

October 16, 2013

Informational Briefing
on the
Wyoming State Capitol Restoration and Renovation
Level I / Level II Design Studies



STATE OF WYOMING

Department of Administration & Information
Construction Management

The Wyoming State Capitol Restoration Project Constitution

Adopted September 25, 2013

The Wyoming Capitol is a National Historic Landmark [NHL] and the state's most significant building. The first two sections of the building were constructed in 1888 and 1890 in anticipation of statehood and the last section was added in 1917.

Over the course of its history, the venerable structure has undergone a series of building campaigns; yet it still maintains its historic character and integrity and continues to be the pride of the residents of Wyoming. It welcomes all visitors in an open and friendly way that is unique to, and reflective of, the culture of the state.

In 2003, the Wyoming Legislature established an account to begin setting aside funds to renovate the Capitol and has appropriated funds for this purpose over the past decade. The Task Force made the commitment to restore and renovate this treasure for the next 50 years and continue its tradition and function as a working Capitol.

The Task Force is committed to respecting the past and those who have created and contributed to the building, providing for the building's present occupants and its visitors, and planning for the future to ensure the building will be available to successive generations of Wyoming residents.

The goals of the project are the following:

- protecting and preserving the character, identity, dignity and significance of this historic landmark by following the highest standards and best practices of planning, architecture, historic preservation, engineering and sustainability;
- creating long-term value for the residents of Wyoming by following the tradition of the original intent and design of the building and the proven practices outlined in the United States Secretary of the Interior's *Standards for the Treatment of Historic Properties*;
- providing all necessary systems, infrastructure, technology and technical support to allow the government to perform its function in an efficient manner;
- ensuring that life safety and property protection are addressed at the highest level possible; and
- maintaining the hallmark openness and welcoming nature of the building that visitors have experienced over the last 125 years.

The Task Force pledges its support and makes the commitment to uphold the values of this project, without prejudice or personal preferences. The Task Force hopes to complete this challenging project by 2017, in time for the centennial celebration of the completion of the 1917 wing.

Level I / II Studies

- First step to be considered for Wyoming public buildings program.
- Described by Wyoming Statute 9-5-108
- Once the need for Level I / II is established and funded by SBC or Legislature, the study includes...

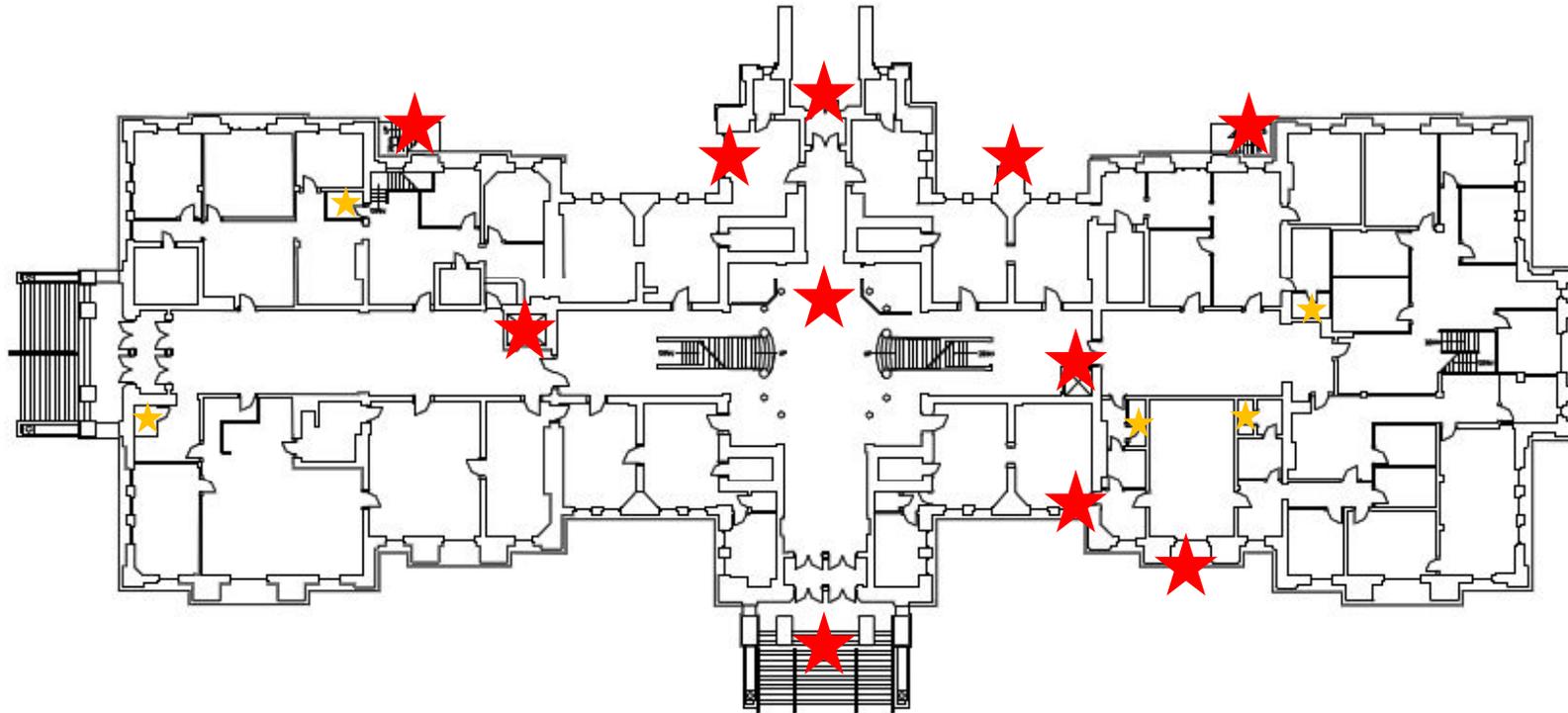
Level I

- Describe the project,
- Identify the need for the project,
- Assess and describe local, state and federal codes, permits, etc. required for construction,
- Assess environmental considerations and constraints,
- Identify legal constraints to development,
- Identify alternate sources of space to purchase and lease (Define and verify space needs),
- Summarize public testimony received at meetings held by the Commission in the county of the proposed construction,
- Contain the commission's recommendation to the legislature

Level I – Describe the Project

- Beginning as early as 2000 discussions began regarding failing systems in the Capitol
- 2002 Wyoming State Capitol Condensate System & Ventilation Study
- 2003 Capitol Building Restoration Account was Created
- 2004 Task Force first created
- 2008 Capitol Building Rehabilitation and Restoration account created

Level I – Identify the Need for the Project



Level I – Identify the Need for the Project



Deterioration

Level I – Identify the Need for the Project



Damage

Level I – Identify the Need for the Project



Need for Invasive Repair

Level I – Identify the Need for the Project

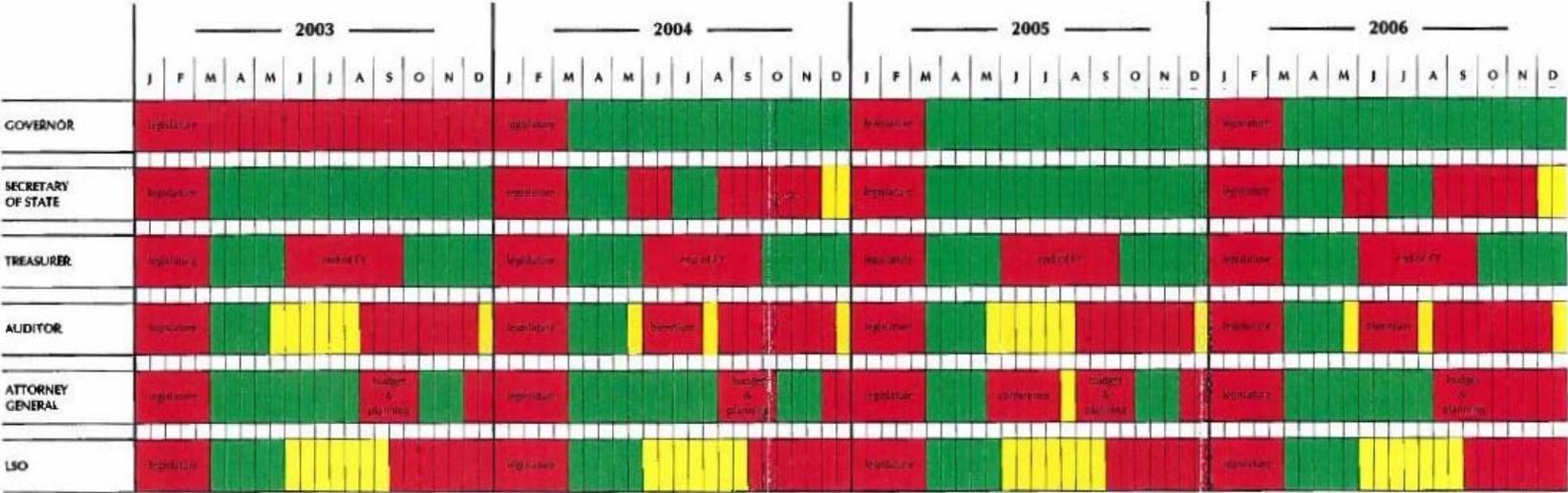


Need for Invasive Repair

Level I – Identify the Need for the Project

STATE OF WYOMING
**CAPITOL CONDENSATE
 REPLACEMENT PROJECT**
 Cheyenne, Wyoming

COMPOSITE SCHEDULE
 2002.09.18



- Legend**
- Agency Cannot Be Disrupted
 - Work May Take Place With Some Considerations
 - Preferred Time Frame For Work To Take Place

