
Proposal submission to Cheyenne Public Works

RE: RFP 14-18 New Municipal Court Site

Submitted by:

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3496 Agate Rd

Cheyenne, WY 82009

(307) 638-7566

Site submittal:

The Hynds Building

1602 Capitol Avenue

Cheyenne, WY 82001

Site:

The Hynds Building
1602 Capitol Avenue
Cheyenne , WY 82001

Square footage available: 16,400 total; 12,800 usable (first 2 floors of 5 floor building)

Extra square footage available for future needs: 24,000 (top 3 floors).

Note: The construction pricing below includes a rooftop garden overlooking the city for use by the City and its employees for special events, New Year's parties, Frontier Days events, etc;

Site Price: \$1,980,000

For informational purposes only:

The following information is based on averages for general construction estimated for the Municipal Court project. Final numbers will be determined by final design configurations.

Construction & remodeling for the first two floors of the Hynds: \$3.5m - \$4.2m

Site price + first two floor municipal court remodeling: \$5.48m - \$6.18m

Parking options:

- 1. 26 spaces, adjacent to the building ("The Hole"): \$700k for a surface parking lot + \$390k pmt to LEADS for the land. Additional spaces 1 block away in public garage.*
- 2. 46 spaces, adjacent to the building with 2 level concrete parking structure: \$1.2m + \$390k pmt to LEADS for the land.*
- 3. 50 spaces, adjacent to the building with mechanized parking (see video link for info): \$750k + \$390k to LEADS for the land. www.hardingsteel.com/videos.shtml
Click on "Robo Parking Garage".*

Note: These spots could be made available to the public in the evenings and on weekends.

ADA Accessible: Yes

Environmental Hazards: None. (asbestos: 97% previously remediated, 3% remediated during construction. Lead paint: 50% previously remediated, 50% remediated during construction.)

Court Security Systems and state of the art technology available: Yes

Historical Site Designation: Yes (however, no limitations on construction since all remodeling is interior)

Located in Historic District of Downtown: Yes

Needs of the Court:

The Hynds Building would serve the needs of the Municipal Court by taking advantage of the large, open spaces on the first floor and the existing office spaces on the second floor, combined with the availability of ample covered parking immediately adjacent to the building. The first floor spaces with high ceilings and open floor plans would be excellent for the lobby and visitor entrance on the south side of the building, and a large area for the courtroom on the north end. An elevator and stairway in the central corridor would provide easy public access to the upper floors, with back stairs available for private, secure access by the judges and staff.

The existing floor plan of the Hynds has a footprint of 8,200 square feet per floor, with approximately 6,400 of that as useable space. The first and second floor would have a combined useable space of 12,800 square feet. An additional 24,000 square would be available for the future needs of the Court and the City.

The Hynds is well known for its beautiful, historical architecture, walls of gorgeous marble and natural light in every room. The building is in remarkably good shape for a building almost a century old (completed in 1920). The architect designed the building to 'withstand all perils', constructing the building with concrete, steel and marble.

The Hynds is centrally located in historic downtown, on the corner of two of the most used and visible streets in Cheyenne. A hallmark building for the City, the Hynds stands across the street from the Union Pacific Depot Plaza. As one of the better known buildings in town, the Hynds would be a location very easily found and accessed by everyone in the city.

Accessibility and ADA concerns would easily be handled at the Hynds, since almost all of the public use would be on the ground floor. The second floor (and above, when needed) would be serviced by stairs and an elevator. ADA compliant restrooms would be installed on all floors.

There will be parking for 26-50 cars in the adjoining lot next door (depending on design chosen), including a drop off and loading spot right next to the building. Very few prisoners would be transported to and from the jail, since prisoner appearances are almost all done via video conferencing now, but it would be available if needed.

Security systems to the standards needed by the courts would be installed as part of the reconstruction project, and the building is easily upgraded to state of the art technology to address any needs of a modern court system.

