17 October 2013

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

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Plan One / Architects

HDR PDP Preservation Design Partnership, LLC PLAN ARCHITECTS

Agenda

- Important Questions We Need to Answer
- Our Key Findings
- Scope of Work
- Logistics and General Conditions
- Preliminary Cost Estimate
- Sequence of Implementation
- **Time is of the Essence!**

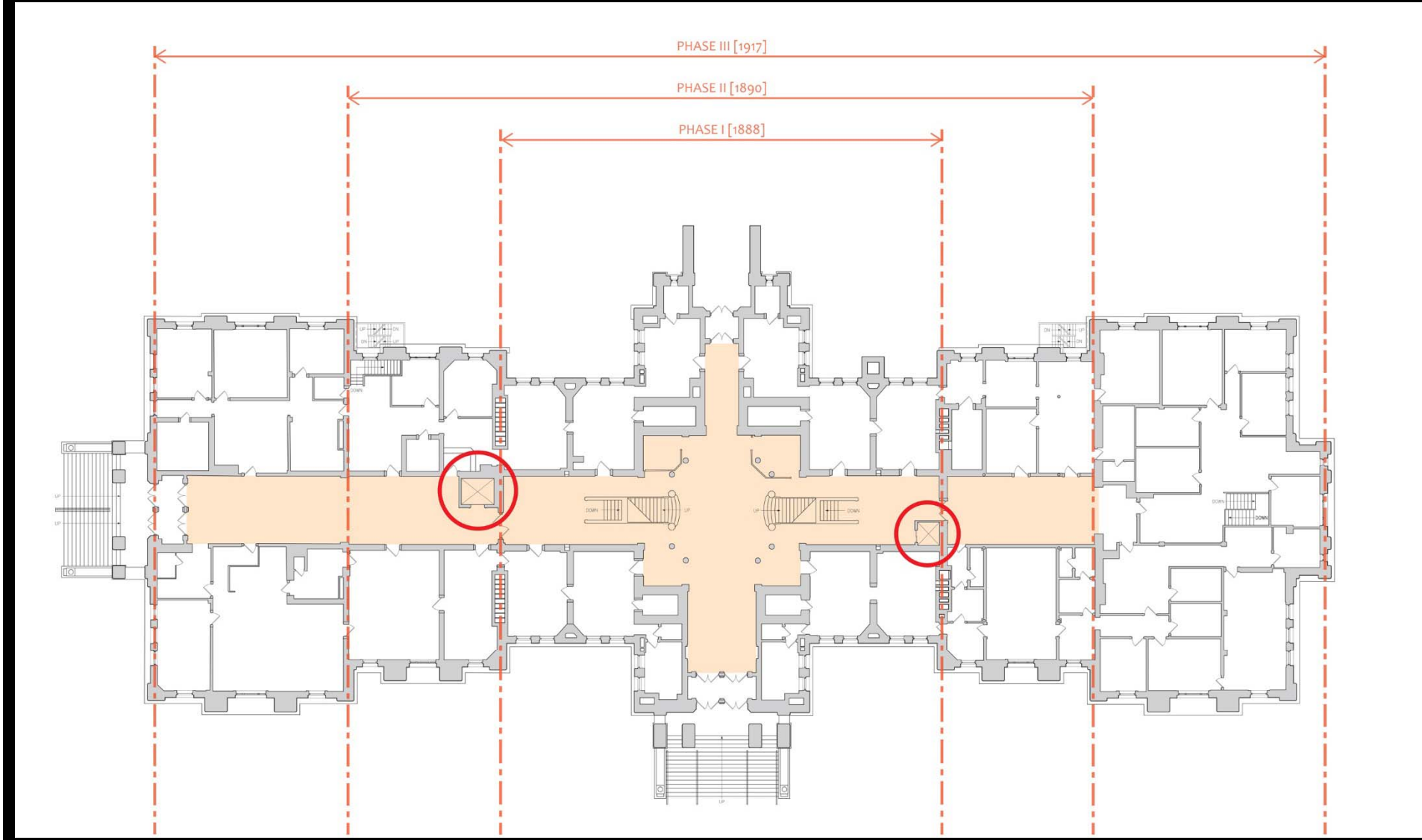
Important Questions We Need to Answer – Part 1

The realities we must deal with:

- Why do we have to relocate the elevator[s]?
- Why do we have to do all of these things?
- Do have to do all of these things now?
- Why do we have to comply with all code requirements?
- What is necessary to do vs. what is nice to do?
- Why is renovation of an historic landmark building so expensive?

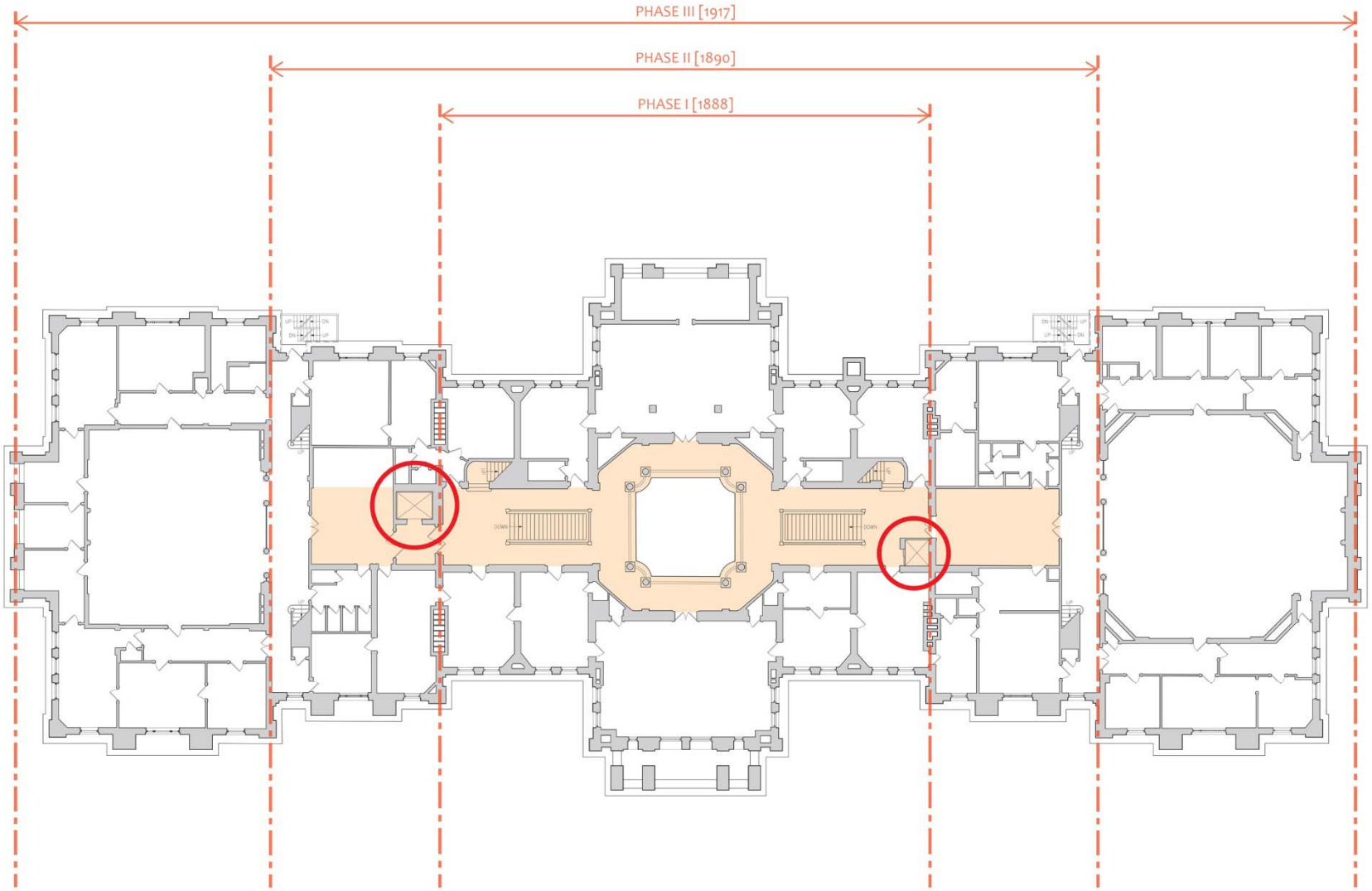
Existing Conditions - Corridors

Existing Conditions - Corridors



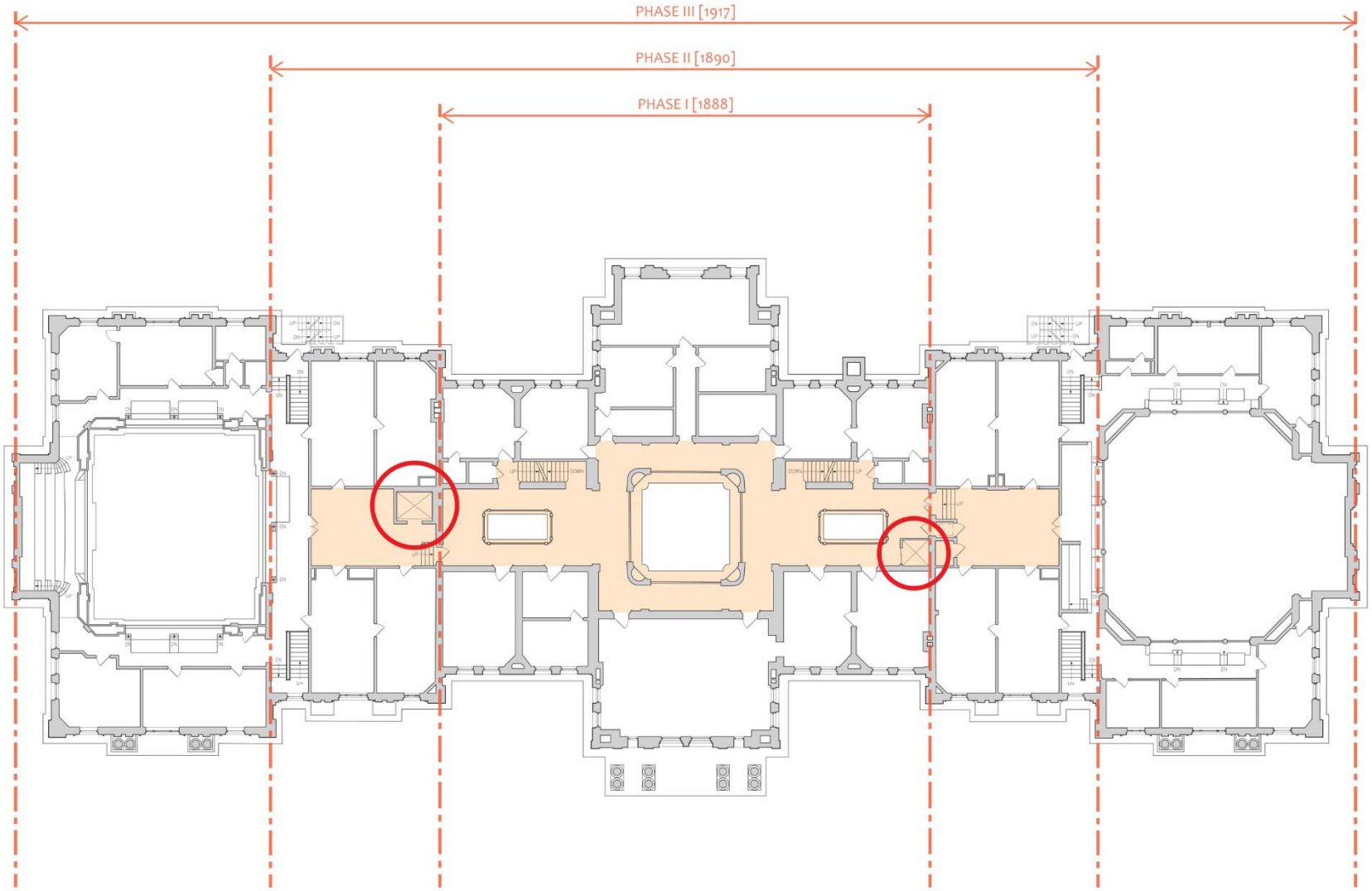
First Floor Plan

Existing Conditions - Corridors



Second Floor Plan

Existing Conditions - Corridors



Third Floor Plan

Existing Conditions - Corridors

Existing Conditions - Corridors

Existing Conditions - Corridors

Existing Conditions - Corridors

Existing Conditions - Corridors

First Floor East [House] Corridor

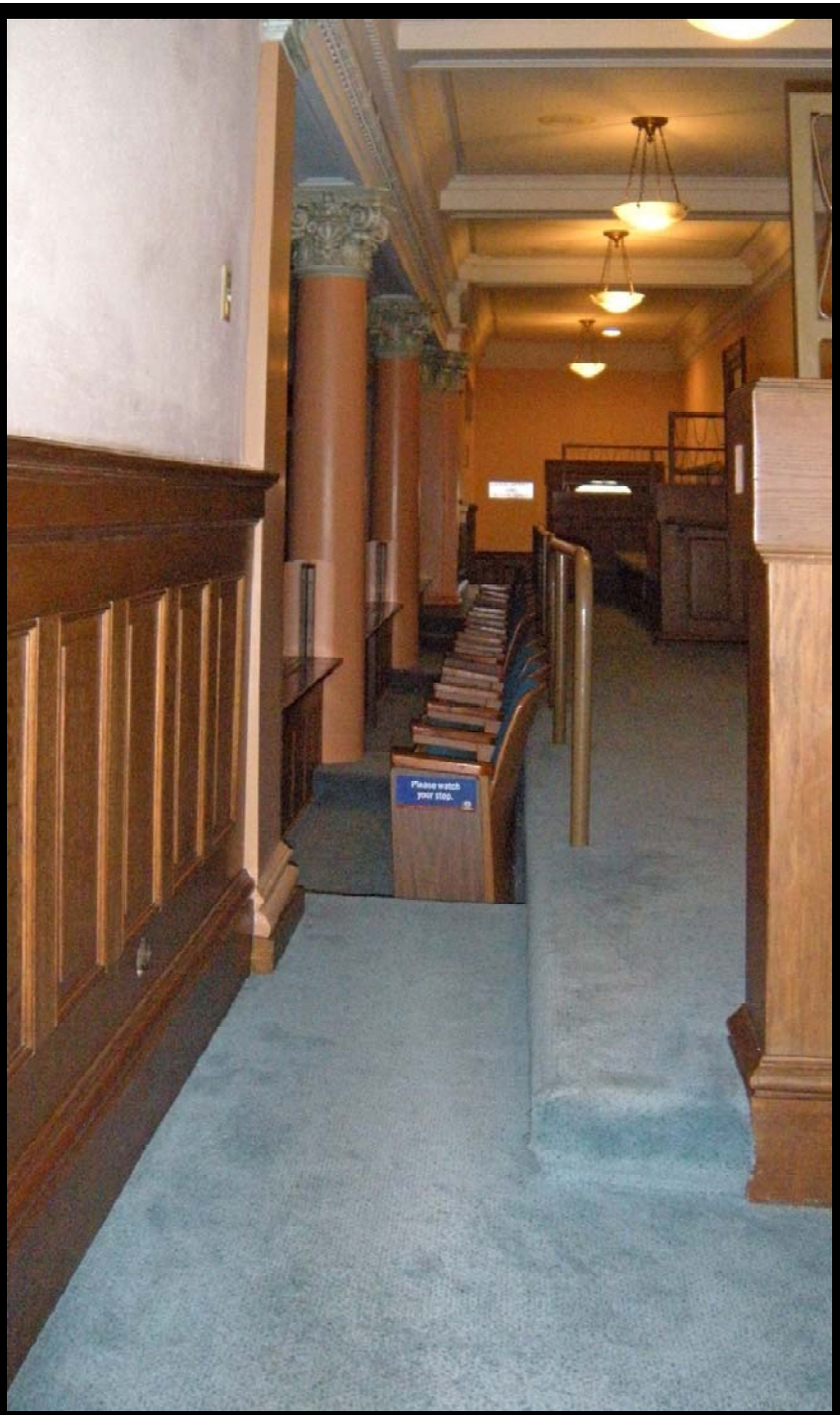
Existing Conditions – Exterior Egress Stairs

Second Floor House Chambers Looking North

Existing Conditions – Exterior Egress Stairs

Second Floor Senate Chambers Looking North

AND
STAFF ONLY


Please watch
your step.

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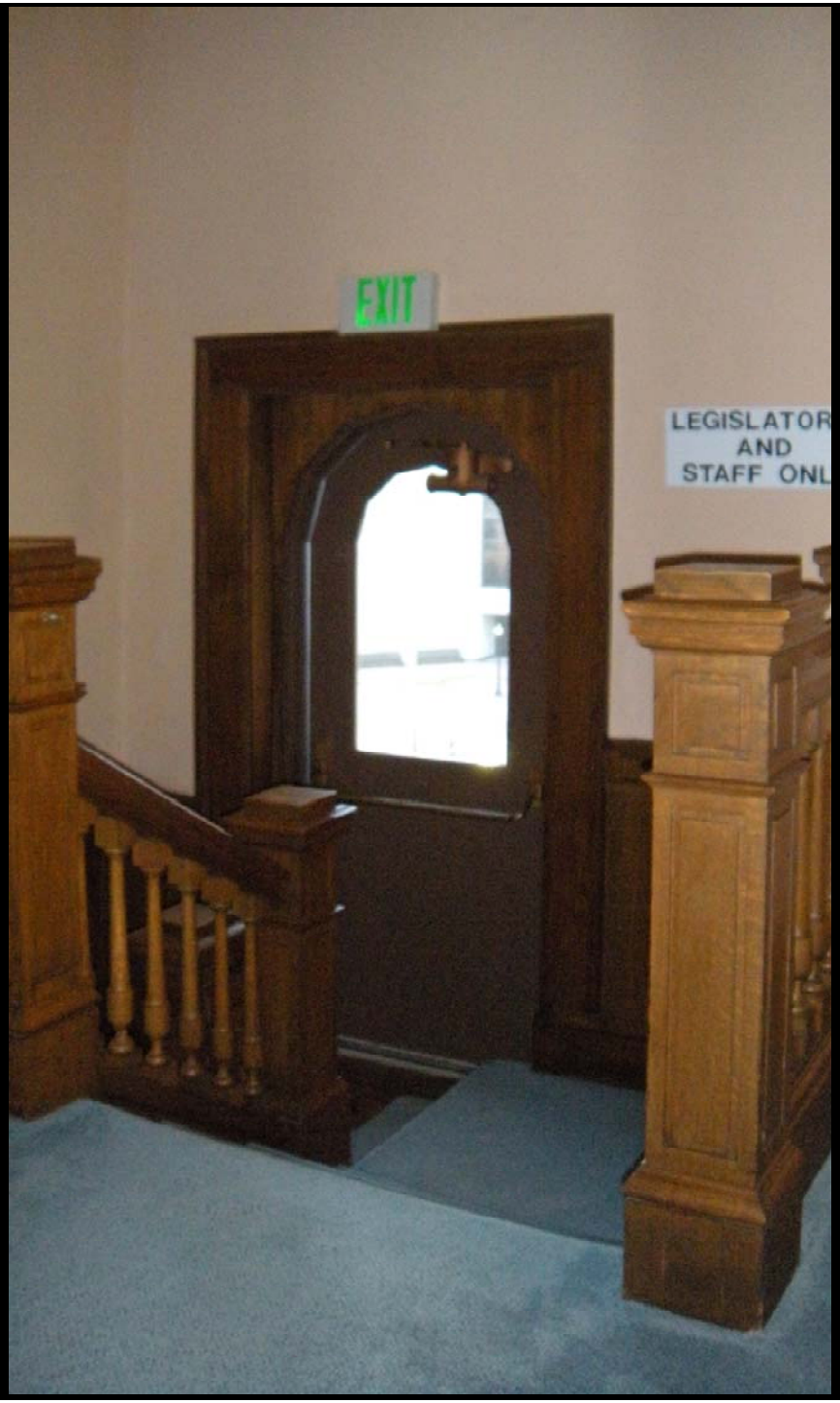
EXIT
LEGISLATOR
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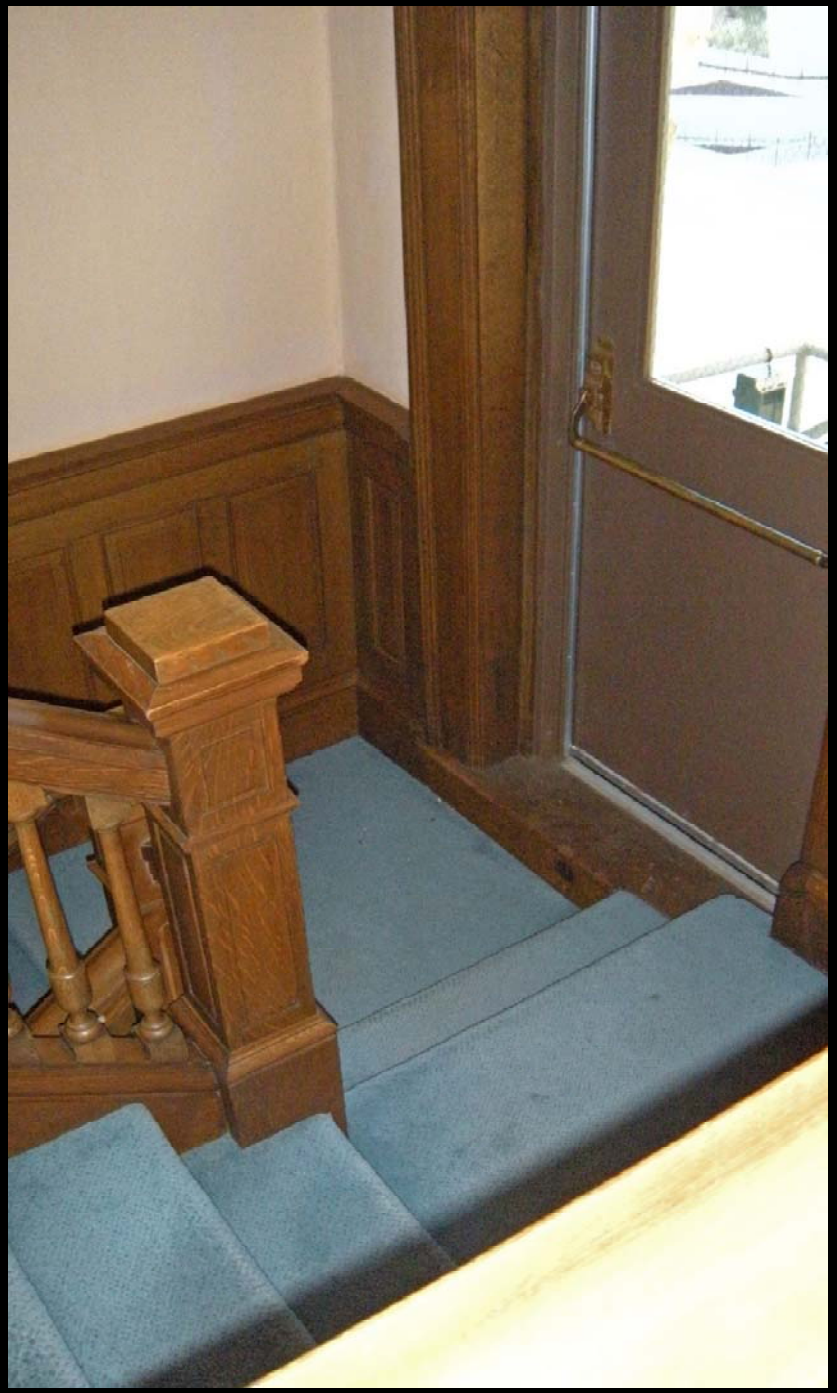
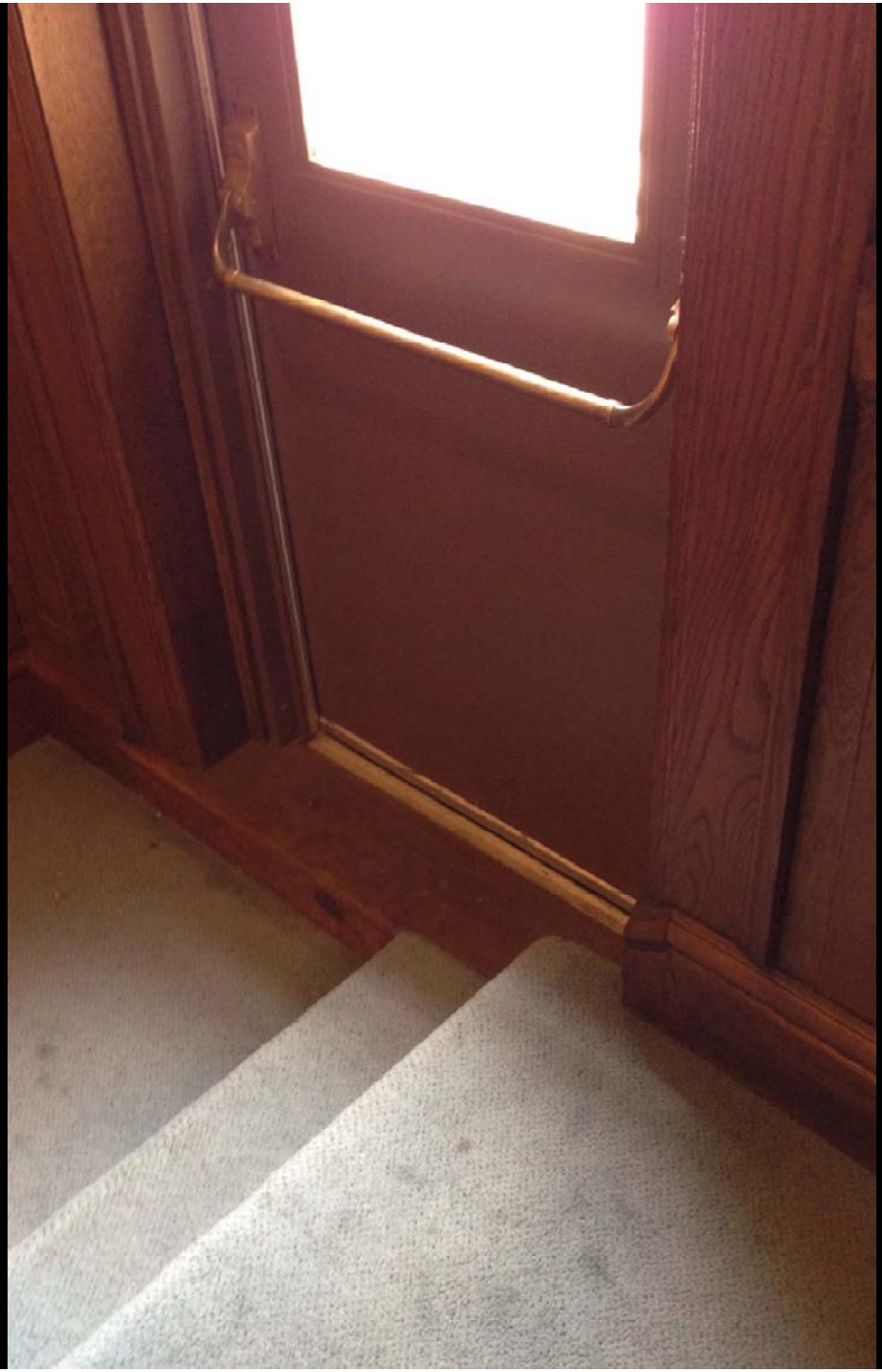
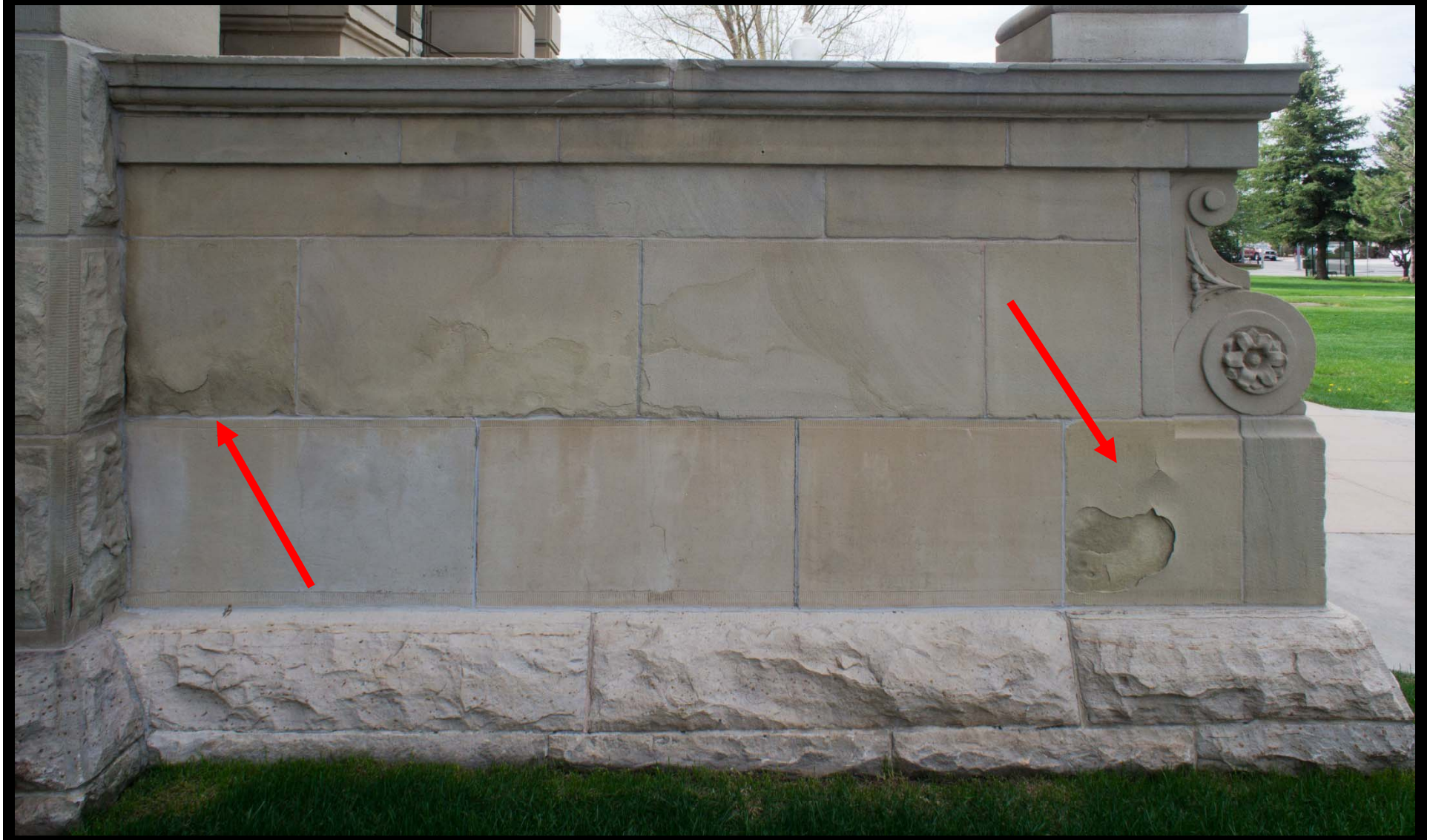




