HITCHCOCK & HITCHCOCK
ARCHITECTS

W. E. HITCHCOCK, A.I.A. TELEPHONE 745-3185 C. A. HITCHCOCK, A.I.A

107 S. FIFTH STREET
LARAMIE, WYOMING

September 5, 1975

Mr. James R. Coulter, Director
Dept. of Administration and Fiscal Control
Wyoming Capitol Building
Cheyenne, Wyoming 82002

Re: Renovation of the Capitol Building

Dear Mr. Coulter:

Some time ago the Capitol Building Commission discussed with us the need for long range planning for renovation of the Capitol Building. We have prepared a list of some of the major needs, as we see them, and have mailed this list to the members of the Commission.

Enclosed is a copy of this list for your files and informations. We would be pleased to discuss any of these items with you should you so desire.

Very truly yours,

HITCHCOCK & HITCHCOCK

By: W. E. Hitchcock
W. E. Hitchcock

WEH/kz

Enclosure

RECEIVED
SEP 8 1975
Wyo. Dept. of Administration
And Fiscal Control

CONSIDERATIONS FOR CAPITOL BUILDING

R E N O V A T I O N S

September 2, 1975

Hitchcock & Hitchcock
A R C H I T E C T S

The preservation of the Wyoming State Capitol Building as a heritage for future generations is certainly one of the important responsibilities that the citizens of this state have entrusted to the Capitol Building Commission. This building must certainly continue to contain the most important executive and legislative offices in Wyoming.

Because of the offices that it houses and because of continuing changes in space assignments, it is reasonable to expect that this building should, by means of an on going program, be renovated so as to provide modern office accomodations while preserving the cultural flavor and the dignity originally incorporated in it.

Consistent aesthetic design principles should be applied to all future changes inside this building, which is revered by Wyoming citizens, to insure that the integrity of the original design be preserved.

The following list is offered for consideration and implementation:

1. Adoption of a consistent plan for ceiling and illumination for office spaces, halls, toilets, etc., and installation of new lighting fixtures and new suspended ceilings.

2. Adoption of a standard style of partitions, including types of finish.

3. Replacement of worn out door hardware.

4. Refinishing of woodwork.

5. Renovation of radiation system.

6. Repair, re-point and caulk exterior stonework.

7. Remove and relocate exposed electrical wiring and telephone equipment in a manner consistent with modern office construction.

8. Repaint building interior, starting with main corridors and rotunda.

9. Repair skylights and reglaze where necessary.

10. Repair sagging floors in stairwells east and west of the rotunda.

11. Install fire doors on east portion of building to match those installed with new elevator construction.

12. Install solar screens on windows of the building to conserve energy, also add double glass to top floor windows.

13. Re-furbish old elevator.

14. Replace flammable wall finishes in basement corridors.

15. Install ventilating and cooling system.

16. Repair gold leaf on Dome.

17. Office alterations as required by occupants, using selected materials and finishes which conform to above standards.

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107 S. FIFTH STREET
LARAMIE, WYOMING

9-29-78

1978-1979 RENOVATION OF WYOMING CAPITOL BUILDING

PHASE	BID (or Estimate)	CONTINGENCY	TOTAL
IV-A Auditor	318,000.00	20,000.00	338,000.00
IV-B Dome, Gutters	180,162.00	100,000.00	280,162.00
IV-C Treasurer	264,900.00	10,000.00	274,900.00
IV-D Rotunda 4.30	591,238.00	30,000.00	621,238.00
	1,354,300	160,000.00	$1,514,300.00

$1,514,300 x 1.1 = $1,665,730.00

Legislative Appropriation for 1978 --- $1,665,800.00

THE STATE OF WYOMING

ED HERSCHLER
GOVERNOR

Department of Administration and Fiscal Control

CHEYENNE, WYOMING 82002

June 6, 1978

THE THREE PRIORITIES FOR THE CAPITOL ARE:

1) RENOVATION AND REMODELING OF THE BILL ROOM.

2) AUDITOR'S OFFICE.

3) TREASURER'S OFFICE.

