CAPITOL SQUARE PROJECT OVERVIEW
OCTOBER 2, 2015

Suzanne Norton, AIA
State of Wyoming
Department of Administration & Information
Office of Construction Management

Sara Needles
Administrator, Cultural Resources
State of Wyoming
State Parks and Cultural Resources
ADVISORY TASK FORCE ON THE REHABILITATION & RESTORATION OF THE WYOMING STATE CAPITOL

Senator Tony Ross – Cochairperson
Representative Rosie Berger – Cochairperson
Senator Fred Emerich
Senator Michael Von Flatern
Representative James Byrd
Representative Dan Zwonitzer
Kari Jo Gray – Governor’s Chief of Staff
Patricia O’Brien Arp – Deputy Secretary of State
Sandy Urbanek – Deputy State Auditor
Sharon Garland – Deputy State Treasurer
Diane Bailey – Superintendent of Public Instruction
Pete Illoway – Public Appointee
E. Jayne Mockler – Public Appointee
Melissa Robb – State Historic Preservation Office
Suzanne Norton, AIA – A&I Construction Management
THE STATE CAPITOL BUILDING REHABILITATION AND RESTORATION PROJECT OVERSIGHT GROUP

The Honorable Governor Matthew H. Mead
Senator Tony Ross, Chairman
Senator Phil Nicholas, President of the Wyoming Senate
Representative Kermit Brown, Speaker of the Wyoming House of Representatives
Senator Eli Bebout, Majority Floor Leader of the Wyoming Senate
Representative Rosie Berger, Majority Floor Leader of the Wyoming House of Representatives
Senator Chris Rothfuss, Minority Floor Leader of the Wyoming Senate
Representative Mary Throne, Minority Floor Leader of the Wyoming House of Representatives
Representative Tim Stubson, House Speaker Pro Tempore
The Original State Office Building
1888 - $150,000
1890 – $125,000

Wyoming Population: 62,555
1917 - $389,569

Wyoming Population: 190,000
1930
1930’s

Wyoming Population: 237,000
Wyoming Population: 332,416
Today

Wyoming Population: 584,153
LEVEL I & II DESIGN STUDY

- Master Plan
- Supreme Court & State Library
- Barrett Building
Wyoming Supreme Court
Wyoming Supreme Court
Wyoming Capitol Building

Third Floor Plan

Scale: 1/16" = 1'-0"
LEVEL I & II DESIGN STUDY

- Master Plan
- Supreme Court
- Barrett Building
Capitol Square
Level III Design & Construction

Barrett Building
Barrett Building
LEVEL I & II
DESIGN STUDY

- Hathaway Building
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

Hathaway Building
LEVEL I & II DESIGN STUDY

- Herschler Building
Herschler Building Construction

**Phase I Development**
173,000 nasf

$27.3M [1981]

$94.2M [2016]
### Capitol Complex Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1984</td>
<td>Herschler Building Complete - Additional Parking to support Herschler deferred.</td>
</tr>
<tr>
<td>1987 - 1997</td>
<td>Projects / Maintenance Deferred - Economic Downturn</td>
</tr>
<tr>
<td>2000</td>
<td>Capitol Roof / Dome Repair</td>
</tr>
<tr>
<td>2003</td>
<td>Capitol Condensate &amp; Ventilation Project funded/shelved</td>
</tr>
<tr>
<td>2004</td>
<td>Safeway property for sale</td>
</tr>
<tr>
<td>2007</td>
<td>Carter Goble Lee Legislative Branch Space Study</td>
</tr>
<tr>
<td>2007</td>
<td>Capitol Skylight Project</td>
</tr>
<tr>
<td>2008</td>
<td>Carter Goble Lee Executive Space Study</td>
</tr>
<tr>
<td>2008</td>
<td>Executive Office Building Study Published / Funded for Design / Budget Reductions</td>
</tr>
<tr>
<td>2008</td>
<td>Level I / II Study to Infill the Herschler Atrium funded / Budget Reductions</td>
</tr>
<tr>
<td>2008</td>
<td>Capitol Restoration Account Created / Captiol Task Force Created</td>
</tr>
<tr>
<td>2010</td>
<td>Safeway property purchased / Renovation Level I / II Study</td>
</tr>
<tr>
<td>2012</td>
<td>Funds for Safeway renovation diverted to Hathaway 5th floor renovation</td>
</tr>
<tr>
<td>2012</td>
<td>New State Office Building on Pioneer property (Safeway) Level I / II published - Design Funded - Shelved</td>
</tr>
<tr>
<td>2012</td>
<td>Capitol Restoration Level I / II Approved by State Building Commission</td>
</tr>
<tr>
<td>2012</td>
<td>Capitol Restoration Design Team Selected - December, Contracted March 2013</td>
</tr>
<tr>
<td>2013</td>
<td>Capitol Restoration Enhanced Level I / II funded - Session</td>
</tr>
<tr>
<td>2013</td>
<td>September 25 - State Building Commission approves funding and inclusion of Herschler - Capitol Square</td>
</tr>
<tr>
<td>2013</td>
<td>November 6 - State Building Commission approves funding to continue into Level III design of Capitol Square</td>
</tr>
<tr>
<td>2014</td>
<td>February - Capitol Square Level I / II reports published and delivered to Legislature</td>
</tr>
<tr>
<td>2014</td>
<td>March 6 - Senate Enrolled Act 43 becomes law</td>
</tr>
<tr>
<td>2014</td>
<td>July - JE Dunn (CMAR) selected. August - under contract.</td>
</tr>
<tr>
<td>2014</td>
<td>September - Idelman Mansion Purchased (Former Schraders)</td>
</tr>
<tr>
<td>2014</td>
<td>September 30 - Capitol Space Assignment Decision</td>
</tr>
</tbody>
</table>
Capitol Roof
Capitol Roof
Capitol Roof
Capitol Roof
Capitol Square
Level III Design & Construction