TDSi The Design Studio, Inc.
 Architecture + Interior Design

Need for Invasive Repair

Level I – Local, State, Federal Codes

Applicable Codes

- Wyoming State Building and Fire Code
 - 2012 ICC International Building Code (IBC)
 - 2012 ICC International Existing Building Code (IEBC)
 - 2012 ICC International Fire Code (IFC)
- NFPA 914, *Code for Fire Protection of Historic Structures*, 2010 edition
 - IEBC and IBC do not provide a comprehensive method for assessing fire safety in historic structures
 - Framework for quantifying overall life safety and protecting property and heritage

Health – Safety – Welfare



Level I – Local, State, Federal Codes

Non-Compliance Issues

- Fire containment and building compartmentalization
- Combustible building construction materials in the attic spaces
- Fire suppression and control
- Means of egress
- Fire alarm
- Monumental stair handrails
- Rotunda guards
- Exit signage / way finding

Health – Safety – Welfare

Level I – Local, State, Federal Codes

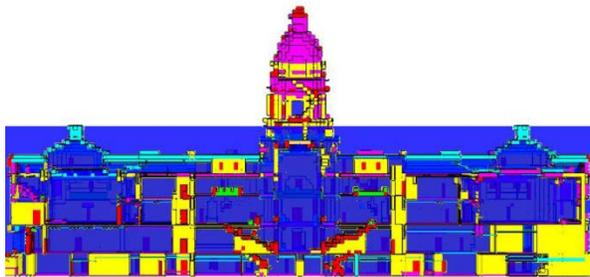


Health – Safety – Welfare

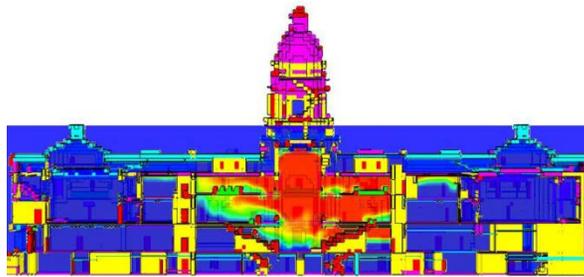
Level I – Local, State, Federal Codes



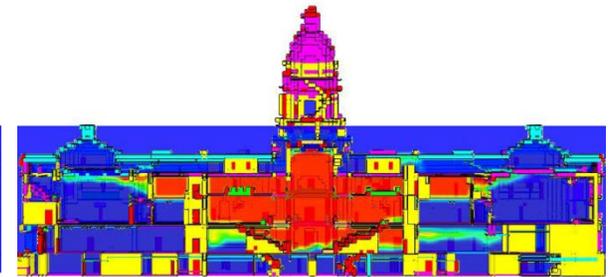
Level I – Local, State, Federal Codes



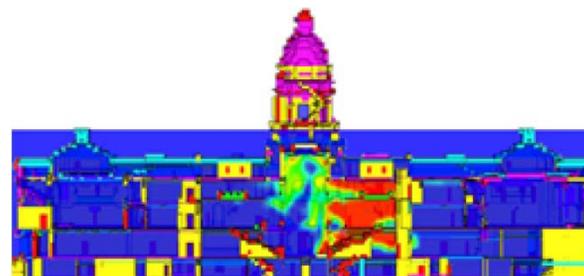
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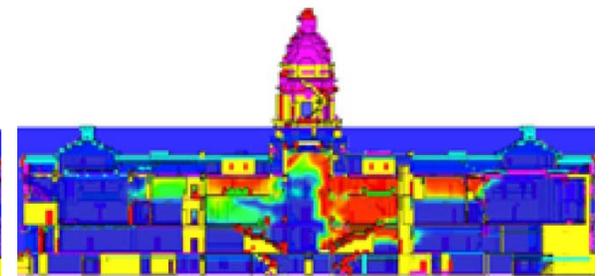
120 SECONDS



240 SECONDS



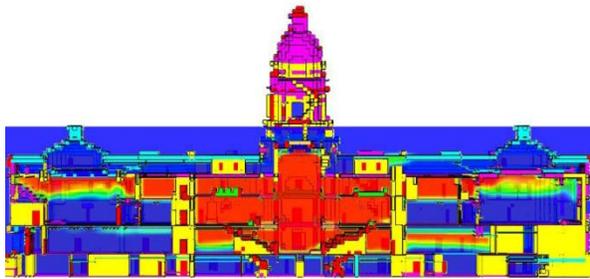
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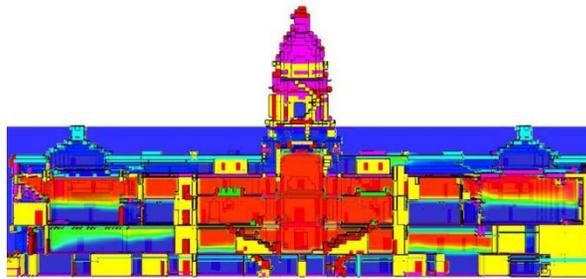
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No Smoke Evacuation vs. Smoke Evacuation
Health – Safety – Welfare

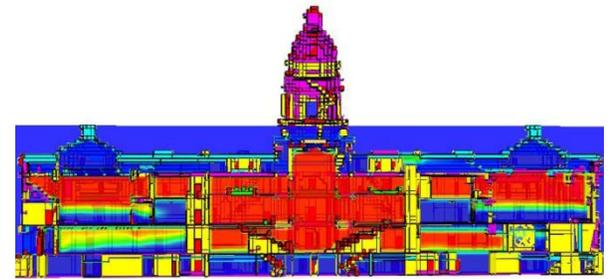
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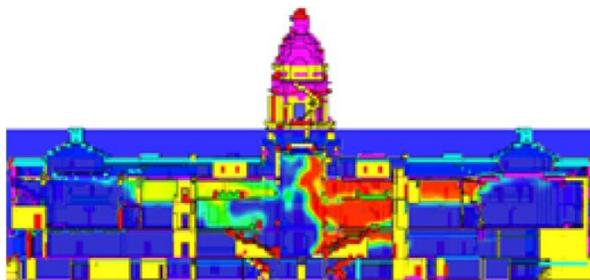
360 SECONDS



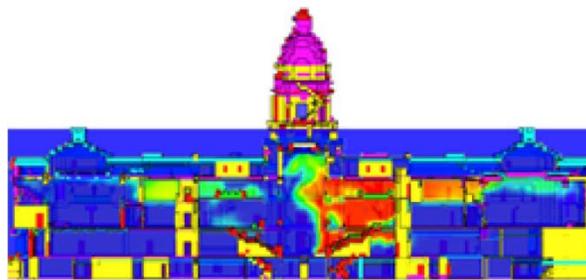
480 SECONDS



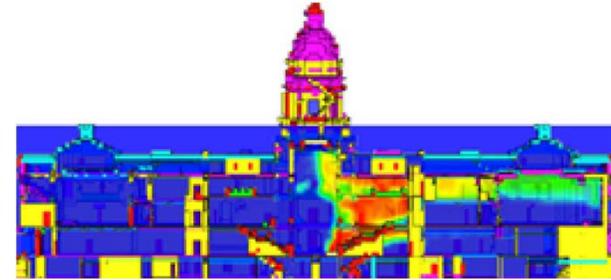
600 SECONDS



360 SECONDS



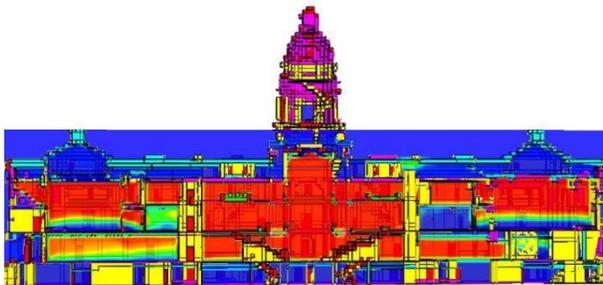
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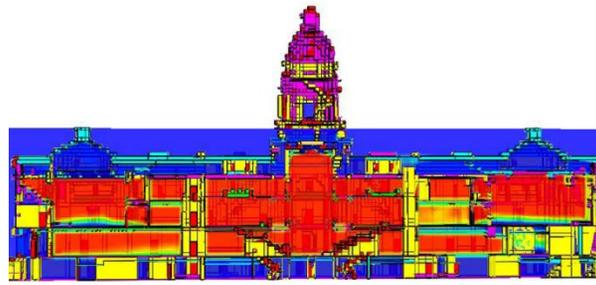
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No Smoke Evacuation vs. Smoke Evacuation
Health – Safety – Welfare