THE OTHER PRIORITIES WILL HAVE TO BE SET UP AS WE ARE WORKING ON THESE PROJECTS.

8-0016

BID TABULATION

PHASE IV-A ALTERATIONS TO WYOMING CAPITOL BUILDING
Cheyenne, Wyoming

STATE CONTRACT NO. 8-02920 BID DATE: July 19, 1978

BIDDER	STAGE I COMPLETION DATE	BID
SANDAHL, INC. #1 OK	OCT 15, 78	$318,000.00
SPIEGELBERG LUMBER & BLDG. CO. #1 OK	DEC 1, 1978	$348,140.00

7-19-78

HITCHCOCK & HITCHCOCK
ARCHITECTS

W. E. HITCHCOCK, A.I.A. — TELEPHONE 745-3185 — C. A. HITCHCOCK, A.I.A.

107 S. FIFTH STREET
LARAMIE, WYOMING

May 17, 1978

Mr. Nick Mirich, Administrator
Central Services Division, D.A.F.C.
Lower Level #1, Emerson Building
2001 Capitol Avenue
Cheyenne, Wyoming 82002

Re: 1978 Renovation, Wyoming Capitol Building

Dear Mr. Mirich:

In order to provide for an orderly sequence of work using funds authorized by the Legislature for 1978, we propose to prepare plans and specifications so that bids may be received in sequence for each of 4 phases. A tabulation of the 4 phases is attached.

Since Legislative appropriation did not provide for all of the work proposed, we suggest omitting the items listed in Note (1) of the tabulation sheet.

We would be happy to meet with you to discuss details at your convenience.

Sincerely yours,

HITCHCOCK & HITCHCOCK

By W. E. Hitchcock

W. E. Hitchcock

WEH/CSD
Encl.: 2

RECEIVED
MAY 18 1978
DAFC - GENERAL SERVICES DIVISION

PHASING OF WORK

FOR

1978 RENOVATION TO WYOMING CAPITOL BUILDING

May 15, 1978

Hitchcock & Hitchcock
ARCHITECTS

PHASE NO.		BUDGETED AMT.
IV-A	Renovation of Auditor's Suite ----------	$ 375,000.00
IV-B	Repair of Dome, repair exterior metal cornices and trim, insulate portions of attic ----------	415,000.00
IV-C	Renovation of Treasurer's Suite ----------	185,000.00
IV-D	Renovation of rotunda, central L.S.O. office (also add floor above), third floor foyers outside House and Senate Galleries, stairs from basement to second floor and basement rest rooms ----------	690,800.00
	Total 1978 Legislative Appropriation ----------	$1,665,800.00

NOTES: (1) Omitted from work originally proposed: renovation of old elevator and renovation of basement halls, installation of solar screens

(2) Possible addition of $22,000.00 to Phase IV-A for renovation of Bill Room and addition of speakers to rooms adjacent to House Chamber (before 1979 session)

RECEIVED
MAY 15 1978
DAFC - CENTRAL SERVICES DIVISION

PHASING OF WORK

FOR

1978 RENOVATION TO WYOMING CAPITOL BUILDING

May 15, 1978

Hitchcock & Hitchcock
ARCHITECTS

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DAFC - CENTRAL SERVICES DIVISION

