

Project Summary

The Capitol Square Project is comprised of **four interrelated construction components**: the rehabilitation and restoration of the Capitol; replacement, relocation, and expansion of the central utility plant serving five State buildings; the remodel and expansion of the tunnel that connects the Capitol to the Herschler Building; and the rehabilitation and expansion of the Herschler Building.

These major components, combined with site work and landscaping, total approximately \$219 million of the \$299 million budget for the project.

1. Capitol Rehabilitation and Restoration

The Capitol will undergo extensive rehabilitation to replace outdated building systems, add critical life safety infrastructure, and address public space needs, especially the need for larger meeting rooms. This invasive work creates the ability to restore historic building features.

2. Central Utility Plant Replacement and Relocation (CUP)

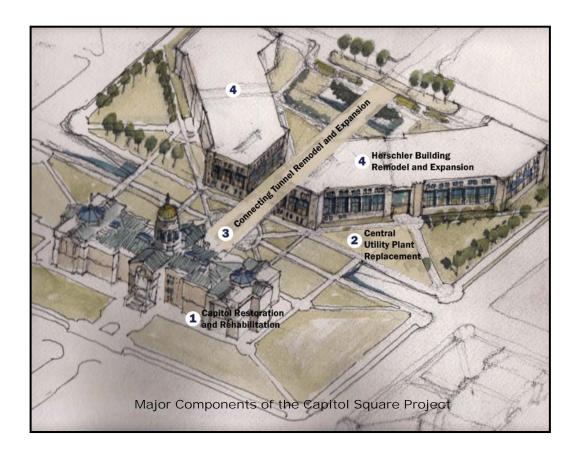
The existing central utility plant (CUP) will be replaced, relocated, and expanded to accommodate additional equipment. The CUP **services five buildings** in the Capitol Complex and has been in need of replacement for many years.

3. Connecting Tunnel Remodel and Expansion (Capitol Extension)

The tunnel that connects the Capitol to the Herschler Building will be expanded underneath the Herschler Building extending almost all the way to 26th Street to accommodate public space needs that cannot be met in the Capitol. To manage the budget, two additional meeting rooms, an auditorium, and a student learning center will be built, but may not be finished, depending on contingency funds available at the end of the project. These amenities were added in the last year to plan for future needs.

4. Herschler Building Remodel and Expansion

The Herschler Building will be remodeled and expanded to house functions that have been displaced from the Capitol. The atrium on the north side of the building will be removed to improve building efficiency and security, and to restore views to the Capitol. Approximately 44,000 of the 56,000 square feet of added space may not be finished, depending on contingency funds available at the end of the project.



Other Project Costs

The other \$80 million of the \$299 million available has been allocated to:

- Furnishings, fixtures and equipment (FF&E).
- Design services and other owner expenses.
- An Owner's Contingency fund to address unanticipated needs for the project.
- Moving, tenant improvements for temporary space, and temporary space leases.

A number of State assets have been improved as part of this project, including creation of a parking lot on Pioneer Avenue, remodeling of the Idelman Mansion and the Capitol Hill Building, as well as the relocation of a State network center from the Herschler Building to the State Library.

Capitol Rehabilitation

Behind the Walls

NOTABLE FEATURES

Overview of Capitol Life Safety Deficiencies

- The Capitol has very little smoke detection, and no smoke evacuation or fire suppression systems. In a fire, occupants would have less than five minutes to evacuate the building safely.
- Fire and smoke could spread quickly throughout the building, because there are no reliable smoke and fire partitions to separate one space from the other.
- Exit signs are not installed throughout the building and no emergency power source is provided for the emergency lighting systems.
- Many parts of the building and the site are not ADA-compliant.

