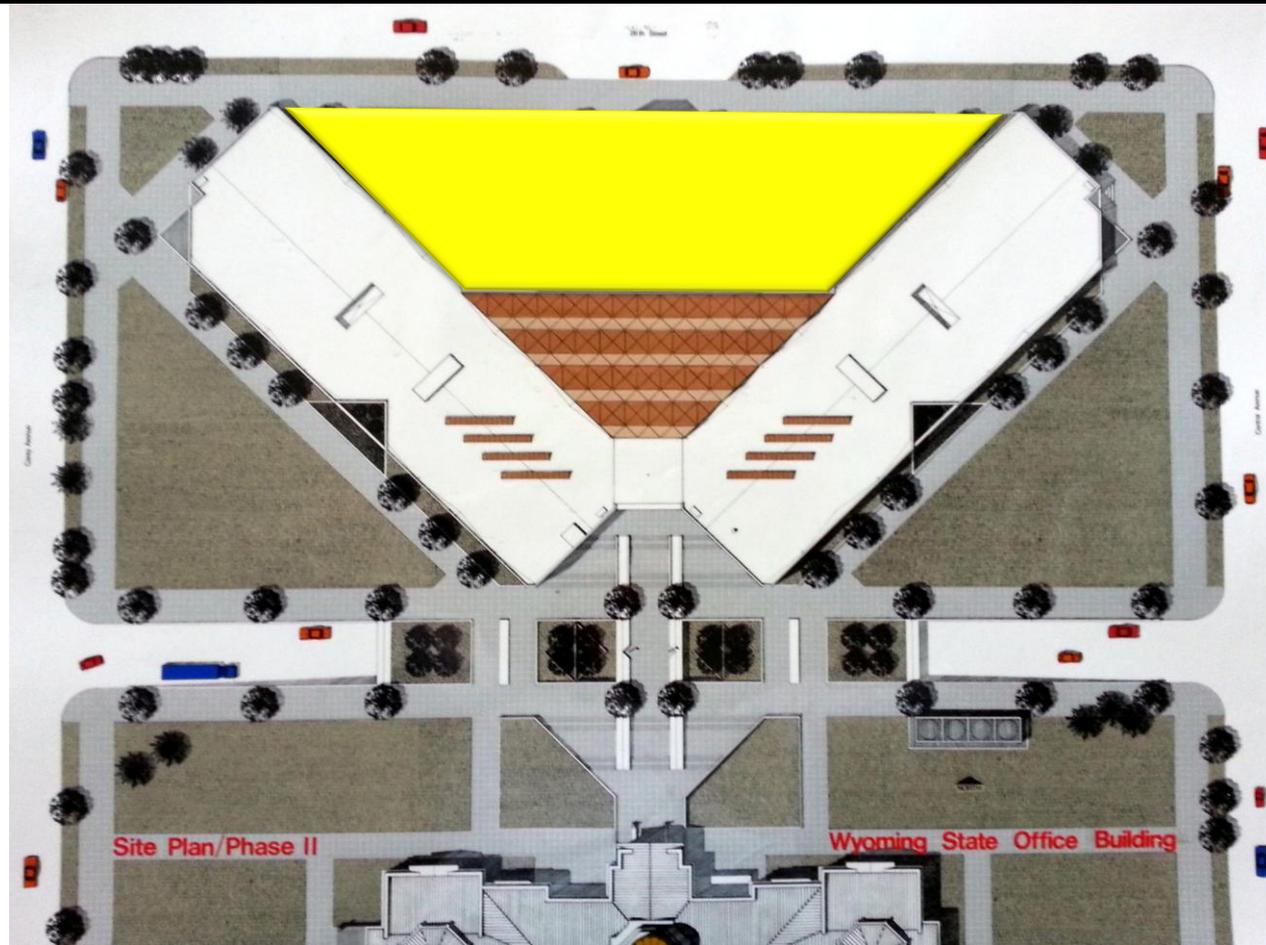
West Elevation/Phase II

Wyoming State Office Building

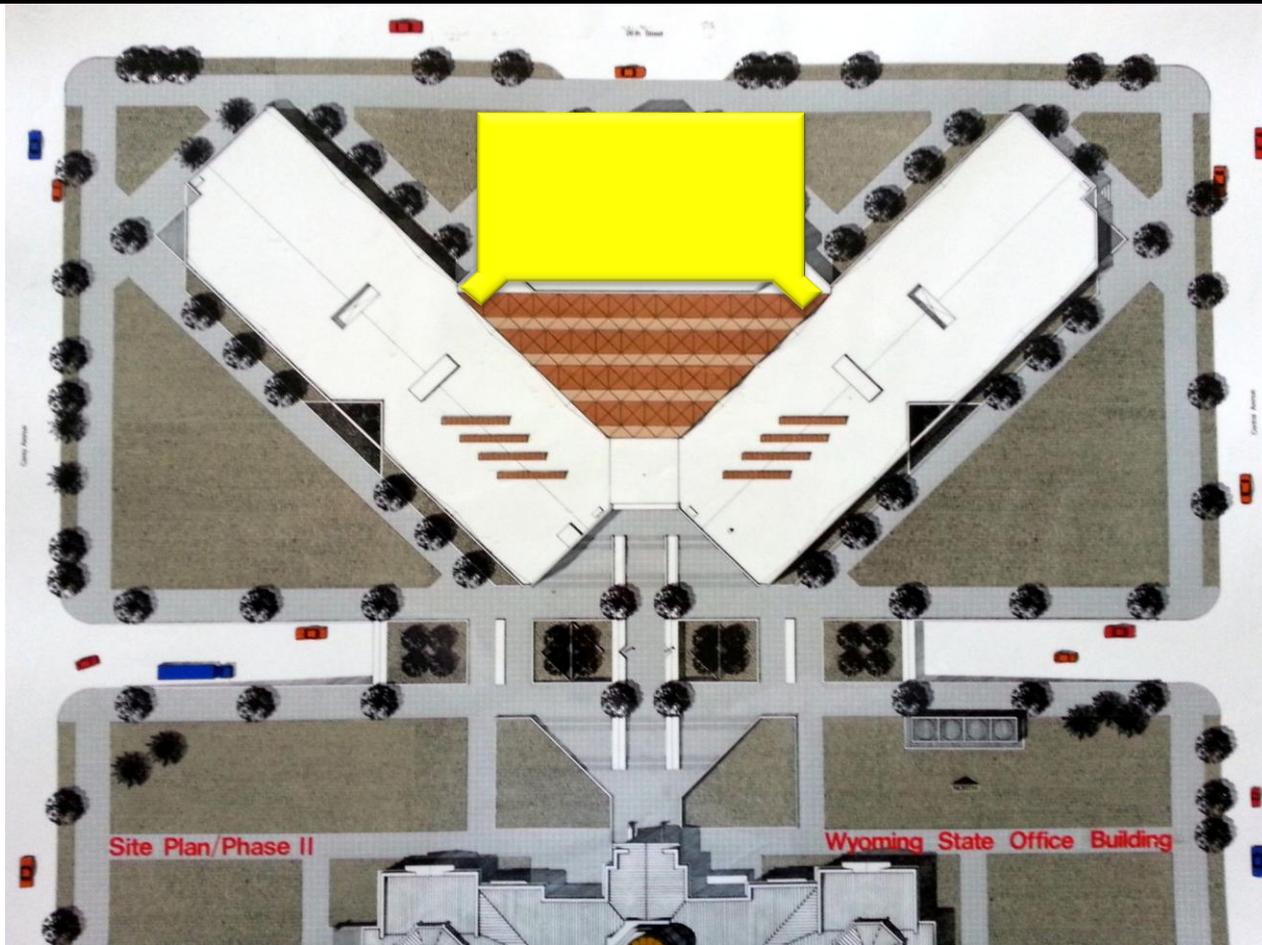
Looking at the Construction of the Herschler



HERSCHLER
PHASE II
(1980)

