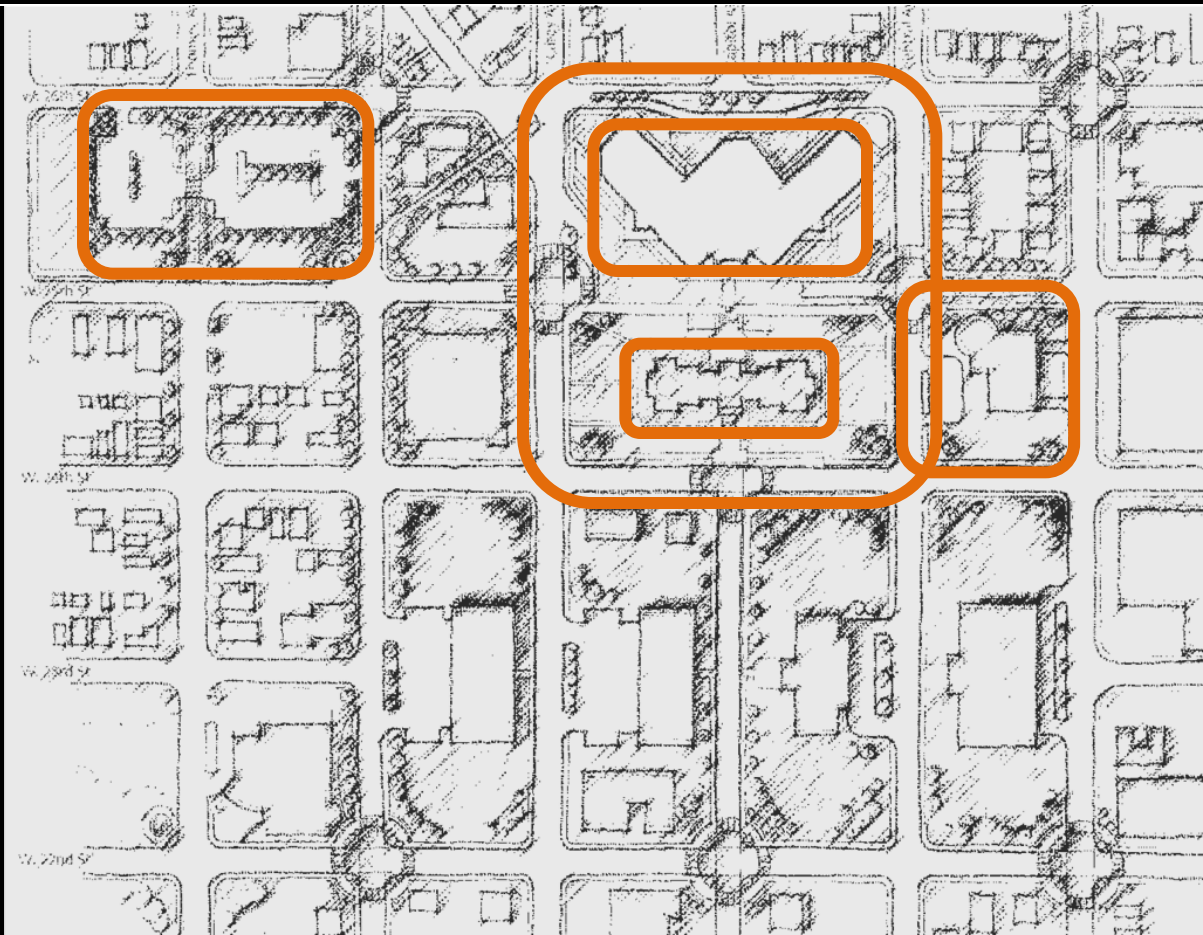
OVERSIGHT GROUP WORKSHOP

JANUARY 26, 2015

Capitol Square Project

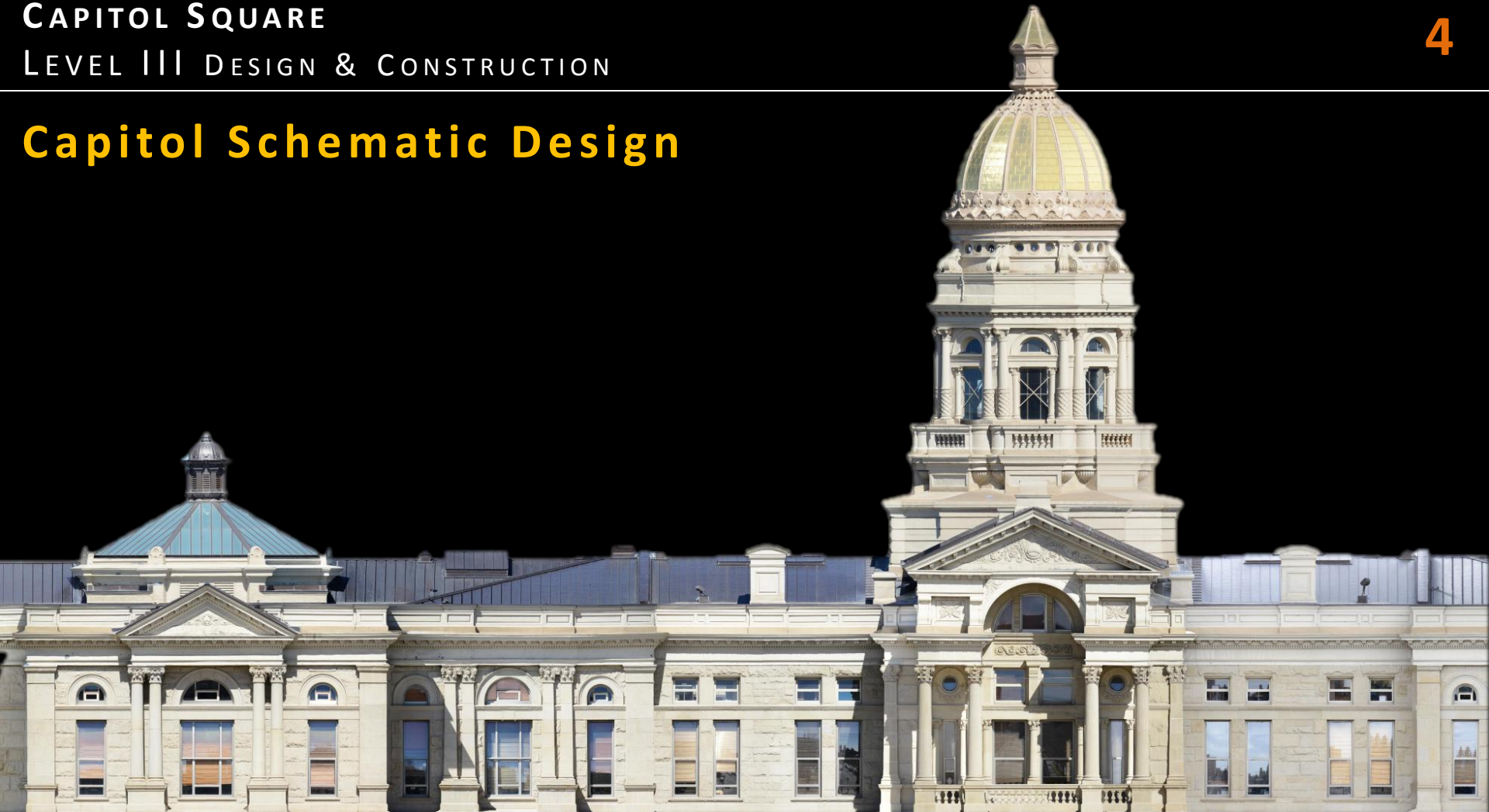
- West Parking
- Capitol
- Herschler
- Capitol Square Site
- East Parking



West Parking

- Demolition of old Safeway building complete
- Construction bids 1/29/2015
- Construction spring 2015

Capitol Schematic Design

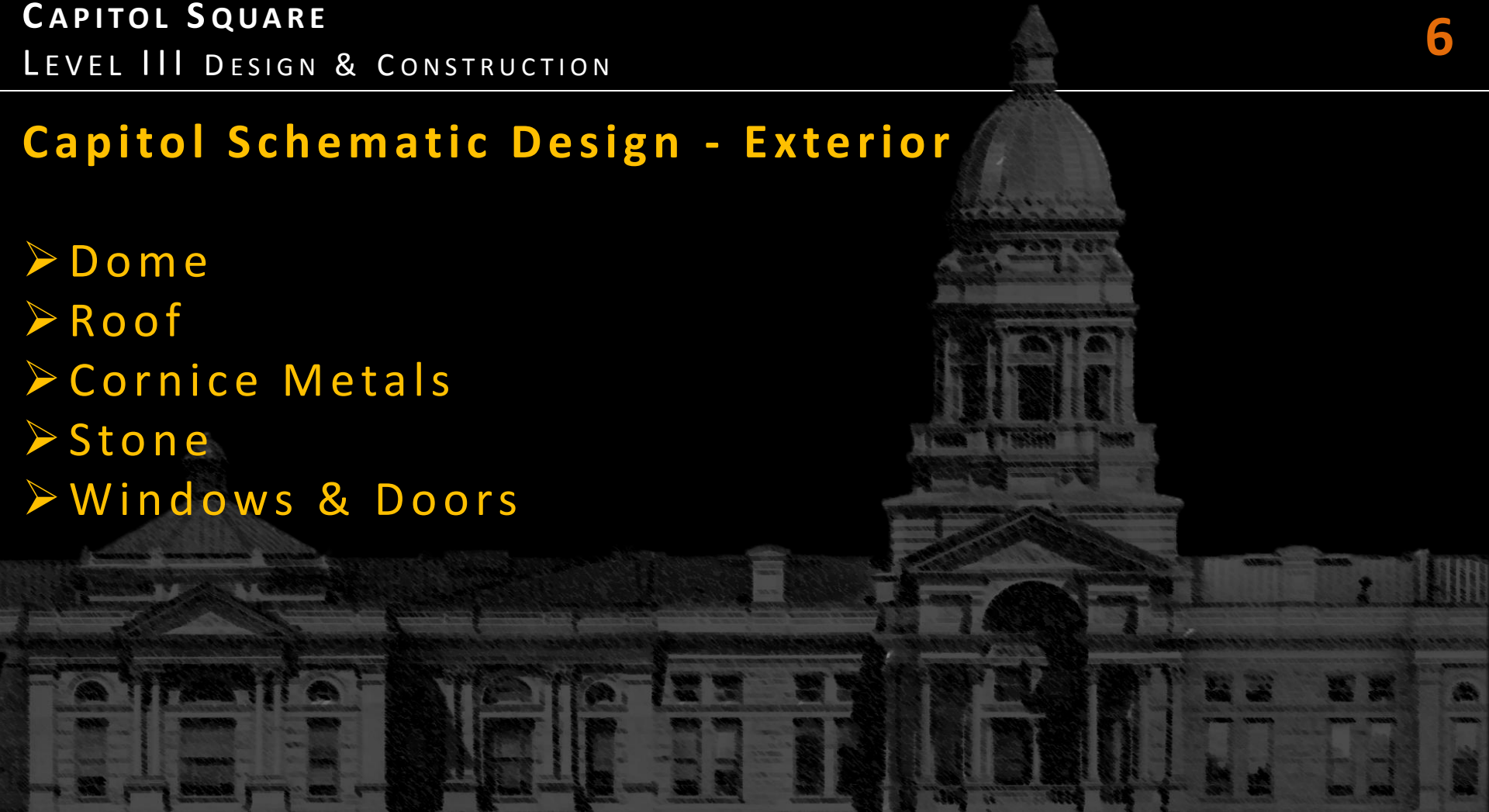


Capitol Schematic Design

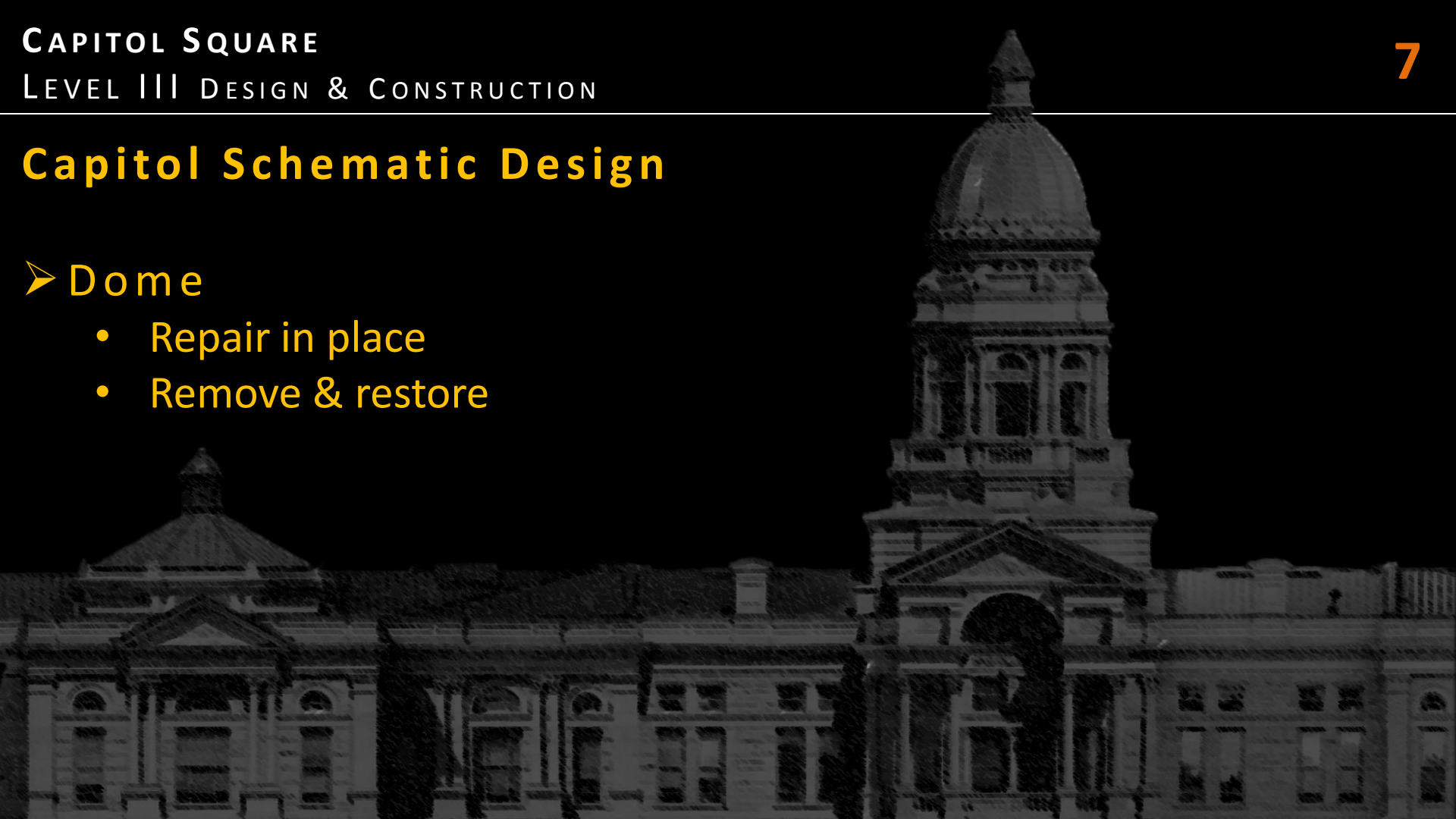
- Drawings by A/E [HDR]
- Reports by A/E [HDR]
- Estimate by CMAR [JE Dunn]
  - Budget $113M; Estimate $113M
- Schedule by CMAR [JE Dunn]
  - 32 months construction
  - Moves and Abatement TBD

Capitol Schematic Design - Exterior

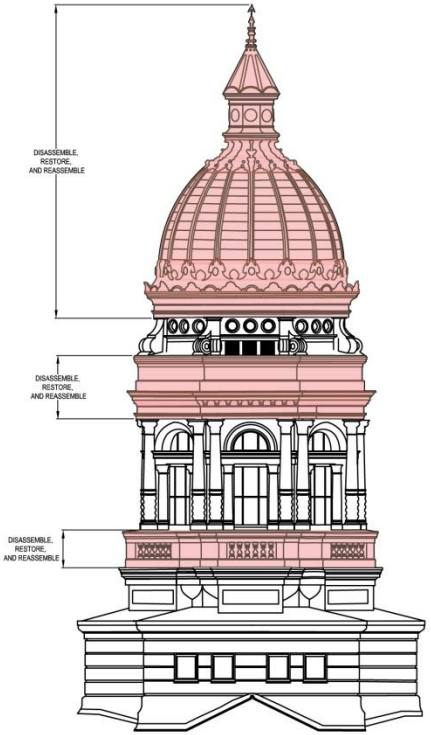
- Dome
- Roof
- Cornice Metals
- Stone
- Windows & Doors



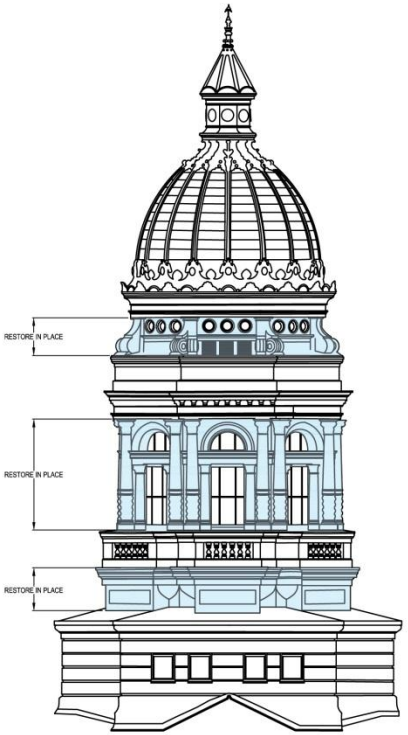
Capitol Schematic Design



- Dome
  - Repair in place
  - Remove & restore



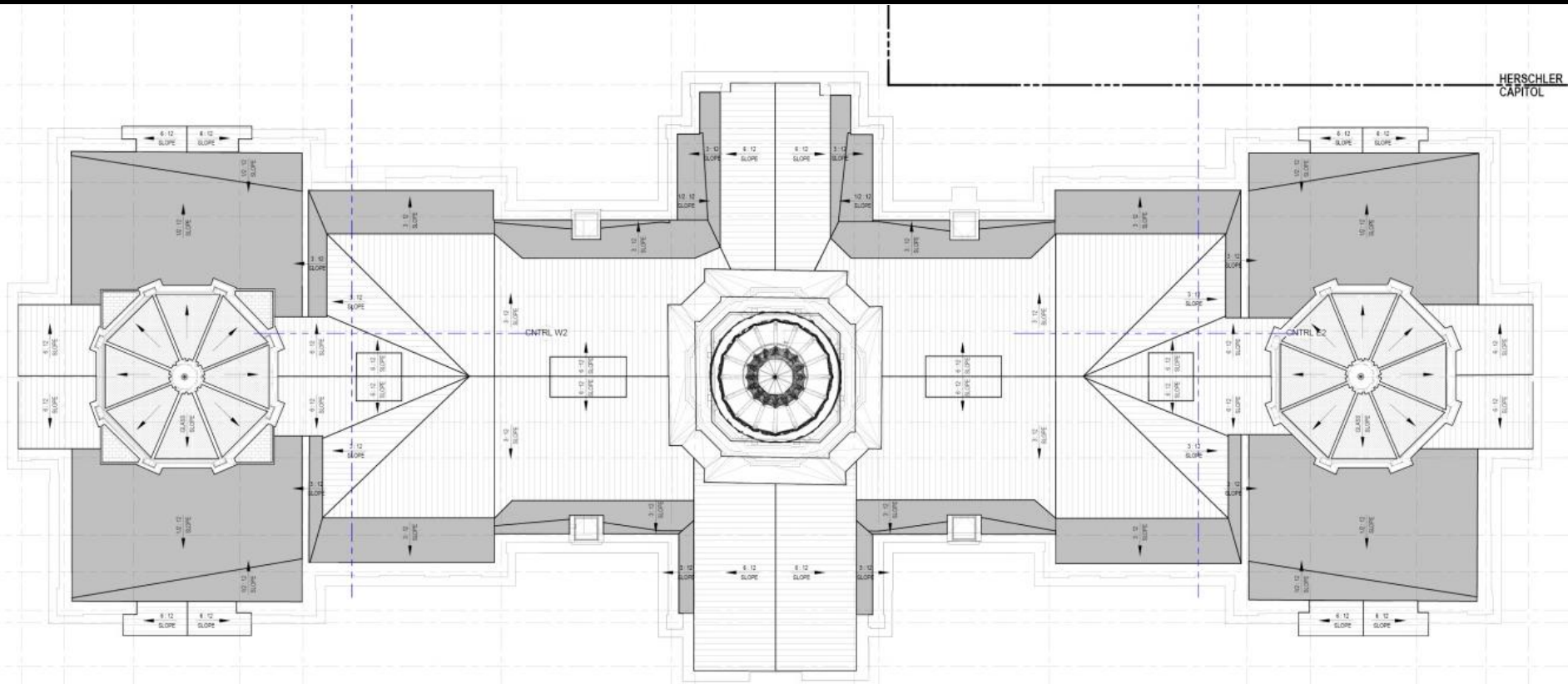
Remove & Restore



Repair in Place

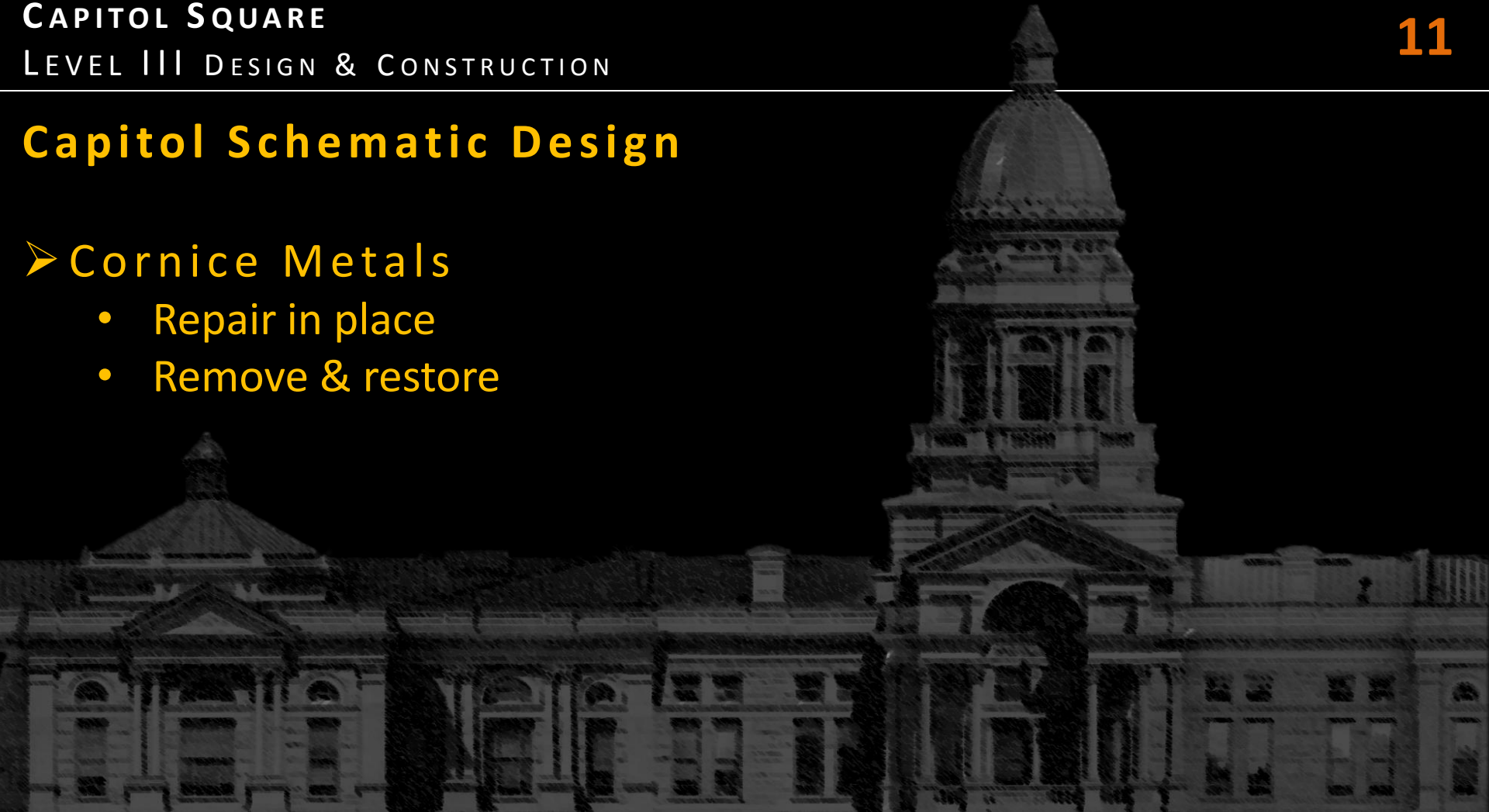
Capitol Schematic Design

- Roof
  - New Skylights
  - Repair Existing Skylights
  - New historically respectful standing seam
  - Serviceable

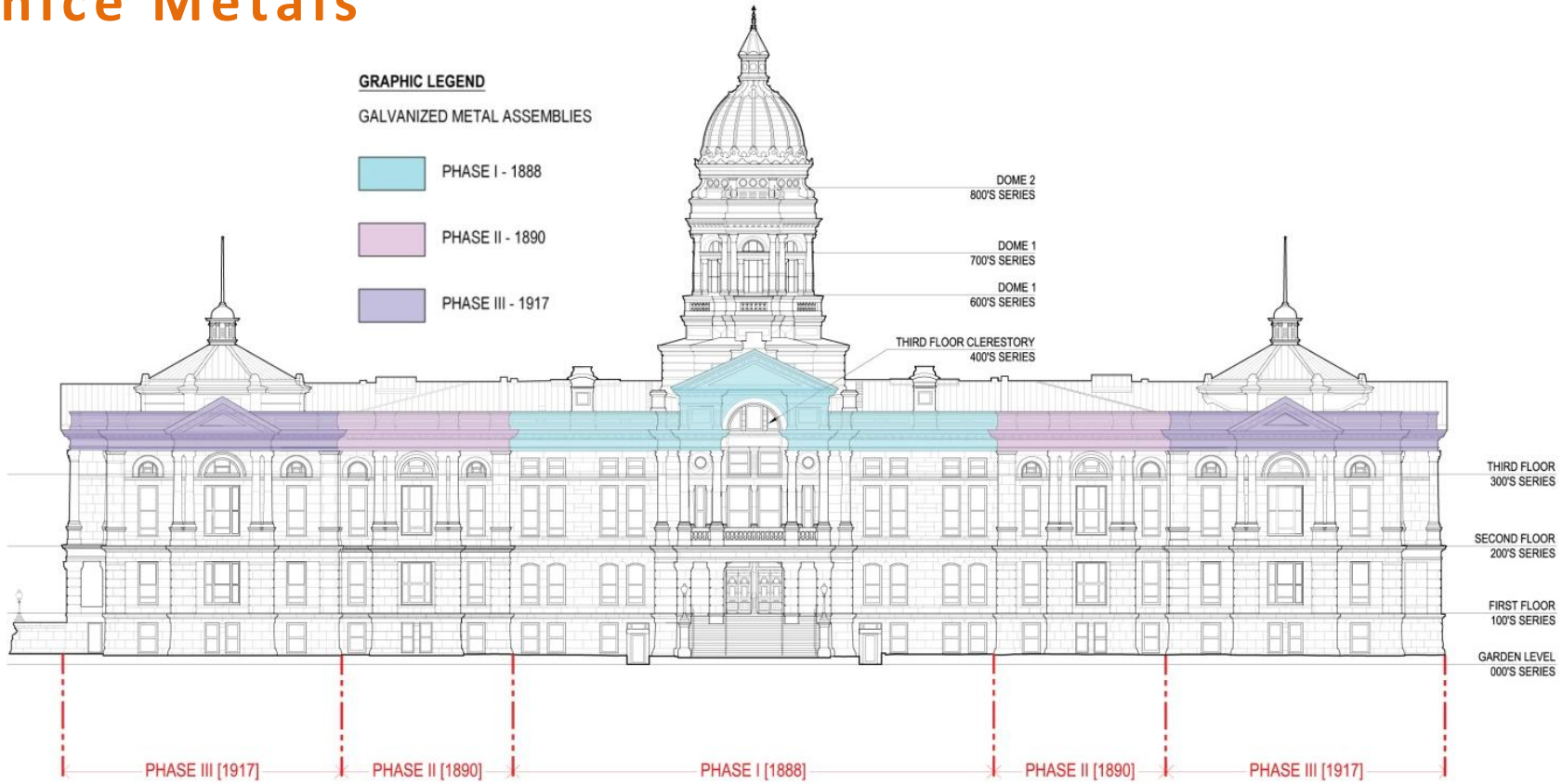

HERSCHLER
CAPITOL
CNTRL W2
CNTRL E2

Capitol Schematic Design

- Cornice Metals
  - Repair in place
  - Remove & restore

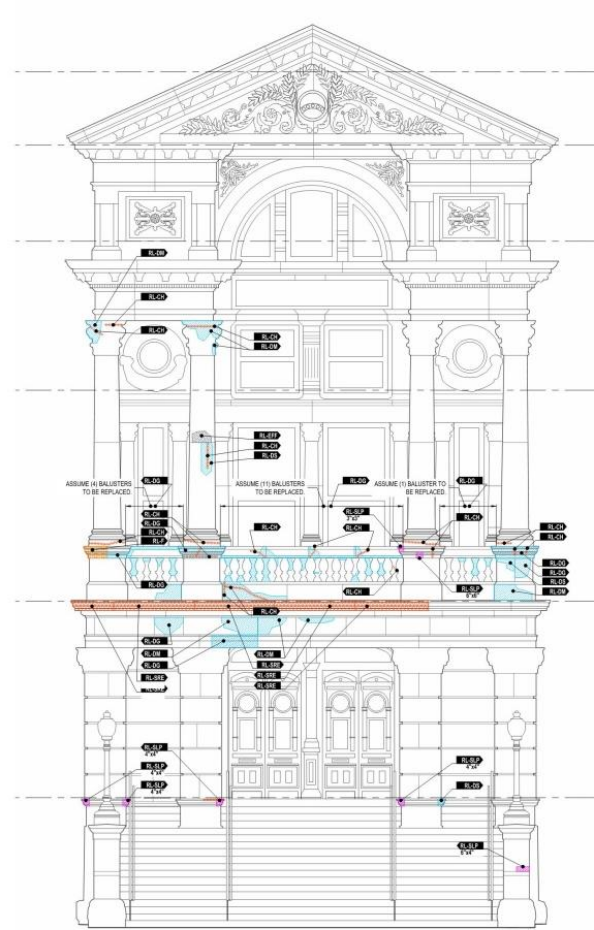


Cornice Metals



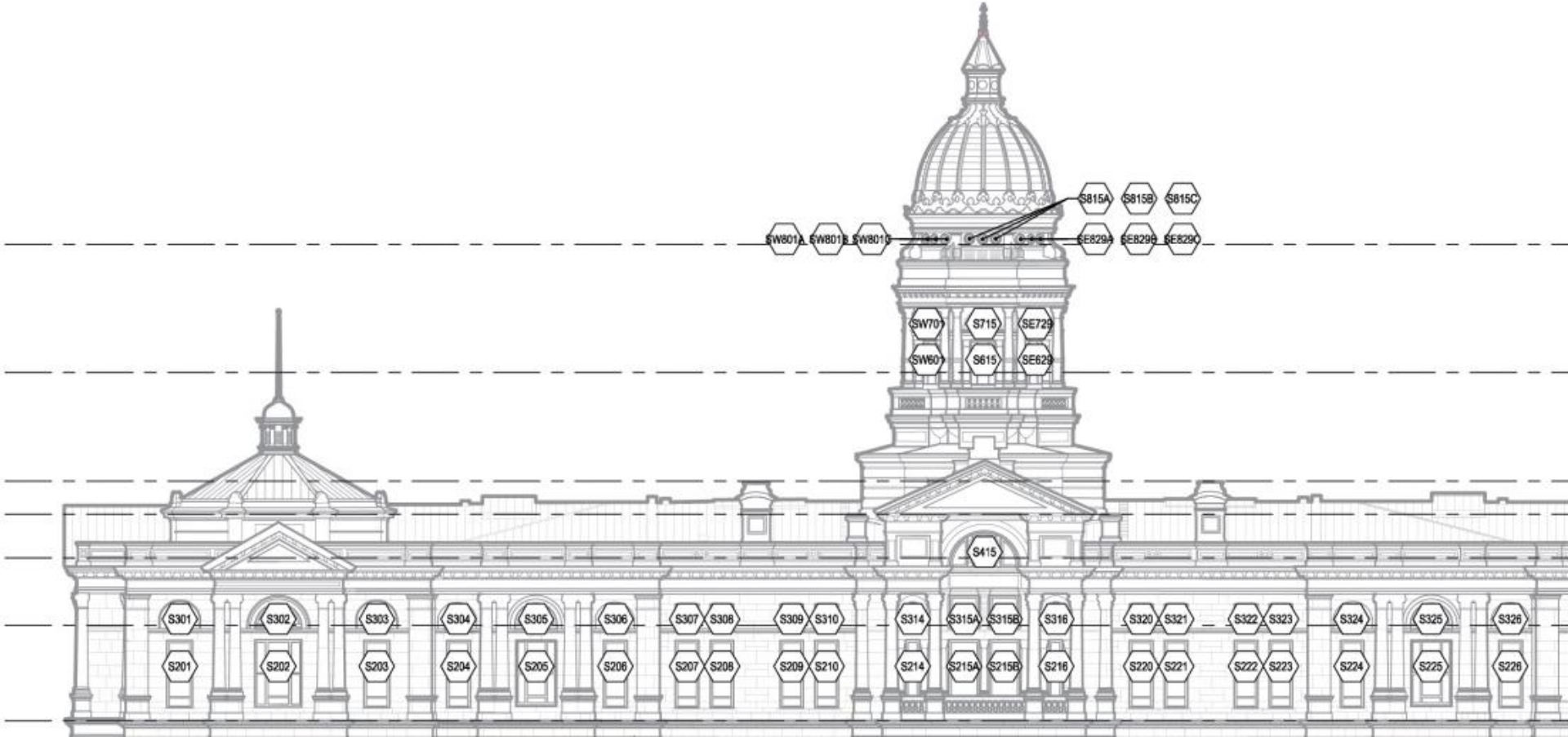
Capitol Schematic Design

- Stone
  - Repair in place
  - Replace
  - Clean
  - Re-point
  - Rebuild West and North Stairs



Capitol Schematic Design

- Windows & Doors
  - All new or Custom sash replacement
  - Operable
  - Insulated
  - Safety
  - Refinish Doors
  - Hardware restoration & updates


S815A
S815B
S815C
SW801A
SW801B
SW801C
SE829A
SE829B
SE829C
SW707
S715
SE729
SW607
S615
SE629
S415
S301
S302
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S215A
S215B
S216
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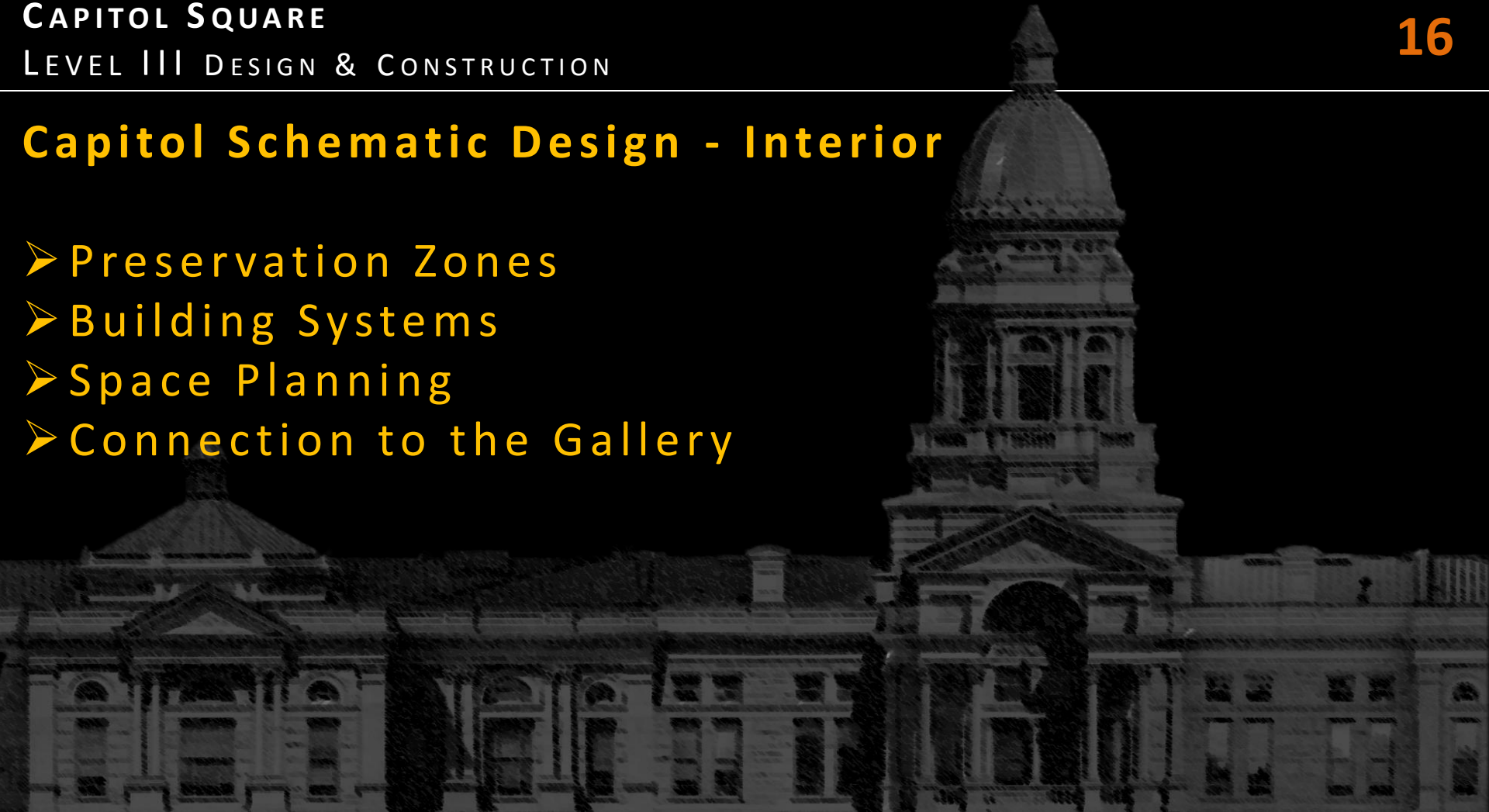
S225
S226

Capitol Schematic Design - Interior

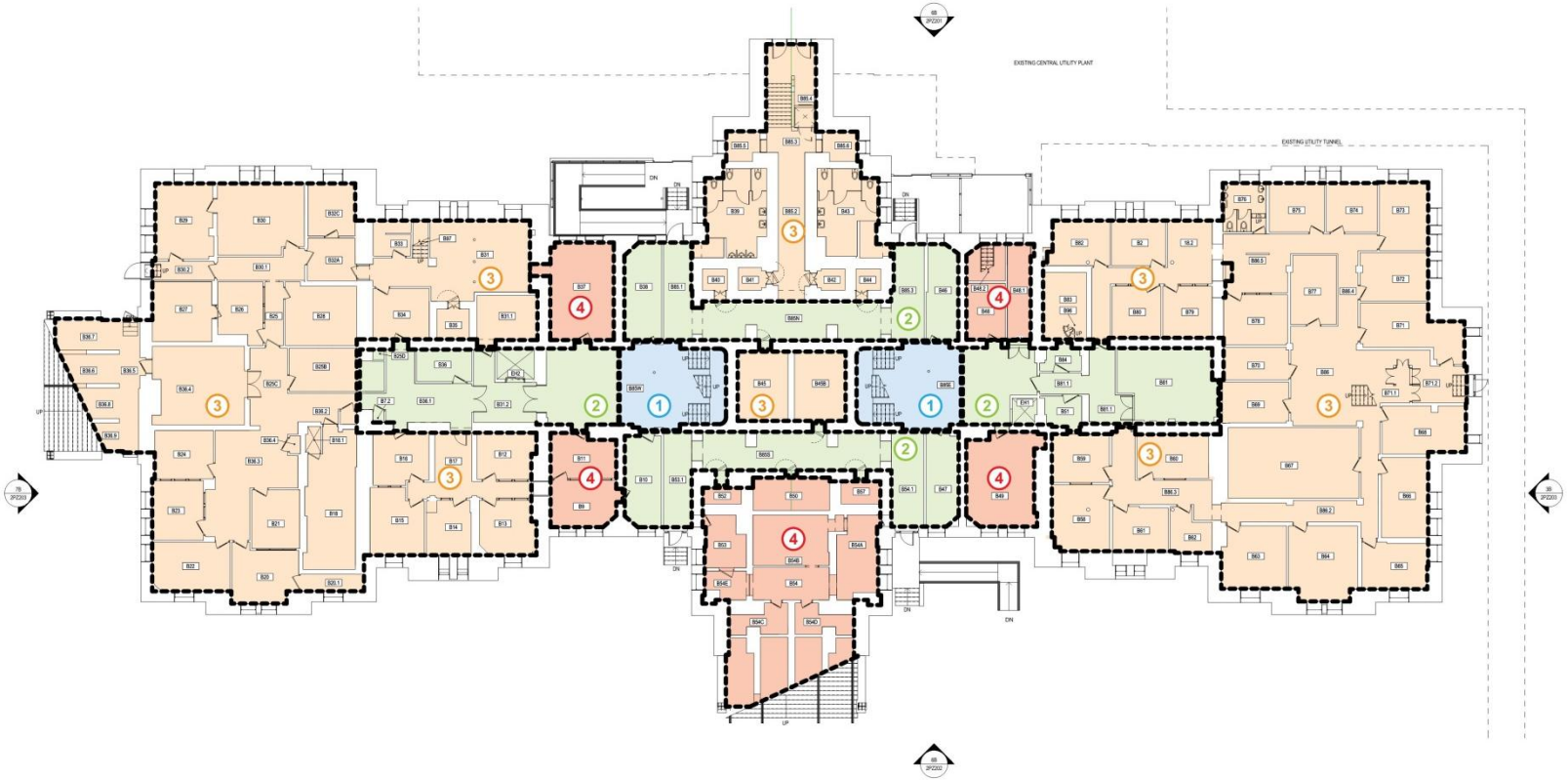
- Preservation Zones
- Building Systems
- Space Planning
- Connection to the Gallery



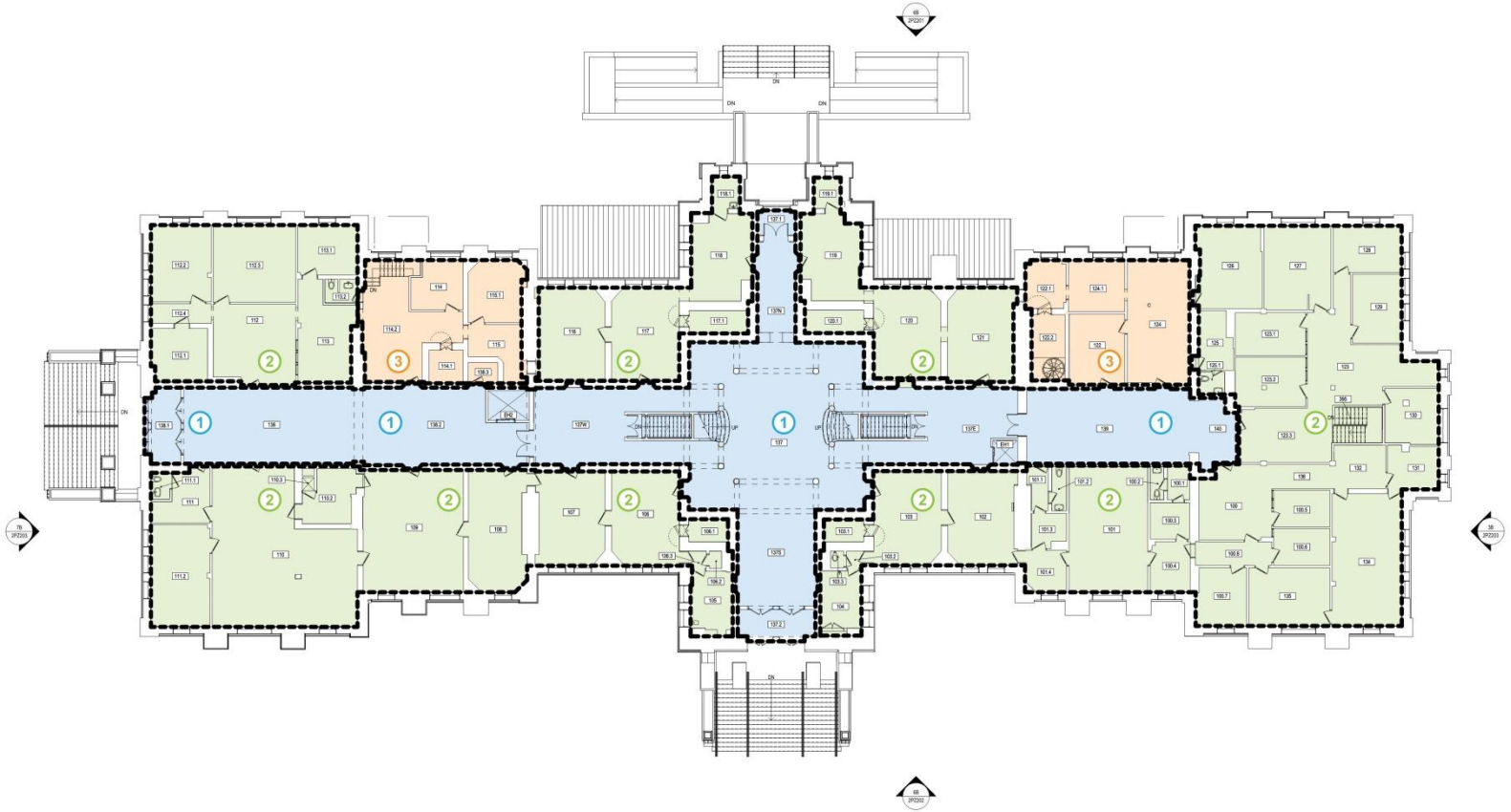
Capitol Schematic Design - Interior

- Preservation Zones
  - Guiding principles
  - Existing & New

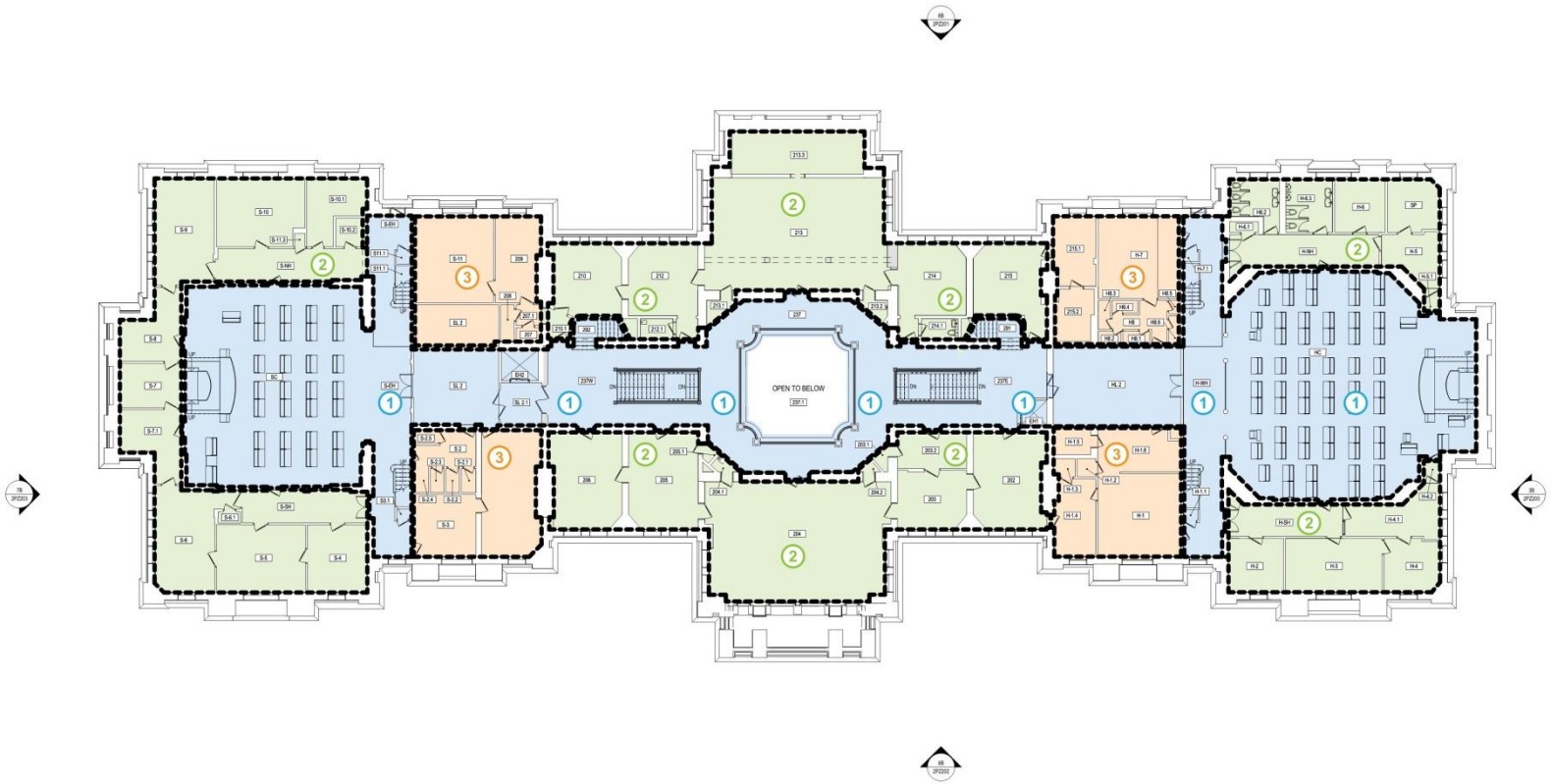
Capitol Square
Level III Design & Construction