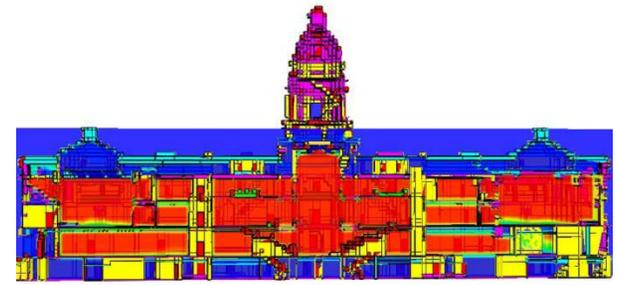
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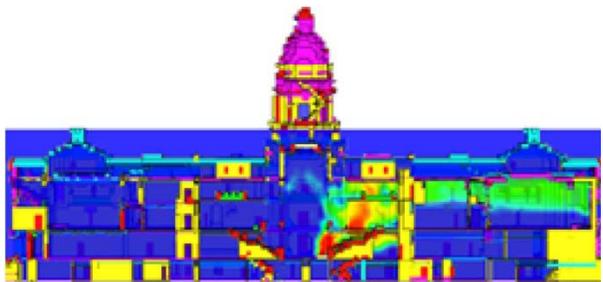
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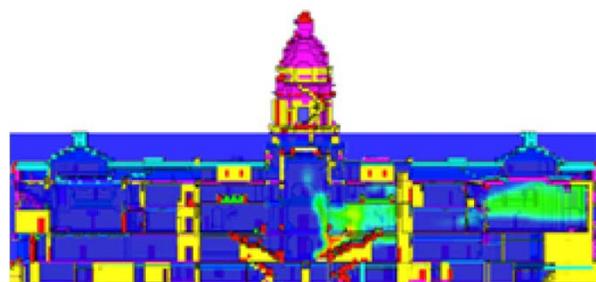
960 SECONDS



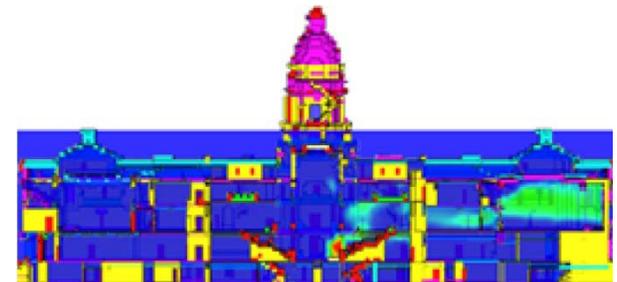
1,200 SECONDS



720 SECONDS



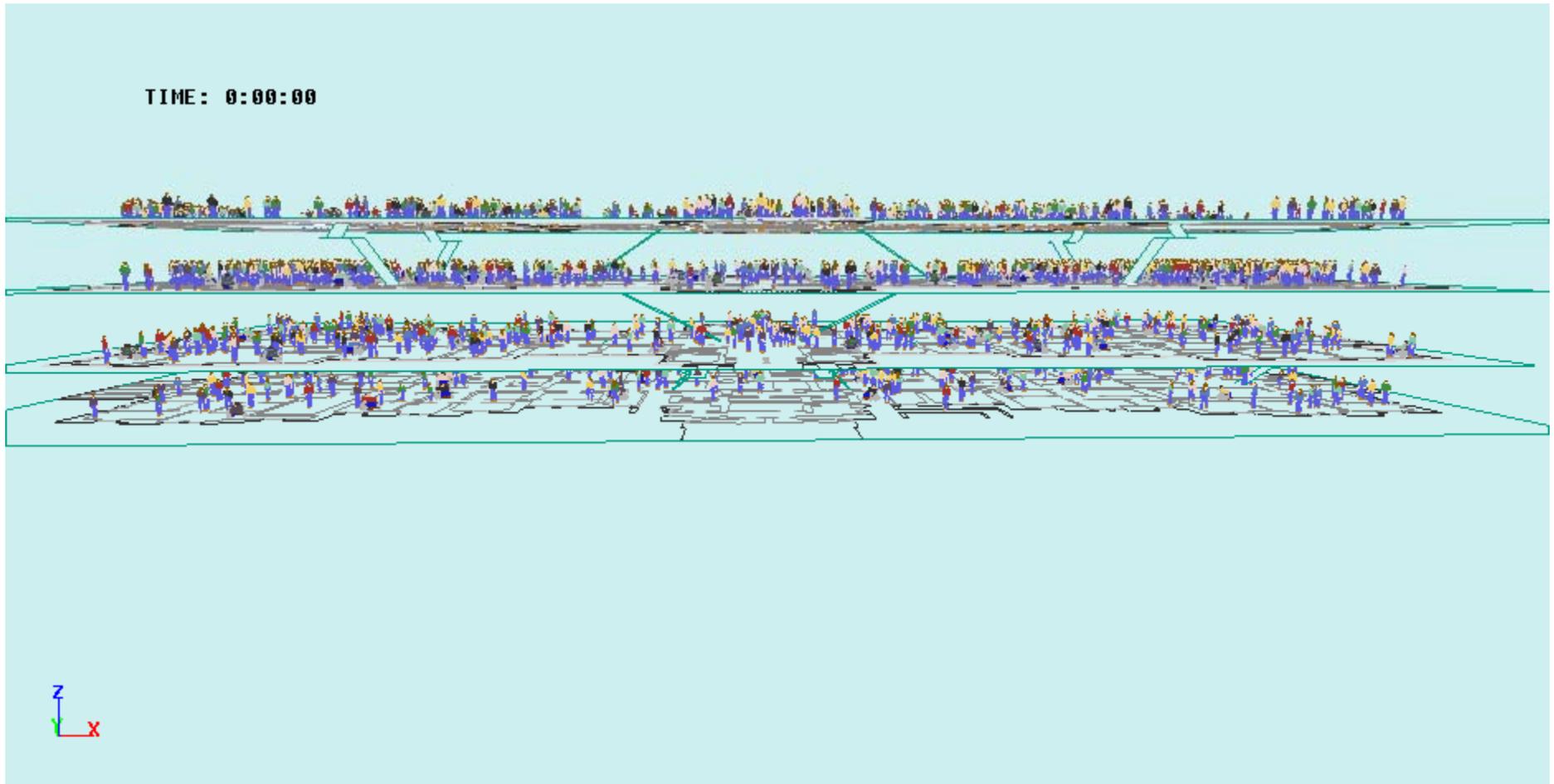
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1,200 SECONDS

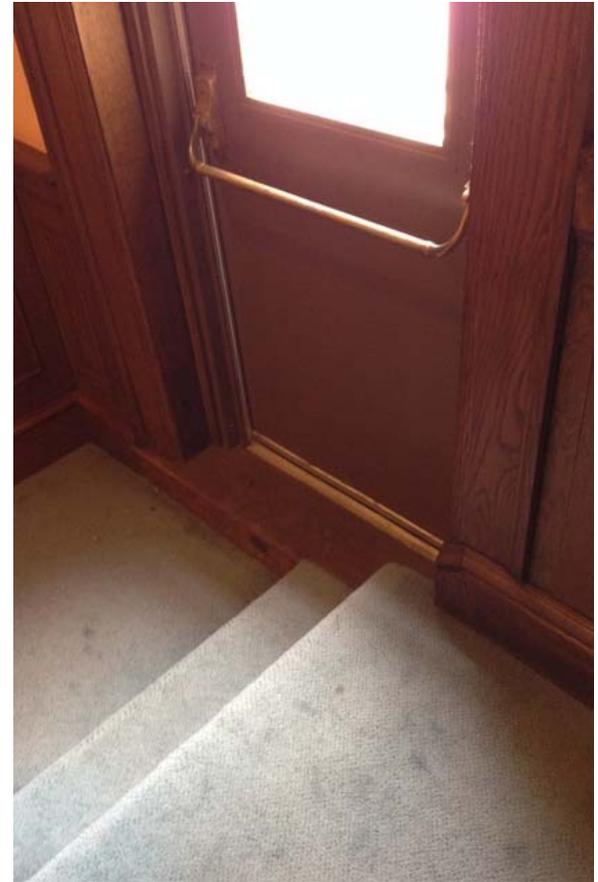
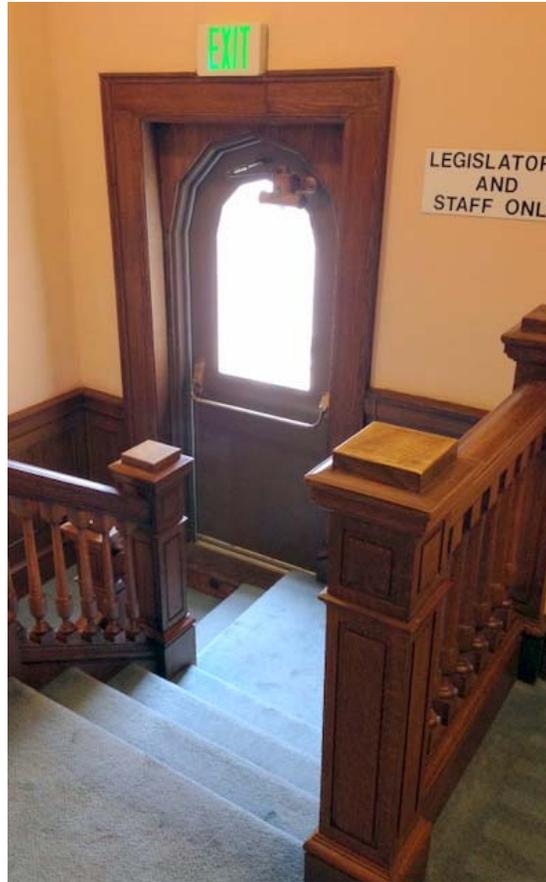
No Smoke Evacuation vs. Smoke Evacuation
Health – Safety – Welfare

