



**MOCA**

# Wyoming State Capitol Workshop Resolution

Design Scoping Workshop with Capitol Guidelines

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# Alignment Process



Capitol Building



**Alignment** – Quality Expectations, Scope with Cost and Schedule



**Construction Cost Limitation** – Tool to align the teams expectation with the owners anticipated cost in a collaborative environment



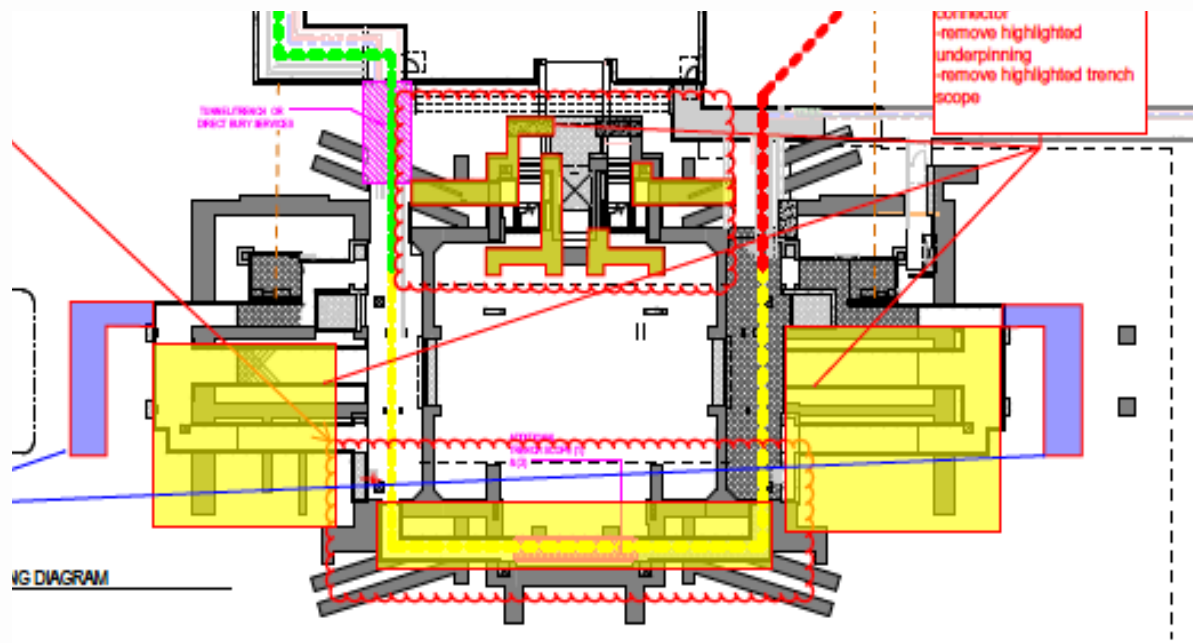
**Dynamic Cost Modeling** – Collaborative process of aligning the owner expectations for quality and budget with the design.



**GMP** – The Cost for which the CM will agree to construct the project, based upon completed design documents and sub bids.

# Underpinning Reduction Workshop Study

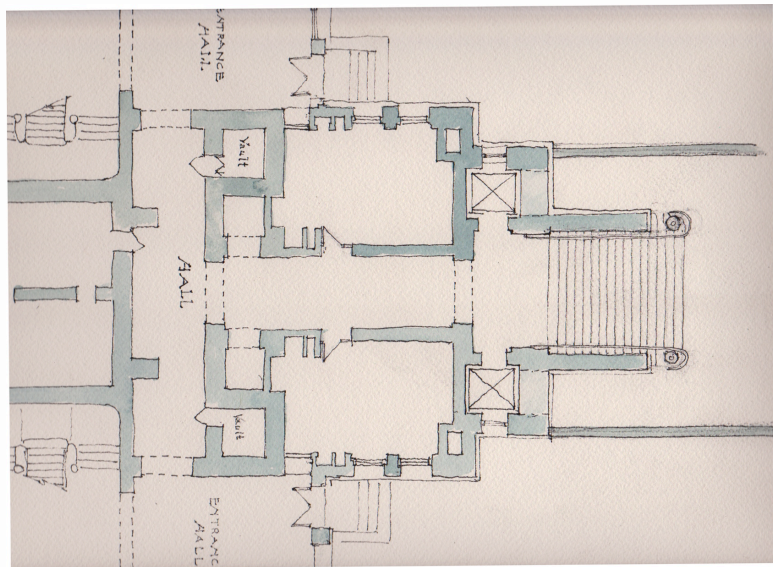
Reducing Underpinning by design modifications