Economic impact for downtown Cheyenne:

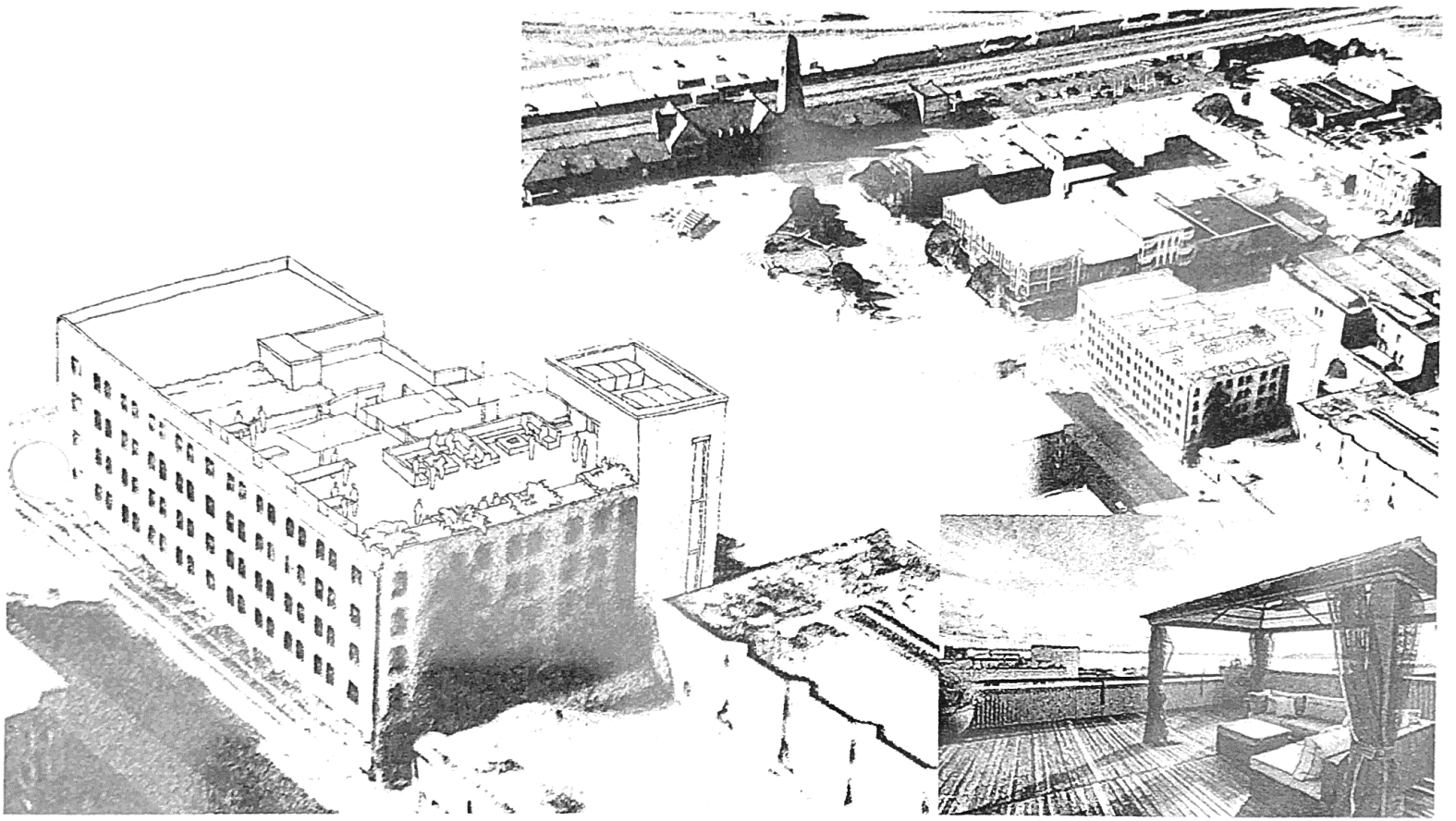
As a resident of Cheyenne for over 37 years, I can say that the benefits of relocating the Municipal Court to historic downtown probably can't be overstated. The Hynds Building is one of the most well-known structures in town, and, given its prominent location at the crossroads of Lincolnway and Capitol Avenue, it would be a wonderful gift to the community to have it once again open and thriving. Visitors from across the state and country come to Cheyenne, and the Hynds is one of the first sites they see coming into downtown from either interstate tributary. Most of these visitors make a trip to the Union Pacific Depot and the Depot Plaza, and right now the view across the street isn't a good one. I'm sure many of them wonder if downtown Cheyenne is drying up.