Level I – Local, State, Federal Codes



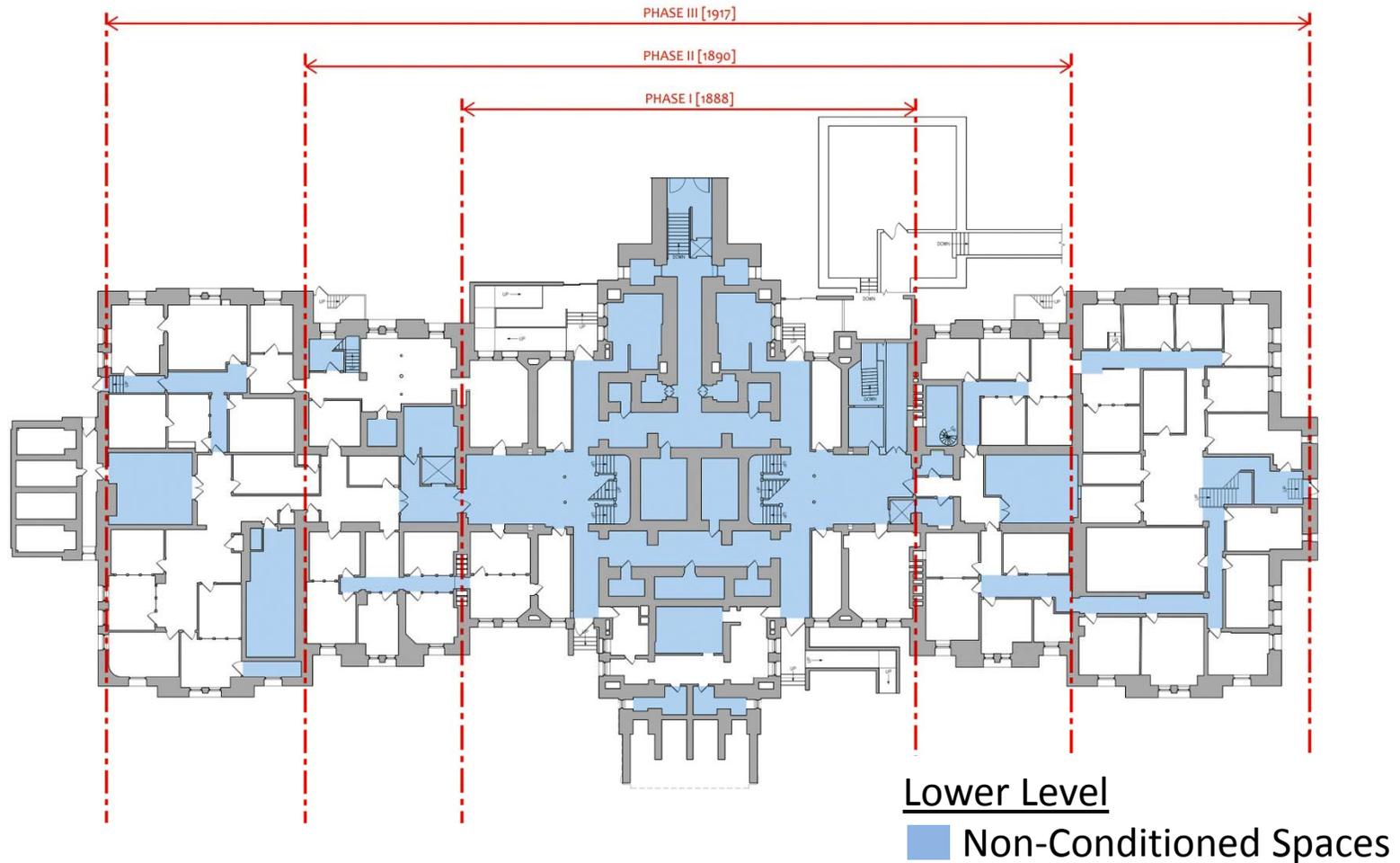
Health – Safety – Welfare

Level I – Local, State, Federal Codes



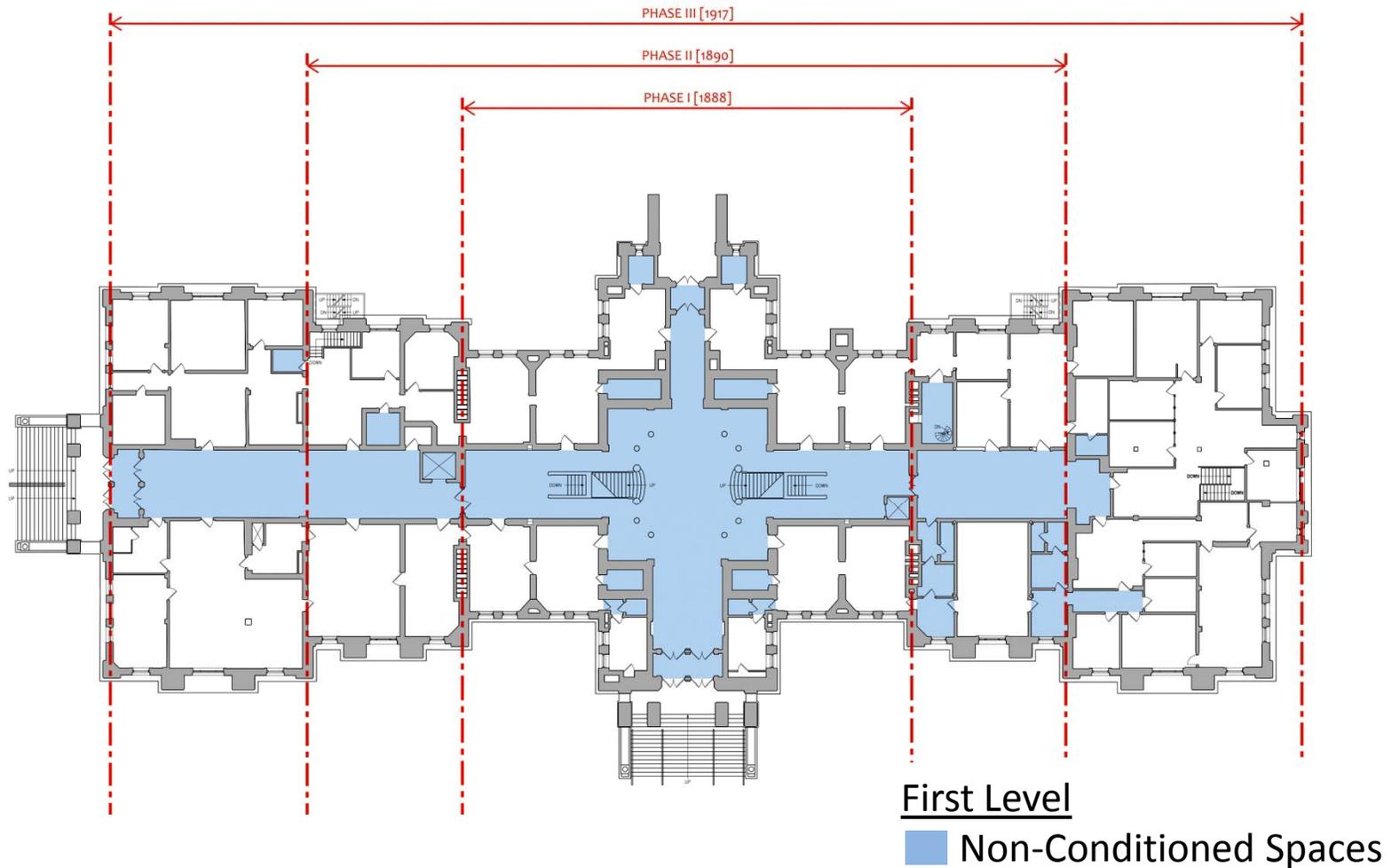
Health – Safety – Welfare

Level I – Local, State, Federal Codes



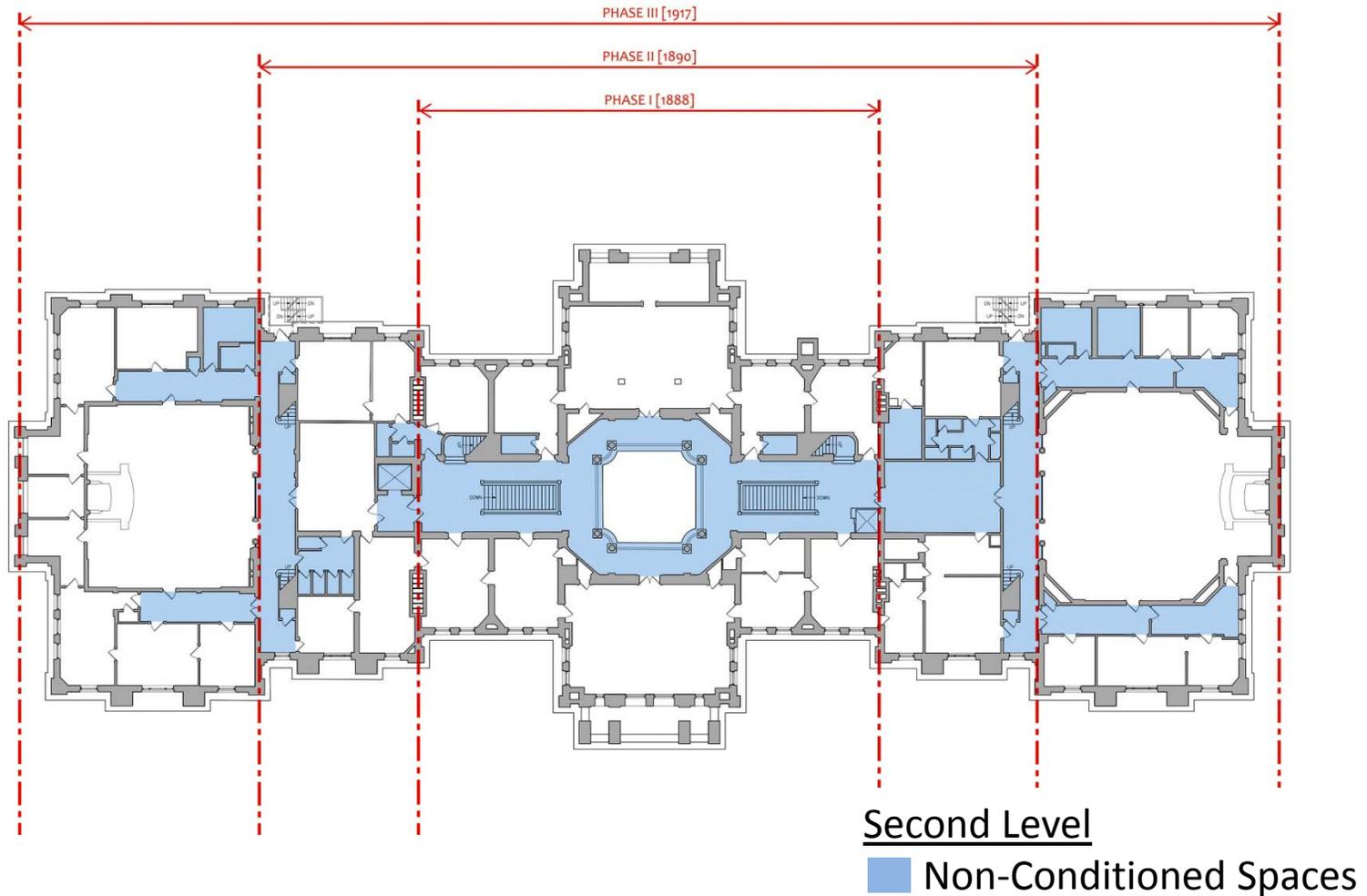
Health – Safety – Welfare

Level I – Local, State, Federal Codes



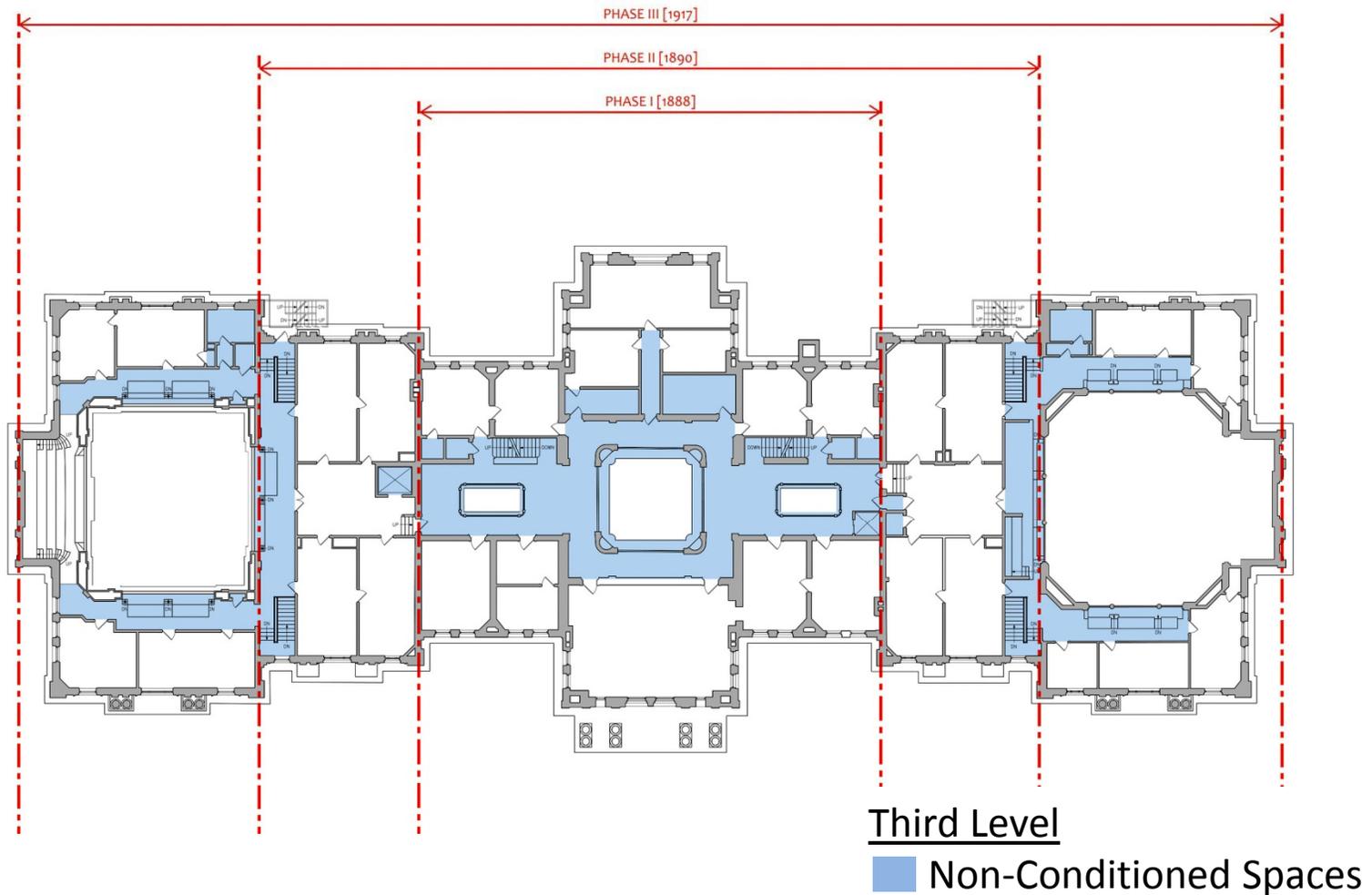
Health – Safety – Welfare

Level I – Local, State, Federal Codes



Health – Safety – Welfare

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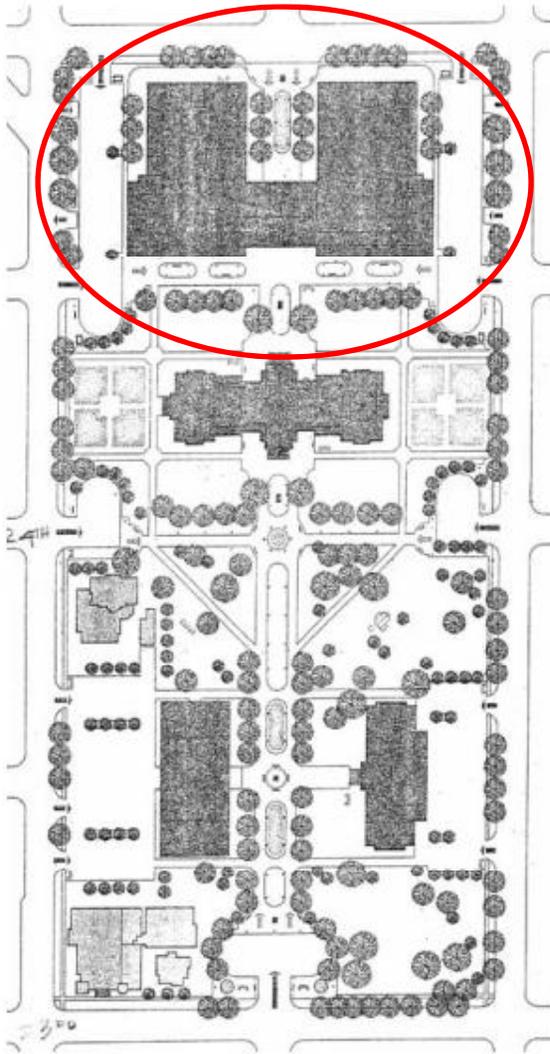


Health – Safety – Welfare

Level II

- A detailed analysis of factors relevant to development, construction, operation & maintenance, which includes *creating a Scope of Work for the restoration and suggesting potential new space to accommodate the State's needs,*
- Identify major problems and opportunities concerning the project and the environmental, social and economic effects of the project,
- Identify the desired sequence of events, including commencement of local, state and federal permitting activities,
- Summarize testimony received at public meetings held by the commission, if necessary, and
- Contain final concept design and cost estimates.

