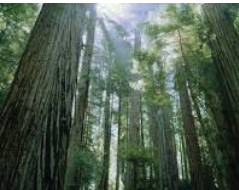
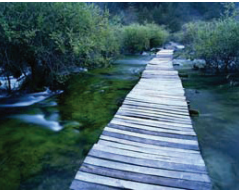
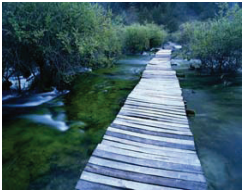


Section 2 : Project Narrative

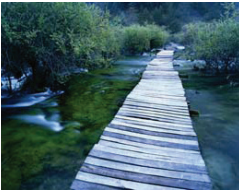
Choice



Challenge



Consensus



VISION

This Study is contracted through the State of Wyoming Department of Administration and Information, Construction Management Office [AICM]. This office is charged to provide complete, objective information to the State; to support the State's decision making systems; and to do so efficiently. In preparing a Level I/Level II Study, AICM directs a group of selected professional design consultants and appropriate representatives of the State.

Premise for Success

Previously, HDR Architecture and Plan One Architects facilitated a visioning session workshop with the Steering Committee on September 7, 2011, as part of the Level I Reconnaissance & Level II Feasibility Report for the New State Office Building project. That project shared many similarities of the new Herschler building renovation and addition project represented in this report; and as such, the previous visioning session is still highly viable. The following section, shown below in italics, related to the original visioning session for the previous New State Office Building has been included in its entirety:

The intent and anticipated outcome of this discussion was to establish a collective vision for the State of Wyoming's New State Office Building in Cheyenne, Wyoming. The vision session was used to engage the State of Wyoming leadership team in a forum to discuss goals and values of the collective group. During this meeting, a series of image boards were chosen to convey graphic information, and then encapsulated into written values and ideas as envisioned by the group. The idea of the session was to understand the group's views regarding efficiency, connectivity, technology, adaptability, functionality, the "Long Term" approach, and finally, balance the aesthetically pleasing with cost effectiveness.

The facilitators presented a multitude of image boards to the Steering Committee asking the group to make a choice of slides that represented their visual ideas and thoughts of the project. During this presentation, comments were made by the members of the groups and notes were taken by HDR and Plan One. Once the first series of slides were selected to represent the spirit of the project, the chosen slides were presented again to the group and reduced in number. Finally, the group was asked to reduce the remaining group of images to three. A consensus was found.

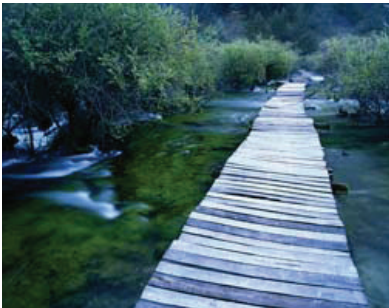


2.1 Vision

The remaining three slides were presented to the group once again. The comments from the group were as follows for each of the three slides:

Slide one: This slide contained a wooden path moving away from the viewer between several landscape elements. The response to the slide included the following ideas:

- Appreciate the built/natural environment that coexists
- Meaningful interconnectivity to the entire Capitol Complex
- Green and Sustainability
- Path to the future
- Wyoming natural feel and environment
- Natural light



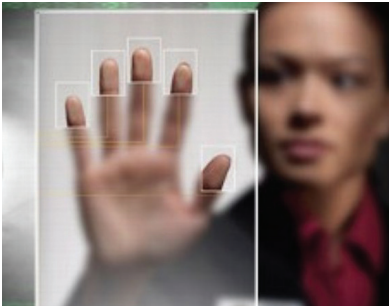
Slide two: This slide showed a bucking bronco with a rider. The response to the slide included the following ideas:

- Spirit of Wyoming
- Challenge
- It takes a lot of work to get there
- Teamwork
- Not Old School
- Exterior fits with Capitol building
- Tradition



Slide three: This slide contained a blurred image of a person with an extended hand to a large rectangle and their fingers contained within smaller boxes. The response to the slide included the following ideas:

- Technology
- Future but not futuristic
- Accommodate the old, adaptable to new technology
- Future generations of people
- Information Management



Once the design team completed the image selection session, a conversation was facilitated by HDR and Plan One with the Steering Committee regarding the group's vision of success. The description of success by the group included:

- Easily adaptable and flexibility for the future
- Transitional issues need to be addressed both short term and long term
- Community buy-in. Community likes what building looks like
- Aesthetically pleasing
- Proud of the building
- Balance: cost effective, functional and good looking. Architecture blend with Capitol and campus rather than different styles of architecture; consistent look
- Functional and efficient, both short and long term
- In the long term, develop pedestrian link to relate the new building to the Capitol Complex



Define Success

The New State Office Building will be developed as a project that will provide flexible and adaptable work environments for State Agencies, State Offices, and their employees. Whereas assignments and sequences will not be addressed at this time, some guiding principles set a background for project requirements.