Getting the Hynds open and active again would be one of the best economic moves that I think the City could do. It has been closed for over 30 years and along with the empty Hole next door make a bad impression for the whole downtown. When I talk with people who have lived in town a while, everyone has a good story about going to the Hynds when they were younger. But they also wonder if it will ever be reopened.

It seems like downtown can now go either way forward or way behind. People, especially young people, and businesses want to come downtown, but building and shop owners are watching to see if things will start happening. I see across the country how historic downtowns are becoming the economic center for cities again. Cheyenne's economic center long ago was downtown, but then about 15 years ago things moved to the north side of town to the Dell Range area. But now, just like in a lot of towns, mall areas with the big box stores are closing up, and people and businesses are moving back to their downtowns.

I have followed over the last 30 years how many owners have tried to come up with answers for the Hynds, but so far none have been able to make it work. Some have come close, but it seems like there always needs to be a small nudge by a new owner or tenant that could make it work. The money that the voters approved for the new court site would be a huge difference between opening up all of the downtown economy, or watching it sit. I think this is the best chance the Hynds will ever get, and our downtown has the chance to really get going again, which will be great for the whole city.





DECK CONCEPT 1

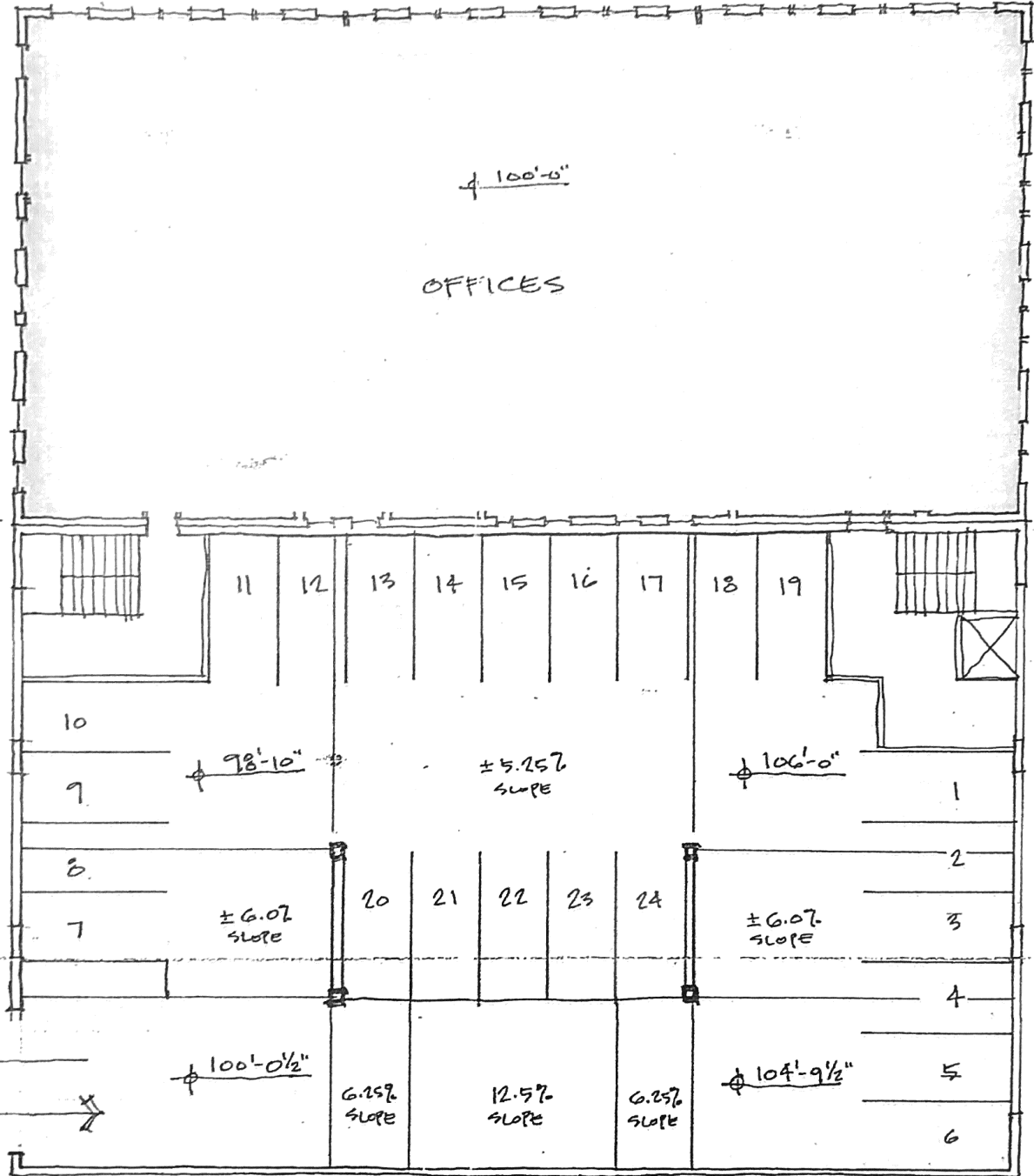
211 WEST 19TH STREET CHEYENNE, WYOMING 82001 307.635.5710 www.VFLA.com