Capitol Building System Deficiencies

- The existing heating, ventilation and air-conditioning (HVAC) system is comprised
 of equipment and distribution systems that have exceeded their useful life and fail
 frequently damaging the building fabric. Many parts for the antiquated HVAC
 system are no longer available and have to be made in-house.
- 25-percent of the Capitol has no heating and cooling capability, including the attic and Dome, leading to condensation and degradation of building fabric in this area.
- The entire electrical system is obsolete, considered hazardous, and in need of replacement. Wiring inside of conduit is old and brittle, insulation on the wires has deteriorated significantly, and the wiring does not meet current codes.
- The existing system is overburdened and struggles to keep pace with current technological demands.
- The Capitol lacks modern information technology systems, including robust audio/visual capabilities.
- The building's plumbing and steam systems are badly corroded. Water and sewer pipes suffer frequent leaks causing substantial damage.







Capitol Rehabilitation

Building Infrastructure

NOTABLE FEATURES

Building Infrastructure Cores

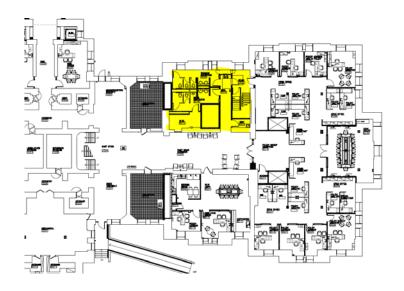
- Addressing the critical infrastructure needs and code-related issues in the Capitol will reduce useable square footage by about 10,000 square feet.
- New building system cores will be located in the northeast and northwest sides of the 1890 sections of the building, extending from the garden level to the roof.
- Building systems will be located in vertical chases and closets next to the elevators.
- There was only one public restroom with three fixtures for women and one public restroom with three fixtures for men, and one public unisex restroom in the Capitol.
- New restrooms will be located in the building cores. Restrooms will be located on every floor on both the east and west sides of the building.
- After the rehabilitation, there will be six public women's restrooms with 18 fixtures and six public men's restrooms with 18 fixtures located in the building core.

Relocation of East and West Elevators

- The existing elevator locations narrow the corridors outside the Chambers and public galleries, impeding ADA access and make it difficult to evacuate crowds.
- The existing elevators have exceeded their useful life and need to be replaced. Since the Capitol was vacated, the east elevator is no longer operable.
- The elevators are not large enough to fit an ambulance gurney.
- The east and west elevators will be moved out of the historic, monumental corridors into the building cores.

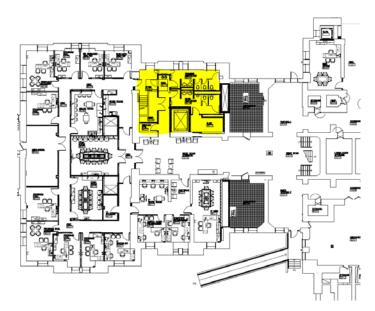
Interior Staircases

- The internal staircases on the north side of the House and Senate Chambers that connect the third-floor galleries to the Chambers will extend to the garden level after the restoration, providing a second means of egress in an emergency.
- Extending these staircases allowed for the removal of the unsafe and unattractive exterior fire escapes on the north side of the building.



East Wing of Garden Level: Location of Building Infrastructure Cores (Restrooms, Elevators, Internal Staircase, and Building System Shafts)

The location is the same on each floor of the building.



West Wing of Garden Level: Location of Building Infrastructure Cores (Restrooms, Elevators, Internal Staircase, and Building System Shafts)

The location is the same on each floor of the building.

Capitol Restoration

Honoring the Building's History

NOTABLE FEATURES

Historic Restoration Work

- Demolition has been taking place inside the building to prepare for construction.
 The removal of the suspended ceiling tiles has revealed coffered ceilings, crown moldings, picture rail, and decorative paint.
- The restoration will expose the full height of windows, allowing more light into the building and will expose arched doorways that were previously covered.
- The invasive work necessary to upgrade mechanical, electrical and plumbing systems allows the restoration of these historic features in the building.