Existing Conditions - Masonry

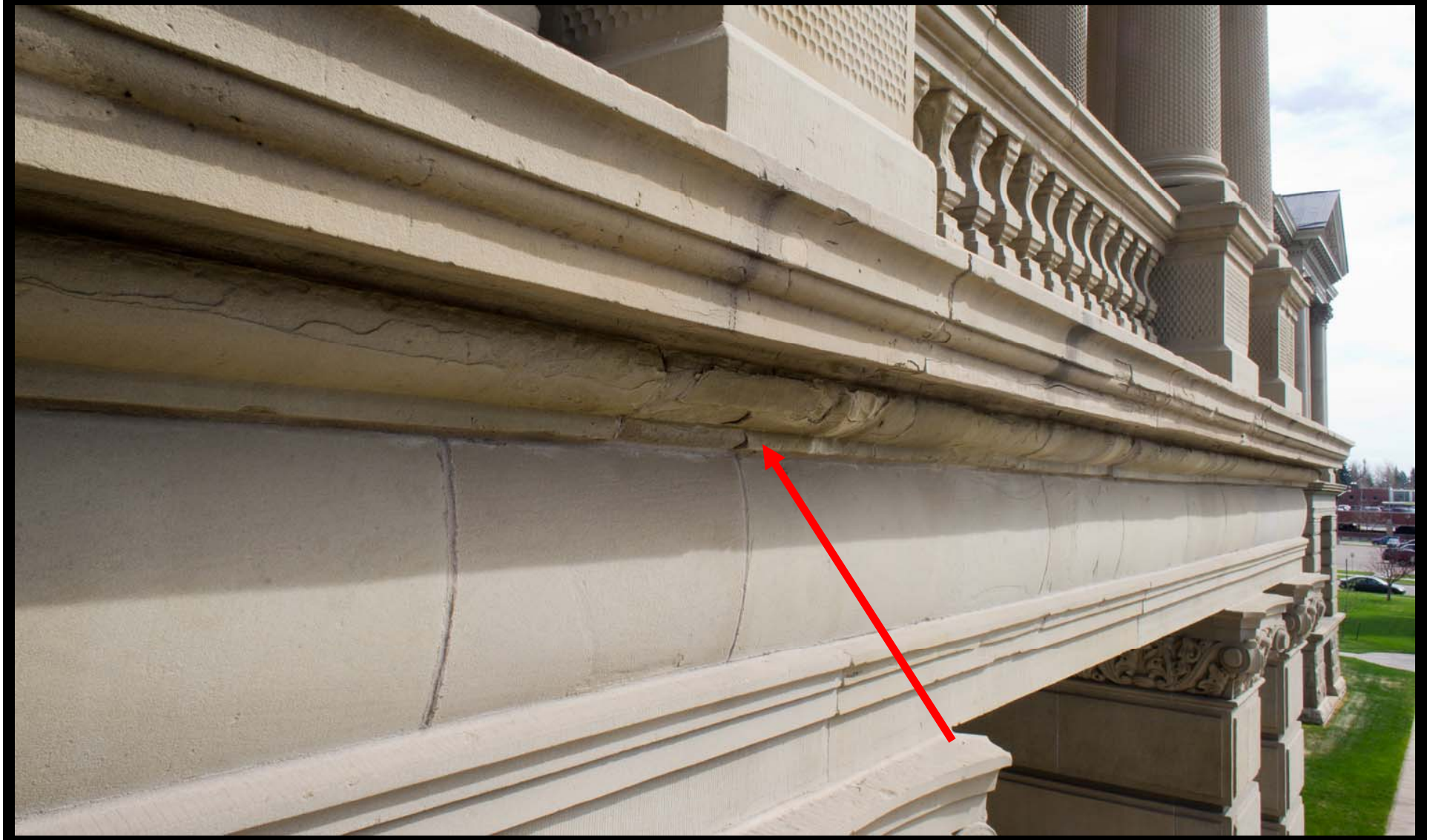


Delamination at West Portico Cheek Wall

Existing Conditions - Masonry

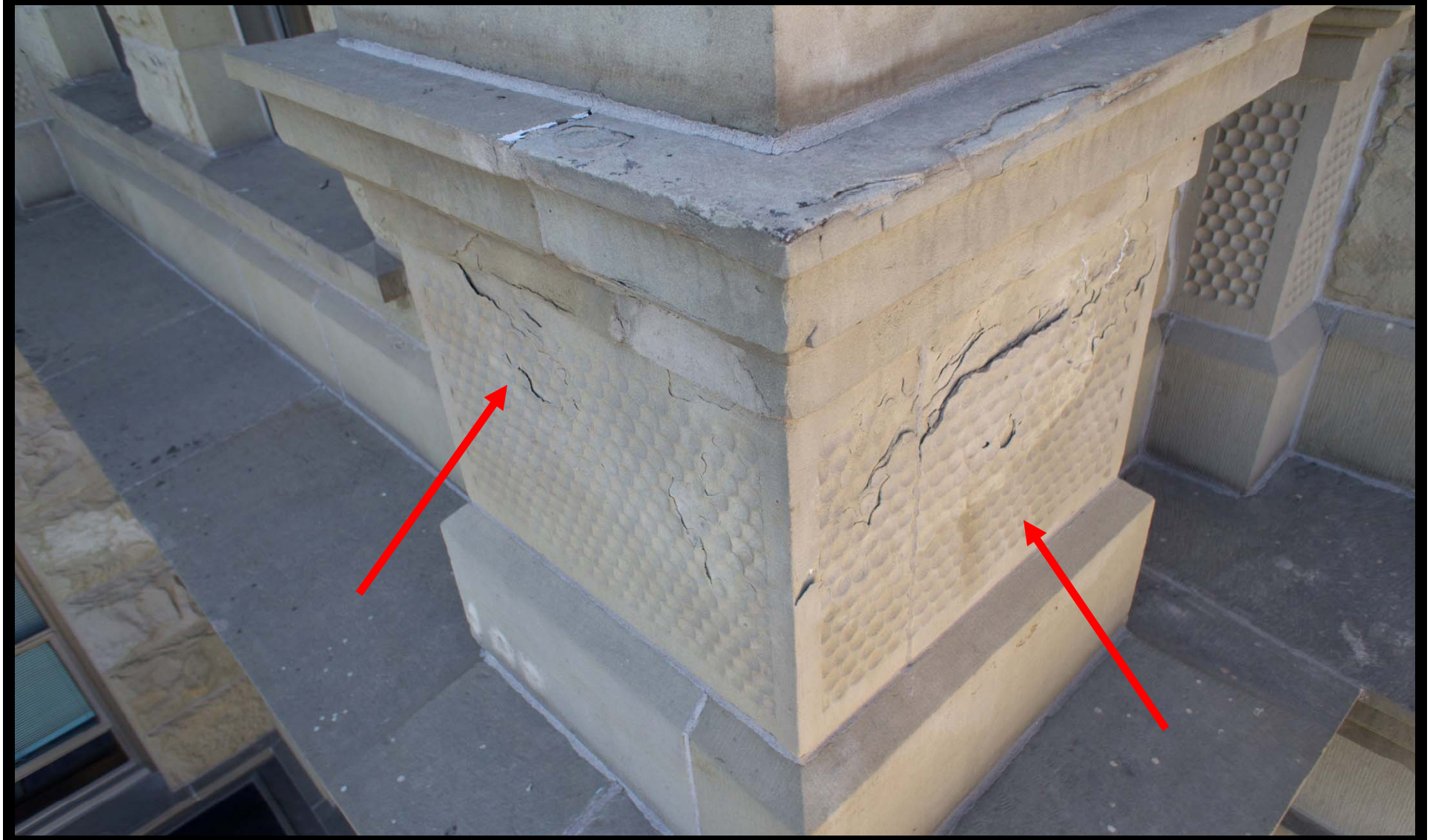
Deterioration and Loss at West Portico Column

Existing Conditions - Masonry



Widespread Spall and Cracking at South Portico Cornice Above Main Stair

Existing Conditions - Masonry

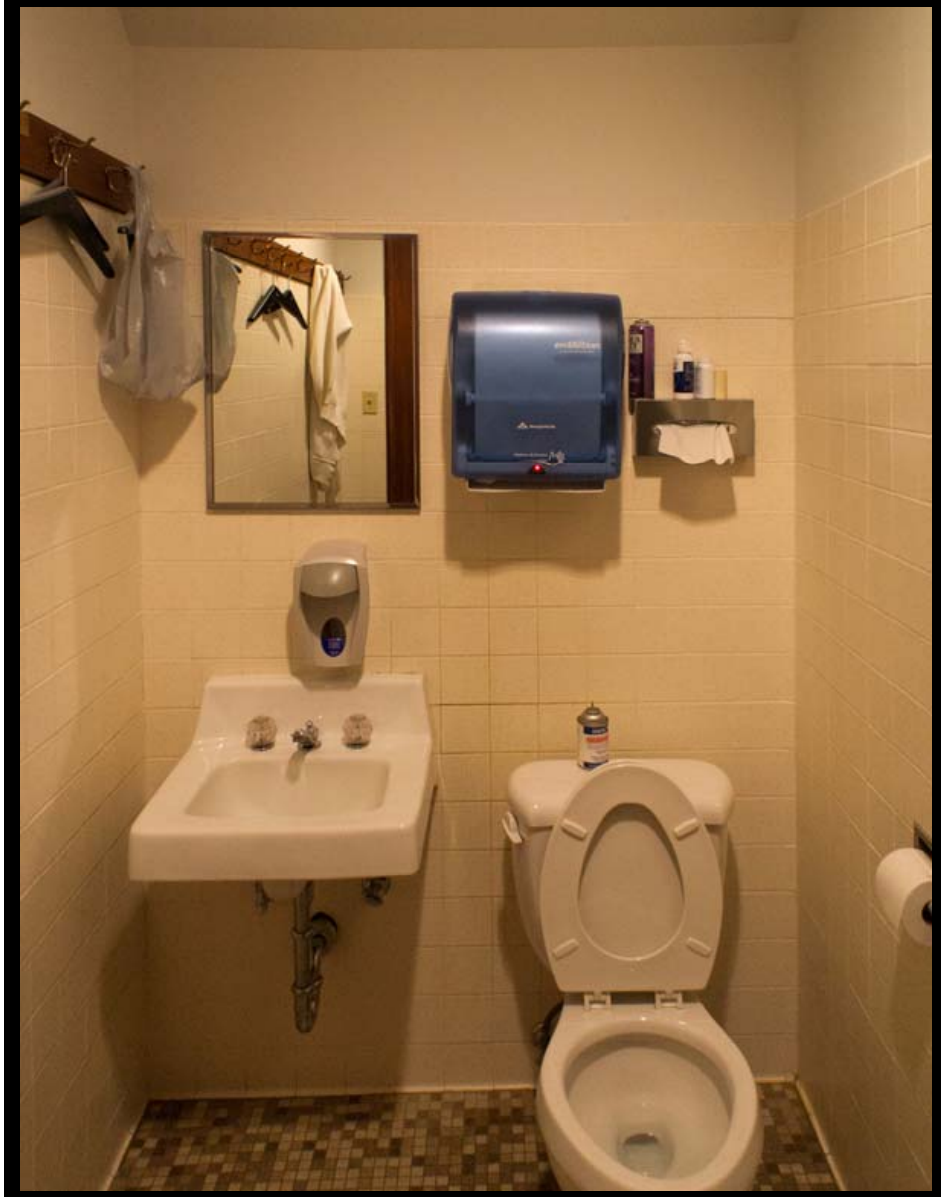


Severe Delamination at Corner Pilaster Base Adjacent to North Portico

Existing Conditions - Restrooms

Third Floor House Balcony Restroom

Existing Conditions - Restrooms



Second Floor Restroom [Room 214]

CAUTION
DO NOT LEAN
ON RAIL

H8
CAUTION
DO NOT LEAN
ON RAIL
DANGER

Existing Conditions – Attic

East Wing Attic

Existing Conditions – Attic

East Wing Attic

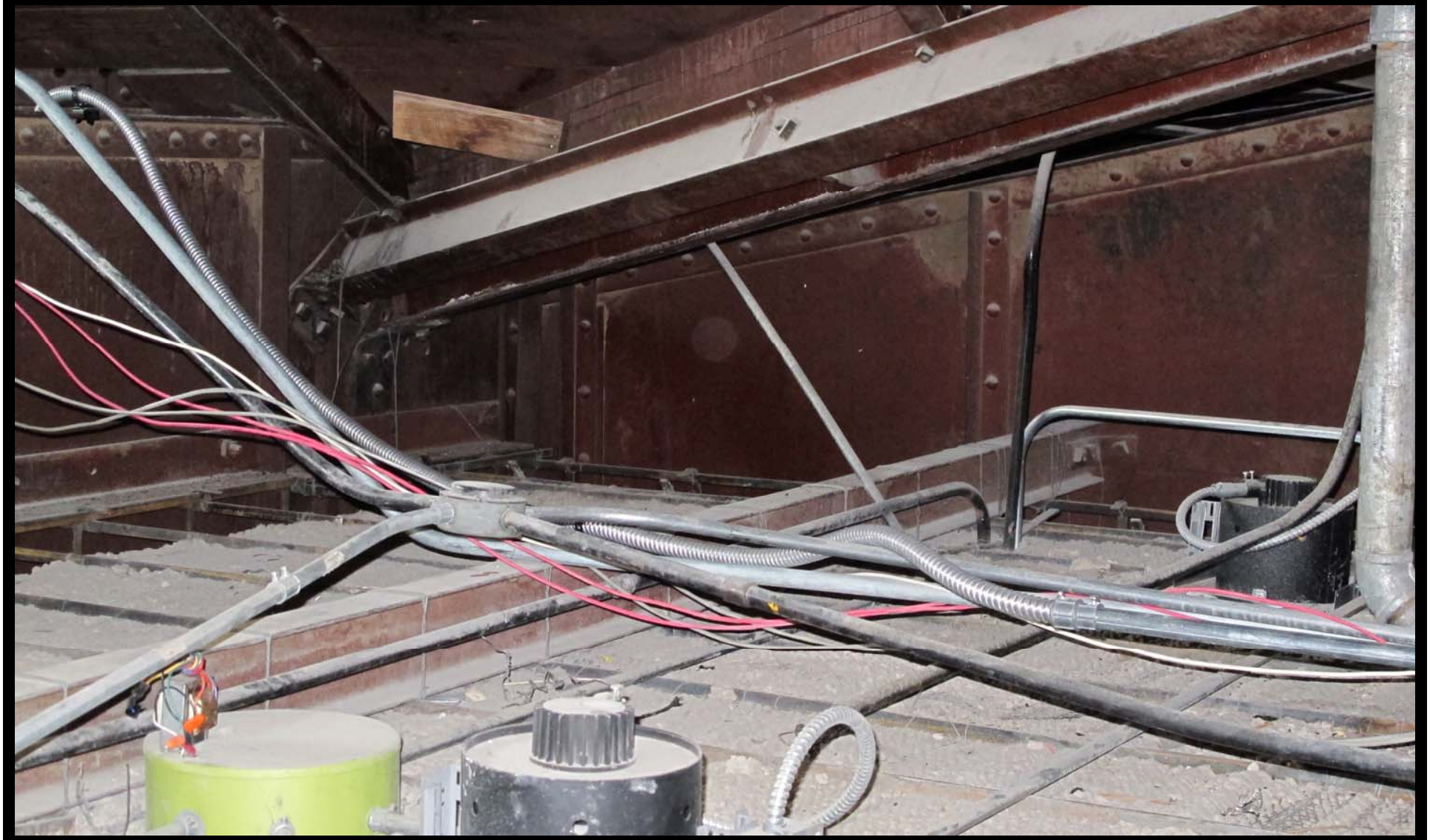
Existing Conditions – Attic

East Wing Attic

Existing Conditions – Attic

East Wing Attic

Existing Conditions – Attic



East Wing Attic

Existing Conditions – Attic

East Wing Attic

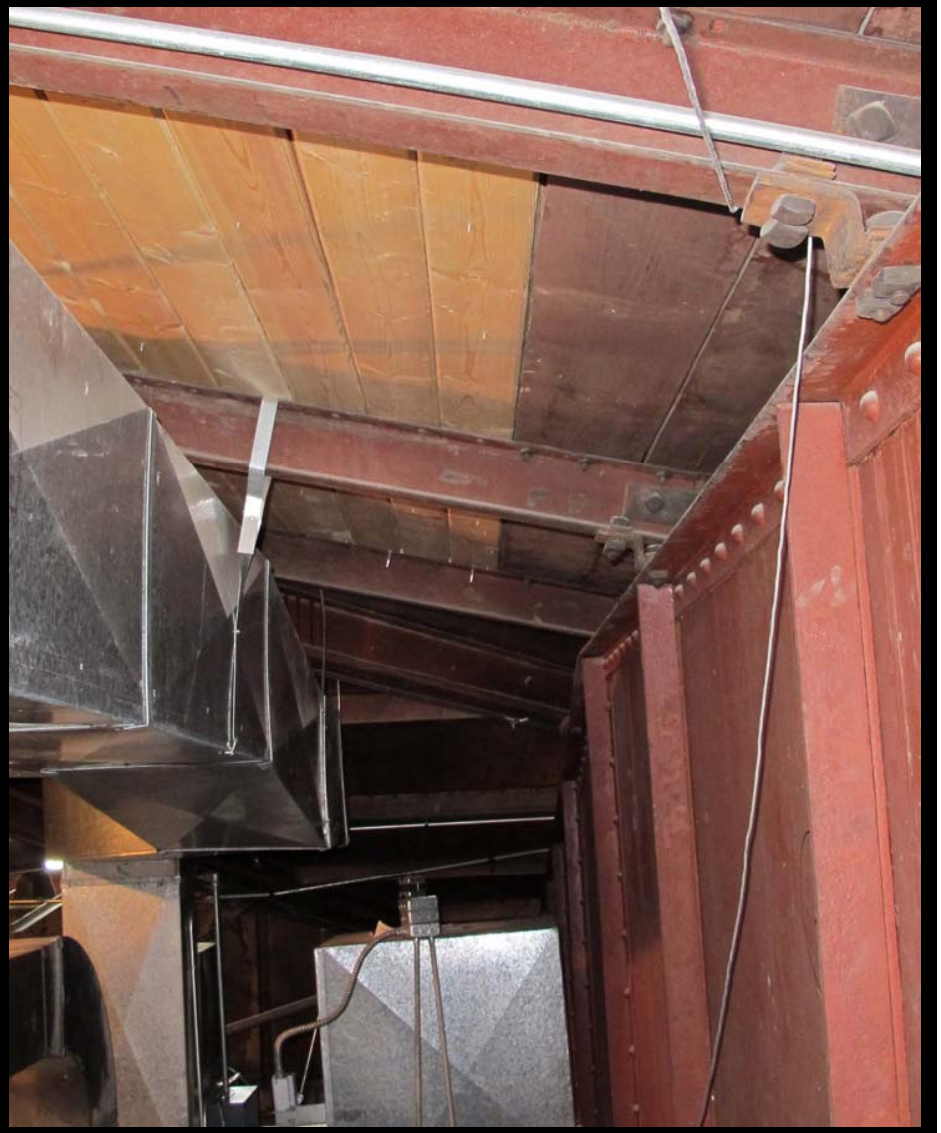
Existing Conditions – Attic

East Wing Attic [Phase I / Phase II Wall]

East Wing Attic – Existing HVAC Equipment

Existing Conditions – Attic

East Wing Attic – ca. 1917 Skylight Infill



East Wing Attic – ca. 1917 Skylight Infill

Existing Conditions – Attic

East Wing Attic – ca. 1917 Laylight Framing

Existing Conditions – Attic

Dome Attic – Former Skylight Location

Title

A

Important Questions We Need to Answer – Part 2

- Lessons Learned
- Life Safety
- Protection of the Building
- Obsolete / Inadequate Infrastructure and Building Systems
- Necessary to Have and Long Term Value
- Economies of Scale

…and after we address all of these issues the result should be

a safe, properly protected and restored WORKING CAPITOL!