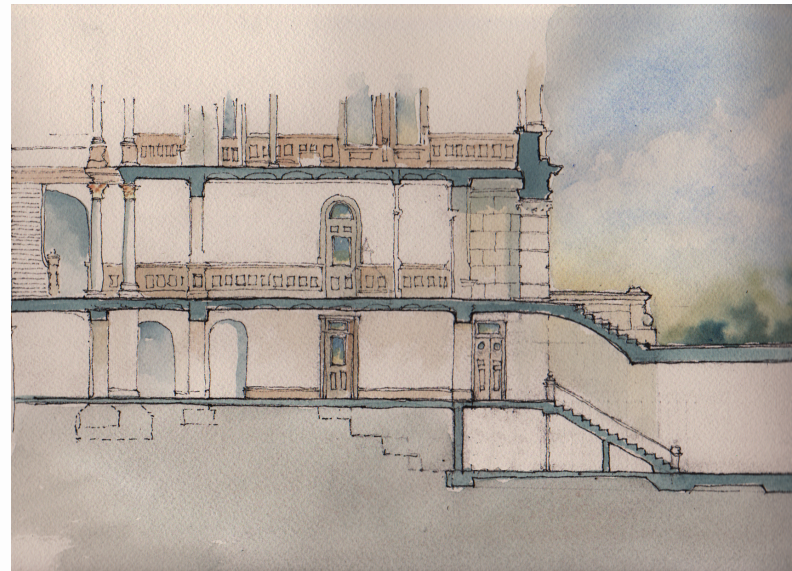
Reduced Underpinning shown in Yellow, Due to Mechanical and Stairs

# North Stair Workshop Study

Reducing Underpinning by design modifications



Recovered two offices spaces due to relocation of Stairs and Elevators

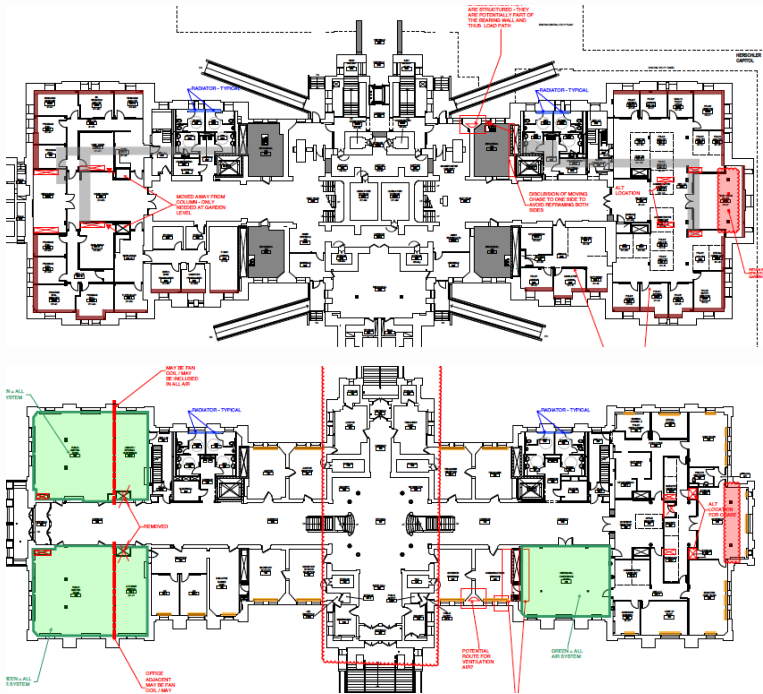


Reduced Underpinning and Structural modifications.