Decorative Column and Coffered Ceilings Uncovered on the First Floor

Capitol Garden Level

Historic Entrances Reclaimed

NOTABLE FEATURES

Entrances to the Building and to the Connecting Tunnel (Capitol Extension)

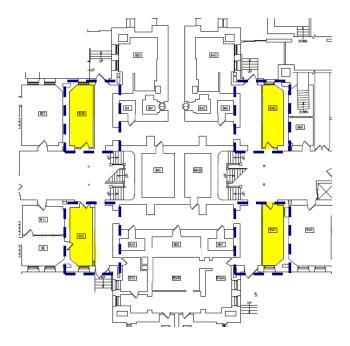
- The four entrances to the garden level will be opened up to their historic dimensions, providing a more welcoming entrance for individuals entering the building. The historic dimensions are twice as big as the current openings.
- The corridor that leads from the center of the north side of the garden level to the tunnel connecting the Capitol to the Herschler Building will be widened by a few feet to its historic width, creating an inviting path to the remodeled and expanded Capitol Extension. Arched openings to this corridor will also be restored.
- Exhibit space will be included in the garden level corridors.

Historic Renovation Work

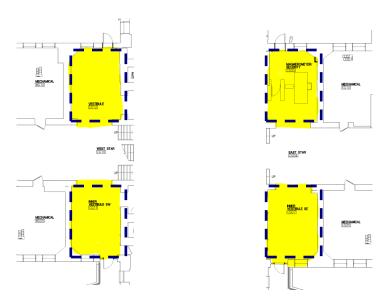
- There are several examples of historic arches in the garden level that will be exposed through the removal of the suspended ceiling tiles.
- The vault doors throughout the garden level retained for their historic value.
- The ceilings on this floor were dropped well below historic levels. The historic ceiling heights will be restored to reclaim the grandeur of this space.

Layout of Space

- The Governor's policy staff will be relocated from the Herschler Building to the Capitol and will be housed in the east wing of the garden level. This allows for all of the Governor's Office staff to be located in the Capitol.
- The Legislative Service Office's research, program evaluation, and information technology staff will be moved from the east side of the garden level to the west side of the garden level to accommodate the relocation of the Governor's Office policy staff.
- Public restrooms are located in the building infrastructure cores on the northwest and northeast side of the garden level.



Configuration of current garden-level entrances with small non-historic rooms highlighted that narrowed entrances. The image below shows the larger entrances with the non-historic walls removed.



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Capitol First Floor

Elected Officials & Meeting Rooms

NOTABLE FEATURES

Formal Offices for Each Elected Official

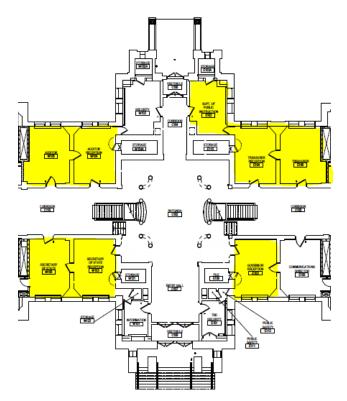
- The Secretary of State, Auditor, and Treasurer will each be provided with a formal
 office off of the Rotunda. These offices will be housed in the historic locations for
 these positions.
- The Superintendent of Public Instruction will also be provided with an office on the northeast side of the Rotunda, bringing this statewide elected official into the building for the first time in recent history.

Governor's Office

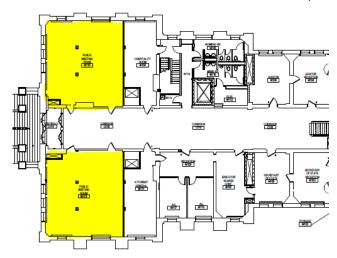
- The Governor's Office will be located on the east wing of the Capitol on the first floor and the garden level. The office will be connected by an internal staircase. This change brings all of the Governor's Office staff together in the Capitol.
- The Governor's Office reception area will continue to be located on the southeast side of the Rotunda. A new ceremonial conference room will be created on the south side of the Governor's Suite for events, such as bill signings.

First Floor Public Spaces

- One of the primary project goals is to create larger meeting rooms, and two large
 public meeting rooms seating approximately 50 audience members will be located
 on the west end of the first floor. These rooms will be available to the elected
 officials to host events when not in use by the Legislature.
- Public restrooms will be located in the building infrastructure cores on the northwest and northeast side of the first floor.