Capitol Roof
History of the Project
State Parking Structure
Capitol
- Roof/Skylights
- Condensate Project
- Space Study
  - Herschler 1&2
  - New Building
  - Addition

New Office Building
- East Lot
- West Lot
- Lease Burden

Herschler
- Parking Garage
- Addition

Schrader’s/Idelman
St Mary’s Property – Level I/II Study – December 2008

**Maximum Development**
152,000 nasf

$75.2M [2010]

$92.4M [2016]
Pioneer Site – Level I/II Study – February 2012

Maximum Development
250,000 nasf

$96.5M [2015]

$99.9M [2016]
Capitol
- Roof/Skylights
- Condensate Project
- Space Study
  - Herschler 1&2
  - New Building
  - Addition

New Office Building
- East Lot
- West Lot
- Lease Burden

Herschler
- Parking Garage
- Addition

Schrader’s/Idelman
Project Needs and Goals
Deterioration
Deterioration
Deterioration
Capitol Square
Level III Design & Construction
Exterior Stone Repair - Quarry
Damage
No Smoke Evacuation vs. Smoke Evacuation
No Smoke Evacuation vs. Smoke Evacuation
No Smoke Evacuation vs. Smoke Evacuation
What are Capitol Square Project Goals?

- The Wyoming Capitol Square project has several important goals, among them are:

1. To address life-safety and building code issues. – PRESERVE & RESTORE - NHL
2. To invest in existing building needs and lessen the State’s lease burden.
3. To be a host to the residents of Wyoming for their direct and meaningful participation in government, specifically regarding the creation of larger committee rooms for the public to participate more fully in legislative committee meetings. – ACCESS FOR THE PUBLIC
4. To improve safety and security for building occupants and visitors. – WORKING CAPITOL
5. To improve heating, cooling and ventilation systems and energy efficiency.
6. To improve Capitol Complex parking and site amenities.
What are Capitol Square Project Goals?

- The Wyoming Capitol Square project has several important goals, among them are:

  1. PRESERVE & RESTORE - NHL
  2. ACCESS FOR THE PUBLIC
  4. WORKING CAPITOL
Project Solutions
Capitol Square Project

- West Parking
- Capitol
- Herschler
- Gallery (Connector)
- Capitol Square Site
- East Parking
Capitol
- Renovation
- Restoration

Herschler
- Renovation
- Addition
- Parking/Site
- North Drive

Gallery / Connector
- Renovation
- Expansion

Central Utility Plant

Adjacent Sites
Capitol Building Needs and Solutions

- Substantial Deferred Maintenance and Advanced Deterioration
- Substandard, Obsolete and Aging Infrastructure
- Life Safety and Risk Management
- Code Compliance
- Comprehensive Repair and Invasive Restoration
- Complete Replacement of Infrastructure
- Full Coverage with Smoke Detection, Fire Suppression and Smoke Evacuation System
- Full Compliance with All Code Requirements, including Building, Mechanical, Electrical, and ADA
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION
Capitol Schematic Design - Interior

Space Planning
- As directed by Oversight Group
- Development meetings

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<tbody>
<tr>
<td>Garden Level</td>
<td>28,830</td>
<td>15,391</td>
<td>11,175</td>
<td>29,140</td>
<td>11,897</td>
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<tr>
<td>1st Floor</td>
<td>27,010</td>
<td>15,749</td>
<td>14,209</td>
<td>26,763</td>
<td>14,209</td>
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<tr>
<td>2nd Floor</td>
<td>26,207</td>
<td>19,174</td>
<td>18,602</td>
<td>26,202</td>
<td>18,602</td>
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<tr>
<td>3rd Floor</td>
<td>21,513</td>
<td>14,627</td>
<td>13,319</td>
<td>21,515</td>
<td>13,319</td>
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<td>Attic</td>
<td>24,727</td>
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<td>0</td>
<td>10,611</td>
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<tr>
<td>Dome</td>
<td>1,252</td>
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<td>0</td>
<td>1,017</td>
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<td><strong>Total</strong></td>
<td><strong>129,539</strong></td>
<td><strong>64,941</strong></td>
<td><strong>57,305</strong></td>
<td><strong>115,248</strong></td>
<td><strong>58,027</strong></td>
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MANAGEMENT COUNCIL POSITION
REGARDING LEVEL I AND II STUDY OF CAPITOL RENOVATION
(ADOPTED DECEMBER 12, 2012)

The management council directed the State Capitol Space Study and the Management Council to make decisions related to the space study (see Management Council Key Decisions for Phase I of Carter Goble Lee Space Study.)

2. Management Council requests that the Level I and Level II study include discussions of additional space needs of the Legislature and other Capitol occupants.

3. Management Council requests that the Level I and Level II study examine the possibility of expanding the building into the plaza between the Capitol and Herschler Building or other expansion options.
Capitol
- Renovation
- Restoration

Herschler
- Renovation
- Addition
- Parking/Site

Gallery / Connector
- Renovation
- Expansion

Central Utility Plant

Adjacent Sites
Looking at the Construction of the Herschler
Looking at the Construction of the Herschler
Looking at the Construction of the Herschler
Looking at the Construction of the Herschler
Capitol Square
Level III Design & Construction

Herschler Phase II
(1980)
HERSCHLER
PHASE II
CAPITOL SQUARE PROJECT ARTS

PART II...

Sara Needles
Administrator, Cultural Resources
State of Wyoming
State Parks and Cultural Resources