Lessons Learned

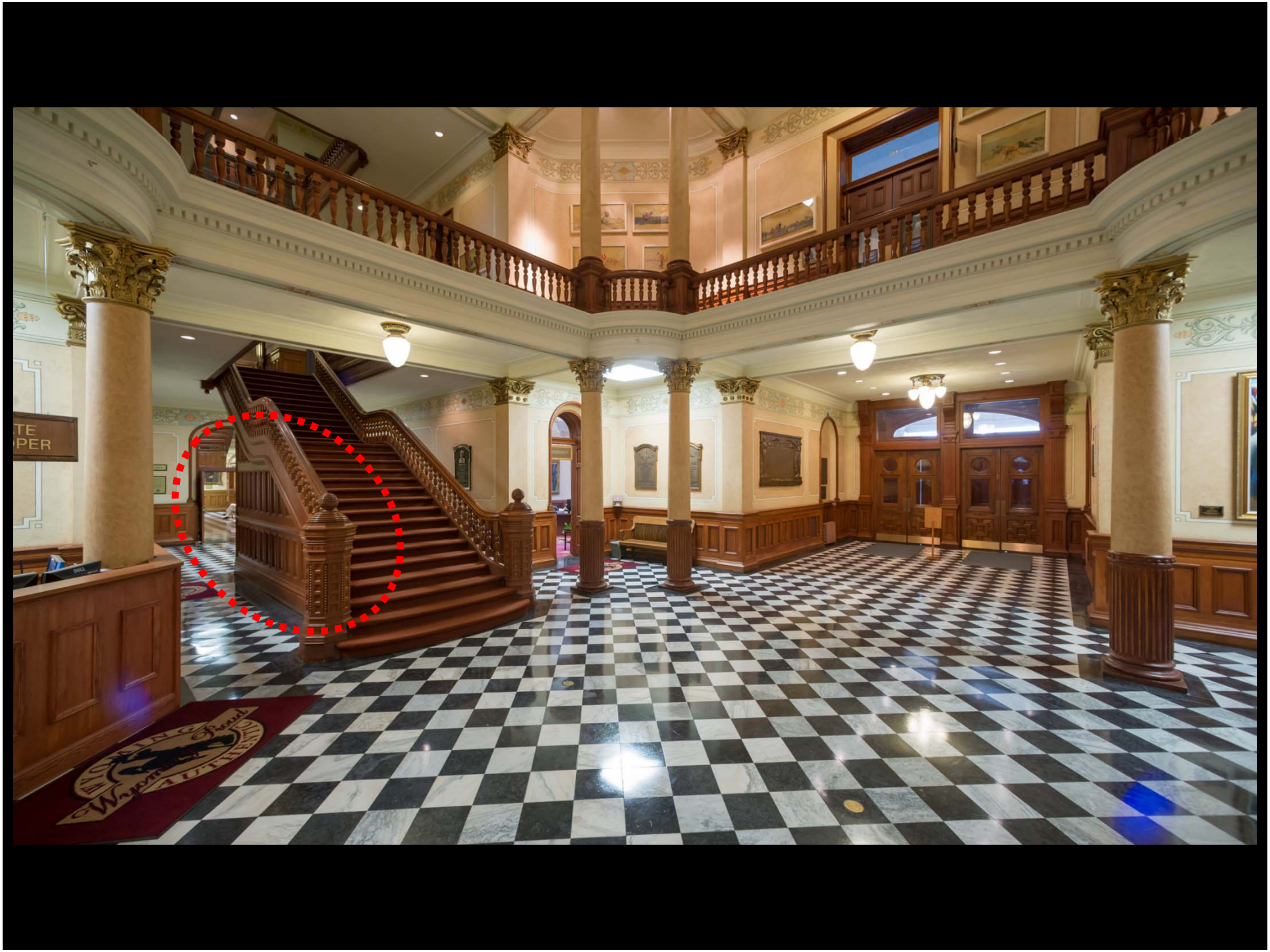
- We must have a clear and **comprehensive plan** for the **needs of all users**, as well as **the needs of the building**
- Projects need to be planned, designed and executed in the context of the plan
- The building will always give us the right answers
- The path of least resistance does not necessarily yield the best **results; best practices and highest standards of performance do.**

Life Safety

- Smoke Detection
- Smoke Control / Evacuation
- Safe Egress

Existing Conditions - Rotunda

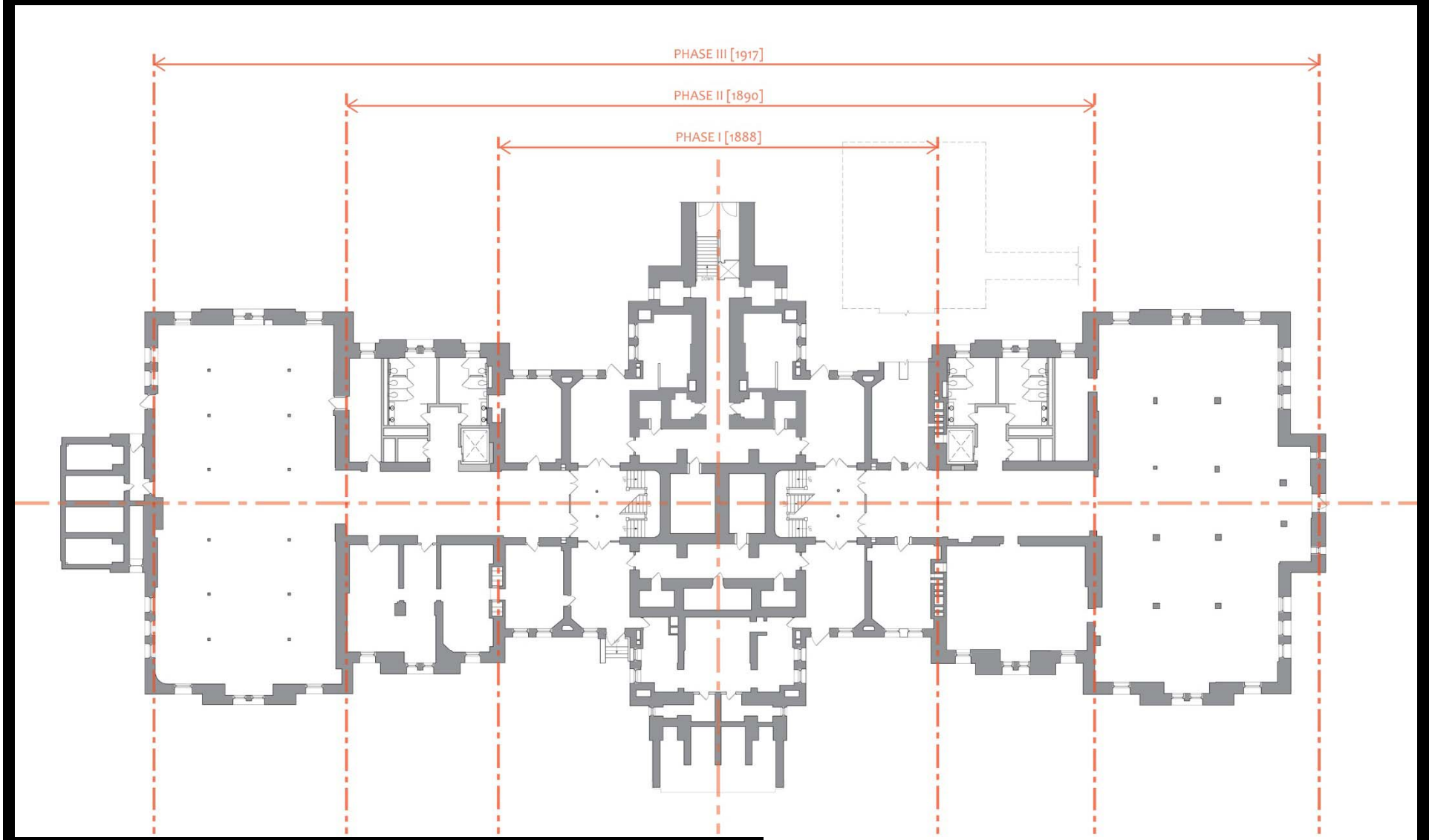
TE
PER



RESTROOM
EXIT
EXIT
EXIT

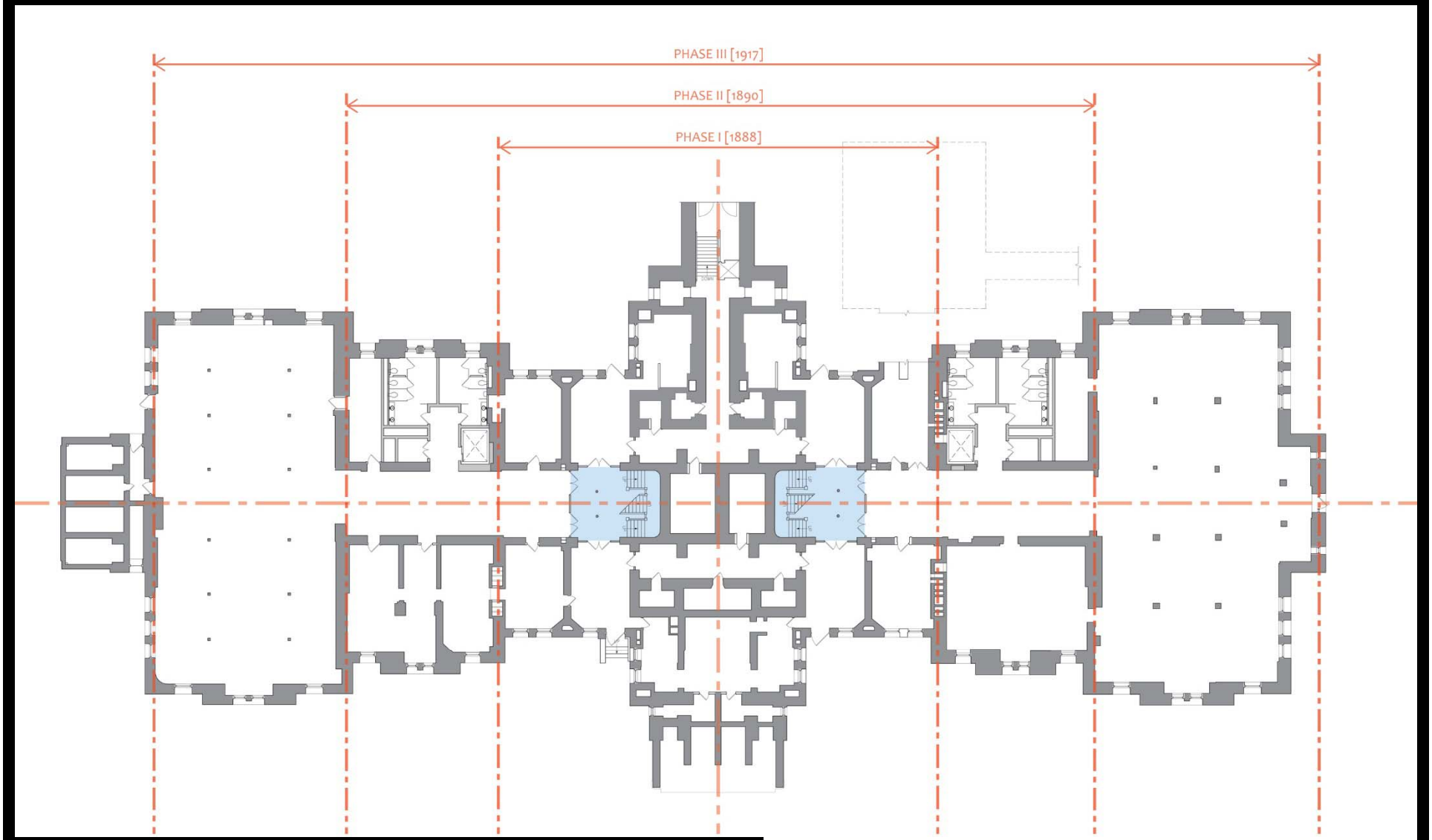
Capitol Construction
ACCESS
AND RESTROOMS
EXIT
EXIT
EXIT