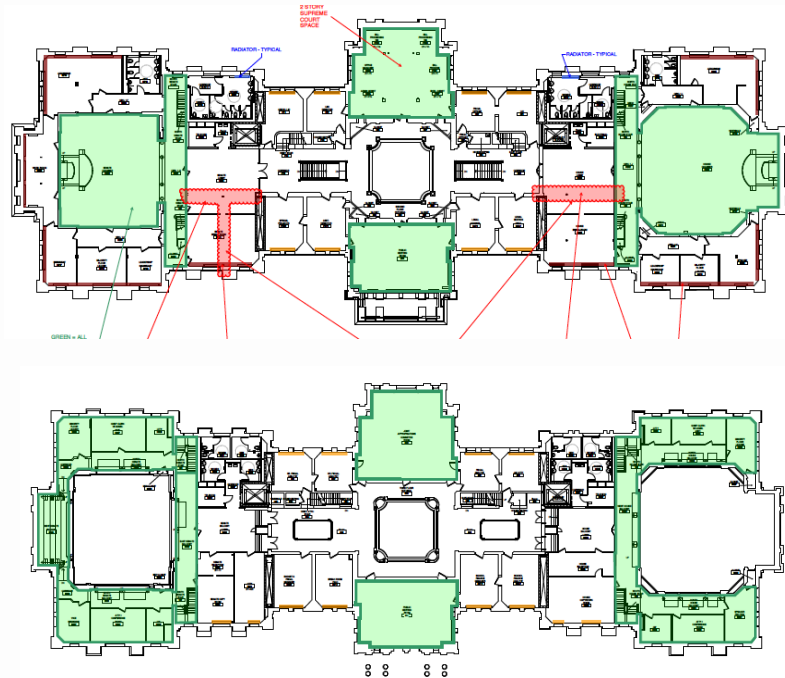


# Fan Coil Units vs. Air System Workshop Study

## Reduce space requirements for mechanical system - save roof structure



## Mechanical Design Modifications to reduce Duct work and dropped ceilings



**Green = Air System, Red = Fan Coil System for heating and cooling**

# Fan Coil Units vs. Air System Workshop Study

Achieves Architectural Guidelines



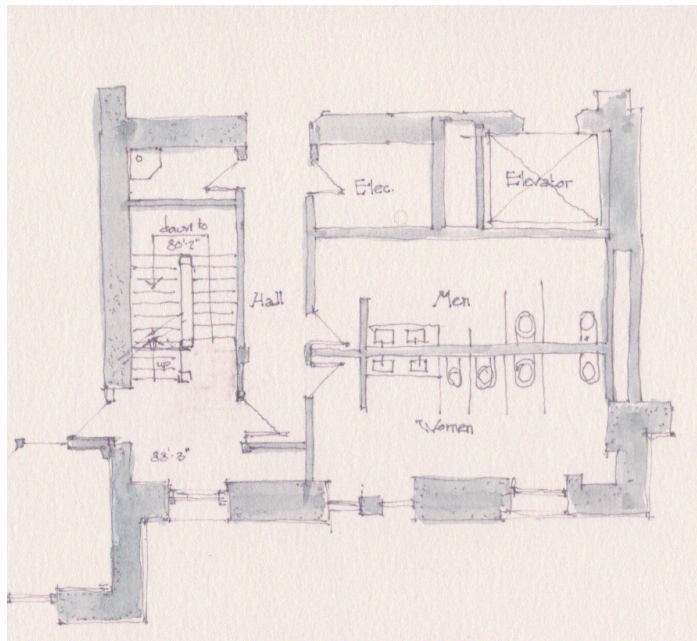
Fan Coil Units located below windows in the Utah State Capitol

## Fan Coil Unit System:

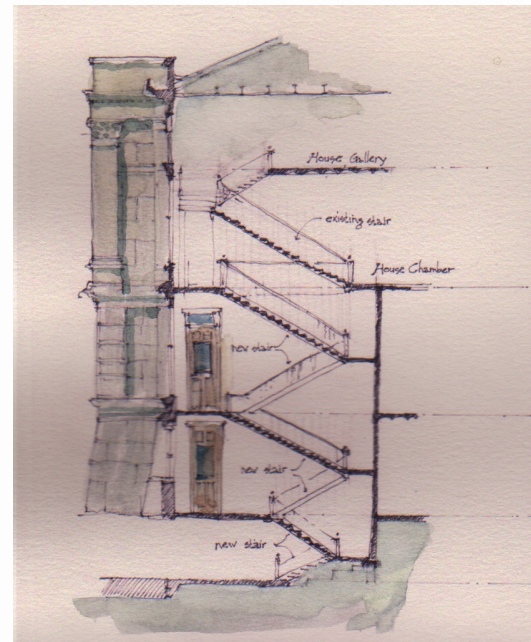
1. Less invasive than All Air System
2. Reduces the need to remove Roof and Structure
3. Reduces the need to lower ceilings
4. Provides for smaller Air Supply units
5. Allows for the potential of reopening skylights.

# Restroom and Exit Stair Workshop Study

Reducing Structural alterations by design modifications – Secure Exit



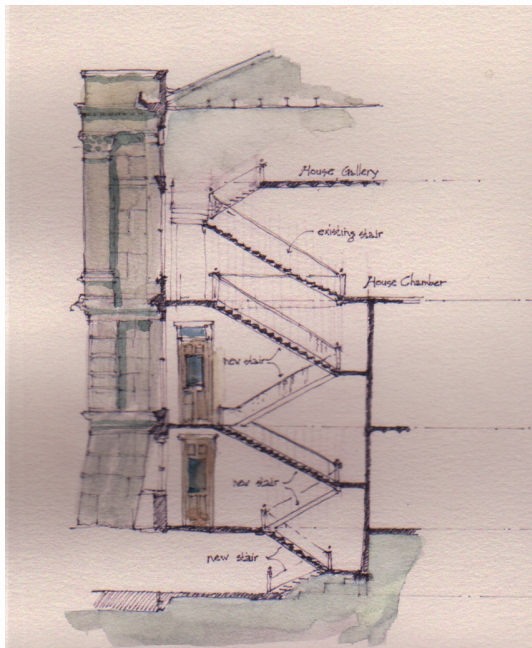
Original Design removed Floor Slab. New Design retains floor slab.



