



Montana State Capitol
Long-Range Legislative Branch Planning
May 31, 2023



Hennebery Eddy
Architects



Agenda

- Today's Goal
- Outline of Our Approach
- Firm History and Experience
- Questions for You

Team

Ben Lloyd
Principal in Charge

Overseeing project with comprehensive knowledge of Montana State Capitol building

Kelly Livingston
Interior Designer

Leading space planning with extensive knowledge of Montana State Capitol building

Silver Brelsford
Interior Designer

Assisting with programming, space planning, and other project support

Gregg Sanders
Programmer/ PM

Leading programming engagement and consensus building

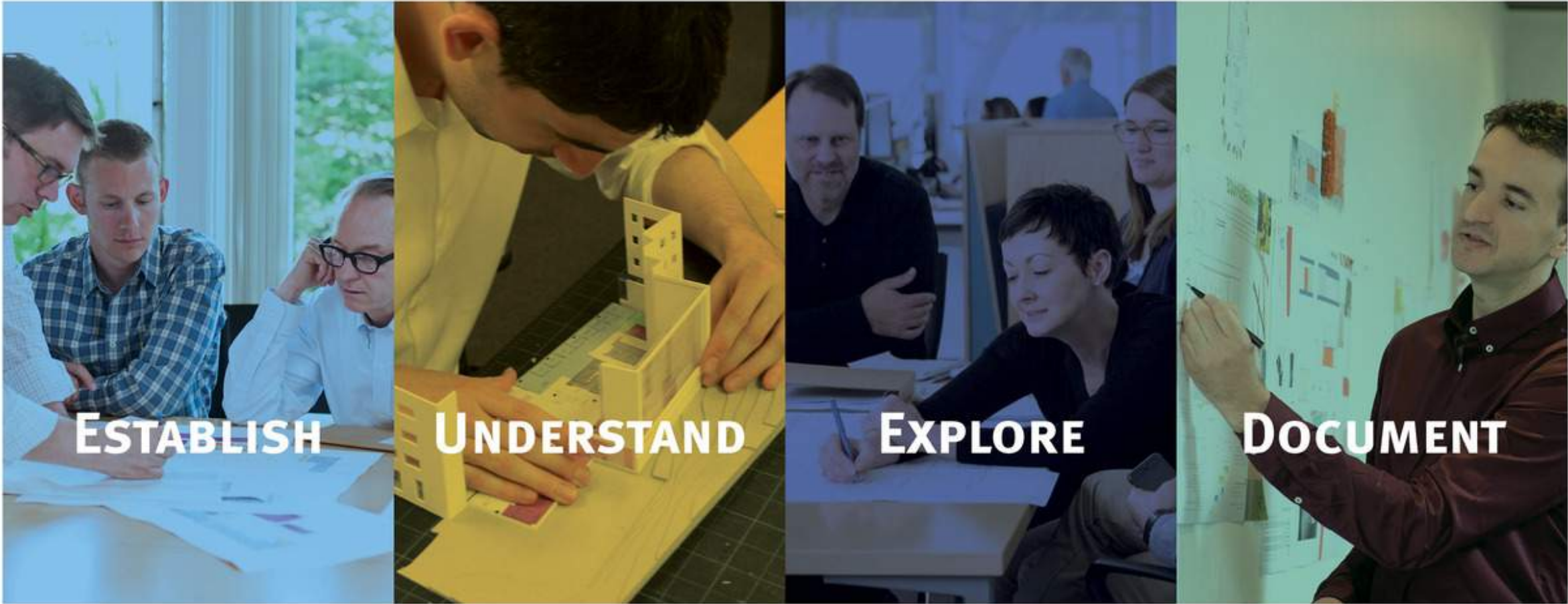
Nicole Andersson
Project Architect

Managing project team coordination and project organization

Goal

- **Introduce our planning approach, process, and experience**
- **Learn about your specific goals and objectives for this project**

4-Step Process



ASK



SUGGEST



CONFIRM

Project Experience

Multnomah County Multi Building Refresh Planning
Oregon Historical Society Research Library and Belluschi Architectural Resource Center Renovation
Great Smoky Mountains Institute at Tremont Second Campus
Hoyt Arboretum Visitor Center Visitor & Education Center
Mount St. Helens Institute Education Center & Lodge Master Plan
National Park Service U.S. Department of the Interior Master Plan and Seismic Improvements
Oregon Parks and Recreation Department Fort Stevens Preservation Plan
Hamilton Rural Fire District Headquarters Station & Emergency Operations Center Feasibility Study & Conceptual Design
Oregon Department of Forestry North Cascade District Master Plan
Oregon Department of Forestry Campus Master Plan
U.S. General Services Administration Jackson Federal Building Preservation Plan
Oregon Supreme Court
Crook County Courthouse and Facilities Master Plan
U.S. Department of the Interior Fort Yellowstone Exterior Assessment & Rehabilitation
U.S. General Services Administration Hatfield Courthouse Building Design Standards
U.S. General Services Administration Macadam Building Interior Renovation
U.S. General Services Administration Alcan Land Port of Entry & Housing Replacement Feasibility Study
Sherman County Courthouse
Astoria Public Library Planning
City of Beaverton Public Library Master Plan
Brookwood Library Master Plan
Deschutes Public Library Conceptual Design & Bond Planning
Multnomah County Kenton Library
Multnomah County Library Security Implementation Plan
Multnomah County Central Library Master Plan
Multnomah County Library Capital Planning
Oregon Department of Administrative Services Executive Building Site Study
Capital Campus Master Plan
Oregon Department of Administrative Services Oregon School for the Deaf Boiler Plant
Oregon Department of Administrative Services Multnomah County Courthouse
Oregon Department of Transportation Region 1 Maintenance Station Planning
Oregon Department of Transportation TGM Land Use Planning
U.S. Social Security Administration Office Space Planning & Tenant Improvements
TriMet Field Supervisors Space Planning
Tualatin Valley Water District Master Plan
City of Lebanon/Cheadle Lake Regional Park Master Plan
George Rogers Park - Master Plan
Mazamas Ranch at Smith Rock - Strategic Facilities Planning
Town of Lovell Facilities Master Plan
Tualatin Valley Water District Operations Center Renovation & Expansion
Union County Planning
Multnomah County Multi Building Refresh Planning
Harriman Building Site Master Plan
Warrenton Downtown Master Plan
Riversong Sanctuary Master Plan
Naito Parkway Master Plan
Portland Water Bureau Interstate Master Plan & Facility Assessment
City of Salem Shops Complex Master Plan Update