Make-up Air Options



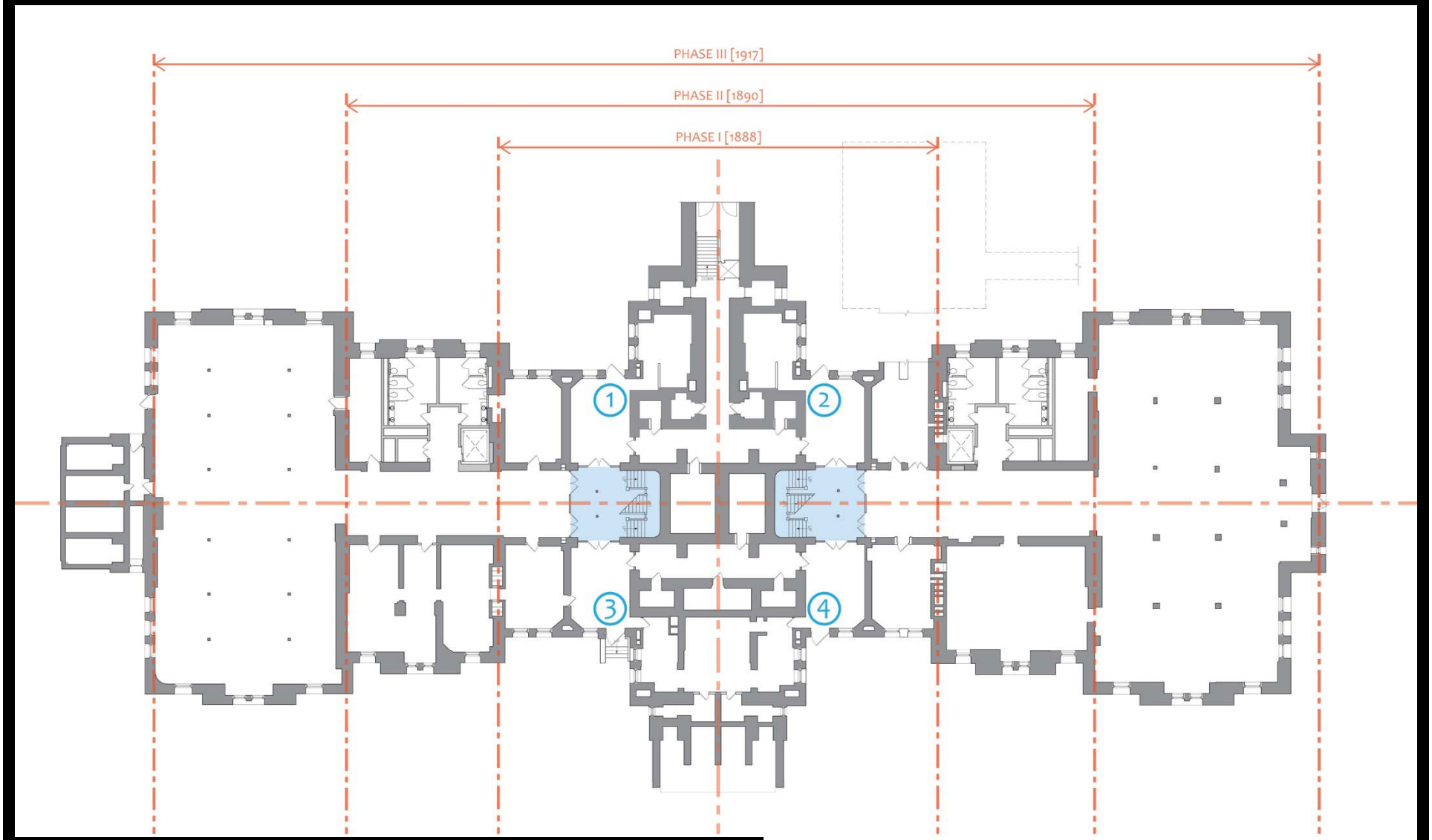
Basement Level Plan

Make-up Air Options



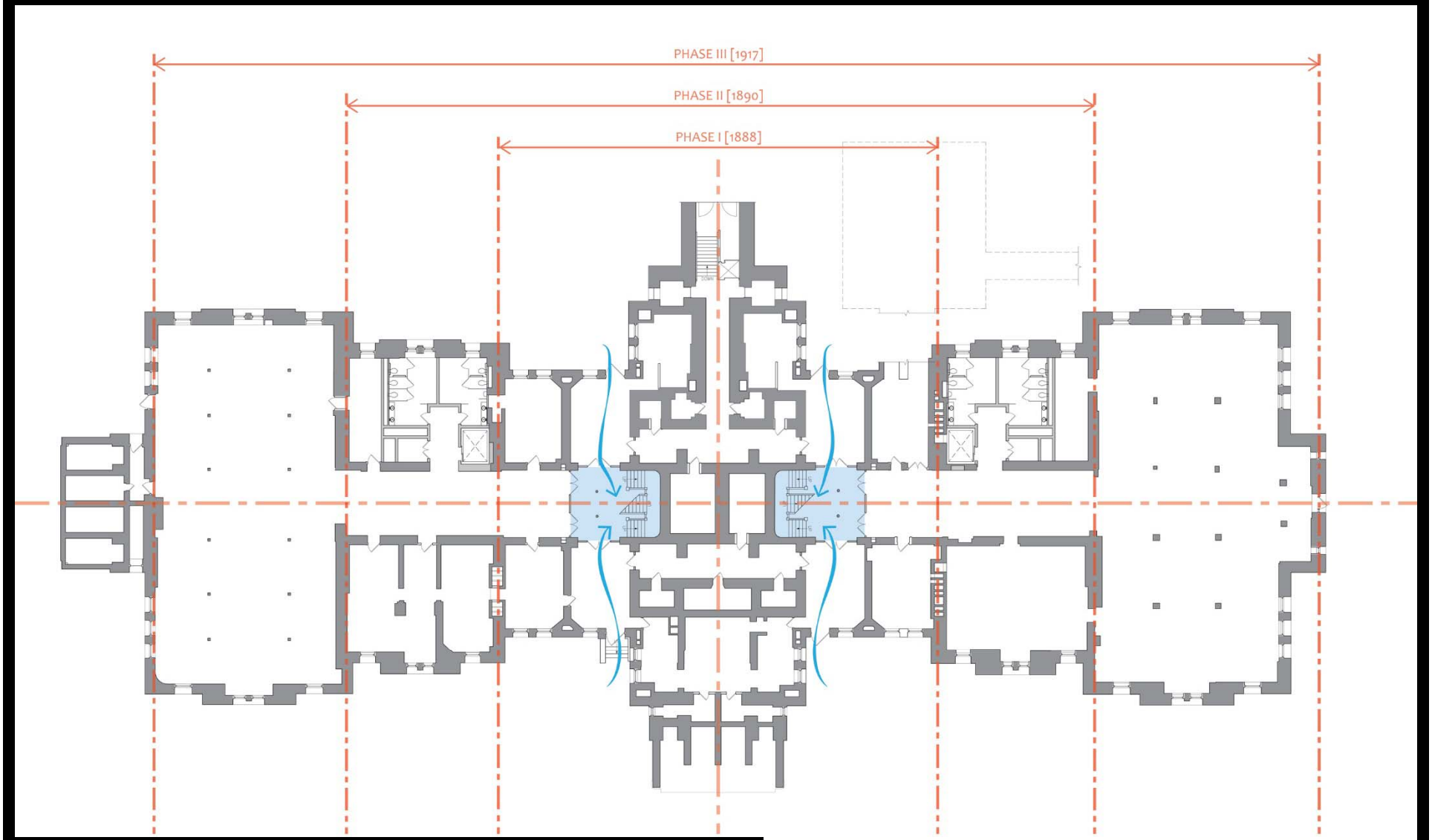
Basement Level Plan

Make-up Air Options



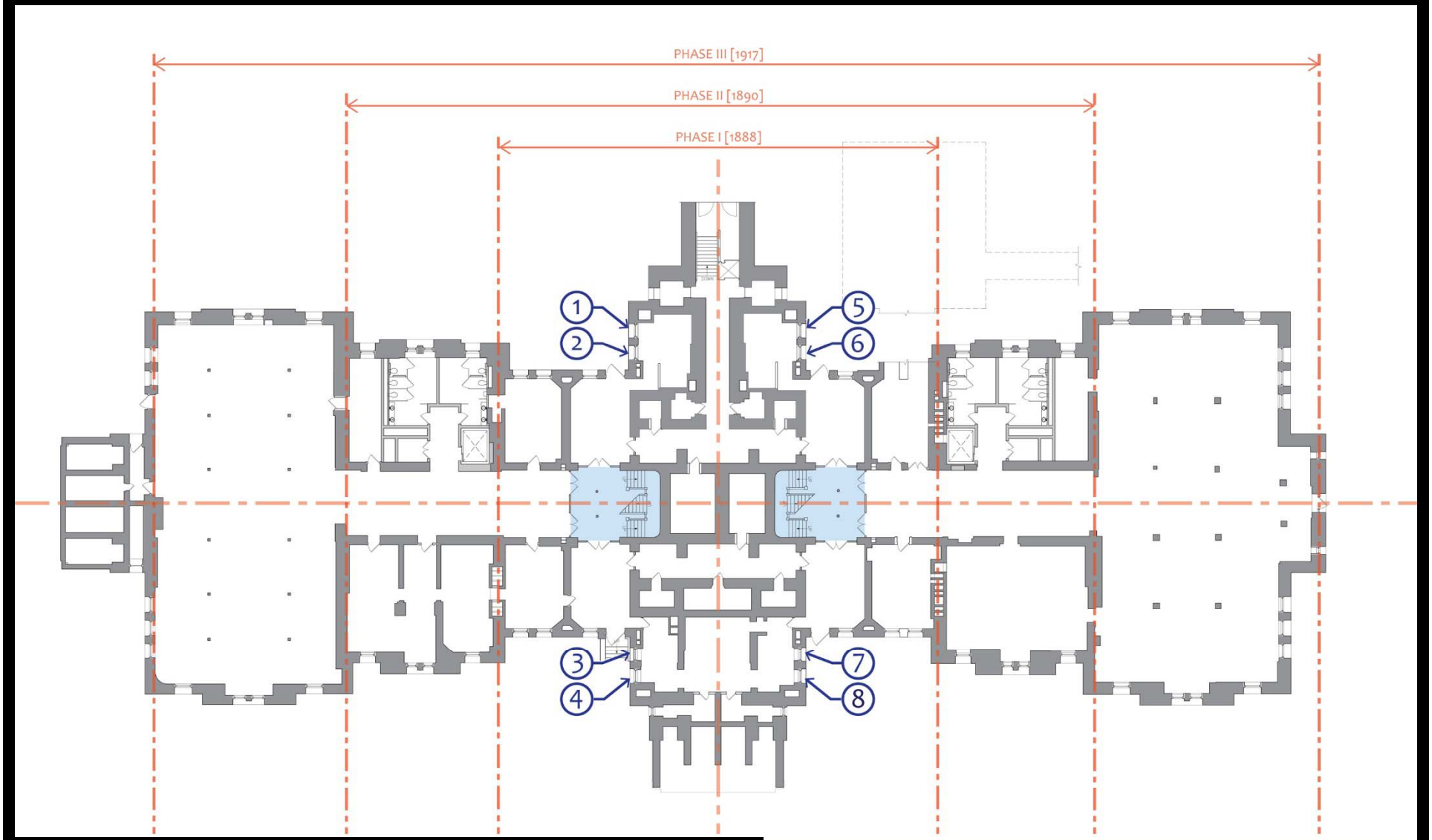
Basement Level Plan

Make-up Air Options



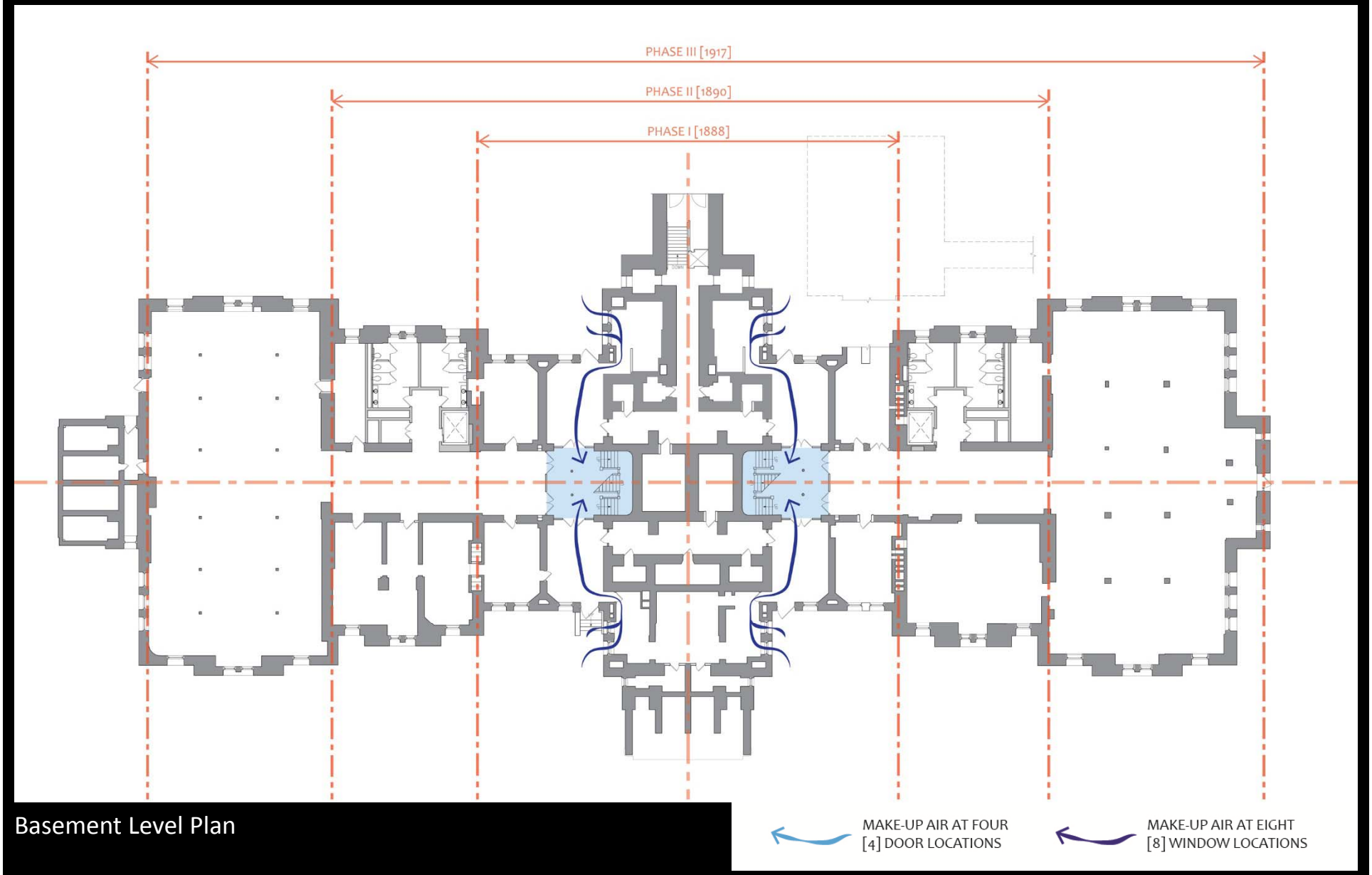
Basement Level Plan

Make-up Air Options



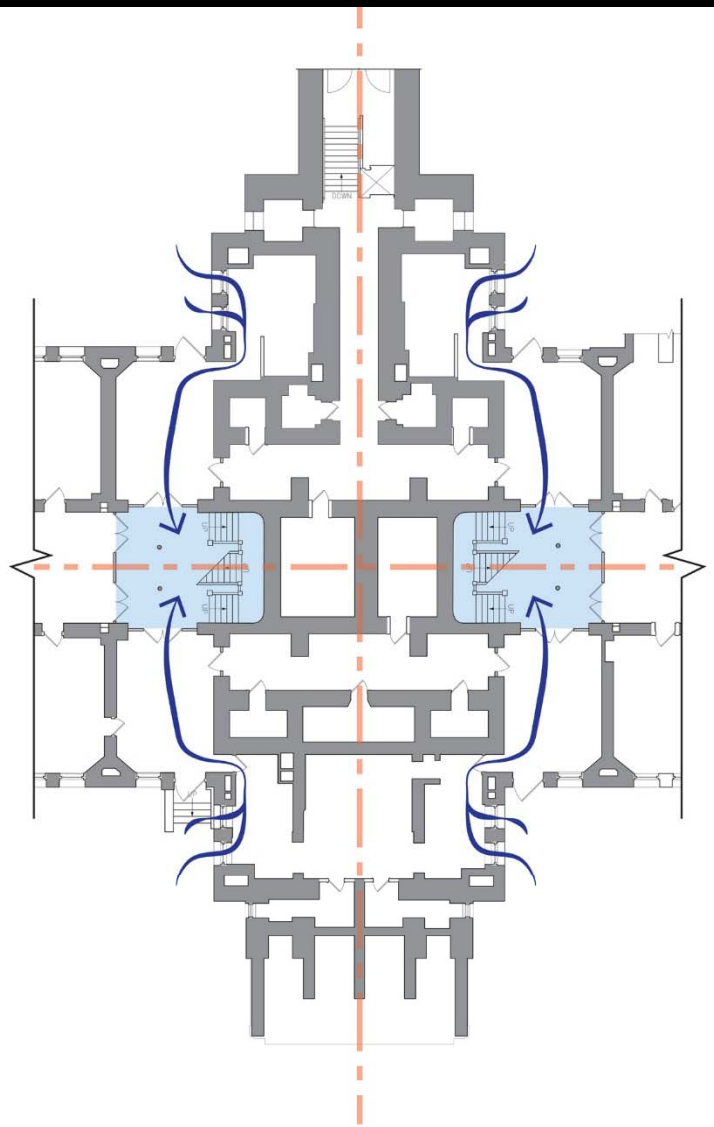
Basement Level Plan

Make-up Air Options



Basement Level Plan

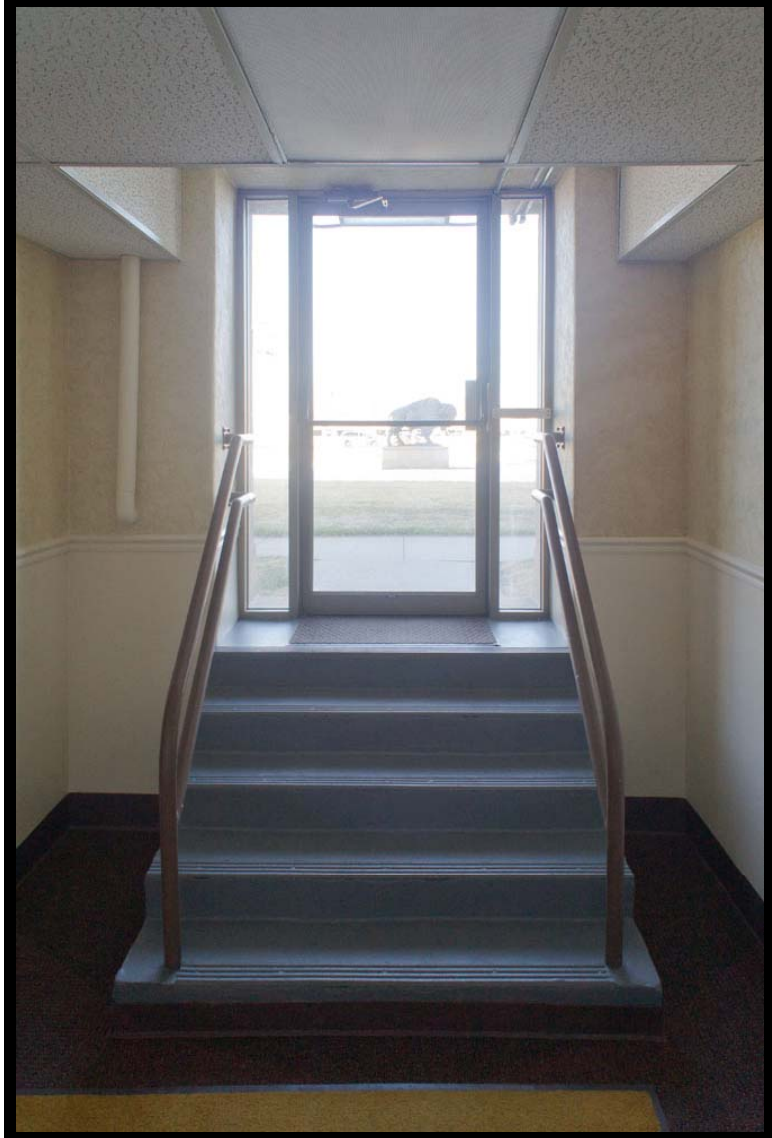
Make-up Air Options



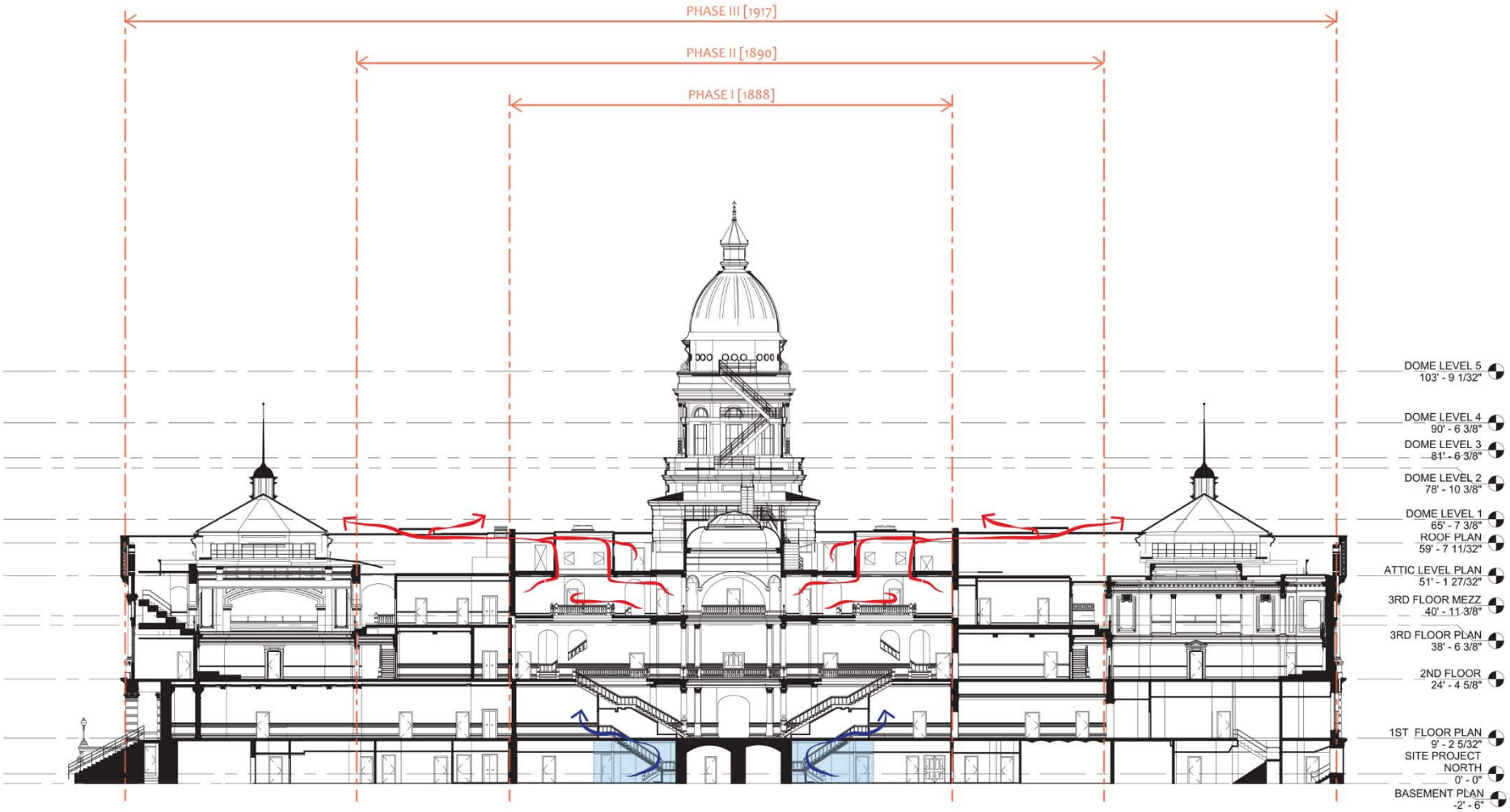
Basement Level Plan

MAKE-UP AIR AT FOUR
[4] DOOR LOCATIONS

MAKE-UP AIR AT EIGHT
[8] WINDOW LOCATIONS



Smoke Evacuation

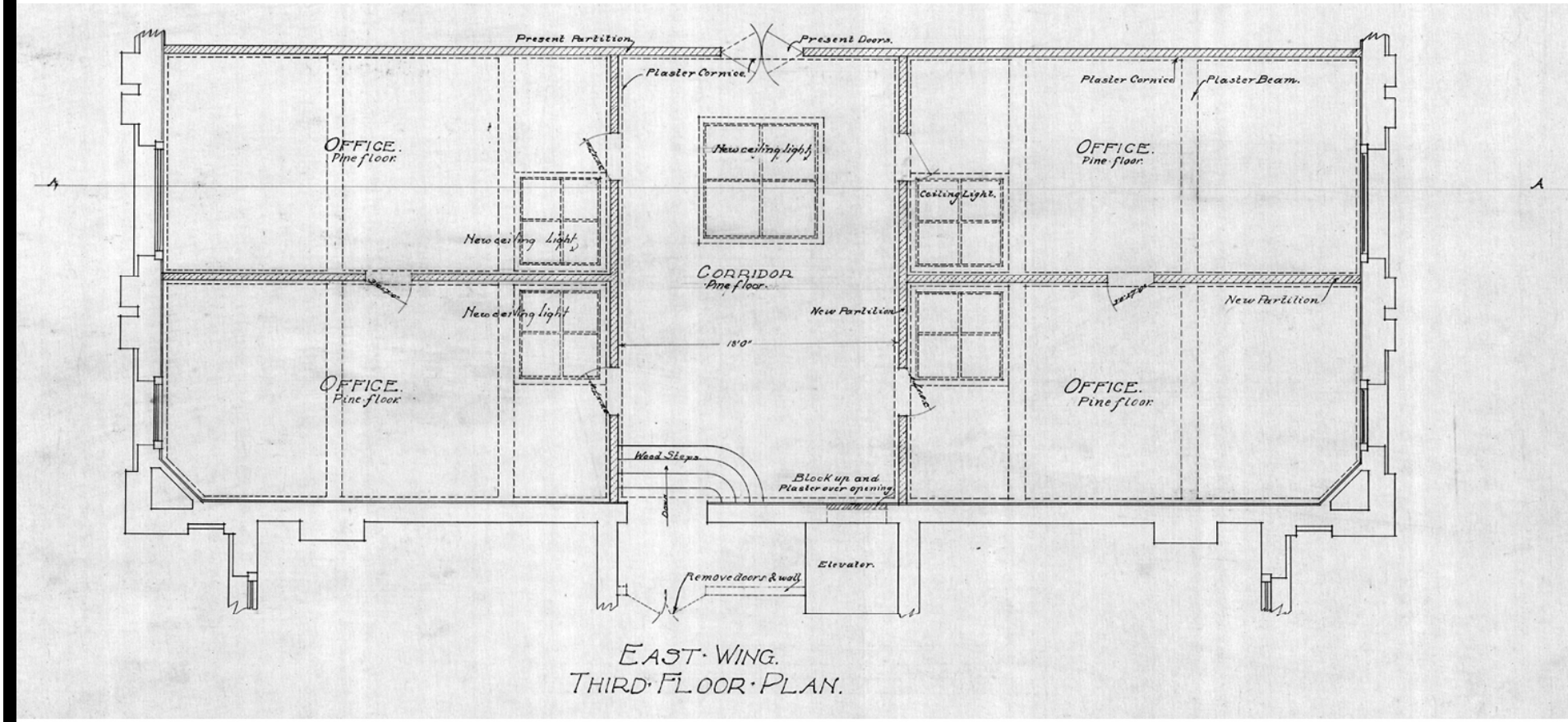


Longitudinal Section – Looking North Toward Herschler

SMOKE EXHAUST AIR

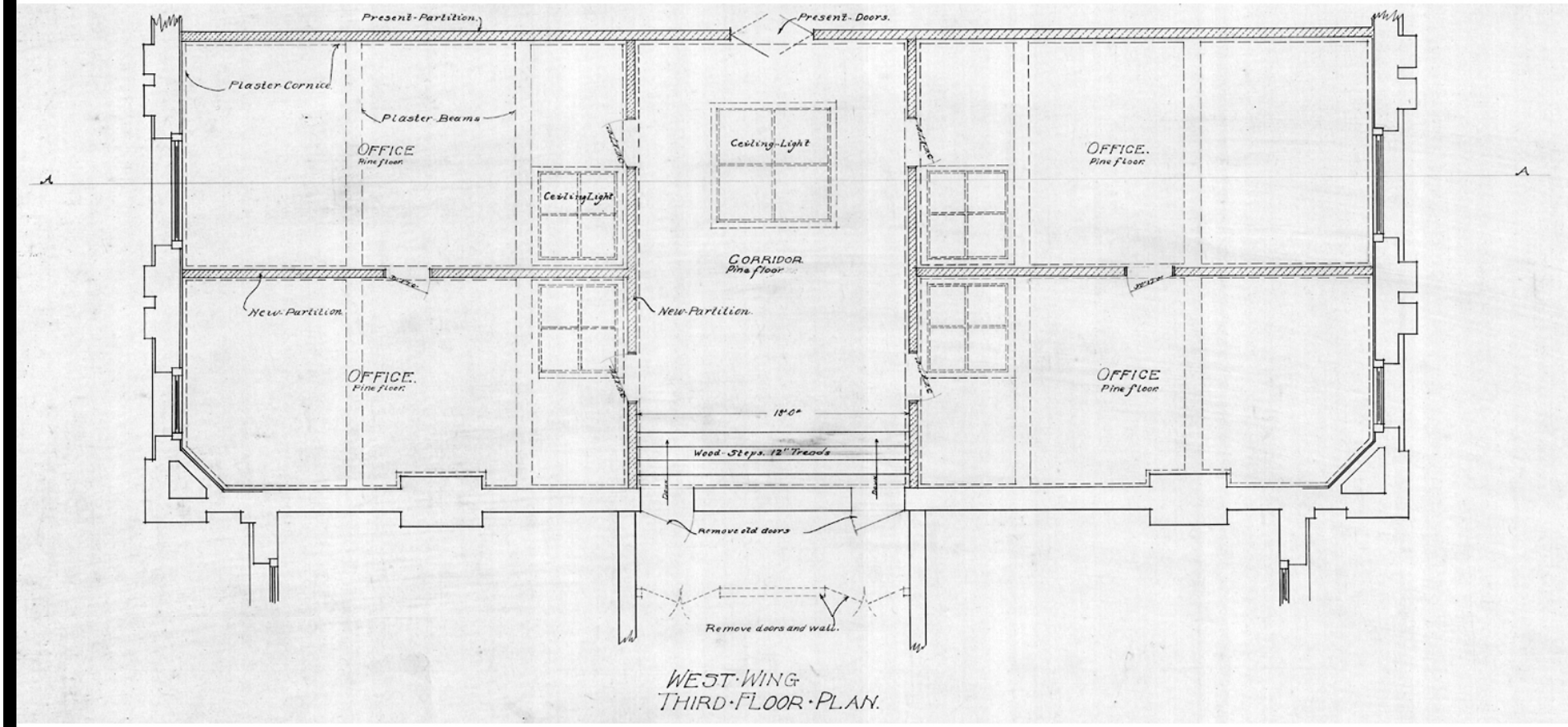
MAKE-UP AIR AT EIGHT [8] WINDOW LOCATIONS

Applied Research - Skylights



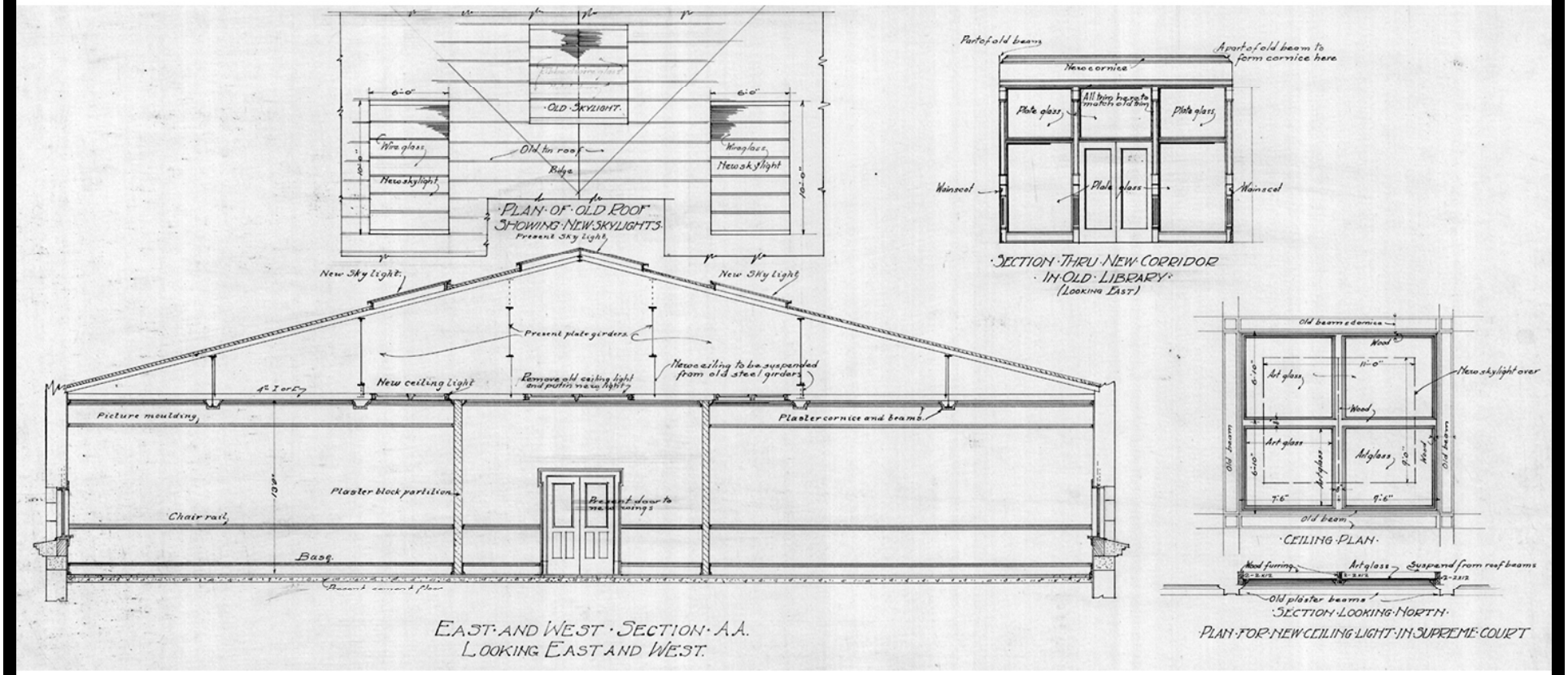
East Wing [House] Third Floor Plan – Phase III [1917] Construction Drawing

