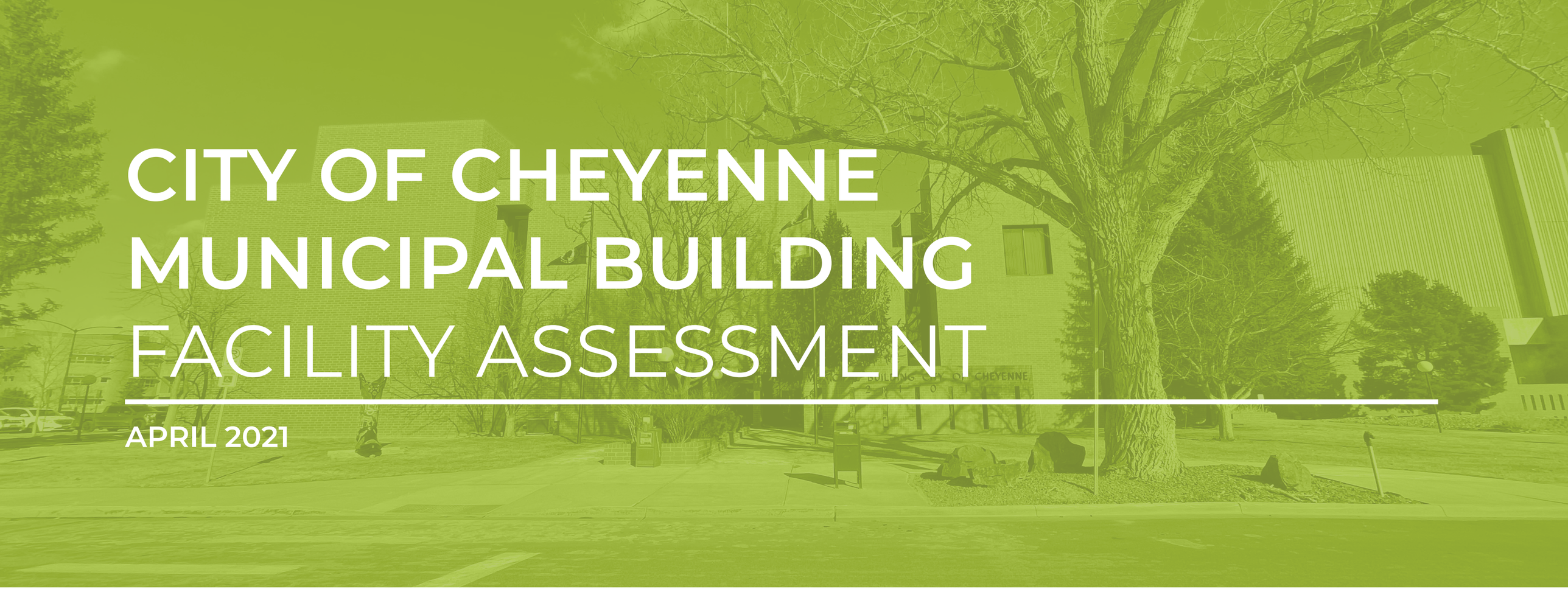


CITY OF CHEYENNE MUNICIPAL BUILDING FACILITY ASSESSMENT

APRIL 2021

WINTERS | GRIFFITH ARCHITECTS

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

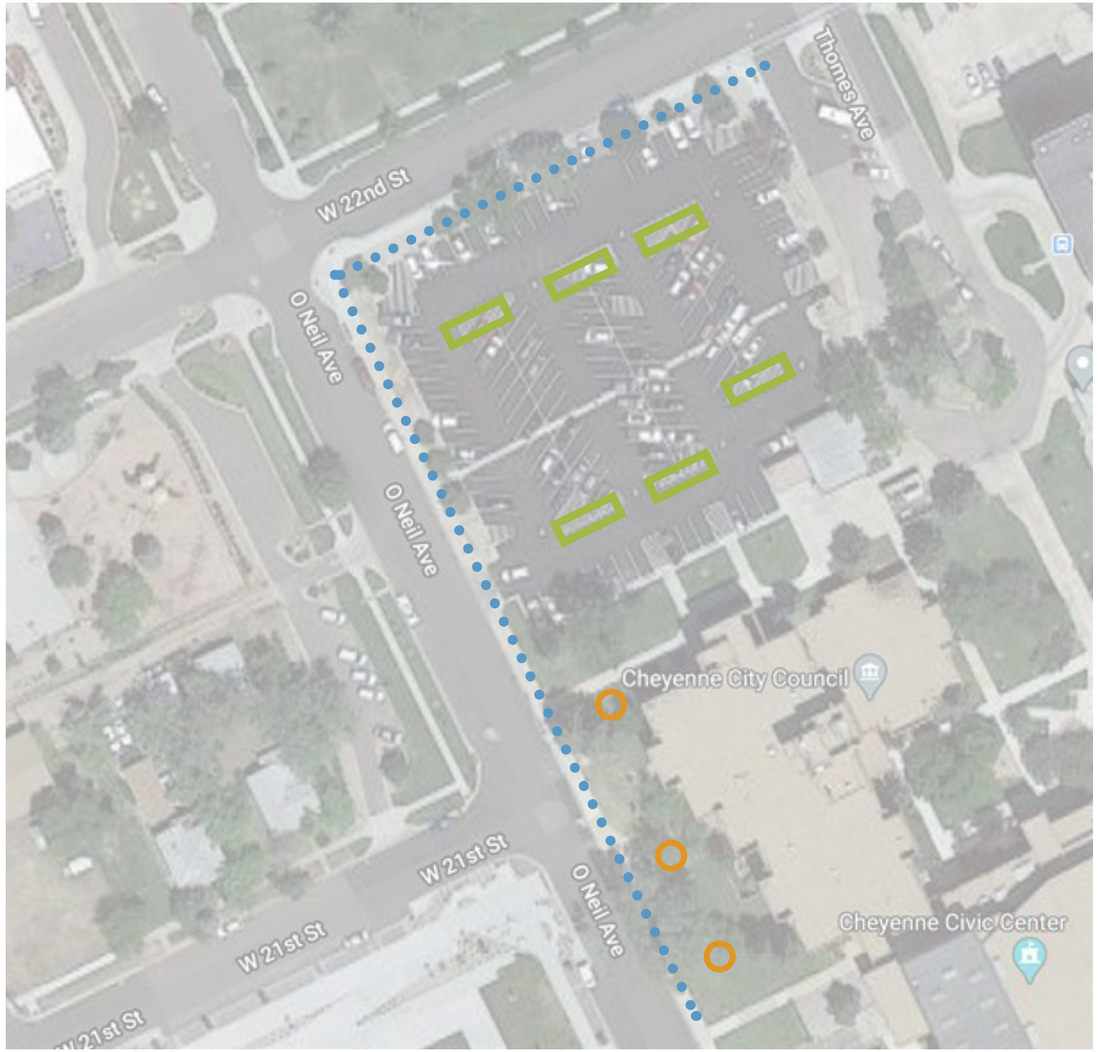
ELECTRICAL

TECHNOLOGY

AIR QUALITY

OCCUPANT WELLNESS

WHAT WE FOUND + HOW TO FIX IT



Municipal Building city block - aerial view