The Committee defines success for this project in three broad themes: to meet the needs of the State; to fit the Cheyenne and Wyoming community; and to embrace value.

Meeting the Needs of the State

This Project must determine the best collection of spaces and best office environment that will meet the needs of the State.

Office Environment

Office environments have changed over the years and include enclosed offices, open offices, and hybrids; include dedicated spaces, unassigned spaces, flexible spaces, and multipurpose spaces; include varying accommodation of daylight, access to outside air, acoustical control, and control of room temperature. This project must come to terms with a uniform approach to the myriad of possibilities to accommodate the over arching flexibility requirements.

Project Size

The project can support a broad range of office needs for the State in the City of Cheyenne. The project process seeks to understand the State's needs, assess options, and make recommendations to establish the project size. The use of the building will consider a wide variety of agency occupants currently housed in leased government office space in and around Cheyenne, as well as other considerations.

Configuration and Adjacencies

As the building population varies by group or department, the project process must consider how core facilities [e.g. toilets, stairs, elevators, etc.] are located and arranged with respect to the occupied spaces. The occupied spaces must be considered for adjacencies with respect to accommodating future changes of occupants – for either larger or smaller groups.

Amenities

The planned population of occupants and guests will desire amenities within the building, even with the project's adjacency to downtown Cheyenne. The project process seeks to evaluate the needs of the State and determine appropriate employee lounges, meeting rooms, etc.

FITTING THE PROJECT TO CHEYENNE AND WYOMING

This Project, in process as well as in its tangible built results, must ‘fit’ in the social and physical fabric of Cheyenne, Wyoming.

This project will have a tremendous impact on the adjacent residential neighborhoods. The project process seeks to fit this environment. The project process seeks to engage, listen to and respect all interested participants, and consider them as viable contributors. The resultant building must recognize its residential context.

Fit the architectural character of Cheyenne

This project’s architectural character must embody the sensibility, the culture and the spirit of Cheyenne and Wyoming. Architectural character is an intensely personal expression and this project cannot be confused with Denver or any other locale.

Fit with Capitol Complex

The Capitol area must be considered in the development of this project, anticipating the renovation outcome of the State Capitol grounds and facilities. Whereas this project is not considered a “front door” facility for the Capitol area, this project is integral to the Capitol operations and the public realm of the Capitol.

Fit with area vehicular and pedestrian circulation

This project will accommodate a large population of occupants and guests. Circulation to, from, and around the project site is of fundamental concern for the project. This expected, increased volume must fit into the fabric of Cheyenne and the Capitol Core, and minimize disruption to the surrounding residential areas.

Ensuring Value

This Project, in process as well as in its tangible built results, must be a value to the State from its inception to years after initial occupancy.

Value with flexible and/or adaptable spaces and systems

Buildings change over time, even during construction. Buildings must be designed for change – change that may be ‘known,’ and even change that cannot be ‘known’. Change is not reserved to rooms, walls and doors – the systems [mechanical, electrical, etc] serving the room and the building are also subject to the winds of change.

Value with first cost

Construction Costs must comply with the budget set by the State, and spent only to meet the needs of the State. Said another way, 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.

Value with quality and serviceability of materials and systems

A building for the State of Wyoming must be designed with respect for shrinking maintenance budgets. Quality materials and systems are appropriate within the context of the budget. The design of building systems must accommodate housekeeping, maintenance, and eventual replacement.



Figure 2.1.01: North West side of the Herschler Building

2.2 Project Process

PROJECT PROCESS

State Process for Capitol Projects

Capitol projects for the State of Wyoming follow an ordered process designed to provide elected officials with information and control. AICM facilitates the process at the direction of the State by administering a three level process.

Level I Reconnaissance / Level II Feasibility

Project ideas/proposals abound throughout the State system. Perceived needs to support the State or improve the State’s operations are expressed in a variety of ways; however, a proposal is not a “project” until the State directs AICM to explore the proposal further. When the State considers that a project idea has merit, AICM undertakes an initial Study, the Level I Reconnaissance / Level II Feasibility Study. Whereas these may be separate studies at the discretion of the State, the two levels of Study tend to overlap and AICM realizes efficiencies by combining the efforts. The Level I Reconnaissance / Level II Feasibility Study investigates the proposed project to a sufficient degree of detail to:

- articulate the need of the project,
- determine the scope of the project to meet the need, and
- research the reasonable, sufficient cost and schedule to realize the successful project.