Location of Formal Offices for Secretary of State on Southwest Side of Rotunda, Auditor on Northwest Side, Treasurer and Superintendent of Public Instruction on Northeast side of Rotunda. Governor's Office Reception Located on Southeast Side.



Location of Large Public Meeting Rooms on West End of First Floor of the Capitol.

There is a break room located adjacent to the northwest meeting room for legislators and statewide elected officials to meet with constituents.

Capitol First Floor

Capitol Rotunda

NOTABLE FEATURES

Skylights and Lay Lights

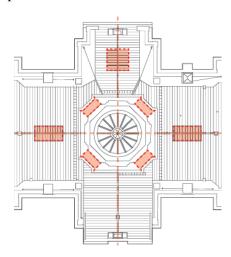
- There were four skylights that historically lit the lay light in the Rotunda. Some of these skylights will be restored to naturally light the lay light.
- Historically, there were skylights and lay lights over the monumental staircases on the east and west side of the Rotunda. Restoring these skylights and lay lights will transmit natural light from the third floor down to the first floor.

Monumental Stair Finishes

The monumental staircases were historically trimmed in wood, with a runner. The
design team is currently engaged in work to determine the wood species and quality
of the wood with the goal to return these staircases to their historic finishes.

Repainting of Rotunda

• Due to the invasive infrastructure work taking place throughout the building, all of the interiors will be repainted. The Rotunda will be restored to its 1888 finishes.



Locations of Historic Skylights in Rotunda



Rendering of Historic Paint in Rotunda



Historic Photograph of Rotunda Staircase

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Capitol Second Floor

House and Senate Chambers

NOTABLE FEATURES

Restoration of Windows on East Side of House Chamber

• Three windows that existed on the east side of the House Chamber, but were filled in when the House Chamber was expanded in the 1970s, will be restored.

Historic Paint in Chamber

 Based on the invasive infrastructure work that will take place to address life safety, building system and code-related issues, the building will need to be repainted. The design team is in the process of analyzing paint samples to determine historic paint schemes in the House and Senate Chamber.

Chamber Corridor Windows

Over time, the north and south Chamber corridors were reduced to create larger
offices, blocking the windows that formerly lit the space. These corridors will be
restored to their historic dimensions, flooding the Chamber hallways with light.

Chamber Services

- In addition to the restrooms that will be located in the building infrastructure cores on the northwest and northeast side of the second floor, each Chamber will also have two unisex restrooms on the north side of the building.
- Break rooms will be located on the south side of the House and Senate Chamber lobbies, accessible from inside of the chambers.



East Façade of Capitol Showing Location of Former House Chamber Windows

Capitol Second Floor

1888 Historic Spaces

NOTABLE FEATURES

Restoration of the Territorial House Chamber/Historic Supreme Court Chamber

- The 1888 Territorial House Chamber, which was later occupied by the Supreme Court in 1890, will be restored. The room is located on the north side of the Rotunda on the second floor in the location of the former LSO main office.
- The chamber will be restored to its original size by eliminating a partition wall and reclaiming the two-story volume and public balcony.
- Original features will be restored, including the stained glass lay light and chandelier that were located in Room 302. Natural light will be provided by the historic skylight above this room.
- This magnificent room will become the largest meeting room in the Capitol and will seat approximately 75 members of the public, with restoration of the balcony.
- Restoration of this room helps to accomplish one of the primary drivers of the project to create larger meeting rooms for public participation in policymaking.
- This public meeting room will be available for the State Building Commission,
 State Loan and Investment Board, and State Land Board meetings of the statewide elected officials when not in use by the Legislature.
- The 1889 Constitutional Convention was held in this historic location, making this one of the most significant rooms in the history of the State of Wyoming.

Opening up the Territorial Council Chamber

- The 1888 Territorial Council (Senate) was located in the room that has most recently been occupied by the Joint Appropriations Committee on the south side of the Rotunda on the second floor.
- This room will house the Legislative Service Office main office, so it will be more accessible to the public year round.
- The doors into this room will be open for the public to enjoy the view down Capitol Avenue to the historic train depot and includes a small legislative research library.