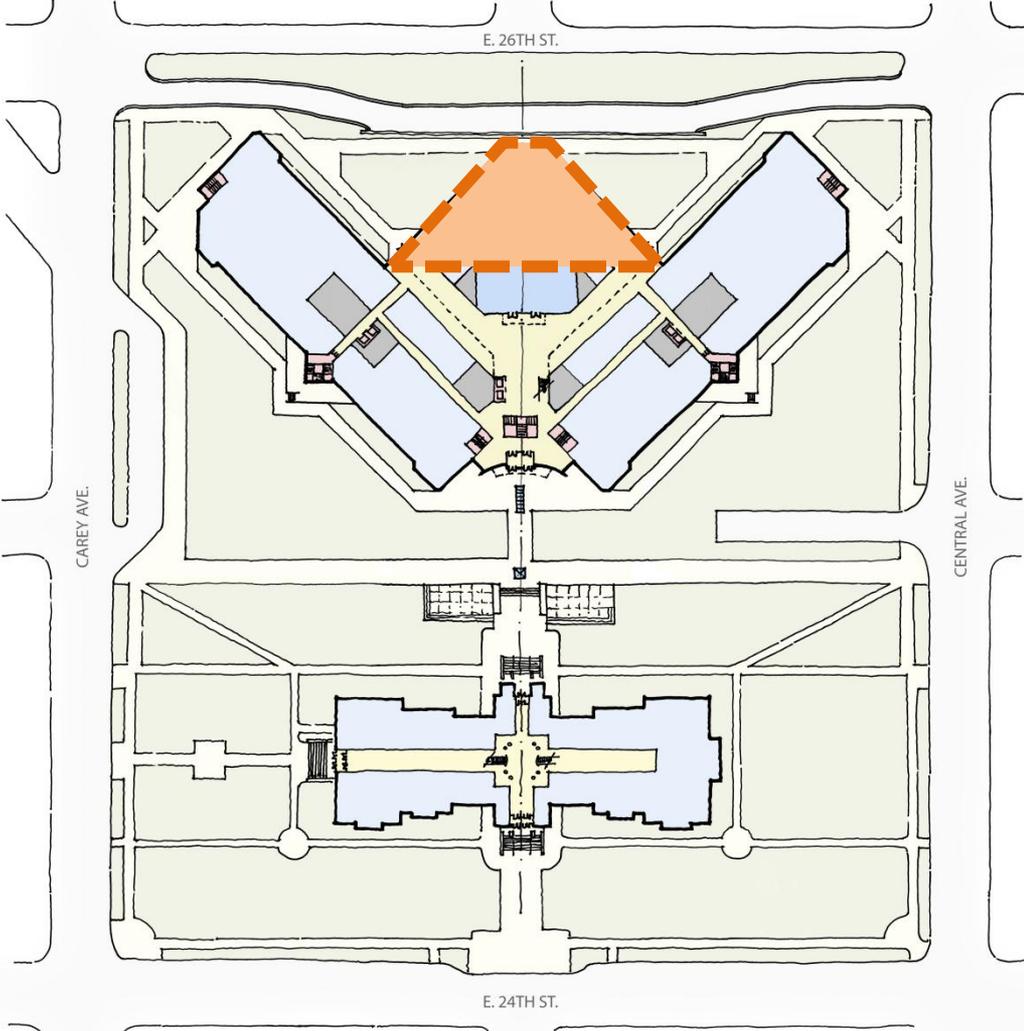


HERSCHLER
PHASE II
(1980)



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LEVEL I / II
HERSCHLER ADDITION



	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

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					(2 + 4)	(1 - 5)	
Beg. Bal.							
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YR 7	1,709,023	-	(1,709,023)	597,558	597,558	1,111,464	(5,256,805)
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YR 9	1,795,542	-	(1,795,542)	621,700	621,700	1,173,842	(2,940,724)
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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
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LEVEL I / II HERSCHLER ADDITION

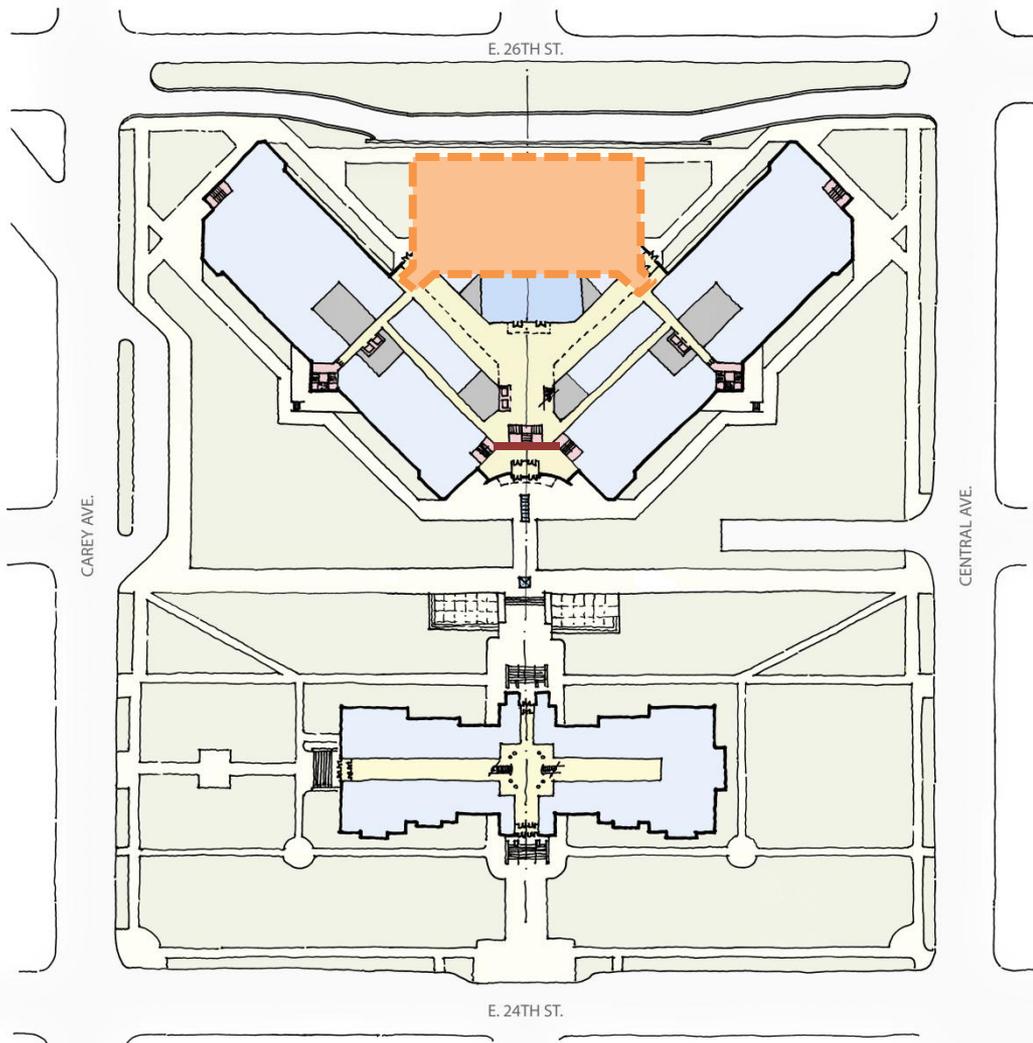
	Cost to Continue Leasing 75,520 sq. ft - 40 years	Cost to Add-on 75,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(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

LEVEL I / II HERSCHLER ADDITION

	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

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LEVEL III
HERSCHLER ADDITION



**LEVEL III
HERSCHLER
ADDITION**

	Cost to Continue Leasing 96,520 gsf - 40 years	Cost to Add 96,520 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)	(6)	(7)
					(2 + 4)	(1 - 5)	
Beg. Bal.							
YR 1	1,710,402	15,443,200	13,732,798	678,164	16,121,364	(14,410,962)	(14,410,962)
YR 2	1,795,922	-	(1,795,922)	691,727	691,727	1,104,195	(13,306,766)
YR 3	1,885,719	-	(1,885,719)	705,562	705,562	1,180,157	(12,126,609)
YR 4	1,980,004	-	(1,980,004)	719,673	719,673	1,260,332	(10,866,278)
YR 5	2,079,005	-	(2,079,005)	734,066	734,066	1,344,938	(9,521,339)
YR 6	2,130,980	-	(2,130,980)	748,748	748,748	1,382,232	(8,139,107)
YR 7	2,184,254	-	(2,184,254)	763,723	763,723	1,420,532	(6,718,576)
YR 8	2,238,861	-	(2,238,861)	778,997	778,997	1,459,864	(5,258,712)
YR 9	2,294,832	-	(2,294,832)	794,577	794,577	1,500,255	(3,758,457)
YR 10	2,352,203	-	(2,352,203)	810,469	810,469	1,541,734	(2,216,723)
YR 11	2,411,008	-	(2,411,008)	826,678	826,678	1,584,330	(632,392)
YR 12	2,471,283	-	(2,471,283)	843,211	843,211	1,628,072	995,679
YR 13	2,533,065	-	(2,533,065)	860,076	860,076	1,672,990	2,668,669
YR 14	2,596,392	-	(2,596,392)	877,277	877,277	1,719,115	4,387,784
YR 15	2,661,302	-	(2,661,302)	894,823	894,823	1,766,479	6,154,263
YR 16	2,727,834	-	(2,727,834)	912,719	912,719	1,815,115	7,969,378
YR 17	2,796,030	-	(2,796,030)	930,974	930,974	1,865,057	9,834,434