CAPITOL AVE

100'-0"
OFFICES

NEW EXIST.

ALLEY



80'

130'

The Hynds Building Redevelopment

SCALE: 1" = 20'-0"





Strength in design. Strength in partnership. Strength in community.



Hynds Building Exterior

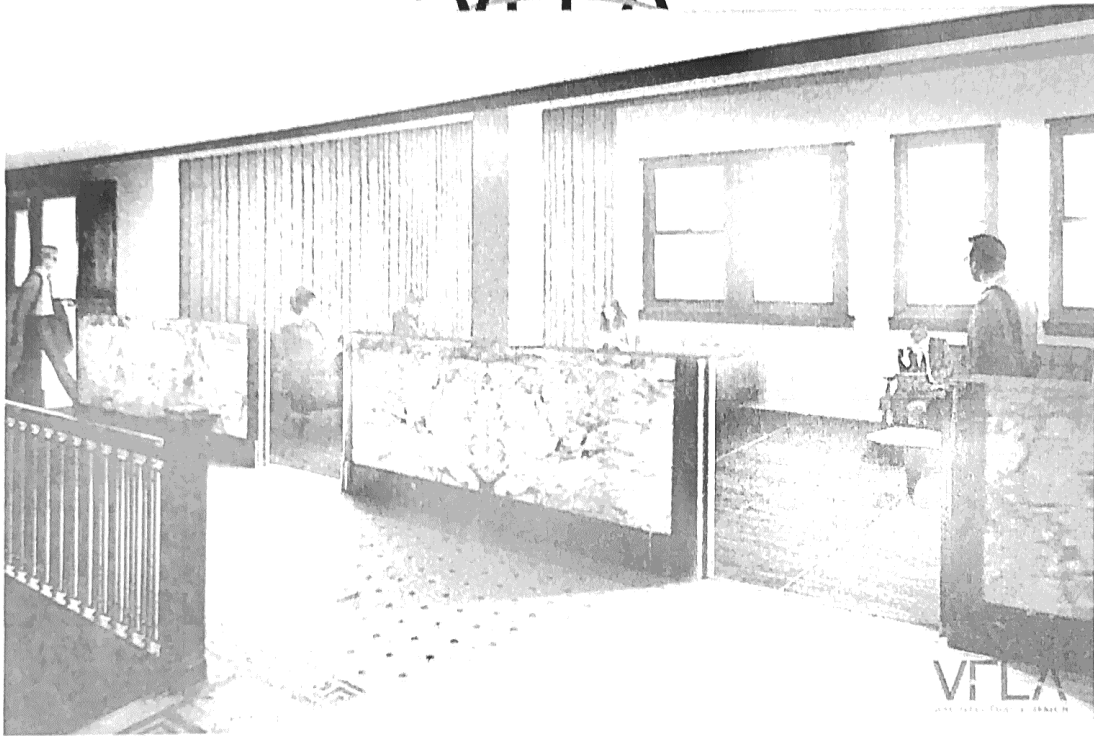
VAUGHT FRYE LARSON architects

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108 East Lincolnway ■ Cheyenne, WY ■ 307.635.5710