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Capitol Third Floor

House and Senate Galleries

NOTABLE FEATURES

Gallery Corridors

- The corridors on the north and south side of the House and Senate galleries will be restored to their historic configuration, filling each Gallery with natural light.
- Extraneous steps and uneven floors that have been added over time will be removed from the House and Senate galleries to reduce tripping hazards.
- Platform bench seating will be removed and theater seating will be added to provide safer and more comfortable seating for the public.

House and Senate Gallery Lobbies

- Restoring the skylights and lay lights in the third-floor Gallery lobbies will naturally light these public spaces.
- The House and Senate receptionists will be located in the third-floor lobbies to provide information to the public located in the gallery.
- The Legislative Service Office's Legislative Information Officers will also be located in offices adjacent to the House and Senate third-floor lobbies to better assist the public.
- Public restrooms will be located in the building infrastructure cores on the northwest and northeast side of the House and Senate third-floor Gallery lobbies.

Capitol Third Floor

Corridor & Meeting Rooms

NOTABLE FEATURES

Opening up of Skylights and Lay Lights

Restoring the skylights and lay lights over the monumental stairs on the east and
west side of the Rotunda will also light the third floor, along with the skylights over
the Rotunda.

Removal of Elevators from Corridors

- The existing elevator locations narrow the corridors outside the public Galleries, impeding ADA access and making it difficult to evacuate crowds.
- Removal of the elevators will create an open corridor, providing a visual connection from the House Gallery Lobby to the Senate Gallery Lobby.

Elevator Access to Upper Level of Third Floor

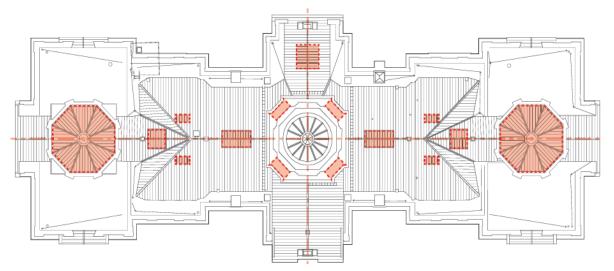
The elevators will include access to the upper-level of the third floor, eliminating
the need for the lift that currently exists outside of the House Gallery Lobby. This
change will allow the public to access the upper level of the third floor from either
the east or the west elevator.

Relocation of Joint Appropriations Committee (JAC)

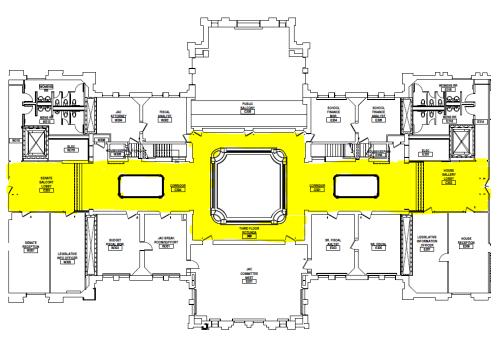
- The JAC will be moved up to the third floor in former Room 302.
- Relocation to this space provides two doors in and out of the committee room, allowing for safer egress.
- More public can be accommodated in this room.

Public Balcony of Historic Supreme Court Chamber

 The north side of the Rotunda will house a public balcony that provides additional seating for the two-story public meeting room below, which is the location of the historic Territorial House Chamber that became the original Supreme Court Chamber in 1890.



Locations of Historic Skylights



View of Third Floor Corridor Opened Through Relocation of Elevators Location of JAC on South Side of Rotunda and Public Balcony on North Side of Rotunda

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Capitol Exterior

Building Envelope

NOTABLE FEATURES

Exterior Work on Capitol

- The exterior fire escapes were slippery in the winter, making quick evacuation difficult and dangerous. The fire escapes have been removed and internal staircases will be added, restoring the historic façade of the north side of the Capitol.
- The glass enclosures on the northeast and northwest garden level entrances have been removed.
- There are areas throughout the exterior, where loose sandstone poses a life-safety hazard. This masonry will be replaced or repaired as needed.
- The metal windows on the Capitol will be replaced with wood windows designed to match the historic windows that had been removed in previous building campaigns.



