

CAPITOL COMPLEX MASTER PLAN | DENVER, COLORADO

CBAC PRESENTATION
FEBRUARY 20, 2015



AGENDA



Today's Agenda:

1. Introduction and Project Scope
2. Lease/Buy/Build Analysis
3. Facility Conditions
4. Urban Design Opportunities
5. West Lawn Analysis
6. Benchmark Analysis



STATE CAPITAL ASSET MANAGEMENT AUDIT



Performance Evaluation of State Capital Asset Management and Lease Administration Practices Audit

- Office of State Auditor, November 2012

Key Finding:

“The State lacks a comprehensive mechanism for long-term planning for its real estate assets. Such a mechanism could assist the State in its efforts to maximize the value of its real estate assets, reduce costs and support funding decisions”

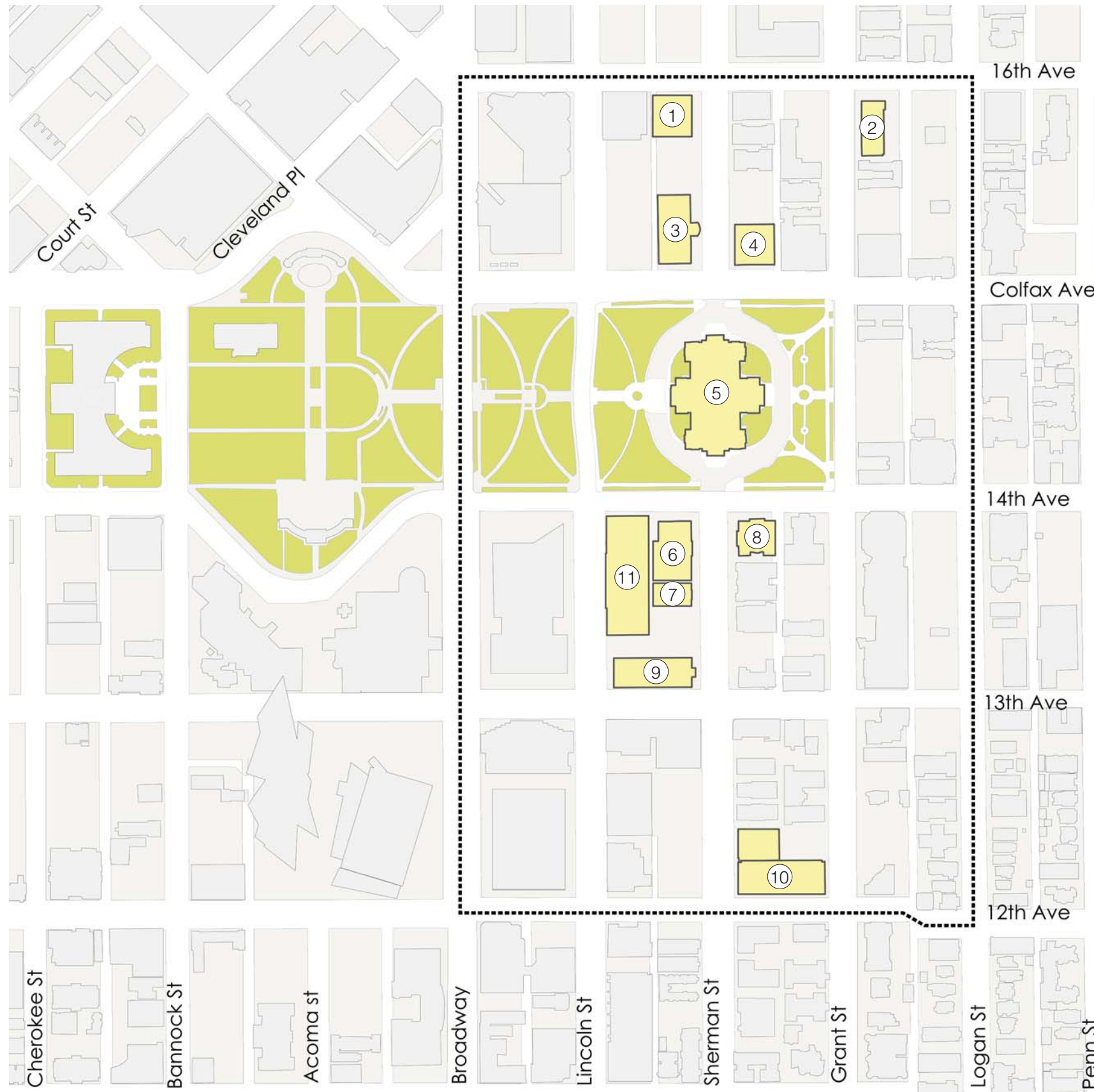


The Capitol Complex Master Plan Objectives:

- Efficient utilization of State owned resources
- Increase buildings' energy and operational efficiency
- Compare leasing space vs owning space for State agencies
- Improve the character and identity of the Capitol Complex
- Identify best-practice decision making process for planning projects

MASTER PLAN SCOPE

Downtown Campus - Denver, CO

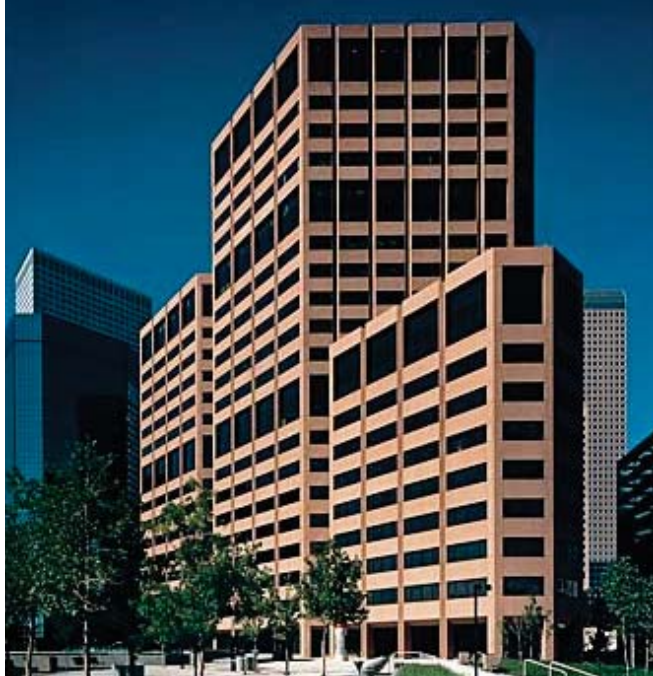


1. Human Services Building
2. 1570 Grant Building
3. State Services Building
4. State Office Building
5. State Capitol Building
6. Capitol Annex
7. Power Plant
8. Legislative Services Building
9. Centennial Building
10. DOLE Building
11. Merrick Parking Structure



LEASE/BUY/BUILD ANALYSIS

1560 BROADWAY - Identified as a Potential Buy/Lease Option



LEASE

- 700,000 Square Feet of Leased space adjacent to Capitol Complex

BUY

- Two Buildings analyzed for purchase:
 - » 1560 Broadway
 - » 101 W. Colfax Avenue