Applied Research - Skylights



West Wing [Senate] Third Floor Plan – Phase III [1917] Construction Drawing

Applied Research - Skylights



Skylight Details – Phase III [1917] Construction Drawing

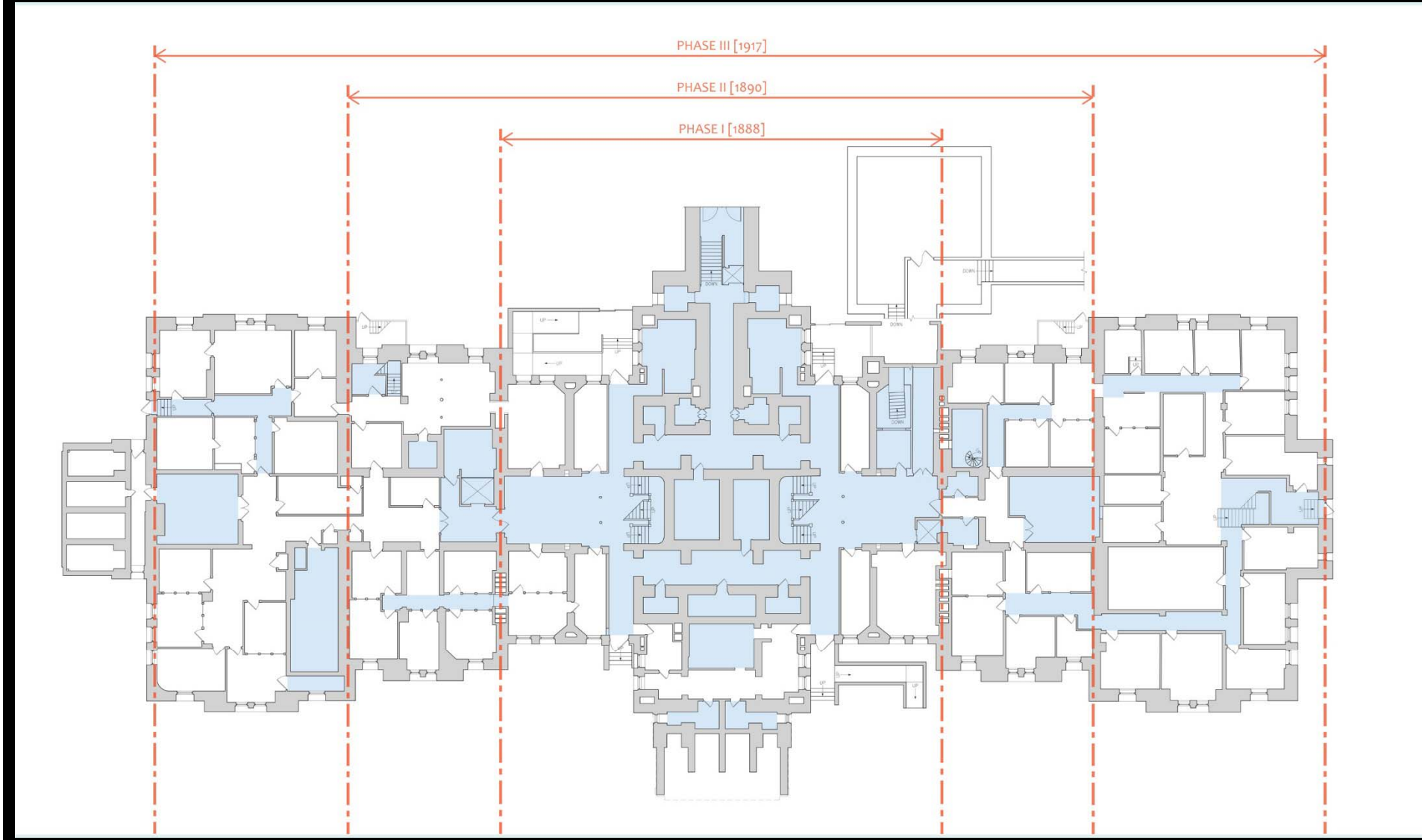
Protection of the Capitol

- Comprehensive Smoke Detection Coverage
- Full Fire Alarm System
- Full Coverage by an Automatic Fire Suppression System
- Smoke Exhaust / Evacuation System
- Integration of All Systems
- Long Term Envelope Repairs
- Moisture Control and Moisture Management

Obsolete / Inadequate Infrastructure & Building Systems

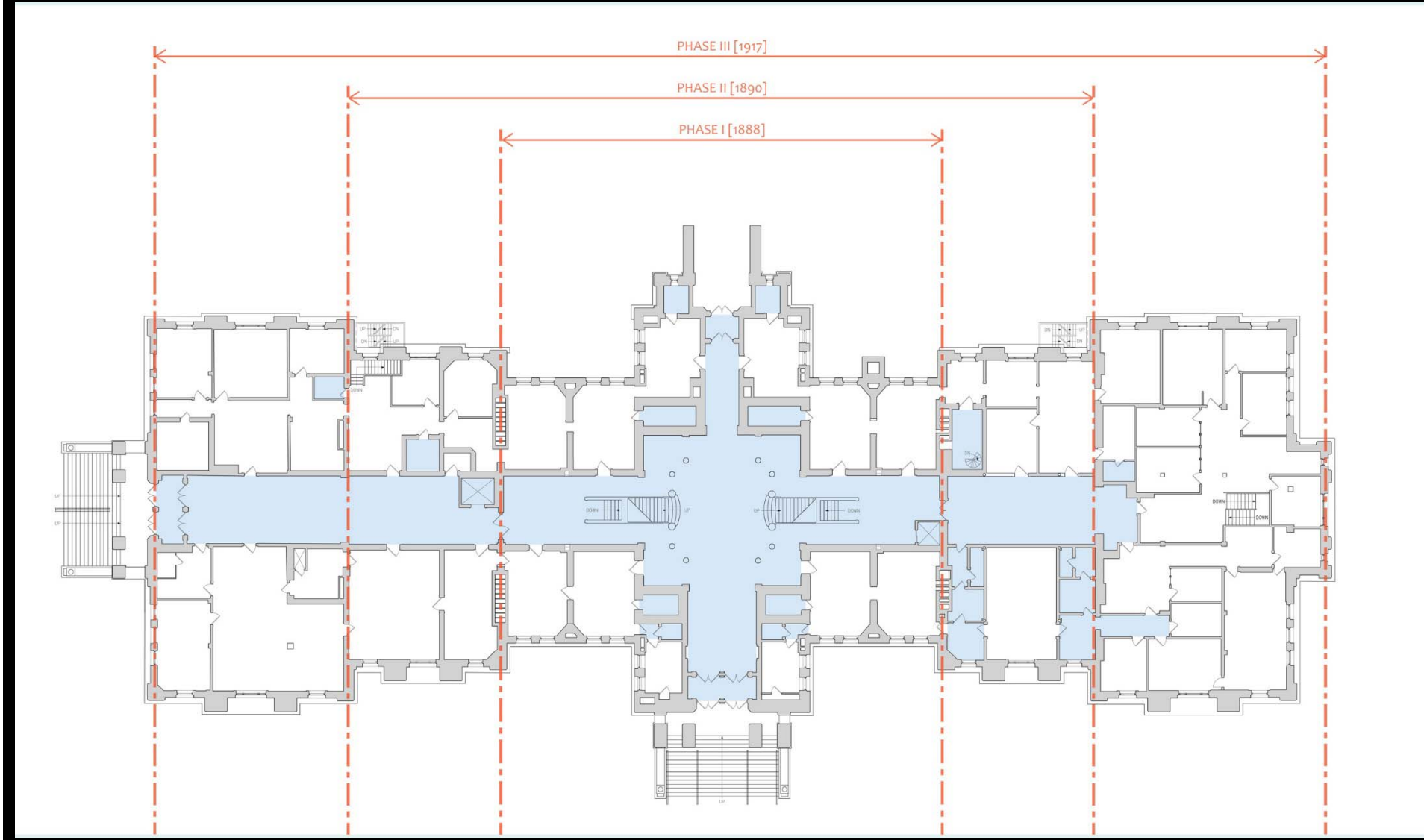
- Heating, Ventilation and Air Conditioning
- Electrical Systems
- Plumbing Systems
- Low Voltage Systems [Security, Tele – data, A/V, etc.]