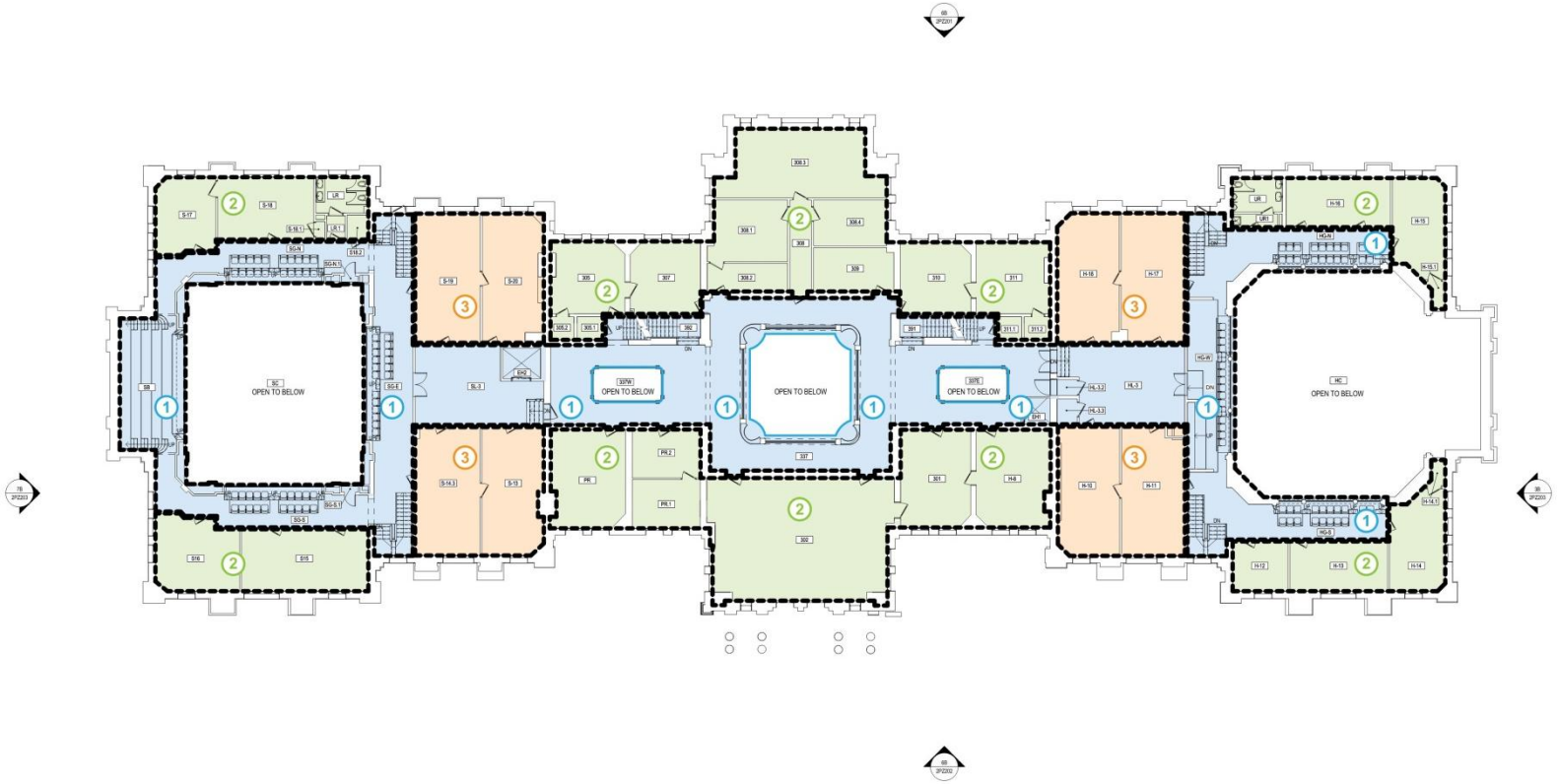
Capitol Square
Level III Design & Construction

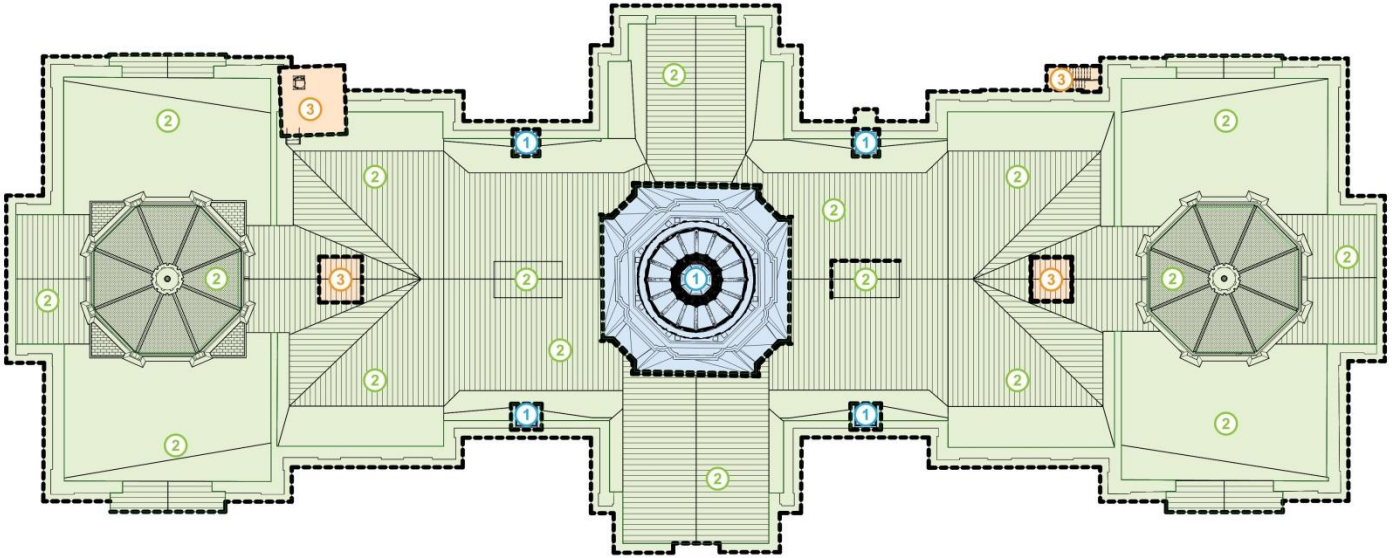


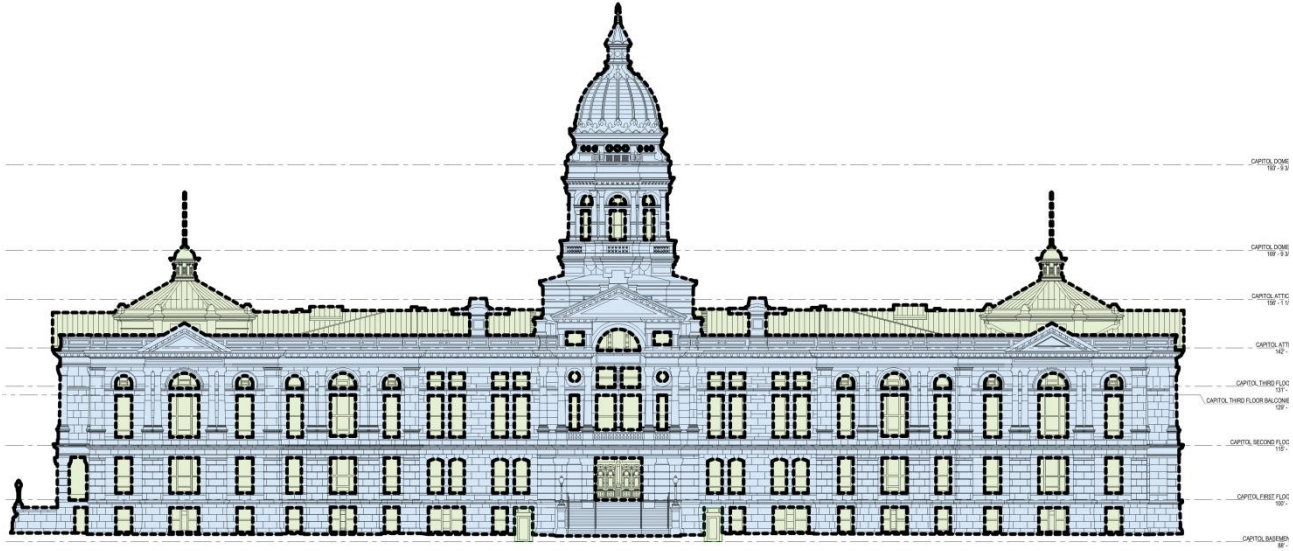
Capitol Square
Level III Design & Construction



Capitol Square
Level III Design & Construction



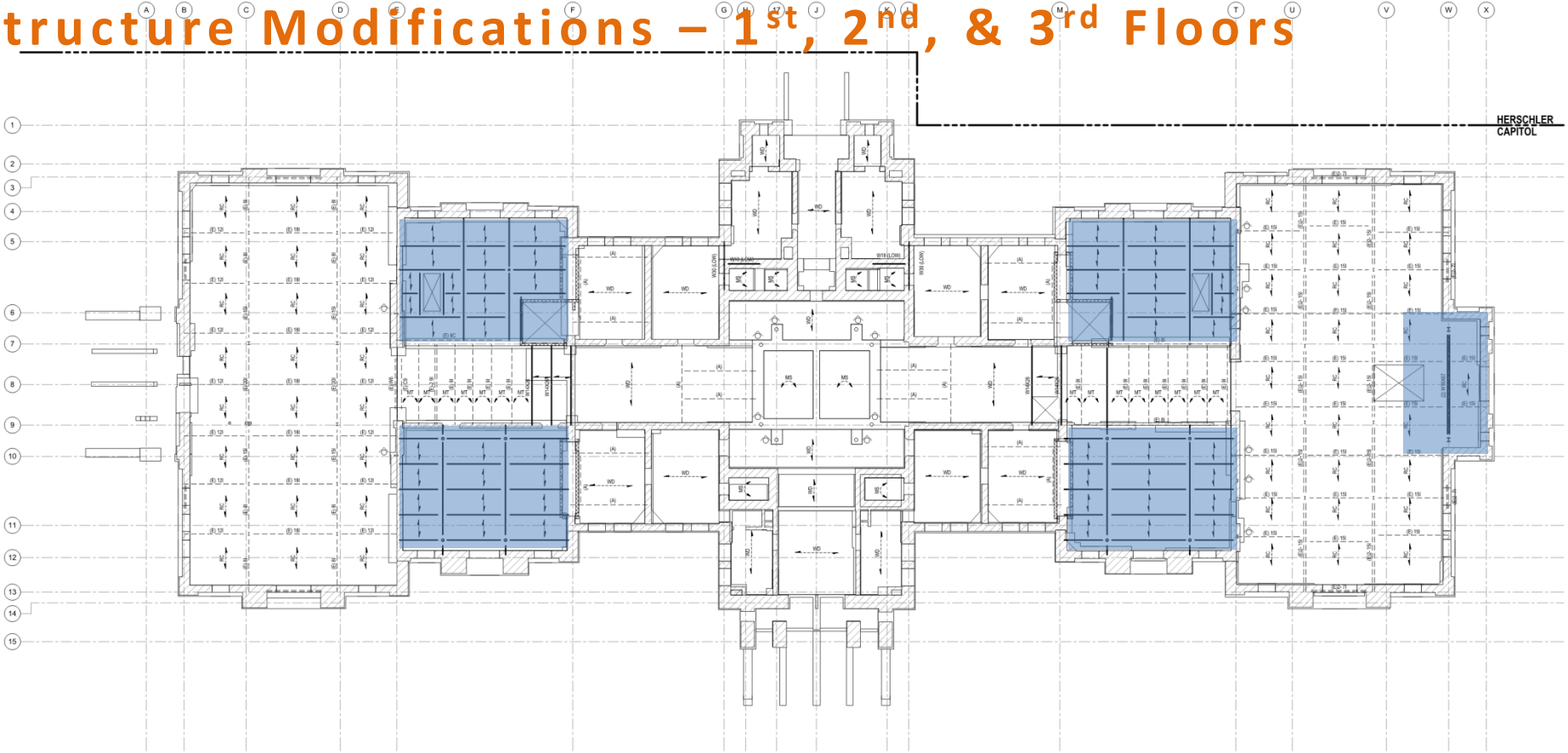



CAPITOL DOME
CAPITOL DOME
CAPITOL ATTIC
CAPITOL ATTI
CAPITOL THIRD FLOO
CAPITOL THIRD FLOOR BALCONIE
CAPITOL SECOND FLOO
CAPITOL FIRST FLOO
CAPITOL BASEMEN

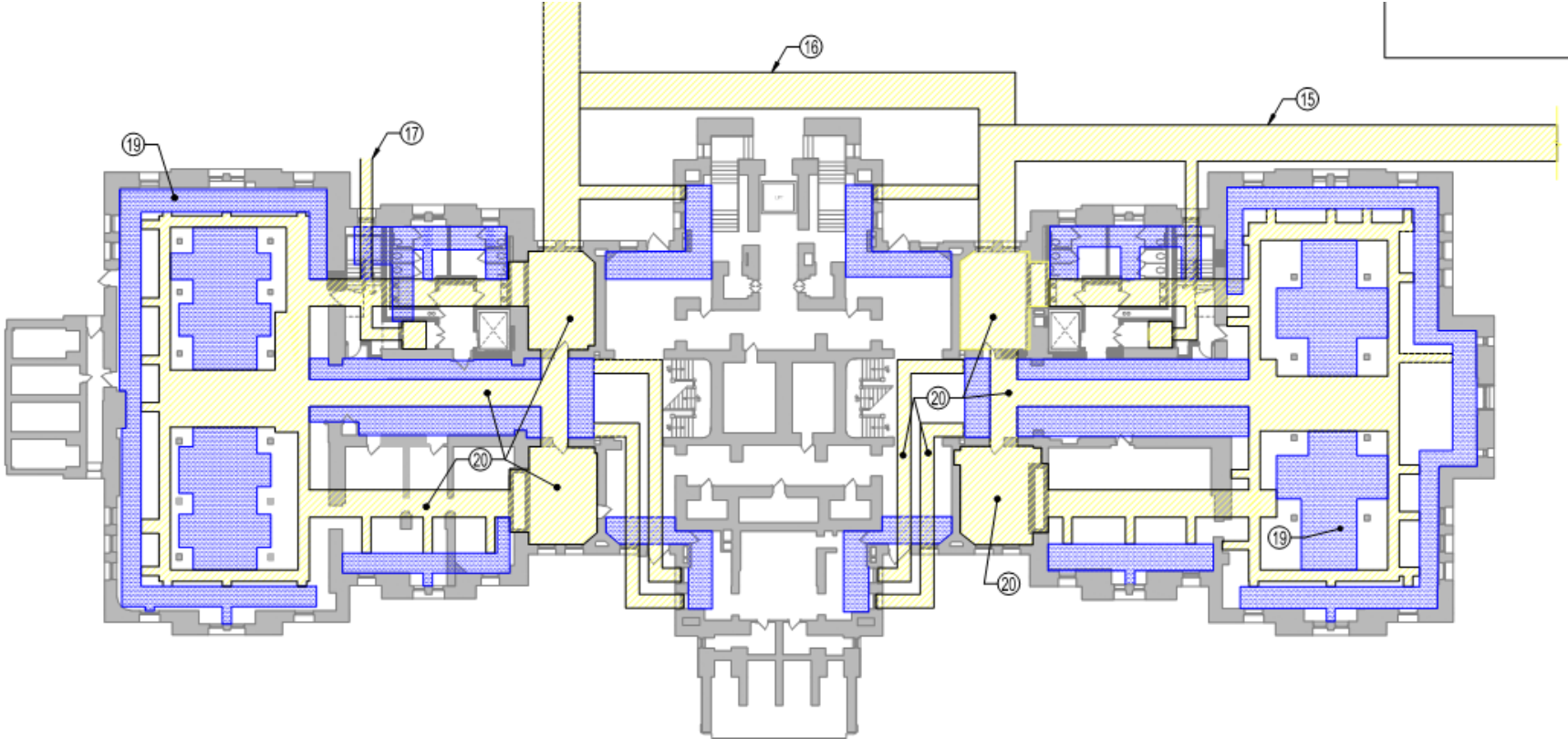
Capitol Schematic Design - Interior

- Building Systems
  - Structure – Garden Level
  - Structure – 1st, 2nd, & 3rd Floors
  - Structure – Attic
  - Mechanical Systems – HVAC
  - Mechanical Systems – Life Safety
  - Security, Telecom, Audio-Visual

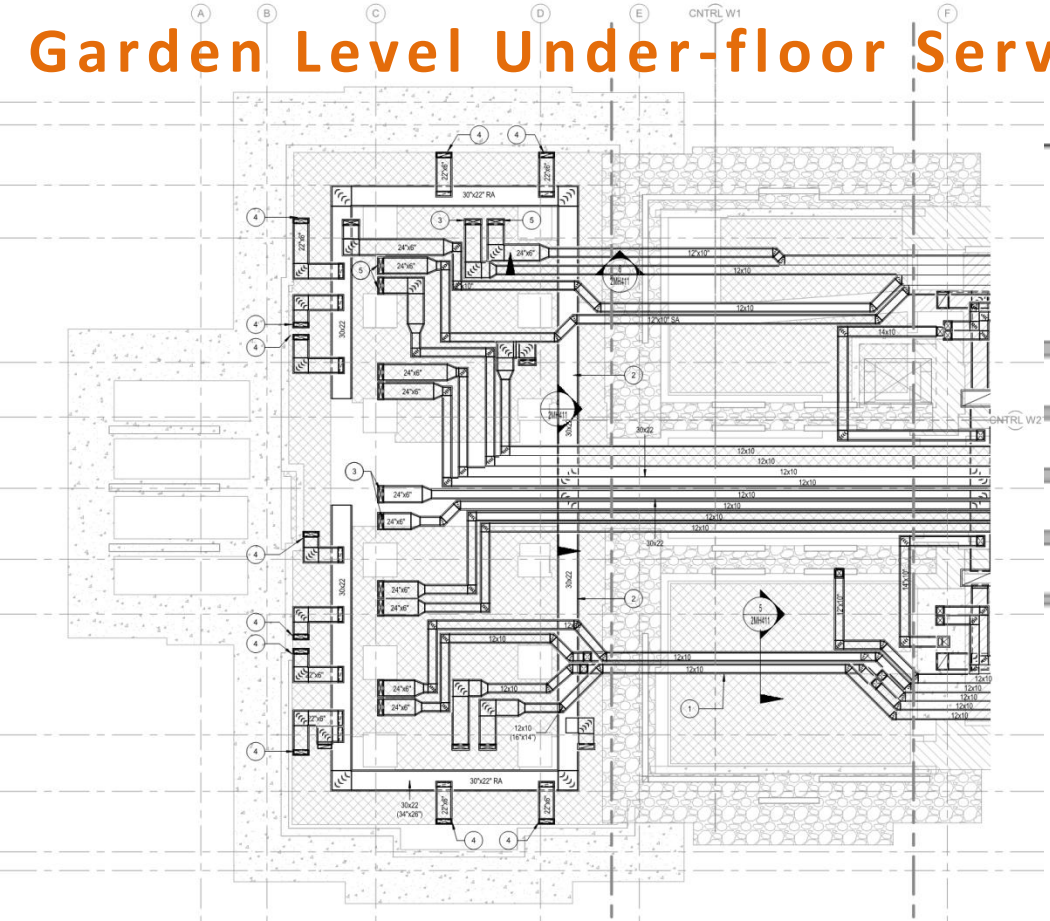
Structure Modifications – 1st, 2nd, & 3rd Floors

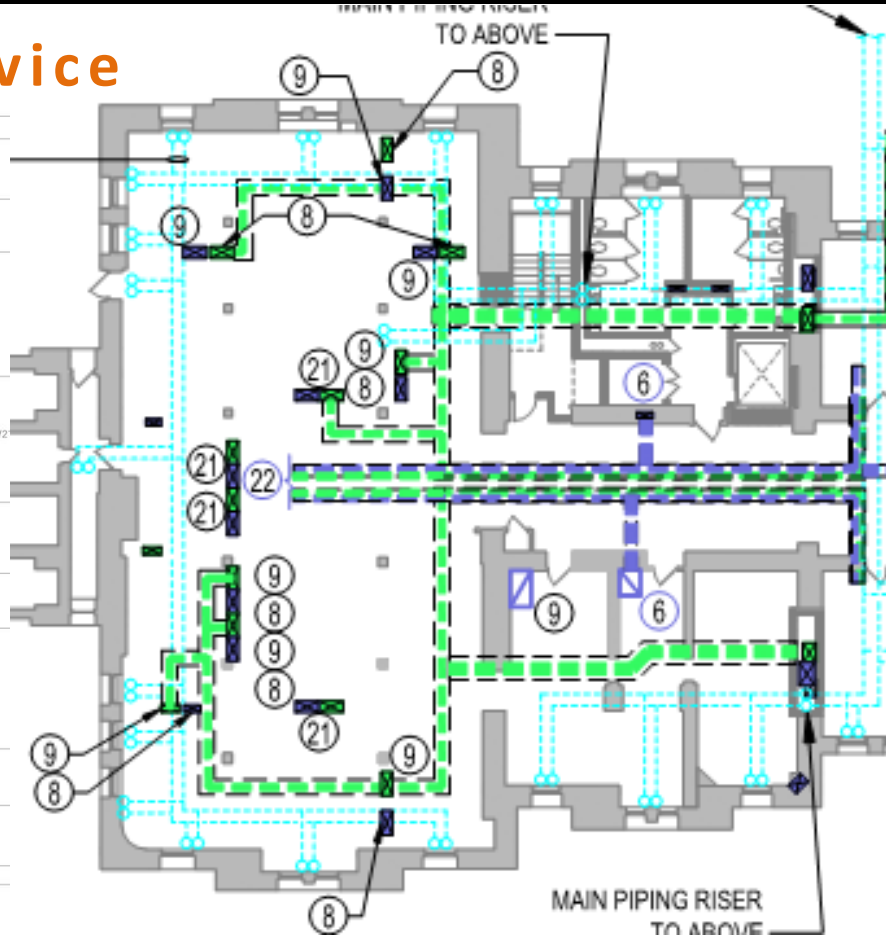


Garden Level Under-floor Service



Garden Level Under-floor Service

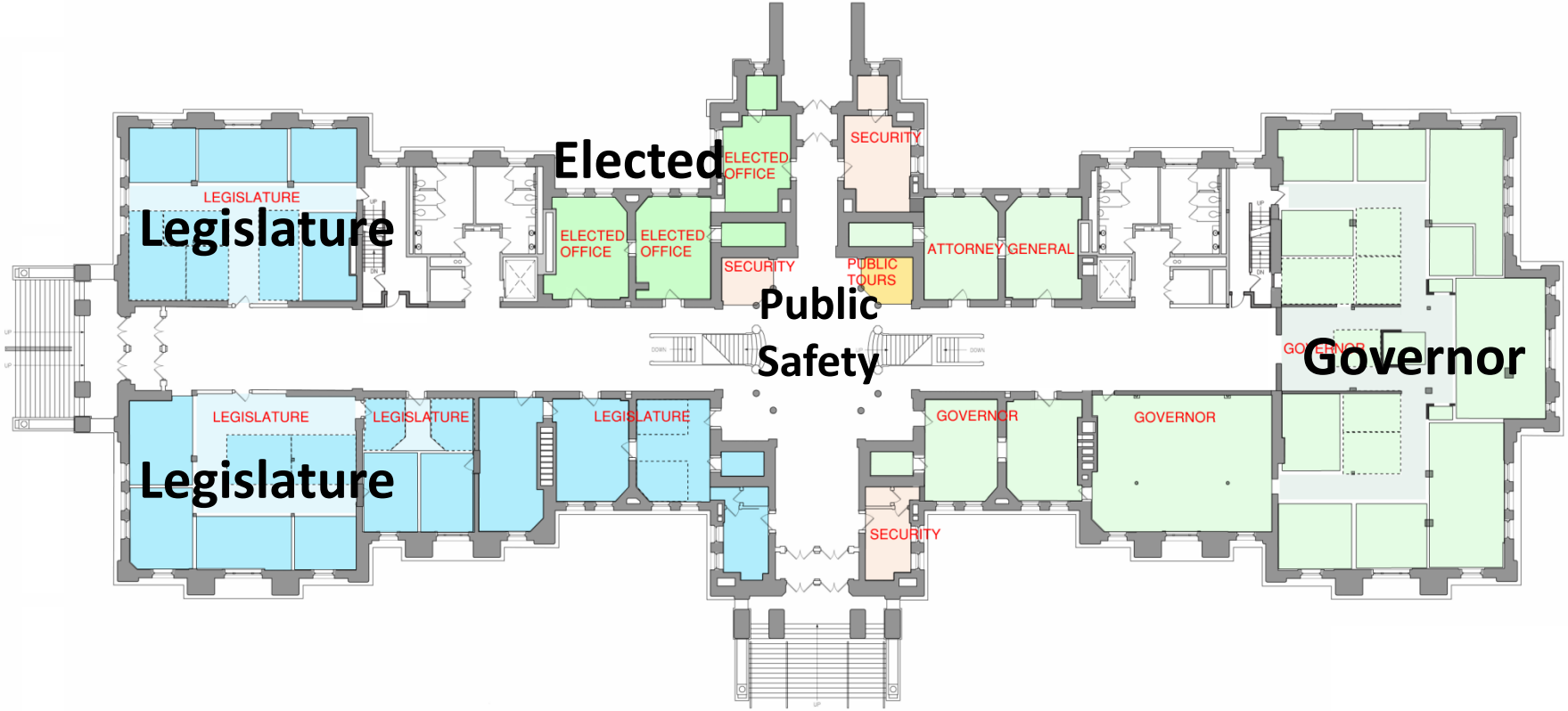




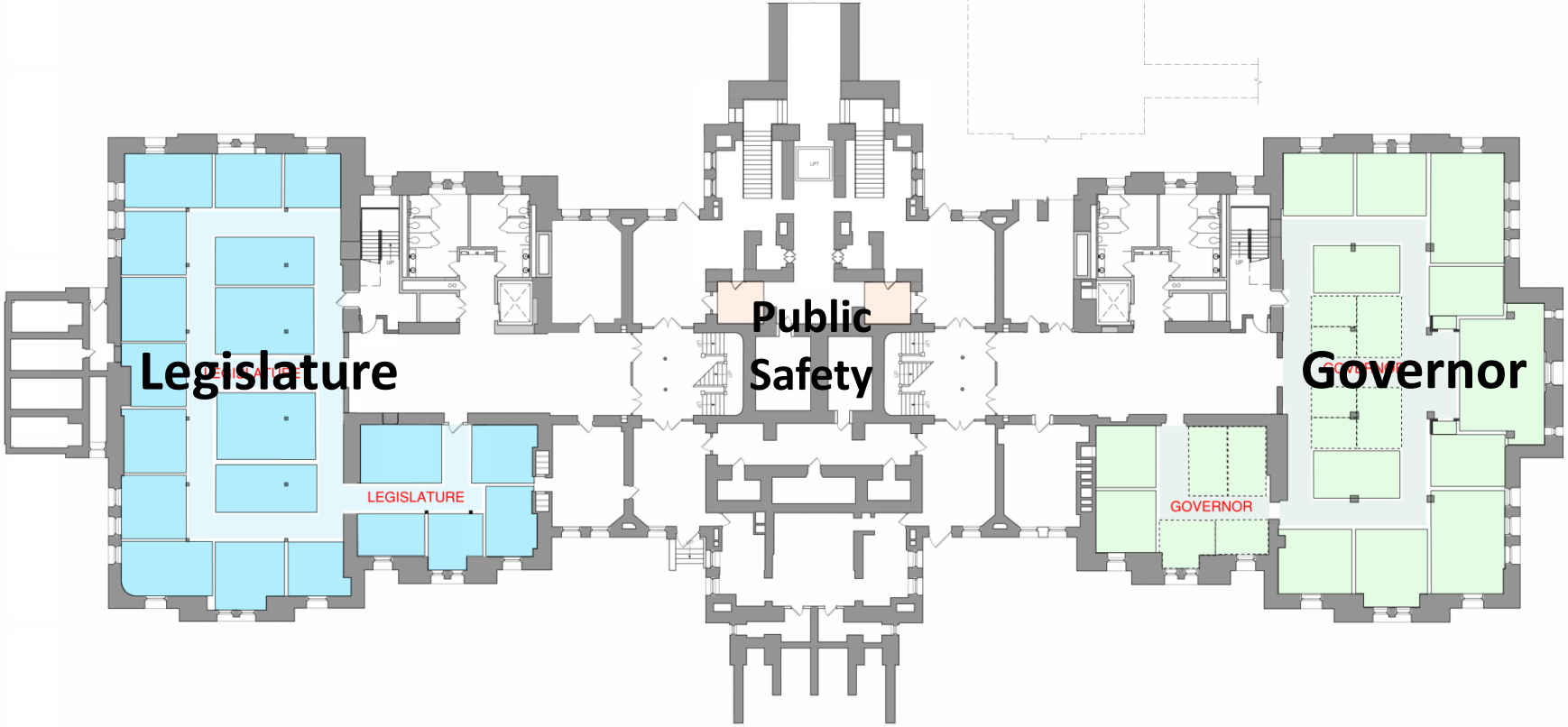
Capitol Schematic Design - Interior

- Space Planning
  - As directed by Oversight Group
  - Development meetings

Space Plan - 1st Floor

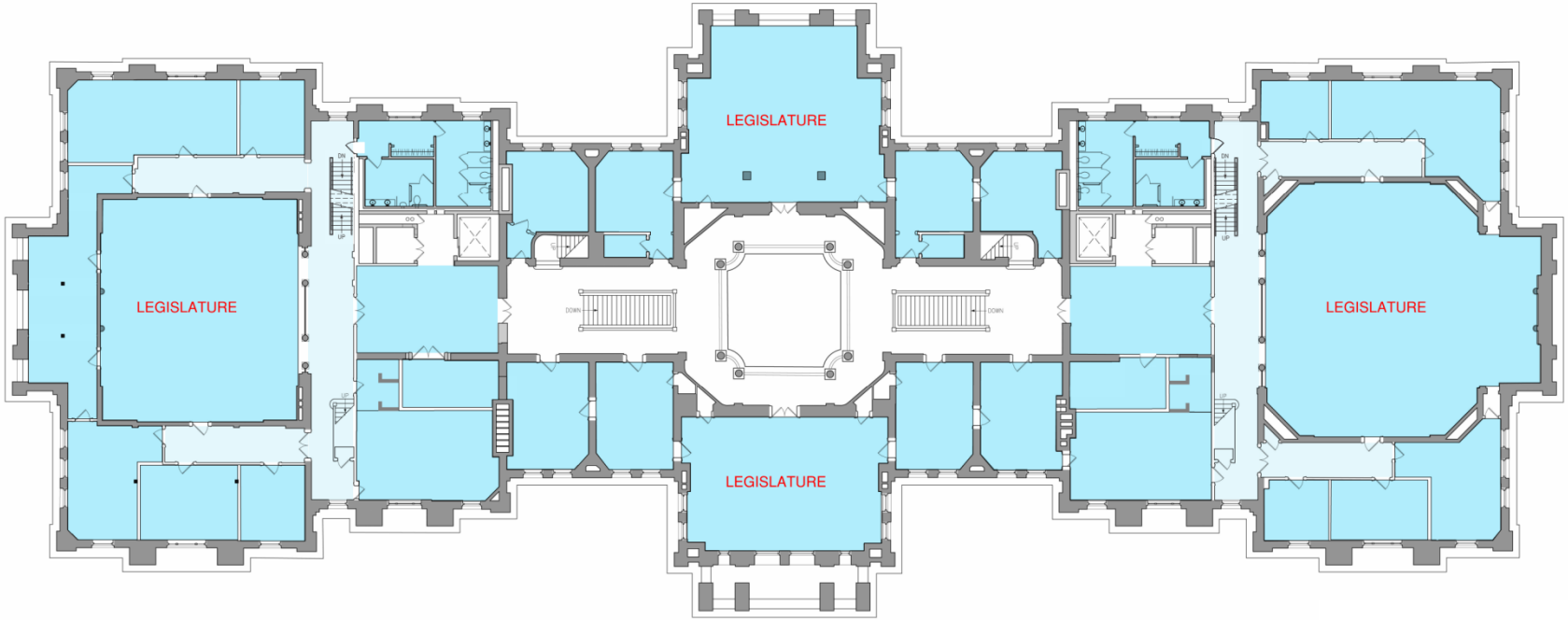


Space Plan - Garden Level



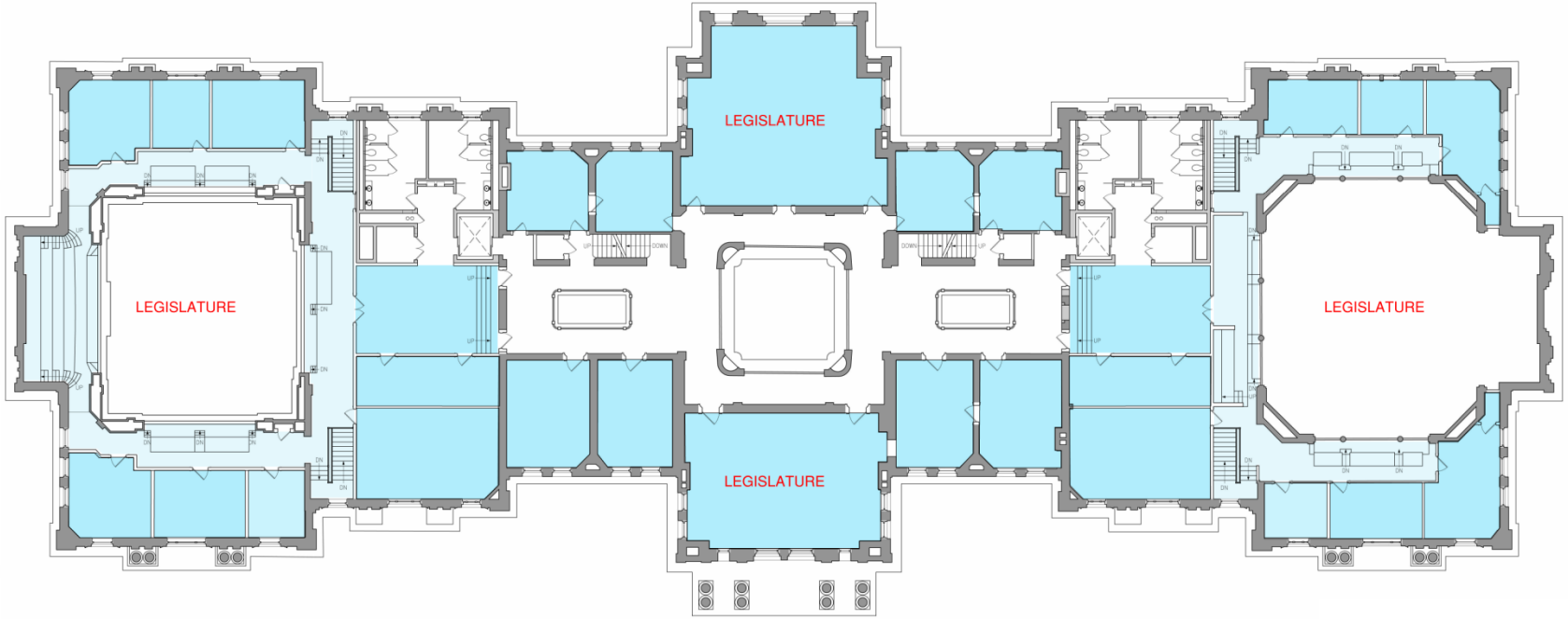
Space Plan - 2nd Floor

Legislature



Space Plan - 3rd Floor

Legislature



Capitol Schematic Design - Interior

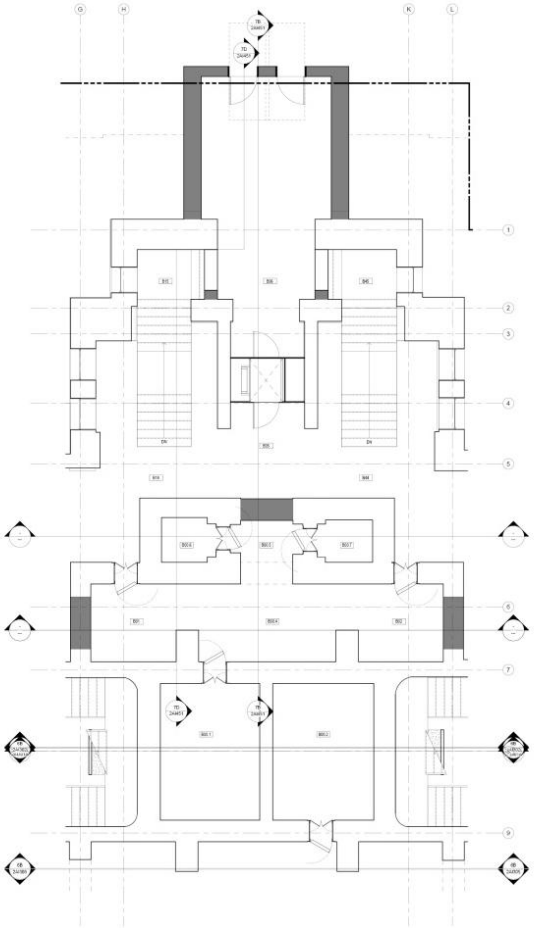
➢ Space Planning

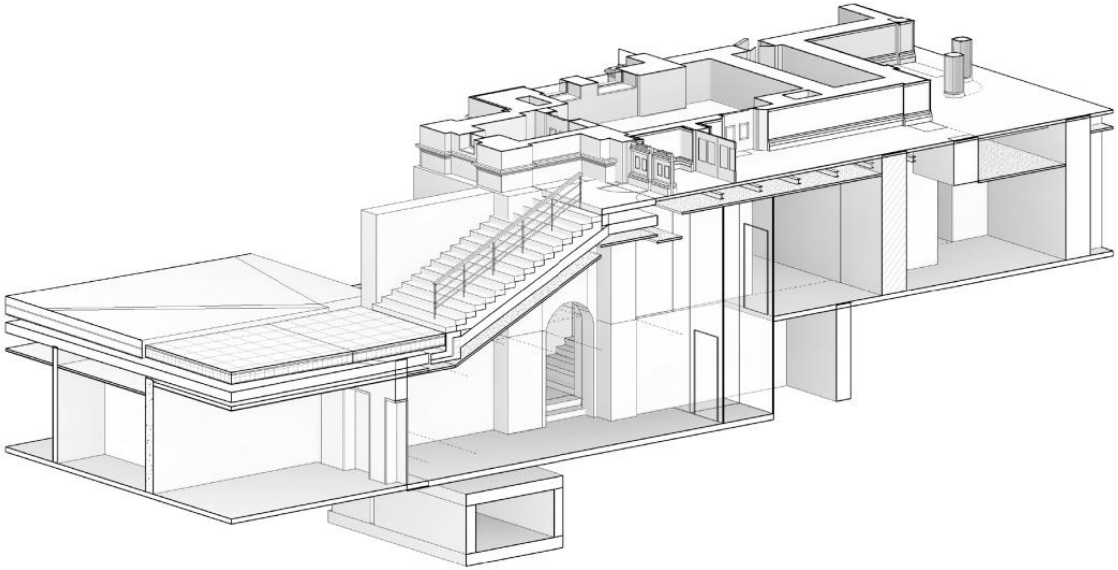
- As directed by Oversight Group
- Development meetings

	Level I/II			Level III - SD	
	Building Area [GSF]	Net Usable Area [NASF]	Net Proposed Area [NASF]	Building Area [GSF]	Net Assignable Area [NASF]
Garden Level	28,830	15,391	11,175	29,140	11,897
1st Floor	27,010	15,749	14,209	26,763	14,209
2nd Floor	26,207	19,174	18,602	26,202	18,602
3rd Floor	21,513	14,627	13,319	21,515	13,319
Attic	24,727	0	0	10,611	0
Dome	1,252	0	0	1,017	0
Total	**129,539**	**64,941**	**57,305**	**115,248**	**58,027**

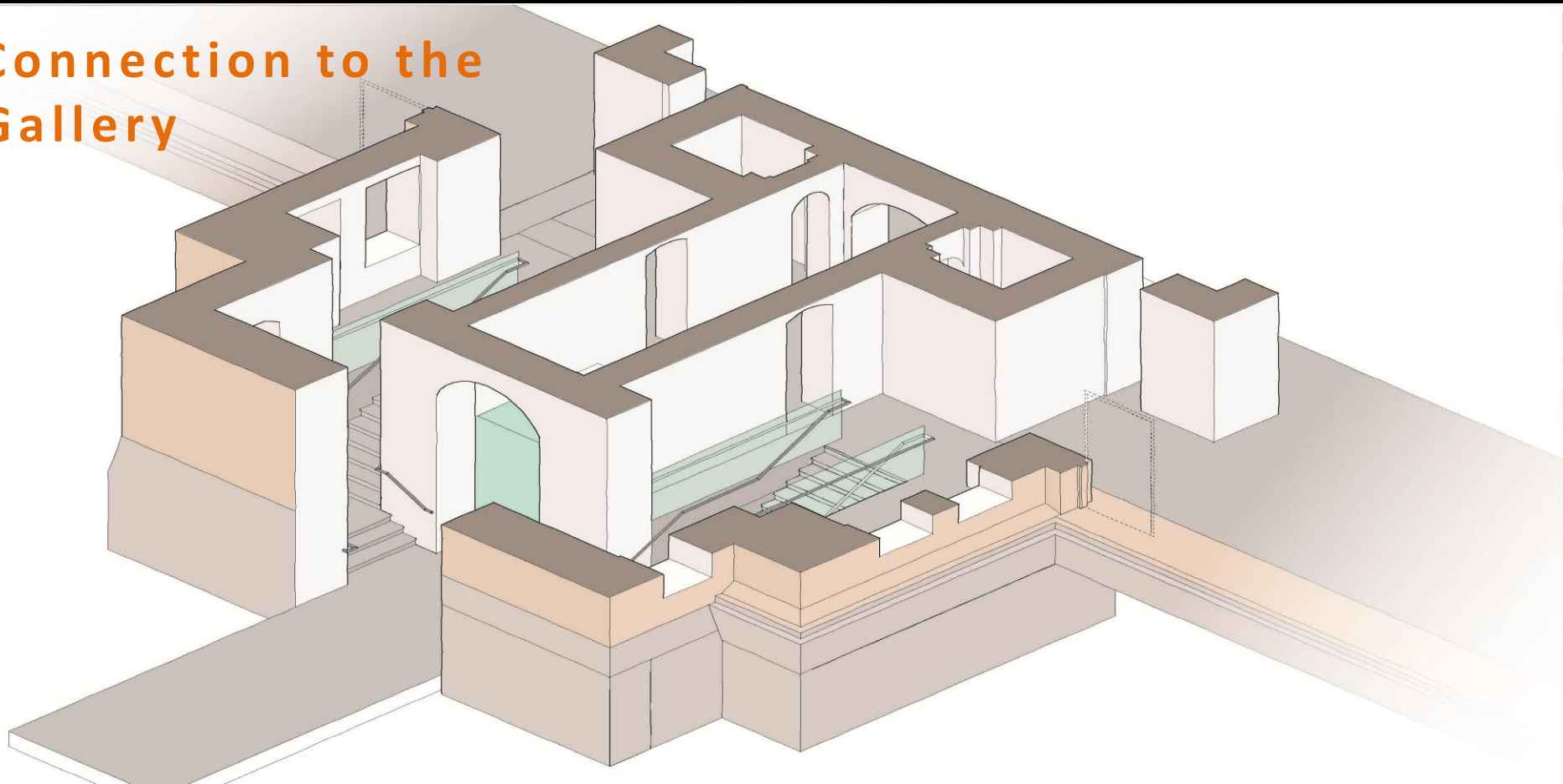
Capitol Schematic Design - Interior

- Connection to the Gallery





Connection to the Gallery



Herschler Schematic Design

Herschler Schematic Design

- Drawings by A/E [HDR]
- Reports by A/E [HDR]
- Estimate by CMAR [JE Dunn]
  - Budget $84M; Estimate $103M
- Schedule by CMAR [JE Dunn]
  - 32 months construction
  - Moves and Abatement TBD

Herschler Schematic Design - Exterior

- Renovation
  - Option 1 - Caulk Existing
  - Option 2 - Renovate & Replace
  - Option 3 - All New System
  - Option 3a – New System at Window Walls

EXPENDITURE REPORT & OTHER UPDATES

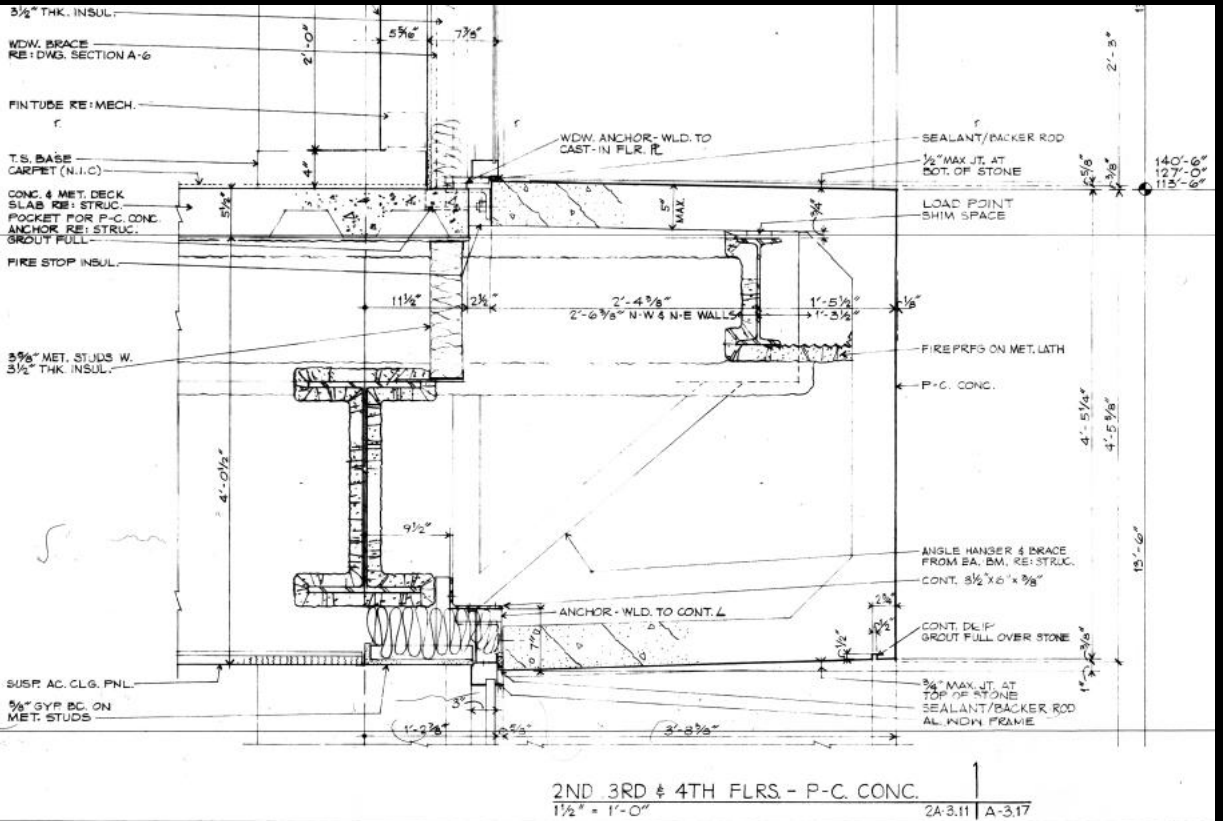
Ms. Norton provided the Oversight Group with an overview of the expenditure report for the project dating back to the beginning of the Level I and Level II studies in 2013. (**Appendix 4**) She said that the balance sheet does not reflect any funds used from the $259 million appropriation for the project, 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.