BUILD

- One Build-to-Suit site identified for new construction:
 - » Northeast corner of Lincoln and Colfax

101 W COLFAX AVE - Identified as a Potential Buy/Lease Option



LINCOLN AND COLFAX SITE - Identified as a Potential Build Option



LEASE/BUY/BUILD ANALYSIS



Conclusion from the Buy/Build/Lease Analysis:

- Build new building on Lincoln and Colfax site
 - » Up to 550,000 Square feet
 - » Co-locating agencies improves efficiency
 - » Cost positive cash basis after 30 years
 - » Long-term savings over lease options
 - » Eliminates lease market impact over time

Entire State agencies including DORA and DHE, 50% of DOLE, elected officials including Secretary of State and Treasury's Unclaimed Property Office, and the Governor's OEDIT, GEO, and OIT offices



FACILITY CONDITION RECOMMENDATIONS

Overview:

The facility assessments provide Findings & Recommendations for 17 buildings within the Capitol Complex (including the State Capitol Building) and the Camp George West site

Key Recommendations for Facilities:

- Focus areas
 - » architecture
 - » structural
 - » civil
 - » mechanical/electrical/plumbing
 - » voice & data
 - » security
 - » historical (as applicable)
- Areas of evaluation
 - » Life Safety (LS)
 - » Loss of use/Reliability (LOU)
 - » Energy Efficiency
 - » Finishes (F)



FACILITY CONDITION RECOMMENDATIONS

The eight buildings requiring system-by-system renovations:

Legislative Services Building



Executive Residence



State Office Building



Human Services Building



State Services Building



Power Plant



Grand Junction State Services Building



State Capitol Building



FACILITY CONDITION RECOMMENDATIONS

State Capitol Building:



200 EAST COLFAX AVENUE (DENVER)

Building Area: 323,813 GSF

Constructed: 1895-1903

Remodeled: Life safety upgrade 2009, dome restoration 2014

Acquired: N/A

Agency Tenants:

- General Assembly
- Legislative Council
- Legislative Legal Services
- Office of the Governor
- Office of Lieutenant Governor
- Department of Treasury
- Department of Public Safety - CSP
- Department of Personnel and Administration - CCF

FCI: 44.47/100.00, 10/2009



FACILITY CONDITION RECOMMENDATIONS

State Capitol Building:

Cost to Remodel:

- If all recommendations in the facility assessment are implemented as a single project, including the top five priorities, the cost estimate is: \$60,328,458.
- If all recommendations in the facility assessment are implemented system by system as multiple projects, including the top five priorities (systems), the cost estimate is: \$61,845,759.

NOTE: All of the above costs are in 2014 dollars and should be escalated to the year construction will occur.



FACILITY CONDITION RECOMMENDATIONS

State Capitol Building:

Five Major Deficiencies

- 1. Replace roof.** This recommendation encompasses loss of use/reliability issues and is due to the age and condition of the roof.
- 2. Repair short tunnel roof/structural.** This recommendation encompasses life safety issues and is due to the age and general deterioration of the tunnel over the past 115+ years, ongoing maintenance efforts, and the potential hazard to motorists passing overhead.
- 3. Windows and facade restoration/repair.** This recommendation encompasses loss of use/reliability and overall energy efficiency issues and is due to the age and condition of the windows and facade.
- 4. Plumbing system repair/replacement.** This recommendation encompasses loss of use/reliability issues and is due to the age and condition of the plumbing as well as ongoing maintenance efforts.
- 5. Site repair:** sidewalk, paving, and drainage. This recommendation encompasses life safety and loss of use/reliability issues and is due to the overall deterioration of the site pavement which is creating a potential tripping hazard.



URBAN DESIGN FINDINGS

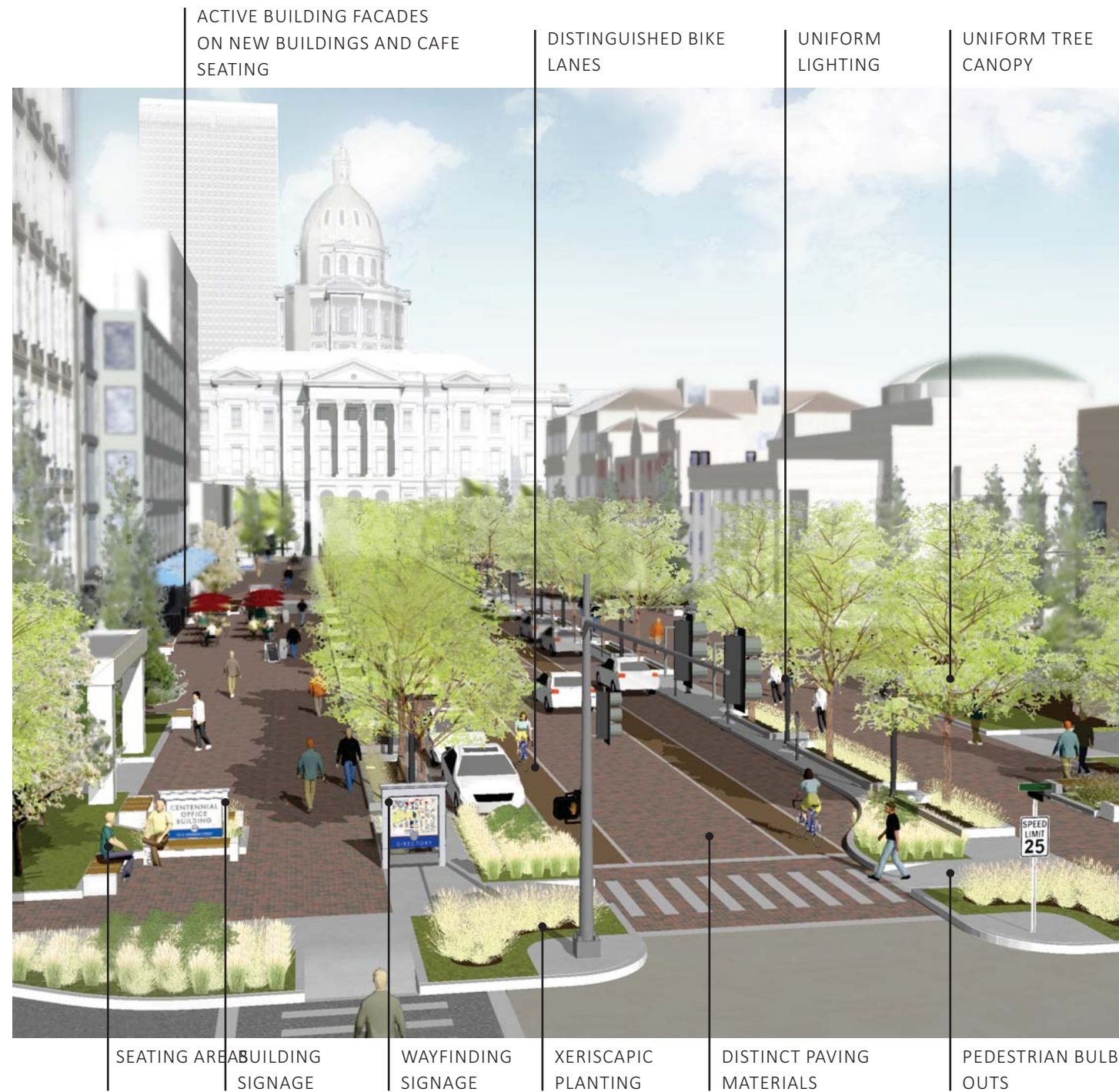


Major Findings:

- No clear Capitol Complex identity
- Lack of connectivity within Capitol Complex and to City
- Lack of consistent signage and wayfinding
- District active only during workday hours
- Parking shortfall



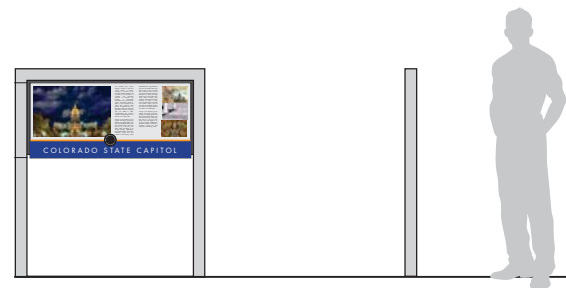
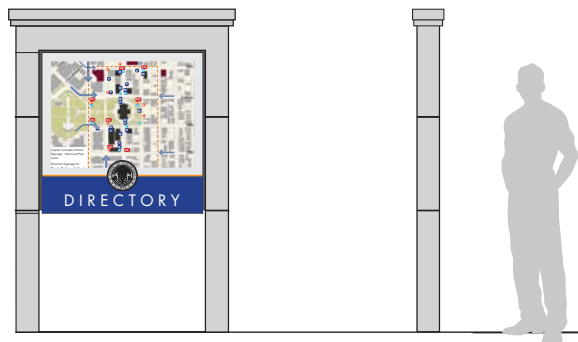
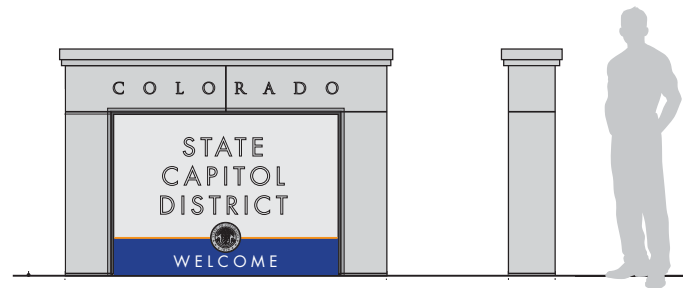
URBAN DESIGN RECOMMENDATIONS



- Capitol Mall on Sherman Street
 - » Between 12th and 16th Avenues
 - » Multi-modal street design
 - » Cohesive and uniform streetscape package
 - » Mixed-use infill on opportunity sites
 - » Active pedestrian experience



URBAN DESIGN RECOMMENDATIONS



- Signage and Wayfinding Package
 - » An identity for the Capitol Complex
 - » Simplify user experience
 - » Identify State owned buildings and the location of State agencies



URBAN DESIGN RECOMMENDATIONS

PEDESTRIAN CIRCULATION - Priority Intersections

- » Provide connectivity between the north and south portions of the Capitol Complex campus and to Civic Center Park to the west
- » Provide connectivity to RTD's Civic Center Station
- » Provide connectivity to the downtown Denver Central Business District
- » Create a better, safer pedestrian experience

Diagram Showing Key Intersections and Destinations in and around Capitol Complex



- | | | |
|--|--|---------------------------|
| 1. Broadway and Colfax Avenue Intersection | 5. Lincoln Street Mid-Block Crossing | Capitol Complex Buildings |
| 2. Sherman Street and Colfax Avenue Intersection | 6. Sherman Street and 14th Avenue Intersection | Key Intersections |
| 3. Grant Street and Colfax Avenue Intersection | | |
| 4. Broadway Mid-Block Crossing | | |