Exterior of Capitol

Site Work and Landscaping

NOTABLE FEATURES

Cooling Tower and Transformer Relocation

- The cooling tower on the northeast side of the Capitol creates noise and mist on the Capitol grounds. Moisture from the tower has degraded the stone on the Capitol.
- The generator, transformer, and associated switchgear on the northeast side of the Capitol pose a security risk and detract from the appearance of the Capitol grounds.
- These systems will be relocated to the Central Utility Plant and Herschler Building.

Plaza Redesign

- The plaza between the Capitol and Herschler Building has a significant amount of concrete. Much of this concrete will be removed to create a park-like setting.
- The roof of the tunnel connecting the two buildings has significant deterioration and will be replaced, creating the opportunity to light the space with skylights.
- The drives on the north side of the Capitol will be removed to increase security and the amount of green space in between the Capitol and Herschler Building.

Capitol Extension

Focus on Public Amenities

NOTABLE FEATURES

Public Meeting Rooms

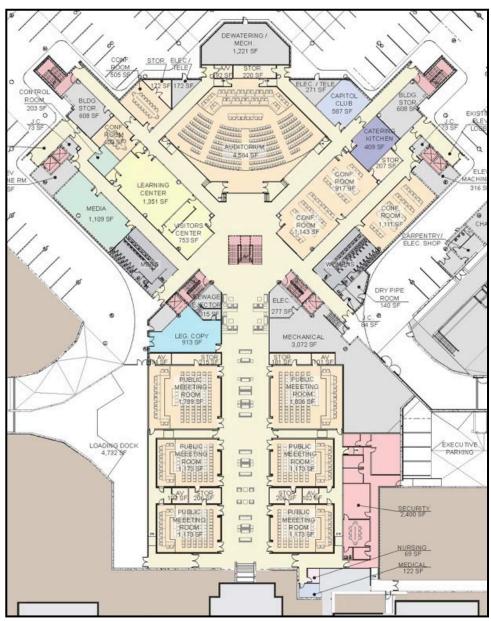
- Six large public meeting rooms will be located on the south end of the Capitol Extension (tunnel that connects the Capitol to the Herschler Building).
- Four of the meeting rooms will seat 75 members of the public, plus committee members and staff.
- Two of the meeting rooms will seat 100 members of the public, plus committee members and staff.
- An auditorium seating almost 300 people is planned for the north end of the Capitol Extension.
- Conference rooms and a catering kitchen can be reserved for public use.

Student Learning Center

- A large Student Learning Center will be located on the north end of the Capitol
 Extension and will serve as a classroom for Wyoming school students who travel to
 the Capitol.
- Currently, school buses drop children off on busy Capitol Avenue. The school bus drop-off will be relocated on the north side of the Herschler Building in the existing driveway off 26th Street to provide a safer environment for loading and unloading.
- Students will enter the Student Learning Center from this location.

Visitor Center

- A Visitor Center will be located in the Capitol Extension and the drop-off location for tour buses will be in the driveway on the north side of the Herschler Building.
- Exhibits are planned throughout the space to highlight citizen participation in government, Wyoming history, and building architecture.



Design Sketch of Below-Grade Capitol Extension



Meeting Rooms and Seating Areas in the Capitol Extension

Herschler Building

Remodel and Expansion

NOTABLE FEATURES

The Atrium Will Be Removed

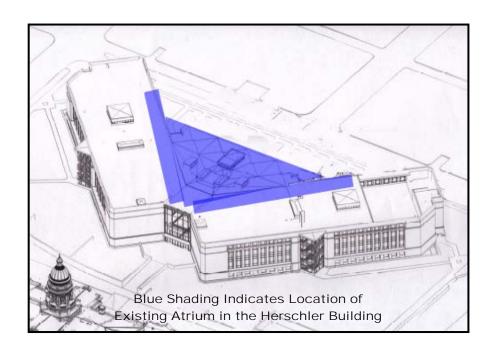
- Removal of the atrium will reduce noise traveling through the building.
- More light will be available into the offices on the north side of the building.
- The views to the Capitol from the north side of Capitol Avenue will be restored.
- Removal of the atrium will reduce heating and cooling costs.
- Removal of the bridges that connect the two wings will increase security in the building by creating enclosed office suites.
- A new first-floor lobby and a new elevator will be added to the center of the building to connect the two wings.