**LEVEL III
HERSCHLER
ADDITION**

	Cost to Continue Leasing 96,520 gsf - 40 years	Cost to Add 96,520 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)	(6)	(7)
					(2 + 4)	(1 - 5)	
Beg. Bal.							
YR 1	1,710,402	15,443,200	13,732,798	678,164	16,121,364	(14,410,962)	(14,410,962)
YR 2	1,795,922	-	(1,795,922)	691,727	691,727	1,104,195	(13,306,766)
YR 3	1,885,719	-	(1,885,719)	705,562	705,562	1,180,157	(12,126,609)
YR 4	1,980,004	-	(1,980,004)	719,673	719,673	1,260,332	(10,866,278)
YR 5	2,079,005	-	(2,079,005)	734,066	734,066	1,344,938	(9,521,339)
YR 6	2,130,980	-	(2,130,980)	748,748	748,748	1,382,232	(8,139,107)
YR 7	2,184,254	-	(2,184,254)	763,723	763,723	1,420,532	(6,718,576)
YR 8	2,238,861	-	(2,238,861)	778,997	778,997	1,459,864	(5,258,712)
YR 9	2,294,832	-	(2,294,832)	794,577	794,577	1,500,255	(3,758,457)
YR 10	2,352,203	-	(2,352,203)	810,469	810,469	1,541,734	(2,216,723)
YR 11	2,411,008	-	(2,411,008)	826,678	826,678	1,584,330	(632,392)
YR 12	2,471,283	-	(2,471,283)	843,211	843,211	1,628,072	995,679
YR 13	2,533,065	-	(2,533,065)	860,076	860,076	1,672,990	2,668,669
YR 14	2,596,392	-	(2,596,392)	877,277	877,277	1,719,115	4,387,784
YR 15	2,661,302	-	(2,661,302)	894,823	894,823	1,766,479	6,154,263
YR 16	2,727,834	-	(2,727,834)	912,719	912,719	1,815,115	7,969,378
YR 17	2,796,030	-	(2,796,030)	930,974	930,974	1,865,057	9,834,434

LEVEL III HERSCHLER ADDITION

	Cost to Continue Leasing 96,520 sq. ft - 40 years	Cost to Add-on 96,520 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	126,501,952	15,443,200	111,058,752	40,962,440	56,405,640	70,096,312

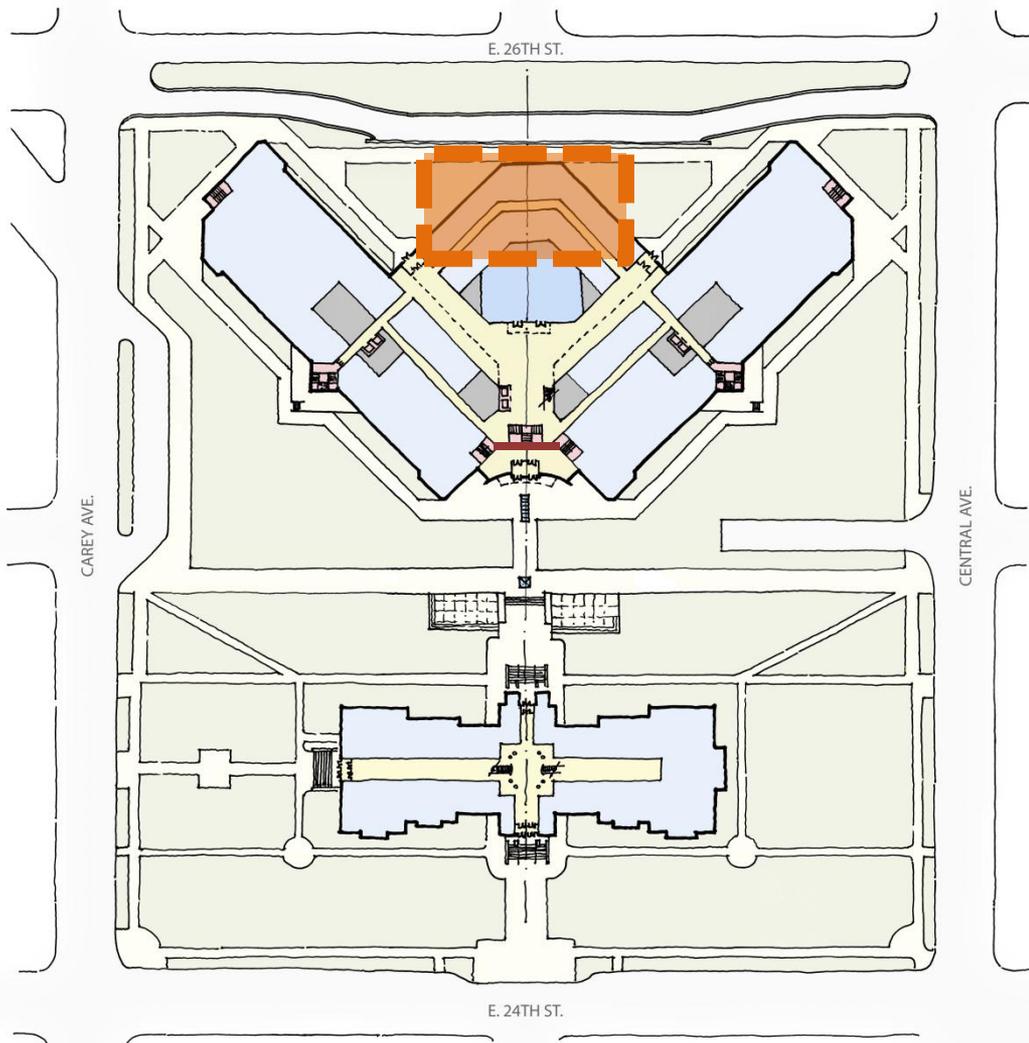
LEVEL III HERSCHLER ADDITION

	Cost to Continue Leasing 96,520 sq. ft - 40 years	Cost to Add-on 96,520 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	126,501,952	15,443,200	111,058,752	40,962,440	56,405,640	70,096,312