URBAN DESIGN RECOMMENDATIONS

- PEDESTRIAN CIRCULATION - Colfax Avenue and Sherman Street



Image Showing the Character of a Grand Boulevard



Image Showing a Curb Bulbout with Planted Edges

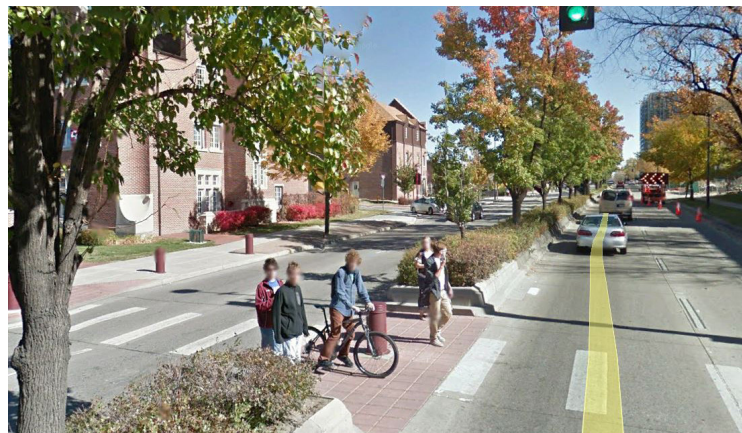


Image Showing a Crosswalk with a Median Safe-Haven

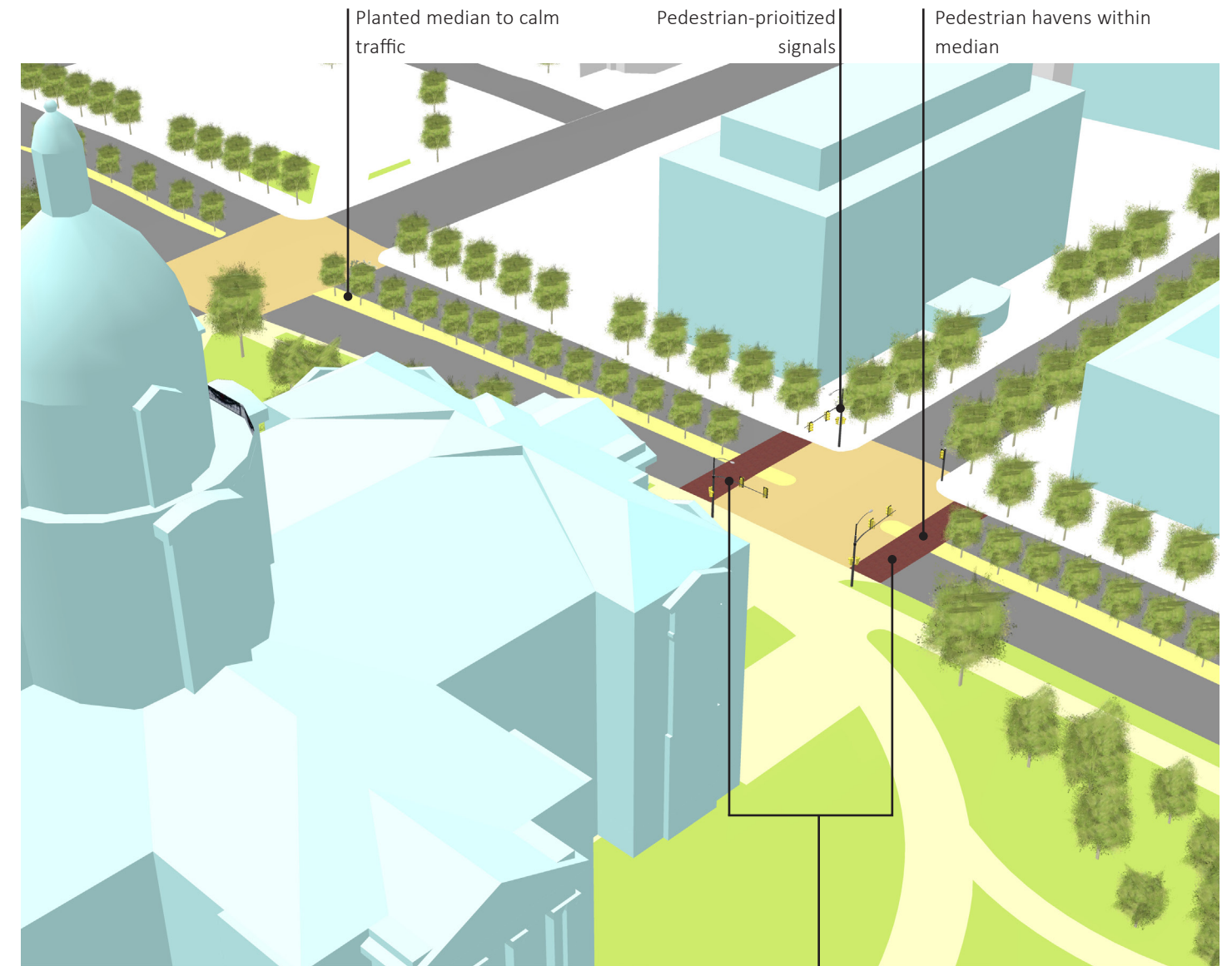


Diagram Showing Improvements to Colfax Avenue Crossing

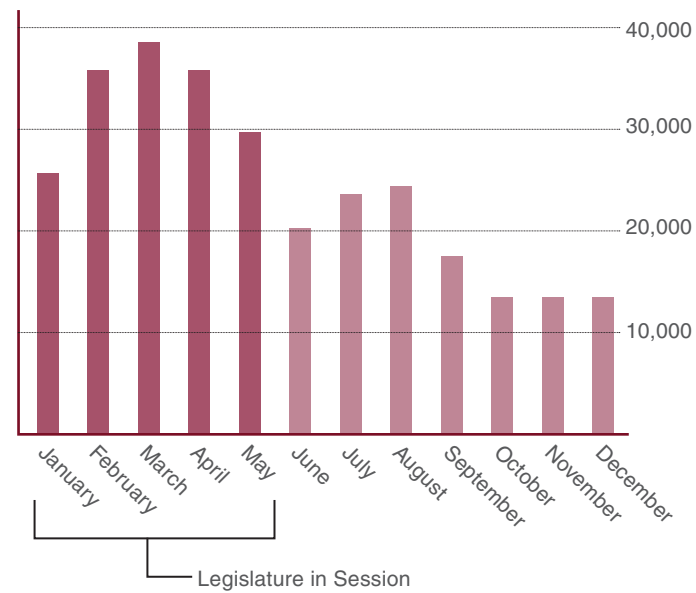
Special paving at Colfax Crossings



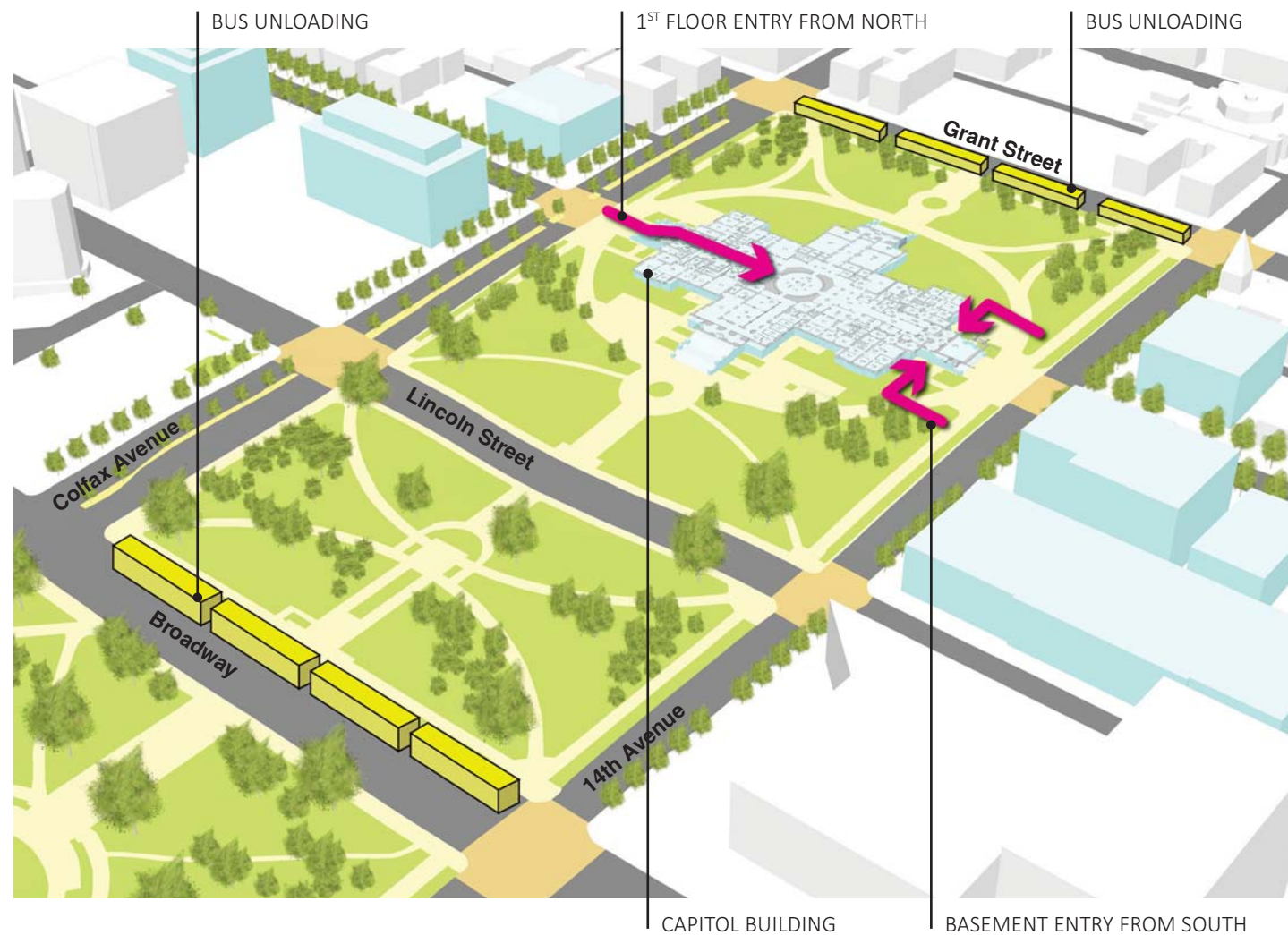
URBAN DESIGN RECOMMENDATIONS