City of Beaverton South Office Building Lease Space Master Plan
City of Fairview Operations Center Master Plan
Skamania County Fire District No. 3 Underwood Station
Bozeman Yellowstone International Airport Masterplan Schematic Design
Bozeman Yellowstone International Airport East Terminal
Bozeman Yellowstone International Airport Market Place
Port of Portland International Gates Reconfiguration & Concourse D Extension Concept Plan
Port of Portland Terminal Balancing & Concourse E Extension
Port of Portland Concourse B Alaska Operational Relocation Space Planning
Port of Portland Telecom Master Plan
Port of Portland Space Planning
Clark College Advanced Manufacturing Center
Lane Community College Industry & Trades Education Center
Lewis & Clark College New Residence Hall Programming
Lewis & Clark College Corbett House Planning
Lewis & Clark College Manor House Planning
Lewis & Clark College Manor Office Space Plan
Lewis & Clark College McAfee Space Planning
Linfield University Space Utilization Strategy Consulting
Linfield University Strategic Facilities Guide Master Plan
Linfield University Melrose Hall Rehabilitation & Walker Hall Renovation
Linfield University School of Nursing Campus Plan
Montana State University Gianforte Hall
Montana State University Jake Jabs College of Business & Entrepreneurship
Northwest Academy Century Campus Planning
Oregon State University USGS Feasibility Study
Oregon State University Cordley Hall
Natural University of Natural Medicine Master Plan
Portland Community College Newberg Education Center
Reed College International District Renovation & Master Plan
Rogue Community College Table Rock Health Science Program & Flex Tech Lab Conceptual Design
Rogue Community College Table Rock Campus Master Plan
University of Oregon Chapman Hall Rehabilitation
Willamette University Ford Hall
Willamette University Campus Master Plan Update
Willamette University Residential Commons Planning
Willamette University Sparks Center Renovation
Willamette University Hatfield Library Master Plan
International School Master Plan
Bozeman School District Hawthorne Elementary School
Montana State Capitol Assessment and Carpet Replacement
Bozeman High School
Cascades Academy of Central Oregon
Oregon Youth Authority 10-Year Master Plan Update
Monforton School Master Planning
Big Sky Youth Empowerment Headquarters Renovation & Expansion
Centennial Mills Redevelopment Master Plan
The Cannery District
1919 West Main Street Multi-Tenant Building
Nike Woodside Building South Platte Material & Mechanical Testing Research Lab
Nike Deschutes Building
Crosscut Lodge Crosscut Mountain Sports Center Lodge
Stark's Block Planning & Warehouse Adaptive Re-Use
Tualatin Heights Apartments
Bridger View Sustainable Housing Development





Crook County Courthouse and Facilities Master Plan



Establish



PROJECT CHARTER

The vision for the project is rooted in:

- Preserving the historic Crook County Courthouse as the seat of county government.
- Leveraging the Courthouse to illustrate its former uses and history.
- Adding new building(s) to efficiently serve County functions that can't be accommodated in the historic courthouse.

The purpose, priorities, and process for this effort is to:

- Understand how the courthouse will be used in the future.
- Understand how Health & Human Services, Community Development, and County Government physically related to one another.
- This high-level study will endeavor to reveal practical information that will inform, the next steps for the County.

Crook County Facilities Master Plan – Task 1 Task 1: High-Level Program and Space Allocations

With the advent of the new Justice Center, Crook County is planning to relocate several departments into the new facility. This is providing the opportunity to reevaluate the Crook County system-wide physical plant to improve efficiency, increase effectiveness, and better serve the county residents. Currently, the County operates both leased and owned facilities. This study is limited to a high-level review of eleven of the County's departments, located within six of the County's fifteen facilities. It is a preliminary evaluation of operational needs, opportunities, and constraints for the following departments:

- County Court Administration
- Finance/Treasurer
- Assessor
- Information Technology
- Human Resources
- Legal
- Clerk
- Community Development
- Facilities
- Health and Human Services
- Public records storage

PROJECT VISION & CHARTER

The first step in the April 18-19, 2023 workshop, conducted to advance the Crook County Facilities Master Plan, was a visioning and charter discussion with the project steering committee, comprised of:

- Brian Barry - Commissioner
- Will Varractor - Community Development Director
- Rustie Plumb - Health & Human Services Director
- Andy Parks - County Administrator
- Jeff Gossett - President Kitchy Waagehoof Construction

Understand

Understand the Building



- Map Key
- Crook County Courthouse
 - Proposed Courthouse Addition
 - Pioneer Cabin Museum
 - Public Works Department
 - City Hall
 - Legal and Human Resources' Office
 - Veterans Services
 - Health Department
 - Bowman Museum
 - Crook County History Center
 - Future Site of Historical Society
 - Facilities Storage
 - Facilities' Office
 - New Justice Center
 - Prineville Senior Center
 - Finance & Assessor's Office
 - US Post Office



Precedent Examples:

- A. Sir John A. Macdonald Building (Ottawa Canada | 2015)
- B. Fire Station 28 (Portland Oregon | 2003)
- C. Shavano County Courthouse (New Oregon | 2019)

PROGRAM AREA ANALYSIS

Historic Courthouse Approximate Net Area:
Based on Crook County Facilities' department layouts completed in early 2023, provided existing primary historic circulation remains as currently configured for future re-use, the following approximate net areas are available for office space per floor:

Floor	Net Area	Notes
Ground Floor	4,350 SF	Basin Room excluded, restrooms Break Room, Storage, and Mail Room
Second Floor	5,350 SF	Restrooms and IT room re-allocated
Third Floor	3,000 SF	Courthouse A excluded, restrooms Restrooms and IT
Total	12,700 SF	

Courthouse A	Net Area	Notes
Courthouse A	2,280 SF	Courthouse A is presumed to be preserved and modestly renovated for use by the County Court and other public meetings.

Estimated Future Program Needs

Department	Current Net SF	Est. 10-yr. Growth Factor	20-yr. Net SF	Gross Area in SF* (Approx. 65% Efficiency)
Community Development	1,241	1.3	7,892	12,141
Finance	2,304	1.2	2,647	4,073
County Assessor	1,149	1.2	1,608	2,474
County Clerk	2,004	1.2	2,407	3,703
County Administration	2,329	1.3	2,664	4,099
Legal	605	1.2	736	1,117
Human Resources	500	1.2	600	917
IT/IT'S	224	2.3	1,818	2,784
Schools				31,312
Health & Human Services	4,545	1.45	9,519	14,845
Volunteer Services	450	1.45	653	1,004
Subtotal				15,649
Facility Management	5,000	1.3	6,500	10,000
Total				36,567

*Further detailed programming, design, and building planning will be required to realize growth factors, 20-yr. space requirements, and total gross area. The total gross area required may vary from this initial estimate.

Redevelopment Option	Historic Courthouse	New Adjacent Building	New Building Elsewhere in Prineville	Facilities Management
Option 1	14,700 SF	17,000 SF	11,000 SF	10,000 SF
Option 2	14,700 SF	14,000 SF	15,000 SF	10,000 SF
Option 1a	13,000 SF	14,000 SF	10,000 SF	10,000 SF
Option 1b	13,000 SF	14,000 SF	15,000 SF	10,000 SF

Explore

Proposal:

Option 1a: Renovate the historic courthouse and construct a new two- or three-story building to the east, physically connected at each floor to the existing courthouse to provide building services and to free up space in the courthouse. This approach is expected to provide a single secure entry, universal accessibility, and overall efficiency. Consolidate all departments listed above to the courthouse site, with the exception of Facilities which would relocate to the current Finance/Assessor site.

Option 1b: The same as Option 1a, except construct a two-story addition and construct a new Health & Human Services building elsewhere in Prineville.

Option 2a: Renovate the historic courthouse and add all new building services, a new universally accessible entry, elevator, exit systems, and construct a new standalone two- or three-story building to the east to serve the program spaces, with the exception of Facilities, not accommodated in the courthouse. This approach is expected to limit the space efficiency of the courthouse. This approach is expected to limit the space efficiency of the courthouse, is likely to be more costly, and require a physical three-story addition to the courthouse to accommodate, at a minimum, anew properly sized elevator.