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

**LEVEL III
HERSCHLER ADDITION**

*Added
18,000 NASF
(21,000 GSF)
= \$4.8M*



Herschler Addition Study -
South Aerial



Herschler Addition Study -
North Aerial

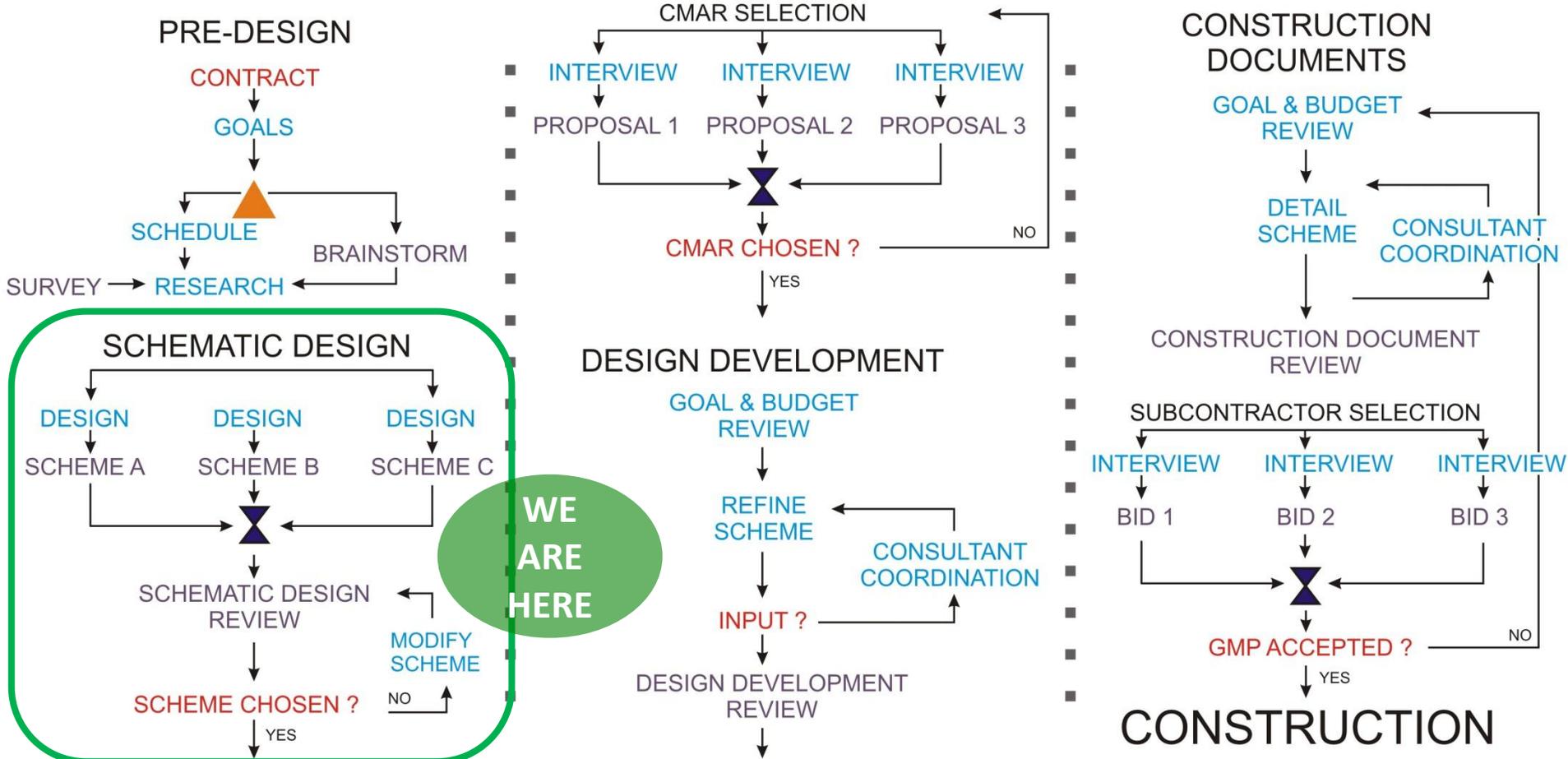


Exterior Envelope

Herschler Addition Study -
View from Capitol Avenue



Level III Design & Construction



Herschler Update

- Deferred Maintenance
 - Exterior Wall



LEVEL I/II
EXECUTIVE SUMMARY & FAQ

An additional concern with the Herschler building, that is being investigated further, is to understand the condition of the exterior walls. These walls have indications of leaks and require review to determine if these leaks are creating problems within the wall. Whereas this seems likely, the issue is open at this time.



The Central Utility Plant (CUP) is well located but lacks sufficient, serviceable space for new proposed systems. This facility serves the Capitol, Herschler, Barrett, Supreme Court, and Hathaway Buildings.

The connector presents an opportunity to accommodate appropriately sized Legislative Committee Rooms and is a convenient location adjacent to the Capitol. This space can be re-envisioned to be a welcoming, day lit space.

EXPENDITURE REPORT & OTHER UPDATES

Ms. Norton provided the Oversight Group with an overview of the expenditure report for the project dating back to the beginning of the Level I and Level II studies in 2013. (Appendix 4) She said that the balance sheet does not reflect any funds used from the \$259 million appropriation for the project, because A&I has just begun using those funds. On behalf of Senator Bebout, Representative Lubnau asked if the members could receive a copy of the latest invoices for HDR's services and asked whether the \$259 million continues to be an adequate budget for the project. Ms. Norton said she would provide the members with the requested invoices and that she believes the project's budget continues to be sufficient.

She also said that A&I anticipates using some additional funds for the project, including an insurance claim for hail damage to the Capitol's roof and dome, as well as major maintenance funds that were appropriated for carpet replacement in the Herschler Building and for work on the building's windows. Mr. Whetstone added that there continues to be uncertainty about the Herschler Building's wall system and the cost for fixing the identified problems has not been calculated. Representative Lubnau asked for a ballpark figure to repair the building's walls and Mr. Whetstone said he believes it could be mid-seven figures (\$5 million) or more. He added that the design team will be looking for efficiencies in the budget to reduce other costs, so that additional appropriations for the project will not be needed.

CAPITOL SPACE PLANNING DECISION POINTS

Mr. Whetstone provided the Oversight Group with an update on space planning for the Capitol and Herschler Building. He noted that the Secretary of State, Treasurer and Auditor have requested dedicated



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION







Photo #11 Large gaps created by weathering of the window gaskets, typical at multiple locations.



Photo #12 Weathered confining gasket in the window panes of the curtain wall system.



Photo #3 Typical condition of the exterior joint sealants. (Approx. 1.25 in. X 0.375 in.)



Photo #4 Typical condition of the exterior joint sealants.



Photo #5 Typical condition of the exterior joint sealants.



Photo #6 Typical condition of the exterior joint sealants. (Approx. 0.375 in. X 1.5 in.)

Looking at the Construction of the Herschler





Photo #27 Fiberglass insulation separating the precast soffit area and drop-ceiling area with 4-inch max thickness.



Photo #28 Representative view of inside the precast soffits. Typical surface rust is visible on steel bracing.



Photo #23 Representative view of inside the precast soffit. Typical surface rust on the steel bracing. Note the stain on the fireproofing.



Photo #24 Evidence of interior water intrusion.



Photo #25 Representative view above the drop-ceiling, where the exterior precast panels tie into the steel bracing; typical surface rusting.



Photo #26 Representative view above the drop-ceiling, where the exterior precast panels tie into the steel bracing; typical surface rusting.



Photo #33 Opening in the parapet wall coping cap.



Photo #34 Representative view above the drop-ceiling, where the precast panels tie into the steel bracing; typical surface rusting.











Temporary Space Planning

- **Level I / II**
 - **Capitol: 100% Vacant for Construction**
 - **Herschler: 10% Vacant for Construction**

- **Level III**
 - **Capitol: 100% Vacant for Construction**
 - **Herschler: 50% Vacant for Construction**

Temporary Space

The List...

Old Liquor Warehouse	113,000
Jonah Financial Center	49,234
2020 Carey	36,000
1800 West 18th Street	8,716
614 South Greeley Highway	12,000
2120 Carey Avenue	3,600
Grier	7,450
(Bell Building) Next Door to Grier	18,874
1600 E. Pershing	20,500
Hynds Building	39,000
Z's Home Furnishings	40,000
Central Plaza	36,000
Arundel Technology (DAT on Campstool)	28,000
Oregon Trail Bank	6,700
CenturyLink Building	12,000
Swan Ranch	13,992
1916 Evans	6,000
City Center Building	8,000
Old Power Plant	25,940
1100 Richardson	17,105

Temporary Space Planning Update

Kendrick & Idelman	\$500,000.00
Jonah Financial Center	\$3,489,512.40
Jonah Financial Center 50% Option Payment	\$68,566.75
2020 Carey	\$1,296,000.00
614 South Greeley Highway	\$450,000.00
CenturyLink Building	\$540,000.00
1800 West 18th Street	\$130,740.00
Total Lease Estimate	\$7,104,819.15
SEA 43 Budget	\$2,000,000.00
Funding Need	\$5,104,819.15

Temporary Space Planning

➤ Level III

- Capitol: 100% Vacant for Construction
- Herschler: 50% Vacant for Construction

				Anticipated Term	Potential Cost
Old Liquor Warehouse			113,000		
Kendrick & Idelman	Governor & AG				\$500,000.00
Jonah Financial Center	Legislature	\$19.80	58,746	3	\$3,489,512.40
Jonah Financial Center 50% Option Payment					\$68,566.75
2020 Carey	Three Electeds	\$18.00	36,000	2	\$1,296,000.00
614 South Greeley Highway	Workforce Services?	\$15.00	12,000	2.5	\$450,000.00
Arundel Technology (DAT on Campstool)	Audit?	\$18.00	28,000	1.25	\$630,000.00
CenturyLink Building		\$18.00	12,000	2.5	\$540,000.00
1800 West 18th Street		\$15.00	8,716	2.5	\$130,740.00
					\$7,104,819.15