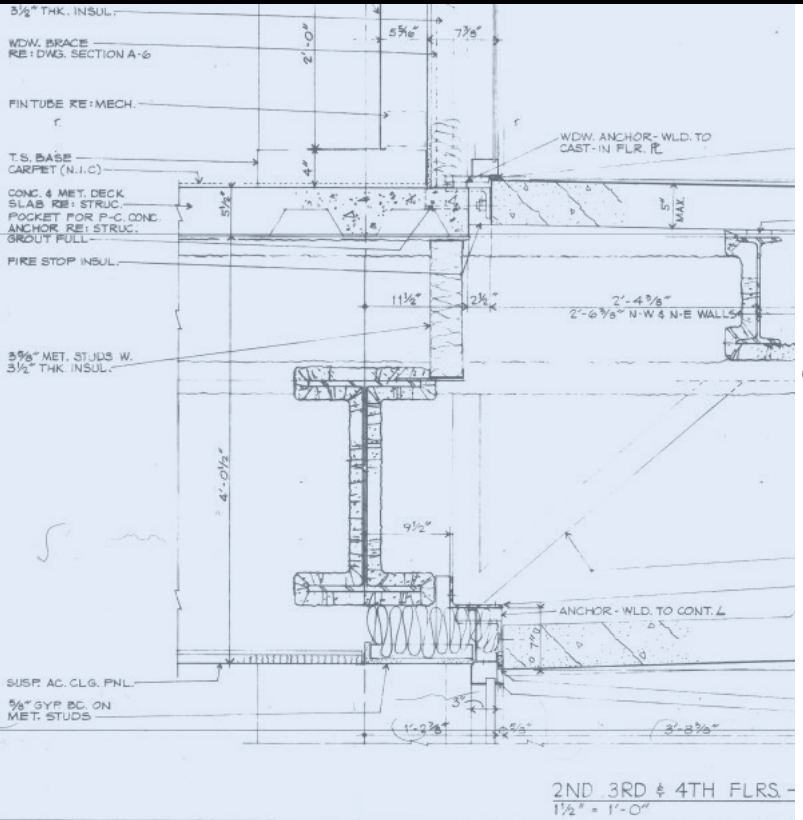
CAPITOL SPACE PLANNING DECISION POINTS

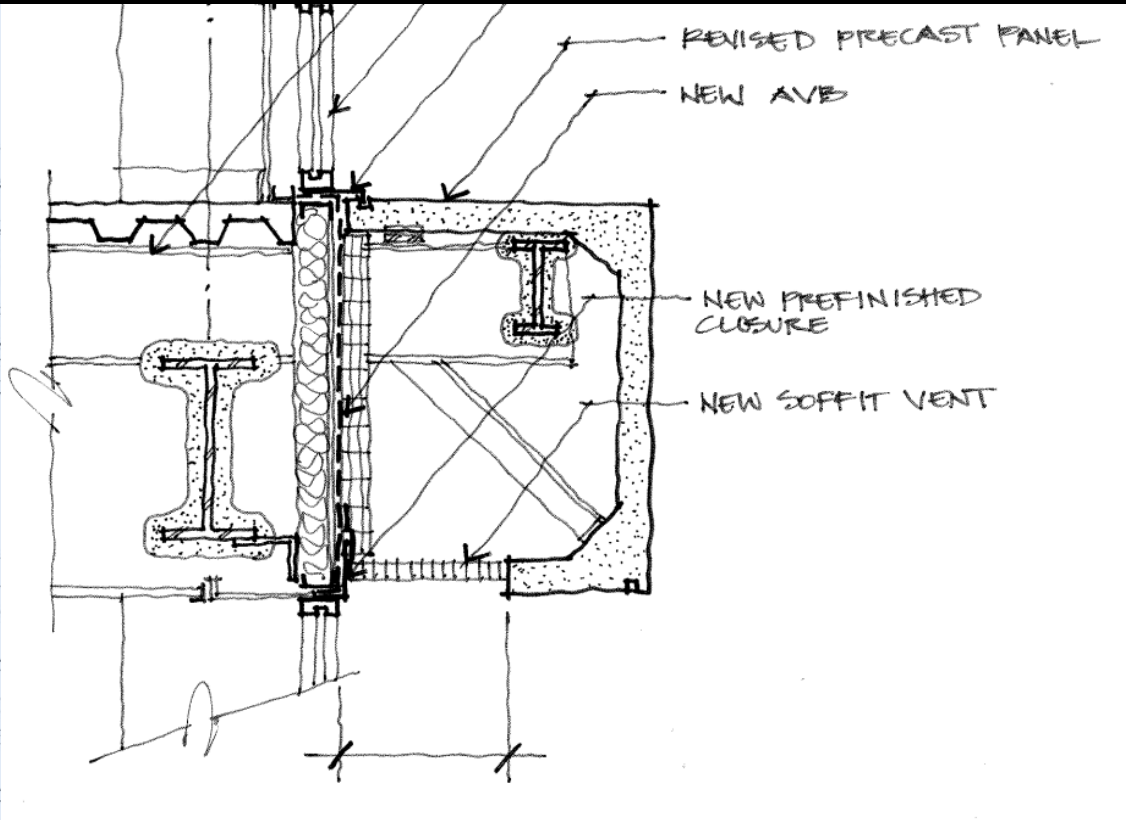
Mr. Whetstone provided the Oversight Group with an update on space planning for the Capitol and Herschler Building. He noted that the Secretary of State, Treasurer and Auditor have requested dedicated

Horizontal Channel – Existing [option 1 – calk]

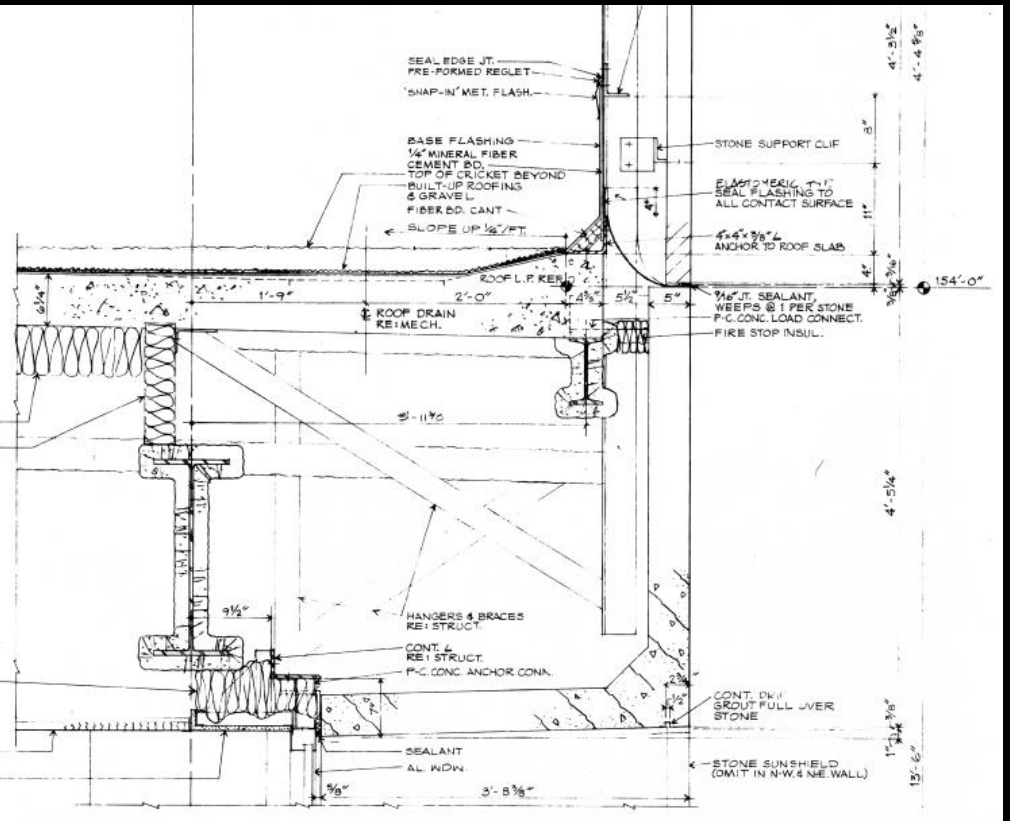


Horizontal Channel – Fix [option 2 – renovate]

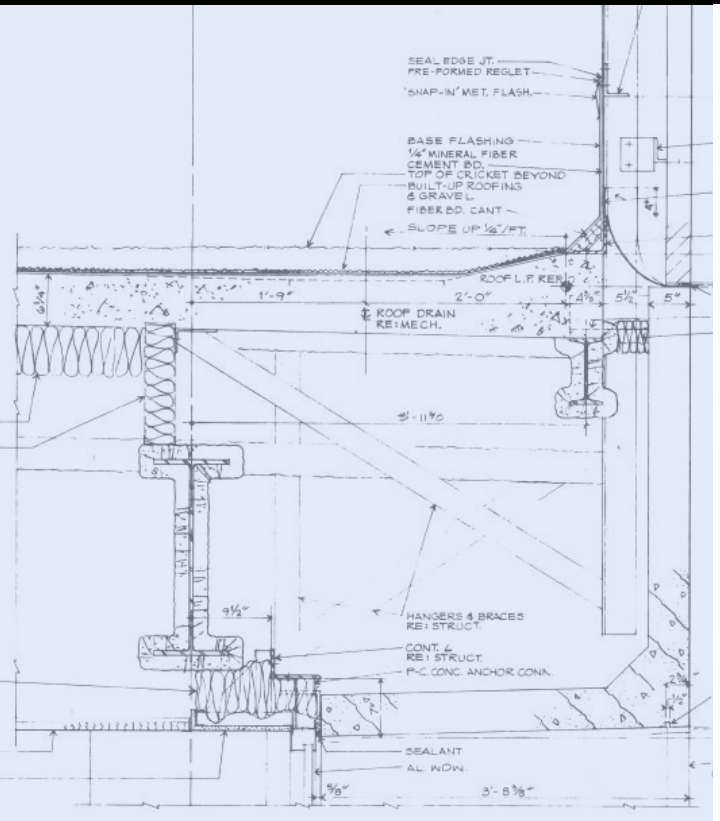


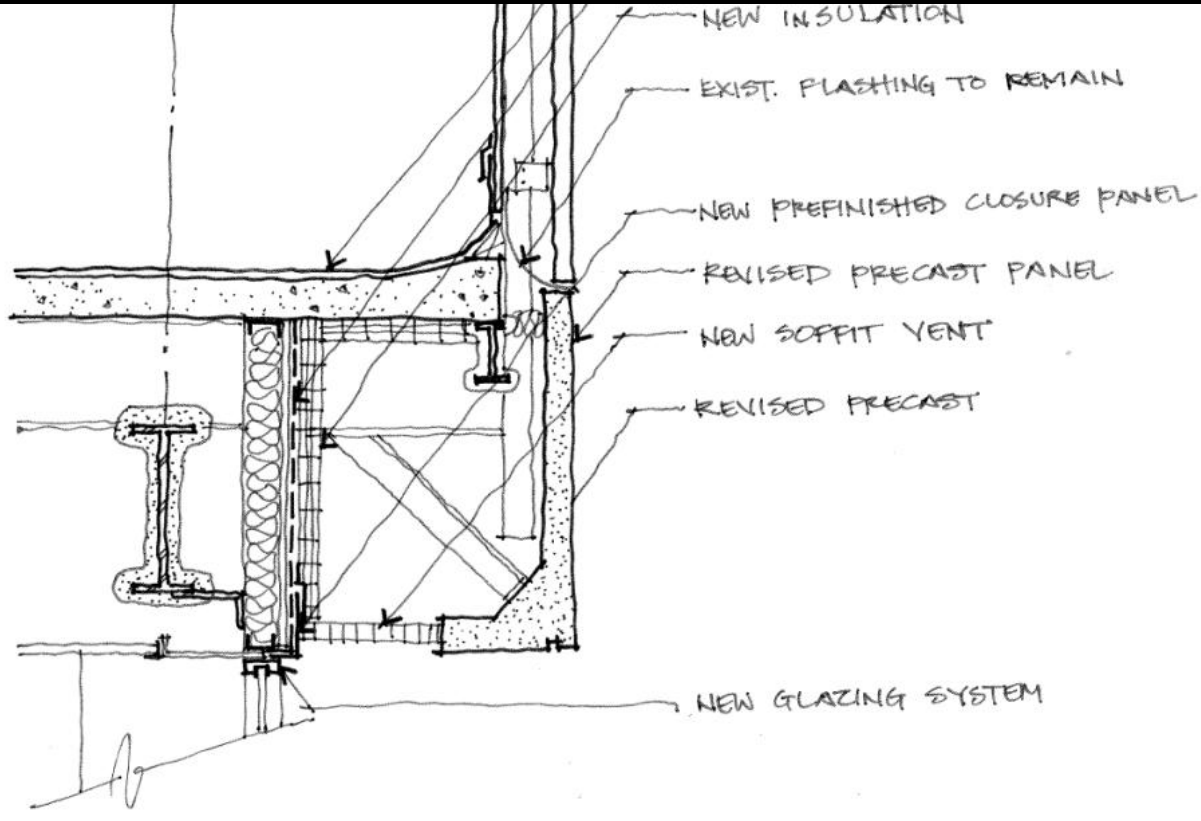


Parapet - Existing [option 1 – calk]

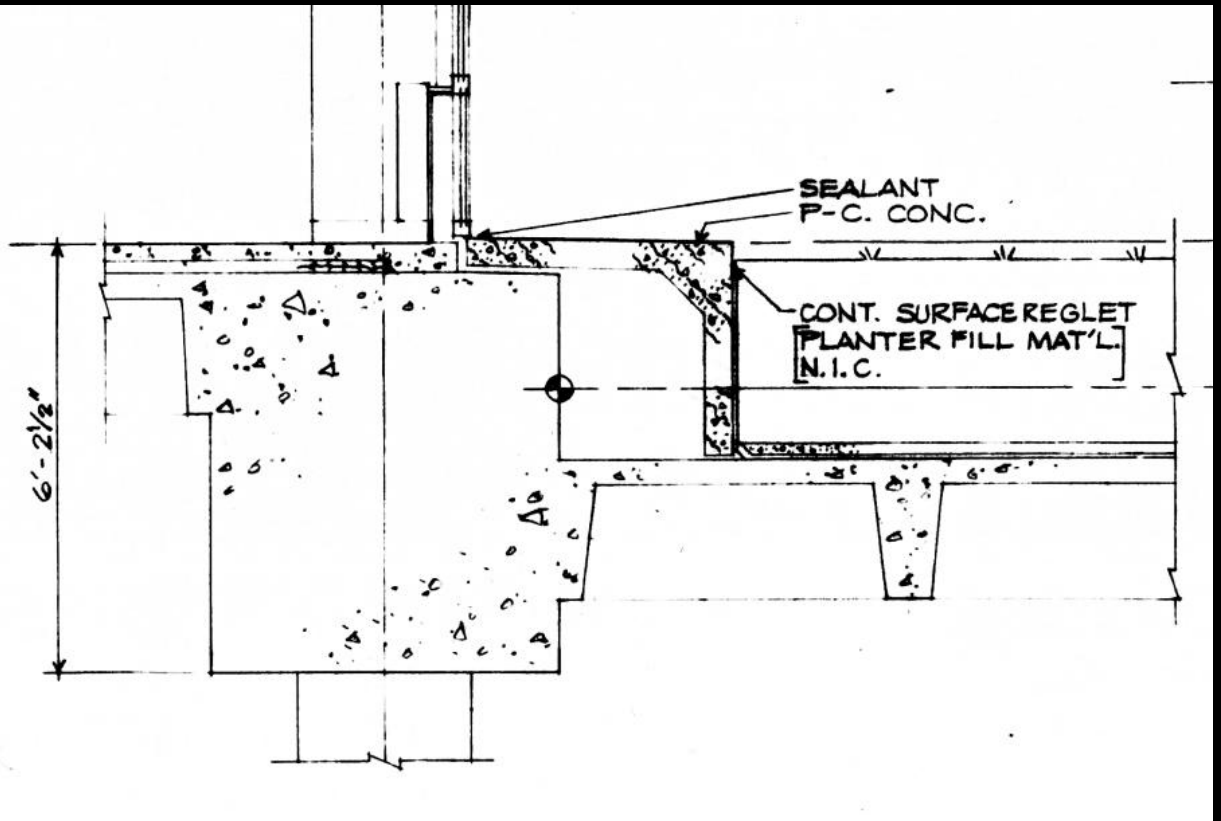


Parapet - Fix [option 2 – renovate]

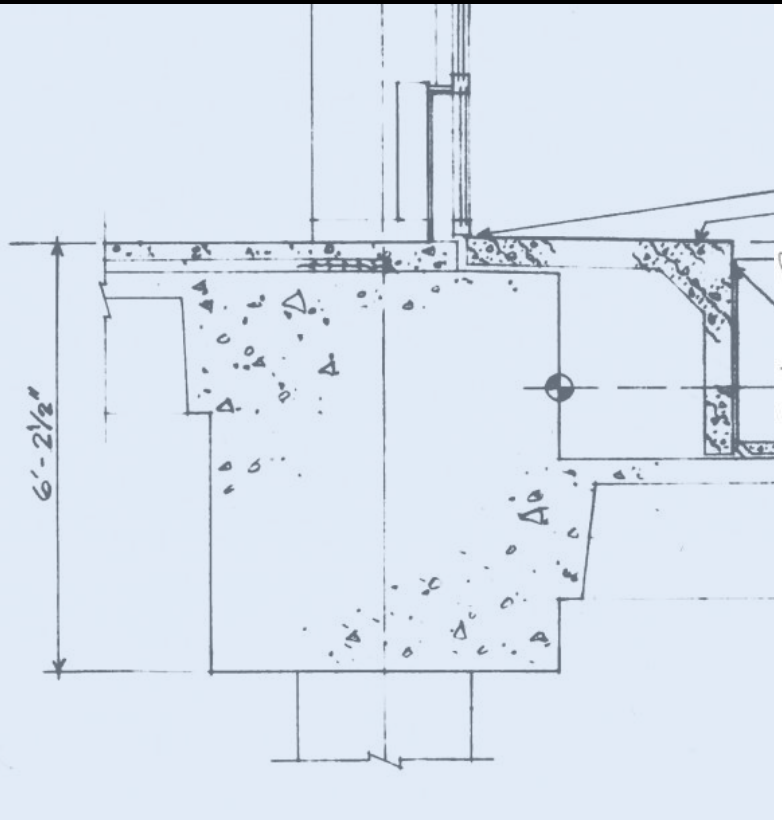


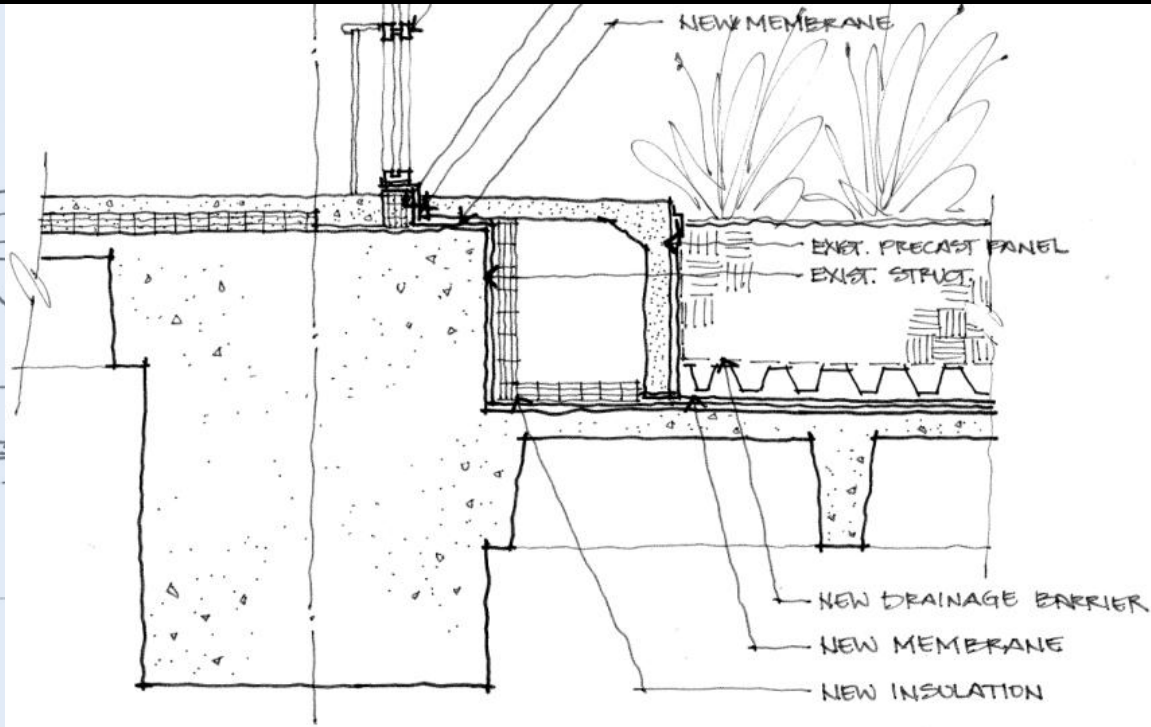


Planter – Existing [option 1 – calk]



Planter - Fix [option 2 – renovate]

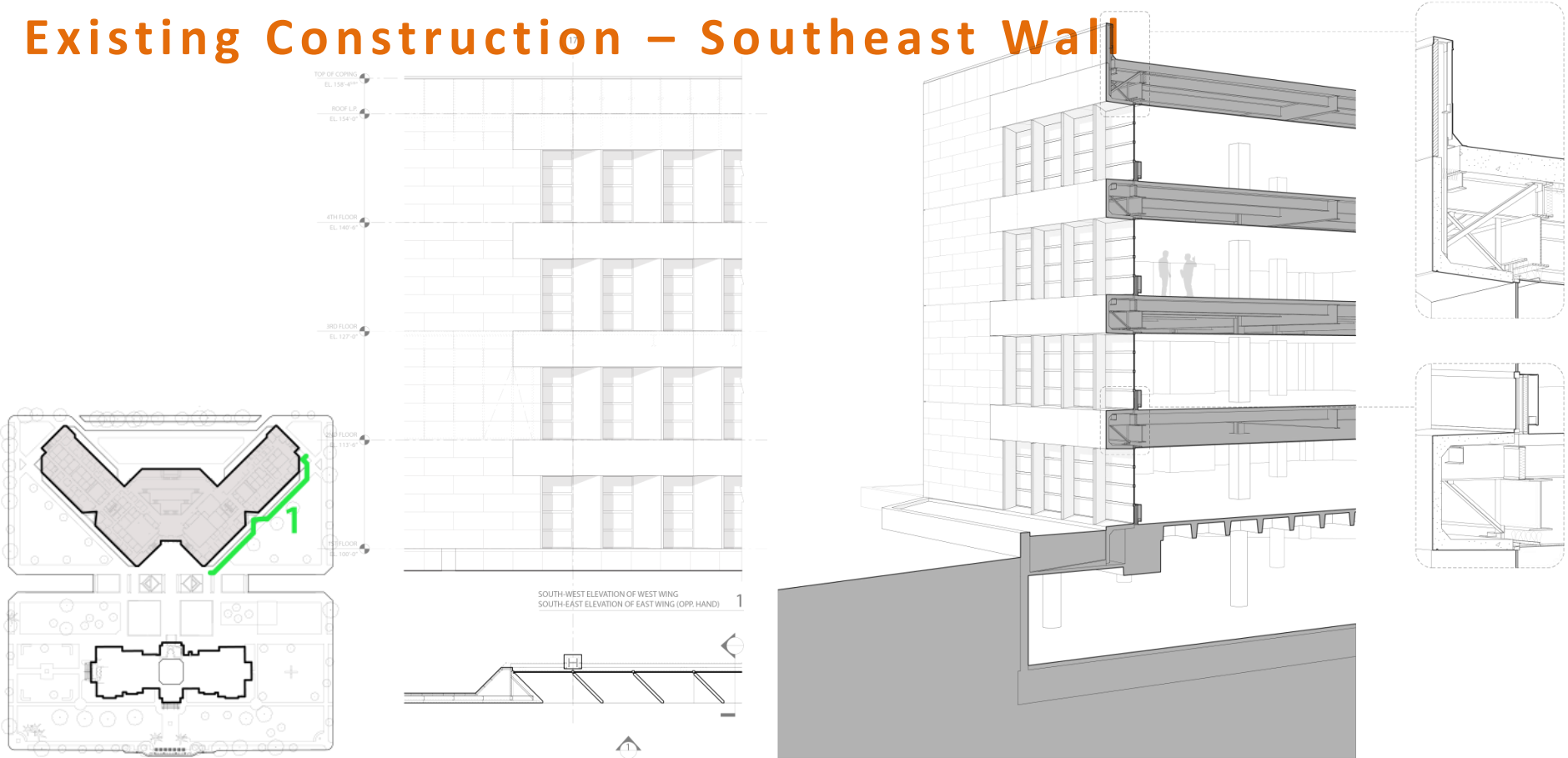




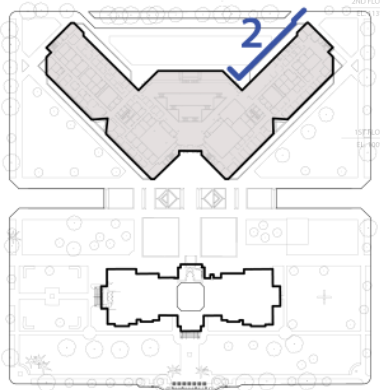
Herschler Schematic Design - Exterior

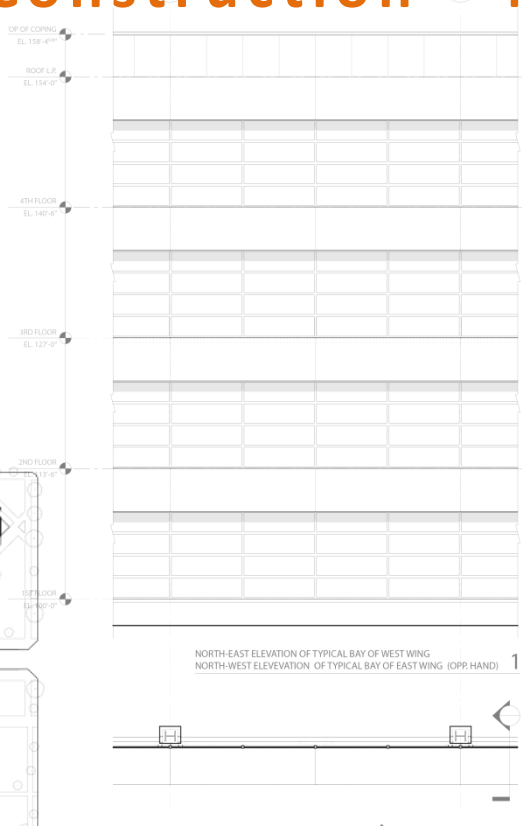
- Renovation
  - July 14, 2014 Advisory Task Force Presentation

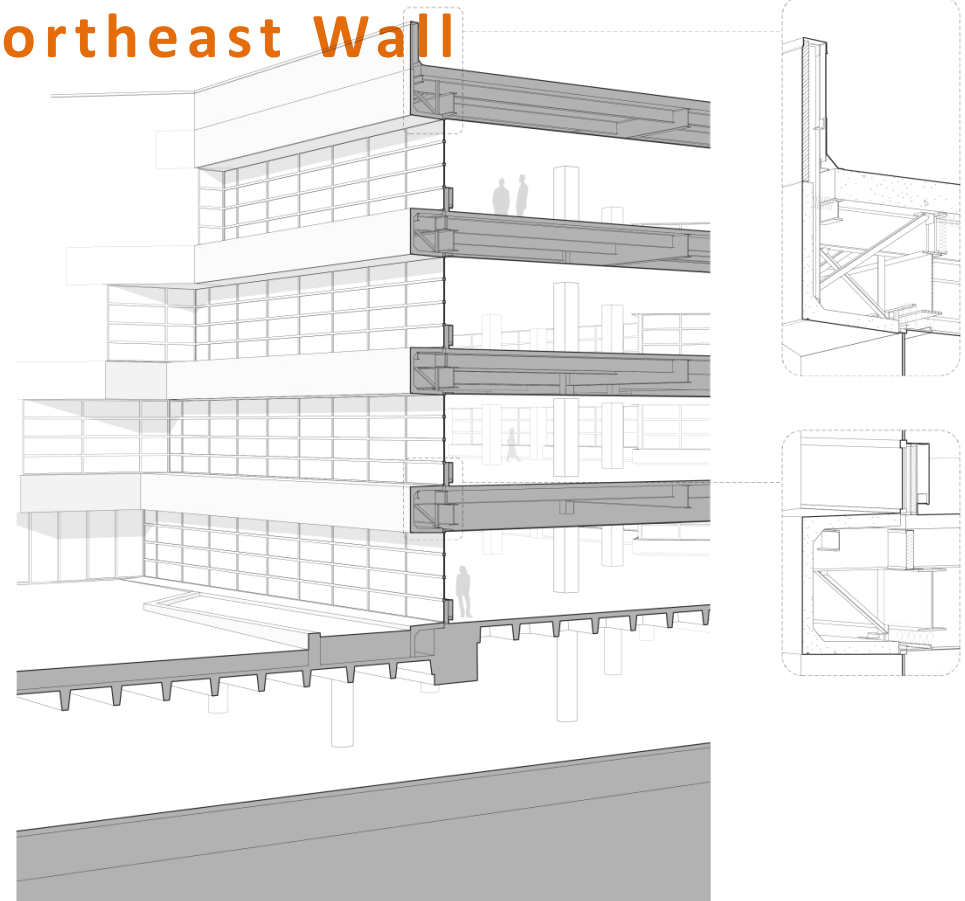
Existing Construction – Southeast Wall



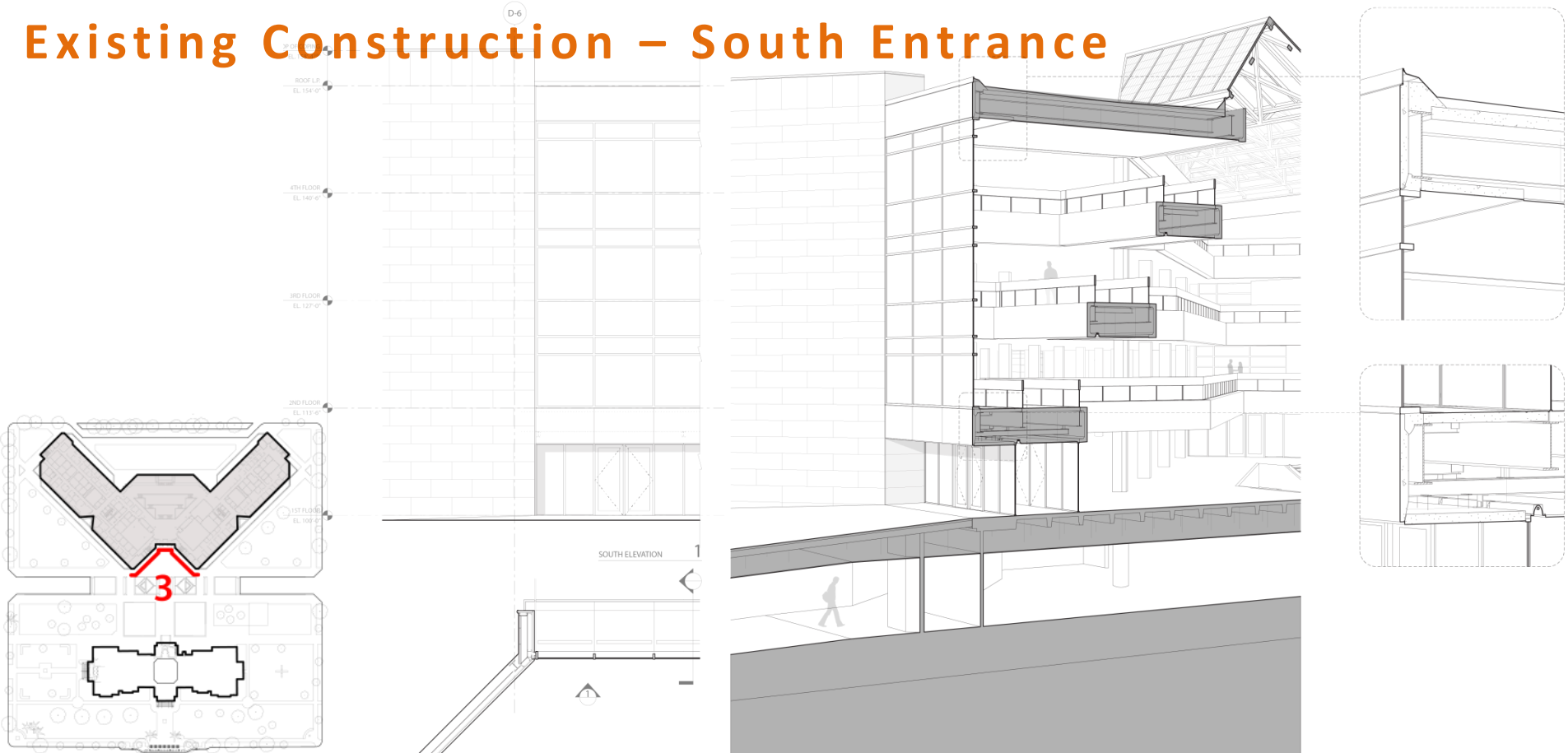
Existing Construction – Northeast Wall



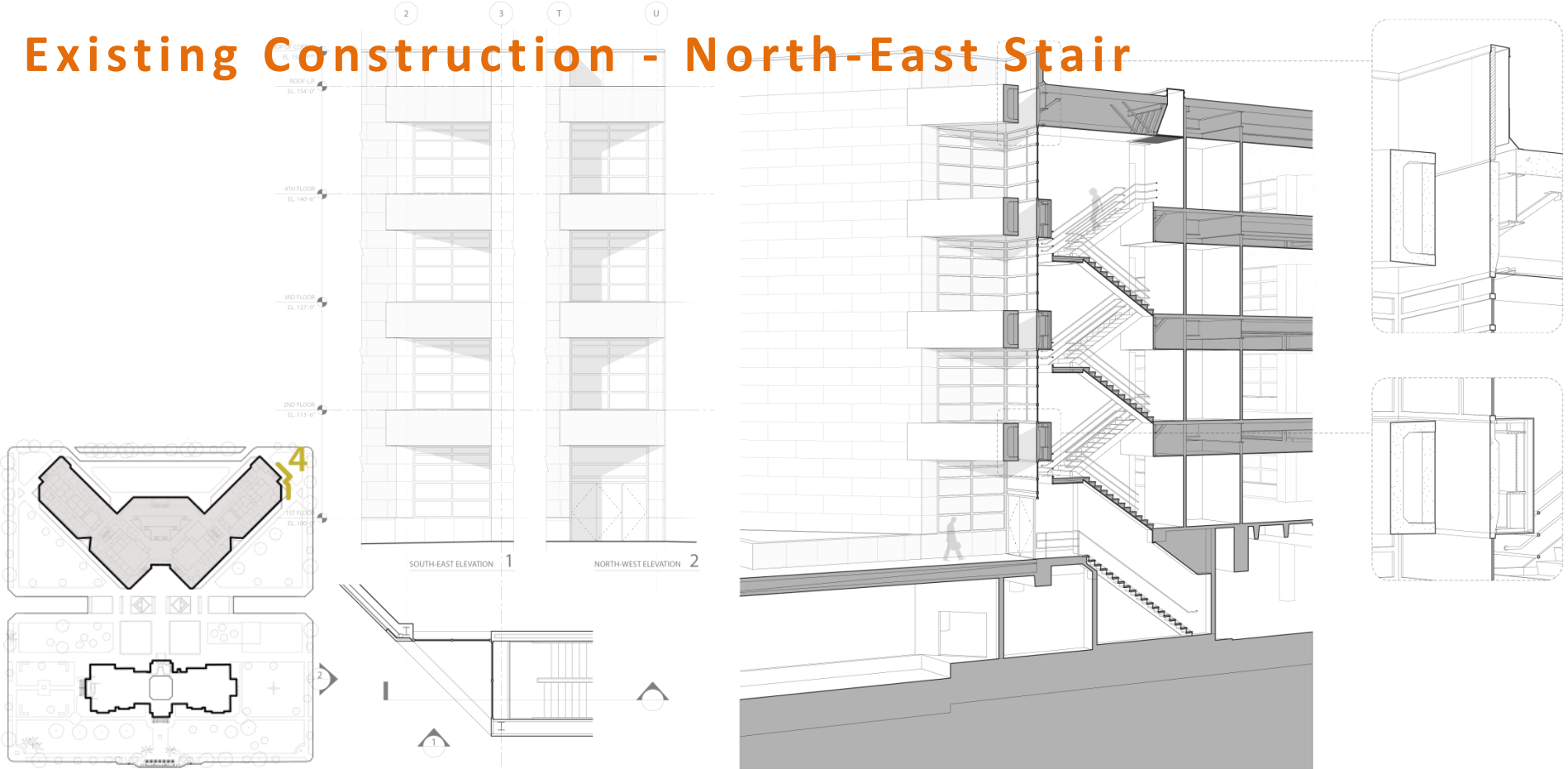




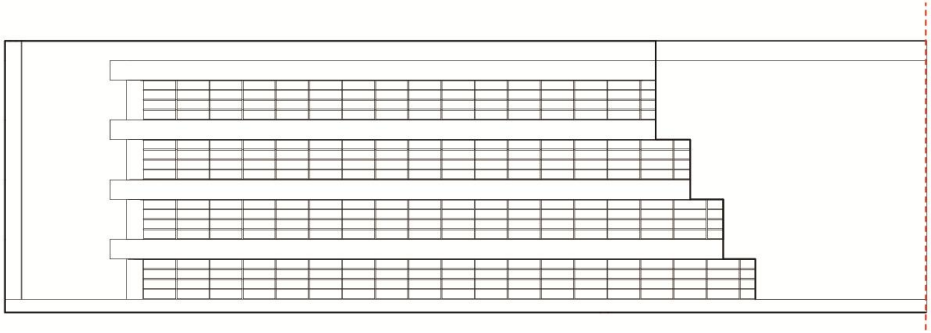
Existing Construction – South Entrance

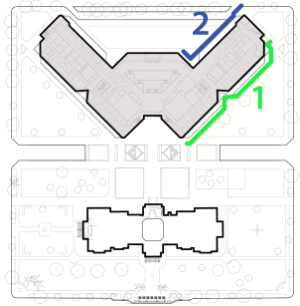


Existing Construction - North-East Stair



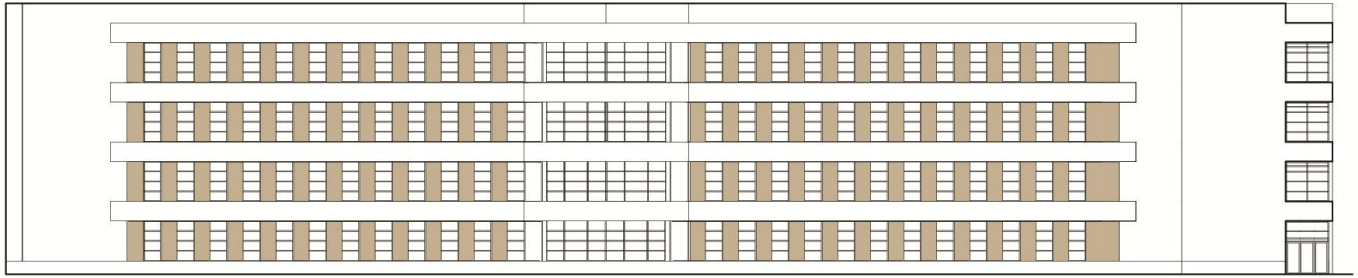
Wall Study 1

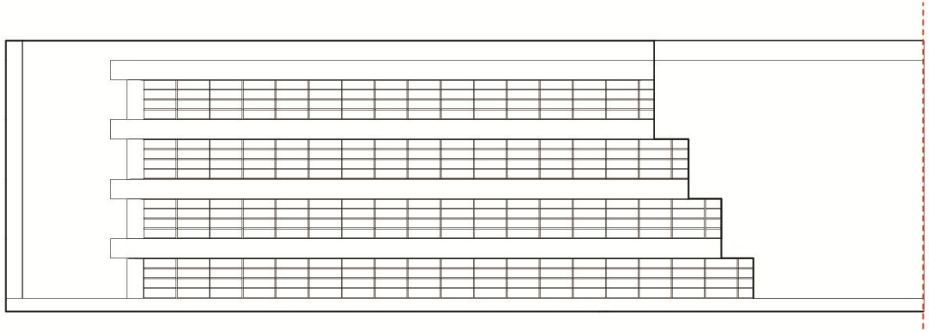


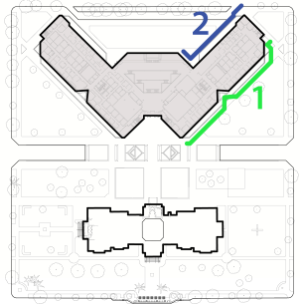


Wall Study 1

- Remove Sunshades.



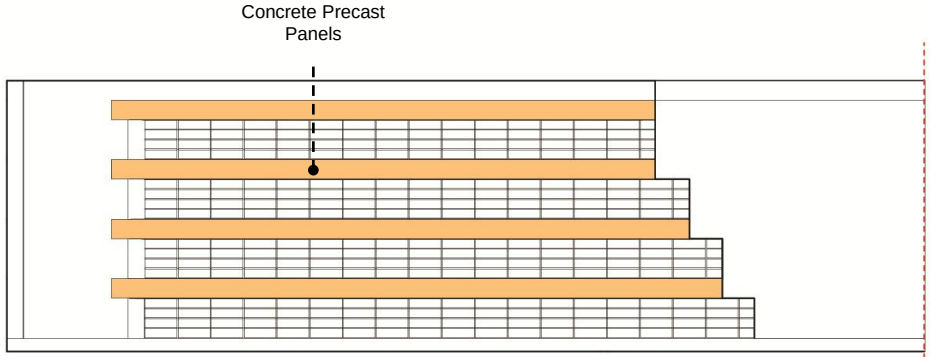




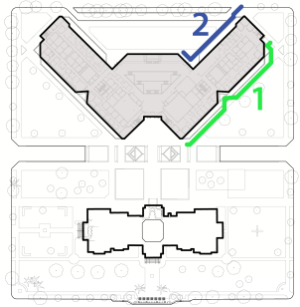
Wall Study 1

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements

1. SOUTH-EAST ELEVATION

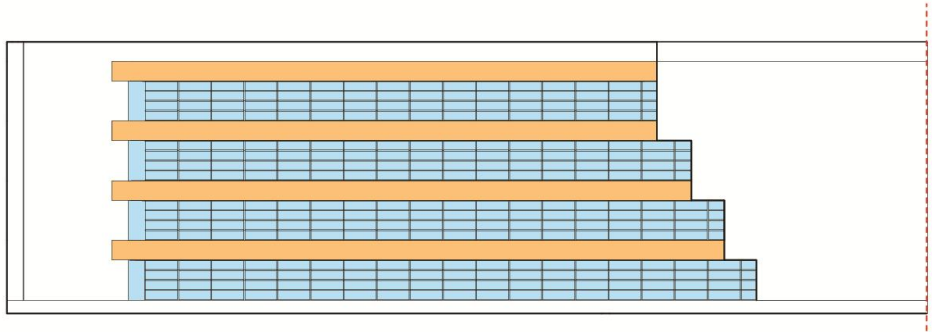


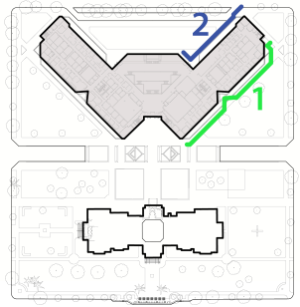
2. NORTH-EAST ELEVATION



Wall Study 1

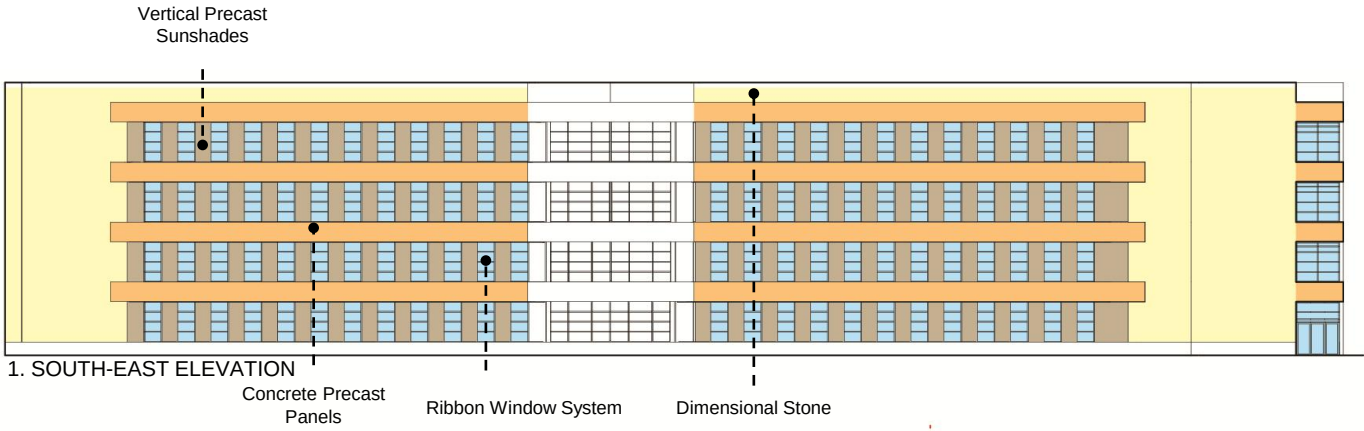
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.