Option 2b: The same as Option 2a, except that Health and Human Services will be in a new building elsewhere in Prineville.



Document

PROGRAM AREA ANALYSIS

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Courthouse A	Net Area	Notes
Courthouse A	2,280 SF	Courthouse A is presumed to be preserved and modestly renovated for use by the County Court and other public meetings.

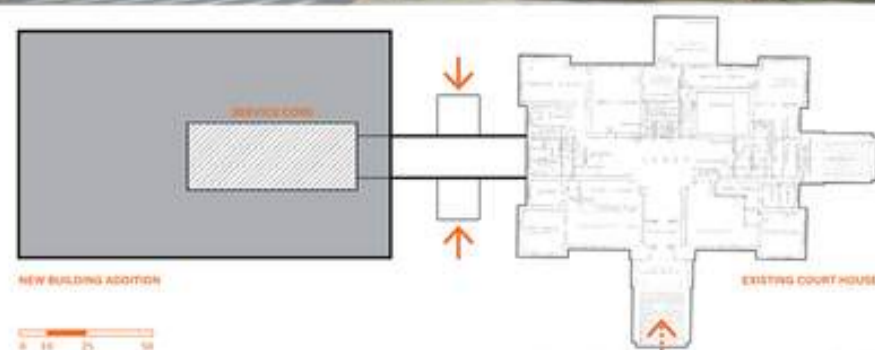
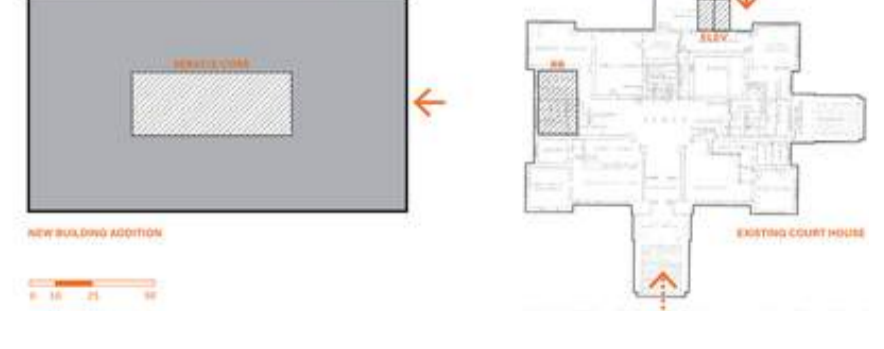
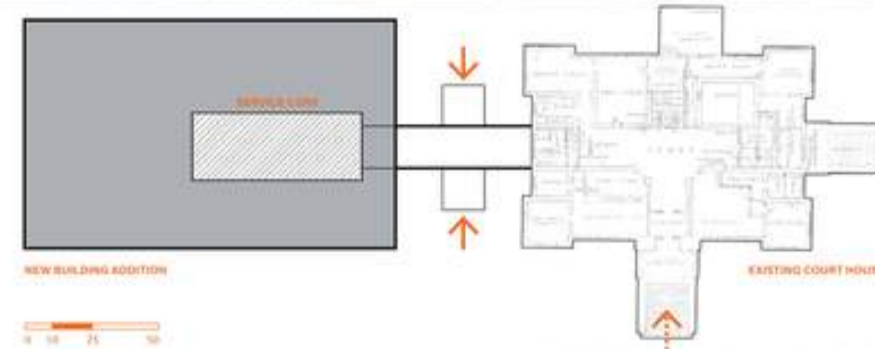
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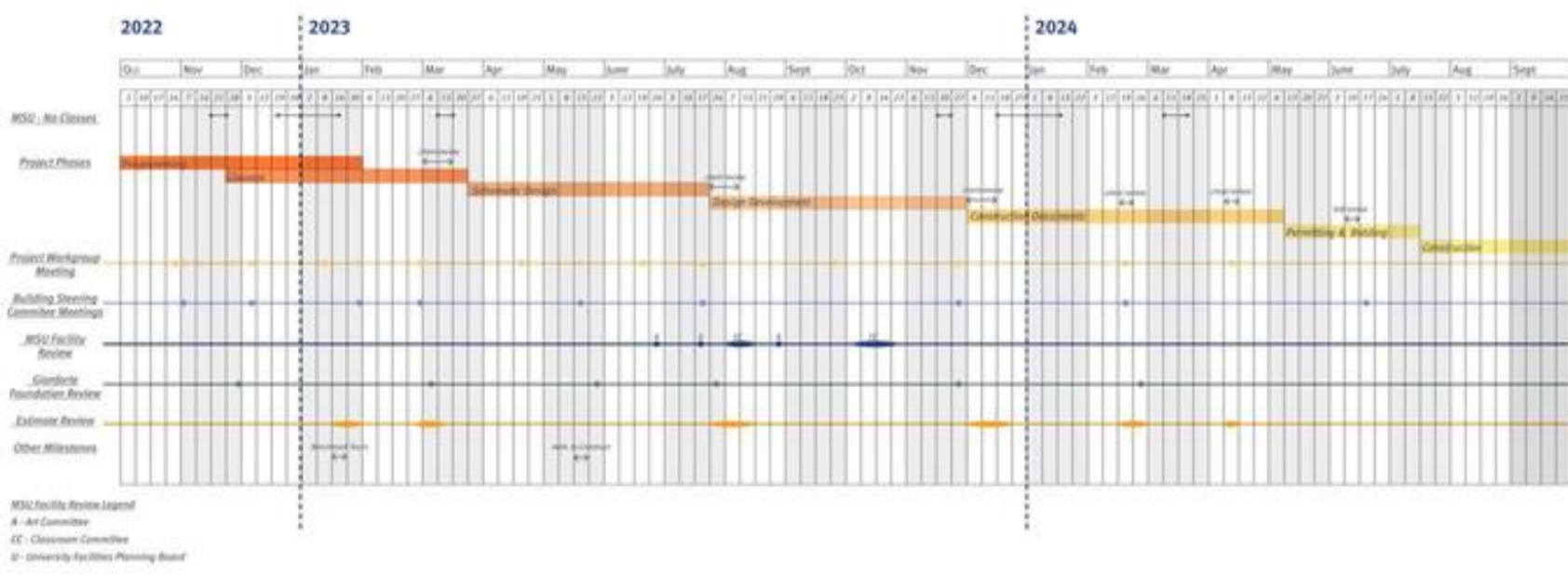
Approximated Program Distribution Per Redevelopment Option

Redevelopment Option	Historic Courthouse	New Adjacent Building	New Building Elsewhere in Prineville	Facilities Management
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Option 2	14,700 SF	14,000 SF	15,000 SF	10,000 SF
Option 1a	13,000 SF	14,000 SF	10,000 SF	10,000 SF
Option 1b	13,000 SF	14,000 SF	15,000 SF	10,000 SF



Establish

Design Schedule



Project Charter

PURPOSE
 Gianforte Hall will EDUCATE STUDENTS and highlight the reputation of MSU as a NATIONAL LEADER IN COMPUTING by improving computing related fields such as cybersecurity, electrical and computer engineering, and CREATING INDUSTRIES including animation, film production, digital photography, and more technology.