Temporary Space Planning

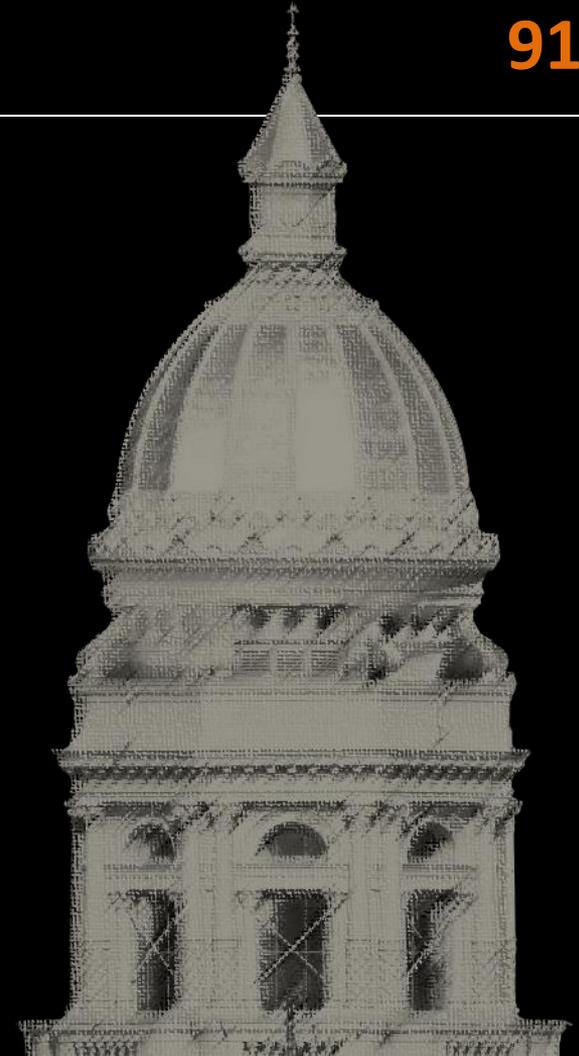
- **Level III**
 - **Capitol: 100% Vacant for Construction**
 - **Herschler: 50% Vacant for Construction**

		Staff	Lease Rate	Square Feet	Anticipated Term	Potential Cost
Kendrick & Idelman	Governor & AG	36	--		3	\$500,000.00
Jonah Financial Center	Legislature	194	\$16.00	54,521	3	\$3,368,432.76
2020 Carey	Three Electeds	84	\$18.00	36,000	2	\$1,296,000.00
614 South Greeley Highway	Workforce Services	54	\$16.00	12,000	3	\$480,000.00
200 West 17th	DEQ	191	\$16.50	35,500	3	\$1,464,375.00
				138,021		\$7,108,807.76

Capitol Square Summary

Project Costs

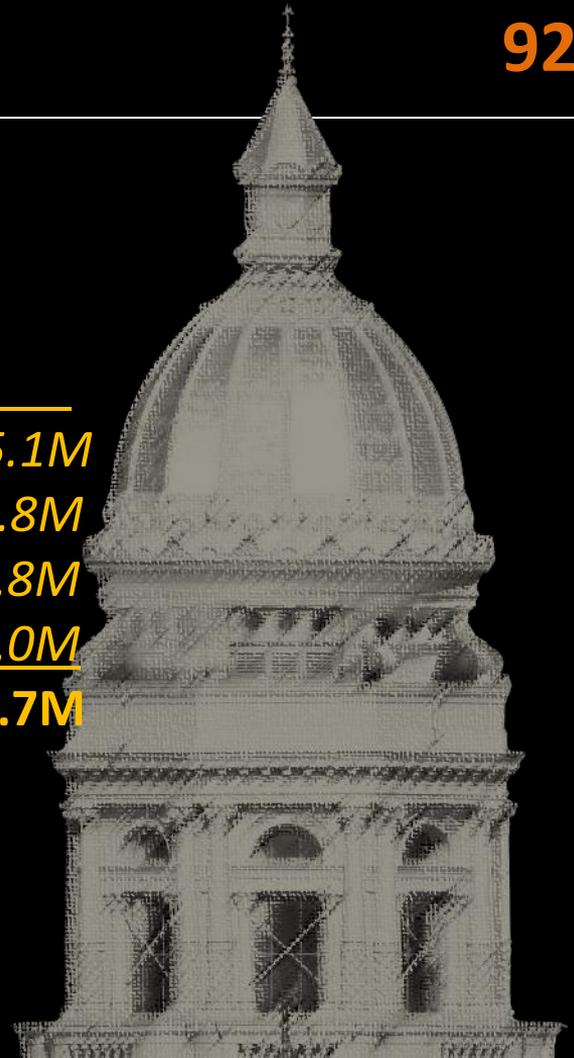
- SEA 43 Budget **\$259.0M**
 - *Construction Costs* **\$199.0M**
 - *Temporary Space* **\$2.0M**
 - *FF&E* **\$8.5M**
 - *Fees* **\$29.5M**
 - *Owner Contingency* **\$20.0M**



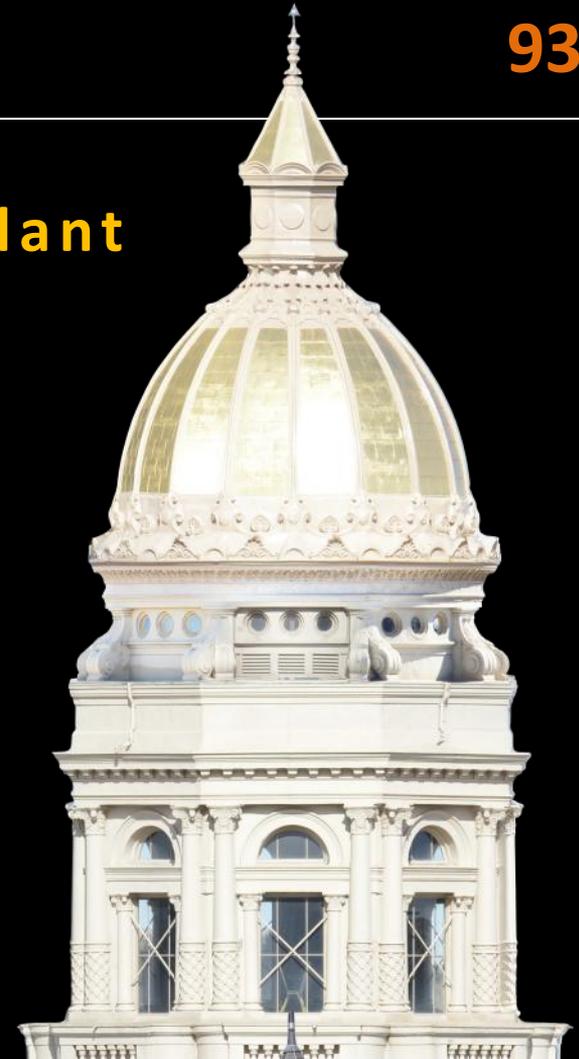
Capitol Square Summary

Project Costs

- Funding Need (Not Known At SEA 43)
 - Temporary Space Needs \$5.1M
 - Deferred Maintenance Needs @ Herschler \$14.8M
 - Added Square Feet @ Herschler Addition \$4.8M
 - Project Soft Cost (moves, utilities, & abatement) \$3.0M
- Total Funding Need \$27.7M**



➤ **Herschler/Gallery/Central Utility Plant
Schematic Design Review
Budget Alignment**



