CITY OF CHEYENNE
MUNICIPAL BUILDING
FACILITY ASSESSMENT
APRIL 2021
INTRODUCTION

FACILITY ASSESSMENT OBJECTIVES

This Existing Facility Assessment will document the current Municipal Building facility conditions, building infrastructure systems, and identify areas/items in violation of current code and accessibility requirements, and offer an opinion of probable costs to remedy facility deficiencies. This assessment is meant to provide the City of Cheyenne and the City Council information relative to the building function and performance for possible 6th penny funding of necessary improvements.

Life Safety, Code Compliance, and Building Conditions
Verify the overall code compliance within the building and evaluate existing conditions.

Accessibility
Identify what essential updates are needed to satisfy current accessibility standards.

Security
Analyze the current security systems and identify where additional and/or updated measures are needed.

Cost
Assess the cost of a single phase renovation versus a multi-phase renovation. What are the pros and cons of both?
FACILITY ASSESSMENT
ARCHITECTURAL SUMMARY

- EXTERIOR CONDITIONS
- LIFE SAFETY
- ACCESSIBILITY
FACILITY ASSESSMENT
BUILDING SYSTEMS SUMMARY

MECHANICAL  STRUCTURAL  ELECTRICAL  TECHNOLOGY  AIR QUALITY  OCCUPANT WELLNESS
WHAT WE FOUND + HOW TO FIX IT
SITE + EXTERIOR CONDITIONS

UDC DESIGN STANDARDS + REQUIREMENTS

The current building conditions and grounds need a few updates to be compliant with the exterior materiality, lighting, and signage requirements defined in the UDC.

- Internal Landscape
- Screening And Buffering
- Required Landscape Setback
SITE + EXTERIOR CONDITIONS

City Sidewalks + Parking Lot
Non-compliant with UDC requirements

Neighboring Lots
UDC requirements are followed
CODE VIOLATIONS

LIFE SAFETY

- Fire Sprinkler System
- Egress Components
- Egress + Security Balance
CODE VIOLATIONS
ADA COMPLIANCE - INTERIORS

Elevators
Drinking Fountain Height
Signage
Door Weight + Closures
CODE VIOLATIONS
ADA COMPLIANCE - PLUMBING

- ADA Stalls
- Lavatory Standards
- Water Closet Standards
- Protruding Objects
BUILDING SYSTEMS

SECURITY

- Egress Hardware
- Secure Entry
- Main Entry
- Public Interaction
- Corridors
BUILDING SYSTEMS
ARCHITECTURAL ASSEMBLY

- Roof
- Curtainwalls
- Exterior Walls
- Maintenance
BUILDING SYSTEMS
ARCHITECTURAL ASSEMBLY

Interior Acoustics
Entry Walk-off
Storefront Systems
### BUILDING SYSTEMS

#### RECOMMENDED MAINTENANCE AND LIFESPAN

<table>
<thead>
<tr>
<th>Lifespan</th>
<th>Maintenance Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-16 years</td>
<td>Routine maintenance with minor capital renewals</td>
</tr>
<tr>
<td>17-29 years</td>
<td>Routine maintenance with major capital renewals</td>
</tr>
<tr>
<td>30-49 years</td>
<td>Routine maintenance, major capital renewals with building adaptations + upgrades</td>
</tr>
<tr>
<td>50+ years</td>
<td>Routine maintenance, minor capital renewals with continued building adaptations + upgrades</td>
</tr>
</tbody>
</table>

#### TYPICAL COMMERCIAL BUILDING LIFESPAN
BUILDING SYSTEMS

ORIGINAL BUILDING PLANS: INTENDED USE

Original building plans from 1977
BUILDING SYSTEMS
MECHANICAL + STRUCTURAL

Mechanical Systems
Exterior Walls
Exterior Pavement
BUILDING SYSTEMS

ELECTRICAL

- Lack of Support
- Dated Systems
- Panel Clearances
BUILDING SYSTEMS

TECHNOLOGY

Insufficient Technological Infrastructure
CURRENT CONDITIONS

EXISTING MATERIALS

- **Signage**
  Out-of-date and inconsistent in certain areas

- **Carpets**
  Stains and wearing patterns, needs to be replaced

- **Restroom Finishes**
  Material breaking down; can no longer be properly sanitized

- **Overall Materiality**
  Finishes throughout the building are inconsistent
INEFFICIENCIES + FUNCTIONALITY

INTERIOR ISSUES

<table>
<thead>
<tr>
<th>Wayfinding + Security</th>
<th>Breakrooms</th>
<th>Storage</th>
<th>Use of Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayfinding is unclear; Signage has not been updated; Lack of visibility = Lack of security</td>
<td>Inadequate breakroom space; Non-ADA compliant configurations; Outdated finishes</td>
<td>Insufficient storage leading to fire hazards and unsafe conditions</td>
<td>Excessive circulation; Improper departmental organization; No separation between private and public spaces</td>
</tr>
</tbody>
</table>
RENOVATION OBJECTIVES
LOOKING TO THE FUTURE

Building Updates

- Fire protection systems
- Meet accessibility standards
- Provide a secure yet welcoming facility
- Obtain a professional aesthetic
- Adequate use of space
- Exterior ground updates
- Overall building code and life safety compliance

Workplace Environment Updates

- Proper indoor air quality
- Higher quality lighting - energy efficient
- Security measures for staff and public
- Appropriate acoustics per department
- Adequate technological support
- Provide employees with sufficient support and break room spaces
OPINION OF COST
CONSTRUCTION COST ESTIMATION

OPINION ON PROBABLE COST

<table>
<thead>
<tr>
<th>Single Phase Renovation</th>
<th>Multi-Phase Renovation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Allow for all floors of the Municipal Building to be renovated at once</td>
<td>• Allows for some floors or departments to be left in place while construction occurs</td>
</tr>
<tr>
<td>• Shorter total construction timeline</td>
<td>• Longer total construction timeline</td>
</tr>
<tr>
<td>• Reduced cost</td>
<td>• Increases cost</td>
</tr>
<tr>
<td>• $23.9 M</td>
<td>• $27.3 M</td>
</tr>
<tr>
<td>• 2021 Estimate, add 5% escalation per year.</td>
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</tr>
</tbody>
</table>
WHY IS THIS PROJECT IMPORTANT?
NEXT STEPS
PROACTIVE VS. REACTIVE
THANK YOU

QUESTIONS?