Level I / II Herschler

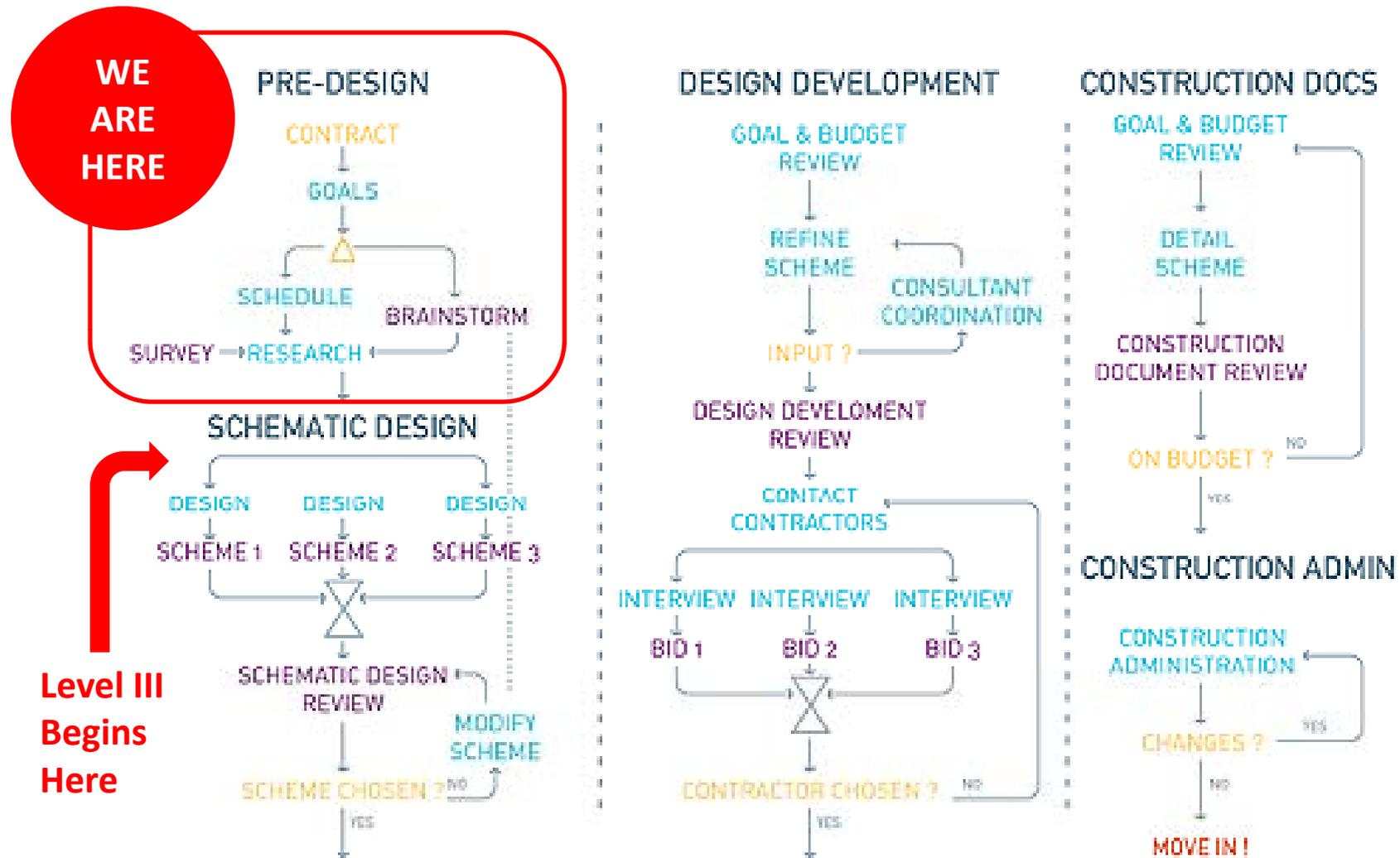


Final Result



Level I / II to Level III

Level I / II to Level III

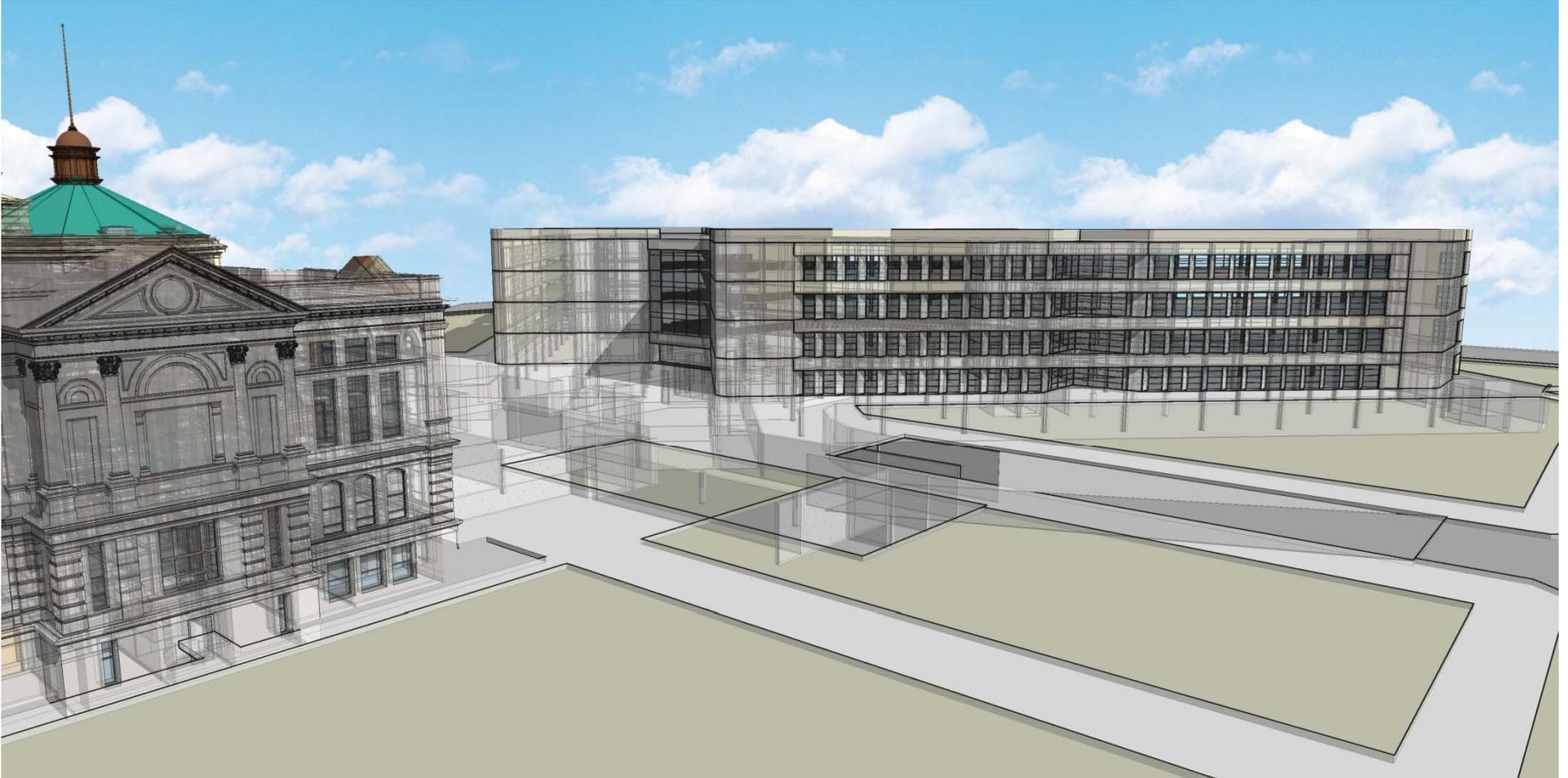


Level III

- Level III [design,] construction and operation plans shall proceed as authorized and approved by the legislature under the immediate direction and control of the commission. Pursuant to legislative authorization for public building construction projects and prior to completion of Level III construction the commission may:
 - (A) Design, construct, acquire or purchase facilities related to the construction projects for use of any feature, facility, function or portion of a project;
 - Contract for the performance of any power under subparagraph (A) of this paragraph, and consult with or employ experts and professional persons...