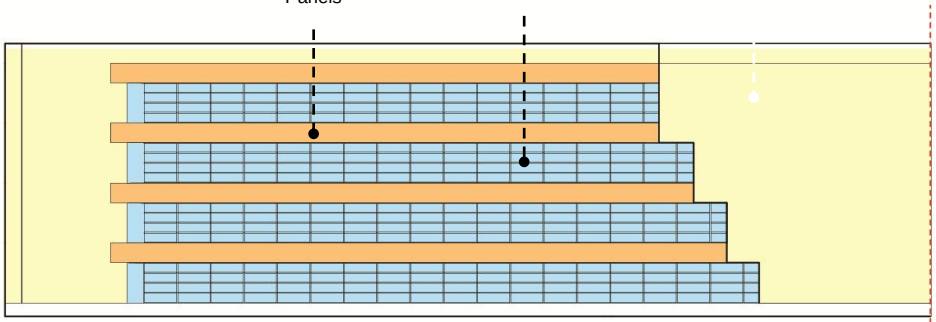


Wall Study 1

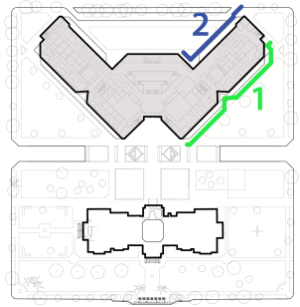
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.



1. SOUTH-EAST ELEVATION

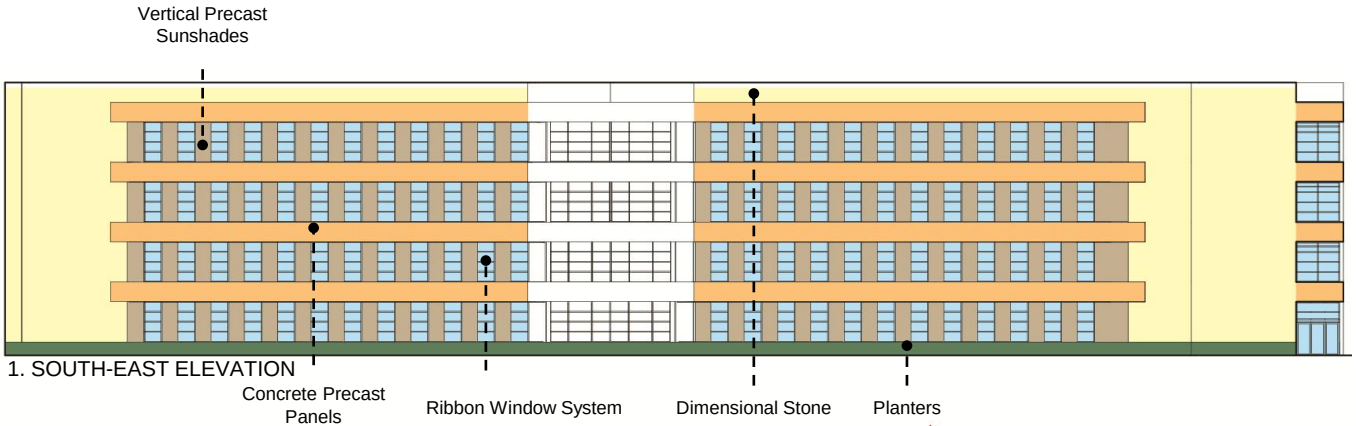


2. NORTH-EAST ELEVATION

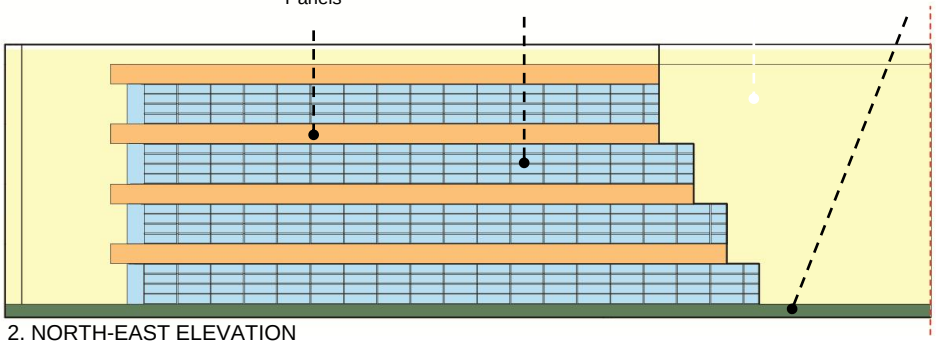


Wall Study 1

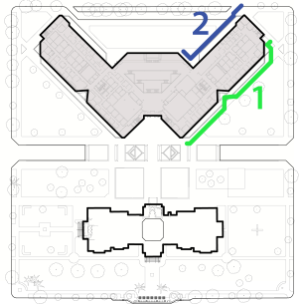
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.



1. SOUTH-EAST ELEVATION



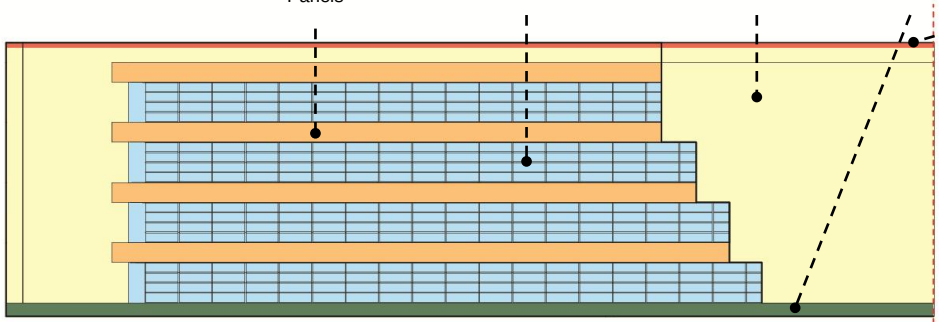
2. NORTH-EAST ELEVATION



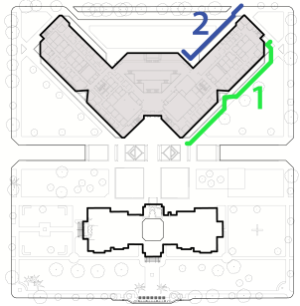
Wall Study 1

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.

1. SOUTH-EAST ELEVATION

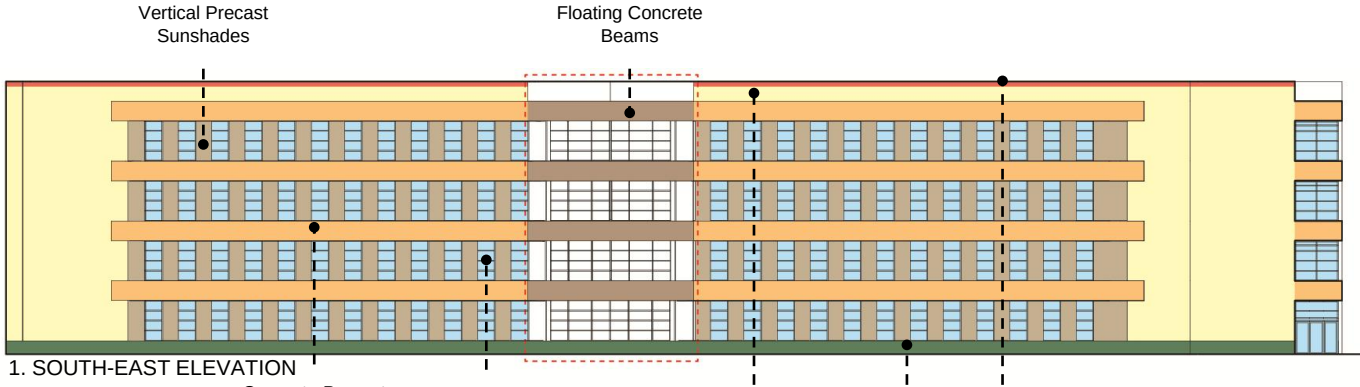


2. NORTH-EAST ELEVATION

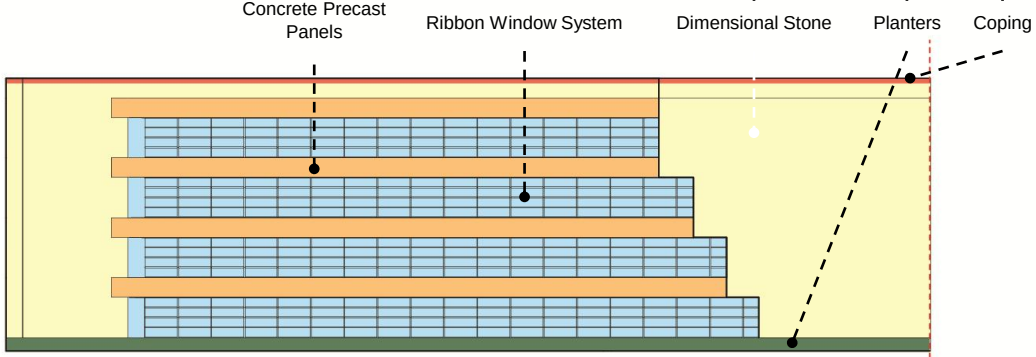


Wall Study 1

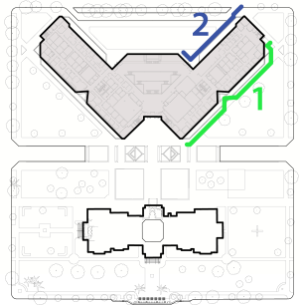
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.



1. SOUTH-EAST ELEVATION

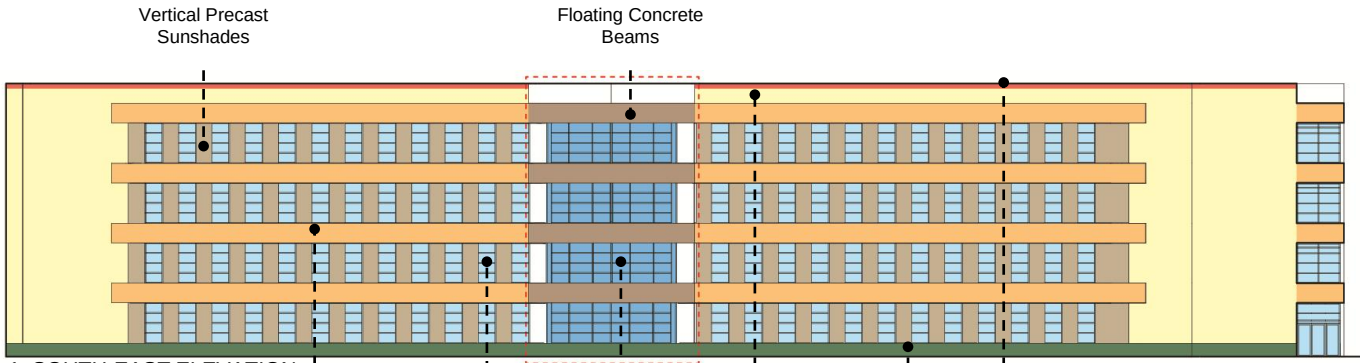


2. NORTH-EAST ELEVATION

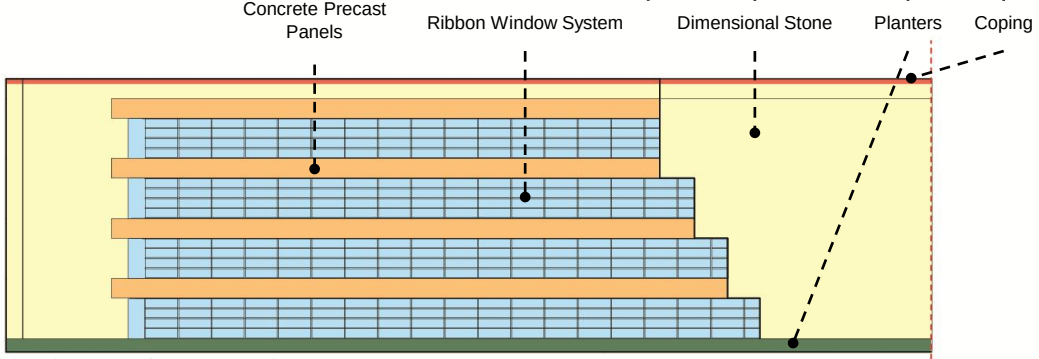


Wall Study 1

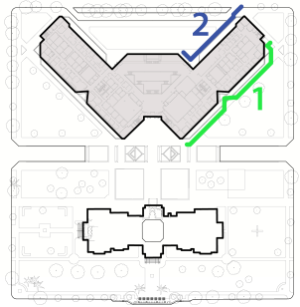
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.



1. SOUTH-EAST ELEVATION

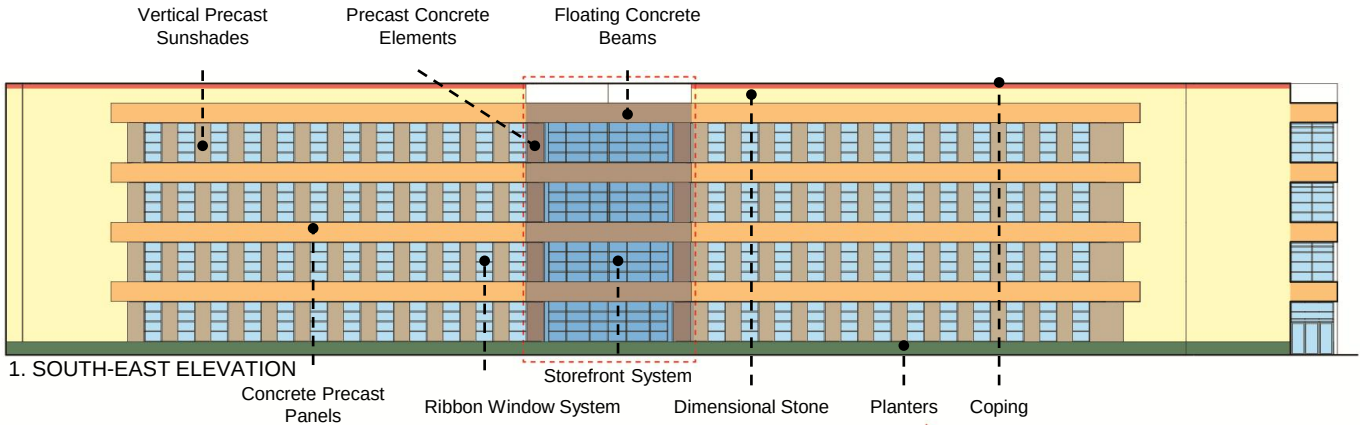


2. NORTH-EAST ELEVATION

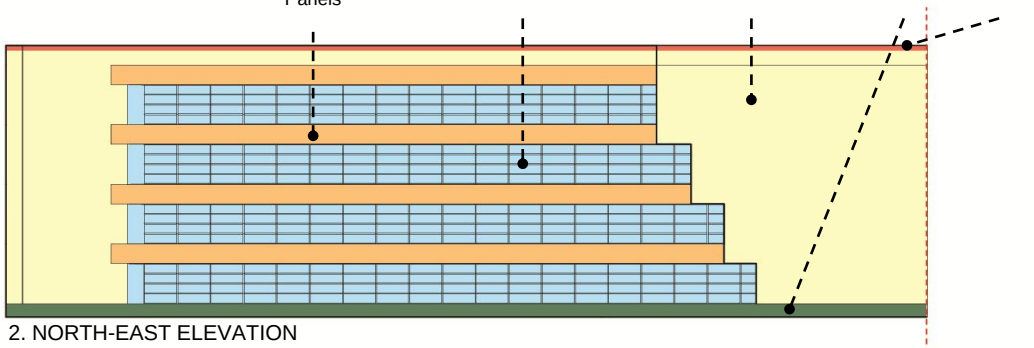


Wall Study 1

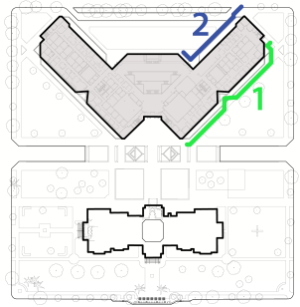
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.
- Replace Precast Concrete Elements



1. SOUTH-EAST ELEVATION

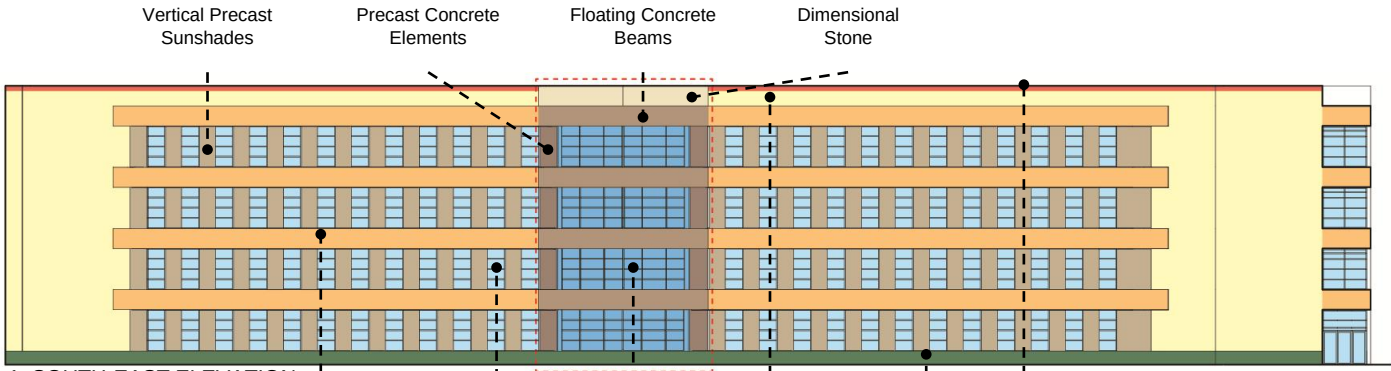


2. NORTH-EAST ELEVATION

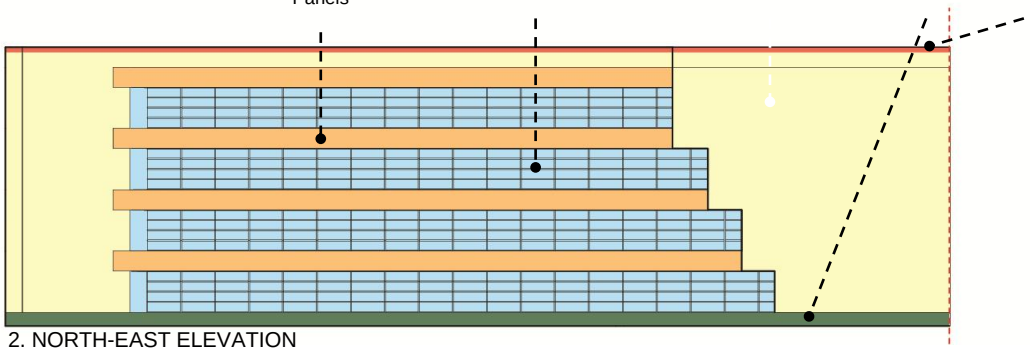


Wall Study 1

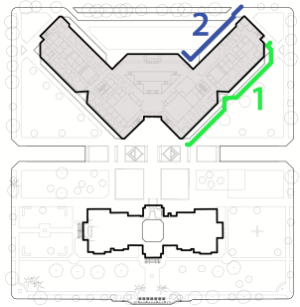
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.
- Replace Precast Concrete Elements
- Remove Dimensional Stone.



1. SOUTH-EAST ELEVATION

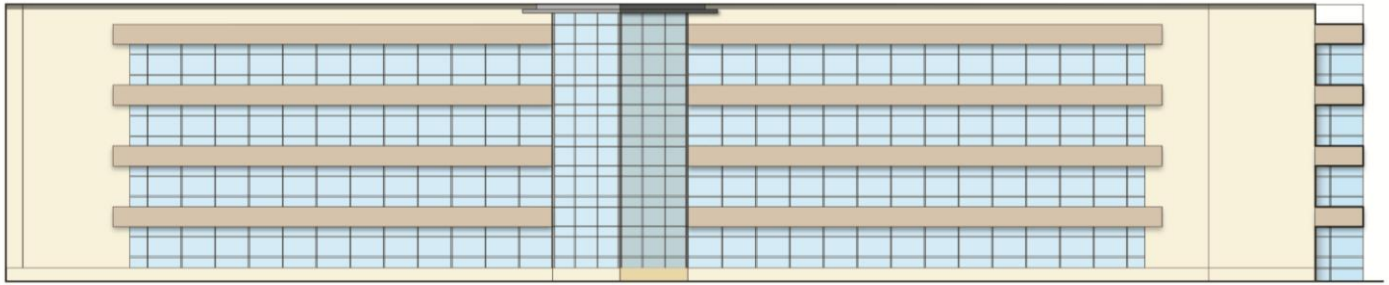


2. NORTH-EAST ELEVATION

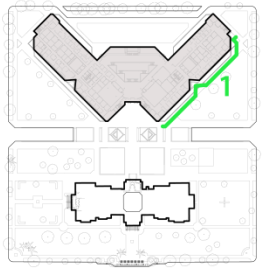


Wall Study 1 – South-East Elevation

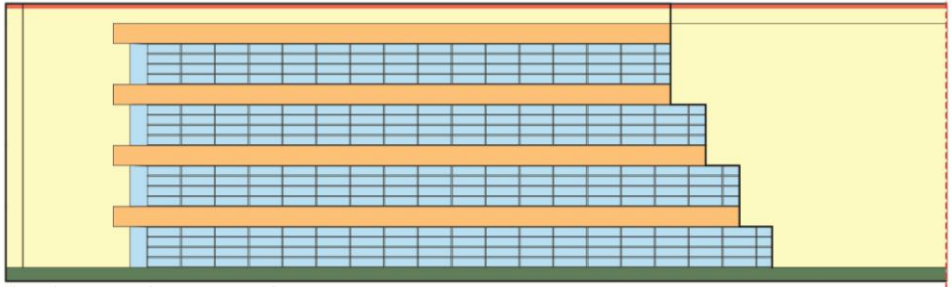
1. SOUTH-EAST ELEVATION



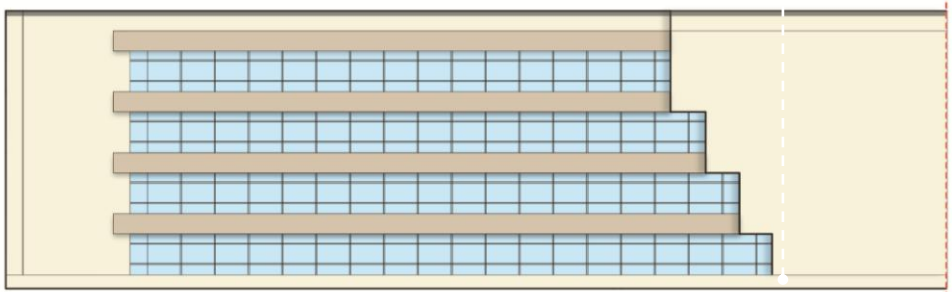
1. SOUTH-EAST ELEVATION: STUDY 1



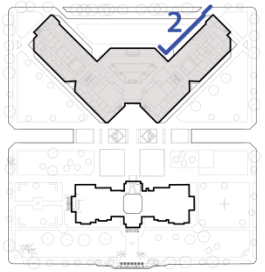
Wall Study 1 – North-East Elevation



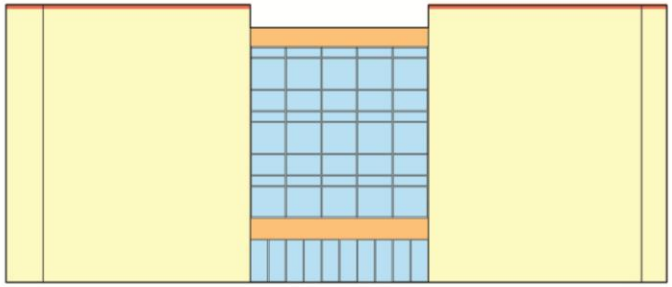
2. NORTH-EAST ELEVATION



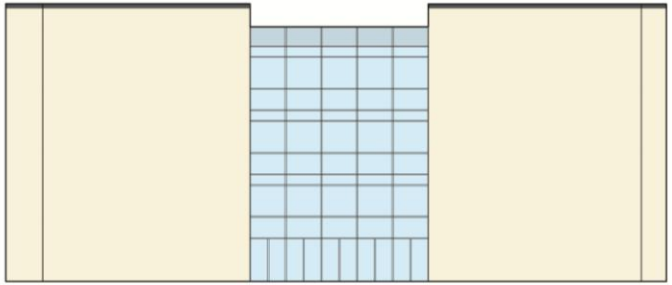
2. NORTH-EAST ELEVATION: STUDY 1



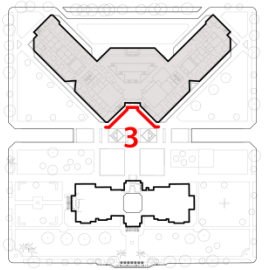
Wall Study 1 – South Elevation



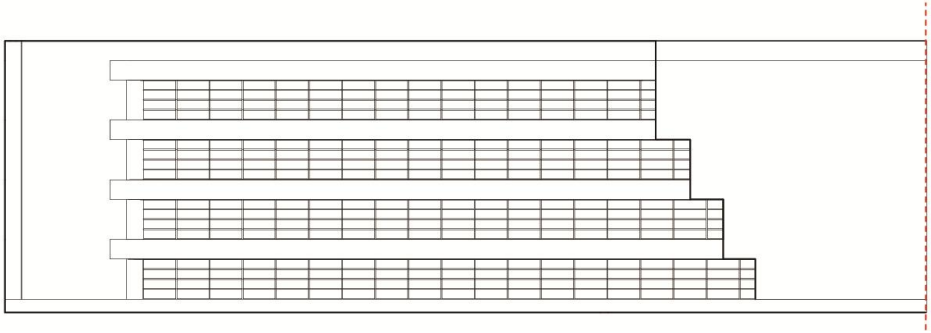
3. SOUTH ELEVATION

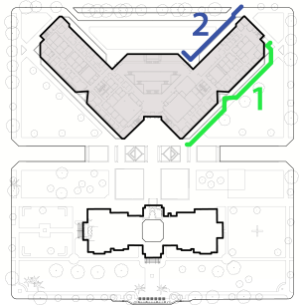


3. SOUTH ELEVATION: OPTION 1, 2, & 3



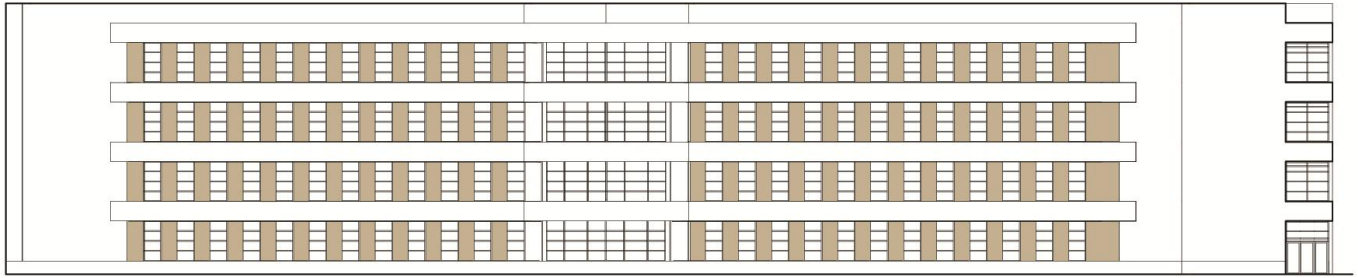
Wall Study 2

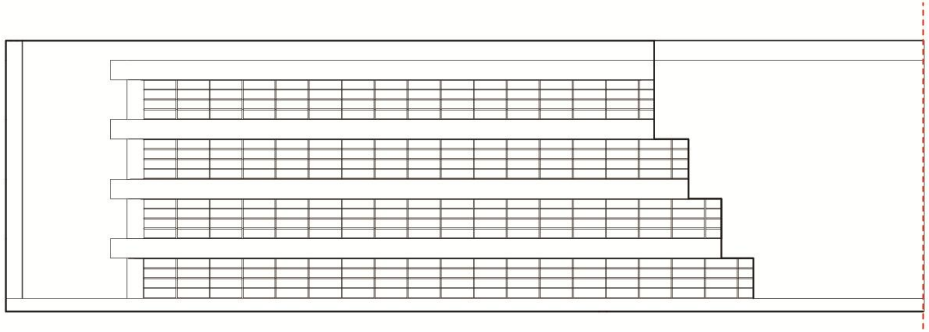


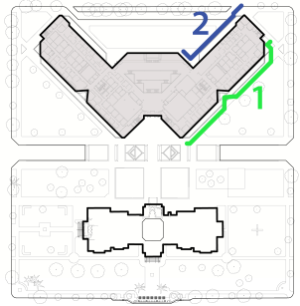


Wall Study 2

- Remove Sunshades.



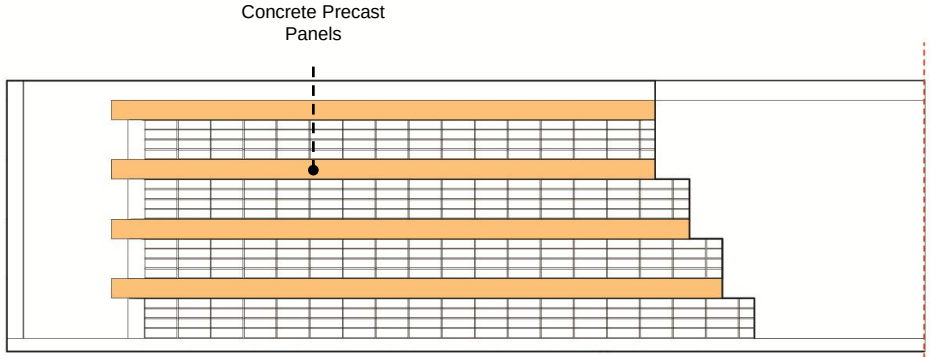




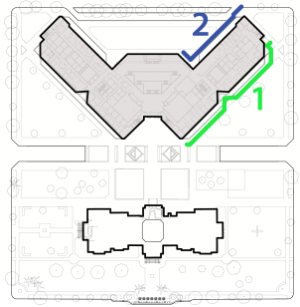
Wall Study 2

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements

1. SOUTH-EAST ELEVATION

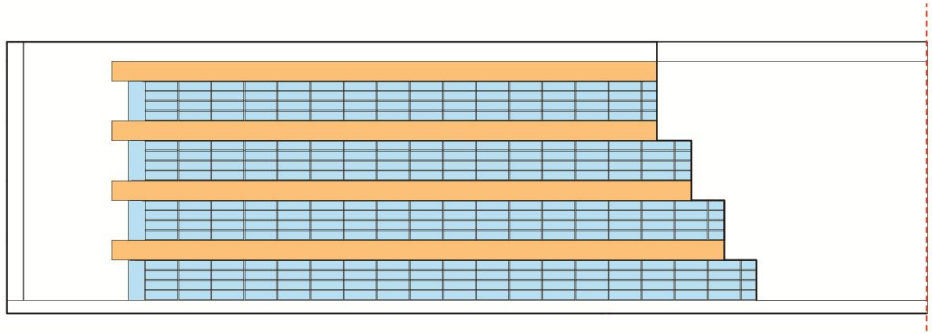


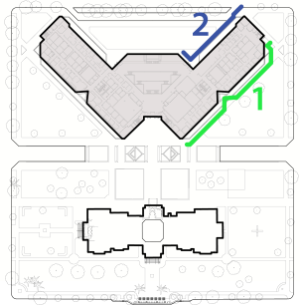
2. NORTH-EAST ELEVATION



Wall Study 2

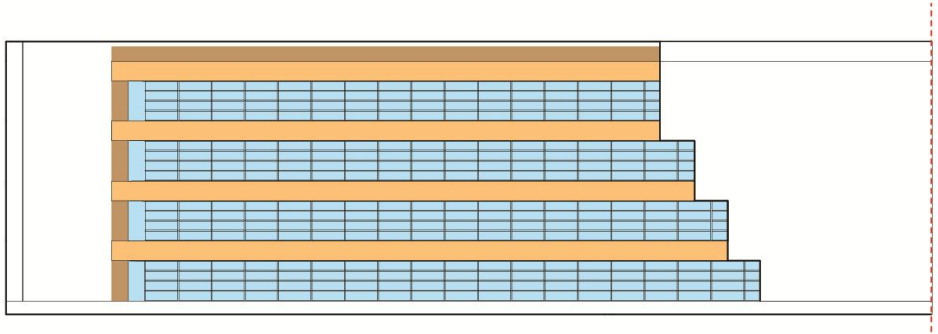
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.

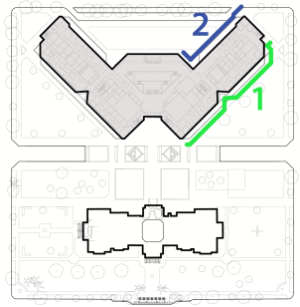




Wall Study 2

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone
  Extend Curtain Wall flush with Parapet

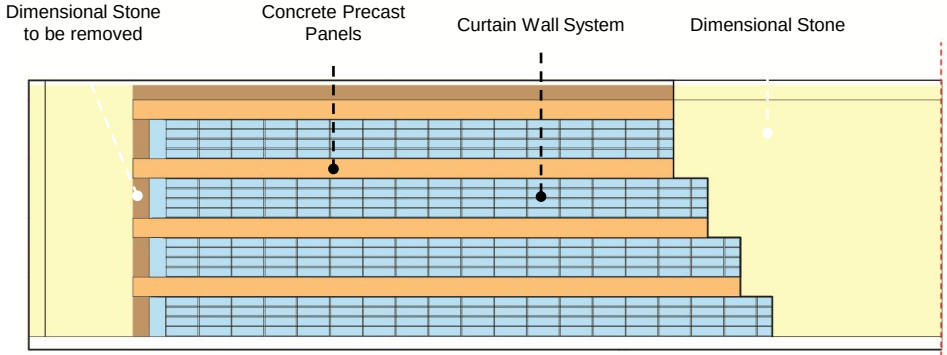




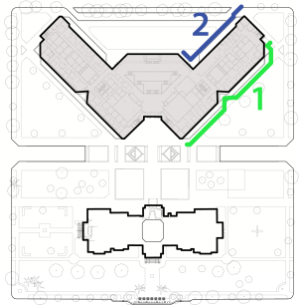
Wall Study 2

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.

1. SOUTH-EAST ELEVATION



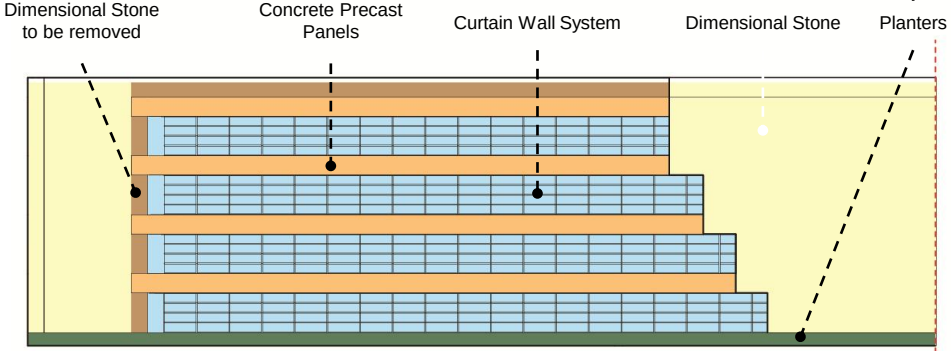
2. NORTH-EAST ELEVATION



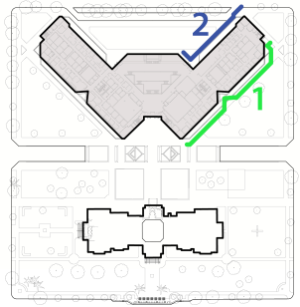
Wall Study 2

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.

1. SOUTH-EAST ELEVATION

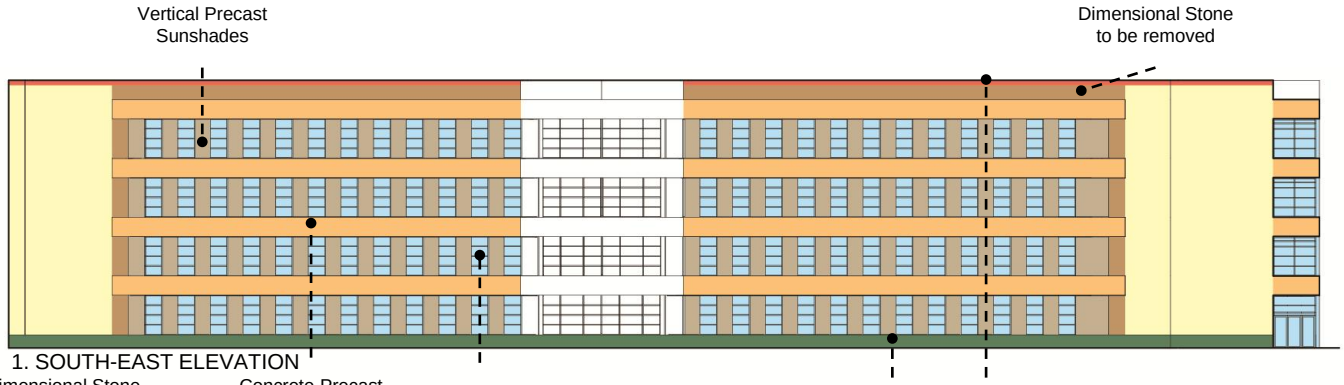


2. NORTH-EAST ELEVATION

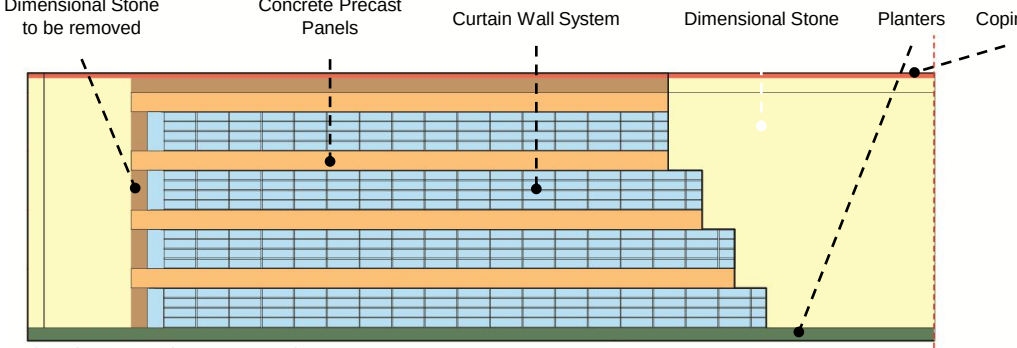


Wall Study 2

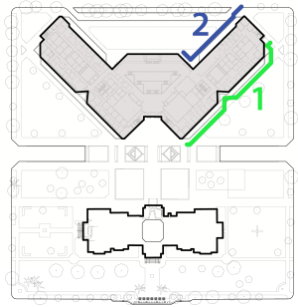
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.



1. SOUTH-EAST ELEVATION

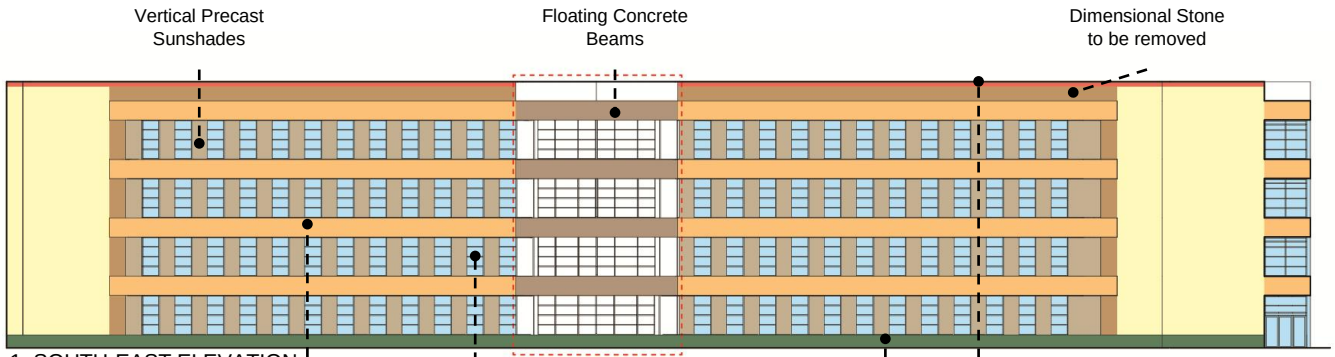


2. NORTH-EAST ELEVATION

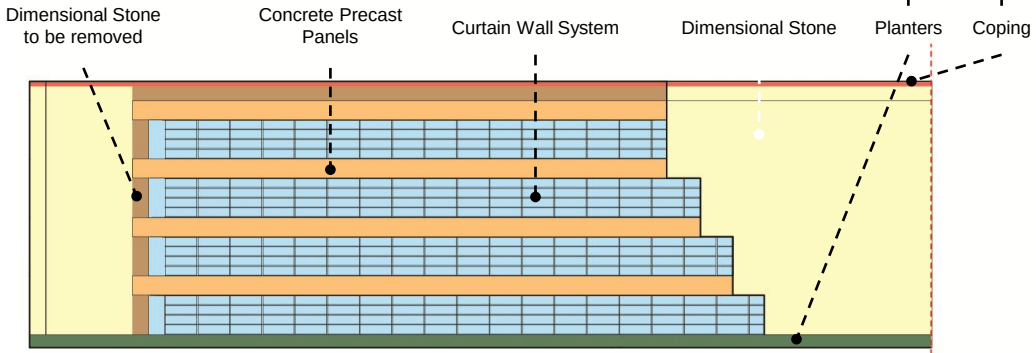


Wall Study 2

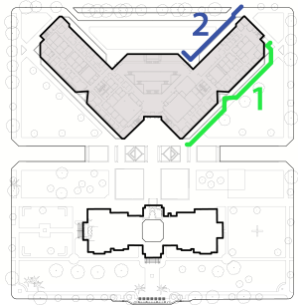
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone E
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.



1. SOUTH-EAST ELEVATION

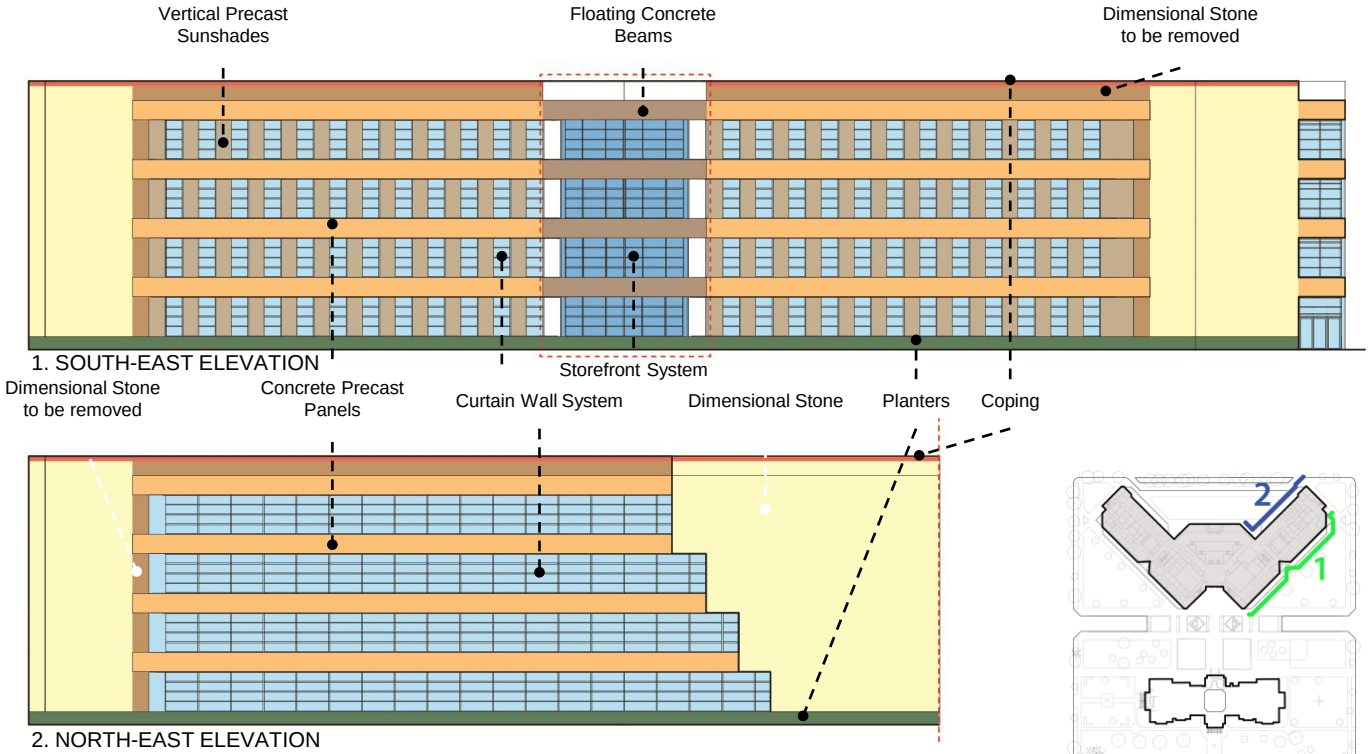


2. NORTH-EAST ELEVATION



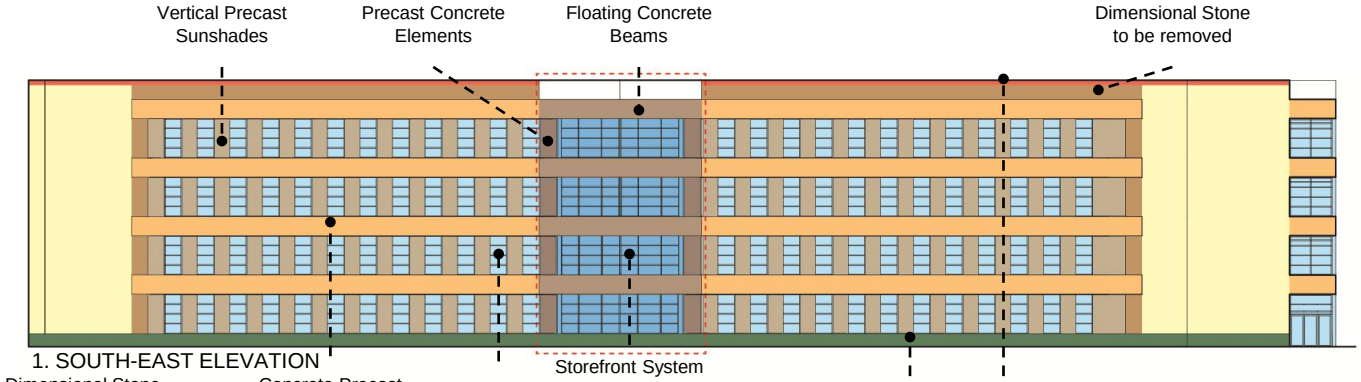
Wall Study 2

- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone E
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.