Non-Conditioned Spaces



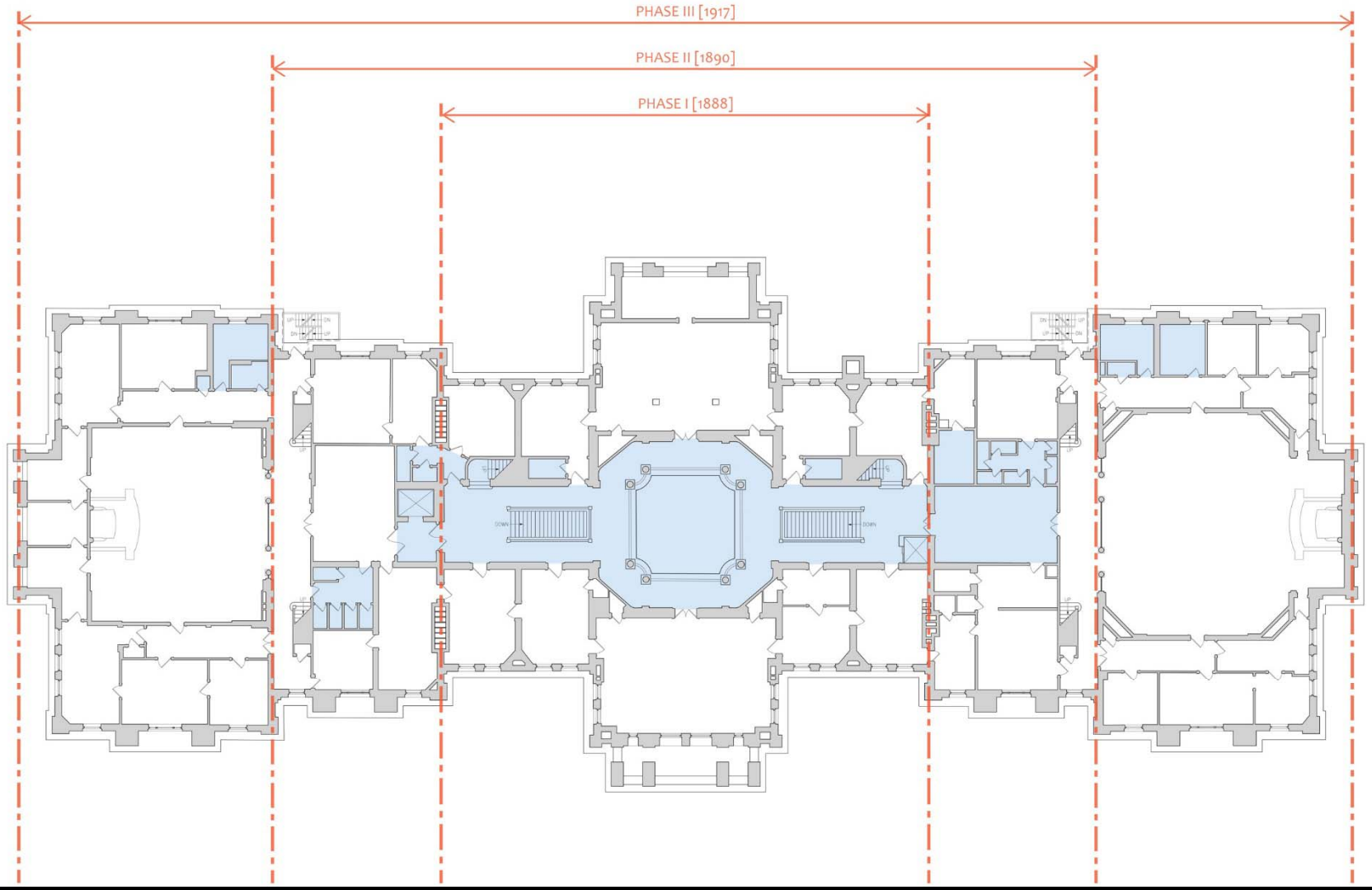
Basement Level Plan

Non-Conditioned Spaces



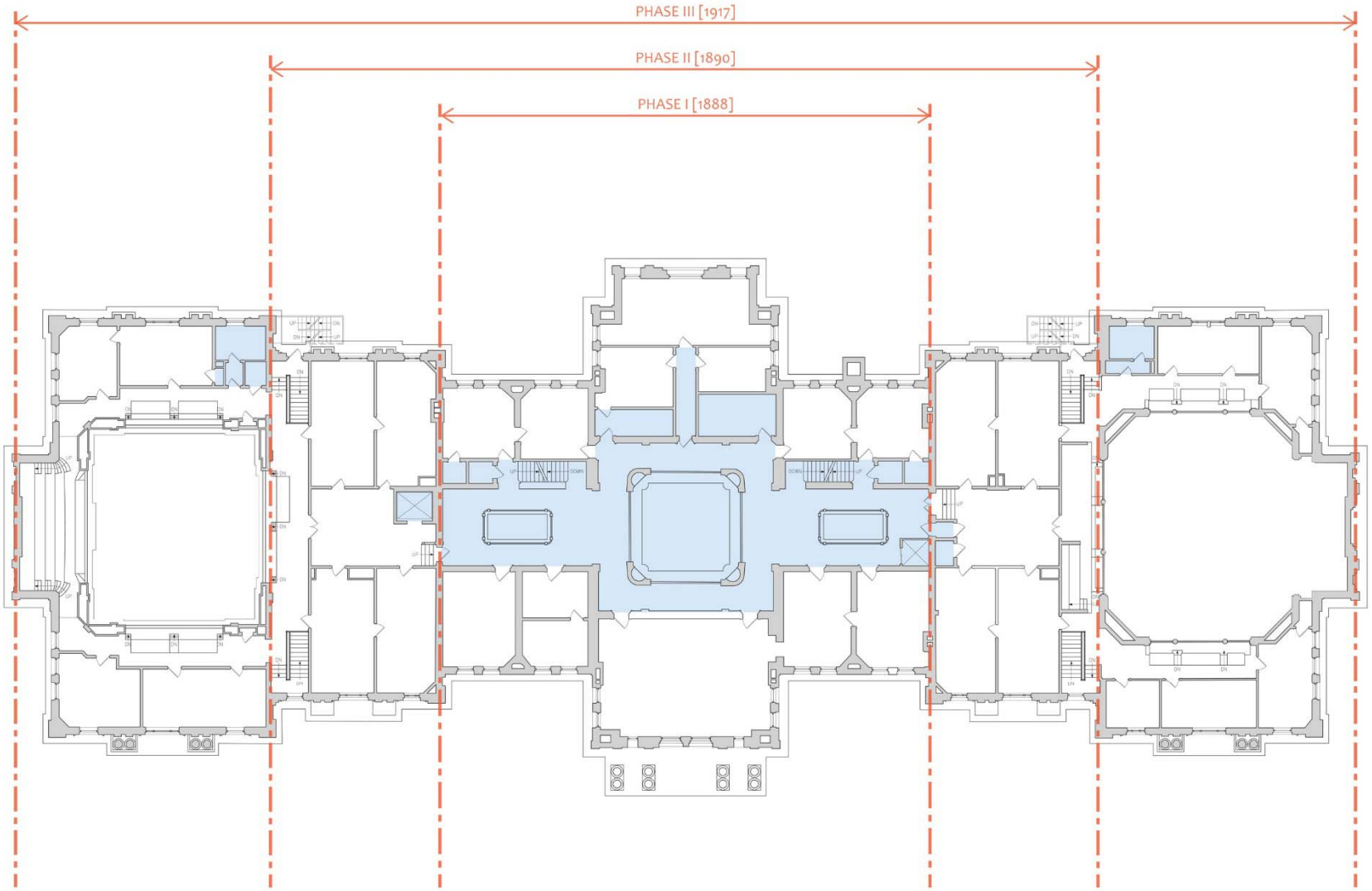
First Floor Plan

Non-Conditioned Spaces



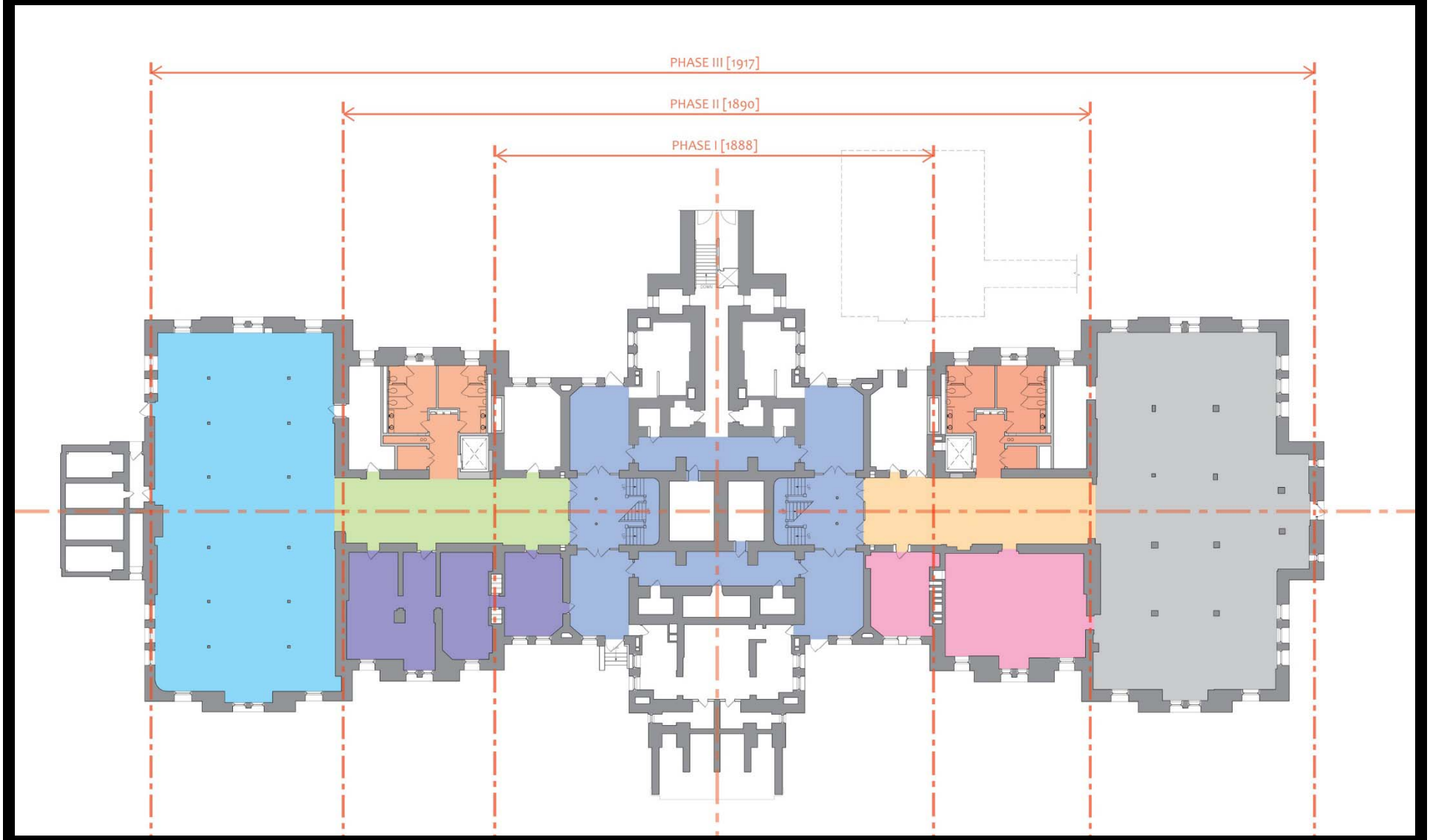
Second Floor Plan

Non-Conditioned Spaces



Third Floor Plan

Proposed HVAC Zoning

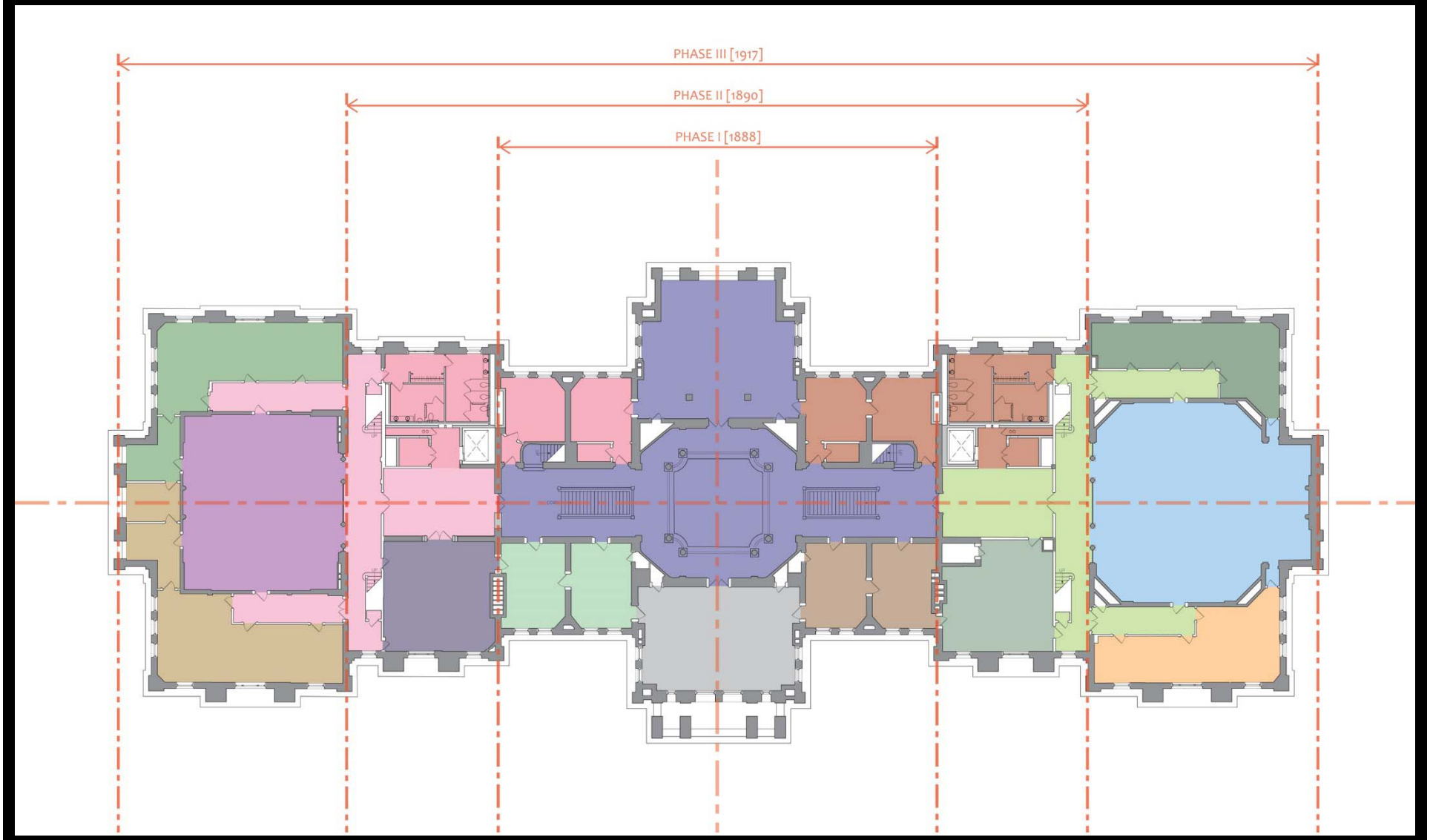


Basement Level Floor Plan

Proposed HVAC Zoning

First Floor Plan

Proposed HVAC Zoning

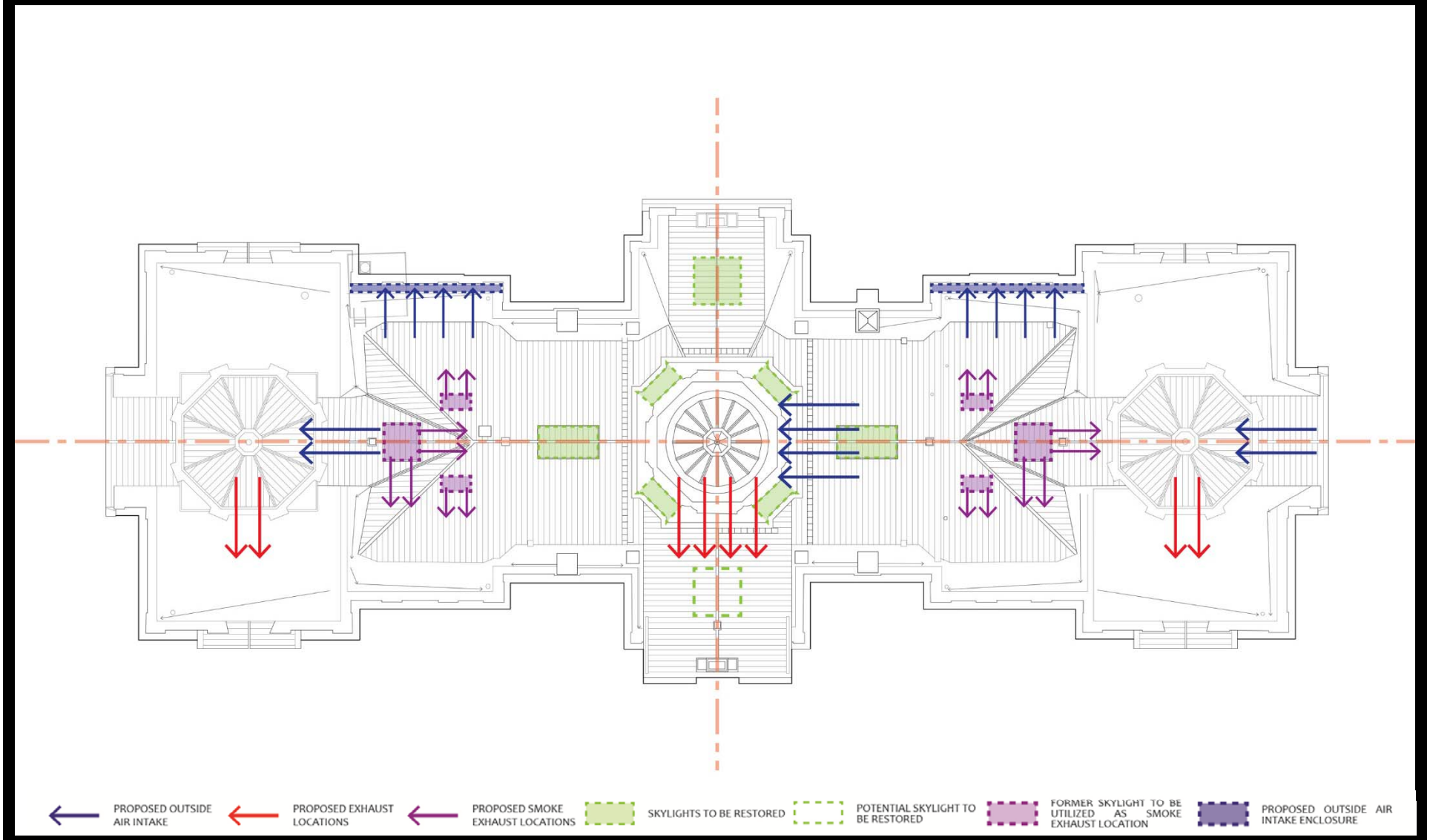


Second Floor Plan

Proposed HVAC Zoning

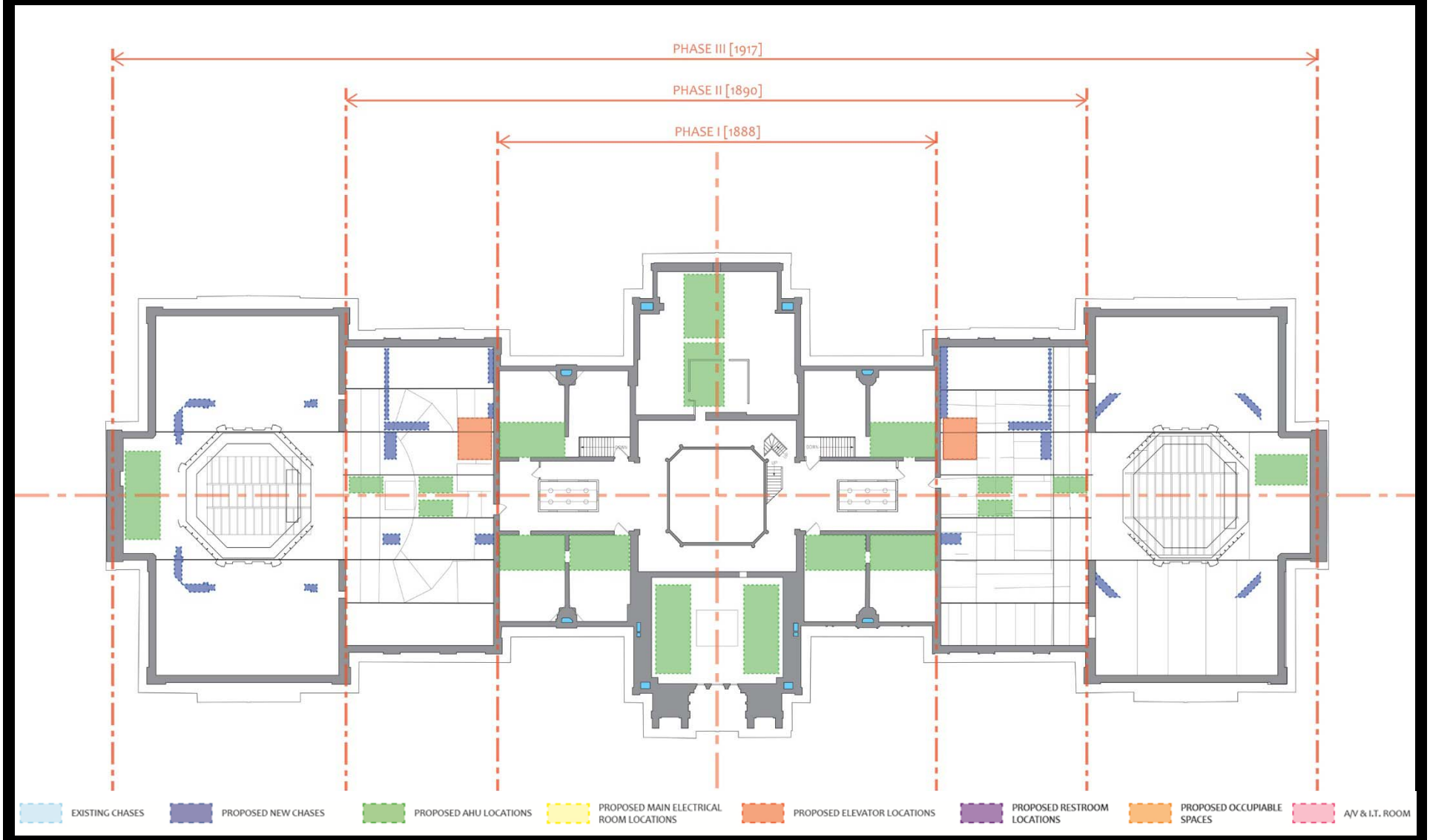
Third Floor Plan

Proposed HVAC Zoning



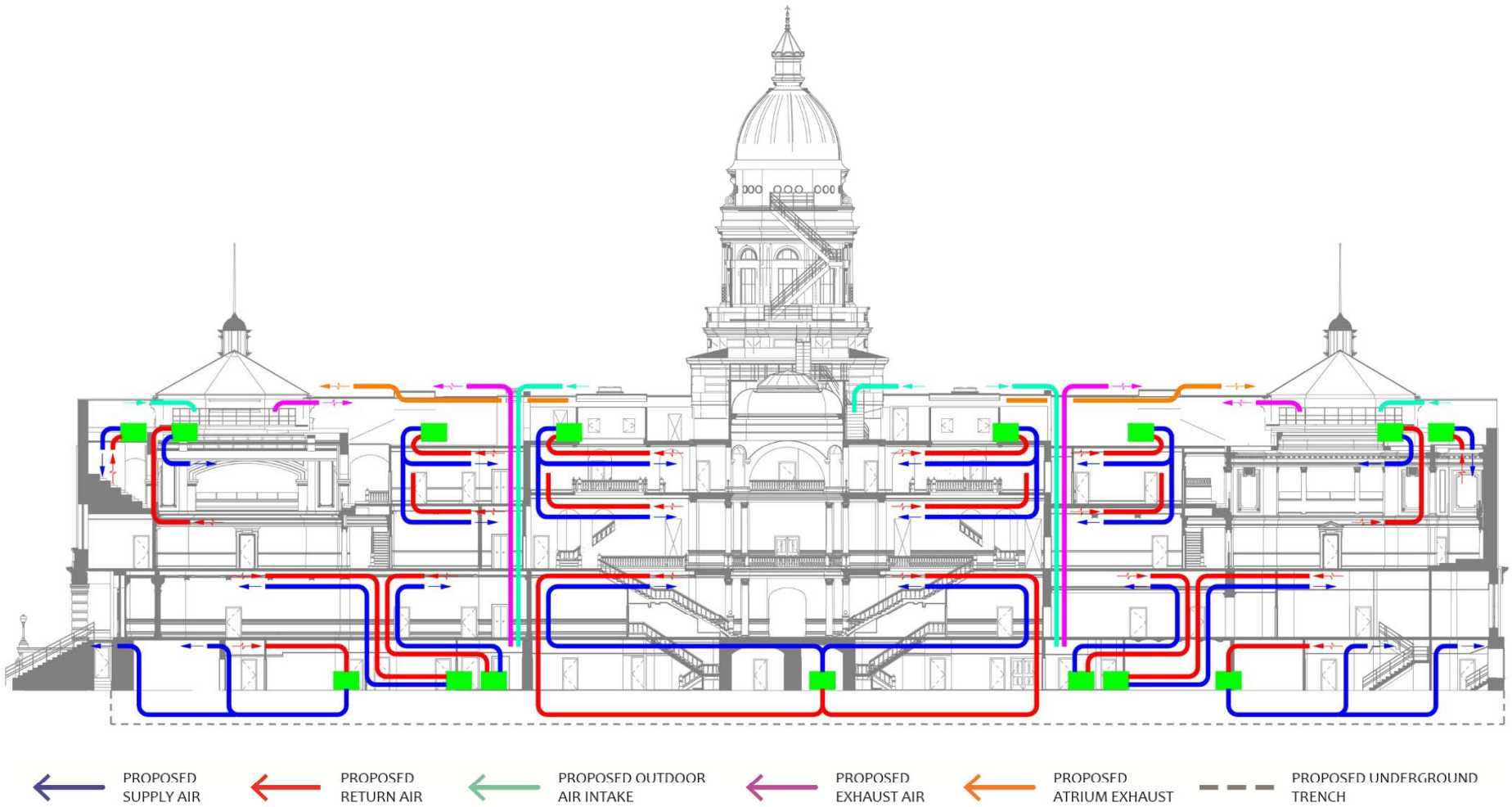
Roof Plan

Building Analysis



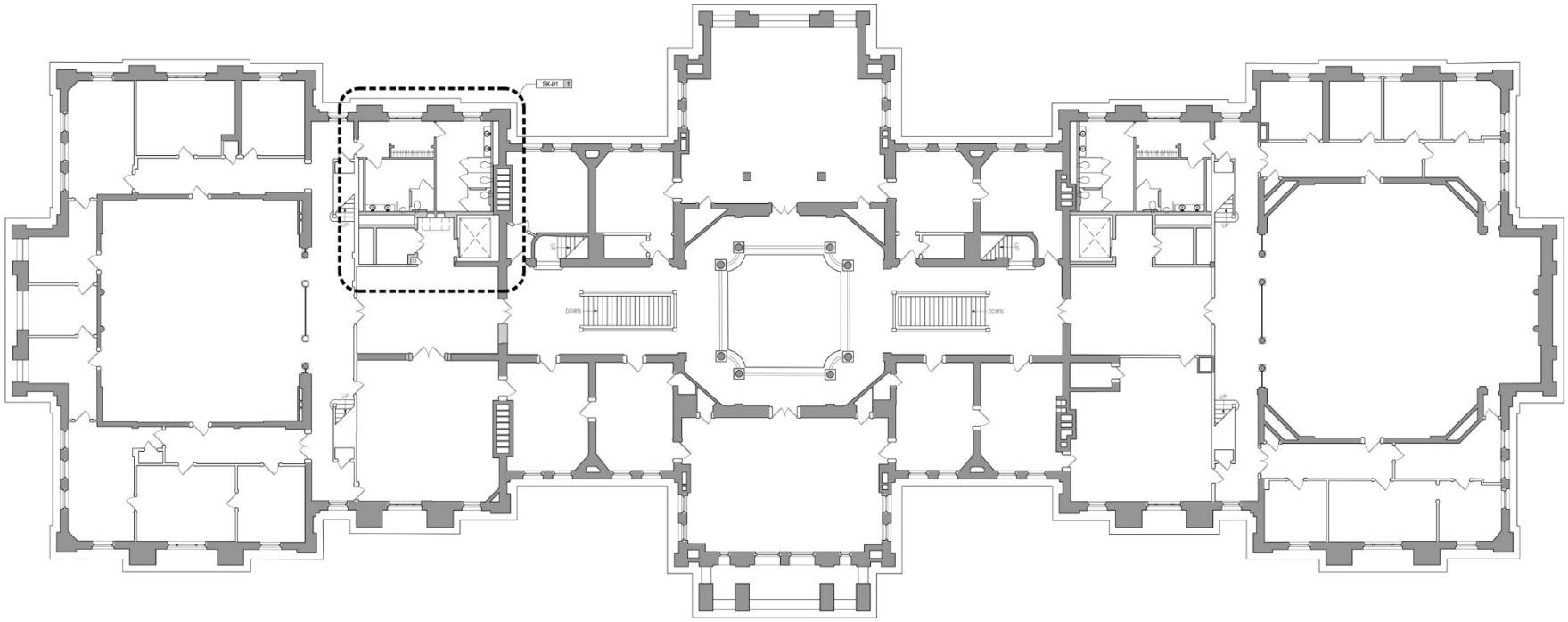
Attic Floor Plan