HERSCHLER UPDATE

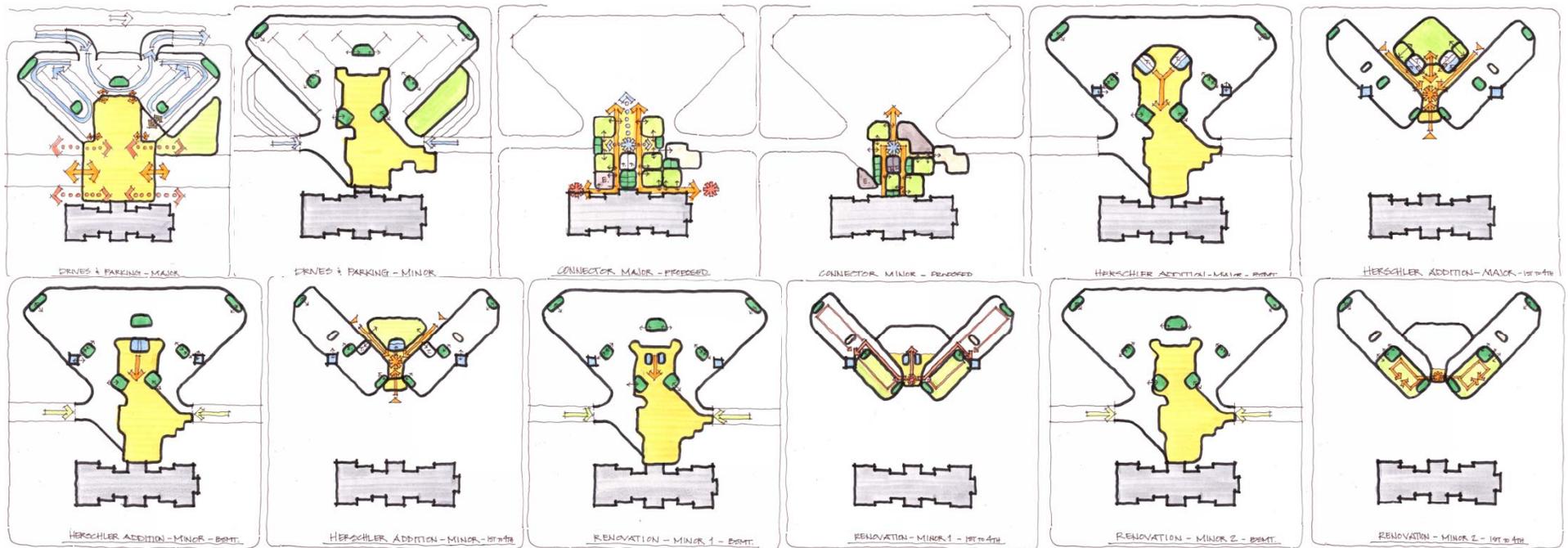
A) BIM MODEL



HERSCHLER UPDATE

A) BIM MODEL

B) OPTION STRATEGIES & DEVELOPMENT

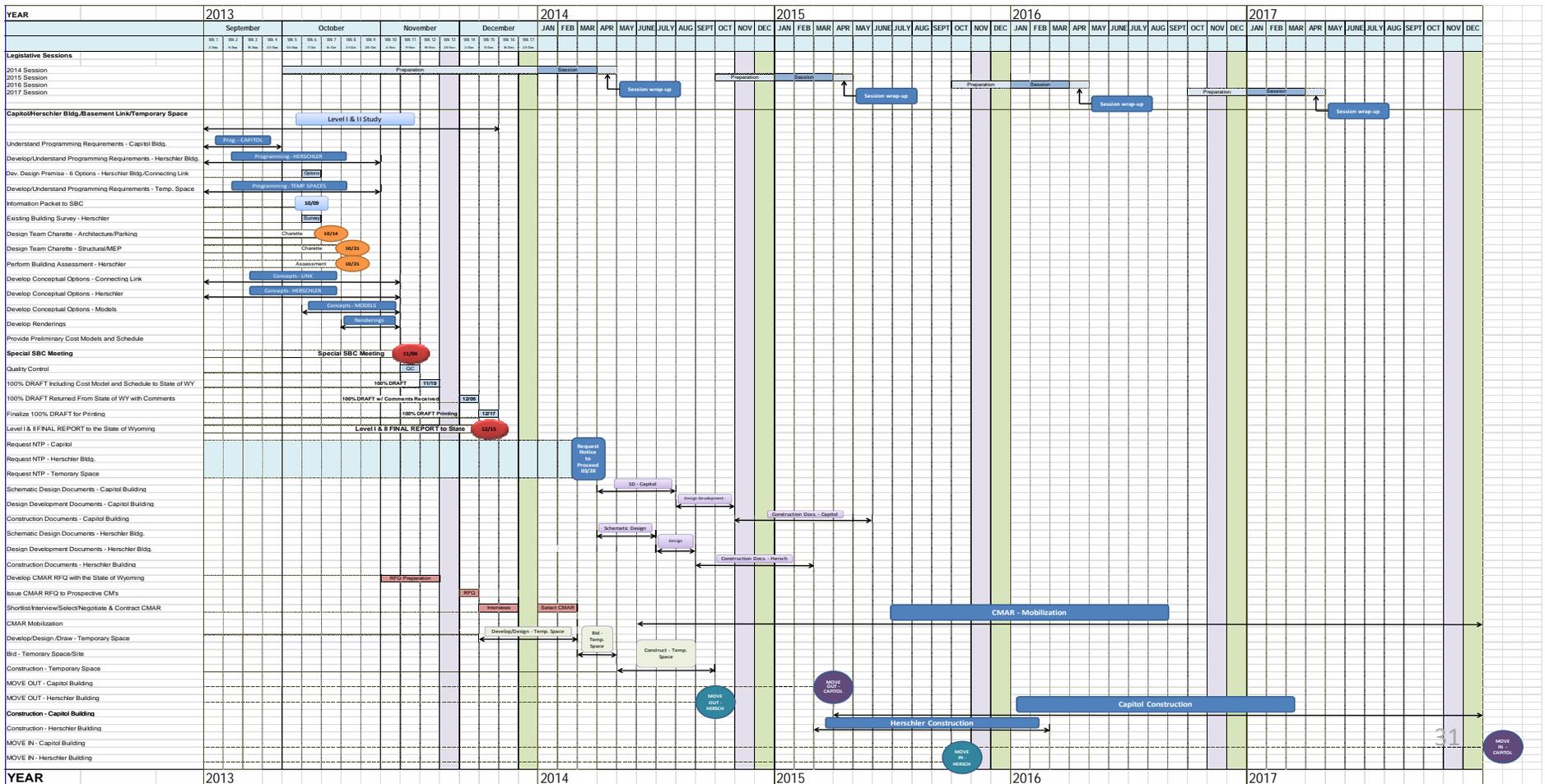


HERSCHLER UPDATE

A) BIM MODEL

B) OPTION STRATEGIES & DEVELOPMENT

C) INITIAL SCHEDULE/PROCUREMENT IMPACT STUDIES



HERSCHLER UPDATE

- A) BIM MODEL
- B) OPTION STRATEGIES & DEVELOPMENT
- C) INITIAL SCHEDULE/PROCUREMENT IMPACT STUDIES
- D) OCCUPANCY/EFFICIENCY SURVEY

HERSCHLER NEXT STEPS

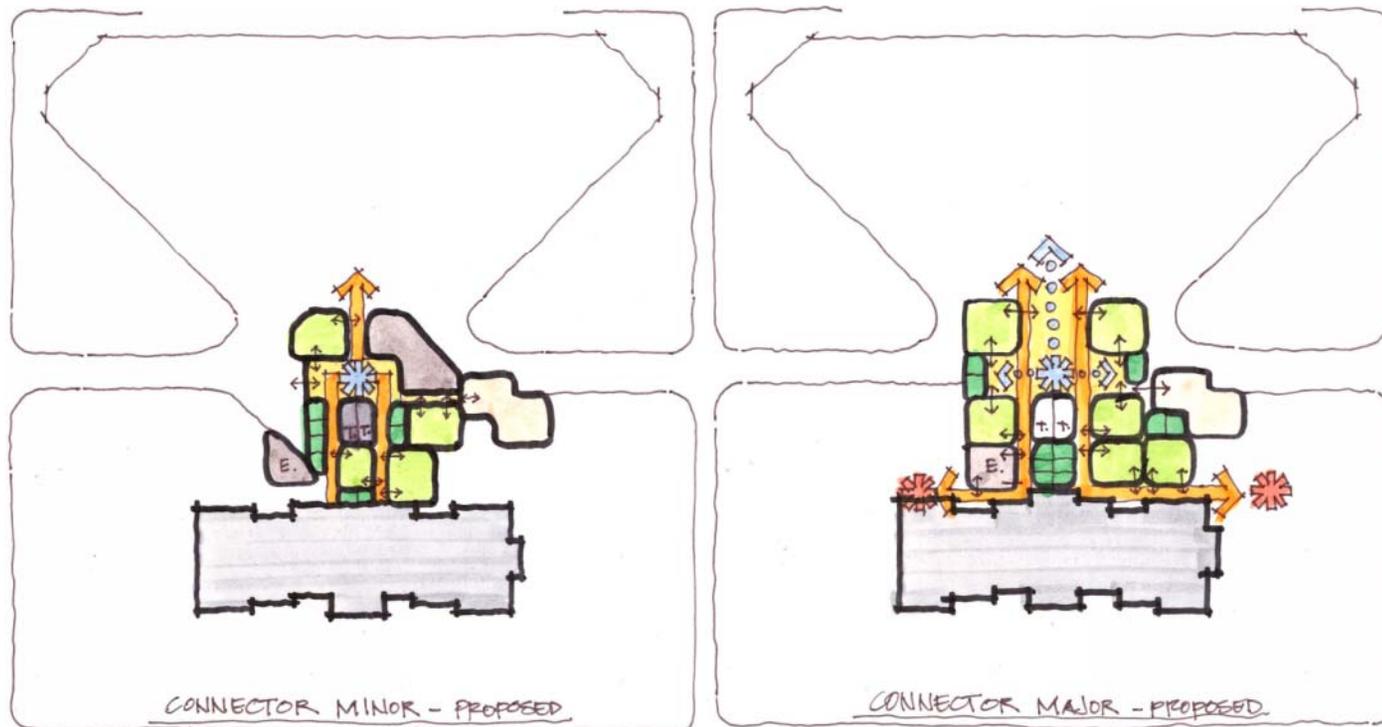
- A) PARKING ASSESSMENT
- B) MEP & STRUCTURAL ASSESSMENTS
- C) OPTION STRATEGIES & DEVELOPMENT
- D) OCCUPANCY/EFFICIENCY DEVELOPMENT