- VISITATION AND TOURISM

The Capitol Building attracts as many as 300,000 visitors each year.



Volume of Visitors to the Capitol by Month



WEST LAWN

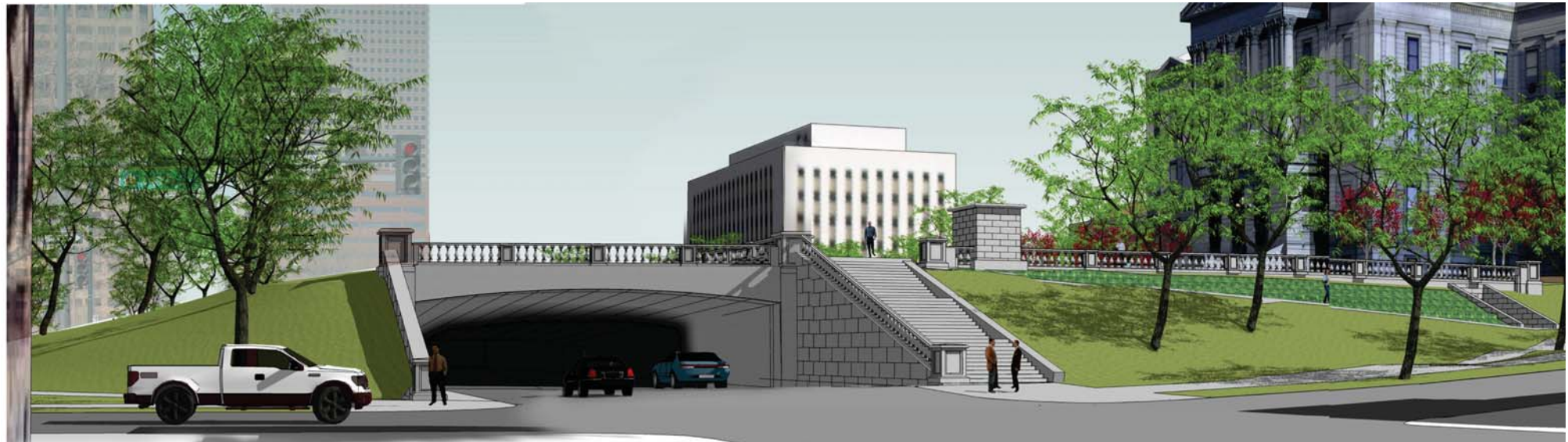


Existing West Lawn with Lincoln Street at Grade and Potential Mid-Block Crossings

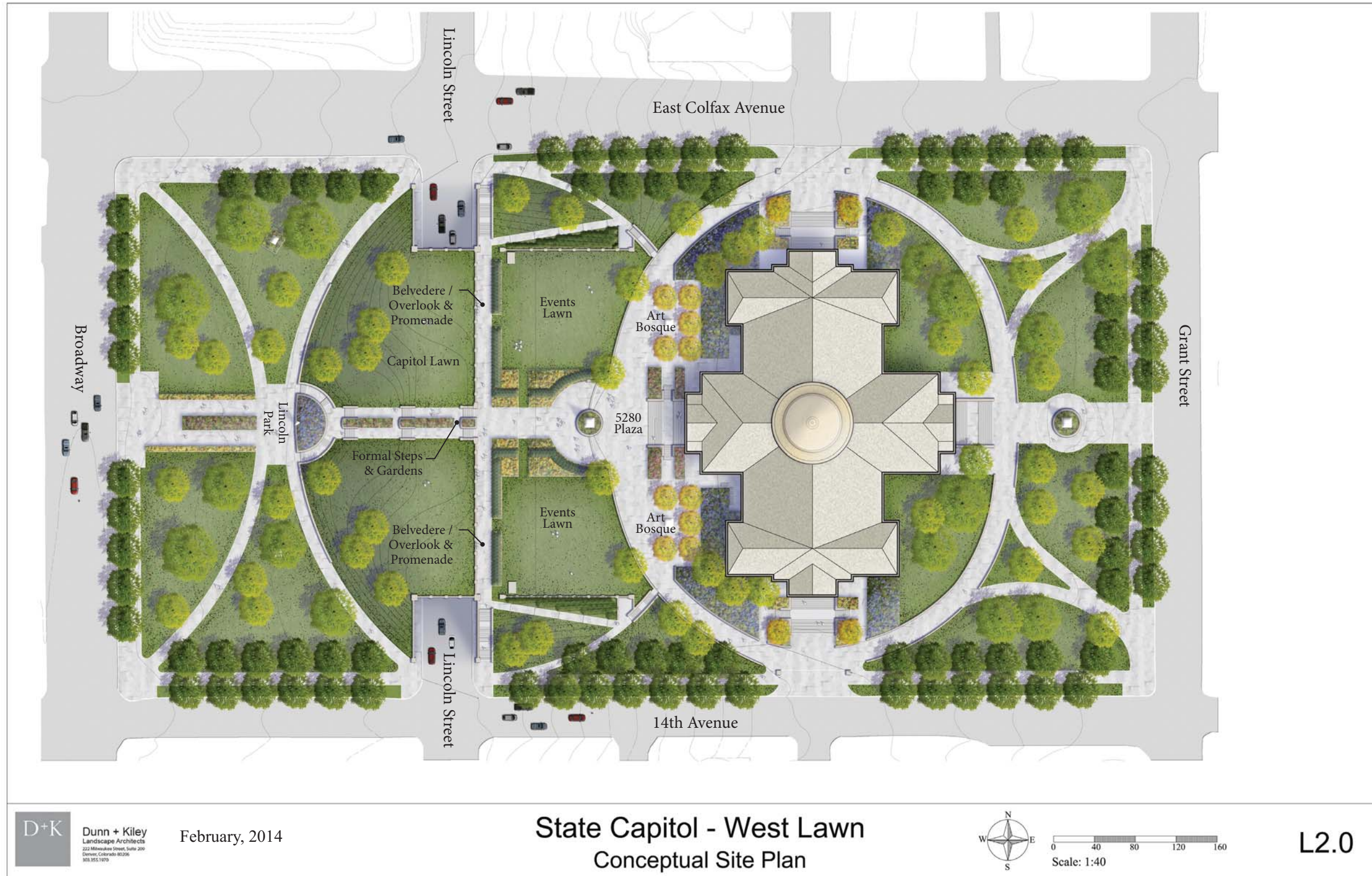


Proposed West Lawn with Lincoln Street Tunnled

- West Lawn Park and Tunnel
 - » Connects Capitol to Lincoln Park
 - » Stronger connection to Civic Center
 - » Areas for gathering and events
 - » Potential parking structure under lawn