This Level I/II Study provides reliable information for a limited investment, without committing to the full costs of a project – it represents the prudent investigation of the possibility of a given project. The over arching intent of the Level I Reconnaissance / Level II Feasibility Study is to sufficiently inform elected officials for their decision making. Direction to AICM from the State can take the form desired by the State including, but not limited to:

- defer, or not fund the project
- fund the project as presented
- fund the project with modifications or limits as determined by the State

Level III Design & Construction

The next level of work for a capitol project is for design and construction. Whereas the Level I/II Study has overlap and efficiencies that warrant combination, the design and construction phases are distinct and linear in their delivery.

The design phase includes the Architect/Engineers’ work to design and document the project based upon the direction provided from the Level I/ II Study. Design and documentation is broken into phases of work which include milestones for cost, schedule, and scope confirmation. These milestones serve to control the project to ensure compliance with State expectations.

The first phase of work is called “schematic design” which develops a definitive design for the project. This phase includes extensive coordination with State representatives to develop a responsive design – a design that meets the programmatic, serviceability, aesthetic, cost, and schedule expectations of the State.

The second phase of work is called “design development, wherein the design team develops the design with specific product and detail solutions. This phase continues to interface with State representatives to align the building design with specific needs.

The final design phase is “construction documents,” where the architect/engineer develops documents for bidding and construction. Involvement from State representatives for this phase is reduced, with participation focused on project details and overall compliance with the established scope, budget, and schedule.

The construction phase of the project follows directly from the construction document work of the architect/engineer, and represents the bidding and construction of the project by a contractor. This phase represents the majority of the cost of the project and may be separated from the design phase by the Owner to control costs as well as to control the State’s obligations.

Development

Several design strategies were explored over the course of this Study. The design process initially focused on site strategies for minimizing building footprint and massing, vehicular parking/circulation, pedestrian circulation, deliveries, and additions to the existing Herschler Building. From the knowledge gained at the site level, the Study then led to building organization planning ideas. The list below defines many of the design guidelines and drivers that inform the building.

Guiding Design Principles

- Civic Connectivity
- Architectural massing complements civic and downtown
- “Spirit of Wyoming”
- Built and Natural environment coexist
- Respect the surrounding neighborhood
- Capitalize on natural light
- Respect local zoning and setback ordinances
- Balance water drainage on the site
- Balance building, parking and site footprints
- Create flexibility for office through footprint

Presentations were made to the Joint Task Force regarding these design concepts, to discuss, review, and receive feedback. Multiple plan iterations allow for the opportunity to understand the available overall tenant space in relation to the overall proposed building footprint.

It is important to note that the primary purpose of the concept designs illustrated in this Report is to test the site against the overall building mass and serve as a working diagram for the available interior space. Once this project advances to the next level and the variables of the site and program are solidified, then these diagrams will serve as a launching point to further develop a responsive architectural design.

Support



2.2 Project Process

The Level I Reconnaissance and Level II Feasibility Study is intended to be comprehensive and inclusive. As the project progresses to Level III, many of the listed participants and stakeholders will be invited to participate in the project to instill depth of thought and reliable detail in the project:

- Mechanical & Electrical Systems Stakeholder Group: Support Group to guide the serviceability of building systems.
- Information Technology Stakeholder Group: Support Group to guide the design and specification of building information technology systems.
- Housekeeping & Grounds Stakeholder Group: Support Group to guide the maintainability and housekeeping provisions of building and grounds.
- Art in Public Buildings Program: State Agency charged with managing the Statute for Art in State Buildings.
- City of Cheyenne Code Official: The Authority Having Jurisdiction [AHJ] was consulted to assist the team in compliance with local codes and submittal requirements.
- City of Cheyenne Planning and Utilities Stakeholders: Authority Having Jurisdiction to assist the team in compliance with local codes and submittal requirements.



2.3 Findings

FINDINGS

This report provides a site approach, a plan approach, and an aesthetic approach for the project to establish a basis for scope, costs and schedule. Because the Level III Design phase is intended to define the project direction, and the Level I/II Study is intended to establish only the project basis, each approach [site, plan and aesthetics] is intended to stop short of defining a specific direction. Narratives in this report will fully describe the approaches developed by the Joint Legislative and Executive Task Force on Capitol Building Rehabilitation and Restoration and the consultant team.