PRIORITIES
 Create a VIBRANT, WELCOMING HUB for computing innovation and collaboration.
 Facilitate ENROLLMENT GROWTH AND PROGRAM IMPACT in the Graduate School of Computing and related programs.
 Encourage INTERDISCIPLINARY COLLABORATION.
 Establish a FLEXIBLE AND ADAPTABLE FRAMEWORK for future program evolution and diversification.
 Achieve EXEMPLARY BUILDING AND ENVIRONMENTAL LEAD PERFORMANCE through place-based positive and active strategies.
 Support regional and national ECONOMIC DEVELOPMENT.

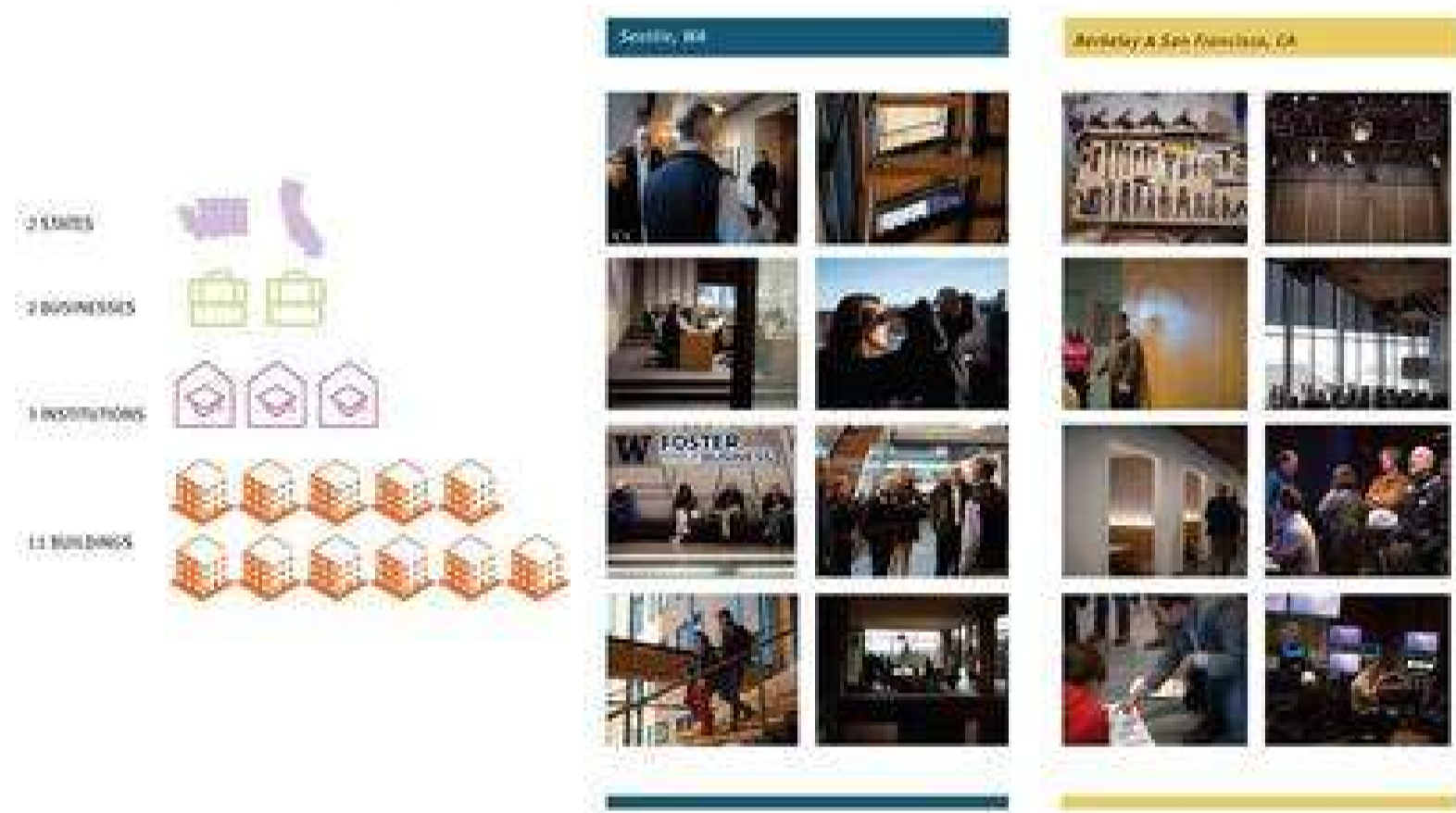
PROCESS
 Initial ideas and feedback generated by campus community STREKS AND STAIRING DEKS
 Decisions and recommendations determined by the PROJECT WORK GROUP
 Confirmation and Final Approval established through the STEERING COMMITTEE