WEST LAWN



WEST LAWN



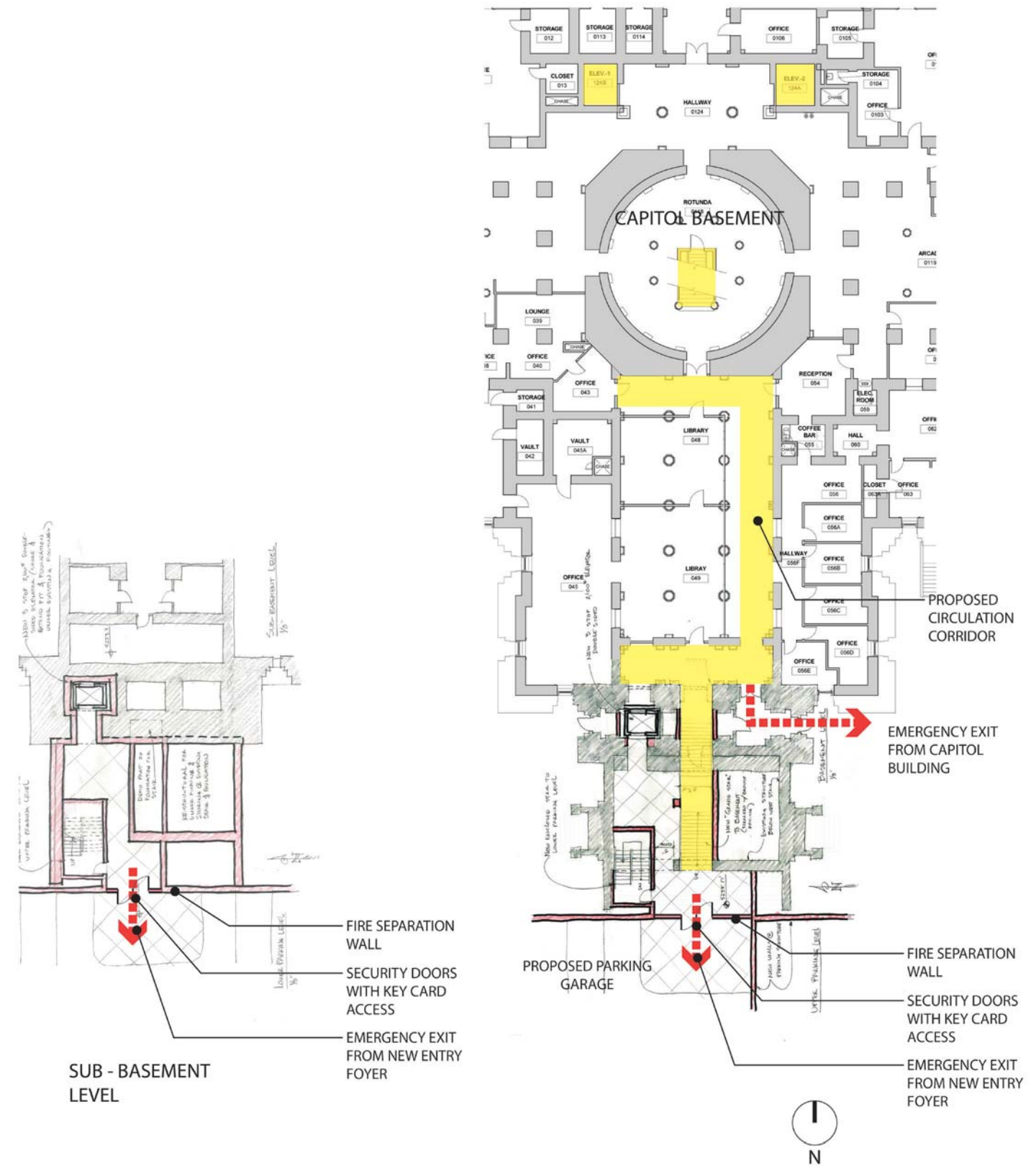
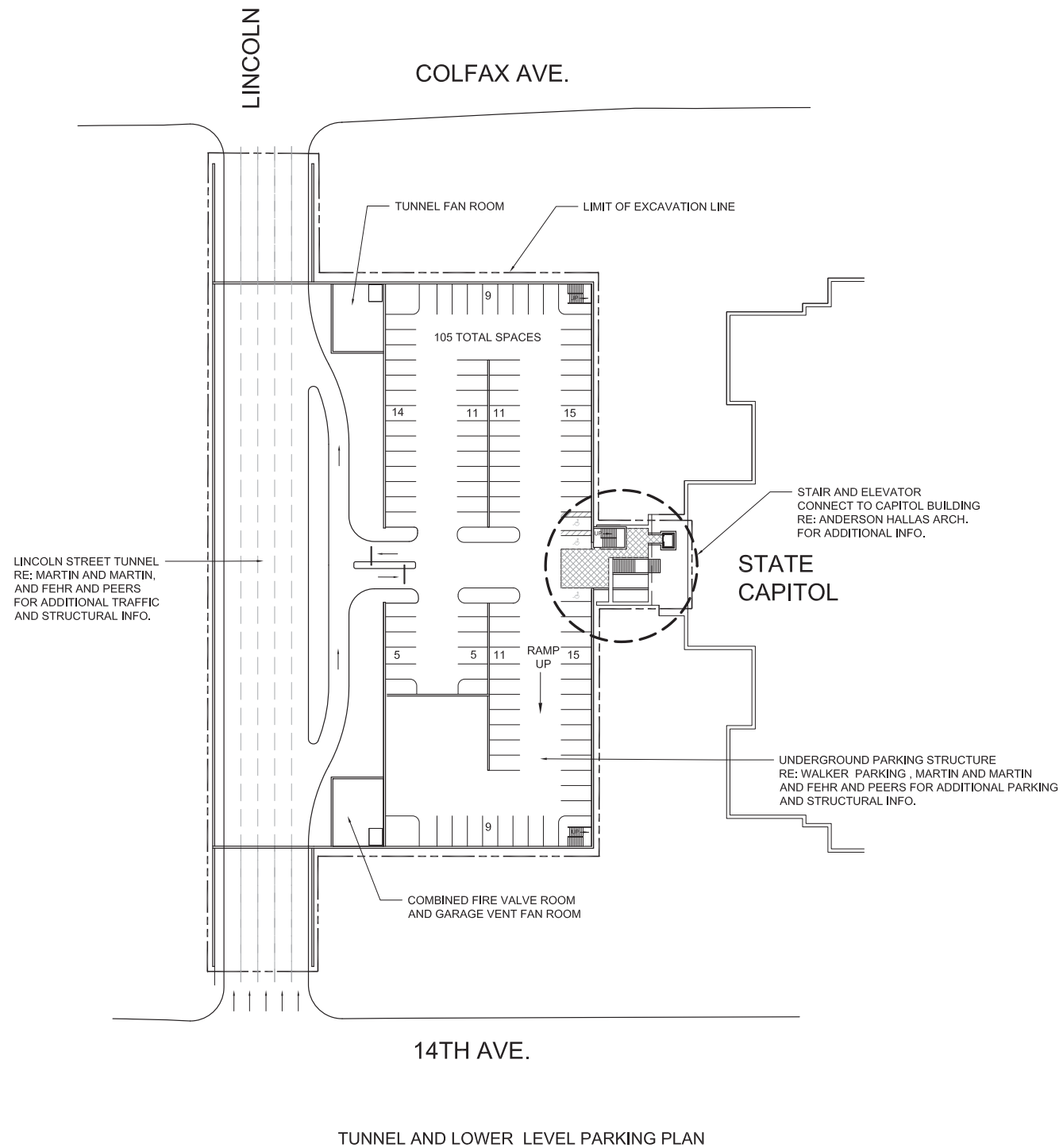
- Capitol building
- West Facade
- West Portico and Granite Steps
- West Lawn
- Central Walkway
- Central Walkway
- Lincoln Park