Trends versus Corrections



Trends versus Corrections



Trends versus Corrections



Trends versus Corrections

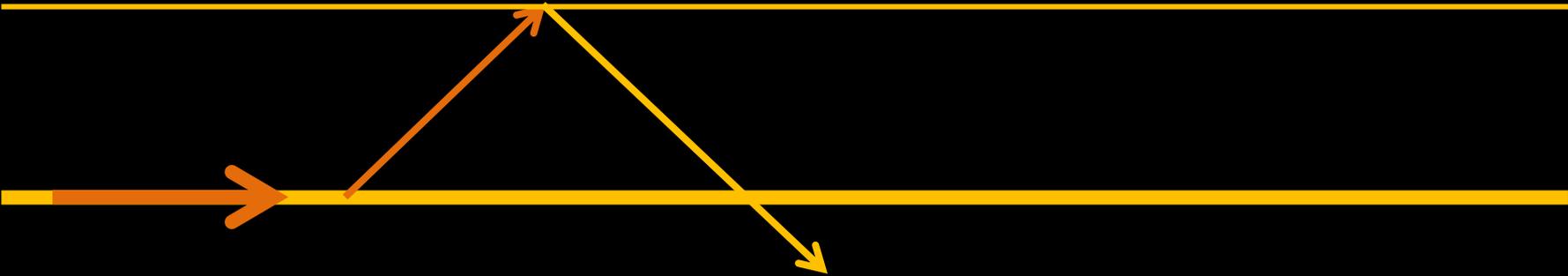


Trends versus Corrections

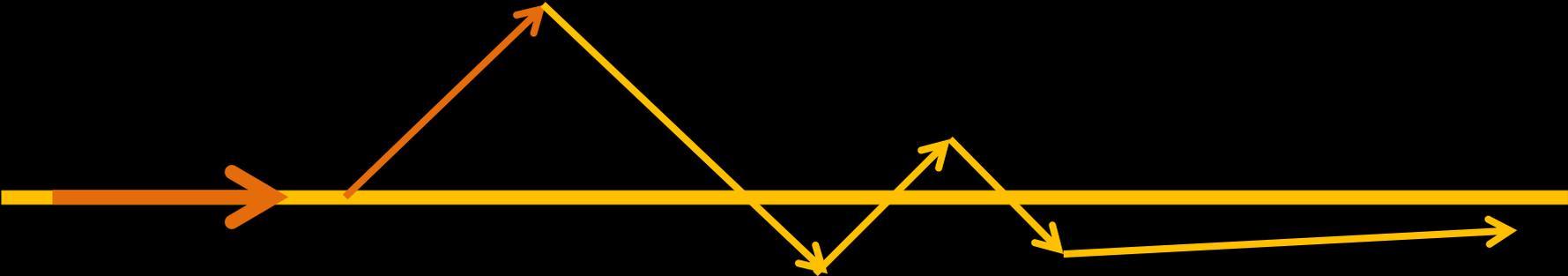
Correction | Alignment



Trends versus Corrections



Trends versus Corrections



Herschler Update

- Schematic Design
 - Estimate
 - Corrections | Scope Definition



Project Budget – SEA 43

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

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

HERSCHLER BUDGET	\$84,000,000
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CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

HERSCHLER BUDGET		\$84,000,000
December 2 Estimate		\$116,590,054
A	Estimate Scrub	\$7,007,914
December 4 Estimate		\$109,582,140
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

Additional Funding Needed 12/9/14

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

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

Additional Funding Needed 1/9/2015

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

			Value	Recommendation
A Architectural			\$63,484,613	\$7,715,214
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

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	

		Value	Recommendation
"ALREADY TAKEN"			
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	Delete Lightning Protection	\$140,000	-\$140,000
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	

		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
C	Civil		\$167,000	\$45,000
	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
S	Site Landscape		\$3,249,114	\$245,114
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	

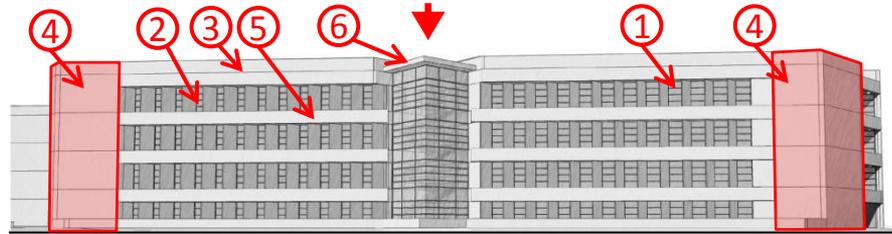
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

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

A1 – Wall Changes



Schematic Design Elevation



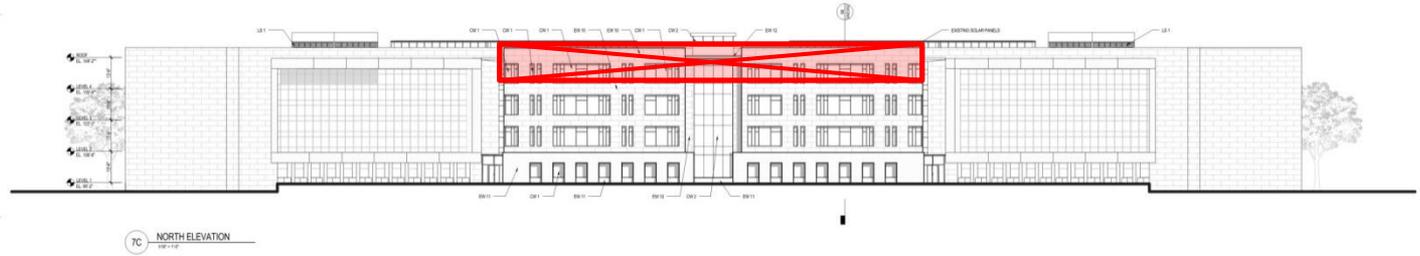
Exterior Elevation including all reduction alternates

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.

A6



Reduce square footage by removing the 4th floor from the addition

\$3,613,155 savings

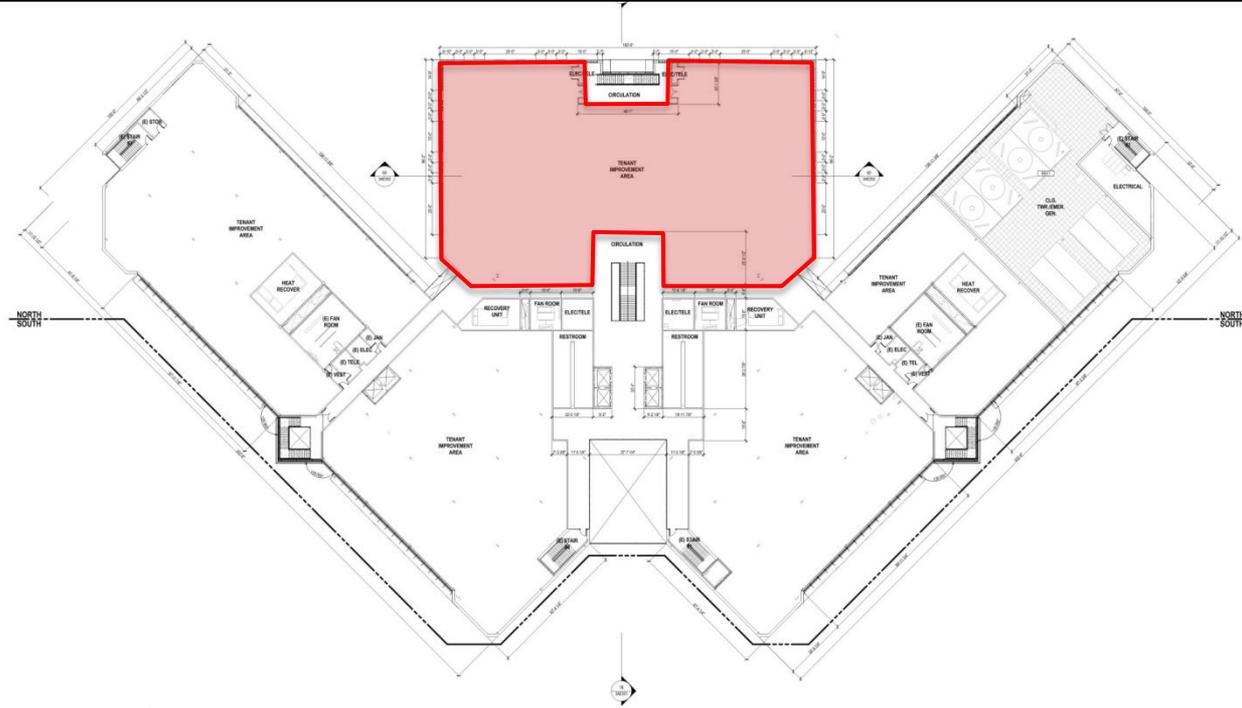
Effect: Less net square feet for state employees and elected officials.