ALTERATIONS AND RENOVATIONS
TO STATE CAPITOL BUILDING
CHEYENNE, WYOMING

January 23, 1976

Hitchcock & Hitchcock
architects

	DESCRIPTION	ESTIMATED COST	PROPOSER
	PHASE I (1974-75)		
1.	Alterations to House Chambers	$ 304,026.00	
2.	Installation of new elevator	235,370.00	
3.	Installation of new aluminum windows on lower 3 floors	218,000.00	
	In Past Appropriation	$ 757,396.00	
	PHASE II (1976)		
1.	Alterations to Senate Wing	$ 325,000.00	M.C.
2.	Renovations to Committee Rooms and L.S.O. Offices	195,000.00	M.C.
3.	Renovations to 1st floor east wing	510,000.00	D.A.F.C.
4.	Replace wood floor joists south and west of Rotunda	370,000.00	A
5.	Repoint and repair exterior masonry	30,000.00	D.A.F.C.
6.	Repair exterior parking lot surfaces	72,000.00	D.A.F.C.
7.	Repair skylights west wing	15,000.00	D.A.F.C.
8.	Install omni-directional microphones in both Chambers with sound pick-up outlets in Press Room and install guard grilles around balcony railing in both Chambers	30,000.00	M.C.
9.	Replace old radiators thru-out with new cabinet units for use in both heating and cooling with individual room temperature control, install chilled water piping in all renovated spaces east of Rotunda and connect chilled water lines thru tunnels to existing water chillers, and install automatic exhaust system in attic	950,000.00	D.A.F.C.
		$2,497,000.00	

	DESCRIPTION	ESTIMATED COST	PROPOSER
	PHASE III (1977)		
1.	Replace wood floor joists north and east of Rotunda	$ 390,000.00	A
2.	Renovate balance of L.S.O. Offices	100,000.00	M.C.
3.	Repoint and repair exterior masonry	30,000.00	D.A.F.C.
4.	Install matching anodized aluminum trim on wood window trim on 3rd floor	25,000.00	A
5.	Install solar screens on all windows	110,000.00	D.A.F.C.
6.	Install chilled water piping for remainder of building and renovate ventilating system in both Chambers	310,000.00	D.A.F.C.
7.	Install water chilling equipment under north parking lot	510,000.00	D.A.F.C.
		$1,475,000.00	
	PHASE IV (1978)		
1.	Renovate east basement hallway and replace silver covered entrance doors and frames with color anodized aluminum to match aluminum windows	$ 45,000.00	D.A.F.C.
2.	Install new semi-shielded lighting in Rotunda and paint walls and ceilings of halls and Rotunda	125,000.00	A
3.	Redecorate and relight foyers outside Chamber balconies	60,000.00	A
4.	Repoint and repair exterior masonry	30,000.00	D.A.F.C.
5.	Repair and repaint exterior metal surfaces on roof and Dome and repair gold leaf on Dome	325,000.00	A
6.	Repair skylights central portion	10,000.00	D.A.F.C.
7.	Renovate old elevator	50,000.00	A
		$ 645,000.00	
	TOTAL OF PHASES II, III, and IV	$4,617,000.00	

PHASE II 1976
ALTERATIONS AND RENOVATIONS
TO STATE CAPITOL BUILDING
Cheyenne, Wyoming

Cost Estimates for Replacement of Old Radiators, Installation of Chilled Water Piping in existing and new tunnel to Hathaway Building

January 23, 1976

Hitchcock & Hitchcock
architects

No.	ITEM	ESTIMATED COST
1.	Replacement of Old Radiators with new fan coil units	$250,000.00
2.	New heating and cooling piping in Capitol Building	90,000.00
3.	Automatic temperature controls	175,000.00
4.	Automatic exhaust system in attic	25,000.00
5.	Steam tunnel to Hathaway Building	111,880.00
6.	Utility crossing costs	15,000.00
7.	Steam and return piping in Tunnel	35,280.00
8.	Chilled water piping in Tunnel	76,608.00
9.	Pipe insulation in Tunnel	32,232.00
10.	Contingencies & Fees	139,000.00
		$950,000.00

ALTERATIONS AND RENOVATIONS
TO STATE CAPITOL BUILDING
Cheyenne, Wyoming

Proposed Sequence and Execution
of Phase II (1976) Items of Work

March 2, 1976

Hitchcock & Hitchcock
architects

PRIORITY	DESCRIPTION	TYPE OF AWARD
1.	Extend Steam Tunnel to Hathaway Building and install Chilled Water Lines in tunnel	Change Order to existing Contract
2.	Alter and Renovate Senate Wing 3rd + 2nd floors	Separate Contract
3.	Alter and Renovate First Floor East Wing	Separate Contract
4.	Replacement of Old Radiators with New Fan Coil Units	Separate Contract
5.	Balance of Work	Separate Contract

Proposed Phasing of Work
required in
Altering and Renovating
the
WYOMING CAPITOL BUILDING

PHASE II (1976)

1. Alterations to Senate Chamber would include removal of flooring, installation of underfloor ducts for communication systems and electrical systems, installation of new carpeting and lighting, new acoustical treatment on balcony ceiling, refinishing of woodwork, repainting of walls and ceilings, installation of sound system and new restroom facilities. All to be similar to 1974 work in the House Chamber.