NORTHERN SCOPE VARIABLES/COMPONENTS OF WORK

A) HERSCHLER CONNECTOR RENOVATION

LIGHT = RENOVATION

FULL = REPLACEMENT



NORTHERN SCOPE VARIABLES/COMPONENTS OF WORK

A) HERSCHLER CONNECTOR RENOVATION

LIGHT = RENOVATION

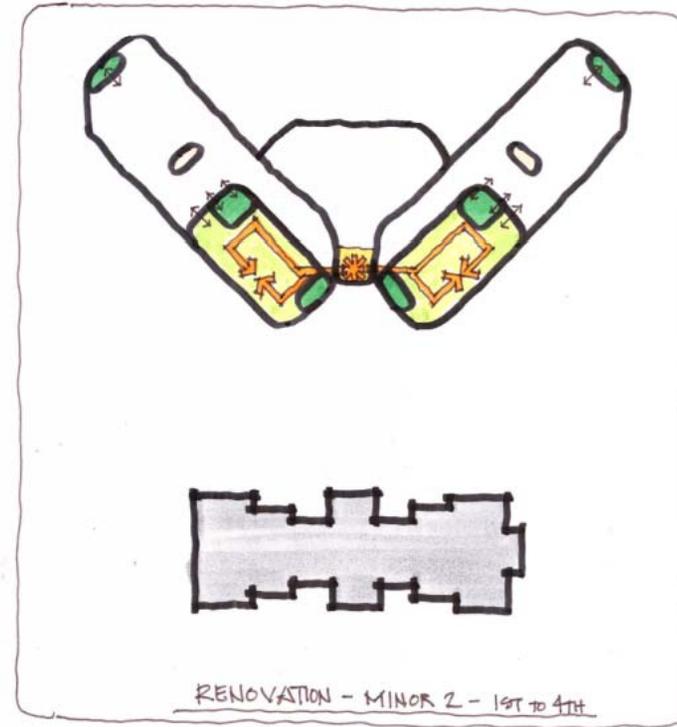
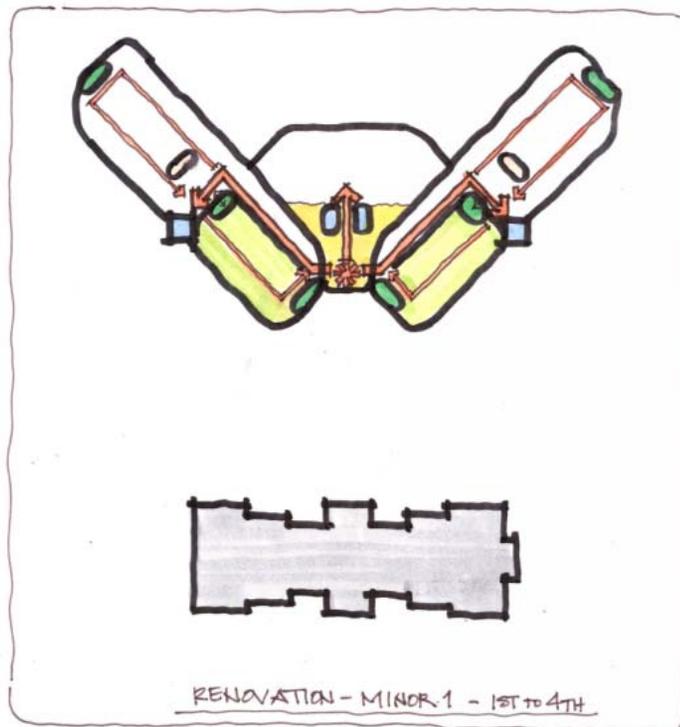
FULL = REPLACEMENT

B) HERSCHLER OFFICE RENOVATION

LIGHT 1 = TENANT IMPROVEMENT AS NEEDED ONLY

LIGHT 2 = TENANT IMPROVEMENT FULL BUILDING

FULL = TENANT IMPROVEMENT + HEAL SYSTEMS



NORTHERN SCOPE VARIABLES/COMPONENTS OF WORK

A) HERSCHLER CONNECTOR RENOVATION

LIGHT = RENOVATION

FULL = REPLACEMENT

B) HERSCHLER OFFICE RENOVATION

LIGHT 1 = TENENT IMPROVEMENT AS NEEDED ONLY

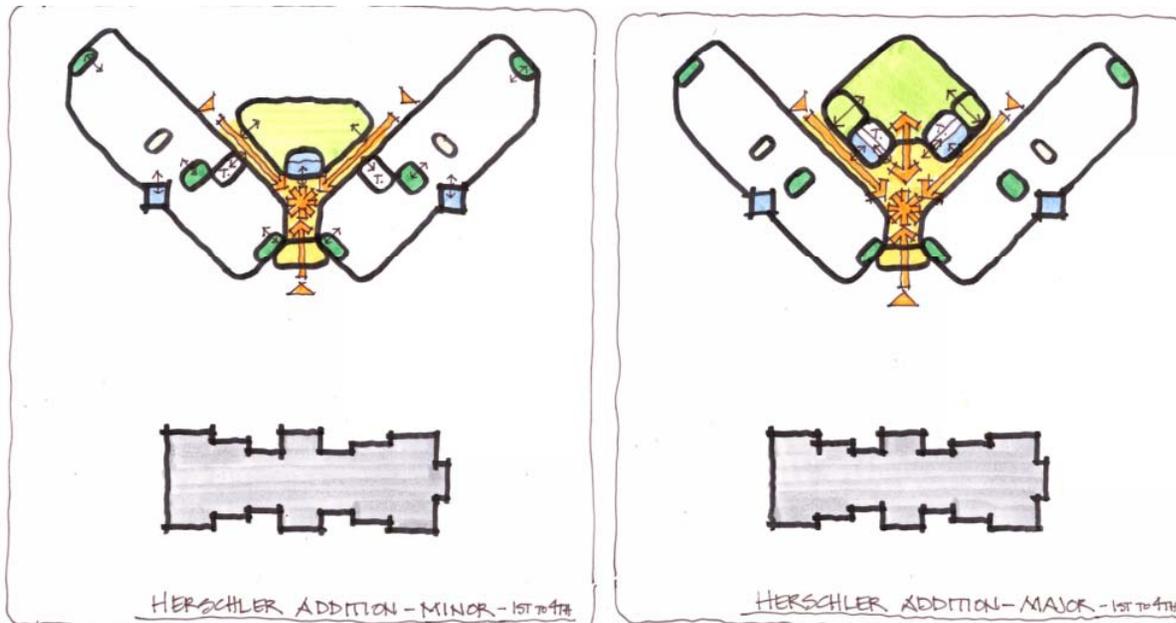
LIGHT 2 = TENENT IMPROVEMENT FULL BUILDING

FULL = TENENT IMPROVEMENT + HEAL SYSTEMS

C) HERSCHLER ADDITION

LIGHT = SUFFICIENT TO HEAL

FULL = HEAL + OFFICE ADDITION



NORTHERN SCOPE VARIABLES/COMPONENTS OF WORK

A) HERSCHLER CONNECTOR RENOVATION

LIGHT = RENOVATION

FULL = REPLACEMENT

B) HERSCHLER OFFICE RENOVATION

LIGHT 1 = TENENT IMPROVEMENT AS NEEDED ONLY

LIGHT 2 = TENENT IMPROVEMENT FULL BUILDING

FULL = TENENT IMPROVEMENT + HEAL SYSTEMS

C) HERSCHLER ADDITION

LIGHT = SUFFICIENT TO HEAL

FULL = HEAL + OFFICE ADDITION

B) INFRASTRUCTURE

LIGHT = RENOVATION + MINIMAL EXPANSION RQMTS

FULL = REPLACEMENT

SCOPE PACKAGES

A) STEP 1

CAPITOL
+ HERSCHLER (light)

B) STEP 2

CAPITOL
+ CONNECTOR (light)
+ INFRASTRUCTURE (light)
+ HERSCHLER (light)

C) STEP 3

CAPITOL
+ CONNECTOR (full)
+ INFRASTRUCTURE (full)
+ HERSCHLER (light)

D) STEP 4

CAPITOL
+ CONNECTOR (full)
+ INFRASTRUCTURE (full)
+ HERSCHLER (full)

Project Progress – Priorities and Decisions

Task Force Workshops

- Adopted the “Project Constitution”
 - Identity and Image
 - Urban Design and Site Landscape Plan
 - Site Access - Vehicular access and Security
 - Security - Physical, Electronic, and Administrative measures
 - Period of Significance
 - Preservation Zones
 - Finishes – Additional Discovery
 - Furniture, Fixtures and Equipment
 - Artwork / Exhibits
 - Building Systems and Infrastructure
 - Expectations regarding heating, cooling and air conditioning
 - Support for equipment and devices
 - New technologies
 - Lighting - Daylighting, historic lighting task lighting, emergency lighting
 - Building Code
 - ADA Compliance
 - Space Utilization and Addition[s]
- Conclusion will define Project Scope, Cost, Sequence and Schedule

QUESTIONS?



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