



**Wyoming Capitol Square Project
Monthly Project Report
July 31, 2016
Report #1**

Prepared by:

MOCA

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1. Executive Summary

On July 26, 2016 the Capitol Rehabilitation and Restoration Oversight Group (Oversight Group) approved the guaranteed maximum price (GMP) proposal of \$219,359,698 for the rehabilitation and restoration of the Wyoming Capitol; renovation and expansion of the Capitol Extension, which connects the Capitol to the Herschler Building; relocation, replacement and expansion of the Central Utility Plant that serves five state buildings; and the remodel and expansion of the Herschler Building by JE Dunn Construction Company, who serves as the Construction Manager at Risk (CMAR). This project is known as the Capitol Square Project.

This action by the Oversight Group brought to a conclusion a year of change to the Capitol Square Project. This first monthly report provides an overview of the past year's changes that culminated in the approval of the GMP on July 26, 2016.

In July, 2015 MOCA was retained by the Oversight Group as Owner's Representative and was directed to assume the leadership and management of the project. There was great concern on the part of Oversight with regard to the direction the project was headed, modifications that were being proposed within the Capitol and whether the project was within budget.

In August, 2015 the Architect (HDR) presented a GMP set of documents for the overall project that, when priced by the CMAR, exceeded the construction cost limitation (CCL) of \$219,382,000 by approximately \$40 million. Additionally, it was found that the work within the Capitol included dropped ceilings, removal of the roof for air conditioning units, new windows that were not historic, and reduction of historic fabric. Compounding all of this, costs for temporary space had exceeded budgeted amounts by approximately \$10 million, placing the overall project more than \$50 million over budget. The Oversight Group reaffirmed that the project could not exceed the existing appropriation.

In September, 2015 MOCA recommended a reset of the project in order to bring the project back on budget. MOCA implemented a process known as Project Definition, which began with identifying the project guiding principles of Improved Public Access, Function, and Historic Preservation. Working closely with the Oversight Group Subcommittee, MOCA developed a set of design guidelines for the Capitol, Herschler Building, and Site. These guidelines were reviewed and approved by the Oversight Group and then distributed to the Architect and CMAR with the understanding that these documents defined the quality expectations of the Oversight Group.

During the remaining months of 2015 and the early months of 2016, the design and construction teams (HDR, CSHQA, JE Dunn and their sub-trade partners), along with the Department of Administration and Information Construction Management Division (AICM) and MOCA redesigned the entire project to conform to the guiding principles, design guidelines and the budget (CCL). During this time, many changes were made to the plans:

- In the Capitol, the mechanical, electrical, and plumbing (MEP) systems were changed from a forced air system to a fan coil system, which saved costs and restored the ceilings to their original height. New windows were designed to match the historic designs. The historic Supreme Court Chamber was identified and restored. The windows within the House Chamber were restored and the historic decorative finishes within the most historic (Zone One) spaces were defined.
- The Capitol Extension floor plan was reworked to provide a public circulation zone. The plaza level was raised to allow for greater head height. Additional meeting rooms and an auditorium were added.
- The proposed additional building between the wings of the Herschler building was deleted for cost savings. In order to recoup the additional square footage lost by that deletion from the project, an additional 56,000 net square feet will be added to the Herschler Building by expanding the building 15 feet to the south from level 1 to level 3 using the existing foundation. The Atrium was removed to open up the view from the north to the Capitol and to save on heating and cooling costs in this underutilized space. In addition to recouping square footage, the movement of the Herschler exterior wall will allow the project to address failures in the existing system and allows replacement with stone and a design that is more complementary to the Capitol.

Occupants were relocated from the Capitol to temporary space during the final months of 2015. The Legislature held its first session out of the Capitol beginning in February, 2016.

Vacating the Capitol allowed the design and construction teams to gather more specific information about the building through destructive probes and selective demolition. From January, 2016 to July, 2016 the CMAR began enabling work to provide both higher levels of understanding of how the building was initially built, as well as gather information on elements that were previously not available, such as the entablature and cornice of the Capitol. This enabling work also provided preparatory work for the upcoming construction.

With the signing of the GMP, the schedule is able to be finalized. The substantial completion dates for the project are as follows:

- The Herschler Building will be substantially complete during the first quarter of 2019
- The Capitol will be substantially complete in the second quarter of 2019
- Landscaping presently shows completion in the last quarter of 2018, but due to winter conditions that time of year, it likely will not be complete until the end of the second quarter of 2019.
- It is anticipated that the grand reopening could take place on July 10, 2019 – the 124th anniversary of Wyoming statehood.

2. Project Status

The Capitol Square Restoration Project was approved to move forward on July 26, 2016. The following week, JE Dunn Construction began construction-related work based upon an Interim Notice to Proceed while the final details of the construction contract were finalized by MOCA and the State of Wyoming.