Proposed HVAC Zoning



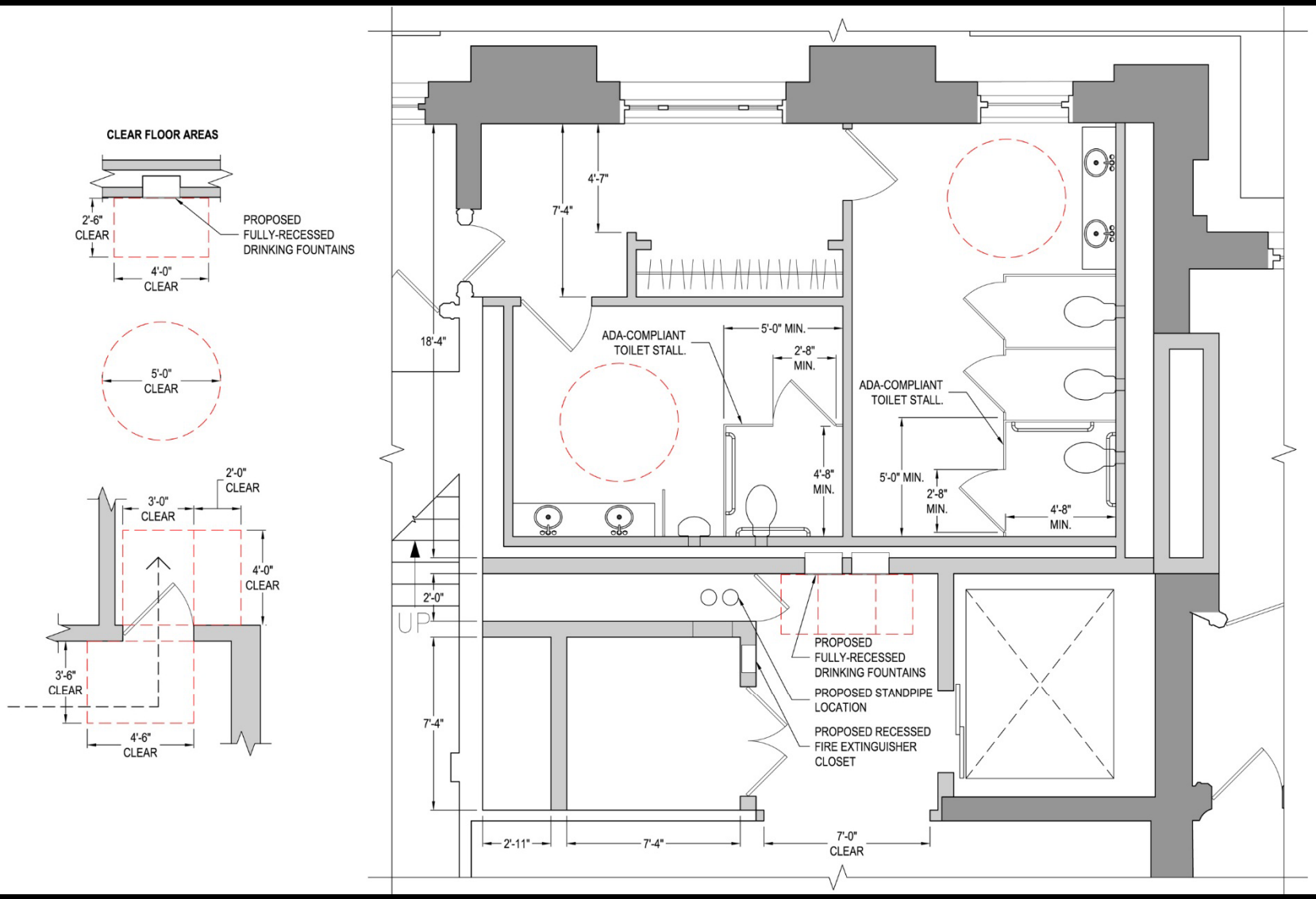
Longitudinal Section – Riser Diagram

Restroom Options



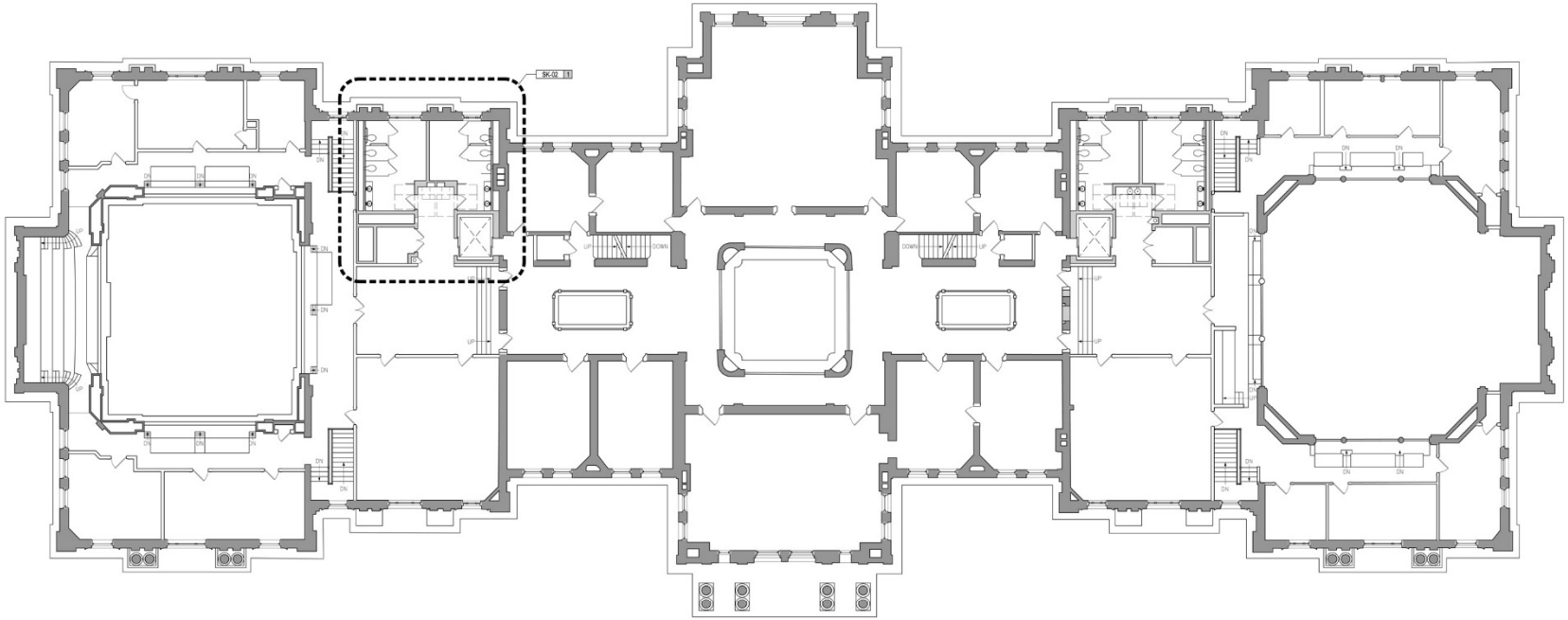
Second Floor Level Plan

Restroom Options



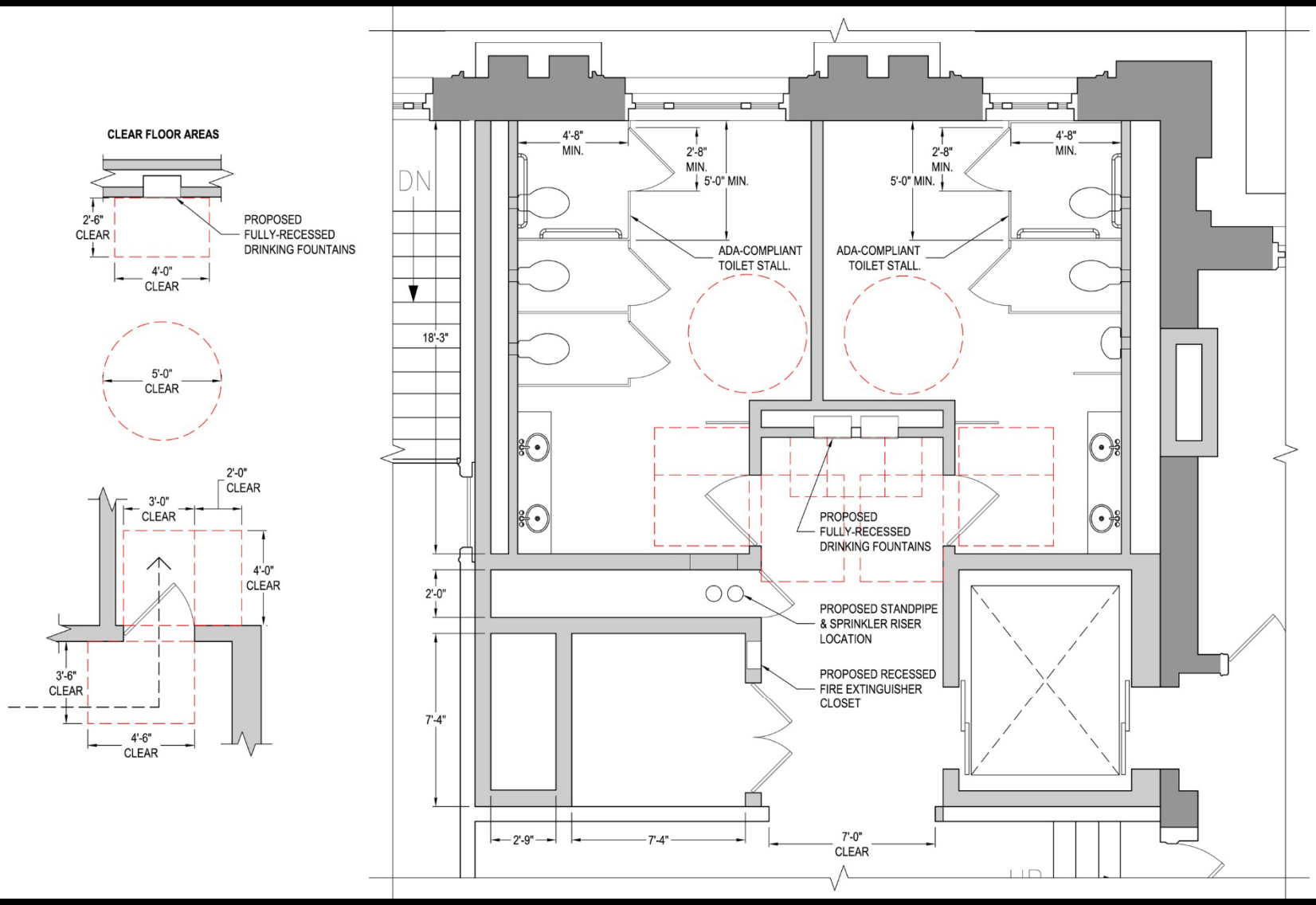
Proposed Second Floor Restroom Option

Restroom Options



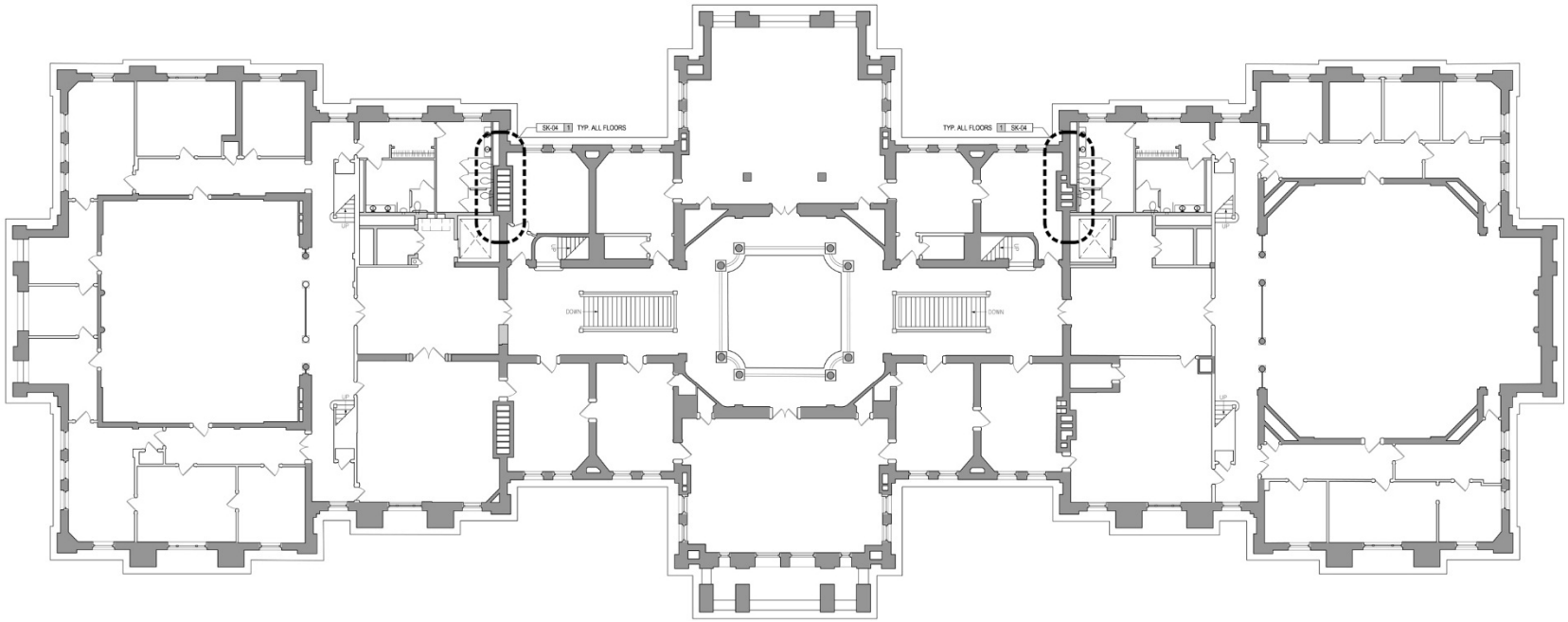
Third Floor Level Plan

Restroom Options



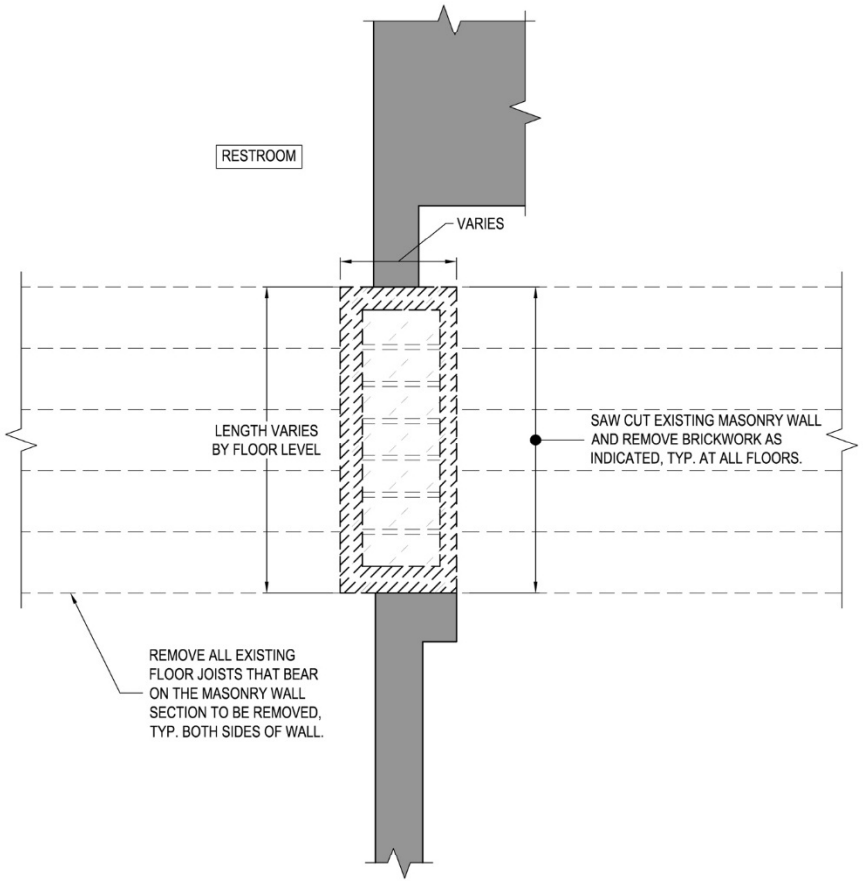
Proposed Third Floor Restroom Option

Proposed Chase Removals



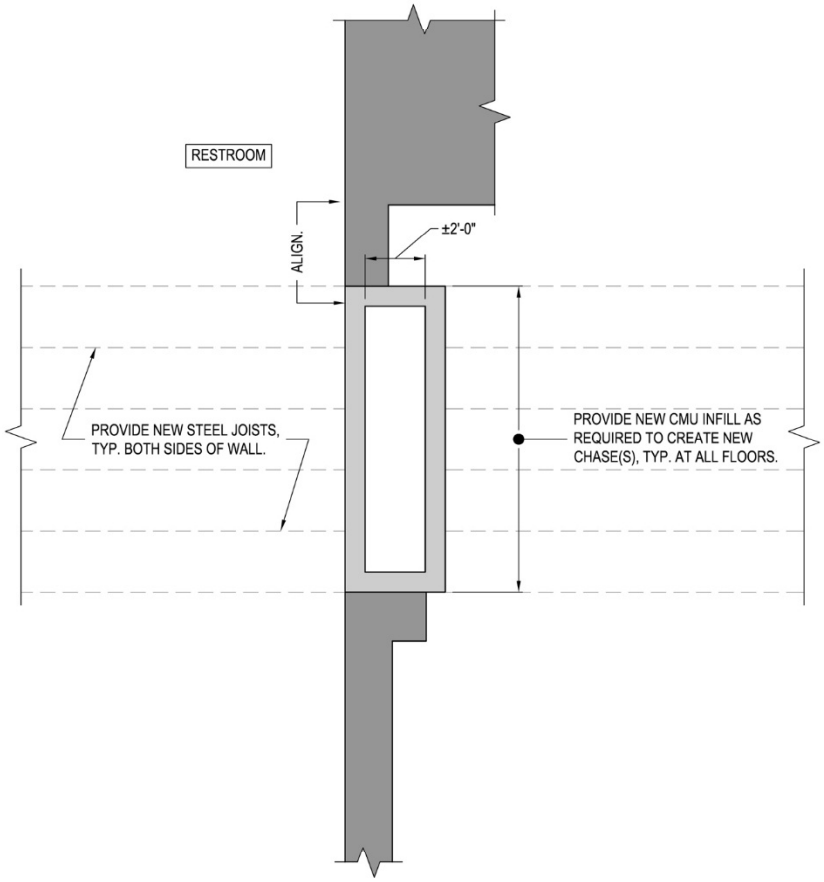
Second Floor Level Plan

Proposed Chase Removals



1 NORTH CHASE LOCATIONS - PROPOSED REMOVALS

SCALE : 1/4" = 1'-0"

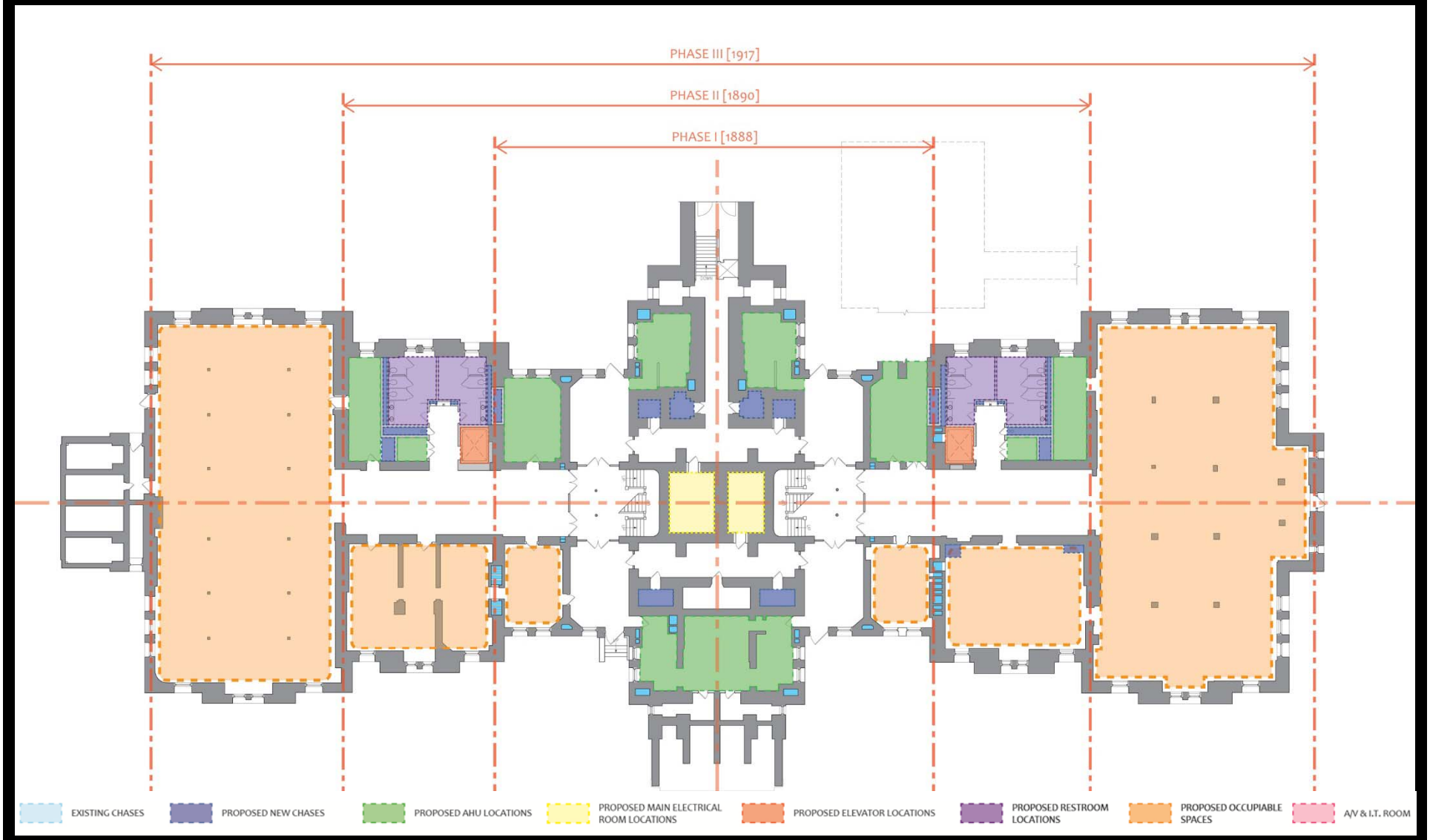


2 NORTH CHASE LOCATIONS - PROPOSED INFILL

SCALE : 1/4" = 1'-0"