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Hynds Building 5th Break Out Area

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Hynds Building 5th Floor Conference Room

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Hynds Building 4th Floor Central Area

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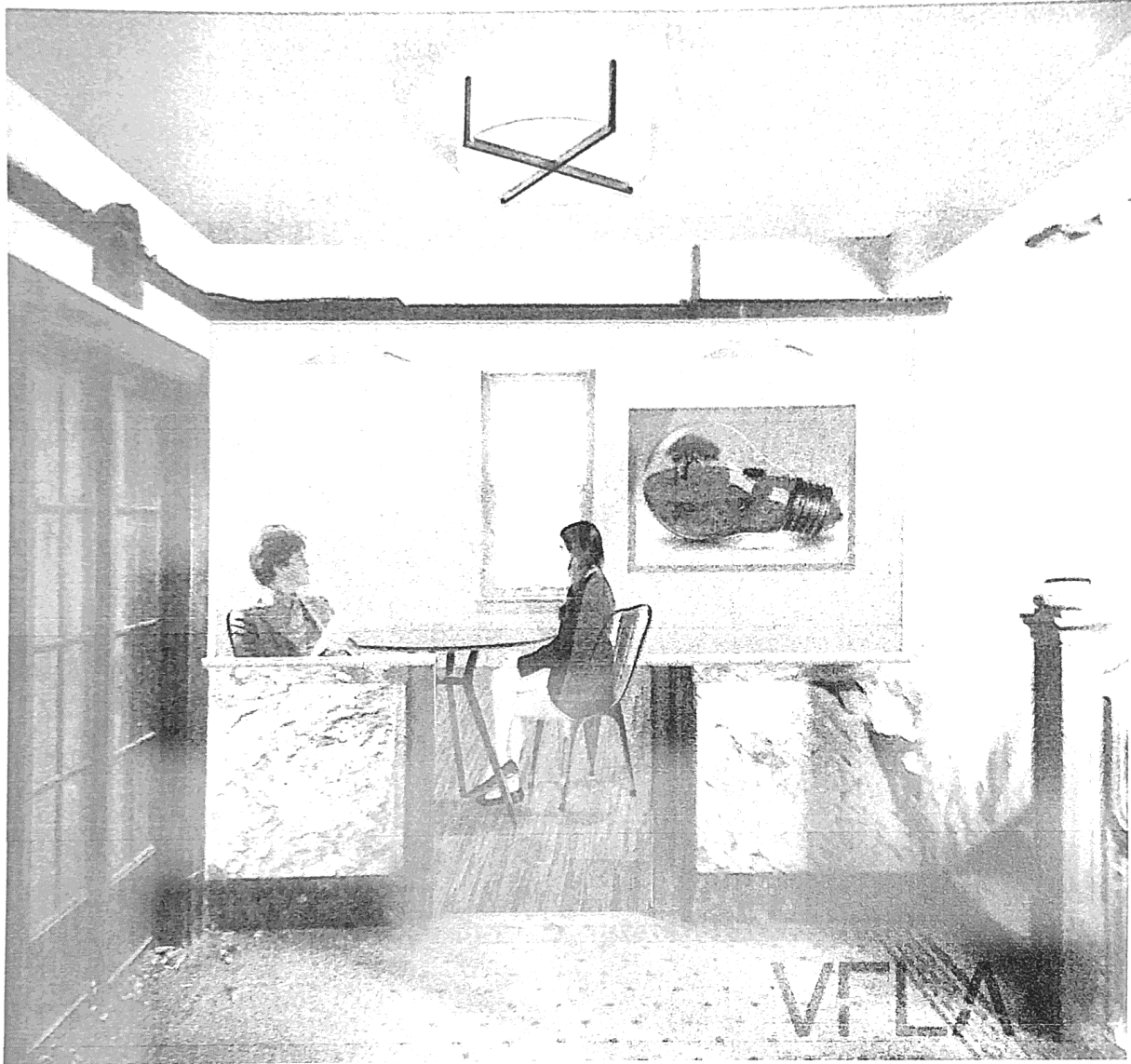


Hynds Building 5th Floor Kitchen

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Hynds Building – 4th Floor Coffee

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