Square Foot Impact:

-18,344 GSF

-17,244 NASF

A8



Shell space only at the 4th floor; no finishes until future funding

\$1,500,000 savings

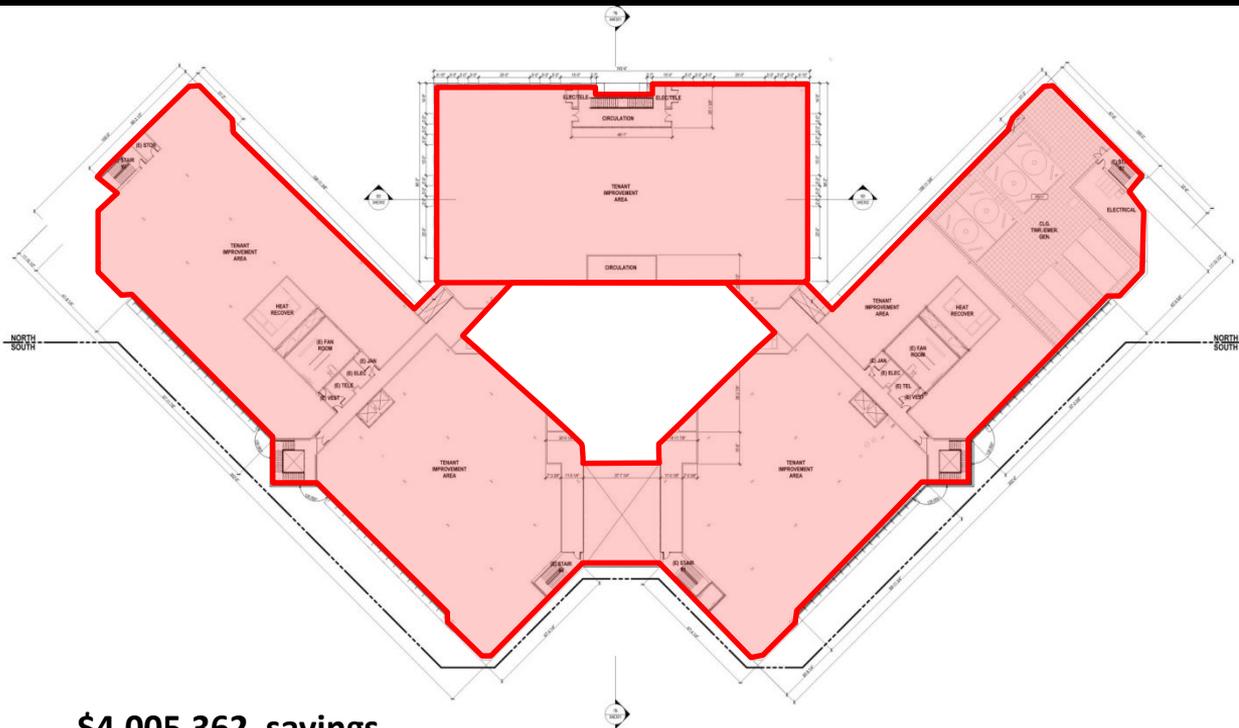
Square Foot Impact:

0 GSF

-17,244 NASF

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

A13



Addition, no infill at existing atrium

\$4,005,362 savings

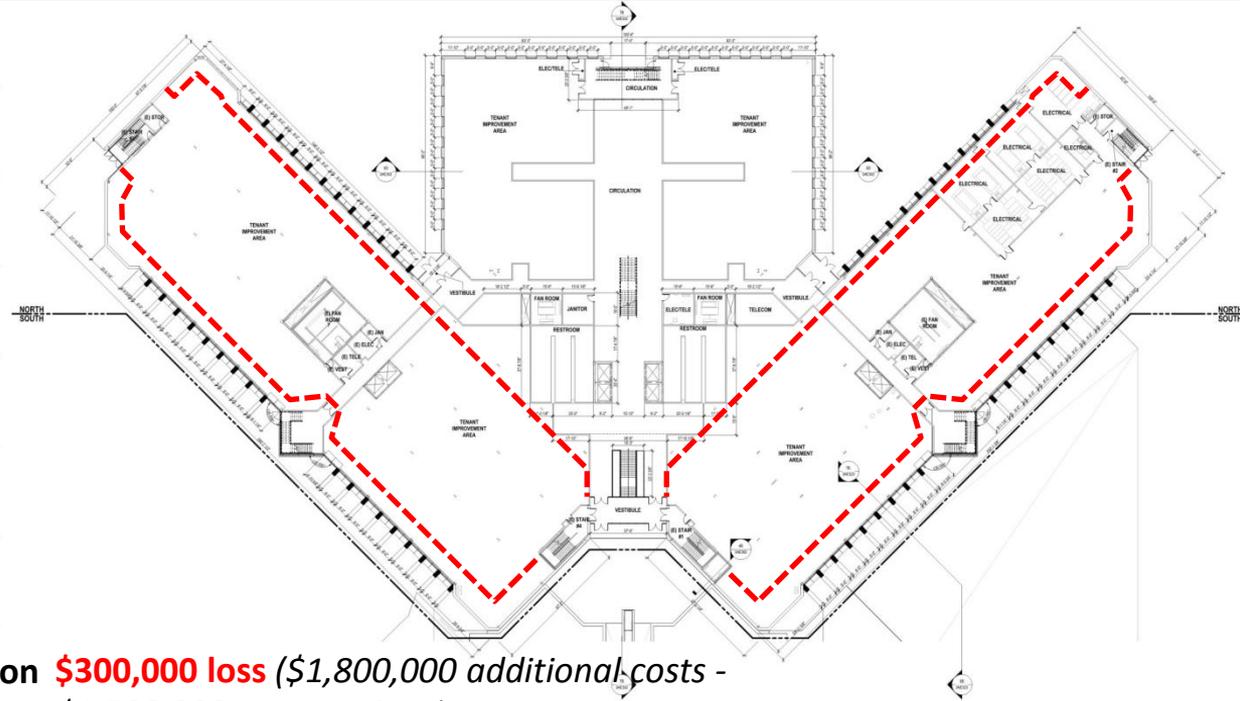
Square Foot Impact:

-28,643 GSF

-4,754 NASF

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

A14



Agencies stay in place during construction **\$300,000 loss** (\$1,800,000 additional costs - \$1,500,000 lease savings)

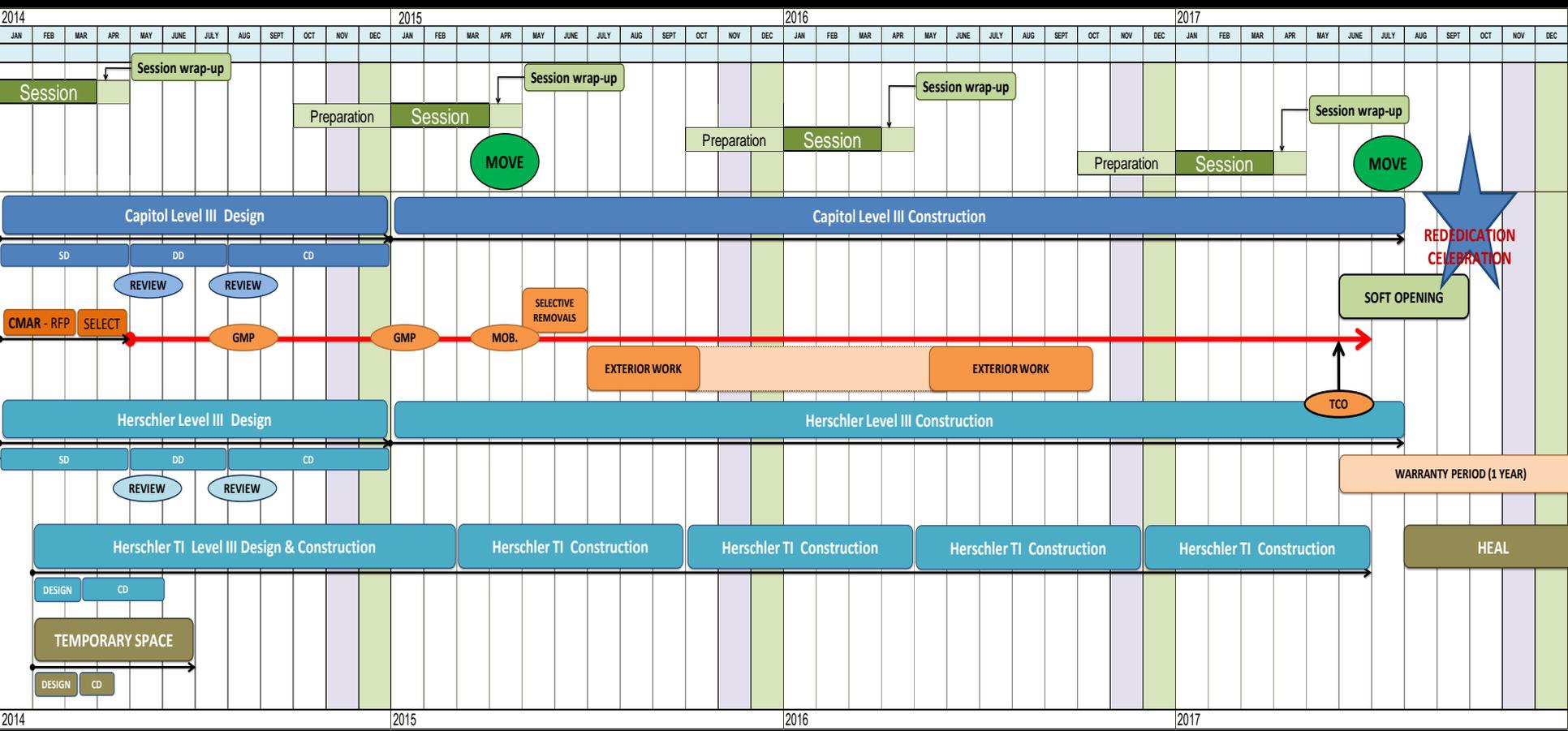
Effect: Amount of leased swing space needed is reduced. Noise and disruption for staff during construction if exterior envelope renovation occurs. 40,718 SF of temporary space needed. Additional departmental moves during construction. Large agencies are unable to remain cohesive on a floor plate.