SITE + EXTERIOR CONDITIONS

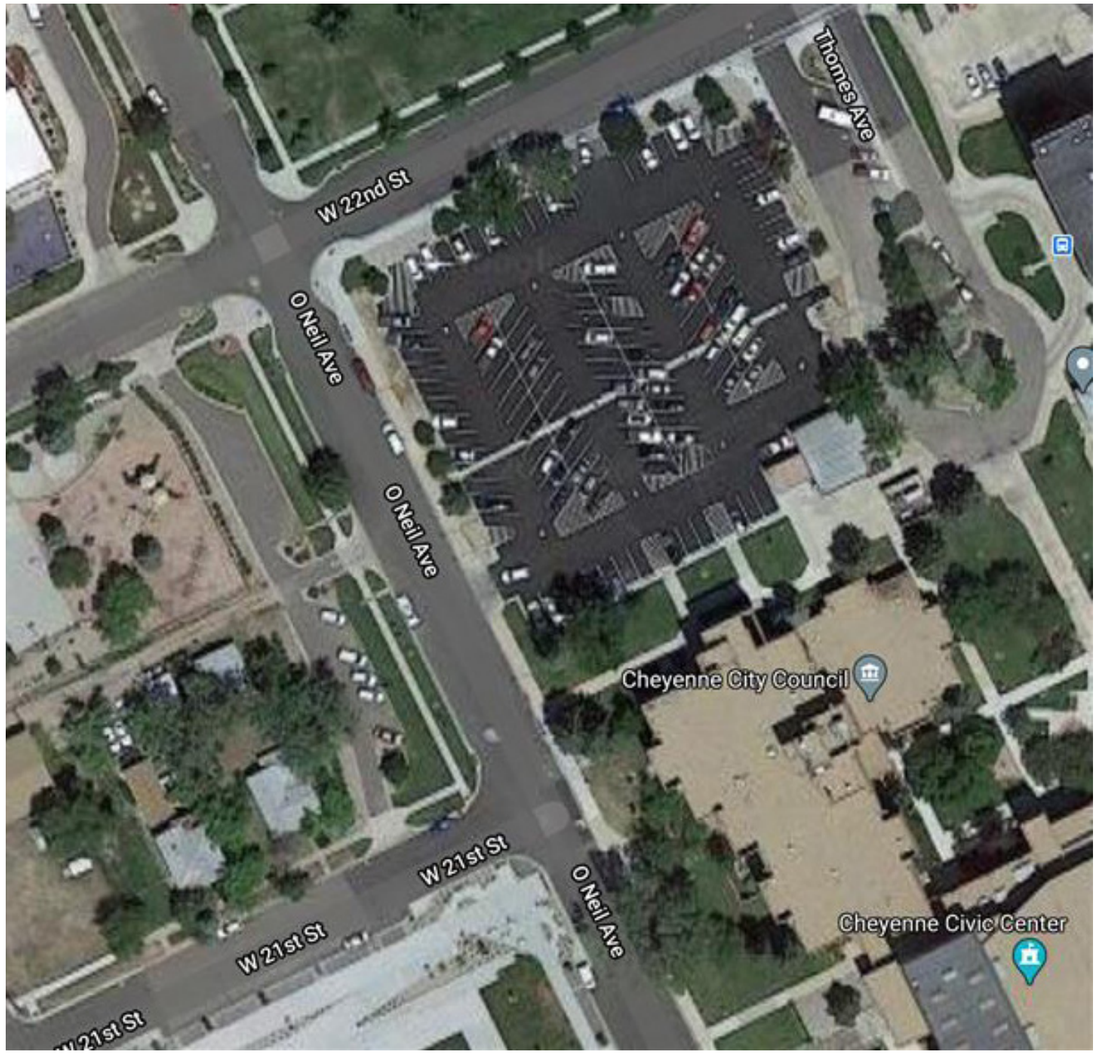
UDC DESIGN STANDARDS + REQUIREMENTS

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



Municipal Building city block - aerial view

SITE + EXTERIOR CONDITIONS

City Sidewalks + Parking Lot

Non-compliant with UDC requirements

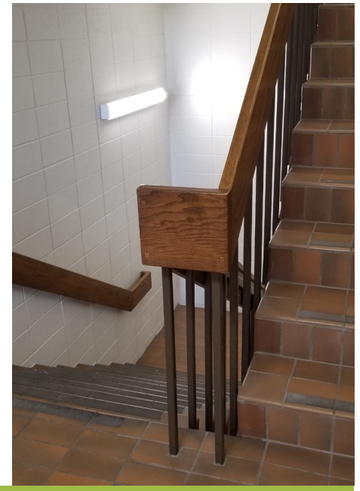
Neighboring Lots