Work presently underway includes:

Capitol

- Continued demolition throughout the Capitol
- Preparation for underpinning will commence by removing the garden level slab
- Stone restoration
- Site, landscape and monument protection

Central Utility Plant (CUP)

- Excavation and shoring will begin later in the month of August

Capitol Extension

- Preparation for plaza demolition

Herschler

- Safety barricades will be completed to provide safety to the state employees working in the west wing of Herschler
- Demolition of the East wing will begin in August

Capitol Site

- Some questions have been asked about how the existing landscape will be managed during construction.
- All of the grass will be replanted at the end of the project due to the damage that will occur during construction, so we have stopped watering the turf for the duration of the project.
- All of the trees on the site are being hand watered and will be watered for the duration of construction. JE Dunn, the Construction Manager, is responsible for watering of the trees within the construction fence, while the Department of Administration and Information's General Services Division is responsible for watering of all of the other trees on the site, including those located at the curb outside of the construction fence. The saturation levels for the trees is being monitored and the project team is consulting with an arborist to ensure that the trees are protected through this process.

3. Overall Program Budget Update

The program budget for July 26, 2016 has been reworked to reflect and incorporate the costs to date of the temporary move and relocations, professional services and owner expenses provided by CMD (formally AICM). These costs together with the GMP account for the entire program budget of \$299 Million:

Overall Budget Breakdown	Base Budget 31-Jul-16	Updated Budget 31-Jul-16	Variance From Base 31-Jul-16
Total Appropriations	\$ 299,587,391.00	\$ 299,587,391.00	
Project Costs			
Hard Construction Costs			
GMP (Capitol, Herschler, CUP and Capitol Extension)	\$ 219,359,698.00	\$ 219,359,698.00	\$ -
Capitol Building Renovation	\$ 116,045,398.00	\$ 116,045,398.00	\$ -
Herschler, CUP and Extension	\$ 95,107,400.00	\$ 95,107,400.00	\$ -
Capitol Square Site Work	\$ 8,206,900.00	\$ 8,206,900.00	\$ -
Soft Costs (Owner Program Costs)			
Owner Costs	\$ 4,652,780.72	\$ 4,652,780.72	\$ -
Professional Services	\$ 31,661,633.60	\$ 31,661,633.60	\$ -
Construction Services	\$ 2,725,111.73	\$ 2,725,111.73	\$ -
Furniture Fixtures and Equipment	\$ 12,699,853.00	\$ 12,699,853.00	\$ -
Temporary Facilities	\$ 15,780,986.22	\$ 15,780,986.22	\$ -
Relocation of State Employees	\$ 2,263,000.00	\$ 2,263,000.00	\$ -
Owner Contingency	\$ 10,444,327.73	\$ 10,444,327.73	\$ -
Total Project Costs	\$ 299,587,391.00	\$ 299,587,391.00	\$ -
Total Project Appropriations	\$ 299,587,391.00	\$ 299,587,391.00	\$ -
Over/Under	\$ -	\$ -	\$ -

In future months this chart will be modified to show recent expenditures within each category. Additionally, MOCA has requested that LSO and CMD reconcile the accounting for the overall project to reflect all costs associated with the Capitol. These adjustments will be reflected in the August 2016 budget update.

4. Construction Budget Update

As of July 26, 2016 the Construction Budget stands at \$219,359,698.00

Awards made prior to July 26, 2016 total \$32,970,275 or 14%

Work completed and paid total \$11,200,000 or 5.1%

5. Changes Approved by MOCA Recommend for Approval

As of July 31, 2016 there are no changes in the work.

GMP	Construction Budget	Owner Contingency
GMP July 26 2016	\$ 219,359,698.00	\$ 10,444,327.00
Approved Changes		
Expenditures July 26,2016		
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
Total Revised GMP	\$ 219,359,698.00	\$ -

Benefit and Added-Value of Changes

During the Month of July 2016 there were no approved changes. Changes when approved will provide a benefit and/or added-value to the project. Each change will identify the benefit and/or the added value within this section of the report.

MOCA will manage change orders throughout the project through the management and application of contingency funds to the construction budget. Change orders are a normal part of the construction process and ensure that the project continues to meet owner requirements as construction proceeds. Pursuant to law any change order to the approved final design plans in excess of one hundred thousand dollars (\$100,000.00) or in a cumulative amount in excess of one million dollars (\$1,000,000.00) requires the approval of a majority of the legislative members of the oversight group and the governor.

6. Schedule Impacts and Recovery Plans

As of July 31, 2016 there are no schedule impacts or recovery plans.

Contract Construction Substantial Completion Date is April 10, 2019.