Stair Modifications to resolve exit and Governors Access.

# Restroom and Exit Stair Workshop Study

Provides clear emergency exit while preserving security



Stair design allow for greater security.

The redesign of the Stair and Core

1. Elimination of Governors ships ladder.
2. Aligns stair landings with windows
3. Maintains floor slabs in place.
4. Allows emergency exiting without going through the chambers.
5. Communicating Stair for Legislature.



# Supreme Court Workshop Study

Restore to a two level Hearing Room



Supreme Court Room Restoration included in the Capitol Restoration Budget

The Restoration of the Supreme Court Provides:

1. Increased public accessibility
2. Historical Restoration
3. Reopens skylight and relocates chandelier
4. Can be used for multiple Committee meetings

# Wyoming Capitol Cost Saving

## Confirmed Capitol Cost Savings

|                           | Design             | Change              | Savings               |
|---------------------------|--------------------|---------------------|-----------------------|
| <b>Wood Windows</b>       | Manufactured       | Custom with Panning | \$1,015,017.00        |
| <b>Roof</b>               | Remove and Replace | Remain              | \$ 850,000.00         |
| <b>Restrooms Floor</b>    | Remove Floor       | Retain Floor Text   | \$ 797,723.00         |
| <b>Copper Roof</b>        | Remove & Replace   | Retain/Repair       | \$ 740,000.00         |
| <b>Stone Fabrication</b>  | At Quarry          | Factory Process     | \$ 750,000.00         |
| <b>Dome Modifications</b> | Full Replacement   | Reduced, Retain     | \$ 300,000.00         |
| <b>Total SAVINGS</b>      |                    |                     | <b>\$4,452,740.00</b> |

# Wyoming Capitol Cost Saving

## Capitol Cost Savings Under Study

|                          | Design               | Change               | Savings               |
|--------------------------|----------------------|----------------------|-----------------------|
| <b>Under Pinning</b>     | Extensive Throughout | Reduced to Essential | \$ 810,000.00         |
| <b>Stone Exterior</b>    | Remove, Restore All  | Prioritize Stone     | \$1,500,000.00        |
| <b>Historic Ceilings</b> | Dropped Some Raised  | Raised few Dropped   | \$ 315,000.00         |
| <b>Lighting</b>          | Designed             | Historic Alternates  | \$ 750,000.00         |
| <b>Total SAVINGS</b>     |                      |                      | <b>\$3,375,000.00</b> |

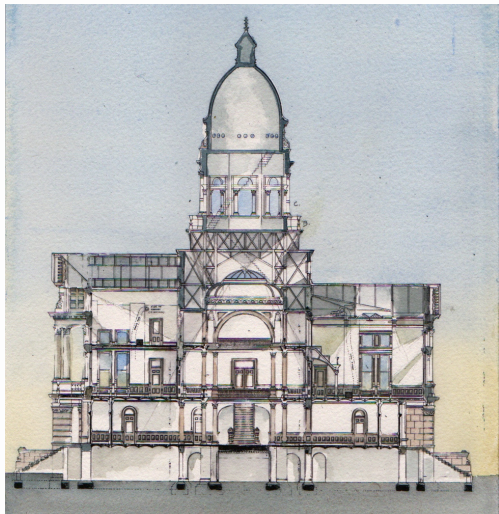
# Wyoming Capitol Cost Saving

## Capitol Cost Increases Under Study

|                            | Design           | Change                | Savings                 |
|----------------------------|------------------|-----------------------|-------------------------|
| <b>Mechanical System</b>   | All Air System   | Fan Coil & Air System | \$ 450,000.00           |
| <b>Supreme Court</b>       | Not Contemplated | Restored              | \$1,100,000.00          |
| <b>8A Floor Plan</b>       | Included         |                       | \$ 935,000.00           |
| <b>Total Cost Increase</b> |                  |                       | <b>\$2,485,000.00</b>   |
| <b>Proposed Savings</b>    |                  |                       | <b>\$7,827,740.00</b>   |
| <b>Resulting Budget</b>    |                  |                       | <b>\$110,211,105.00</b> |



# Alignment Process



Capitol Building



*Alignment of Owner Quality Expectations* - The Guidelines and Imperatives have provided guidance to the Architect regarding the priority of project elements.



*Alignment of Scope or Functional Program* – Functional program (Space Plan 8A) identifies the project space needs to comply to use. Created more Space in the Garden Level.



*Alignment of Cost with the Construction Cost Limitation by Owner* – Design to Budget \$110,300,000.



*Alignment of Schedule* – reconcile the schedule to the scope and expectations, CM has indicated that he thinks that we have picked up 4 to 6 months based upon windows, MEP, Roof



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## Request Approval of the Capitol Guidelines

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