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

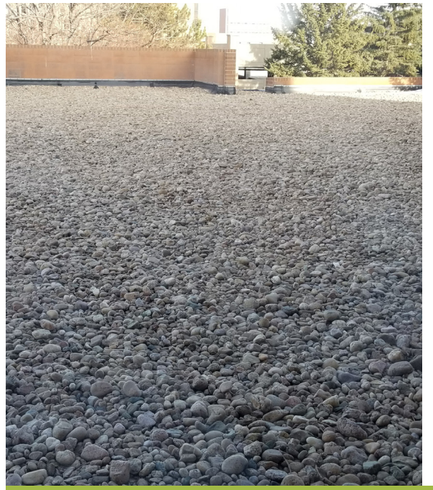
Main Entry

Public Interaction

Corridors

BUILDING SYSTEMS

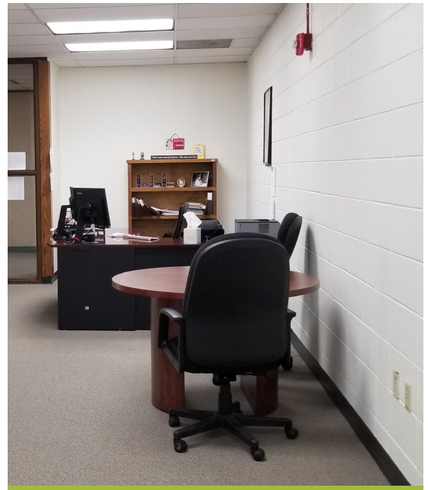
ARCHITECTURAL ASSEMBLY



Roof

Curtainwalls

Exterior Walls



Maintenance

BUILDING SYSTEMS

ARCHITECTURAL ASSEMBLY

Interior Acoustics

Entry Walk-off