7. Three Month Look Ahead Milestones

The following activities will be occurring over the next three months:

August 2016

Capitol

- Entablature Structural Submittal

- Window Mock up
- Underpinning in Quadrant #1
- Stone Installation

Herschler

- Site Mobilization
- Demolition of north Atrium all
- Demolition of forth floor for MEP equipment

September 2016

Capitol

- Underpinning in Quadrant #2
- BIM Coordination
- Window Fabrication and Repairs
- Entablature Fabrication and Removal

Herschler

- Excavation of CUP
- Fabricate and deliver Structural Steel CUP and Herschler
- Fabricate and deliver MEP equipment for CUP
- Masonry Material development
- Plumbing Rough in on 4th floor

October 2016

Capitol

- Underpinning in Quadrant #3
- Elevator Shoring
- Slab Demolition for Elevator Core

8. Construction Photographs



First Level Demolition



First Level Demolition



First Floor Grand Stairs



Second Floor Demolition



Second Floor Demolition (Supreme Court Space)



Second Floor Demolition (Supreme Court Space)



Third Floor Demolition of the Supreme Court Space



Third Floor Ceiling Demolition

9. Attachments

The follow documents are attached:

- ATTACHMENT A – Governor letter approving the GMP and authorization to spend funds for the Capitol Square Restoration Project
- ATTACHMENT B – Chairman’s Ross letter to Legislature regarding the approval of the project by the Capitol Square Restoration Oversight Group.

END OF REPORT

Office of the Governor

July 22, 2016

Legislative Members of the Oversight Group:

Thank you for the hard work performed by the Capitol Restoration and Rehabilitation Oversight Group (Oversight) on the Capitol Square project. A significant milestone was reached on July 20, 2016 when the legislative members of Oversight recommended to me that I approve the final design plans and Guaranteed Maximum Price (GMP) for the project and that I approve the stone selection which will be used for the exterior of the Herschler building.

A long road has brought us to this point. In making my decision whether to approve these critical elements I take this opportunity to look back at how we arrived here.

Seventeen years ago, in 1999, the first studies began into the space needs of our Capitol building. These studies led to creation of the Joint Legislative and Executive Task Force on Capitol Facilities in 2004, which in turn led to a series of funded studies on the need for a renovated Capitol complex over the next few years. Feasibility studies were conducted between 2007 and 2012 on how best to renovate the complex and provide the space needed for a properly functioning seat of government. In 2012, the State Building Commission (SBC) approved funding for Level I and II studies into Capitol space needs. In 2013, the Legislature created the Joint Legislative and Executive Task Force on Capitol Building Rehabilitation and Restoration. On recommendation from the Task Force, SBC approved funding for formal Level III design and construction of the Capitol renovation in 2013.

Providing funding for a renovation of the complex began in 2003 and the Legislature had accumulated \$100 million in savings for this purpose by 2013. In 2014, the Legislature approved funding for a combined project that included renovation of the Capitol building, the Herschler building just north of the Capitol, the underground connection between the two buildings and the central utility plant adjacent to the underground connector. Two hundred ninety-nine million in funding has been approved by the Legislature for the project.

Since 2014, many players have been involved in developing an appropriate design and construction schedule to carry out this complex project. Many, many public meetings have occurred, including meetings as frequently as twice per month by Oversight and the Oversight Subcommittee. My appreciation for the hard work carried out by all of these people cannot be overstated.

A design for the interior of the Capitol building was approved in the summer of 2015 with the full support of Oversight and all of Wyoming's statewide elected officials. A design for the

remainder of the complex, including the Herschler building and the connector, now known as the Capitol Extension, was approved in December, 2015. Since that time, the design and

construction teams have been working to develop the design documents to a level at which a GMP could be proposed. That GMP was presented to Oversight on July 20, 2016 by the Program Manager/Owner's Representative for the project.

Critical information was learned during the presentation of the GMP. Of great interest to me was the discussion concerning whether proceeding forward with renovation of the Herschler building was in the best interest of the State. Together we learned that either eliminating the Herschler building from the project, or attempting to scale back that part of the project, would have very serious ramifications. Elimination of the Herschler building means that all of the effort and tens of millions of dollars attributable to its renovation will have been wasted. Not moving forward on that building would also mean that its failing mechanical, electrical, plumbing and structural systems would not be addressed. Attempting to scale the Herschler building back at this point would cost more than proceeding forward because of the loss of efficiencies and the need for redesign.

With the Herschler renovation included in the comprehensive project, we learned that the overall project is under budget and on track to satisfy all of the goals Oversight set. Acceptance of the GMP allows commencement of construction with a project that is on budget, with a strategy for managing contingencies to allow for completion of all aspects of the project, and for completion to occur in the second quarter of 2019.