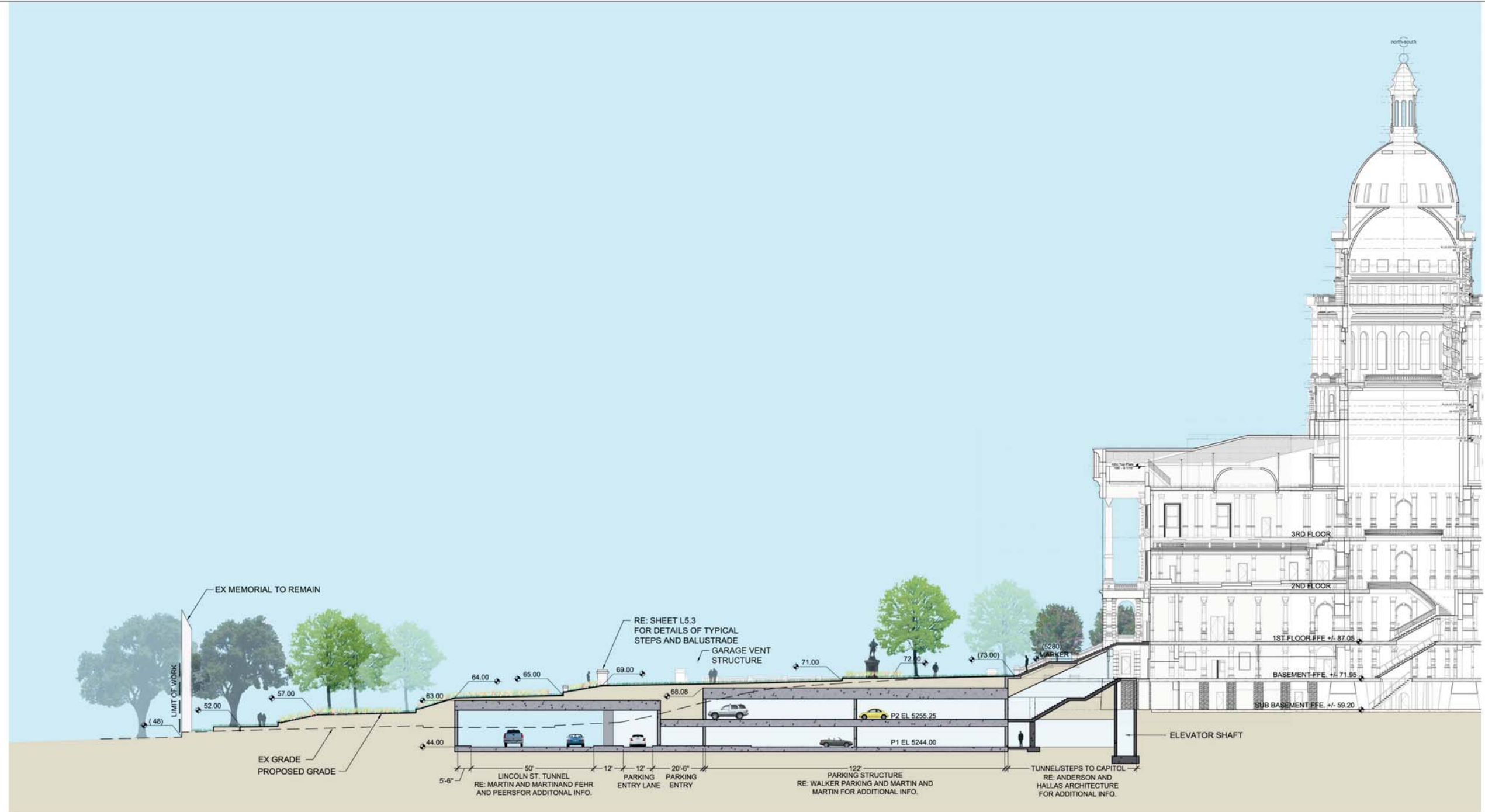
- Capitol building
- Capitol Circle
- Small Gathering Spaces
- Large Lawn Gardens
- Central Walkway
- Accessible Ramps
- Lincoln Park