Storefront Systems

BUILDING SYSTEMS

RECOMMENDED MAINTENANCE AND LIFESPAN

TYPICAL COMMERCIAL BUILDING LIFESPAN

1-16
YEARS

Routine maintenance with minor capital renewals

17-29
YEARS

Routine maintenance with major capital renewals.

30-49
YEARS

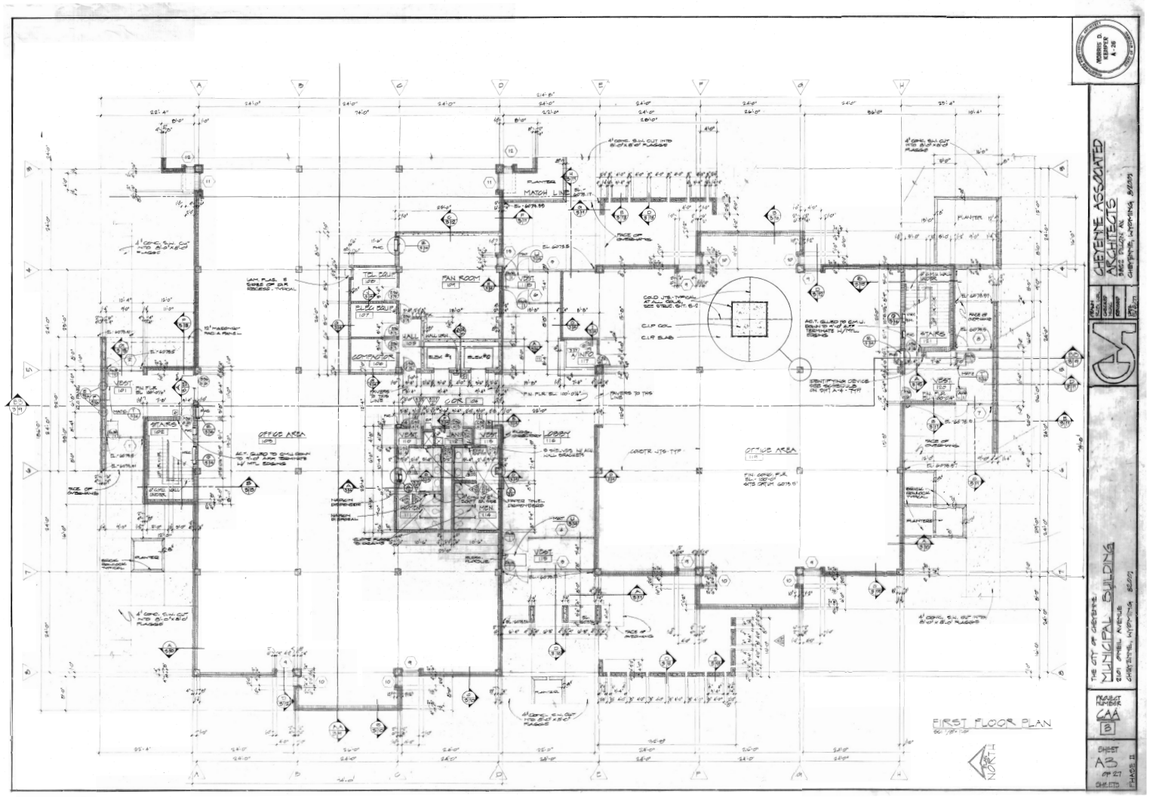
Routine maintenance, major capital renewals with building adaptations + upgrades.