Continuum Of Agreement



Understand

Benchmarking Tour

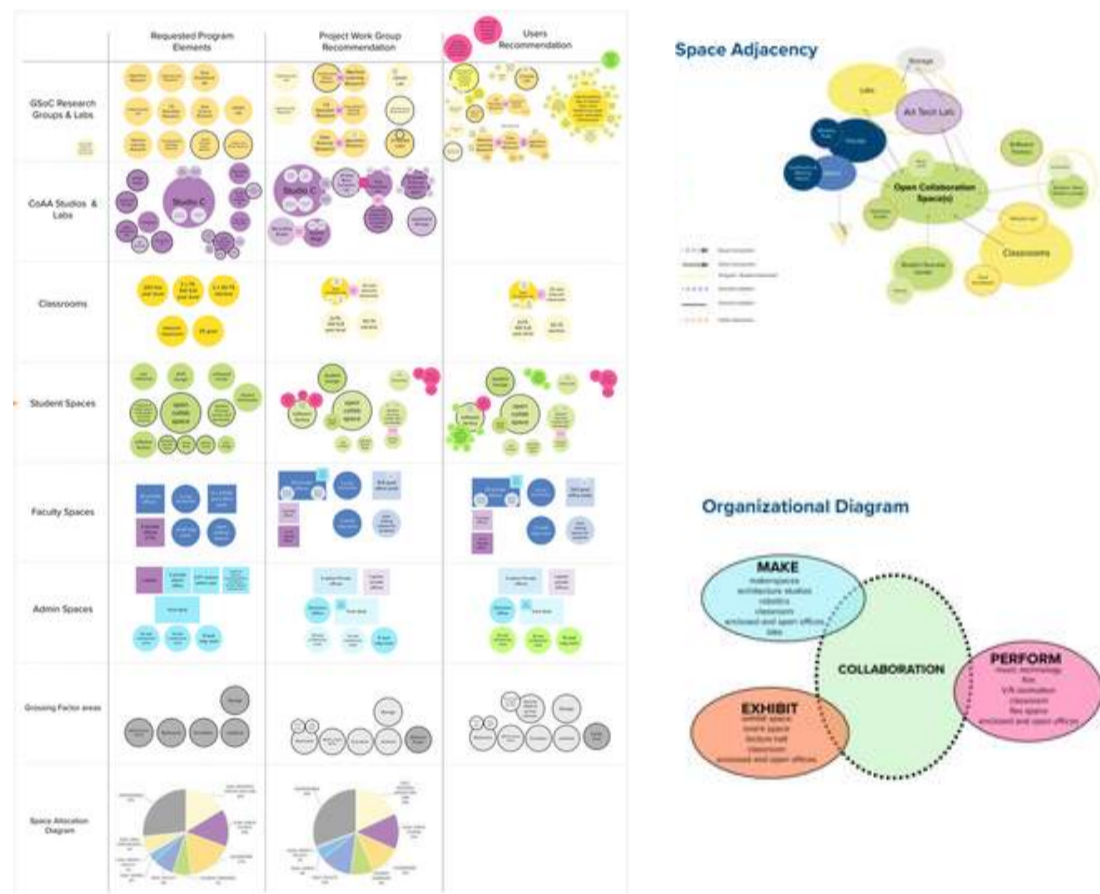


Integrated Design Workshop



Explore

Stakeholder / User Meetings - Spatial Analysis

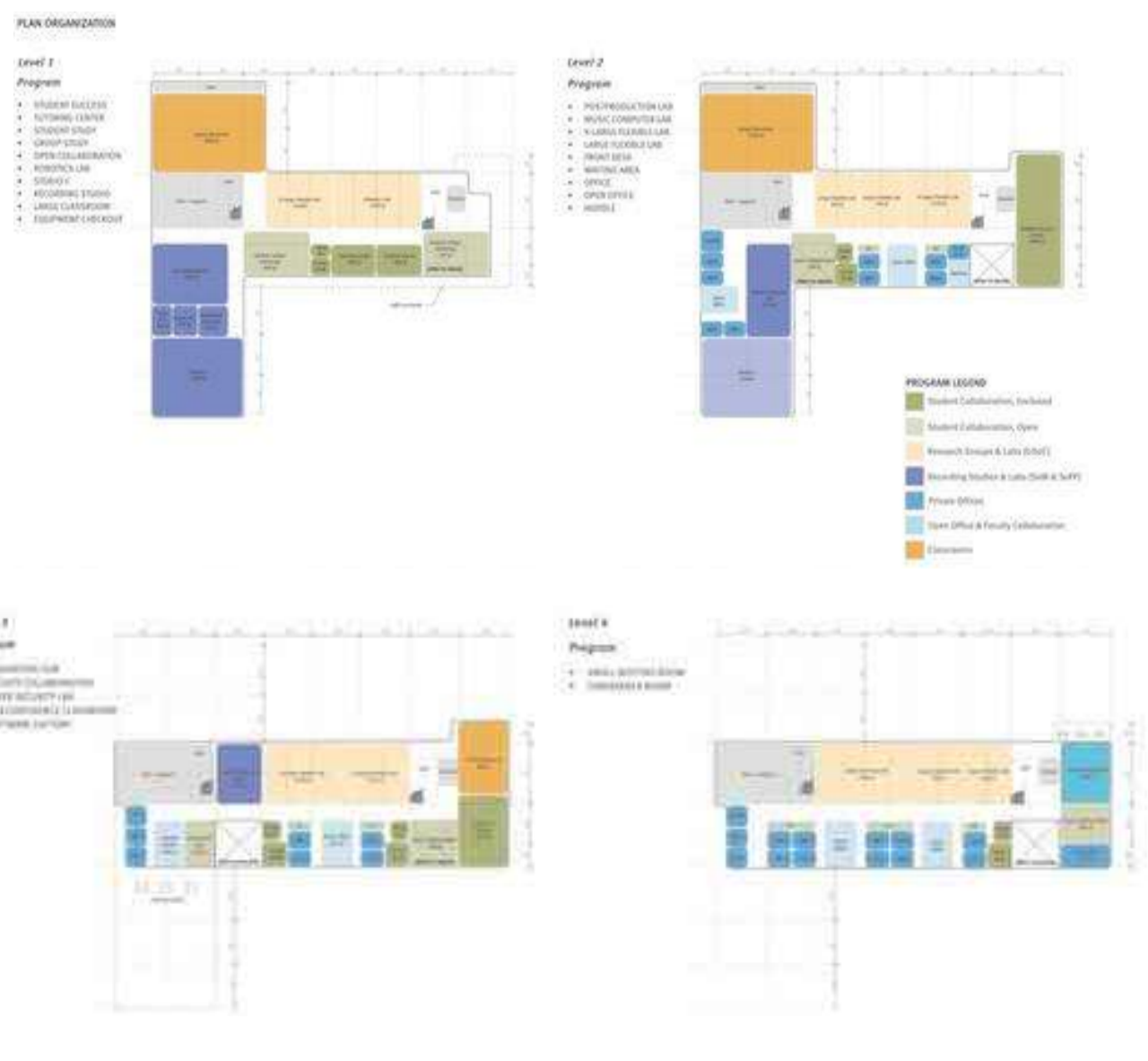


Site Analysis



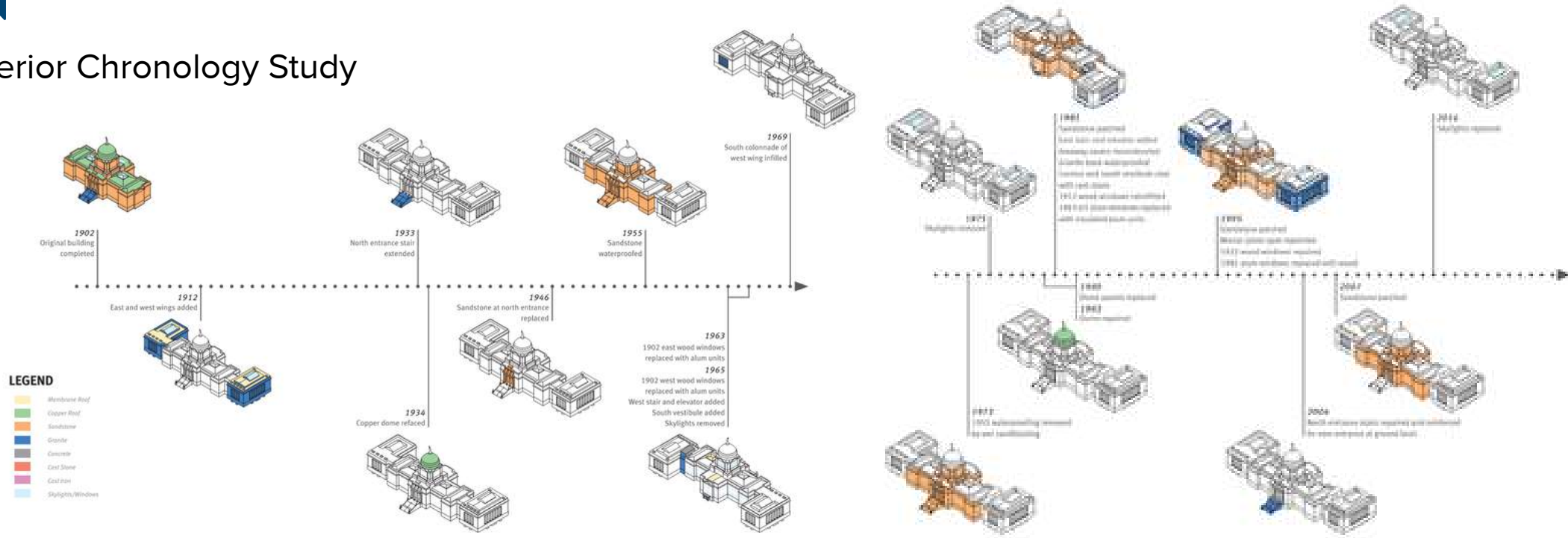
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Component	Area (sq ft)	Capacity	MSU (sq ft)	FF (sq ft)	FF (sq ft)	FF (sq ft)	FF (sq ft)
MSU Research Groups & Labs	10,000	100	10,000	10,000	10,000	10,000	10,000
MSU Student & Faculty Spaces	15,000	150	15,000	15,000	15,000	15,000	15,000
MSU Classroom	20,000	200	20,000	20,000	20,000	20,000	20,000
MSU Student Spaces	30,000	300	30,000	30,000	30,000	30,000	30,000
MSU Faculty Spaces	10,000	100	10,000	10,000	10,000	10,000	10,000
MSU Admin Spaces	5,000	50	5,000	5,000	5,000	5,000	5,000
MSU Meeting/Event Space	10,000	100	10,000	10,000	10,000	10,000	10,000
MSU Other	5,000	50	5,000	5,000	5,000	5,000	5,000
Total	75,000	750	75,000	75,000	75,000	75,000	75,000