2. Renovations of Committee Rooms and L.S.O. offices would include refinishing of woodwork, repainting of wall, concealment of pipe risers, replacement of wood flooring with concrete, new carpet, new ceilings, new electrical outlets and lighting.

3. Renovations of the Executive offices on first floor would include general rearrangement of office partitions, refinishing of woodwork, repainting of walls, concealment of pipe risers, new carpet, new ceilings, positive ventilation for inside offices, new electrical outlets and lighting. Also included would be a general overhaul of the existing steam heating system to allow for more uniform control over heat distribution. Unused exposed piping would be removed.

4. Replacement of wood floor joists south and east of Rotunda would include removing and replacing marble floor tile and removing wood floors and joists on 1st, 2nd and 3rd floors of original building, installation of new steel joists, concrete floors, suspended ceiling, recessed lighting, refinishing woodwork, repainting walls and concealment of pipe risers.

5. Repair of deteriorating masonry will take expert, time-consuming work extending over several years. This would be the beginning of repairs and repointing of the exterior walls and steps.

6. Repair of the exterior parking lot on the north side of the Capitol Building would include replacement of worn and broken concrete slabs which inhibit proper drainage and the resealing of all joints.

7. Repair of skylight would include reglazing, caulking, and replacement of damaged metal parts.

8. Omni-directional microphone and sound pick-up installation would also include loud speakers from both Chambers in the office of the Director of L.S.O.

9. Replacement of old radiators as described would include automatic individual room temperature control. Construction of new maintenance steam tunnel between Supreme Court and Hathaway buildings in 1976, with chilled water lines installed, would allow considerable economy to be achieved by utilizing present construction crews on the steam tunnel while they are still at the site. Cooling of certain rooms in the east wing would be by means of chilled water piped through the maintenance steam tunnel from the Barrett Building.

PHASE III (1977)

1. Replacement of wood joists north and west of Rotunda would include removal and replacement of marble floor tile, removing wood floors and joists on 2nd and 3rd floors of original building, installation of new steel joists, concrete floors, suspended ceilings, recessed lighting, refinishing woodwork, repainting walls and concealment of pipe risers.

2. Renovations of balance of L.S.O. offices would include refinishing of woodwork, repainting of walls, concealment of pipe risers, new carpet, new electrical outlets and lighting.

3. Continuation of exterior masonry renovation and repointing work.

4. In the early 1960's, aluminum windows were installed in the old wood window frames on third floor leaving exposed exterior wood around perimeter of masonry openings. This exposed wood would be covered with aluminum trim to match the aluminum windows on the other three floors, thus reducing maintenance costs and deteriorization.

5. Installation of solar window screens on all windows would control sun glare and would conserve energy in future heating and cooling of the Capitol Building.

6. Installation of chilled water piping in the remainder of the building would make it possible to provide cooling all office and committee rooms and the House and Senate Chambers.

7. Installation of water chilling equipment under the north Parking Area would serve the Capitol building, Supreme Court building and serve as a stand-by source of chilled water for the Hathaway and Barrett Buildings.

PHASE IV (1978)

1. Certain corridor walls in the basement are flamable, these would be replaced in conformity to building code requirement. Uniformity in appearance of the building exterior would be obtained by eliminating silver covered exterior aluminum finishes.

2. Existing lights for the rotunda dome glare in the viewer's eyes. These would be replaced with shielded fixtures with more efficient bulbs to provide more light with less power consumption. This combined with repainting of the walls and ceilings, will enhance the impressive appearance of this center of interest in the Capitol Building.