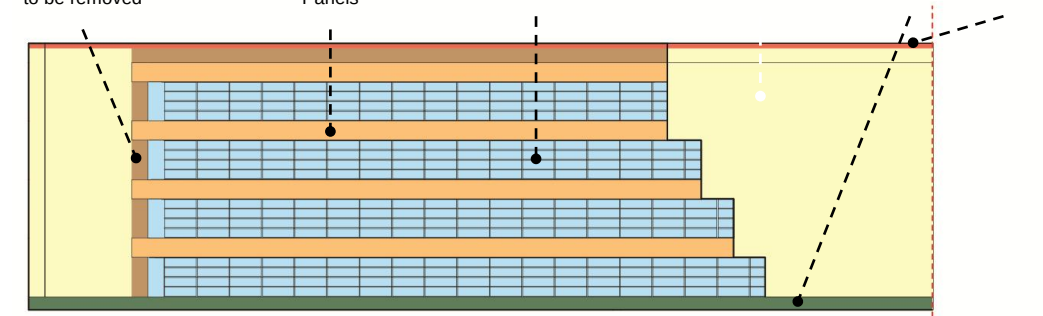


Wall Study 2

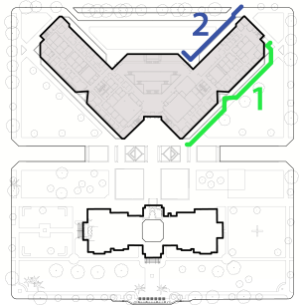
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone E
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.
- Replace Precast Concrete Elements



1. SOUTH-EAST ELEVATION

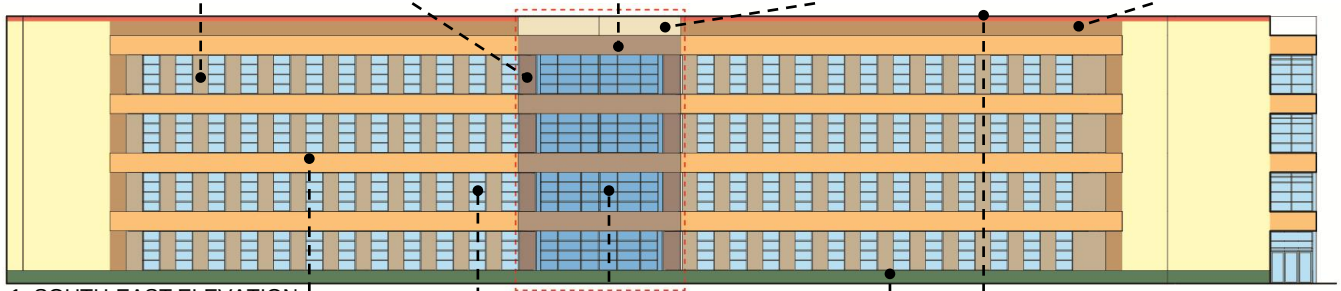


2. NORTH-EAST ELEVATION

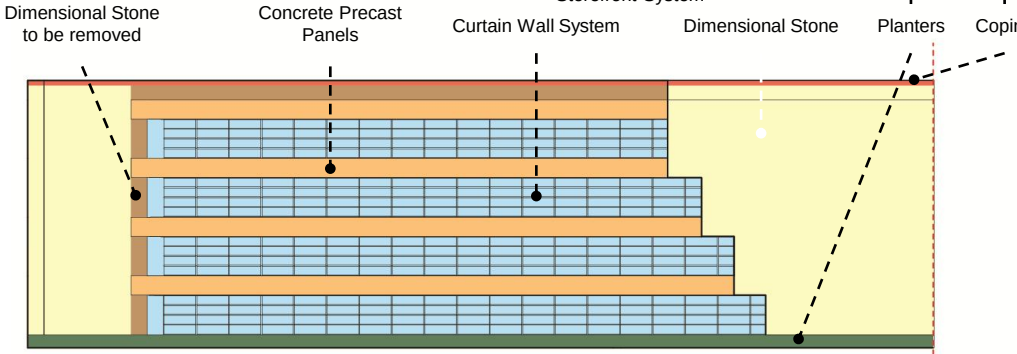


Wall Study 2

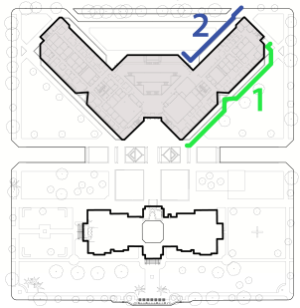
- Remove Sunshades.
- Remove / Repair Precast Elements
  Clean Precast Support Structure
  Add New Wall with Insulation
  Reattaching Precast Elements
- New Ribbon Window System.
- Remove Stone E
  Extend Curtain Wall flush with Parapet
- Clean/Fix/Reseal/Weep Stone
  Stone to stay in place.
- Demolish Existing Planters.
  Clean/Fix/Reseal Parking.
- Replace Coping.
- Remove Floating Concrete Beams.
- Replace Storefront System.
- Replace Precast Concrete Elements
- Remove Dimensional Stone.



1. SOUTH-EAST ELEVATION

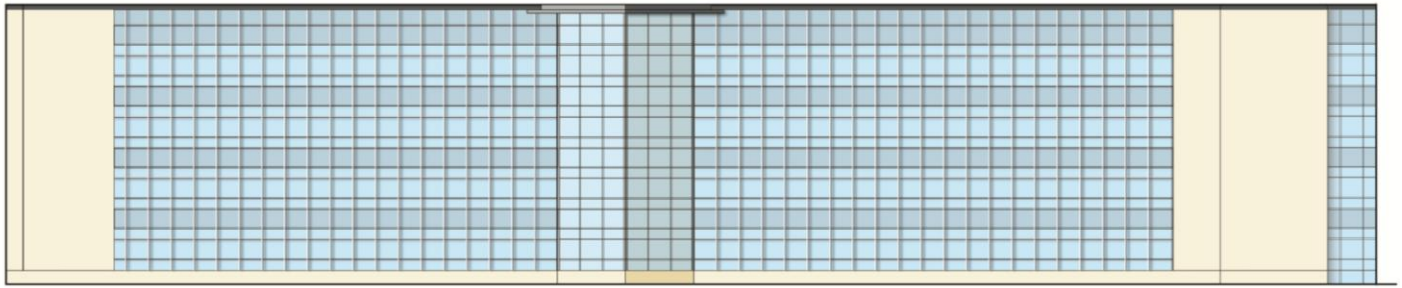


2. NORTH-EAST ELEVATION

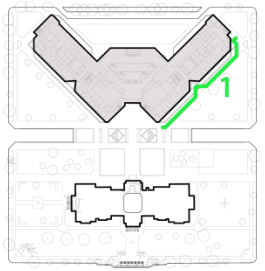


Wall Study 2 – South-East Elevation

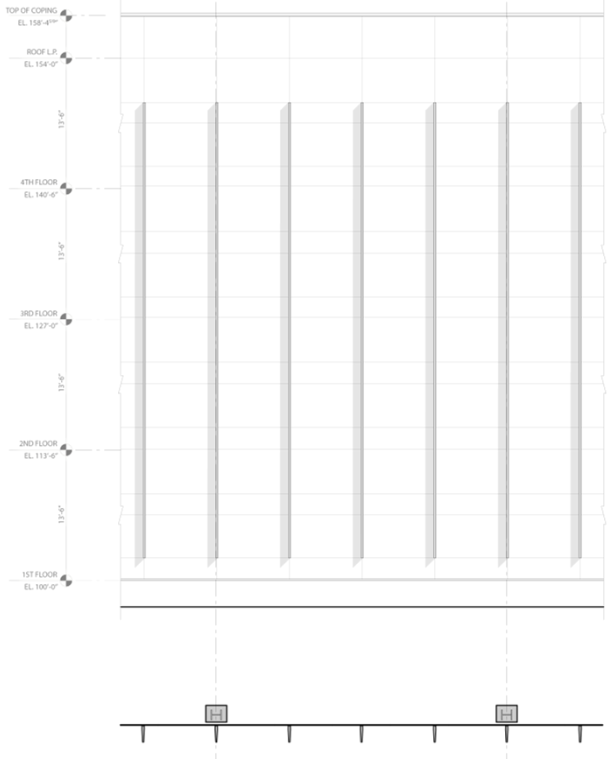
SOUTH-EAST ELEVATION

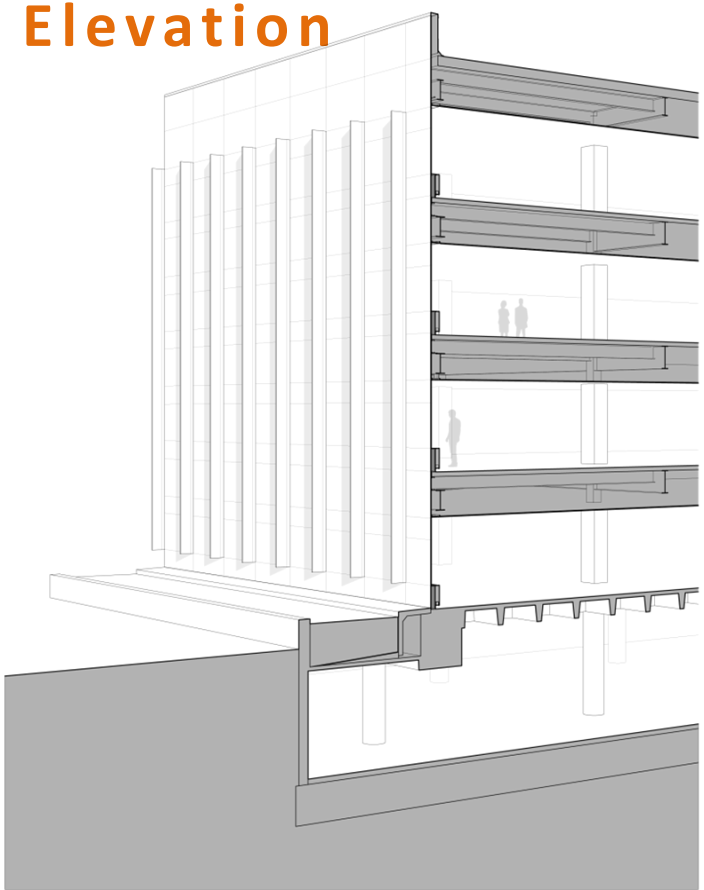


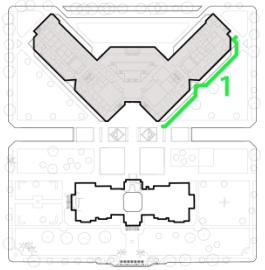
SOUTH-EAST ELEVATION: STUDY 2



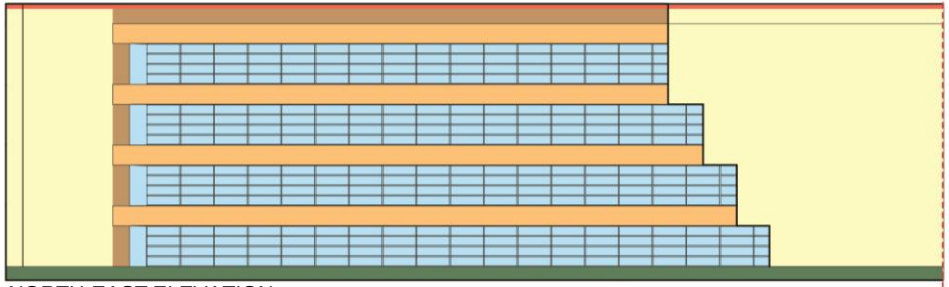
Wall Study 2 – South-East Elevation



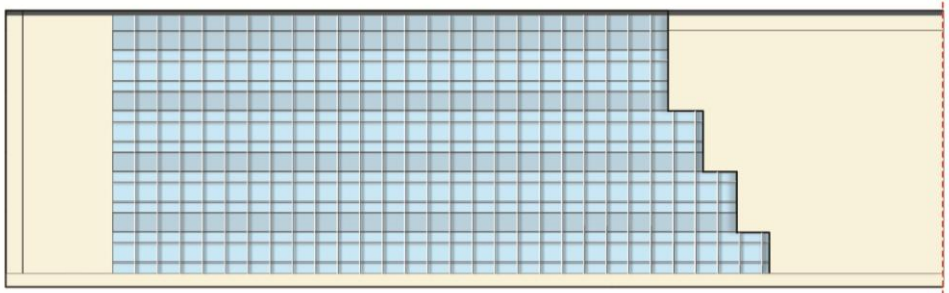




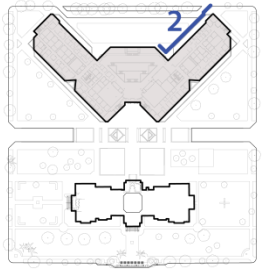
Wall Study 2 – North-East Elevation



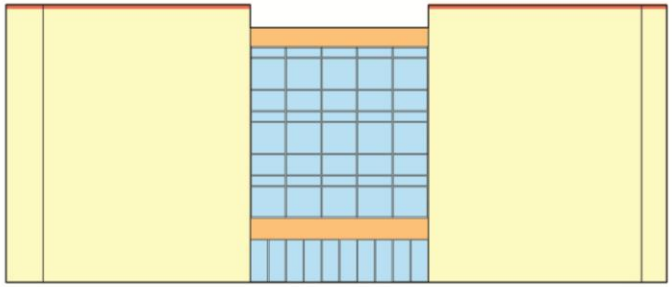
NORTH-EAST ELEVATION



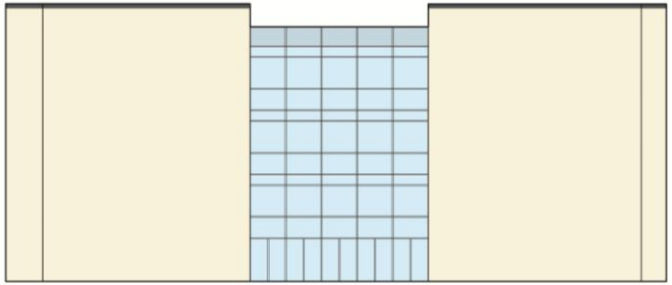
NORTH-EAST ELEVATION: STUDY 2



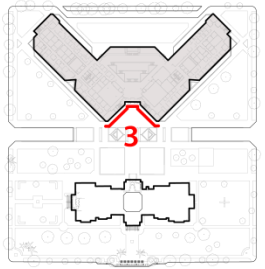
Wall Study 2 – South Elevation



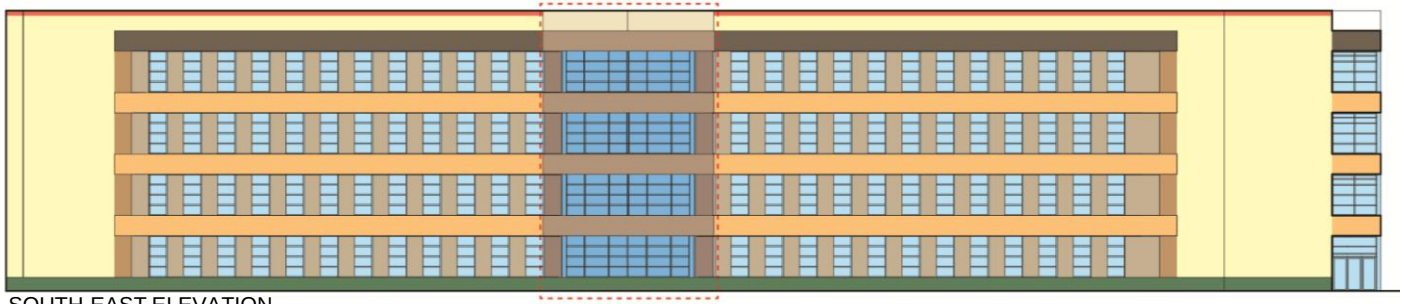
SOUTH ELEVATION



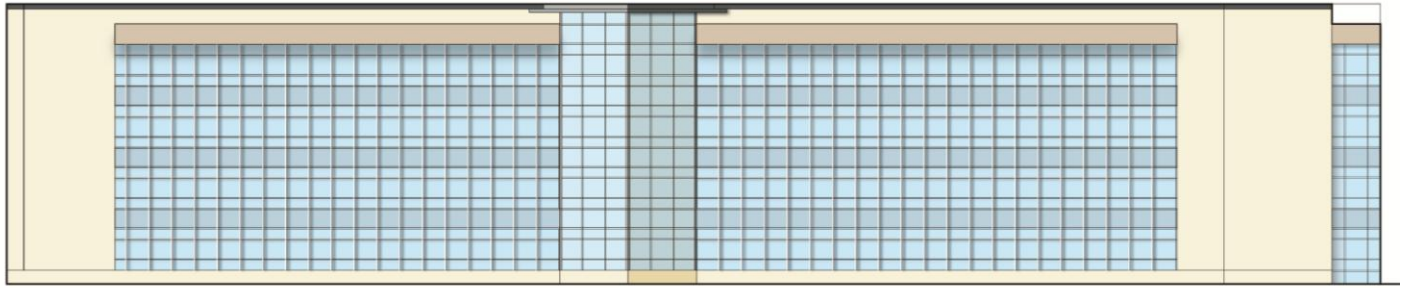
SOUTH ELEVATION: STUDY 1& 2



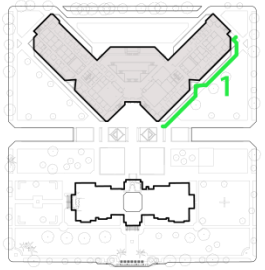
Wall Study 3A – South-East Elevation



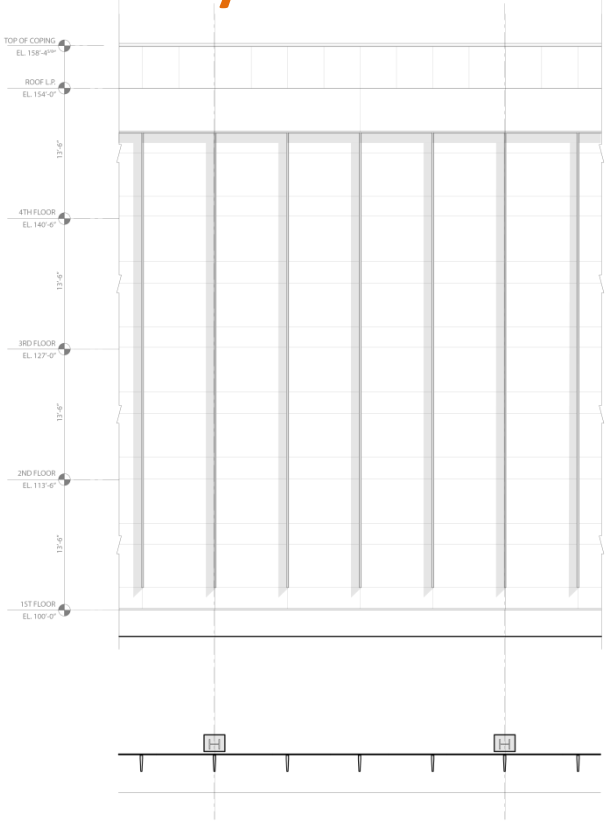
SOUTH-EAST ELEVATION

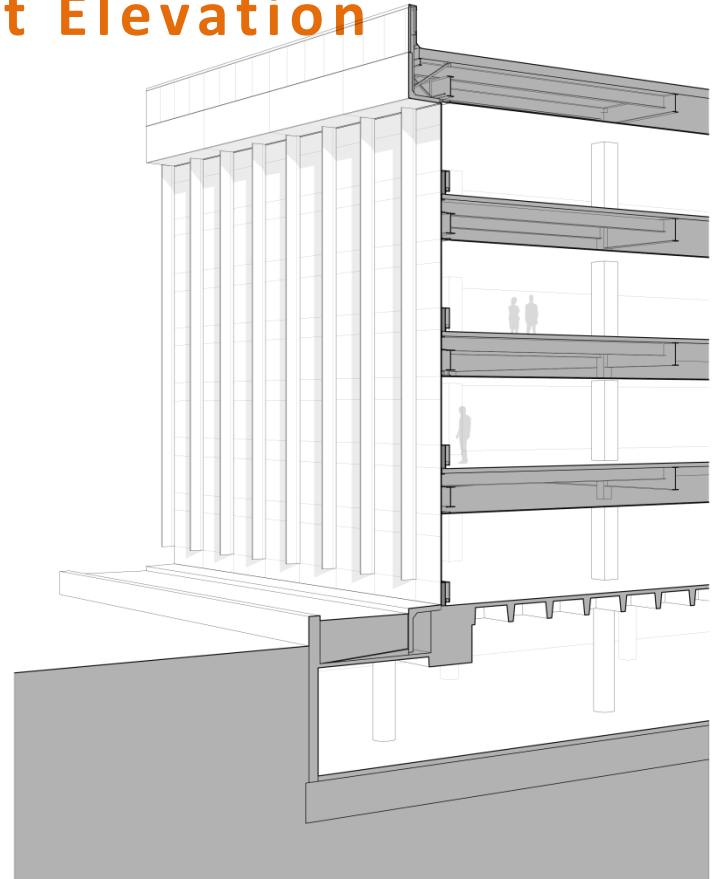


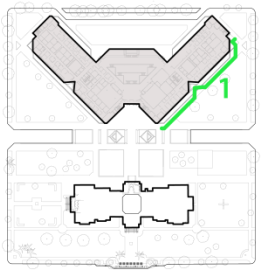
SOUTH-EAST ELEVATION: OPTION 3A



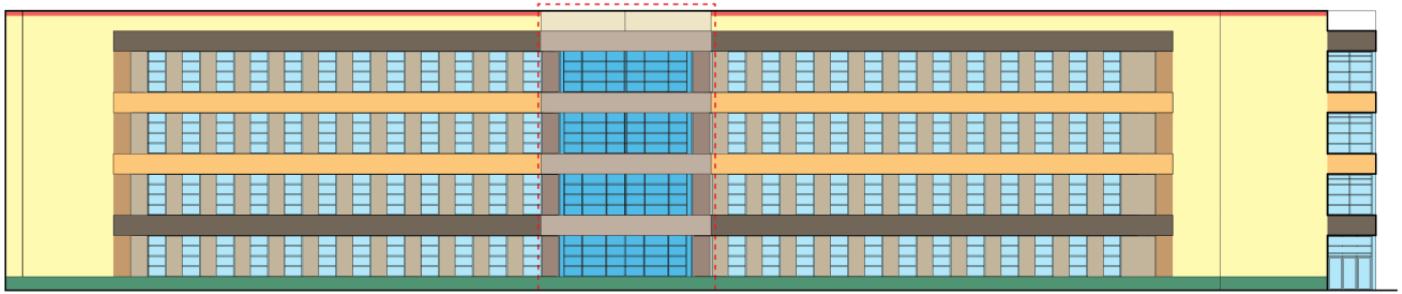
Wall Study 3A – South-East Elevation



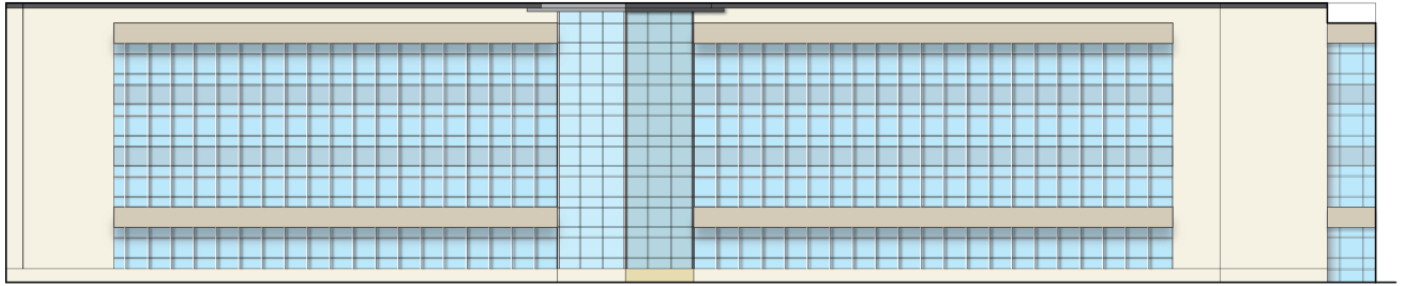




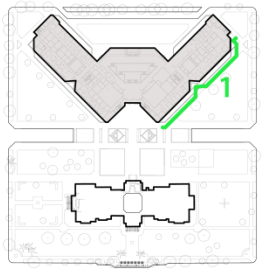
Wall Study 3B – South-East Elevation



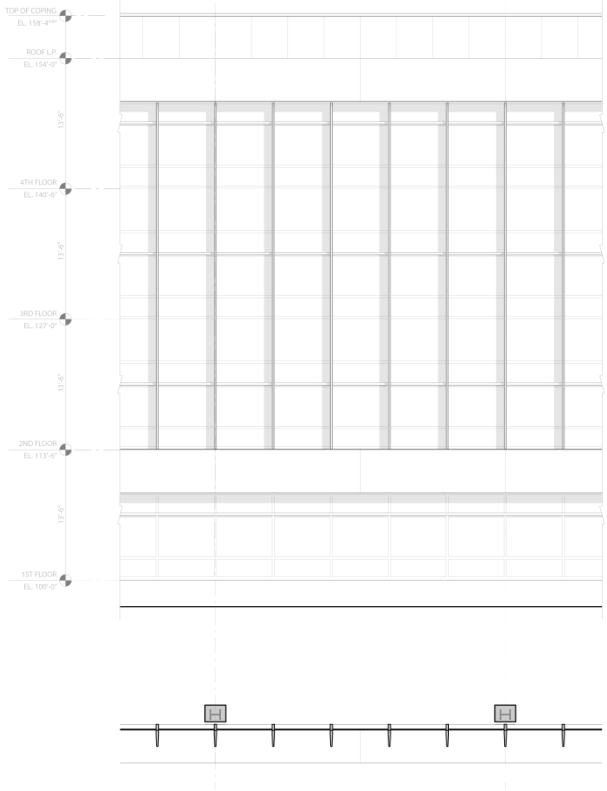
SOUTH-EAST ELEVATION

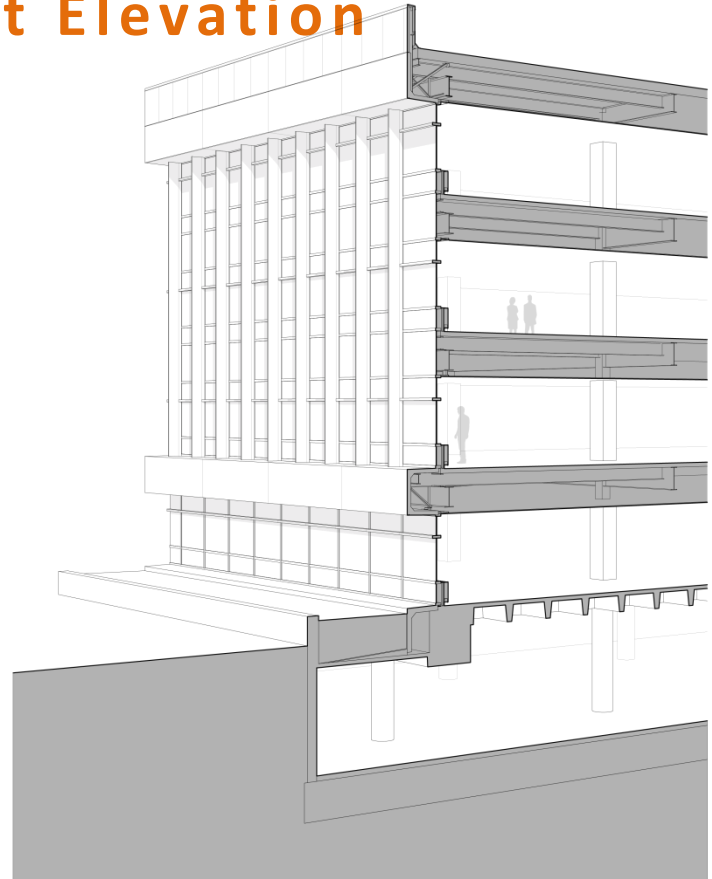


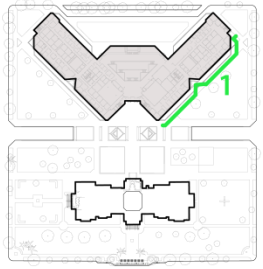
SOUTH-EAST ELEVATION: STUDY 3B



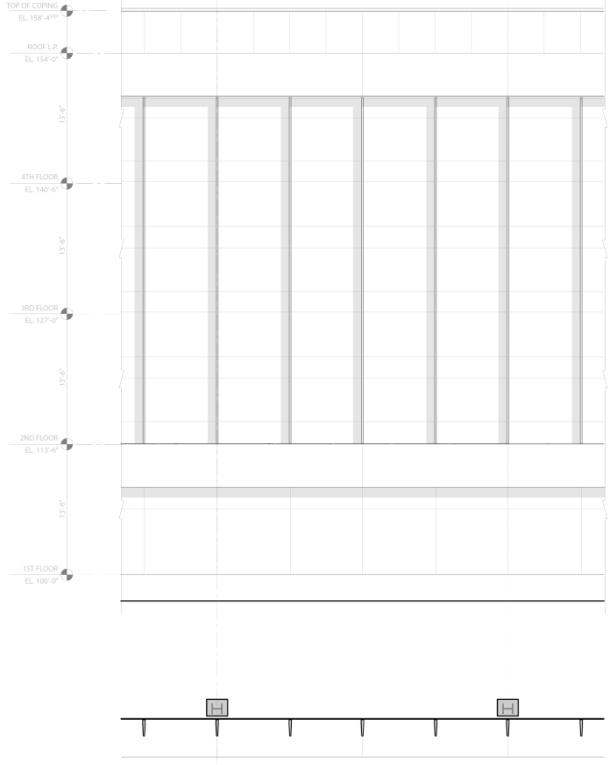
Wall Study 3B – South-East Elevation

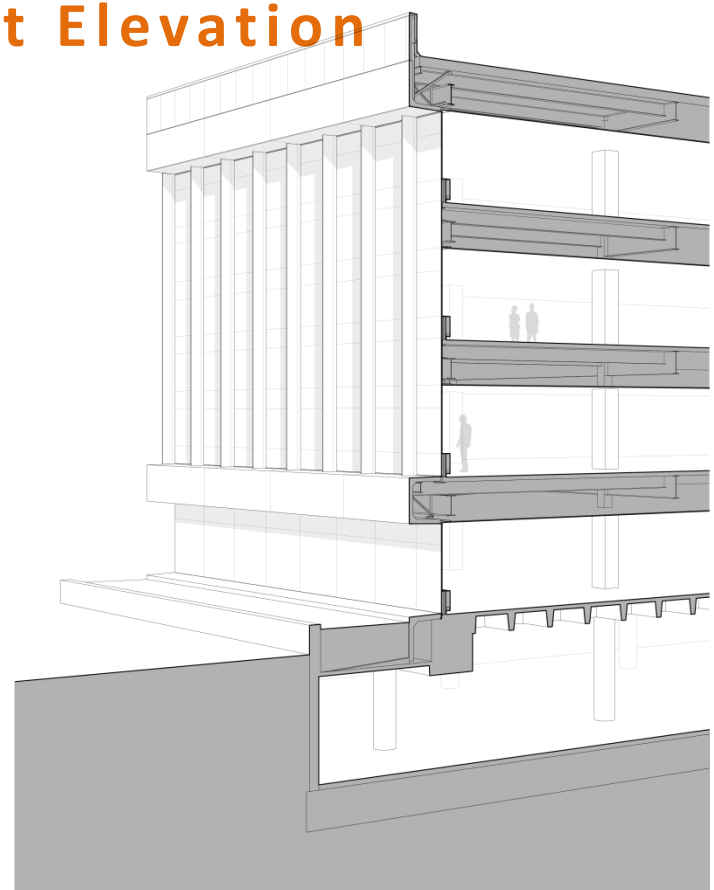


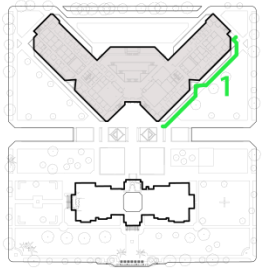




Wall Study 3C – South-East Elevation



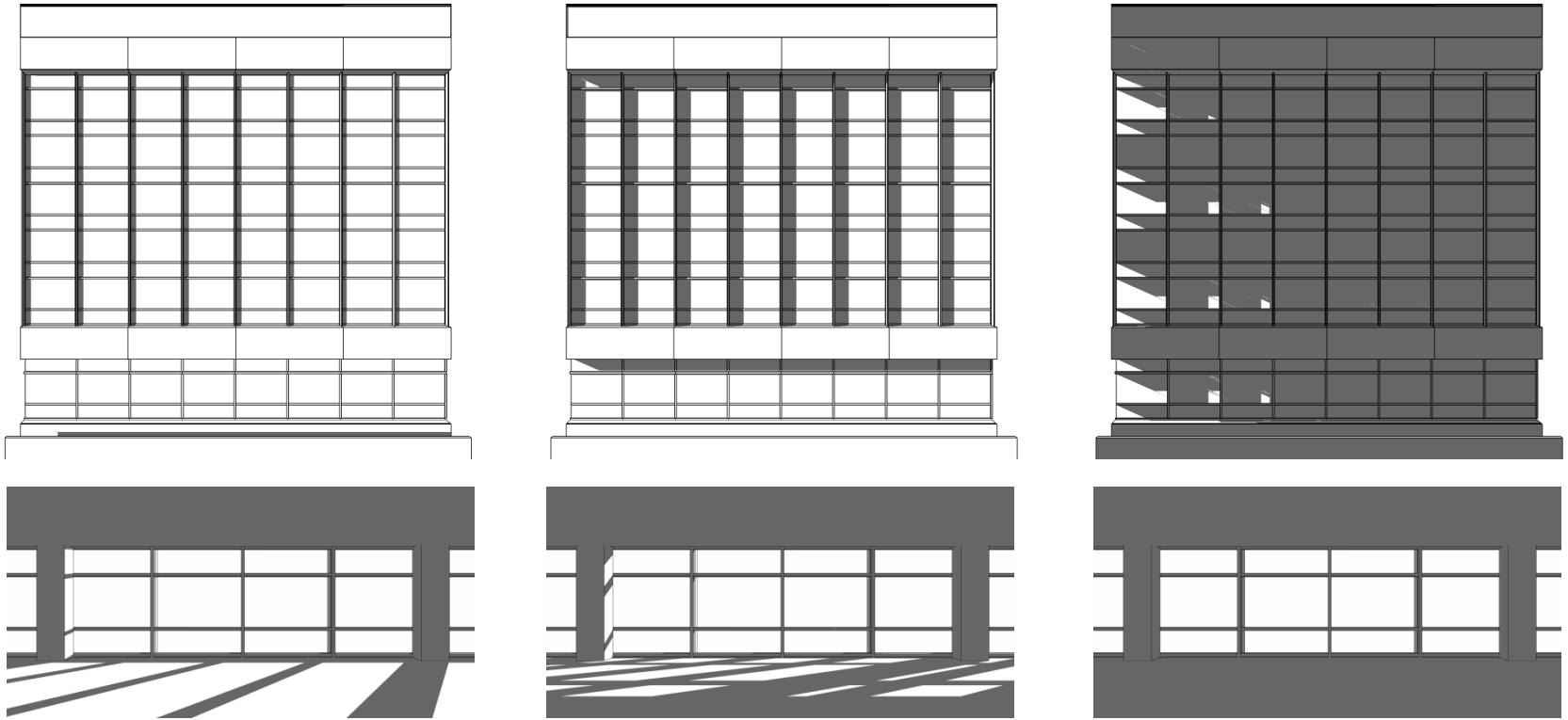




South-East Sunshade Studies – December 21

Exterior

Interior



8 am

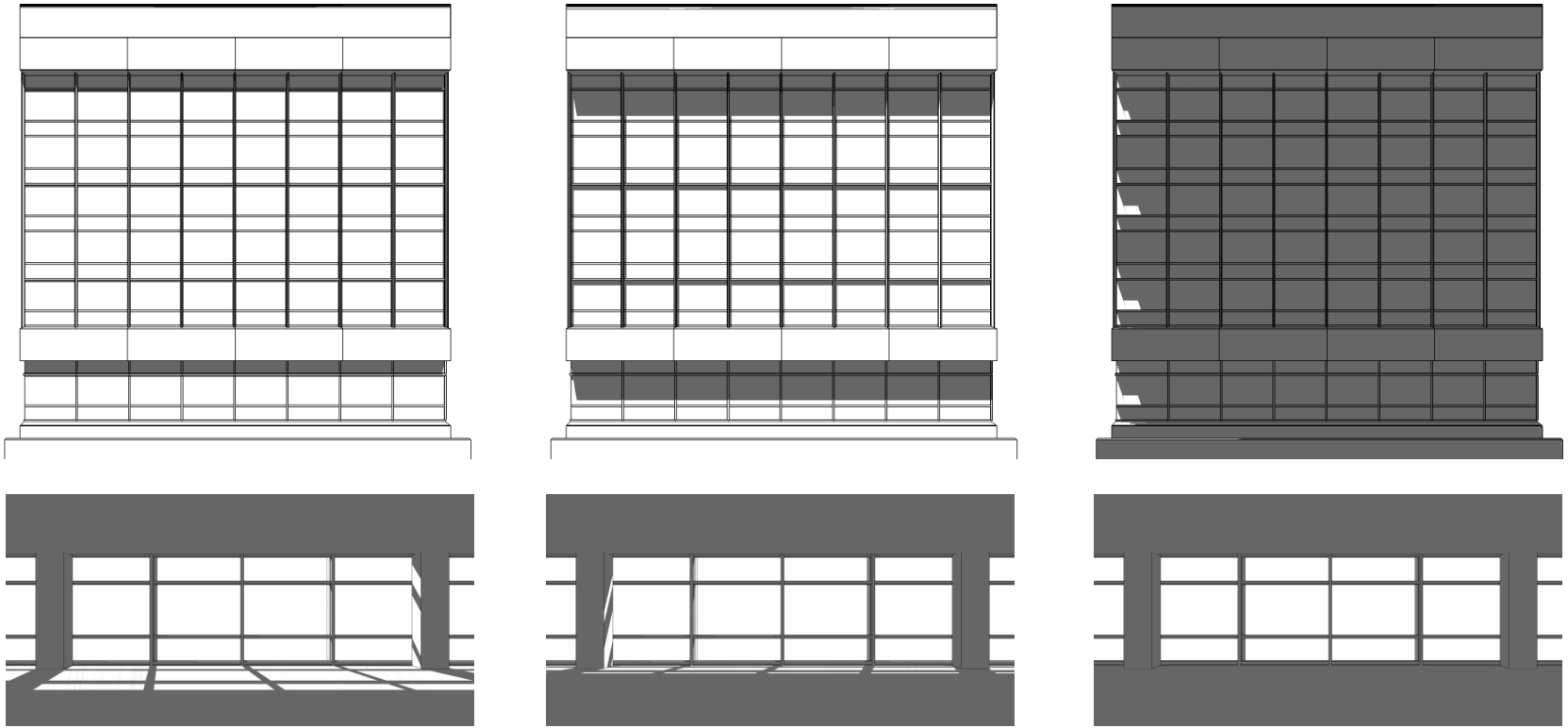
10 am

1 pm

South-East Sunshade Studies – June 21

Exterior

Interior



8 am

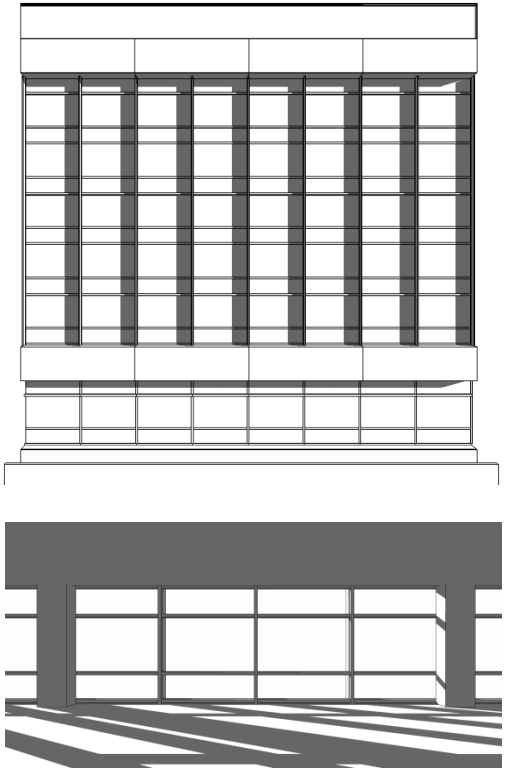
10 am

1 pm

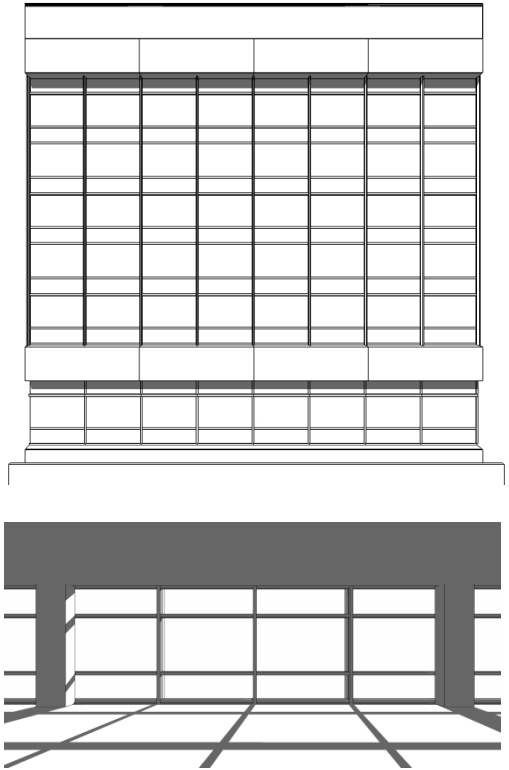
South-West Sunshade Studies – December 21

Exterior

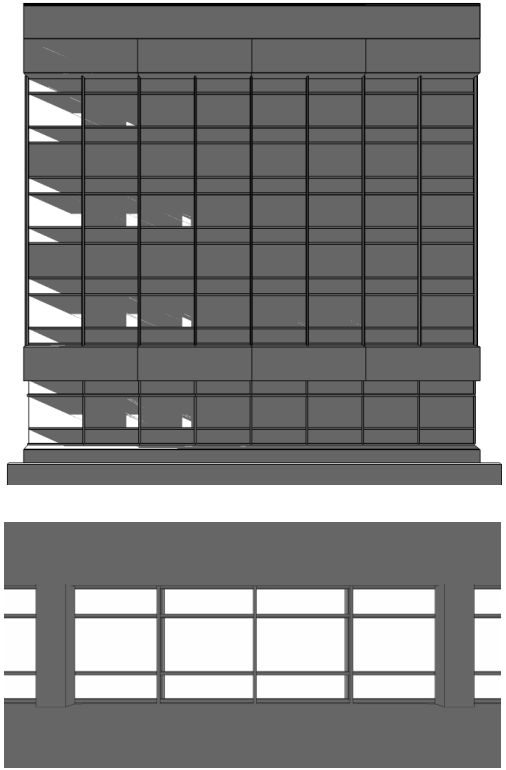
Interior



8 am



10 am



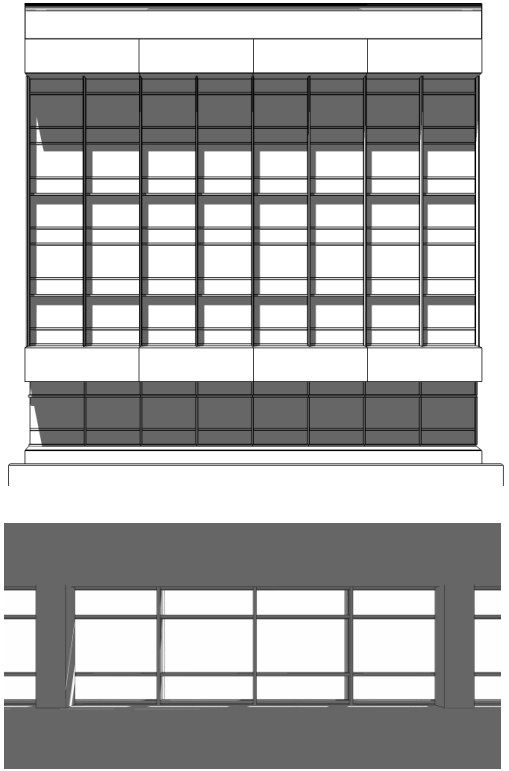
1 pm

South-West Sunshade Studies – June 21

Exterior

Interior

8 am



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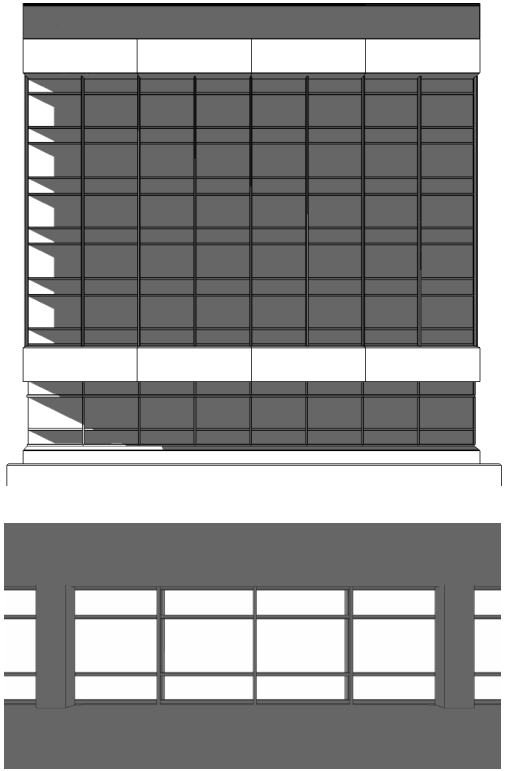
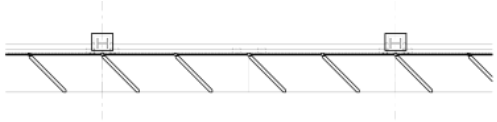
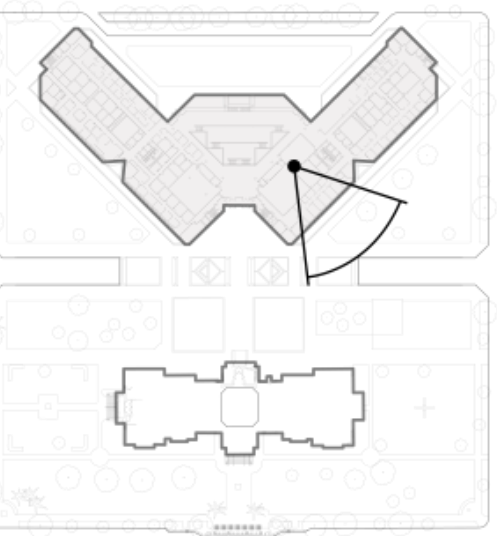
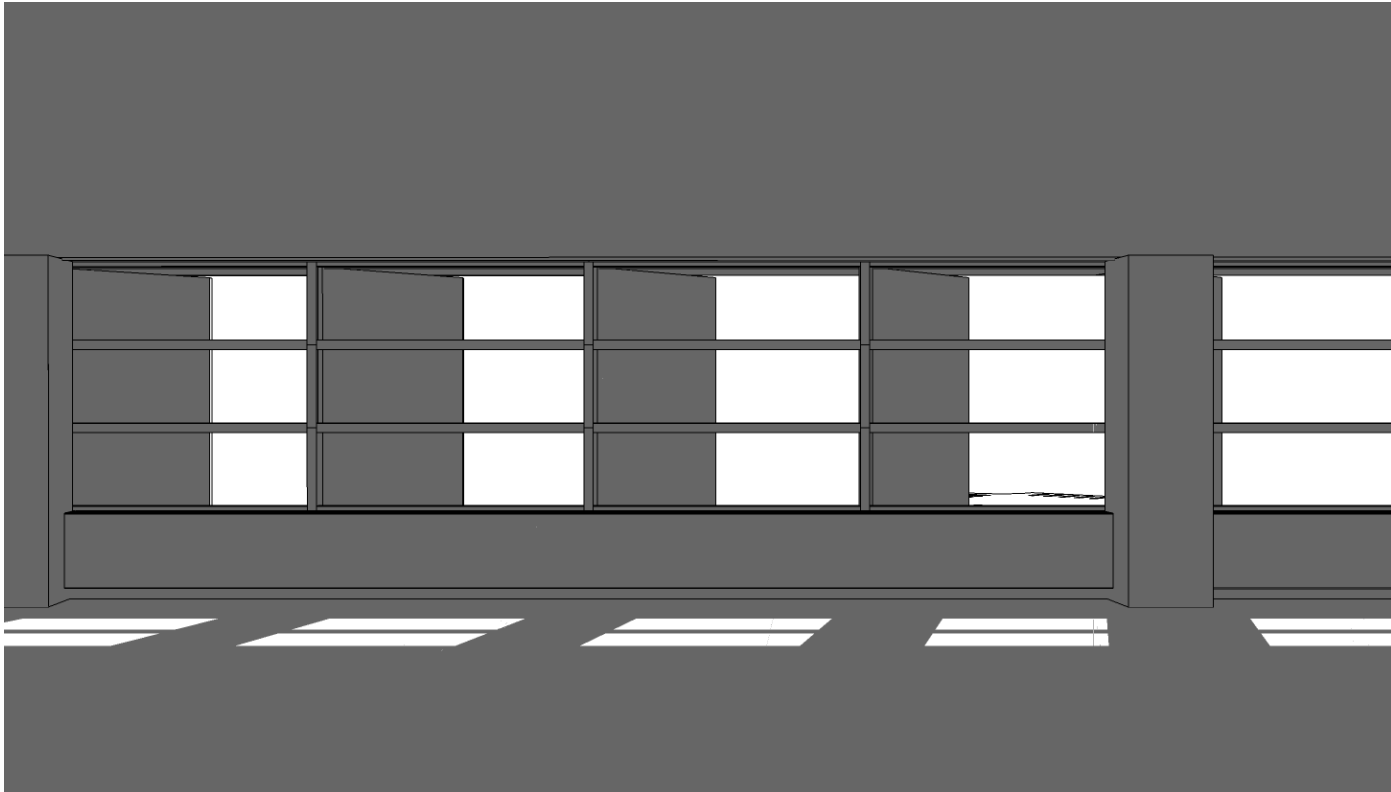