Site Approach

The site approach for the project shall be based on a balance of engaging the project as part of the existing Capitol Core, as well as respecting the adjacent residential community. Each is fundamentally important to the project ‘fitting’ in the Cheyenne community, and each demands careful attention to scale and circulation while maintaining the selected site characteristics and then developing new concepts.

Project scale is addressed in part with the aesthetic approach, and in part with the landscape and hardscape planning for the site. As noted herein, design strategies shall soften edges adjacent to residential areas and emphasize connections within the Capitol Core. It will also be desirable to acknowledge both physical and visual connections from the plaza development between the Herschler building and the Capitol building as well as these connections to the neighborhood to the north of the Herschler building.

Circulation of pedestrians will respond directly to the landscape and hardscape planning. The site development shall endeavor to limit vehicular circulation in the surrounding neighborhood. Service drives and parking garage access/egress design shall be focused to the north side of the site along W. 26th Street. VIP Parking will continue to be accessed from the east side of the site using the current drive lane. An important component for addressing the juncture of these two community needs will be to conduct a traffic study with particular attention to the arterials surrounding the Capitol Complex along Carey Avenue, Randall Avenue, Central Avenue/Hwy. 85, Capitol Avenue, E/W. 25th Street, and E/W 26th Street. This Level I/II Study defers this work to Level III Design phase work.

Plan Approach

With no specific group or occupant identified for occupancy of the Herschler building, a “developer” mindset has been adopted by the Joint Legislative and Executive Task Force on Capitol Building Rehabilitation and Restoration and consultant team. This mindset implies that the building needs to achieve high value and be flexible to accommodate a broad range of potential occupants for the State. With the character of potential clients identified herein, and prudent planning, a solid plan approach can be described. The plan approach herein can be described simply as “good bones”. Within the structure of “good bones”, the building can be responsive to a broad range of needs for long term or temporary occupants. A building with “good bones” has clear and understandable systems.

- Circulation systems, horizontal and vertical, are clear and understandable and aid in wayfinding for guests. Whereas a long corridor may be interrupted by atriums, seating areas, etc., the

understanding of where you are going and where you are in the building are not diminished.

- Building systems, mechanical and electrical, are organized in a regular, orderly manner. A clear, straightforward distribution system aids in serviceability and adaptability.
- Partition systems are articulated as Permanent Partitions, Fixed Partitions, and Flexible Partitions. This clarity of construction aids in Agencies understanding how the building can be responsive to their unique needs.



Aesthetic Approach

A typical Level I/II Study will leave the aesthetic design of a project to the Level III design phase. Given the sensitive location, aesthetic relationship to the Capitol building, and physical interactions with the building user groups between the two buildings that make up the Capitol Complex, a series of limited character studies for the Herschler building are included in the Study.

The Joint Legislative and Executive Task Force on Capitol Building Rehabilitation and Restoration and consultant team undertook an ordered study to suggest a limited aesthetic approach below. The Study was founded in:

- research of historical Capitol site planning,
- research of the historical Capitol building and its relationship to the current below grade connector of the Herschler building,
- review the existing Herschler building plans and aesthetics and review opportunities,
- review pedestrian and vehicular studies of the existing site, and
- limited three-dimensional modeling of potential design responses.

It is not the intent of this Study to propose a design solution for the project. As noted, this is appropriately addressed with the Level III Design work. Through the group’s Study, some guiding principles were developed with respect to the character of the entrance and the scale of the façades. These guiding principles, in concert with the preliminary three-dimensional model studies, developed a design theme which the group believes will be successful in guiding the aesthetic approach of the project.

The aesthetic approach presented herein provides only a “broad brush” idea to be built upon in the next level. The Recommendation responds to the site, Herschler building, and the Capitol building. The concept is intended to:

- capture the central theme in articulating a clear, welcoming entrance
- capture the central theme of breaking up the scale of the building plan
- capture the central theme of shaping the scale of the building through building setbacks, with respect to adjacent residences and the pedestrian experience
- avoid a restricted perception of the project at this stage
- illustrate ideas that can be realized by a full design process [Level III]

The materiality and scale of the design is intended to be developed during the Level III Design work. This is important work, and this group recognizes how the materiality will be important in conveying the appropriate character of this project, on this site. Fundamentally,

- it is a State building and must convey the integrity and value of the State of Wyoming, and yet,
- The design must blend seamlessly into the central Capitol Core grounds and buildings – indeed it is an ‘edge building’ adjacent to residential neighborhoods.





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