Establish

Exterior Chronology Study



Understand

Understanding the Building

Window	CD 1 (A)
Type	Double hung arch
Material	Wood
Operability	-
Originator	Yes
Upper Panel	Fixed
Lower Panel	Surface determination
Jamb	Fixed
Exterior Sill	Surface determination
Interior Sill	Surface determination
Interior Trim	Good
Glazing Type	Clear IGU
Glazing Condition	Intact
Frame	Good
Finish	Good
Life/Use	Good
Chama	Good
Hardware	Original
Notes	<ul style="list-style-type: none"> Not noted to have seal. Operability is poor. Interior of south pane moderate surface degradation of finish.

Explore

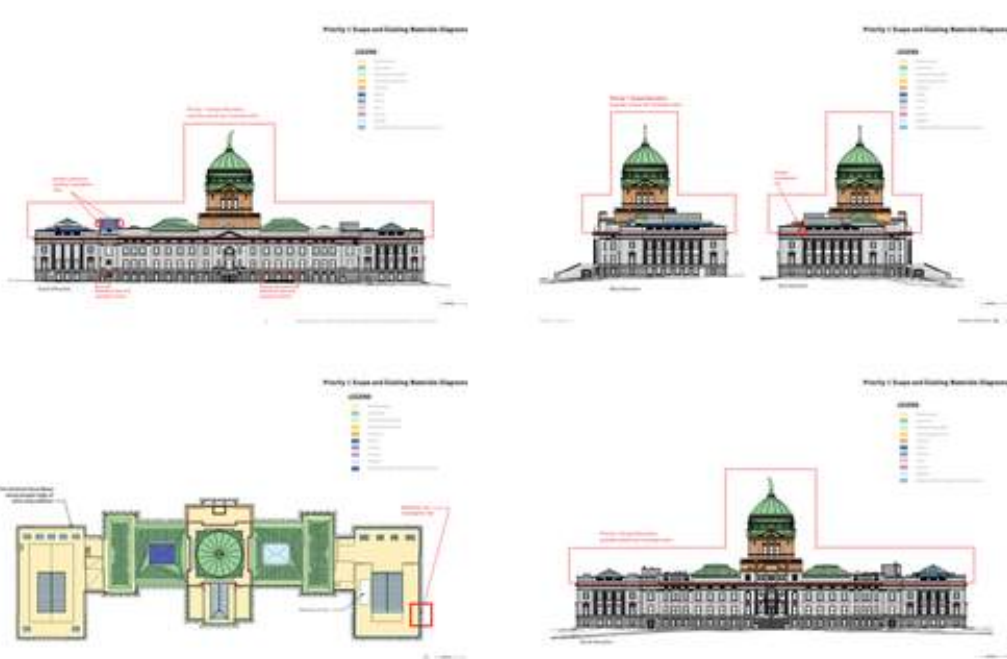
Treatment Options

Structural diagrams showing dome reinforcement and interior views of the chamber and gallery.

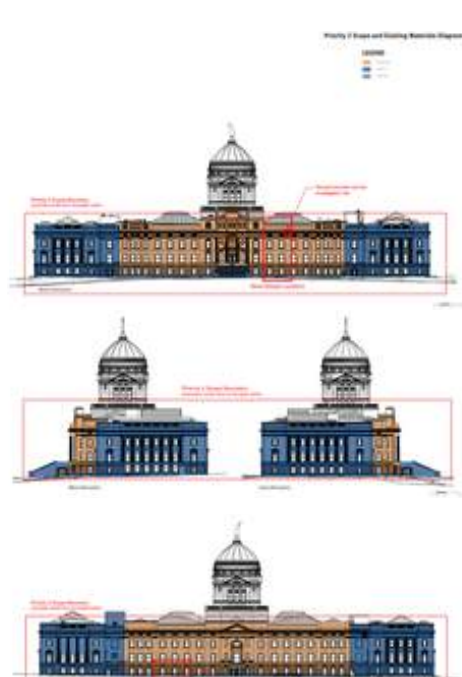
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Carpet and Space Planning Priority Diagram

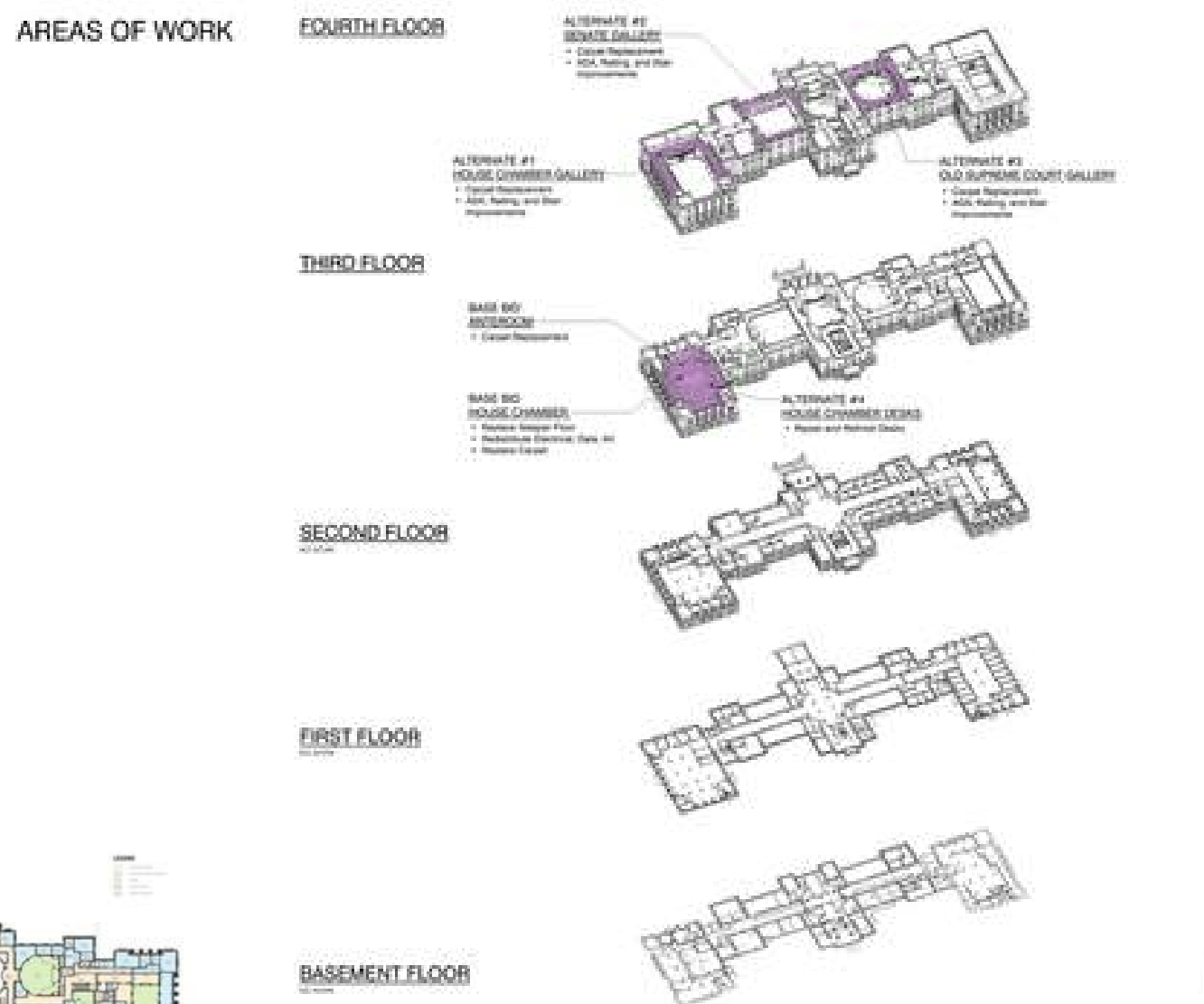
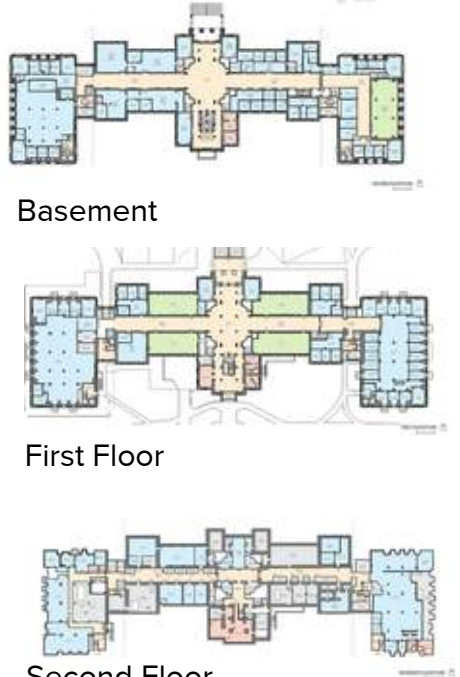
Priority 1