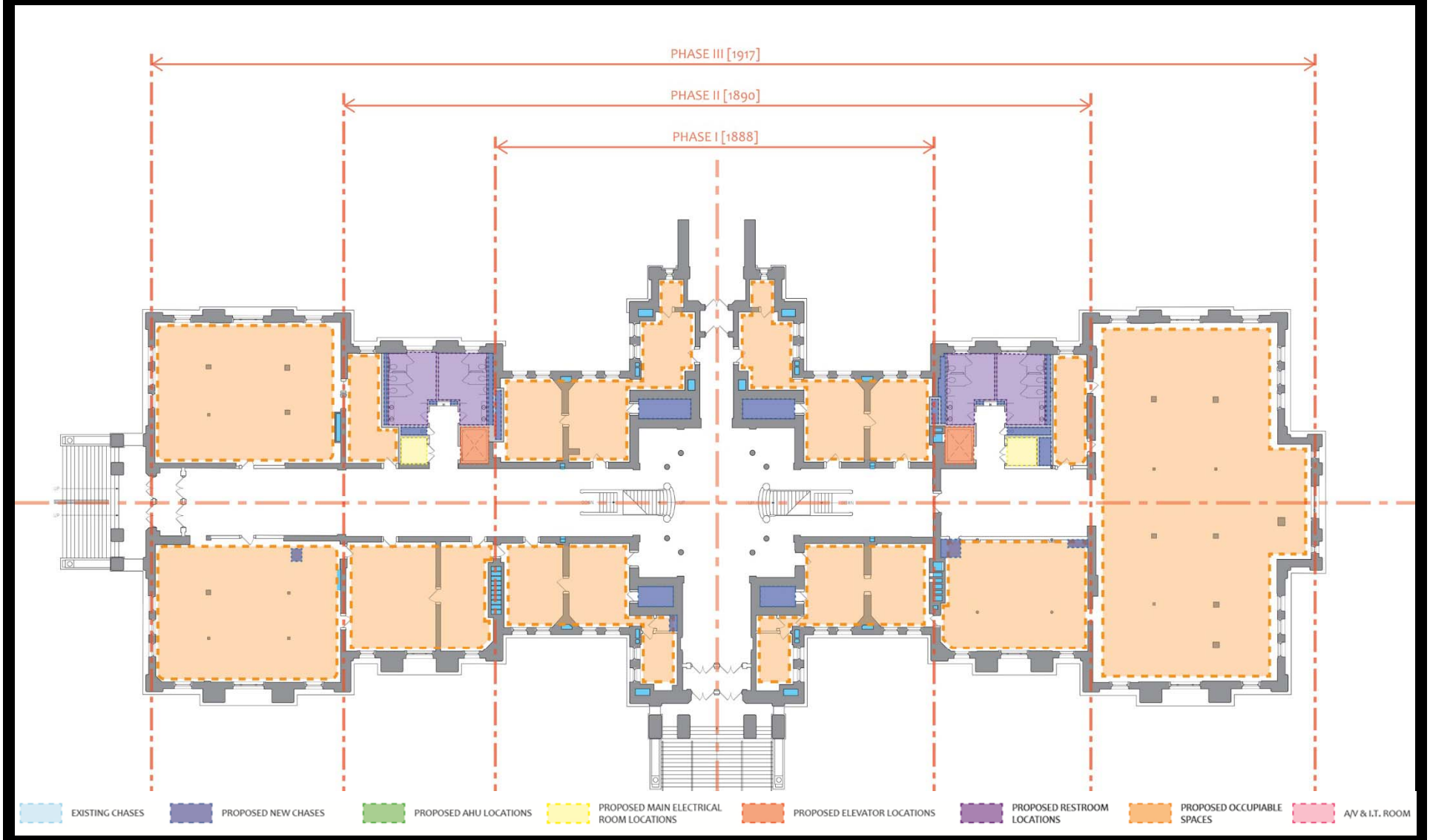
Proposed Chase Removal and Infill Plans

Building Analysis



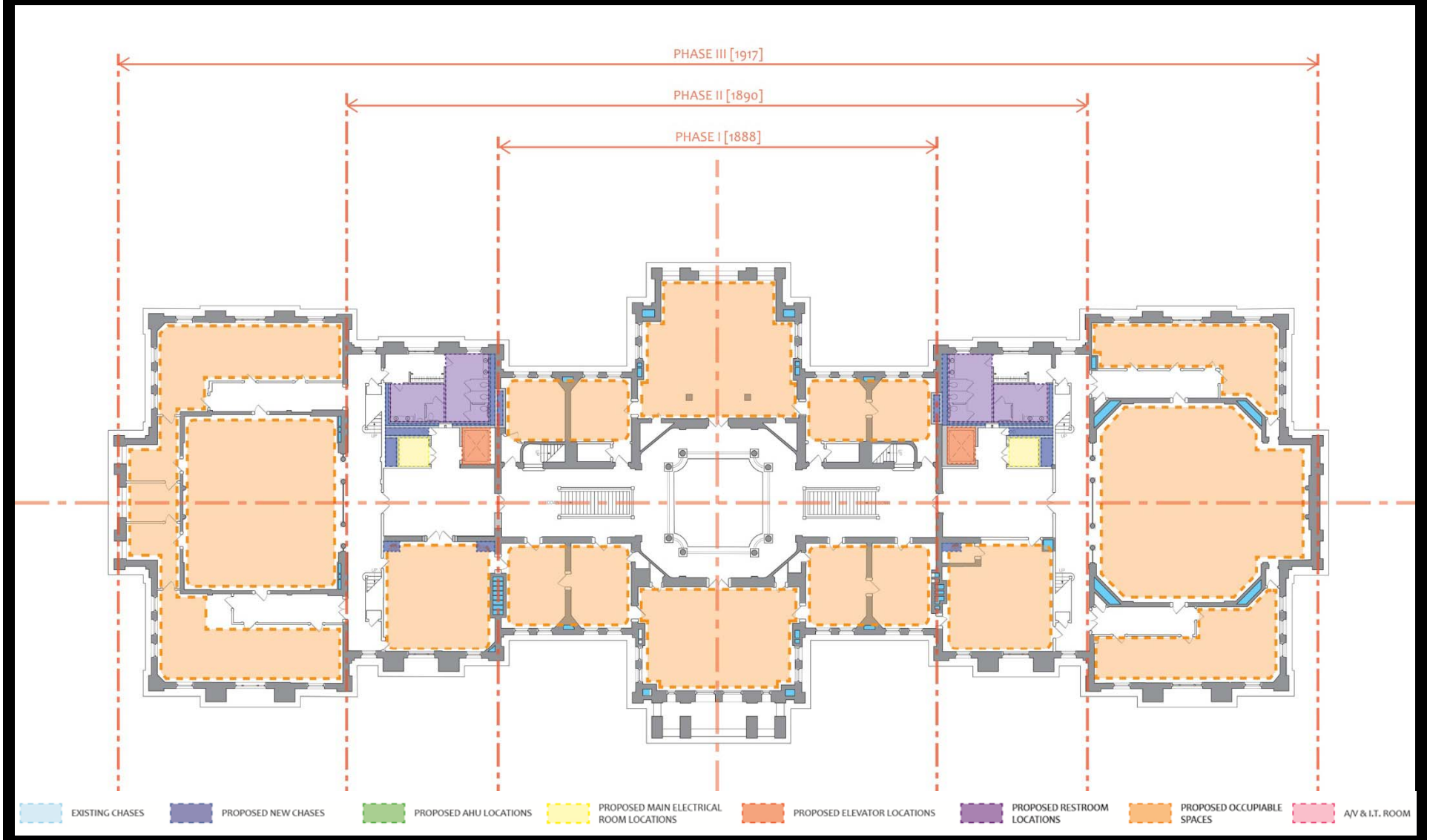
Basement Level Floor Plan

Building Analysis



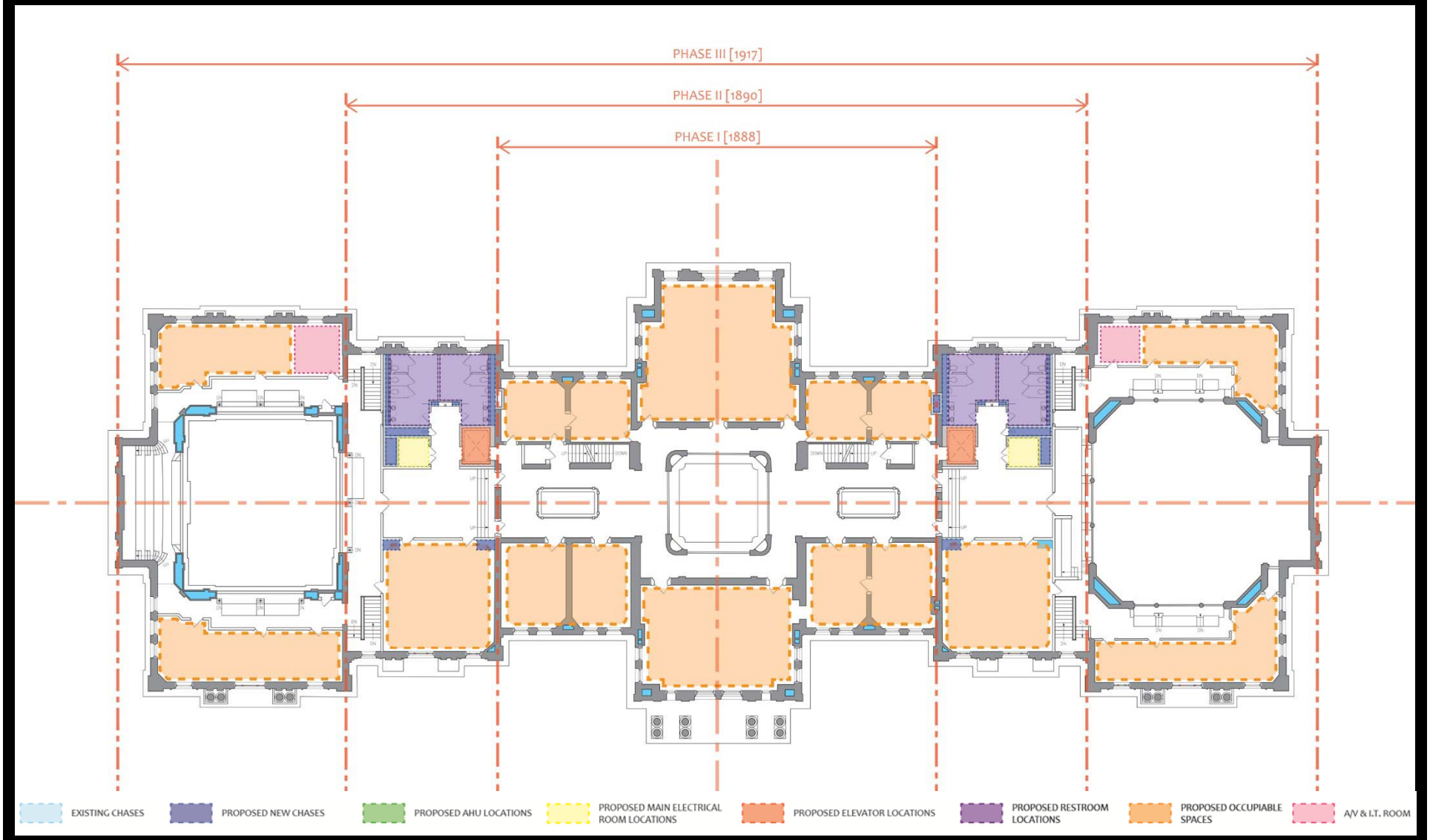
First Floor Plan

Building Analysis



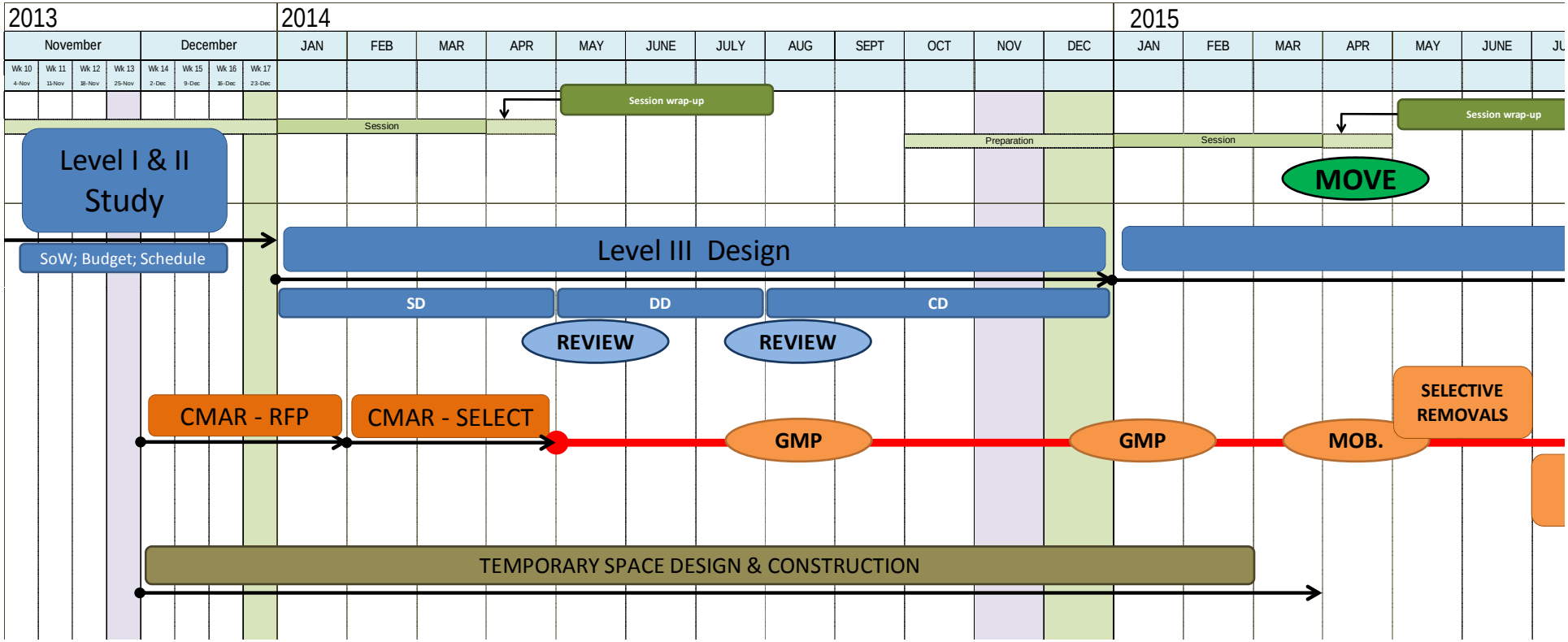
Second Floor Plan

Building Analysis

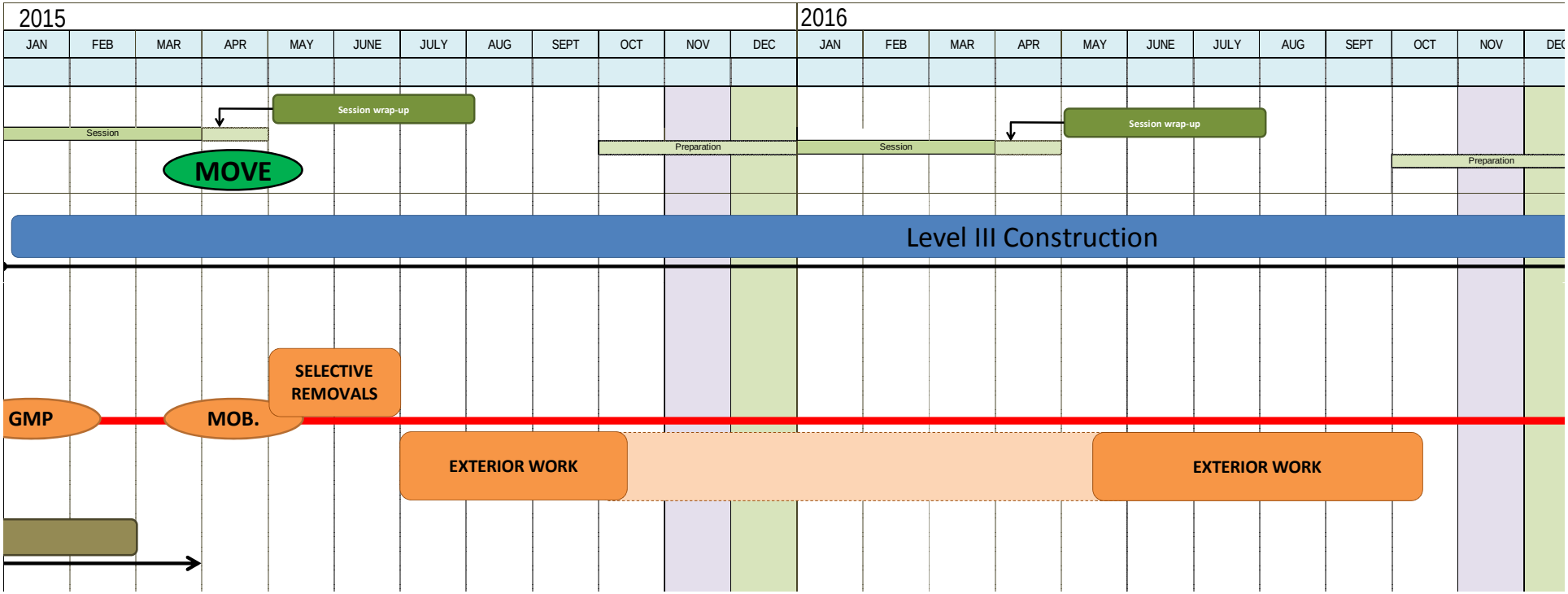


Third Floor Plan

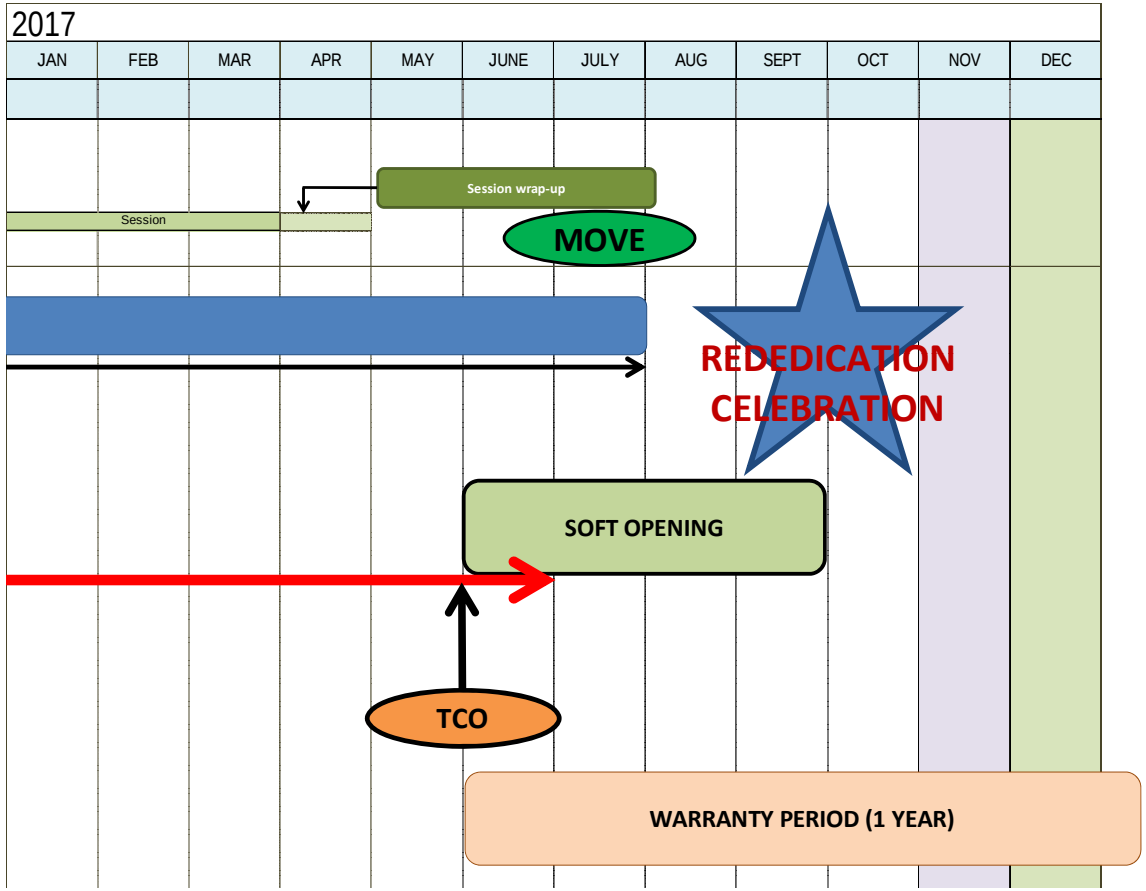
Capitol Schedule



Capitol Schedule



Capitol Schedule



Development of Project Cost[s]

- Capitol Renovation
- Supplemental Space
- Temporary Accommodation[s] / Space
- Furniture, Fixtures & Equipment
- Soft Costs

HAKI System

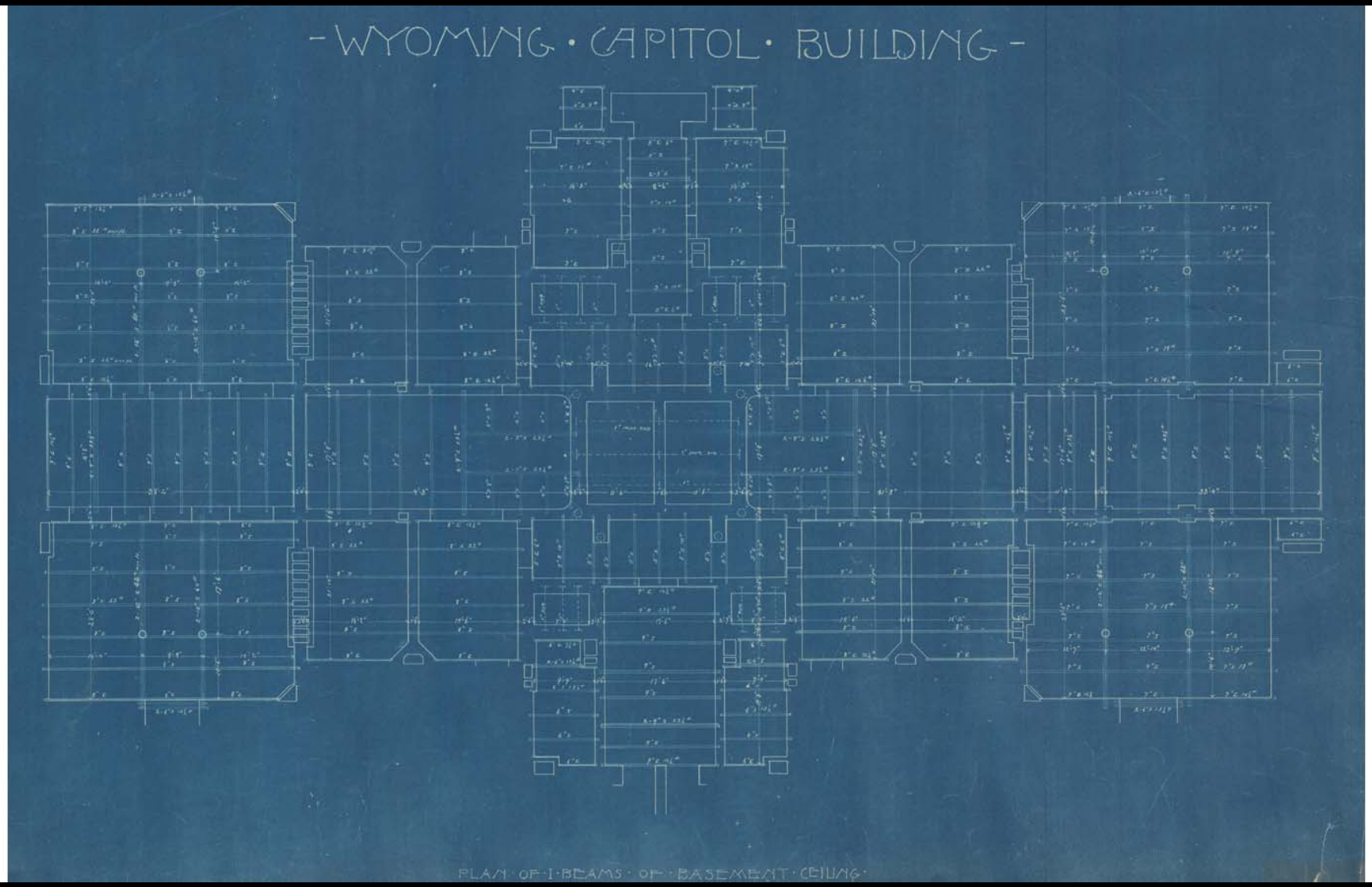
QUESTIONS?

17 October 2013

Aerial Photograph

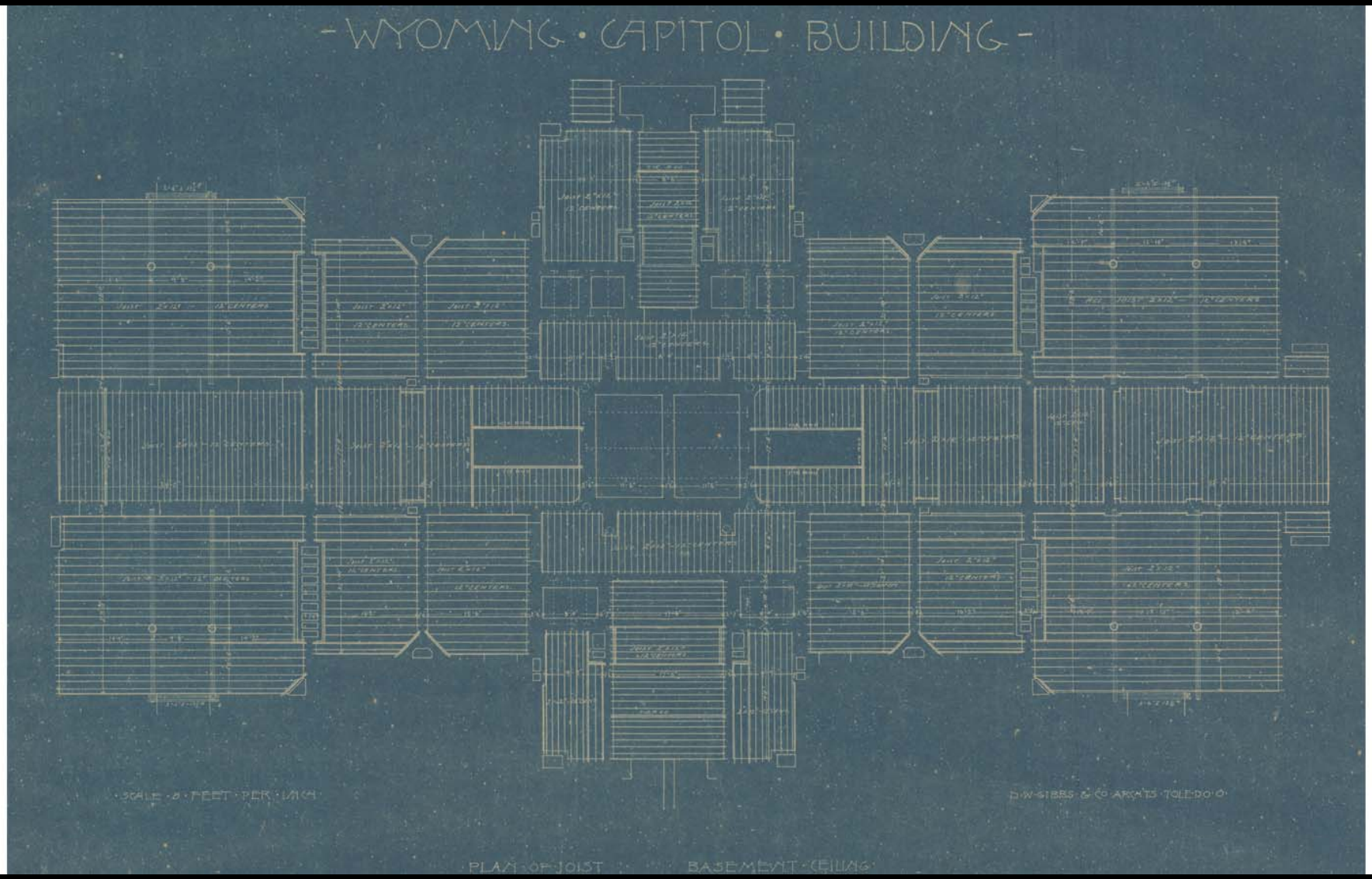
Aerial Photograph of the Capitol Complex ca. 1930 [Looking South]

Existing Conditions – Basement Level



Phase II [1890] First Floor Framing Plan

Existing Conditions – Basement Level

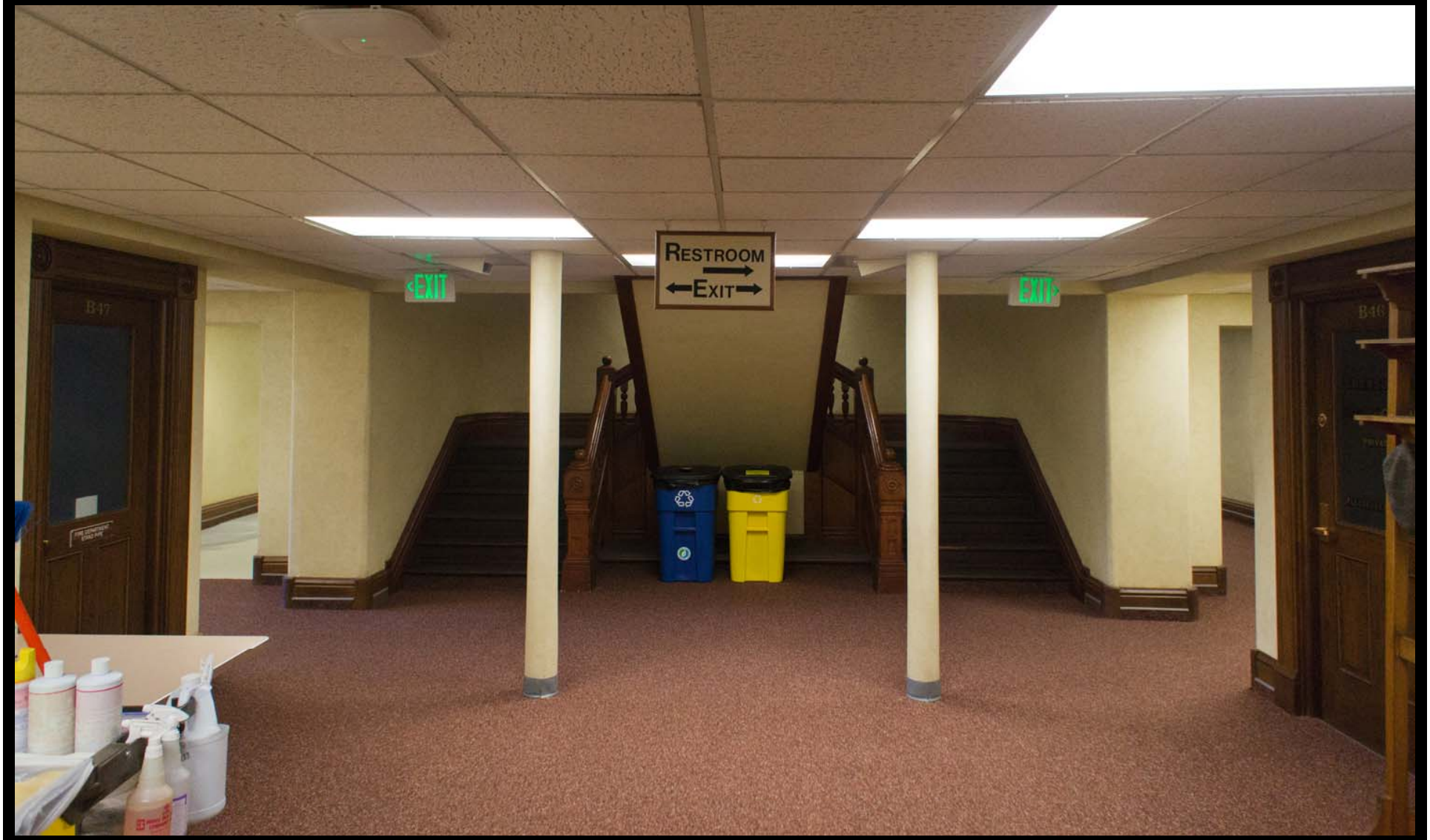


Phase II [1890] Basement Level Ceiling Joists Plan

Existing Conditions – Basement Level

Basement Level – East Corridor

Existing Conditions – Basement Level



Basement Level – West Corridor

Existing Conditions – Basement Level

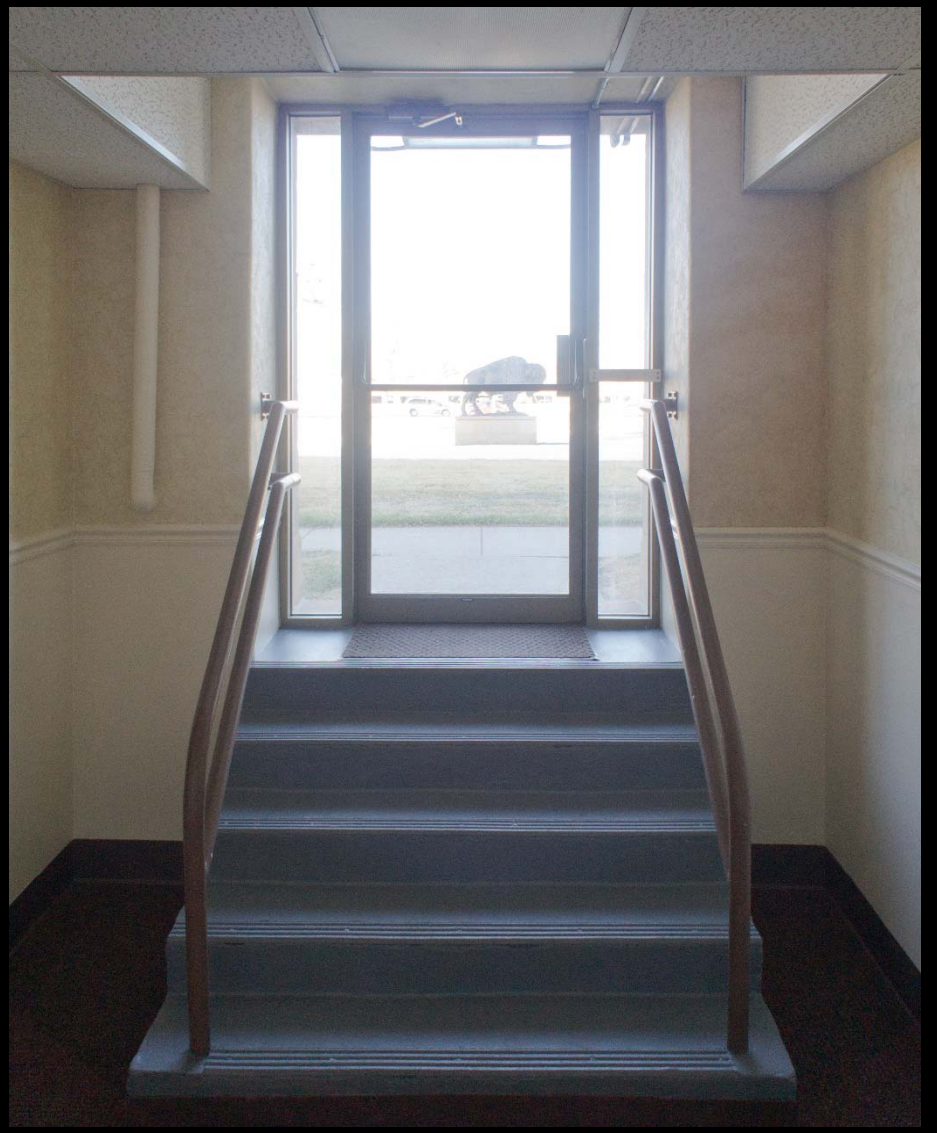
Basement Level – West Corridor [Looking West]

Existing Conditions – Basement Level

Basement Level – North Corridor Toward Herschler Building

Existing Conditions – Basement Level

West Exit Door



East Exit Door

Existing Conditions – Basement Level

Basement Corridor

Basement Corridor

Existing Conditions – Basement Level

Basement Office [Room B-23]

Existing Conditions – Basement Level

Basement Corridor [B-36]

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CAUTION
DO NOT LEAN
ON RAIL