1 pm

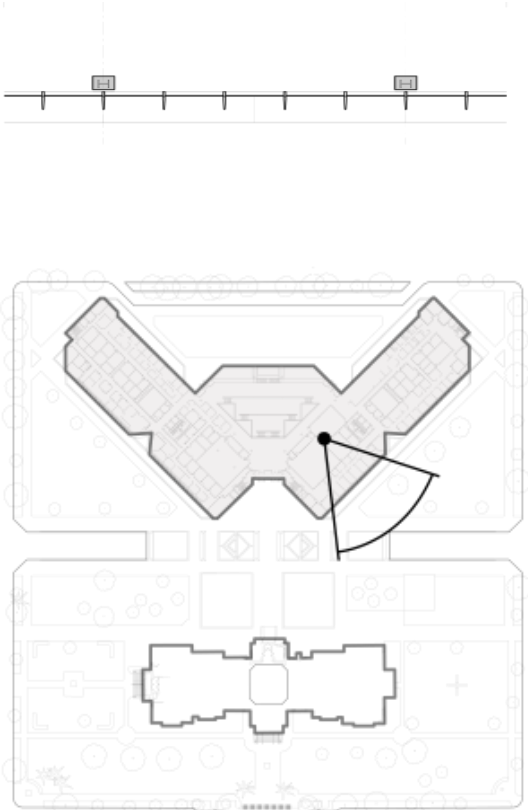
South-East Sunshade Studies – Existing View

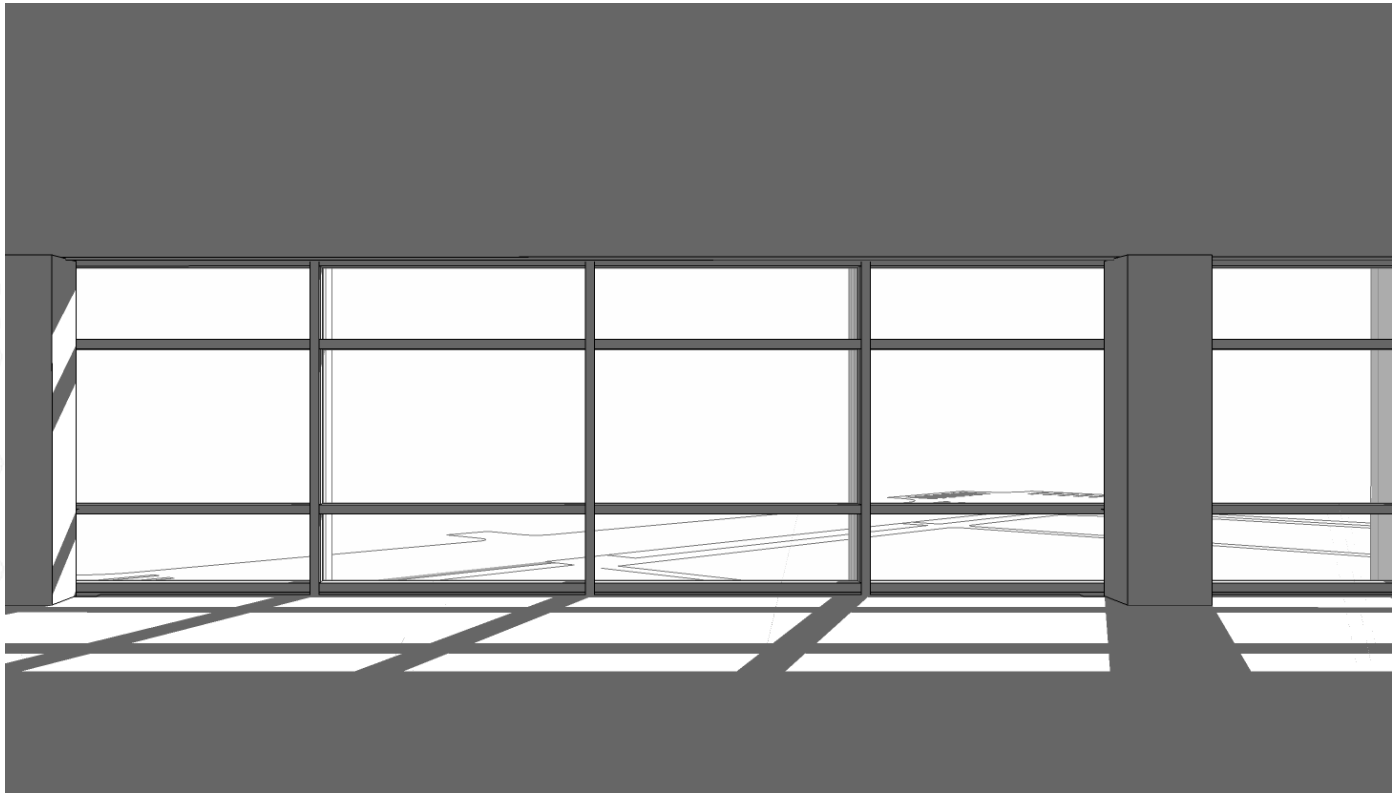




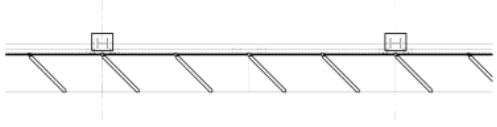


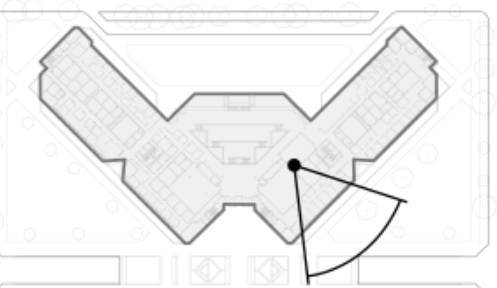
South-East Sunshade Studies – New Fin View

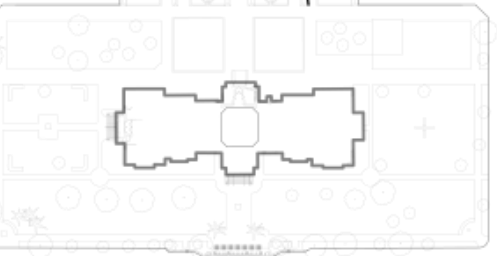


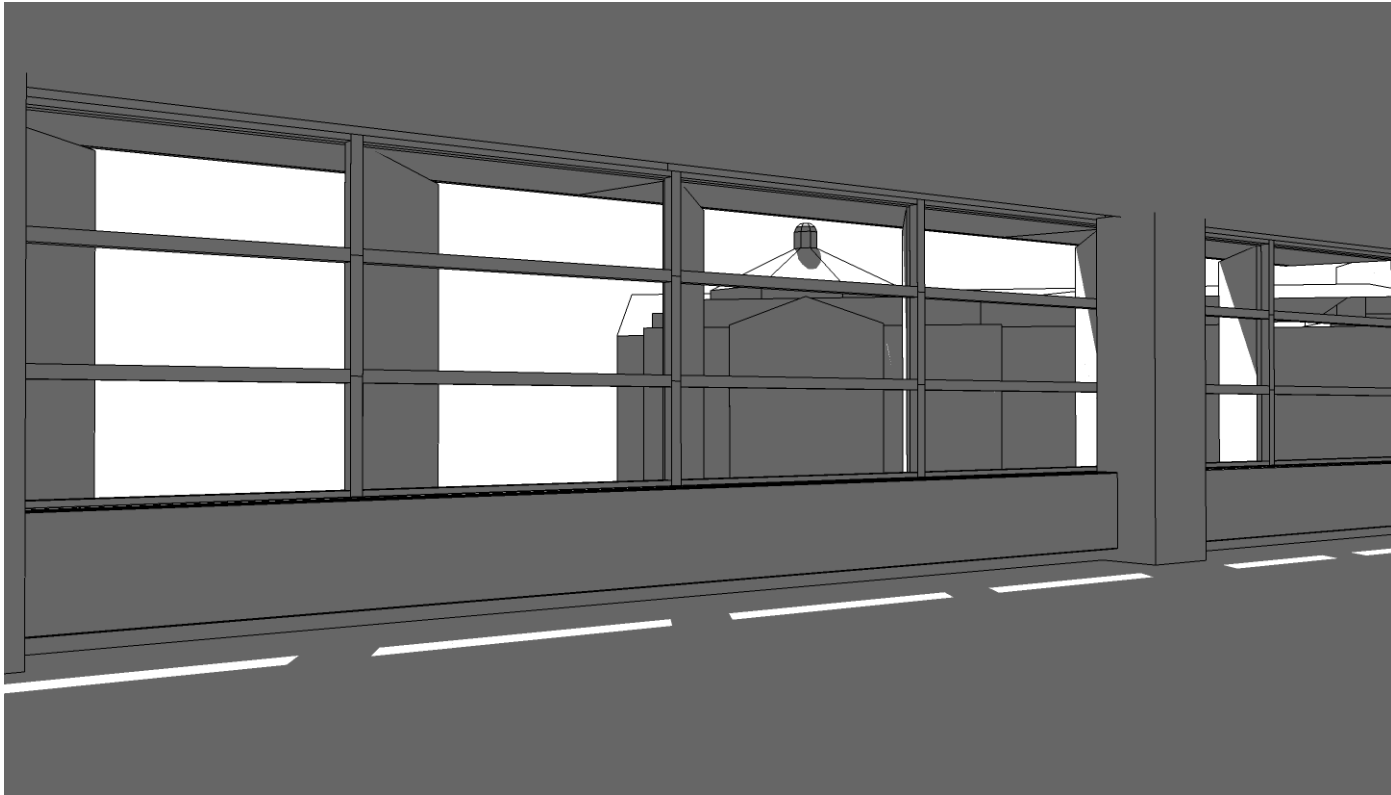


South-East Sunshade Studies – Existing View

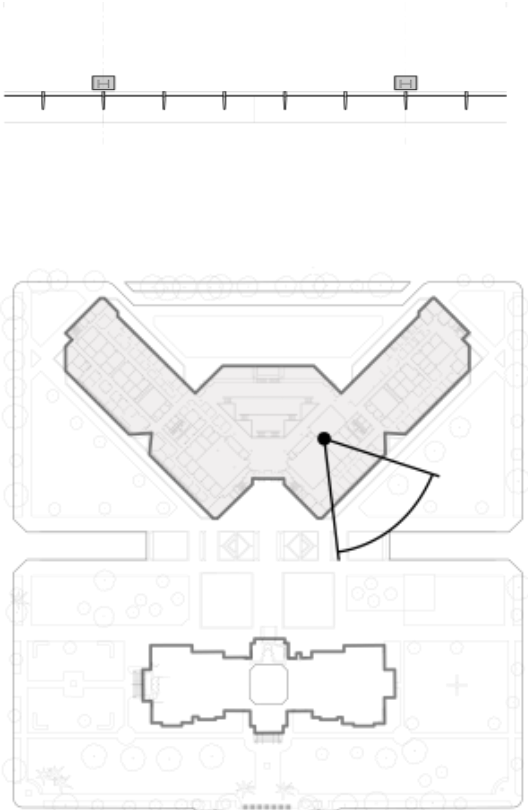


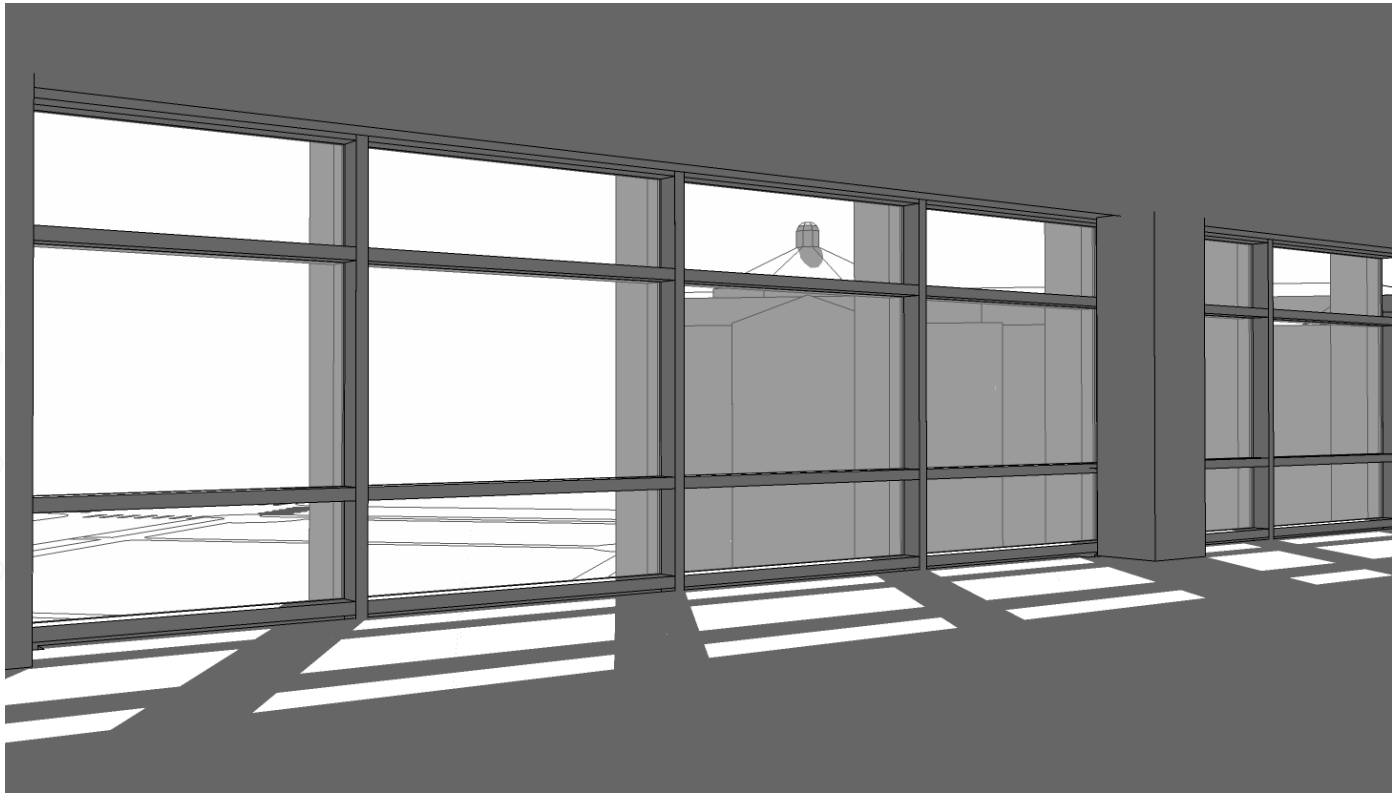




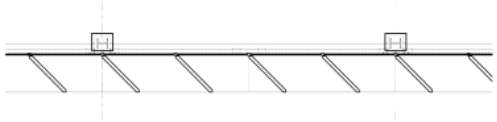


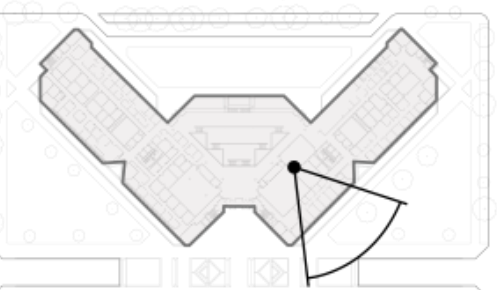
South-East Sunshade Studies – New Fin View

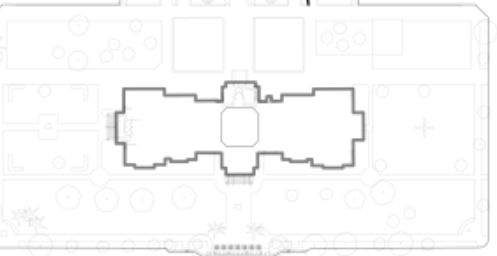


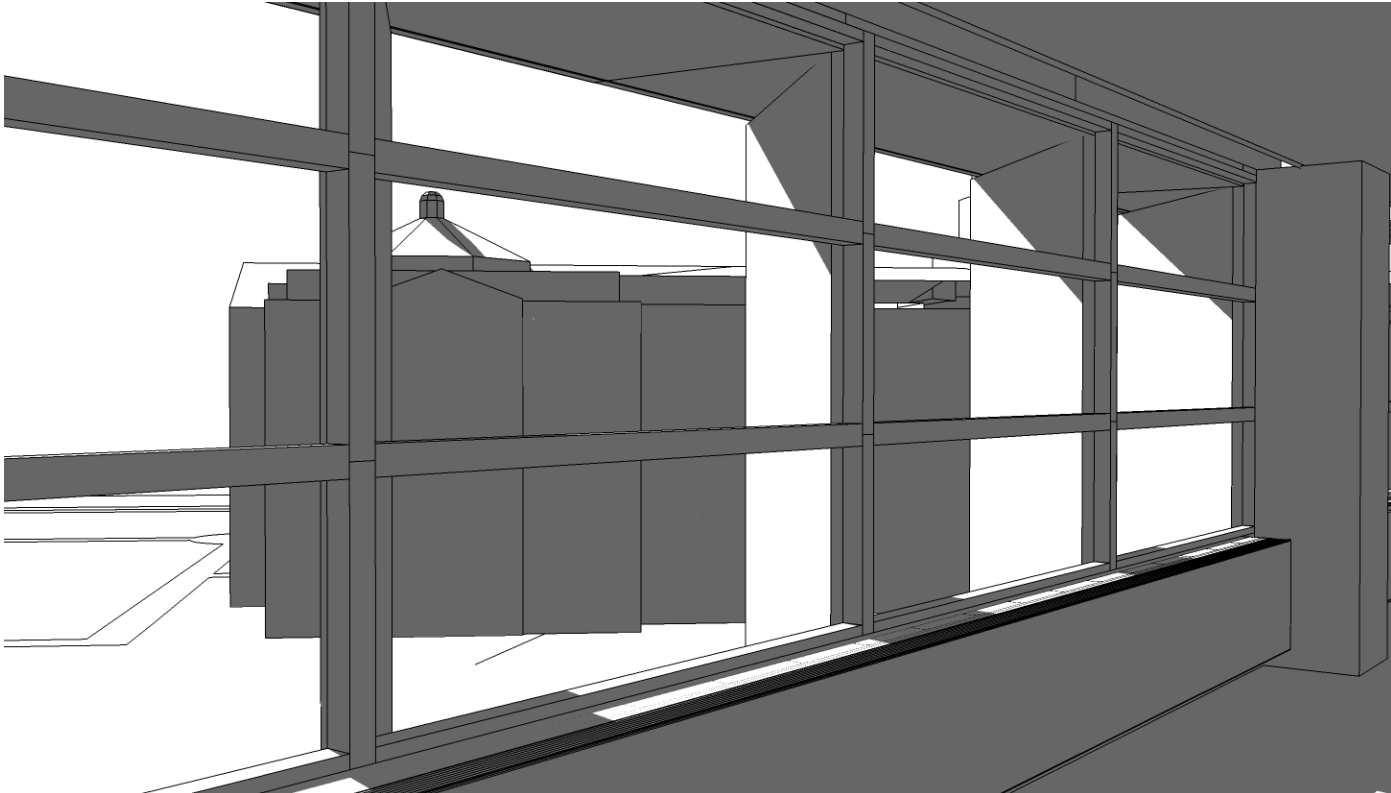


South-East Sunshade Studies – Existing View

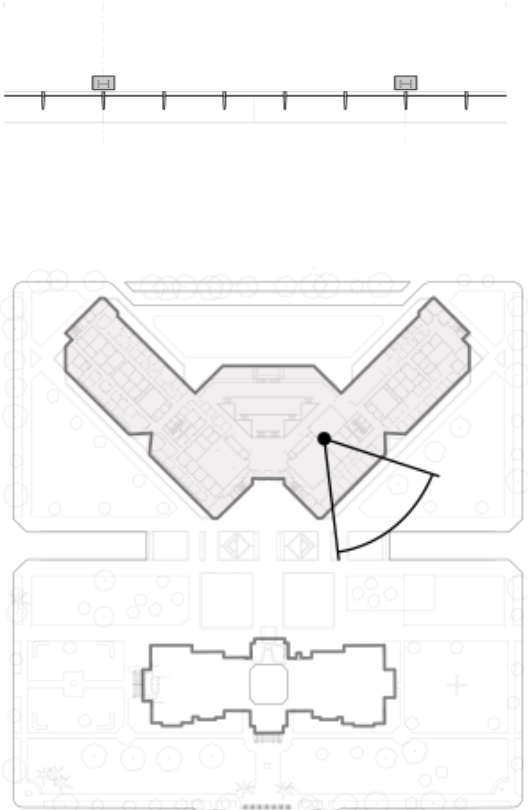


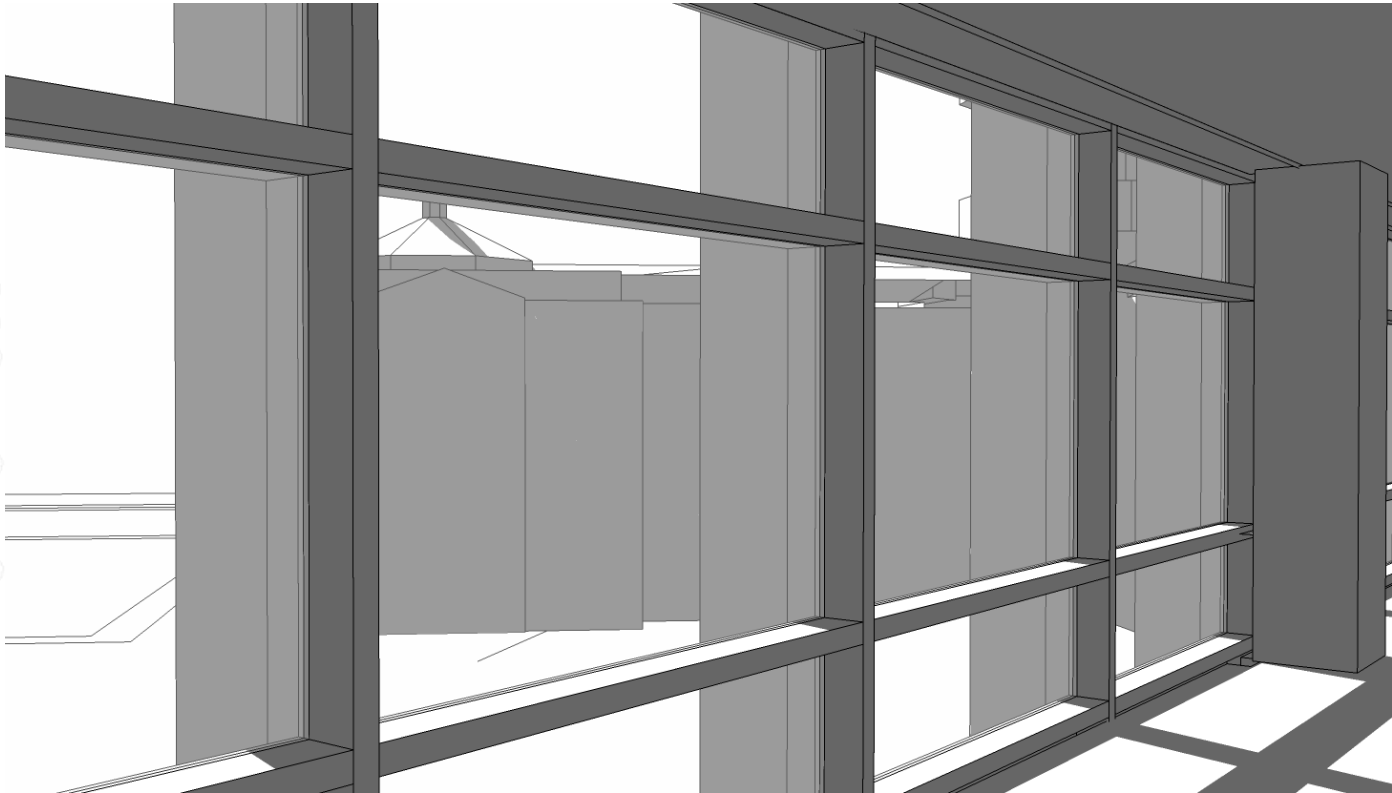




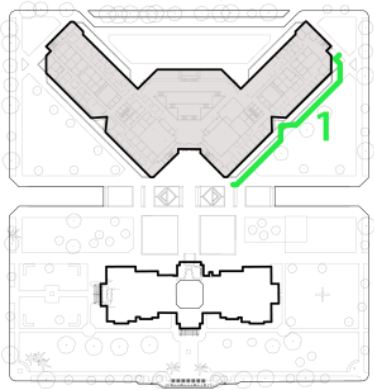


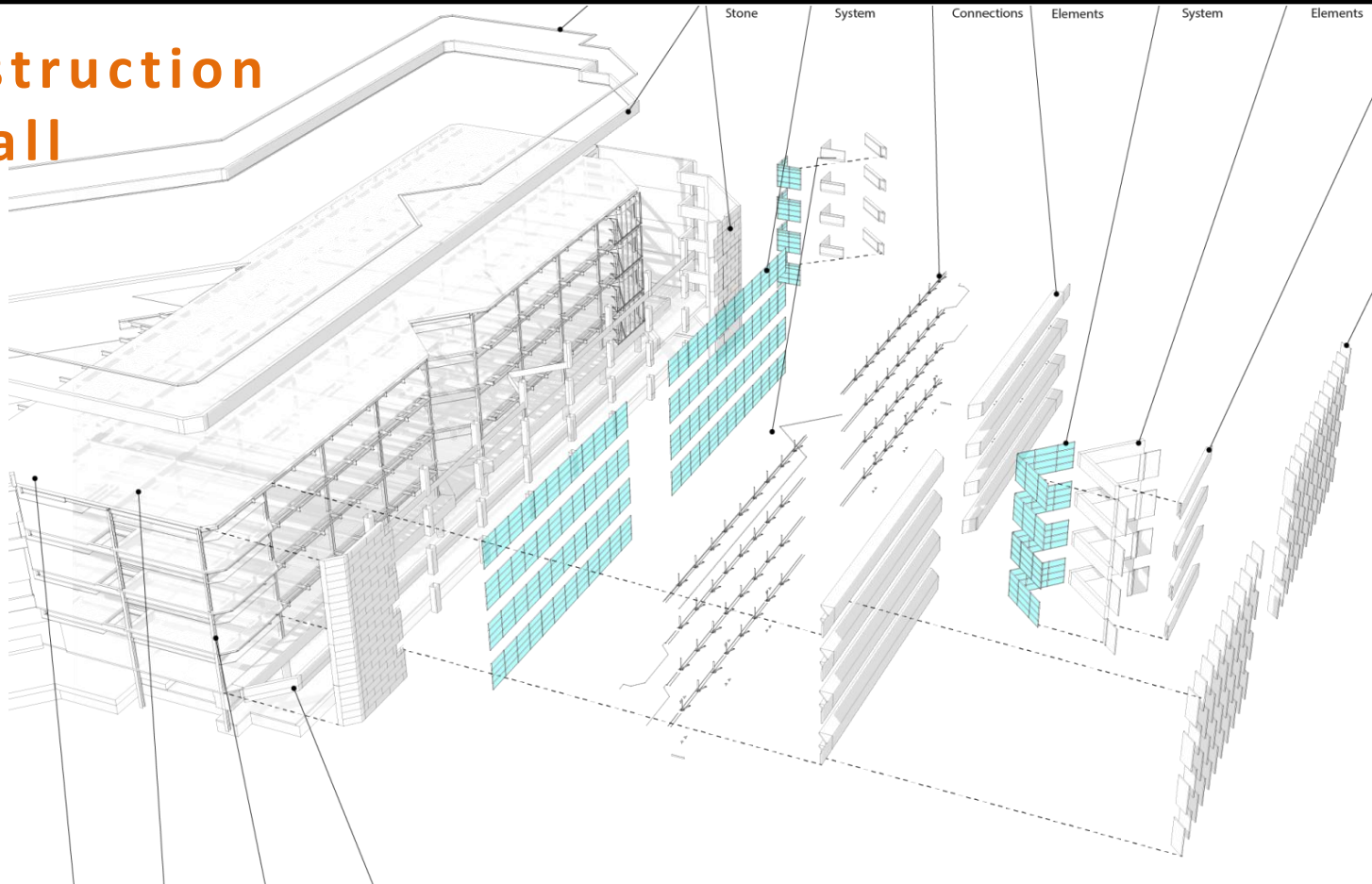
South-East Sunshade Studies – New Fin View



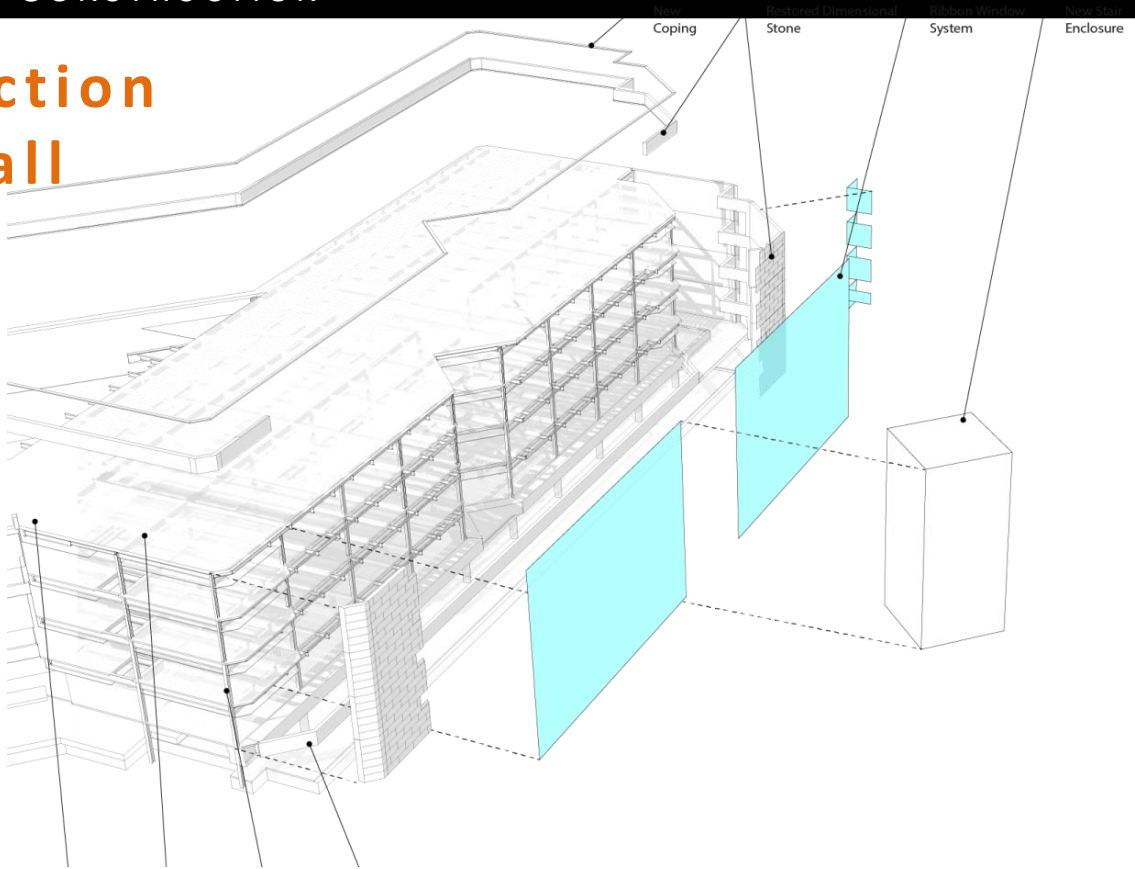


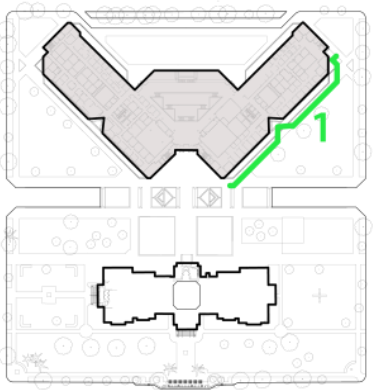
Existing Construction Southeast Wall Components