Upon completion, the Capitol will have been completely renovated. All of the antiquated and failing mechanical, electrical and plumbing systems will have been replaced. For the first time, the Capitol will have a fire protection and smoke evacuation system. Restrooms will be available on every floor of the Capitol instead of only on the garden level. Properly functioning and safe elevators will be installed. Importantly, four large public meeting/legislative committee rooms will be available in the Capitol itself, and six more will be available immediately adjacent to the Capitol in the Capitol Extension. Public participation in government will be greatly enhanced by these new meeting rooms. Offices for each of the five statewide elected officials will exist on the first floor of the Capitol for the first time in decades.

The Extension will now be more than just an underground hallway connecting the Capitol to the Herschler. It will have six large public meeting/committee rooms that seat from 75 to 100 people each. A new conference center will provide much needed conference space. A learning and interpretive center for school children and others visiting the Capitol complex will be added.

In the Herschler building, the aging and failing mechanical, electrical, plumbing and exterior skin systems will be replaced. Fifty-six thousand square feet of new office space will be added, allowing the State to reduce its reliance on leased space to house state employees. New interior layouts with much greater efficiency will be provided.

All in all, two aging buildings badly in need of renovation will receive the attention they need to continue to function as the seat of Wyoming government for the next 50 or 60 years.

I am particularly sensitive to the voices who assert this is not the right time for Wyoming to be making the investment in these buildings. We are in difficult economic times right now. However, I am also mindful that this project began in 1999 and Wyoming has spent considerable time, energy and money getting to this point and millions of dollars will have been wasted if the project is stopped or scaled back now.

Having carefully considered the issue, I have reached the conclusion that proceeding forward with the Capitol Square project as currently designed, funded and priced is the right thing for the State of Wyoming. I, therefore, approve the final design plans and the GMP proposal as presented to Oversight on July 20, 2016. I also approve use of Mankato Kasota Limestone in Metallic Gray for the Herschler building with Teton Taupe granite as the base course.

I believe it appropriate for my approval to be presented to Oversight for a vote in a public meeting. A telephone conference meeting is being scheduled for July 26, 2016 for this purpose.

Thank you again for your hard work. This is a project which will be important to generations of Wyoming citizens who will follow us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew H. Mead', written in a cursive style.

Matthew H. Mead
Governor



STATE of WYOMING LEGISLATURE

Memorandum

DATE July 26, 2016

TO Members, 63rd Wyoming Legislature

FROM Senator Tony Ross, Chairman
Capitol Rehabilitation and Restoration Oversight Group

SUBJECT Approval of the Guaranteed Maximum Price for the Capitol Square Project

I am pleased to share with you that the Oversight Group on Capitol Building Rehabilitation and Restoration has approved the guaranteed maximum price (GMP) for the Capitol Square Project. As the Co-chairman of the Oversight Group, I am confident that the Project will remain on budget, while delivering high quality for the State of Wyoming.

Last Wednesday, July 20, the legislative members of the Oversight Group voted to recommend the Governor approve the final design plans and the GMP. The Governor provided his approval for the GMP in a letter dated Friday, July 22, which is attached for your review. Today, the Oversight Group met to affirm the Governor's approval and voted to authorize the expenditure of project funds for construction.

The approved GMP shall not exceed \$219,382,000. The GMP covers the construction portion of the project. Construction components include the rehabilitation and restoration of the Capitol; renovation and expansion of the Herschler Building; renovation and expansion of the tunnel connecting the two buildings; replacement and expansion of the Central Utility Plant, which services five State buildings; and site work and landscaping. As you know, funds available for the project total approximately \$299 million. After accounting for the \$219 million in construction costs, the other approximately \$80 million includes the costs for temporary space leases and improvements; design fees; owner expenses; an owner's contingency; and other project costs such as furnishings, audio/visual systems, and security equipment.

As you know, the Oversight Group hired MOCA Systems a year ago to help get the project back on budget and to ensure that the goals for the project were met. With MOCA's able guidance, we have made tremendous strides in the past year to ensure that this project is on budget and of which the people of Wyoming can be proud. The primary goals of the project are included in the scope and, in the past year, we were able to add two additional meeting rooms, an auditorium, and a student learning center to the tunnel (Capitol Extension). To be able to include these valuable assets in the project, these spaces will be "shelled," meaning the rooms will be roughed in and finished if there are contingency funds available as we move through the project. We have also shelled approximately 44,000 square feet of the 56,000 square foot expansion of the Herschler Building to manage the budget. It is our goal, through the management of contingencies, to complete all of the shelled space at a cost of approximately \$4.6 million.

I look forward to sharing more details with you regarding the status of the project, but wanted to provide an update today to confirm that the project is on track. I encourage you to review the presentation, which is attached, and provides information about the guidelines for the project, the scope included in the project, information about the Construction Manager at Risk (CMAR) process, cost information, and an analysis of inclusion of the Herschler Building in the project. I also encourage you to review the Capitol Square Project Status Report on the homepage of the Legislature's Website for a refresher on the project.