50+
YEARS

Routine maintenance, minor capital renewals with continued building adaptations + upgrades.

BUILDING SYSTEMS

ORIGINAL BUILDING PLANS: INTENDED USE

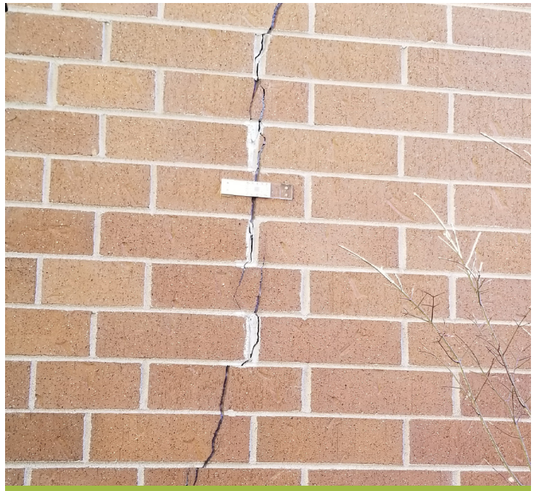


Original building plans from 1977

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

Wayfinding + Security	Breakrooms	Storage	Use of Space
Wayfinding is unclear; Signage has not been updated; Lack of visibility = Lack of security	Inadequate breakroom space; Non-ADA compliant configurations; Outdated finishes	Insufficient storage leading to fire hazards and unsafe conditions	Excessive circulation; Improper departmental organization; No separation between private and public spaces

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

Single Phase Renovation

- Allow for all floors of the Municipal Building to be renovated at once
- Shorter total construction timeline
- Reduced cost
- **$23.9 M**
- 2021 Estimate, add 5% escalation per year.

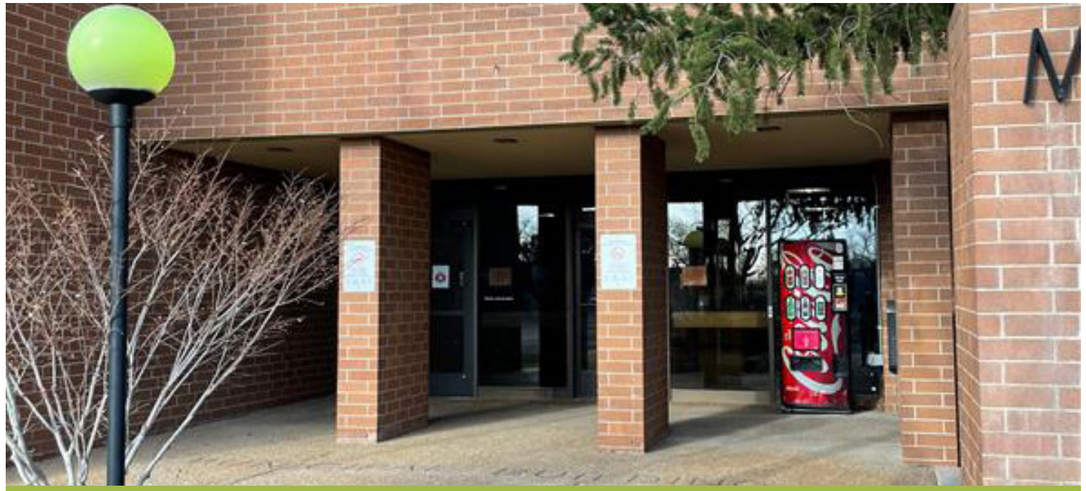
Multi-Phase Renovation

- Allows for some floors or departments to be left in place while construction occurs
- Longer total construction timeline
- Increases cost
- **$27.3 M**
- 2021 Estimate, add 5% escalation per year.

WHY IS THIS PROJECT IMPORTANT?

NEXT STEPS

PROACTIVE VS. REACTIVE



Public Impression

Customer Service

THANK YOU

QUESTIONS?