3. The public lobbies adjacent to each chamber would be refurbished to provide a quieter, more dignified atmosphere.

4. Continue work of restoring and preserving exterior masonry.

5. Exterior work on the dome and roof would include repair of leaks in metal walls and cornices.

6. Repair of skylights over the central portions of the building would include reglazing, recaulking and replacement of defective metal parts.

7. Renovation of old elevator would include replacement with faster smoother operating equipment.

THE STATE OF WYOMING

ED HERSCHLER
GOVERNOR

Department of Administration and Fiscal Control

CHEYENNE, WYOMING 82002

PROPOSED REMODEL, CAPITOL BUILDING

In trying to put together a comprehensive master plan for the remodeling of the offices of the Secretary of State, Treasurer and the Auditor, I believe it is in the best interest of the State of Wyoming to move the State Land office out of the Capitol. To give additional space to the remodel of the Treasurer office four rooms now being used by the Attorney General are to be incorporated into this plan. These four people could be moved to the basement now occupied by the Land office. The Auditor's office is at the present time the most congested area in the Capitol, and additional space for the Auditor can be made available in the basement area where the Land office is located. The Legislative Service Office has requested additional space next to the service elevator, and it is possible that one office now being used by the Attorney General could be made available to the Legislative Service Office by giving the Attorney General additional space where the Land office is now located. Also, in order to remodel the existing space for both the Treasurer and the Auditor, it is essential that we have a place to move the people to out of various areas so this remodel can be accomplished. Mr. King has been quite receptive and has cooperated 100% in working with our draftsman in drawing up plans for him to move to the Pioneer Building being constructed at the corner of 24th and Pioneer by Oppenheimer and Associates. The increase of services are such that Mr. King's Land office has outgrown their present quarters.

I am recommending to the Commission that this plan be approved so I can carry out the intent of the Legislature in remodeling the Capitol Building in its entirety according to the recommendation by the architect and the subsequent appropriation by the Legislature. I would also like to have approved as a first phase of this remodel the completion of the Secretary of State's offices and the transfer of funds from the 1976 Appropriation of Phase II, Capital Outlay General in the amount of approximately $120,000 to cover the cost of this remodel. These monies are surplus as Phase II of the Capitol remodel is complete. Phase III-A and Phase III-B of the Capitol Building are covered under the Capital Facilities bill, and these monies for the East Wing of the Capitol Building, although authorized under the Capital Facilities bill, were not included in our bonding project and the money will not be available until the Legislature makes provisions for making up the difference between our authorization and our bonding capacity. The second priority would be to remodel the Treasurer's office as the funds are available from the 1976 Appropriation of Capital Outlay General for the East Wing of the Capitol. The Auditor's office would be the third phase of our remodel, but there is no money available or excess funds that we can use for this until the Legislature makes adjustments on our authorization for expenditure and the bonding authorization.

PROJECT ASSIGNMENT

for

ALTERATIONS TO WYOMING CAPITOL BUILDING

1977 APPROPRIATION

PHASE II-A (continuation)

Repoint joints and repair exterior masonry ----------	$	30,000.00

PHASE II-C (continuation)

Install chilled water piping for all fan coil units ---------	$	240,000.00
Install ventilating system for 3rd Floor Conference Rms. ----		6,500.00
	$	246,500.00

PHASE II-D (accept existing bid of Spiegelberg)

Replace roof over old boiler room ----------	$	175,000.00

PHASE III-A

Vault for Secretary of State ----------	$	80,000.00

PHASE III-B

Replace wood floor joists - west stairway ----------	$	75,000.00
Renovate LSO Offices & Committee Rooms ----------		100,000.00
Install aluminum window trim, 3rd Floor ----------		25,000.00
Install water chilling equip. under north parking lot -------		510,000.00
Replace deteriorated stone steps & portico walls ----------		85,000.00
Repair cornice drains & downspouts, paint ext. metal --------		42,000.00
	$	837,000.00

PHASE III-C

Renovate First Floor, west wing ----------	$	250,000.00

PHASE III-D

Solar Window Screens ----------	$	180,000.00
		$1,798,500.00