New Construction Southeast Wall Components

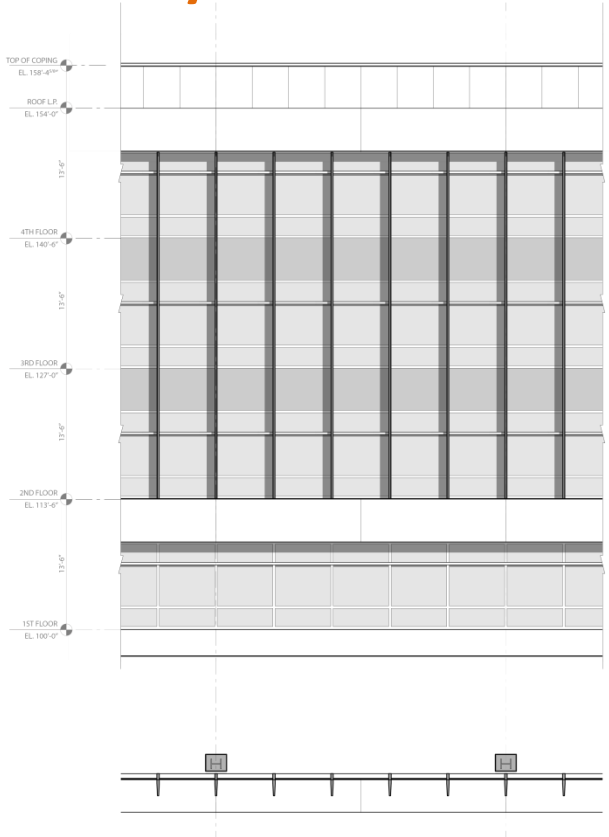


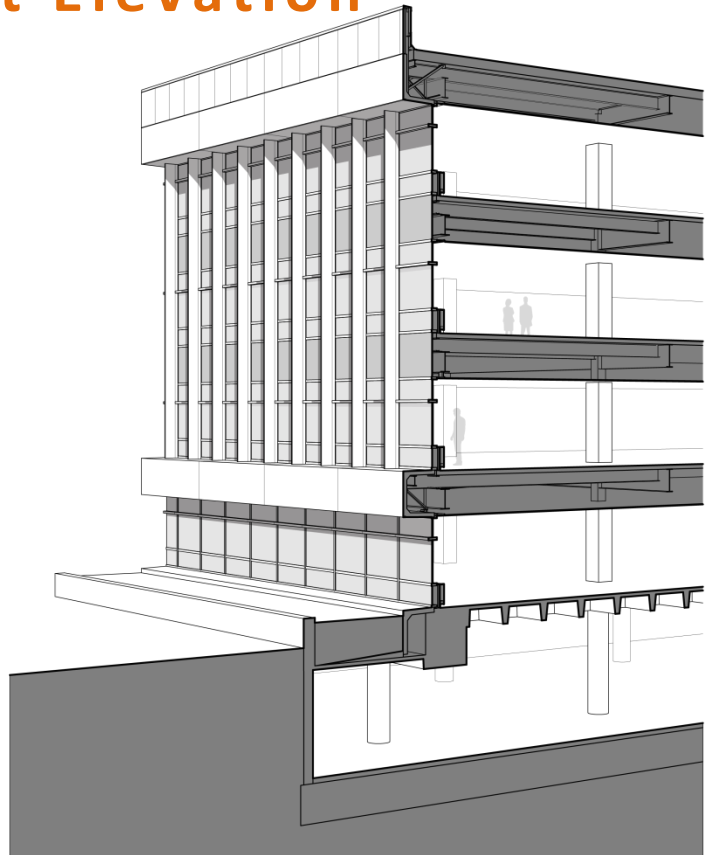


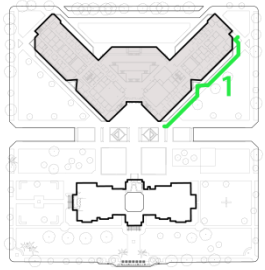
Herschler Schematic Design - Exterior

- Renovation
  - August 28, 2014 Advisory Task Force Presentation

Wall Study 3B – South-East Elevation

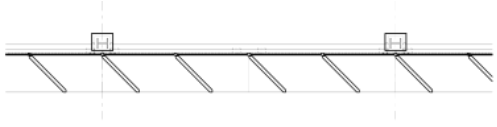


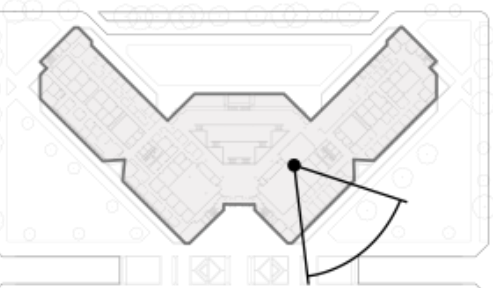


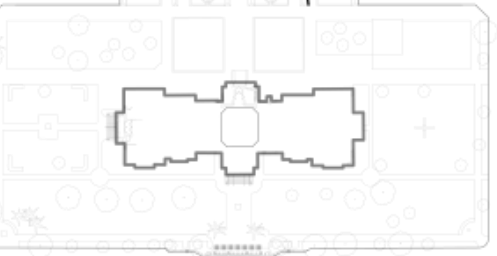


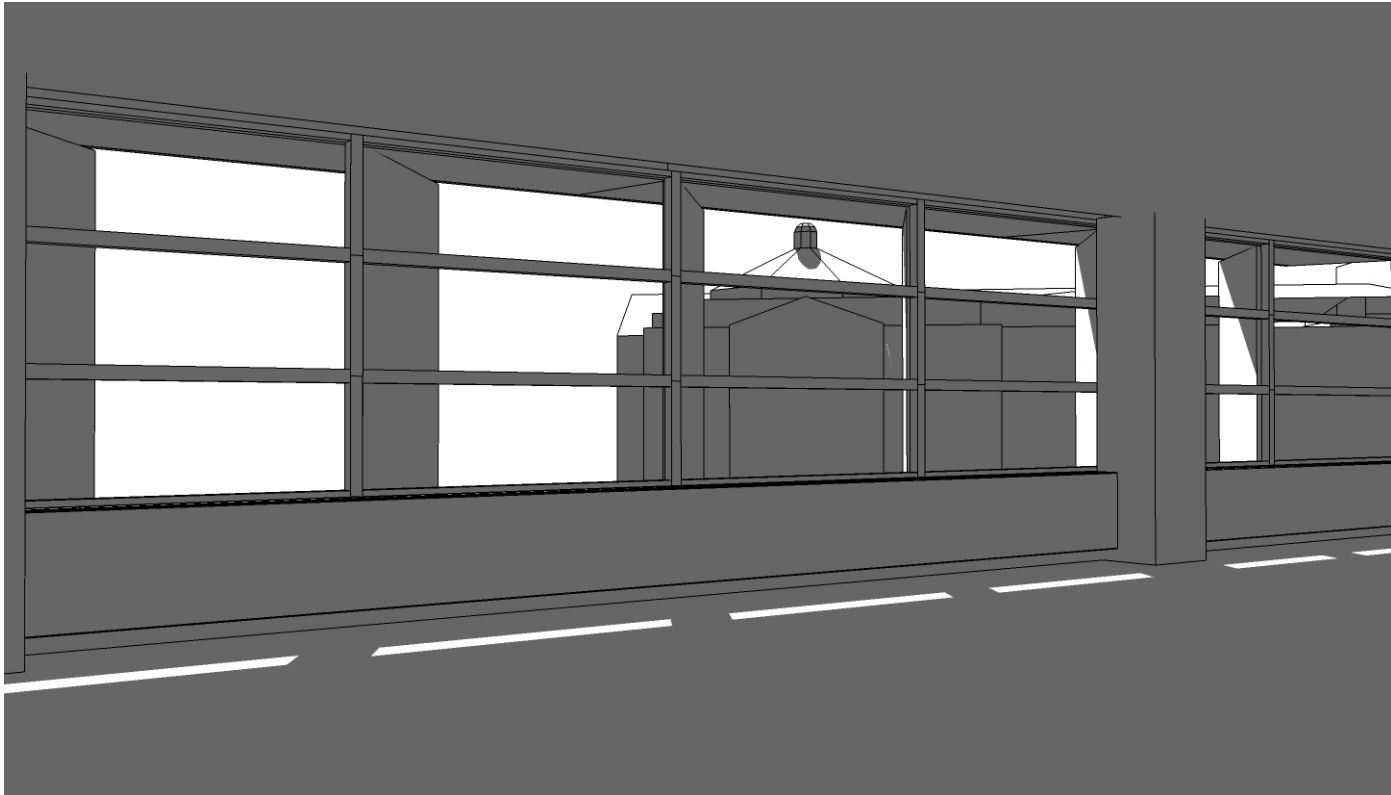
KEY
PLAN

South-East Sunshade Studies – Existing View

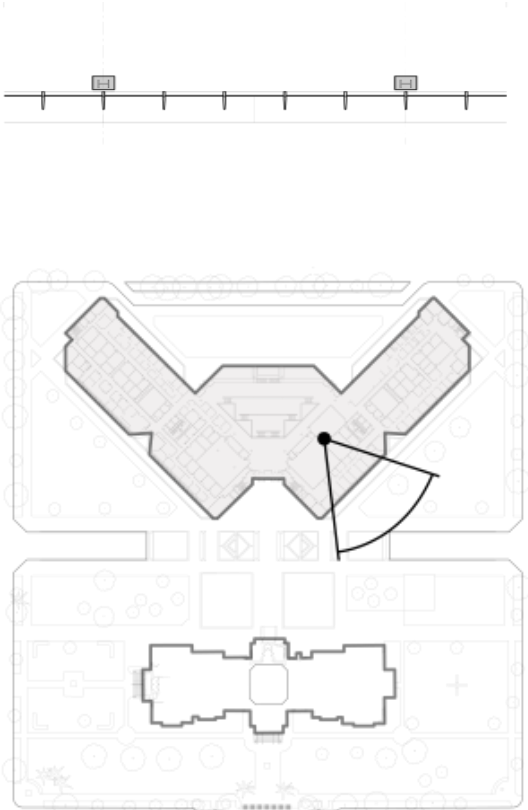


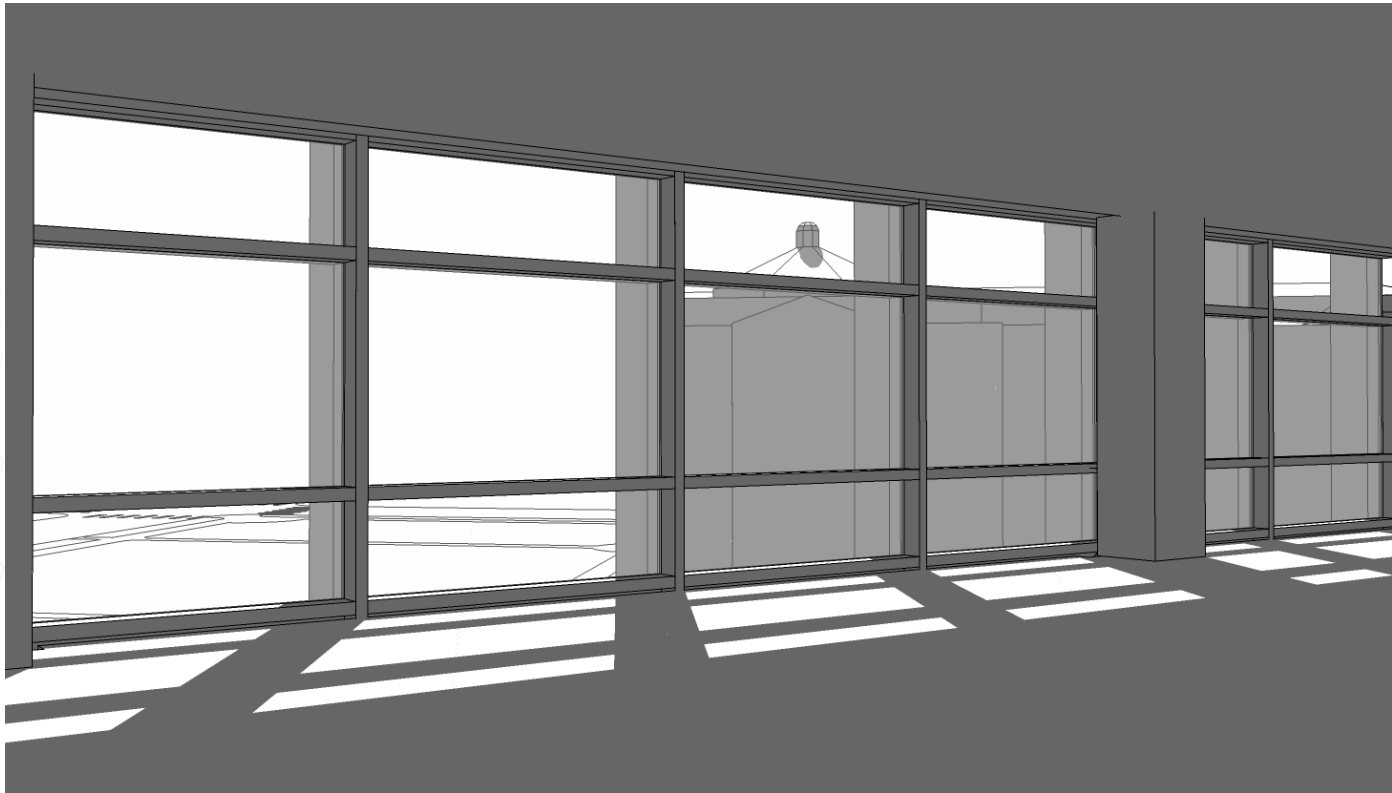






South-East Sunshade Studies – New Fin View



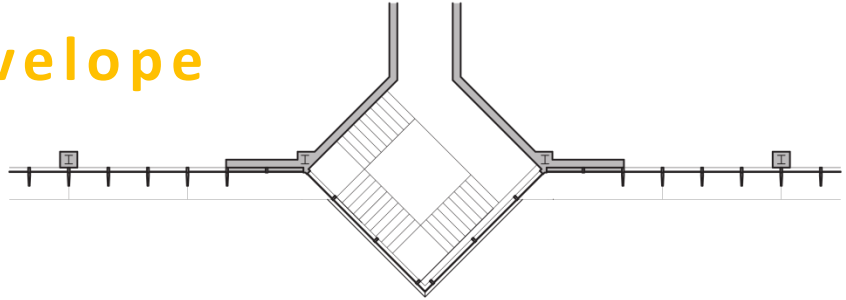


Herschler Envelope

Stair Enclosure-Existing

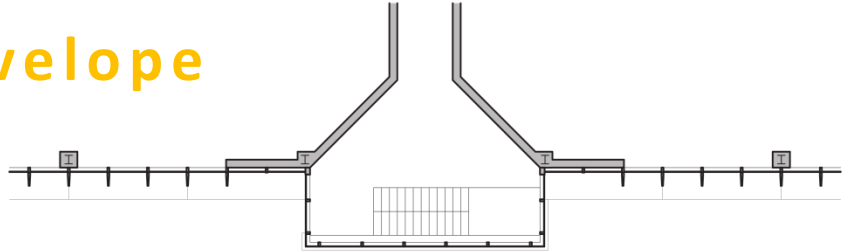
Herschler Envelope

Stair Enclosure-Triangular



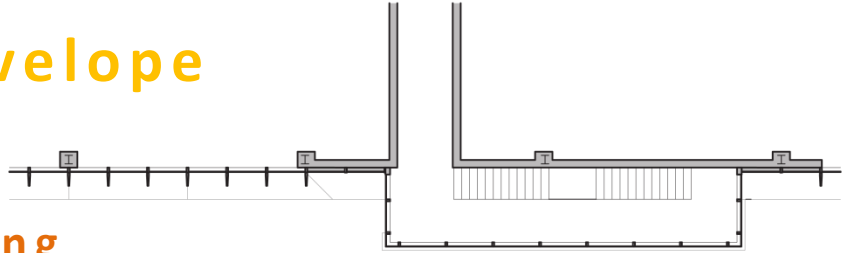
Herschler Envelope

Stair Enclosure-Parallel: Centered



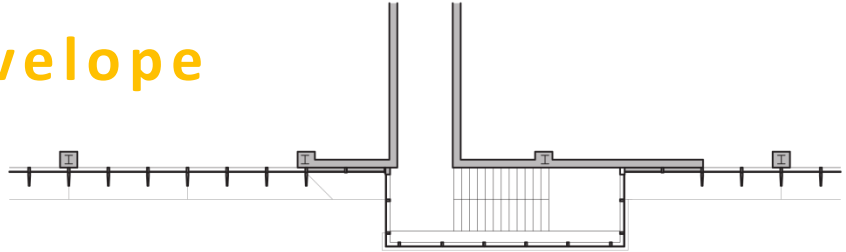
Herschler Envelope

Stair Enclosure-
Straight Run
Slat Panel Shading

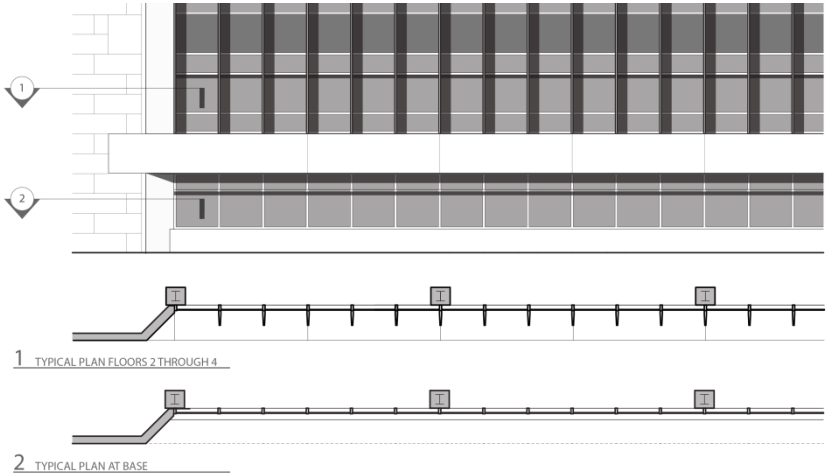


Herschler Envelope

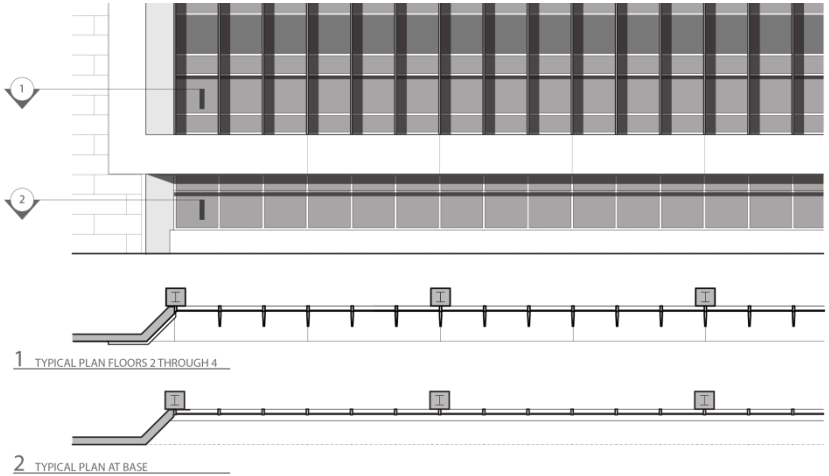
Stair Enclosure-Parallel: Shifted



Herschler Envelope Strategy
Base Studies



Herschler Envelope Strategy
Base Studies



Herschler Envelope Strategy
Base Studies

Herschler Envelope Strategy
Base Studies

Herschler Envelope Strategy
Base Studies

Herschler Envelope Strategy
Existing

Herschler Envelope Study - Long Fin Triangle

Herschler Envelope Study - Long Fin with Dark Aluminum

Herschler Envelope Study - Short Fin/Stair- horiz. shades

Herschler Elevation Study - Long Fin

Herschler Elevation Study - Short Fin with horiz. shades

Herschler Plaza Study - View from Capitol

Herschler Schematic Design - Exterior

- Renovation
  - November 5, 2014 Advisory Task Force Presentation

Herschler Envelope Study - Short Fin/Stair- horiz. shades

Herschler Plaza Study - View from Capitol

Herschler Schematic Design - Exterior

- Renovation
  - New Elevations

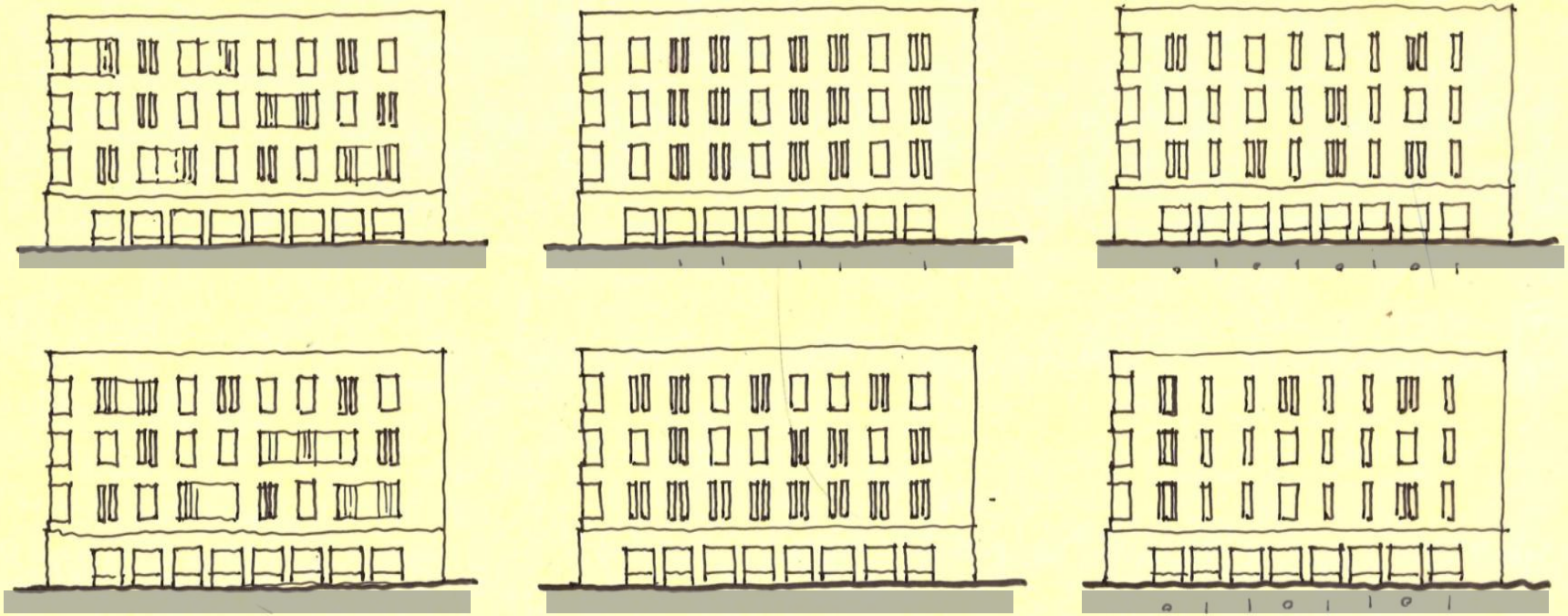
Herschler Schematic Design - Exterior

- Addition
  - August 28, 2014 Advisory Task Force Presentation

Capitol Window Pattern Analysis

Capitol Window Pattern Analysis

Herschler Addition
Window Pattern Options



Herschler Addition Study - A. Uniform + Solid Corner

Herschler Addition Study - B. Uniform + Punched Corner

Herschler Addition Study - C. Alternating + Punched Corner

Herschler Addition Study - D. Blending + Punched Corner

Herschler Addition Study -
View from Capitol Avenue

Herschler Addition Study -
View from Capitol Avenue

Herschler Addition Study - North Aerial

Herschler Addition Study - South Aerial

Herschler Schematic Design - Exterior

- Addition
  - November 5, 2014 Advisory Task Force Presentation

Herschler Addition Study - D. Blending + Punched Corner

Exterior Envelope

Herschler Addition Study - View from Capitol Avenue

Herschler Addition Study - North Aerial

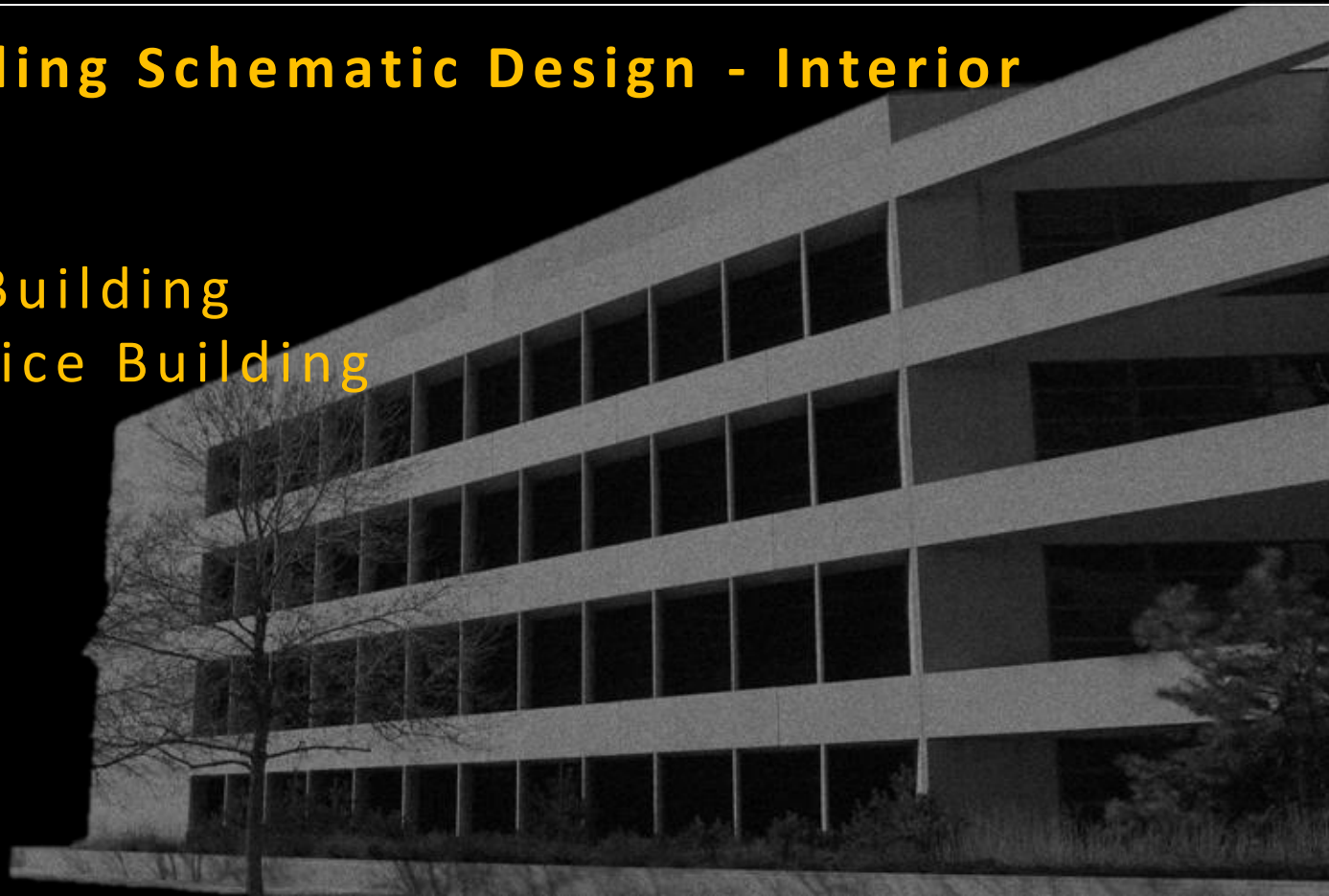
Herschler Addition Study - South Aerial

Herschler Schematic Design - Exterior

- Addition
  - New Elevations

Herschler Building Schematic Design - Interior

- Gallery
- State Office Building
- Executive Office Building

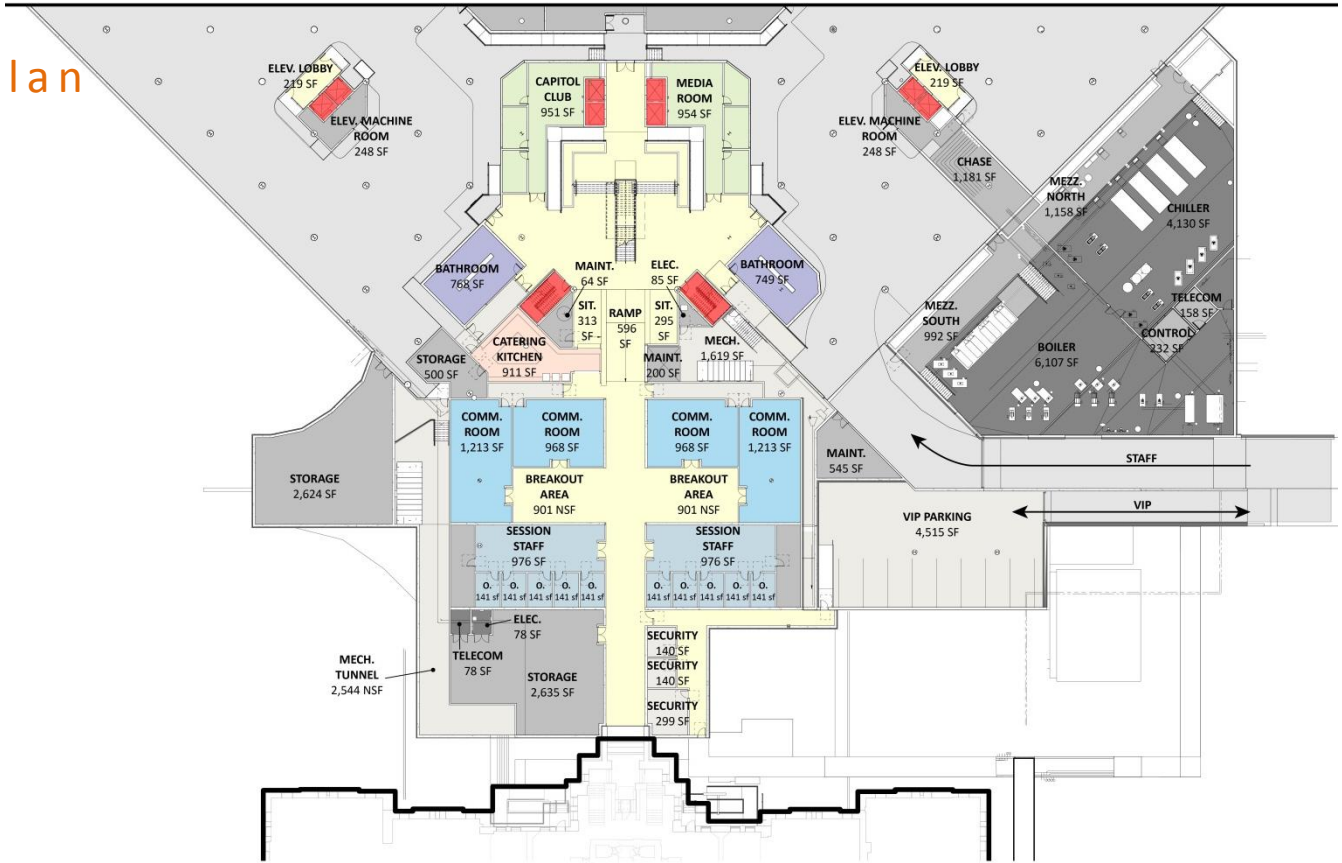


Herschler Schematic Design - Interior

- Gallery
  - Legislature – Committee
  - Legislature – Storage
  - Capitol Club
  - Media
  - Security

Gallery

Enlarged South Plan



Herschler Schematic Design - Interior

- Gallery

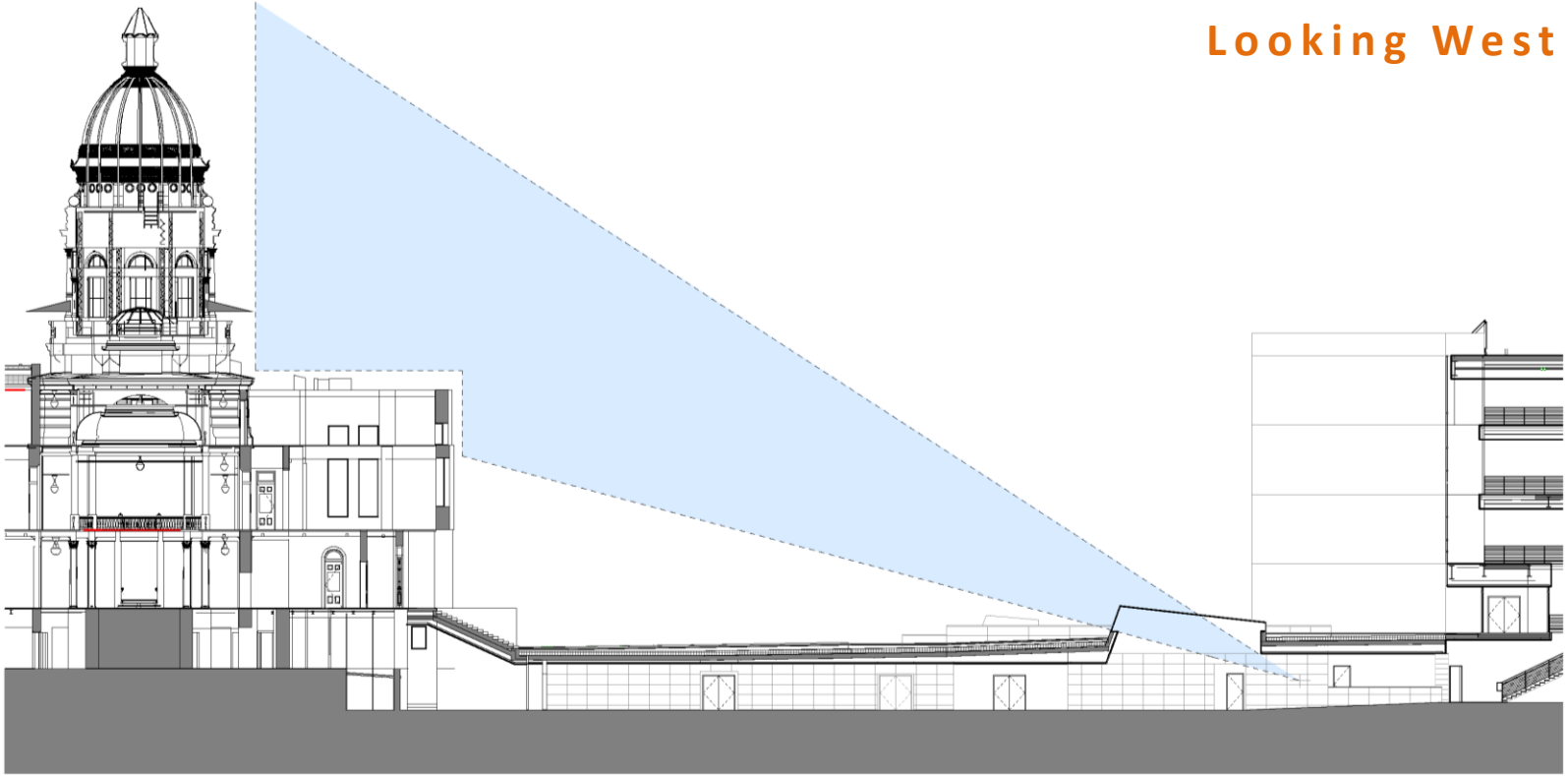
Existing Gallery View – looking North toward B63

Herschler Schematic Design - Interior

- Gallery

Proposed View – looking North to Herschler SOB / EOB

Section at Connector Looking West



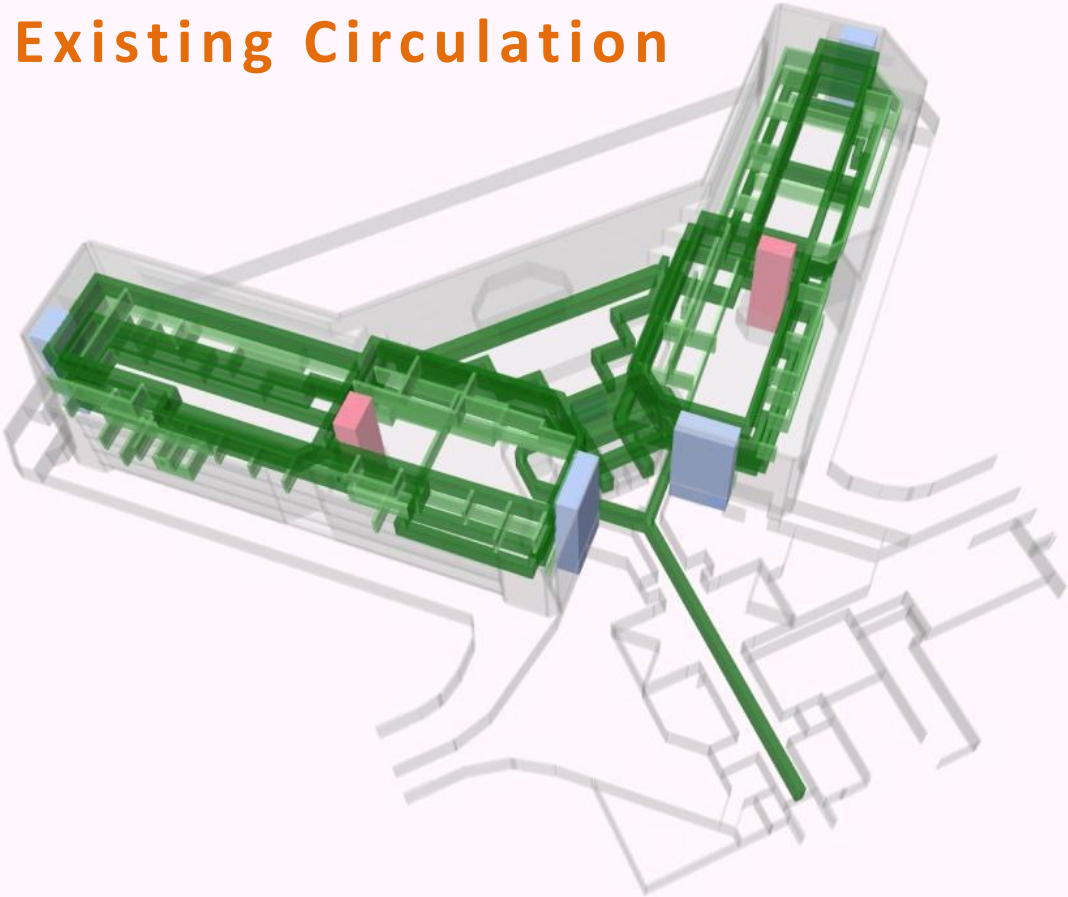
Herschler Schematic Design - Interior

- State Office Building
  - Agency Space
  - Clear Organization
  - Flexible Assignment

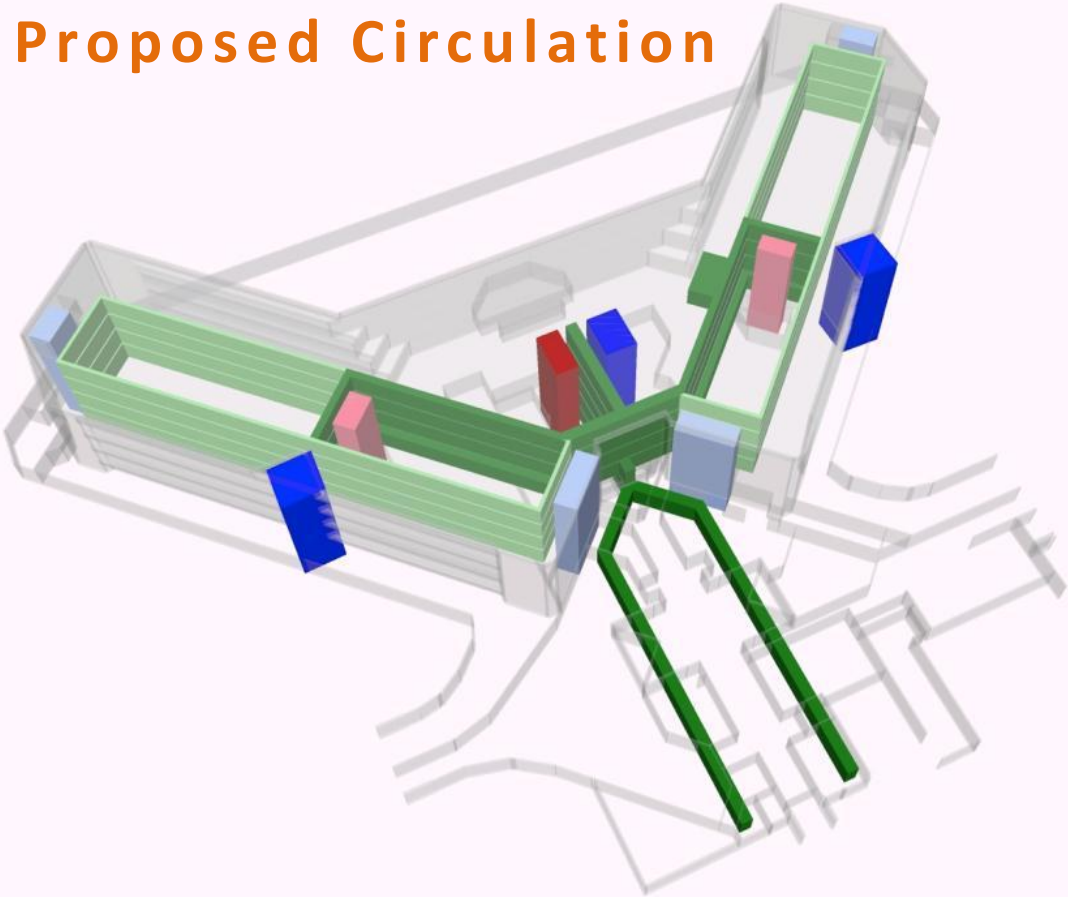
Herschler Schematic Design - Interior

- State Office Building
  - Agency Space
  - Clear Organization
  - Flexible Assignment

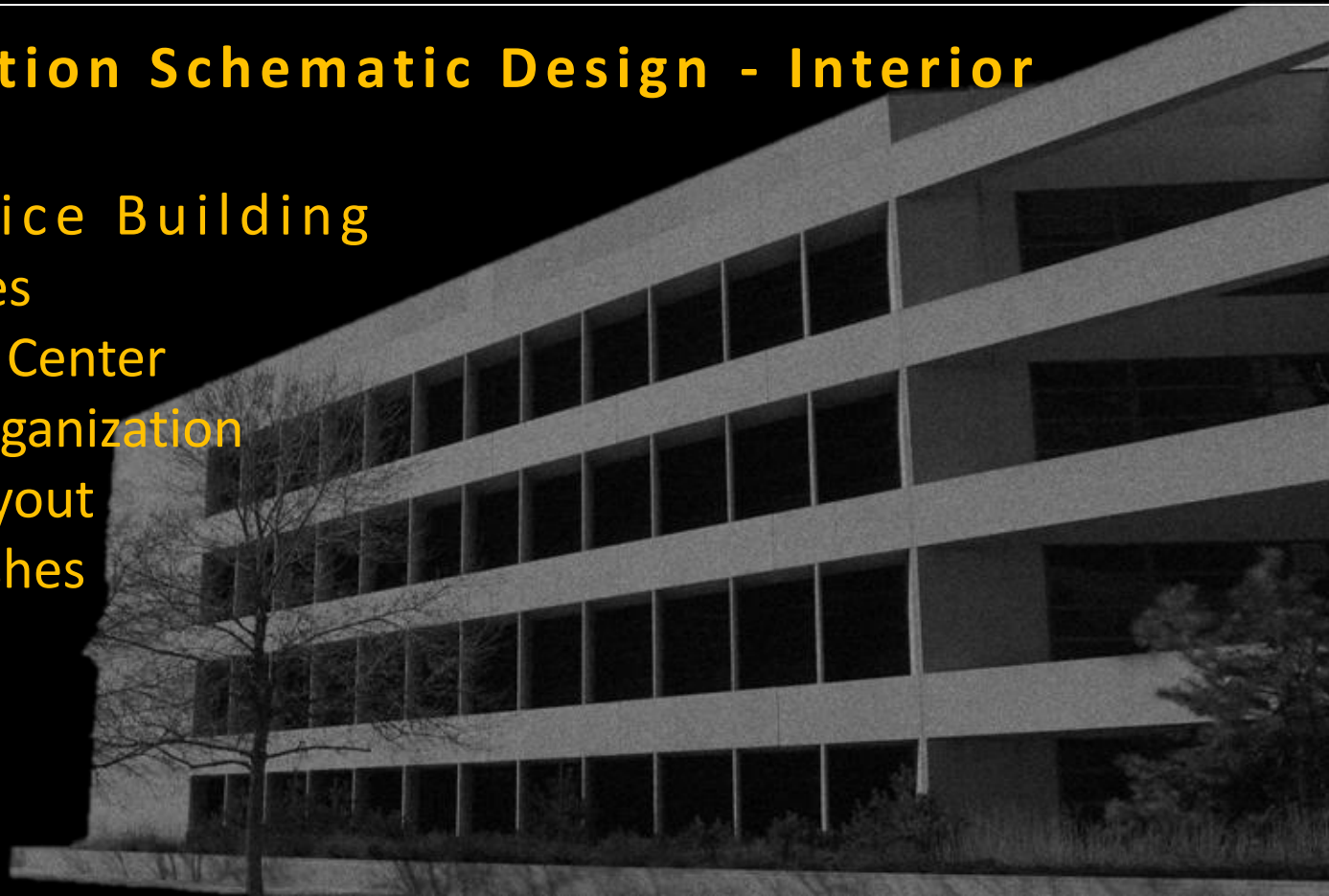
Herschler Existing Circulation



Herschler Proposed Circulation



Herschler Addition Schematic Design - Interior



- Executive Office Building
  - Elected Offices
  - Conferencing Center
  - Consistent Organization
  - Adaptable Layout
  - Elevated Finishes

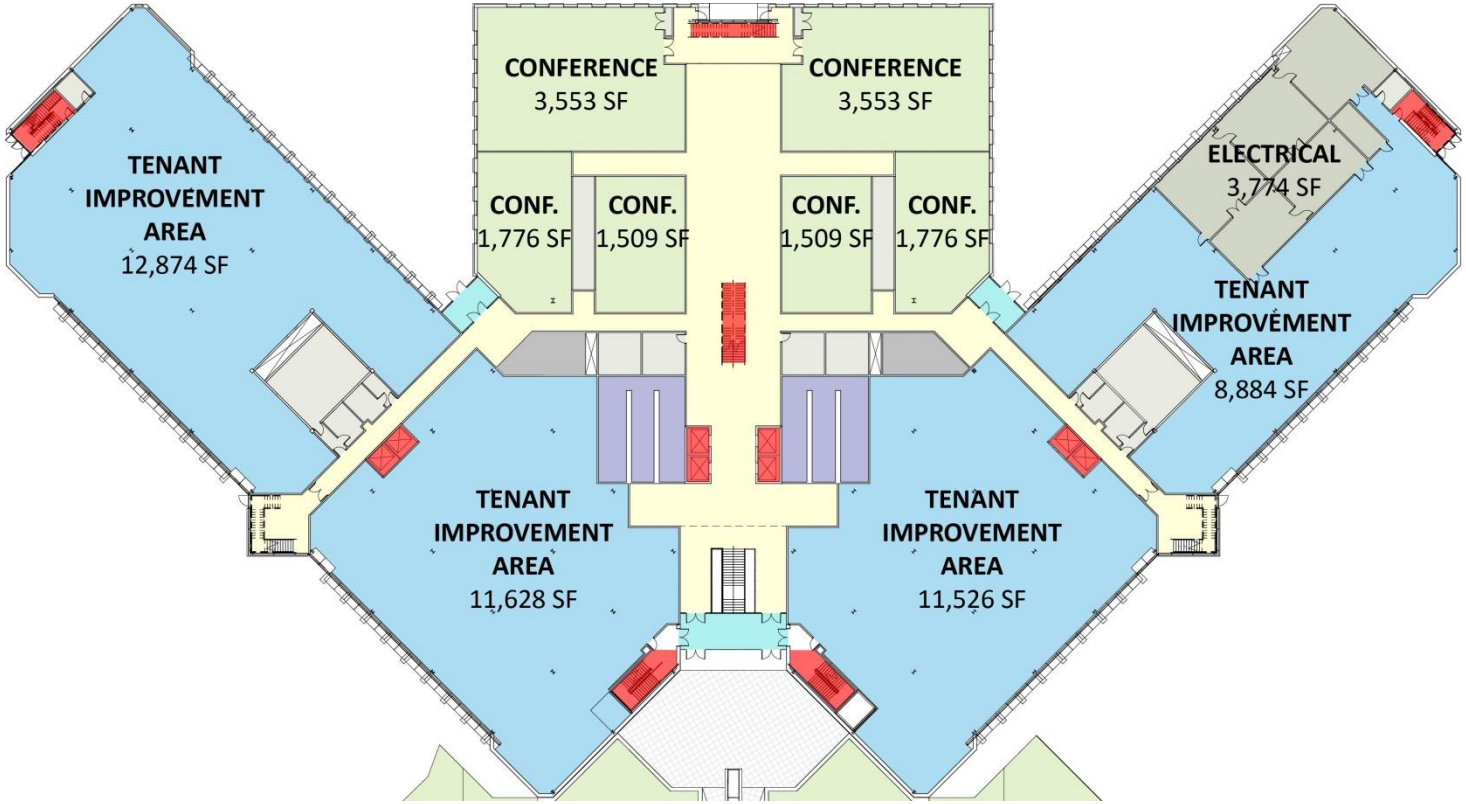
Herschler Addition Schematic Design

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

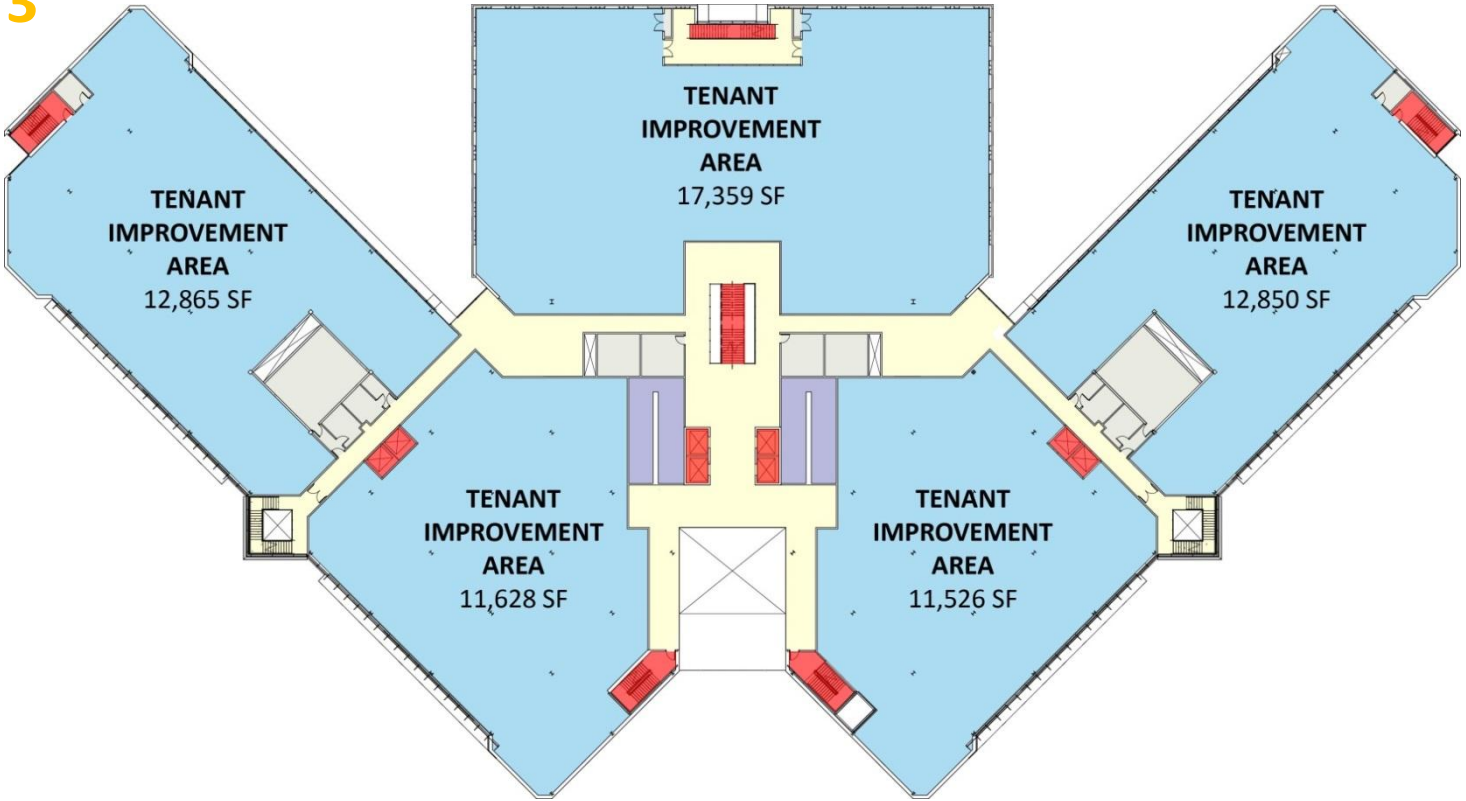
PAGE 4 OF 7

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.

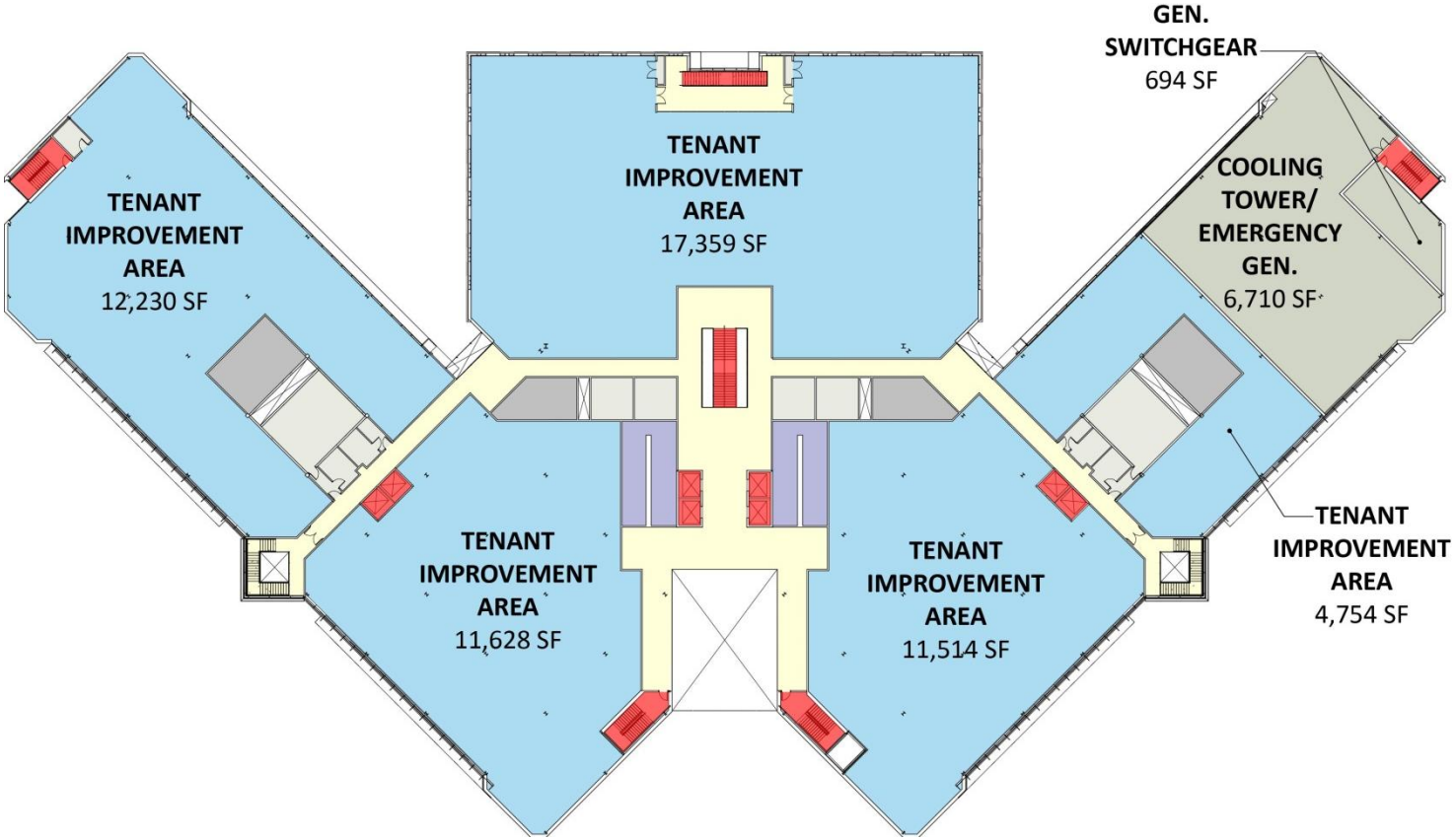
Level 1


CONFERENCE
3,553 SF
CONFERENCE
3,553 SF
TENANT
IMPROVEMENT
AREA
12,874 SF
CONF.
1,776 SF
CONF.
1,509 SF
CONF.
1,509 SF
CONF.
1,776 SF
ELECTRICAL
3,774 SF
TENANT
IMPROVEMENT
AREA
8,884 SF
TENANT
IMPROVEMENT
AREA
11,628 SF
TENANT
IMPROVEMENT
AREA
11,526 SF

Level 2&3

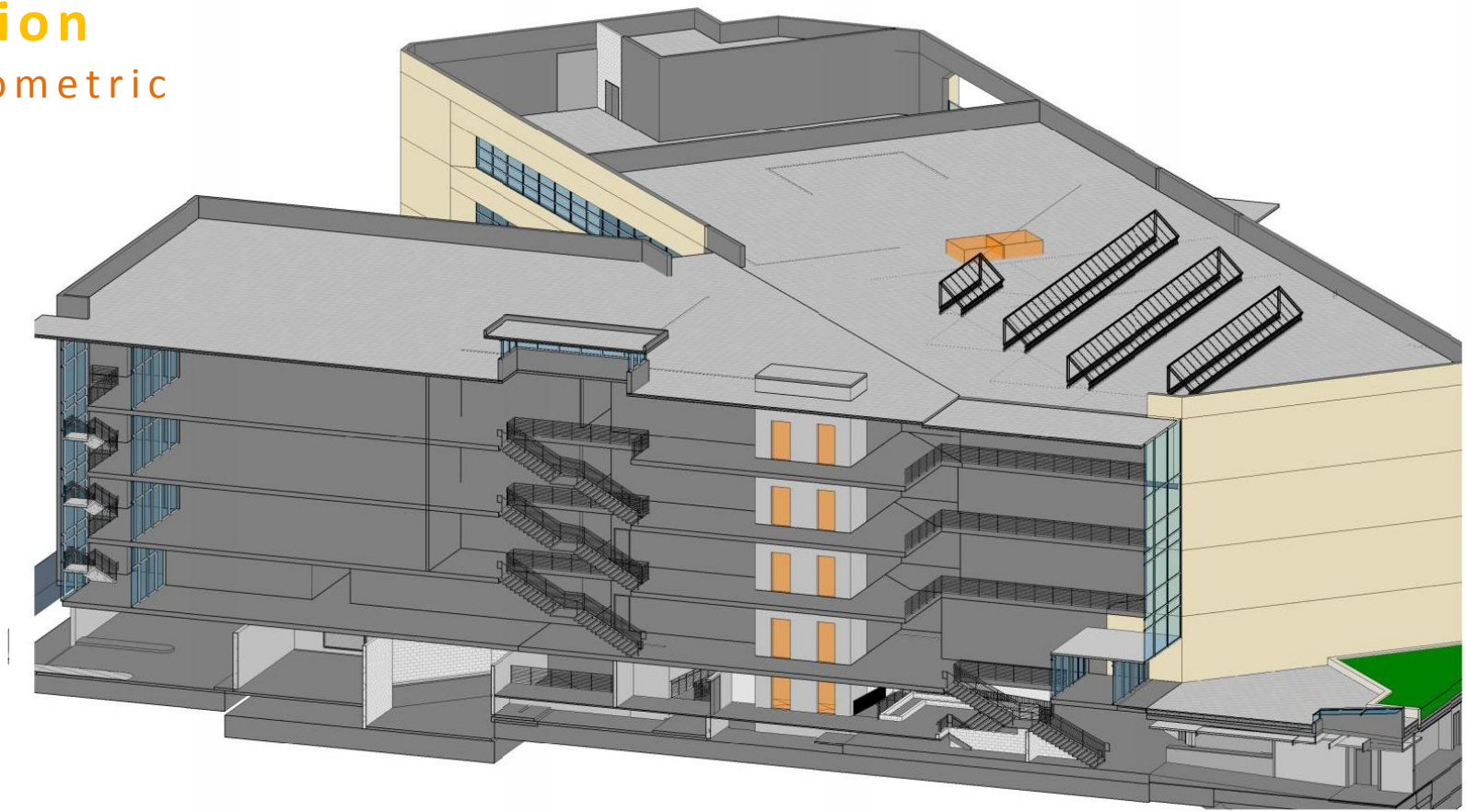

TENANT IMPROVEMENT AREA
17,359 SF
TENANT IMPROVEMENT AREA
12,865 SF
TENANT IMPROVEMENT AREA
12,850 SF
TENANT IMPROVEMENT AREA
11,628 SF
TENANT IMPROVEMENT AREA
11,526 SF