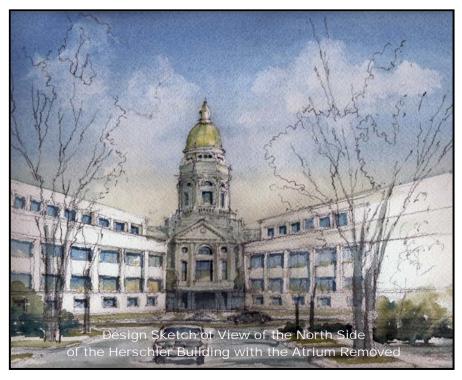
The Building Will be Reconfigured

- New entries will be added on the north and south sides of the center of each wing to provide more efficient access into the building and to elevators and restrooms.
- The new configuration will reduce pedestrian traffic through unrelated agency space and increase the square footage that can be used to house employees.
- New internal staircases will be added adjacent to the elevators.

The Building Will be Remodeled

- The mechanical distribution system will be replaced. The lighting and electrical systems in the building will be replaced.
- The restrooms will be remodeled and expanded and plumbing will be replaced.
- Worn-out original finishes will be replaced, including ceilings, carpet, and paint.





New Herschler Building Exterior

- The exterior of the Herschler Building will be replaced to addresses major maintenance issues, including water infiltration, corrosion, wall gaps, and rotting window blocks.
- The failing exterior will be replaced with building elements that better relate to the scale of the Capitol and that will be more complementary to the Capitol.

Expansion of the Herschler Building to the South

- Replacing the aged-out exterior provides the opportunity to enlarge the footprint of the building 15 feet over existing slab foundations that currently hold planting beds that are leaking into the underground garage and need to be removed.
- The imposing, windowless south-facing walls will be replaced with offices that overlook the Capitol. This area provides the additional space and proximity to the Capitol needed for elected officials' staff, legislative committee chairmen, and legislative session staff.



Design Rendering of the New Exterior of the Herschler Building

Follow the progress of the Capitol Square Project:

www.Wyomingcapitolsquareproject.com

Follow the Project on Facebook:

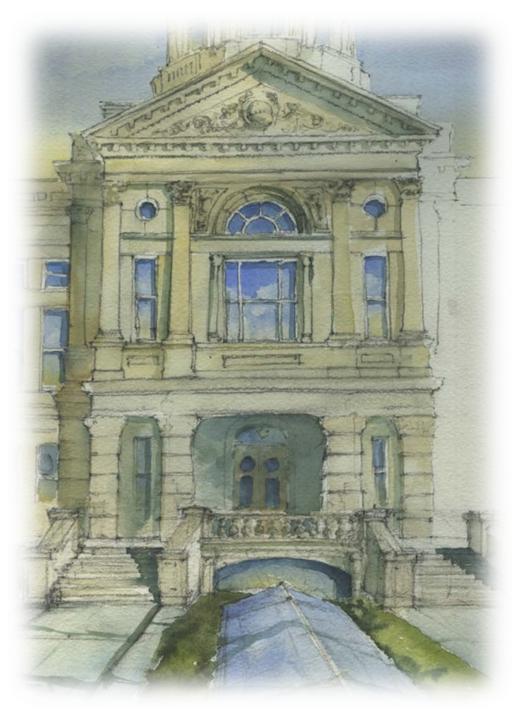
www.facebook.com/WyomingCapitolSquare

Find meeting information for the Oversight Group on Capitol Rehabilitation and Restoration:

www.wyoleg.gov

For questions about the work of the Oversight Group, contact Wendy Madsen at the Legislative Service Office: Email: wendy.madsen@wyoleg.gov

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Design Sketch of North Capitol Stairs to Maximize Natural Light from New Skylights Into Capitol Extension