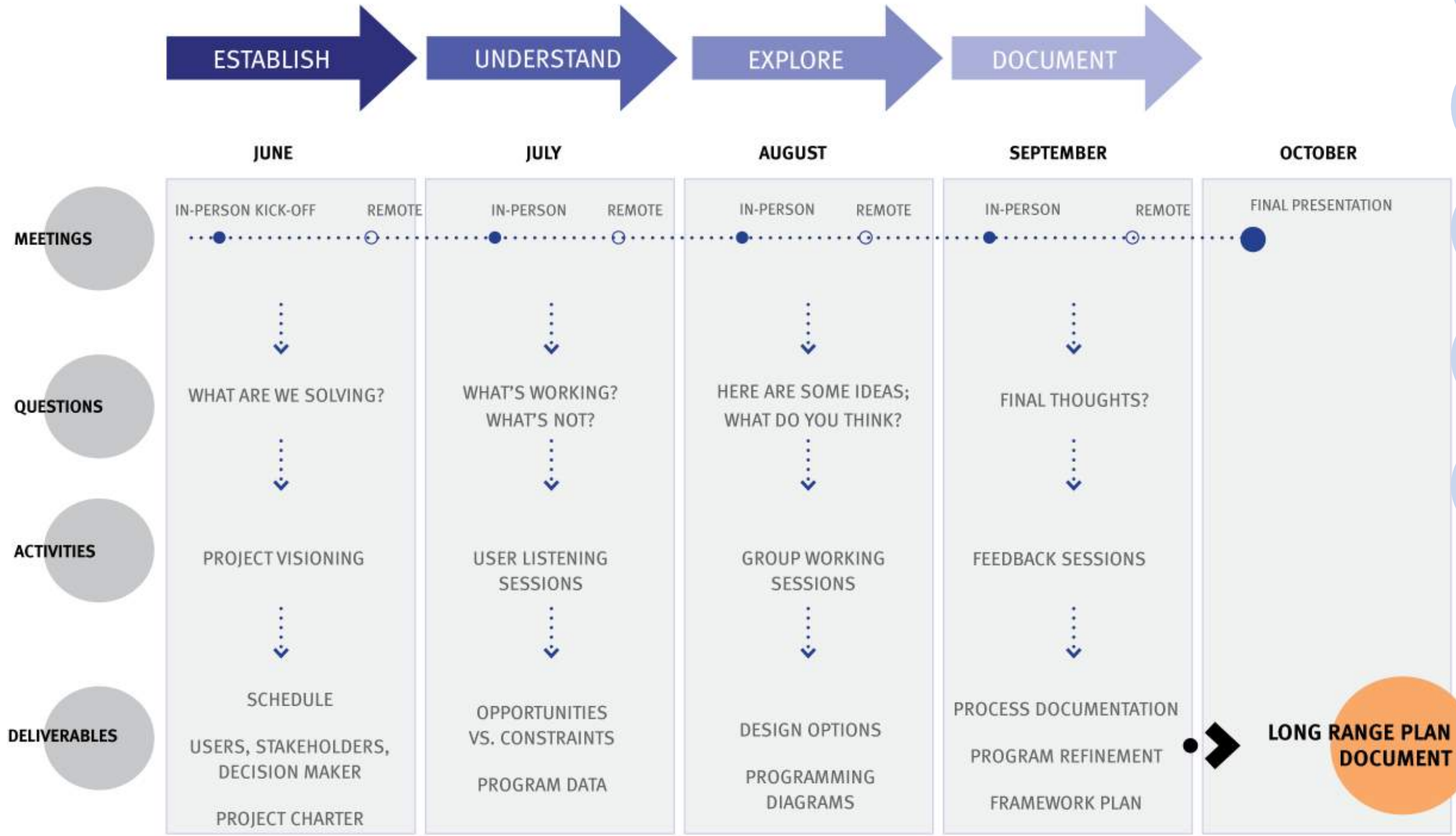
Priority 2



Priority 3



Here's How We Can Work Together



Month by month basis - less time locked in

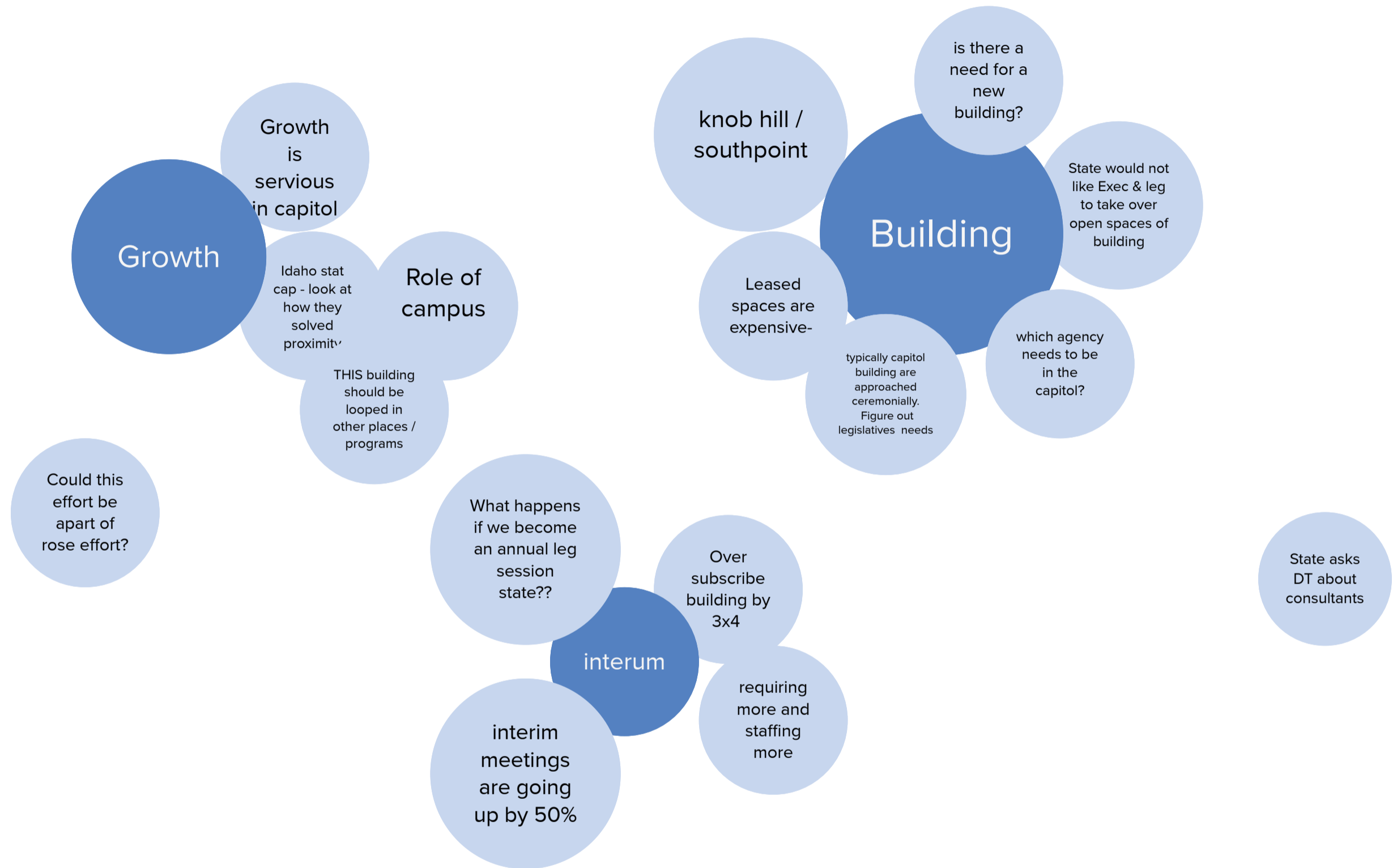
important to understand number of people in the group

no one is currently waiting on anyone.

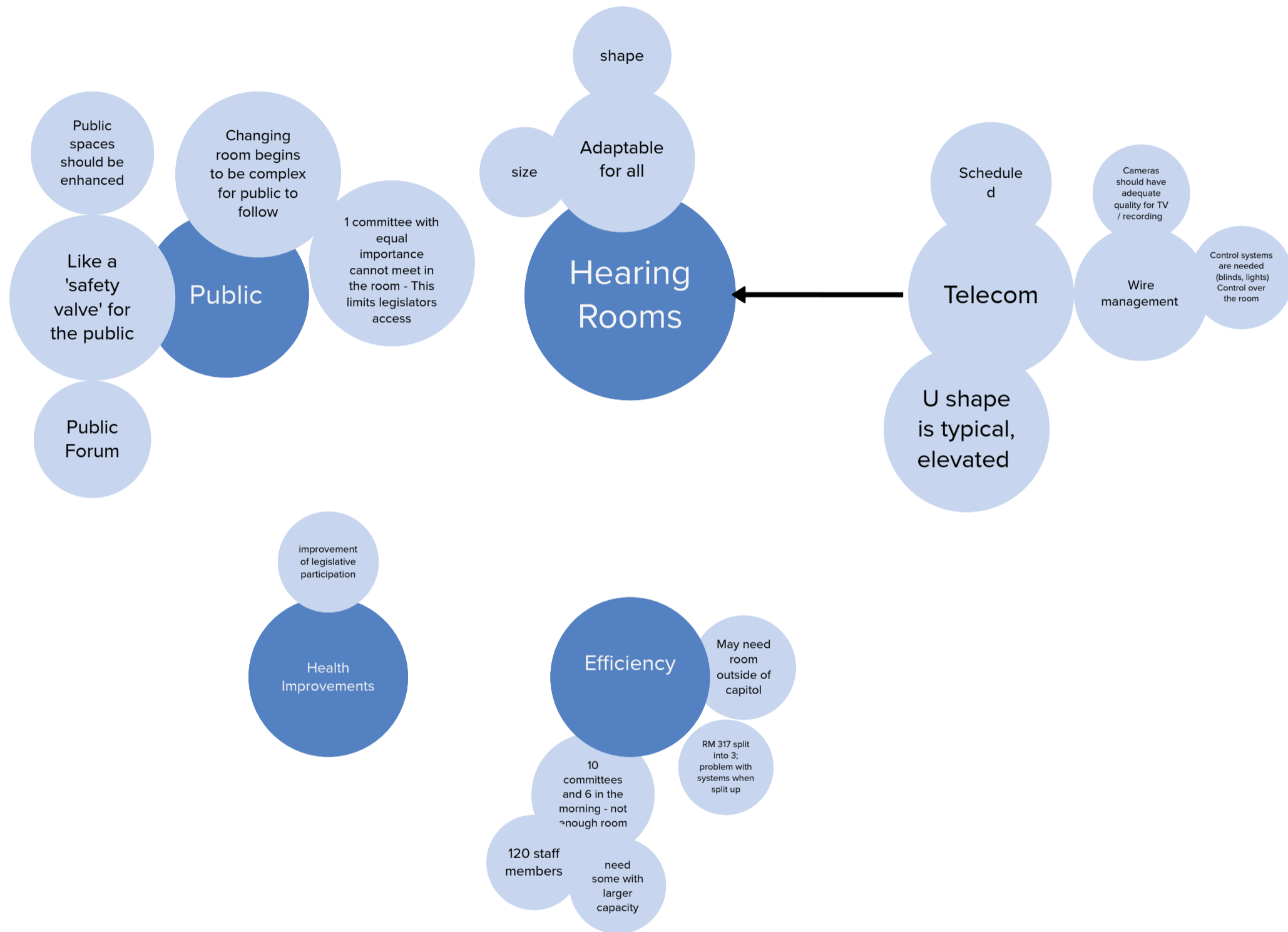
DT needs to be agile and ready to GO or PAUSE

began running FTE count - DT has model

How does the current Capitol layout support the work you do? Are there elements of the layout that interfere with your work?



What's the most important thing to change in the Capitol layout? What (if anything) could prevent you from achieving that goal?



What have we missed?

share
PDF with
team

Randy to
share
report with
Team

Team will
look at
current rose
configuration

Deloy into
state to
understand
possibilities in
collaboration