



STATE OF WYOMING

JOINT LEGISLATIVE AND EXECUTIVE TASK FORCE ON CAPITOL
BUILDING REHABILITATION AND RESTORATION

DEPARTMENT OF ADMINISTRATION & INFORMATION
CONSTRUCTION MANAGEMENT

WYOMING STATE CAPITOL RENOVATION & RESTORATION

FINAL REPORT

LEVEL I RECONNAISSANCE / LEVEL II FEASIBILITY STUDY

VOLUME IV
HERSCHLER SUPPLEMENT

HDR

IN ASSOCIATION WITH

PDP
Preservation Design Partnership, LLC

AND

R4
LANI
ARCHITECTS

24 FEBRUARY 2014

Volume IV: Herschler Supplement
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Section 1 : Executive Summary



Figure 1.0.01: South Façade of the Herschler Building



Figure 1.0.02: Interior Atrium of the Herschler Building

EXECUTIVE SUMMARY

Overview

The Herschler building houses a wide variety of departments servicing the State’s needs. The 2013 Legislature authorized the Department of Administration and Information to conduct a Level I Reconnaissance / Level II Feasibility Study for the Renovation and Addition to the Herschler Building project. The intent of this Study is to provide office space relief to the renovation of the Capitol and provide increased permanent office housing for existing State employees.

The State of Wyoming is currently leasing over 330,000 square feet of office space in the City of Cheyenne. Whereas the new building is not intended to replace all leased space, amortization tables [provided in the appendix of this report] illustrate the payback to the State with this approach. This project is intended to offset leased space with State owned space. This project is not intended to imply growth of State programs or Agencies.

The renovation and addition to the Herschler Building is envisioned to provide flexible, adaptable office space for State of Wyoming Elected Officials, Agencies and Offices in Cheyenne. It is intended that the facility be designed with no specific user in mind, and as such, be useful to the ever-varying office needs of the State of Wyoming. Other uses of the facility can be accommodated by the building, and may be considered by the State, but are not addressed here.

The process for this Study [refer to Section 2 Project Narrative] was focused on an inclusive open dialogue with broad representation by the Joint Legislative and Executive Task Force. The undertaking began as an exploration into the nature and aspirations of the Wyoming government and Cheyenne architecture as part of the previous New State Office Building Level I & Level II process. Utilizing that fundamental “Vision” and information gathered at subsequent meetings with the Task Force, multiple planning, organization, and general aesthetic options were explored. The recommendation provided herein represents the Task Forces’:

- **interest in illustrating the maximum, serviceable project the site can support;**
- **representation of a design approach that can mediate the proud integrity of a State building and the humble scale desired by being located adjacent to a residential neighborhood; and**
- **pursuit of a flexible collection of spaces that will be useful to the State over time, not just at first occupancy.**

Whereas the premise of the project is to provide office space relief during and upon completion of the Capitol renovation, by nature it provides relief to the cost of leased space. In the course of studying the project, the previous Steering Committee and current Task Force found that the current leased office spaces have limited natural light, and poor environmental conditions [electrical-resistance space heaters and electric air purifiers were observed in most workstations]. It is clear that office space with access to natural light, heating and cooling control localized to the user, and quality resource and meeting rooms will further benefit the State with decreased absenteeism and increased productivity, as well as reduced utility bill savings. It is also noted that co-locating State Agencies and Offices in one facility will inherently improve coordination between Agencies and reduce

transportation costs. Citizens seeking the services of these State Agencies and Offices will also witness improved access to their government.

As presented, the project includes a four-story, 452,543 gross square foot office building including an underground parking garage [refer to Section 3 Program Summary]. Space assignments will not be provided with this Study. Whereas plan development is required to provide firm Net Assignable area [NASF], a reasonable 75% efficiency for the building would realize 248,075 NASF.

The probable construction cost based upon the scope of work presented herein by HDR/PDP/Plan One is discussed in detail in the Volume I, Technical Report [Refer to Section 6, Budget].

The Project Cost Summary section of the report provides discussion on the presented recommended project. It is understood that the budget is considered a “not to exceed” value. It is critical that the project not spend State dollars in excess of meeting the stated needs, and cost savings must revert back to the State.

A preliminary schedule estimate [refer to Section 7 Sequence of Implementation and Schedule] forecasts an occupancy date of July 2017.

The next step for the project will be the Level III Design phase. Whereas ideally the Level I Level II Report would be considered the foundation from which to develop the project further, the design process in the Level III phase shall re-verify all elements and comply with the direction of the State, including any desired revisions to scope, cost, and schedule. It is very important that the beginning of the design process include a traffic study and verification of the site planning approach. Building plans and aesthetic solutions will be revisited at the direction of the State and as influenced by site planning.

Whereas careful conceptual design work has been completed, this work is provided under the over arching intent of understanding what the project can be, and what costs may be expected. The detailed information provided in this Level I Reconnaissance Level II Feasibility Report is intended to provide the State of Wyoming with reliable, considered information to make an informed determination if the project is viable to proceed to the Design phase at this time.



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