Level 4

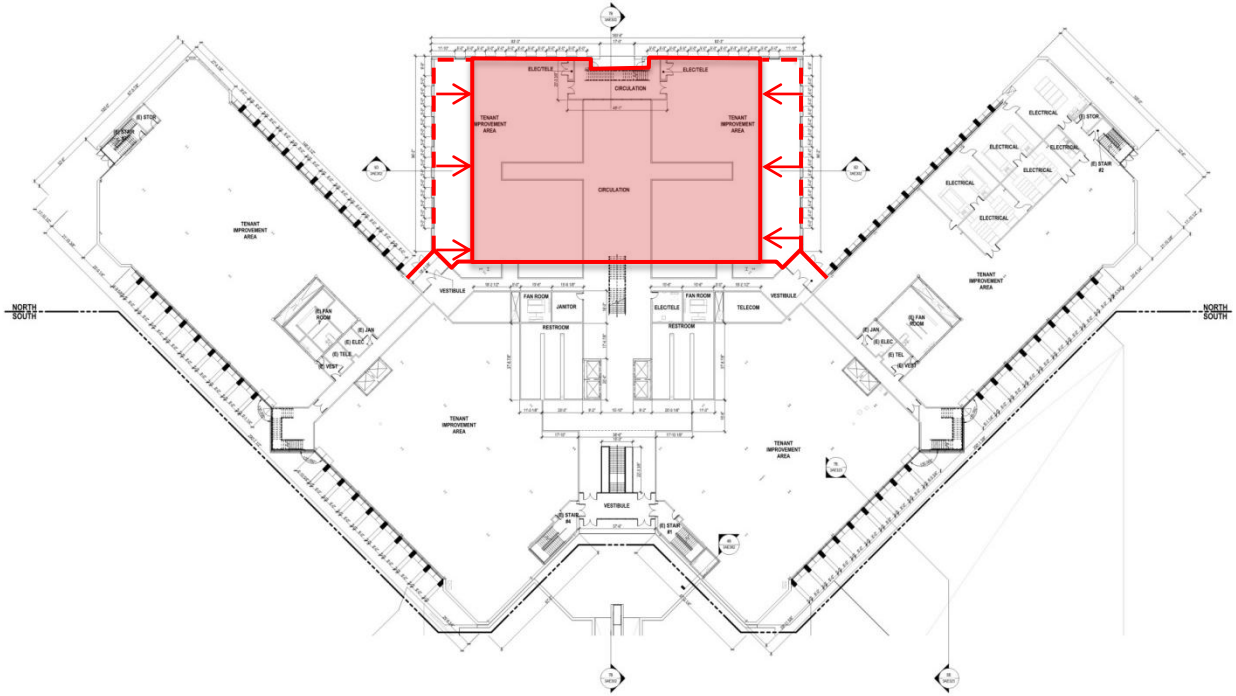

GEN. SWITCHGEAR
694 SF
TENANT IMPROVEMENT AREA
17,359 SF
TENANT IMPROVEMENT AREA
12,230 SF
COOLING TOWER/ EMERGENCY GEN.
6,710 SF
TENANT IMPROVEMENT AREA
11,628 SF
TENANT IMPROVEMENT AREA
11,514 SF
TENANT IMPROVEMENT AREA
4,754 SF

Section

Axonometric



A7



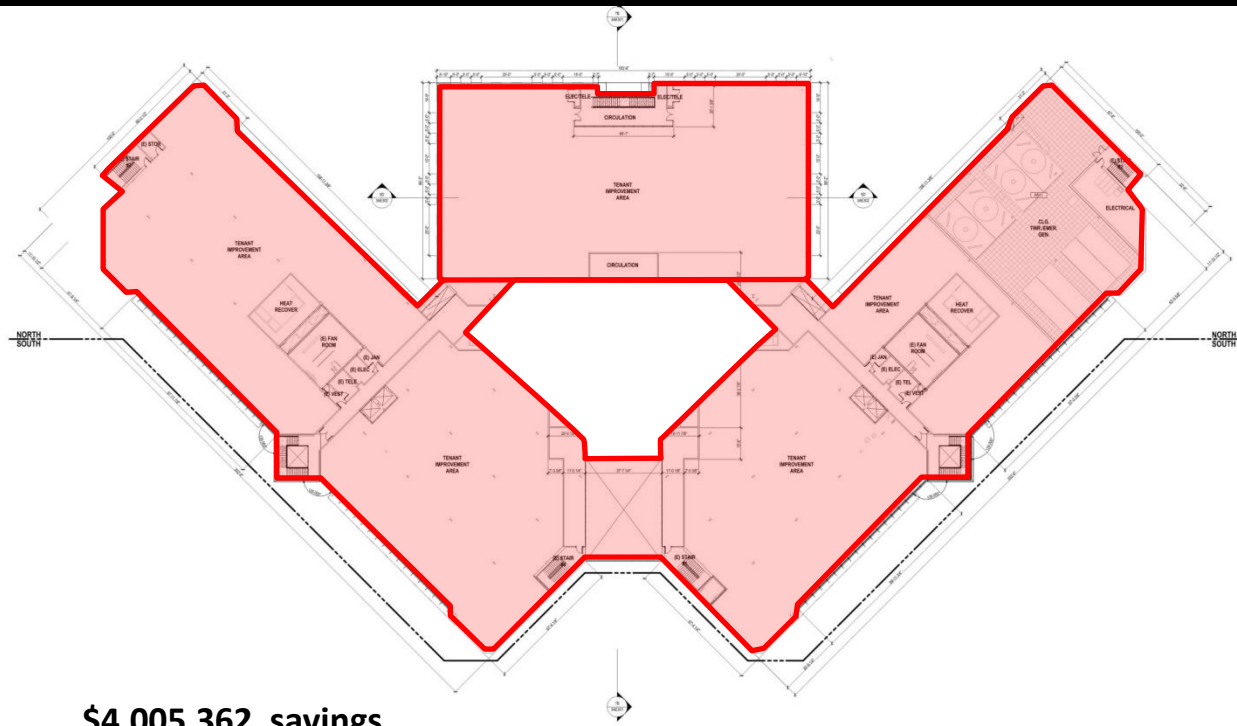
Reduce 21,000 square feet by reducing the size of the addition at all levels

$4,200,000 savings

Square Foot Impact:
-21,000 GSF
-21,000 NASF

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

A13



Addition, no infill at existing atrium

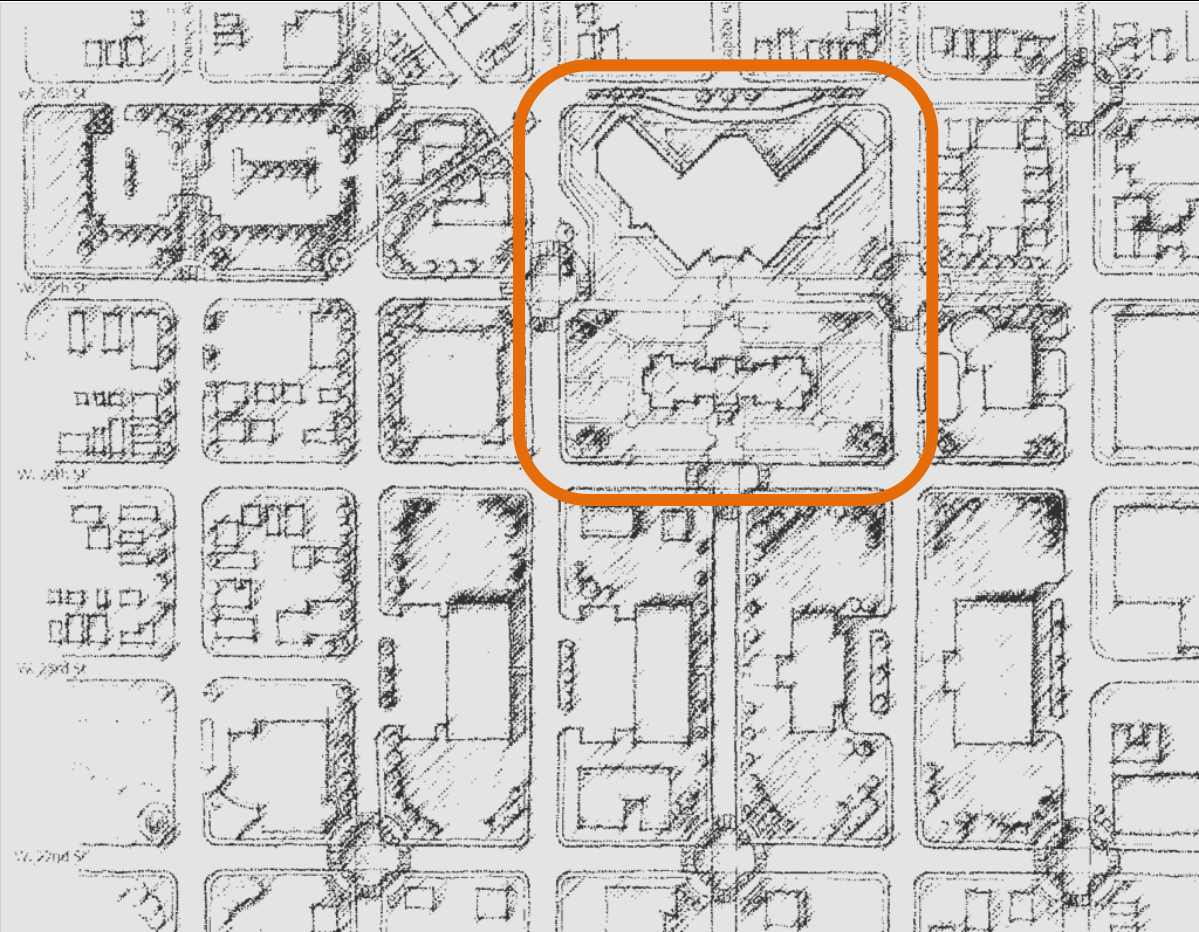
$4,005,362 savings

Square Foot Impact:
-28,643 GSF
-4,754 NASF

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

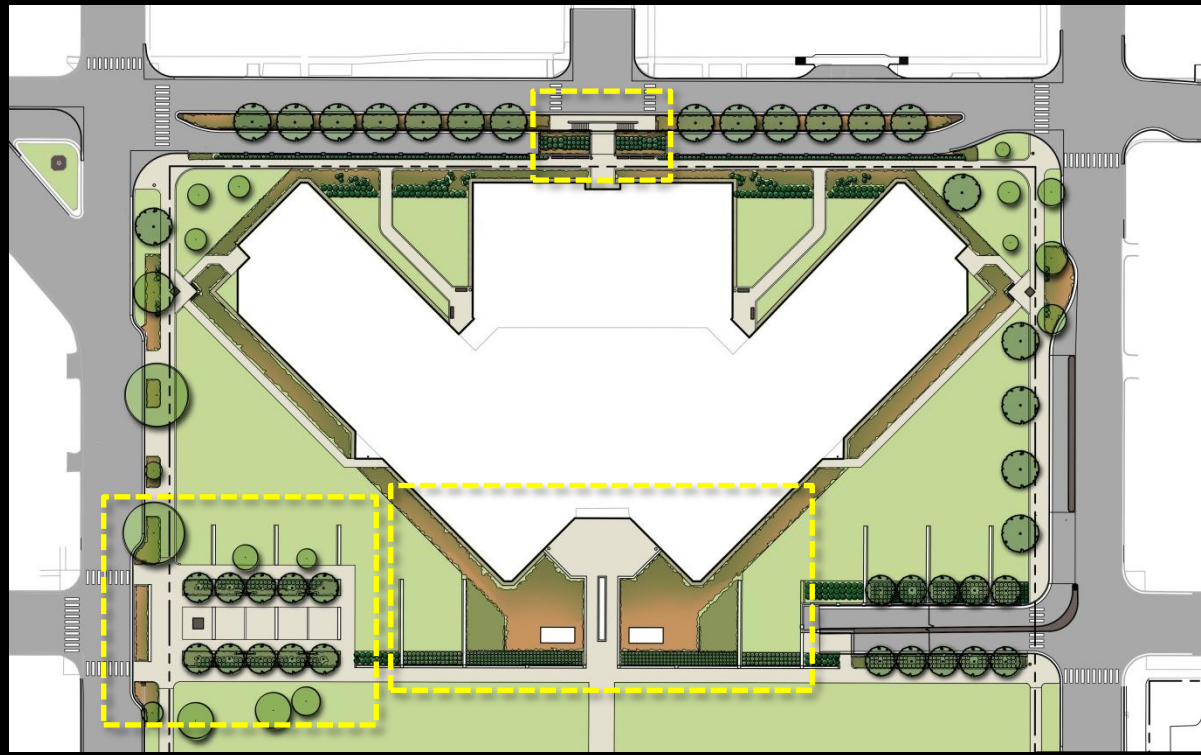
Capitol Square Site

- Herschler
- Capitol
- Construction



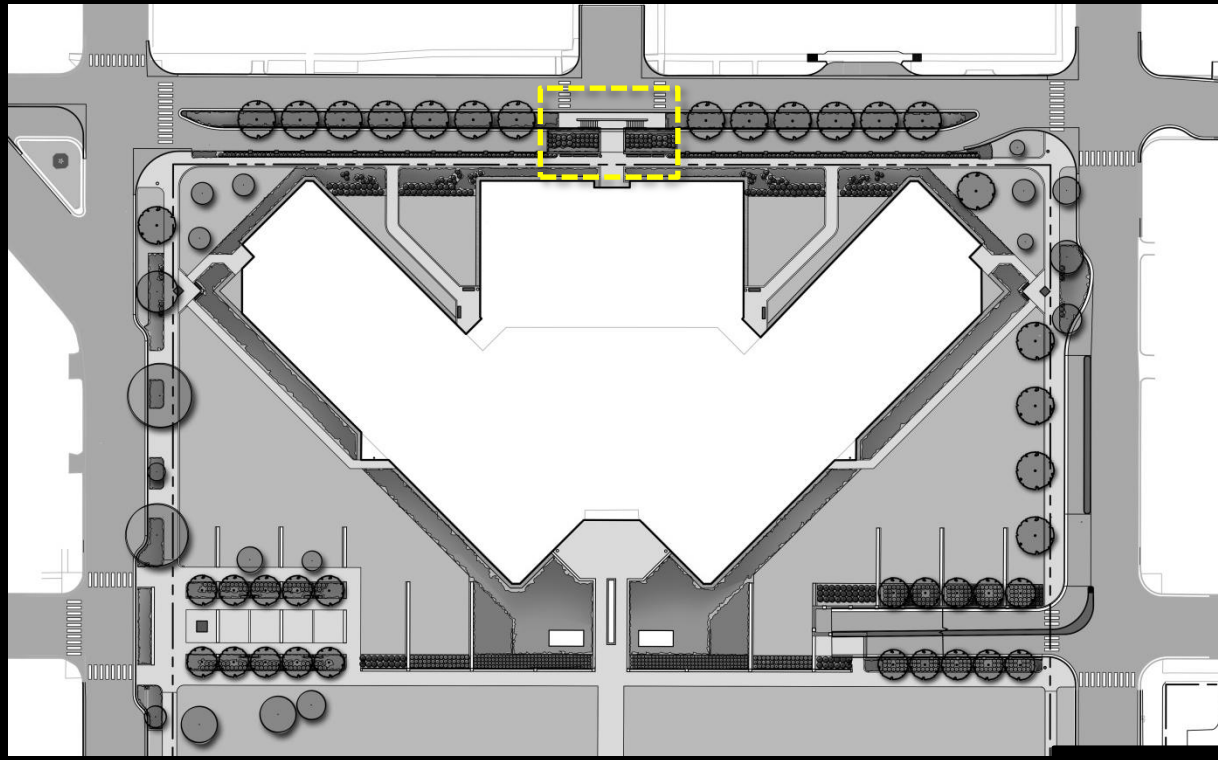
Capitol Square Site

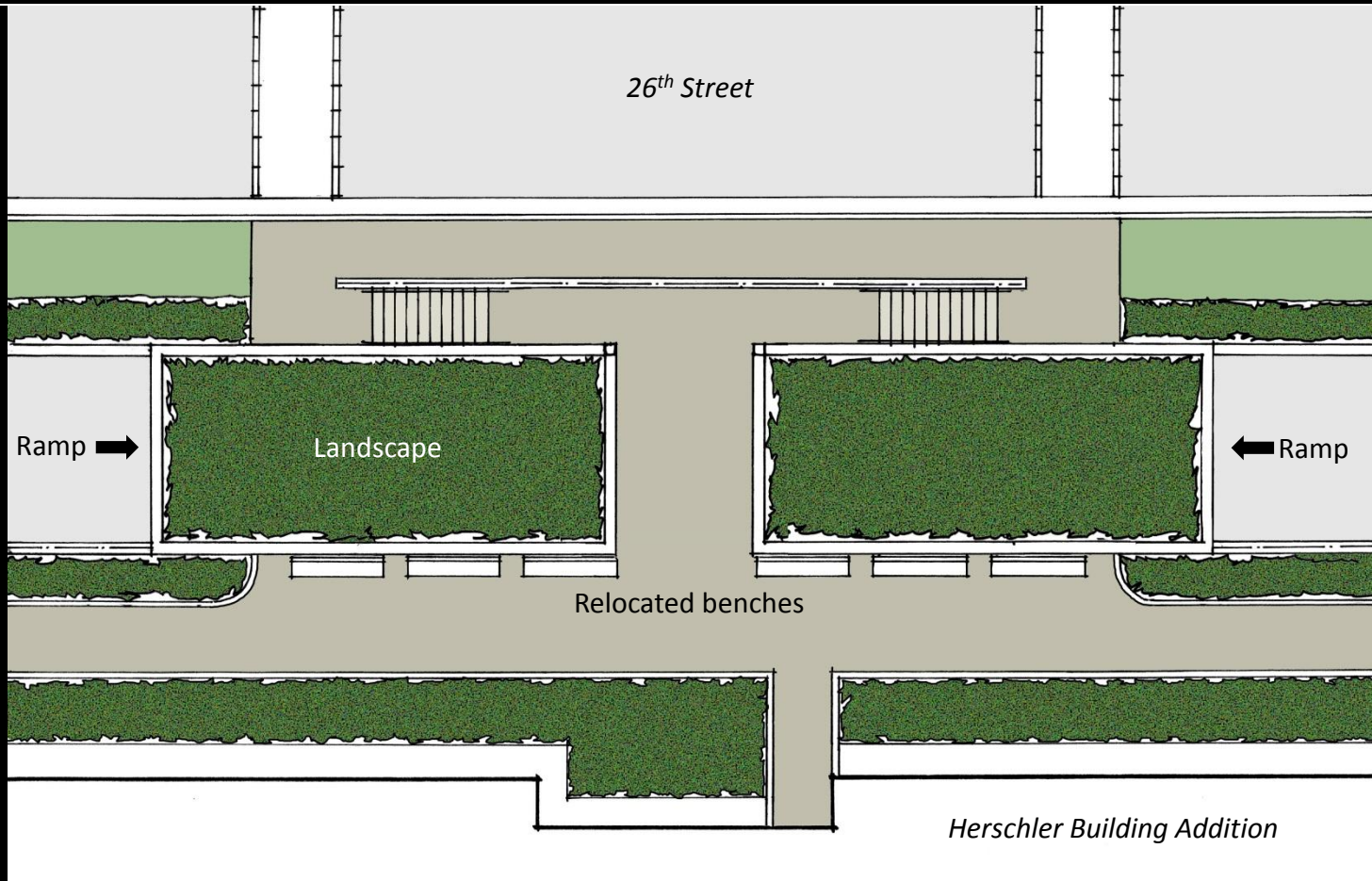
- Herschler
  - Guests
  - Staff
  - Service



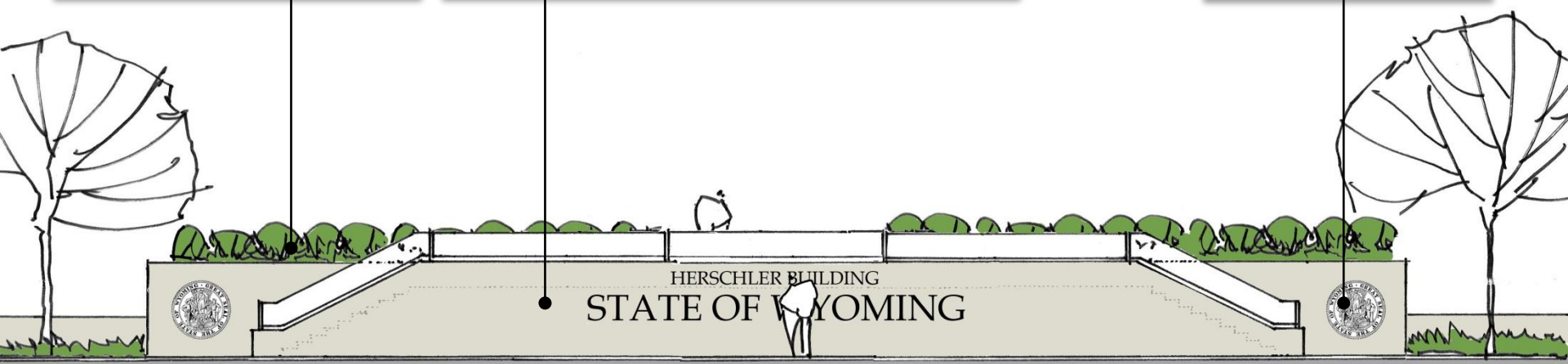
Capitol Square Site

- Herschler
  - North




26th Street
Ramp
Landscape
Ramp
Relocated benches
Herschler Building Addition

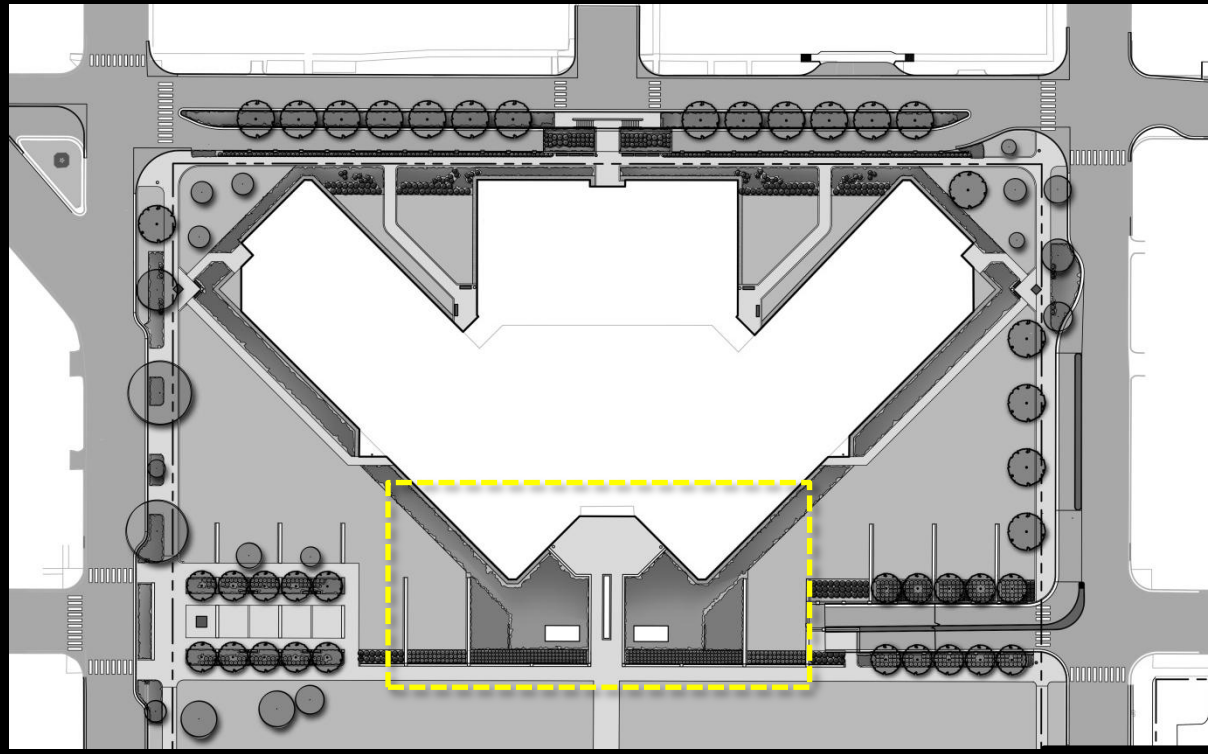
GREAT SEAL OF THE STATE OF WYOMING
EQUAL RIGHTS
LIVE STOCK
MINES
1869
1890

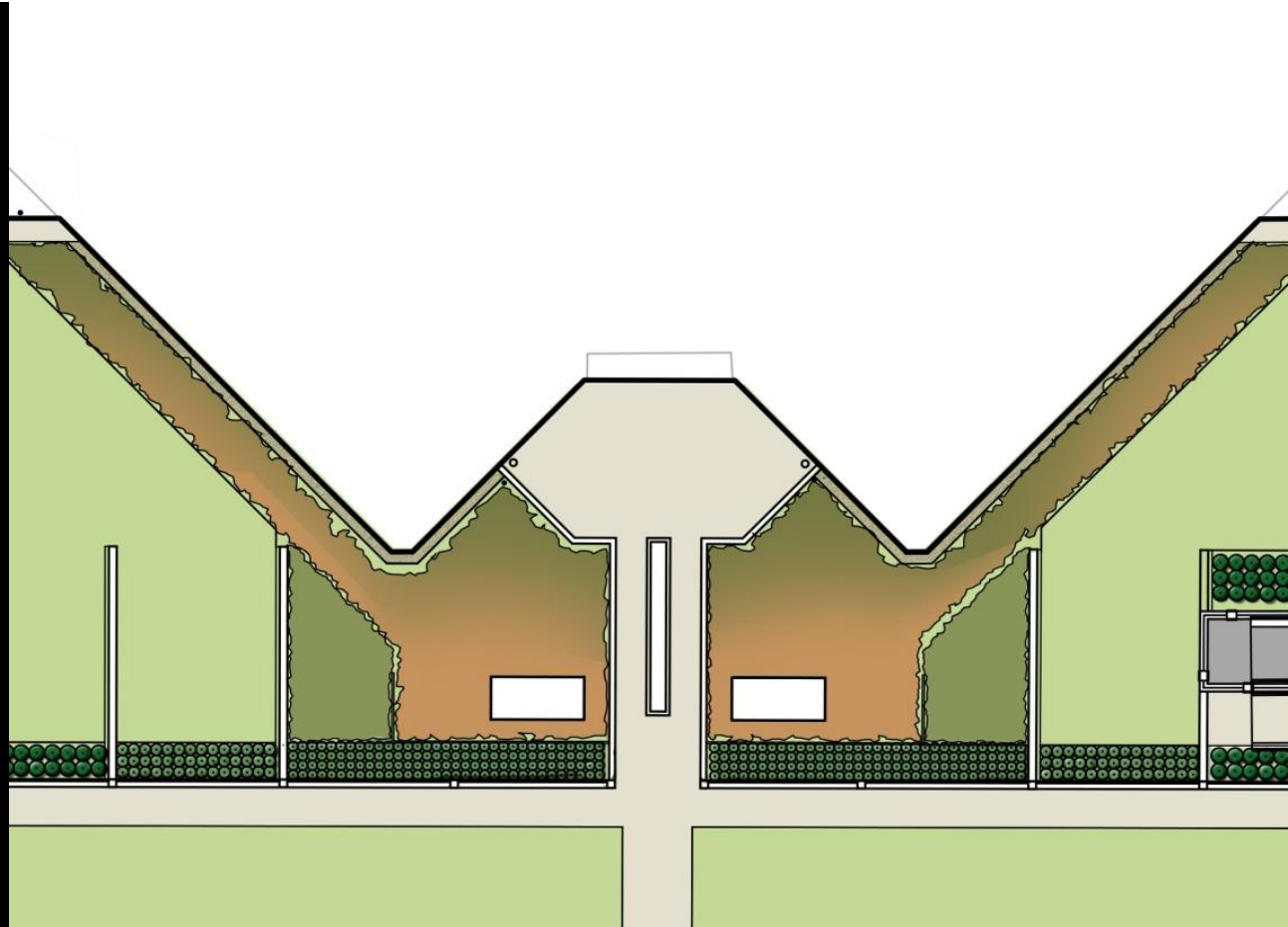

HERSCHLER BUILDING
STATE OF WYOMING

Capitol Square
Level III Design & Construction

Capitol Square Site

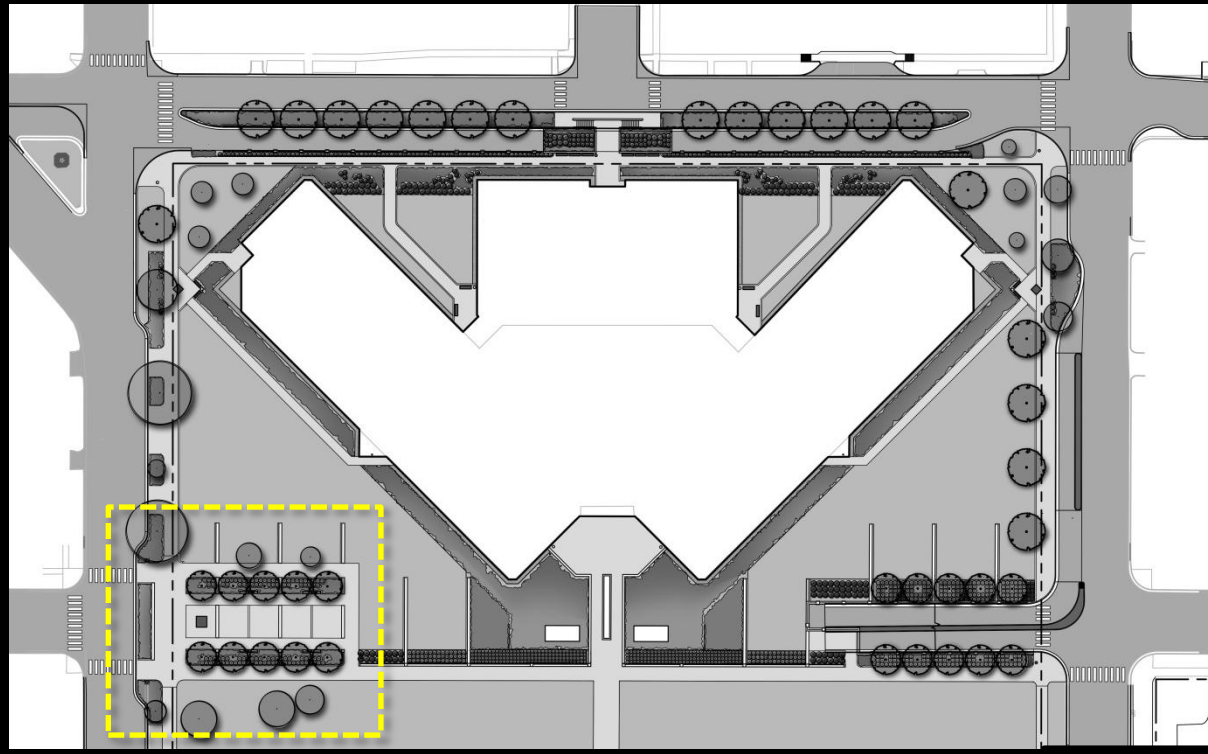
- Herschler
  - South

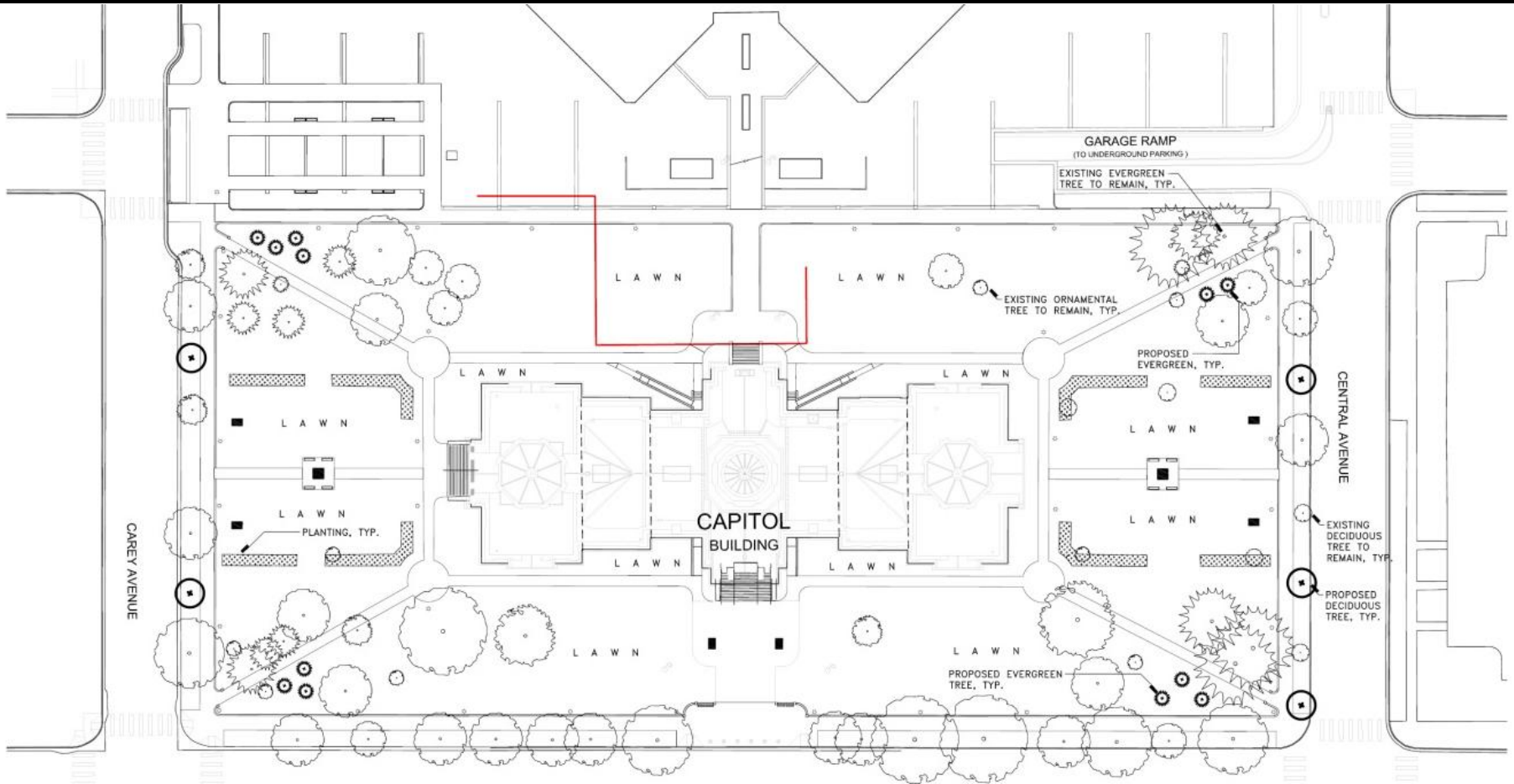




Capitol Square Site

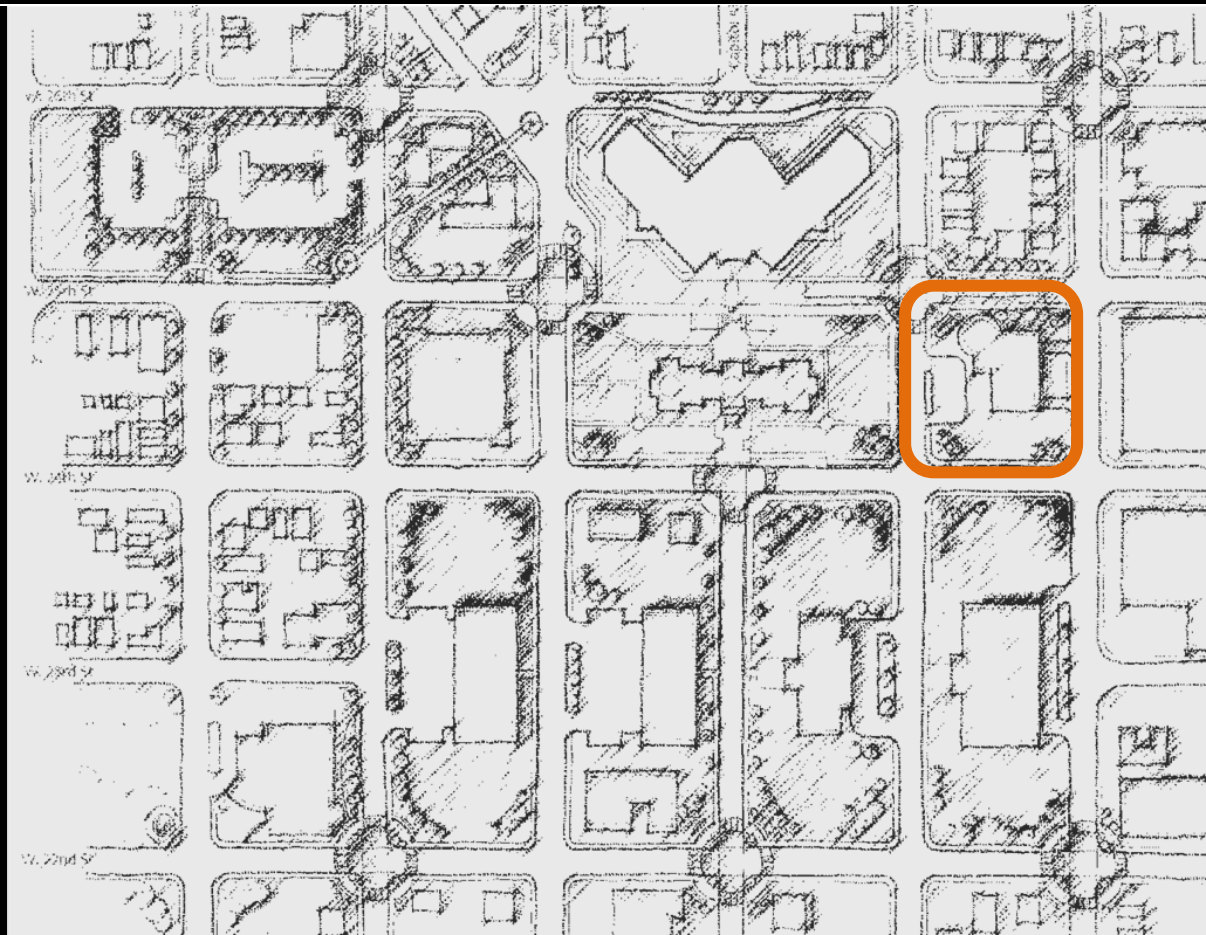
- Herschler
  - West



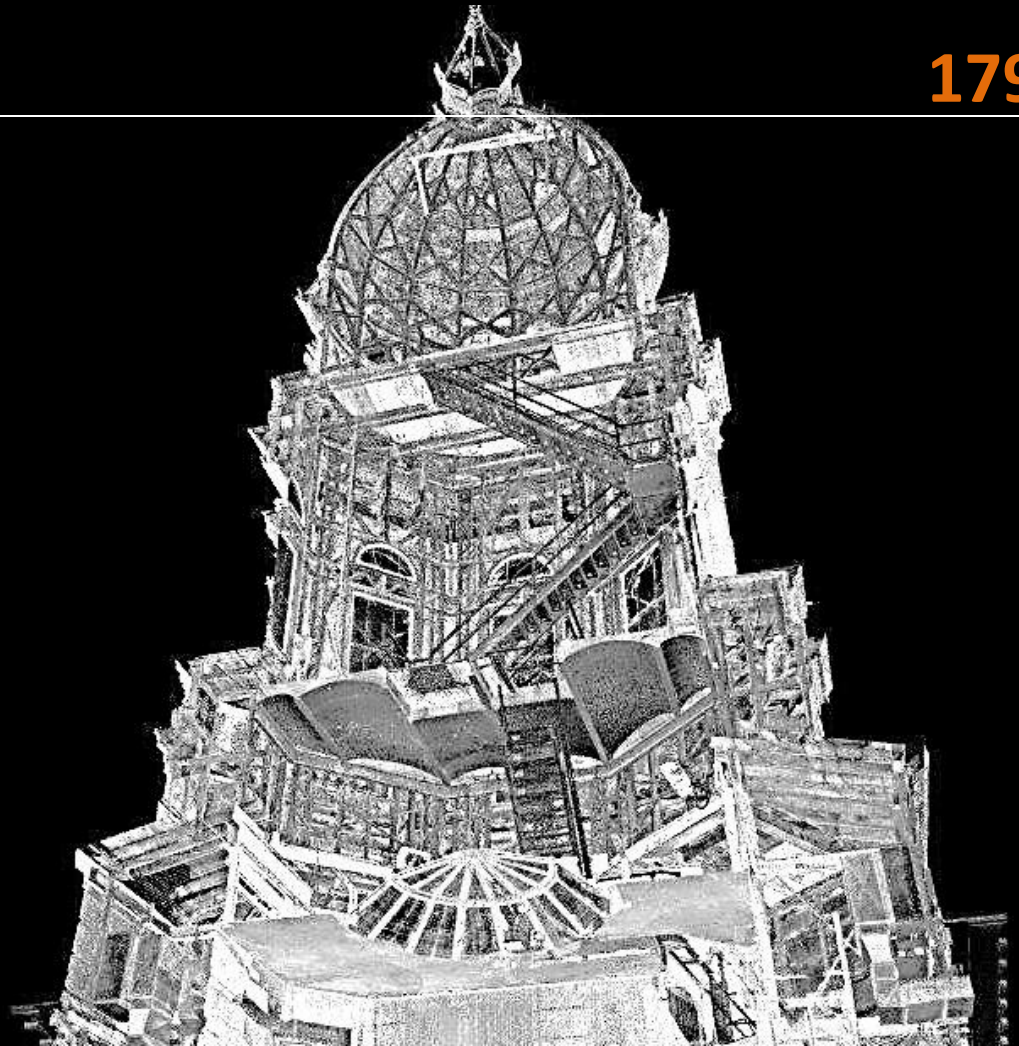

GARAGE RAMP
(TO UNDERGROUND PARKING)
EXISTING EVERGREEN TREE TO REMAIN, TYP.
EXISTING ORNAMENTAL TREE TO REMAIN, TYP.
PROPOSED EVERGREEN, TYP.
LAWN
PLANTING, TYP.
CAPITOL
BUILDING
CAREY AVENUE
CENTRAL AVENUE
EXISTING DECIDUOUS TREE TO REMAIN, TYP.
PROPOSED DECIDUOUS TREE, TYP.
PROPOSED EVERGREEN TREE, TYP.

East Parking Lot

- Heal from construction lay-down
- Create south lawn
- Landscape & features similar to West Parking Lot
- Revisit drives



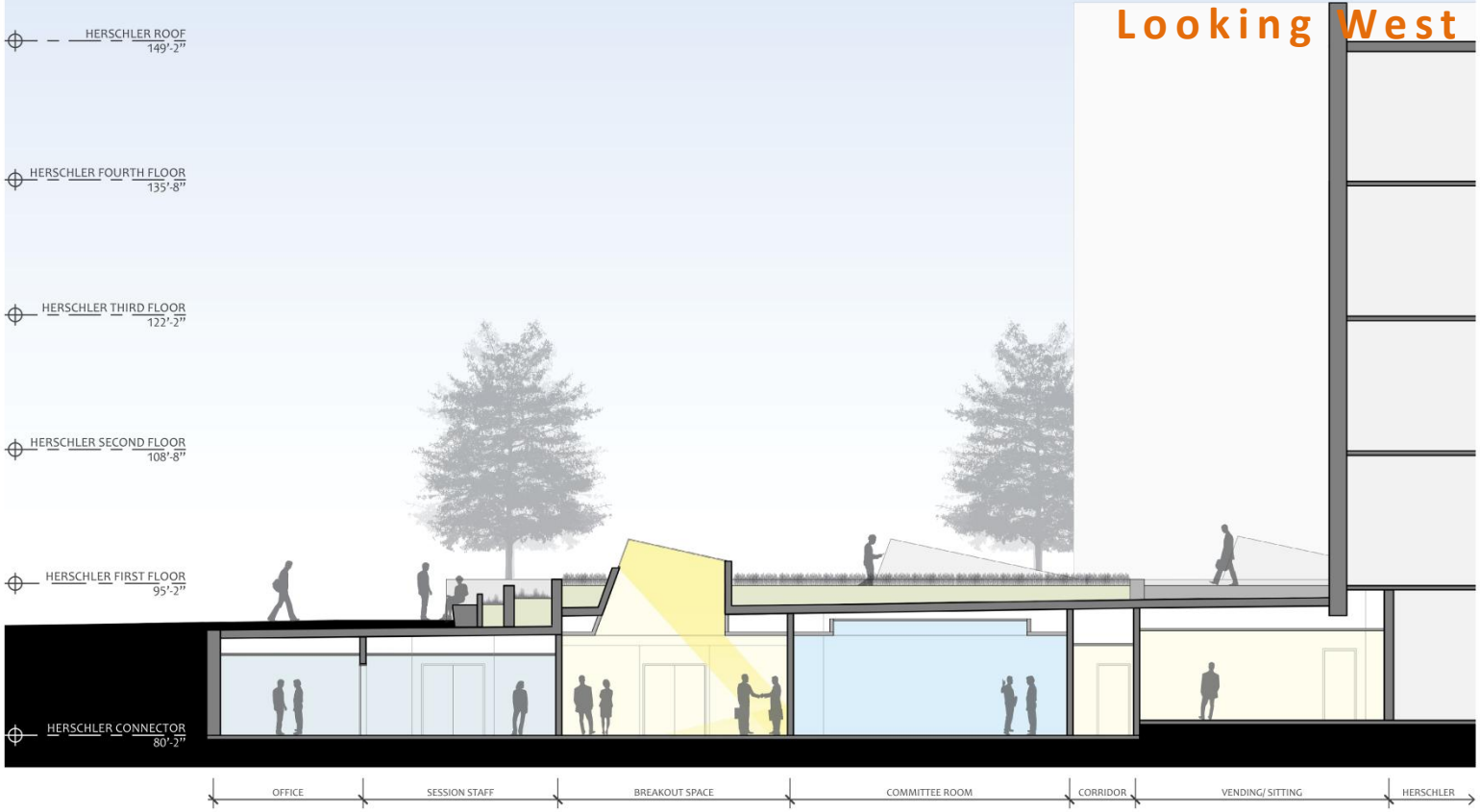
Thank You!



Sections

North-South Site Section, Looking West

Section at Break-Out Space Looking West



NASF SUMMARY

	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458
HERSCHLER	173,247	189,693	111,158	78,535
Subtotal	**235,021**	**239,715**	**200,638**	**39,077**
ADDITION	0	56,510	0	56,510
TOTAL		**296,225**	**200,638**	**95,587**

Conceptual Design Analysis – Herschler Building

Existing Connector View

Conceptual Design Analysis – Herschler Building

Interior Character Study