Square Foot Impact:
-0 GSF
-0 NASF

➤ **Schedule Alignment**



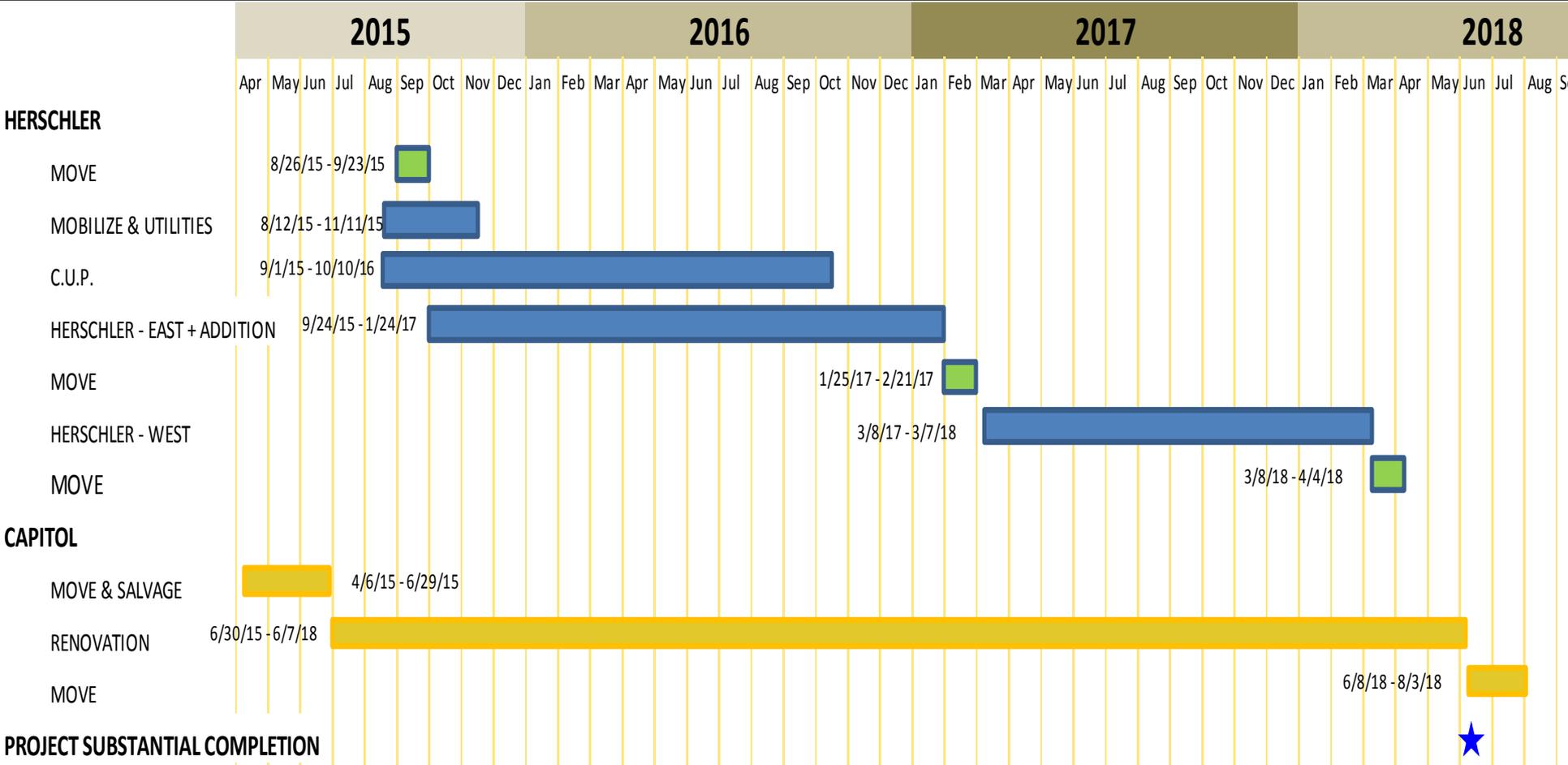
Proposed Schedule



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

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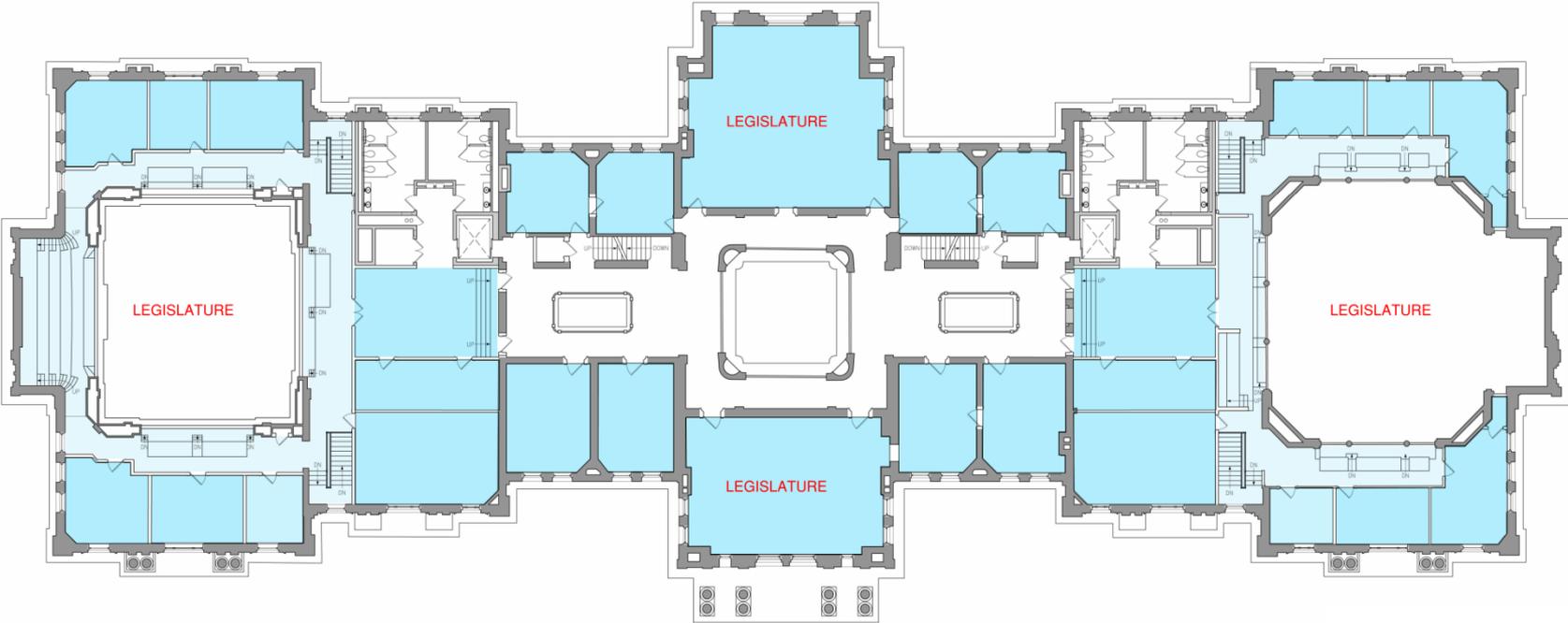




THANK YOU!

SEA 43 (August)
3RD FLOOR

Legislature



SEA 43 (August)

- + Legislative needs appear to be met
- + Governor needs appear to be met
- + Security needs appear to be met