WEST LAWN



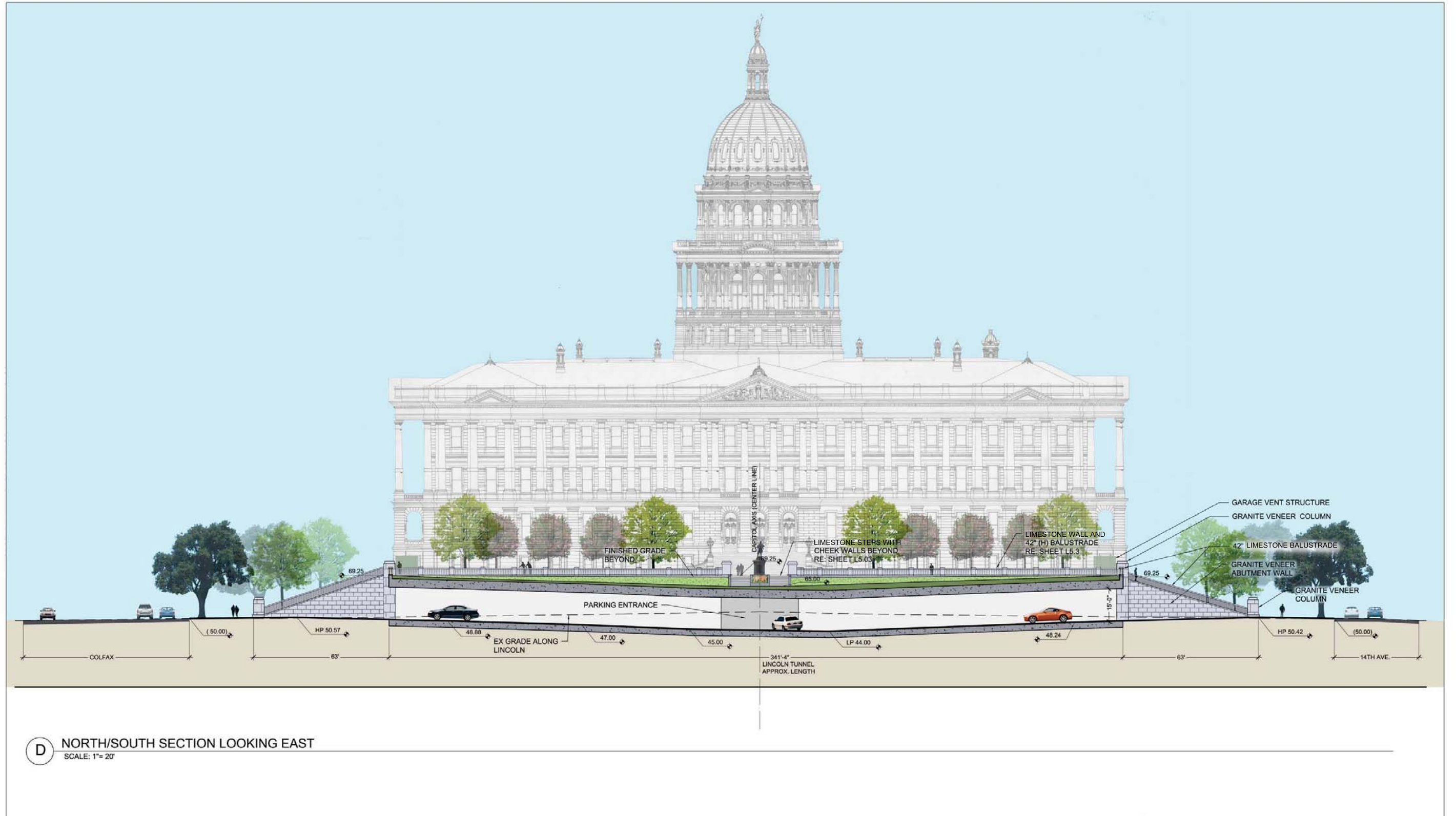
WEST LAWN



B EAST/WEST SECTION LOOKING NORTH
SCALE: 1"= 20'



WEST LAWN



WEST LAWN

- West Lawn Park and Tunnel - Issues analyzed



- » Visual and Cultural Impacts
- » Historic Impacts
- » Environmental Impacts
- » Traffic
- » Parking
- » Security

- West Lawn Park and Tunnel - Configurations and Costing Alternatives

Option 1: \$63,404,479* projected cost

- » Regrade and lower Lincoln Street
- » Landscape bridge spanning the west lawn over Lincoln Street
- » 200 car parking garage

* Costs include escalation assuming midpoint of construction in 2016. Owner's preconstruction and construction contingency is not included. This contingency will be necessary and is assumed to be included in another budget.



- West Lawn Park and Tunnel - Configurations and Costing Alternatives

Option 2: \$33,932,050* projected cost

- » Regrade and lower Lincoln Street
- » Landscape bridge spanning the west lawn over Lincoln Street
- » Reduces costs by eliminating the parking garage

* Costs include escalation assuming midpoint of construction in 2016. Owner's preconstruction and construction contingency is not included. This contingency will be necessary and is assumed to be included in another budget.



- West Lawn Park and Tunnel - Configurations and Costing Alternatives

Option 3: \$29,370,232* projected cost

- » Elevate west lawn to starting elevation at west steps of the Capitol Building & terminate in Lincoln Park to the west of Lincoln Street
- » Lincoln Street remains at current grade (reduces infrastructure costs by eliminating the need to rebuild Lincoln Street)

* Costs include escalation assuming midpoint of construction in 2016. Owner's preconstruction and construction contingency is not included. This contingency will be necessary and is assumed to be included in another budget.



- West Lawn Park and Tunnel - Configurations and Costing Alternatives

Option 4: \$54,033,820* projected cost

- » Elevate west lawn and extend over Lincoln and Broadway & terminate in the Broadway Terrace area of Civic Center Park to the west of Broadway
- » Lincoln Street and Broadway remain at current grade (reduces infrastructure costs by eliminating the need to rebuild Lincoln Street and Broadway)

* Costs include escalation assuming midpoint of construction in 2016. Owner's preconstruction and construction contingency is not included. This contingency will be necessary and is assumed to be included in another budget.



BENCHMARKING



WISCONSIN CAPITOL COMPLEX

Location: Madison, WI

Area: 48 Acres

CAPITOL

Built: 1906

Area: 448,297 SF

Architect(s): George B. Post

Renovated: 1988-2002

Renov. Cost: \$155 million
Restoration + Renovation



UTAH CAPITOL COMPLEX

Location: Salt Lake City, UT

Area: 144 Acres

CAPITOL

Built: 1912-1916

Area: 320,000 SF

Architect(s): Richard K.A. Kletting

Renovated: 2000-2008

Renov. Cost: \$260 million - Seismic Upgrade and
Restoration



BENCHMARKING



KANSAS CAPITOL COMPLEX

Location: Topeka, KS

Area: 74 Acres

CAPITOL

Built: 1866-1903

Area: 300,000 SF

Architect(s): Edward Townsend Mix (Master)
John G. Haskell (Wing)

Renovated: 2001-2013

Renov. Cost: \$285 million



VIRGINIA CAPITOL COMPLEX

Location: Richmond, VA

Area: 48 Acres

CAPITOL

Built: 1785-88 / 1904 (East and West Wings)

Area: 180,000 SF

Architect(s): Thomas Jefferson / Charles-Louis
Clérisseau

Renovated: 2004-2007

Renov. Cost: \$104.5 million - Restoration and new
Visitors Center



BENCHMARKING



MINNESOTA CAPITOL COMPLEX

Location: St Paul, MN

Area: 97 Acres

CAPITOL

Built: 1905

Area: 378,825 SF

Architect(s): Cass Gilbert

Renovated: Phase I - 2006-11/ Phase II - 2013-17
(ongoing)

Renov. Cost: \$241 million



WASHINGTON CAPITOL COMPLEX

Location: Olympia, WA

Area: 80 Acres

CAPITOL

Built: 1922-28

Area: 230,400 SF

Architect(s): Walter R. Wilder, Harry K. White

Renovated: 2001-2004

Renov. Cost: \$120 million





CAPITOL COMPLEX MASTER PLAN