LCM
STAKEHOLDER MEETING #4
PRITCHARD

11 10 2021

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Facility Professional Services

Washington State Department of Enterprise Services

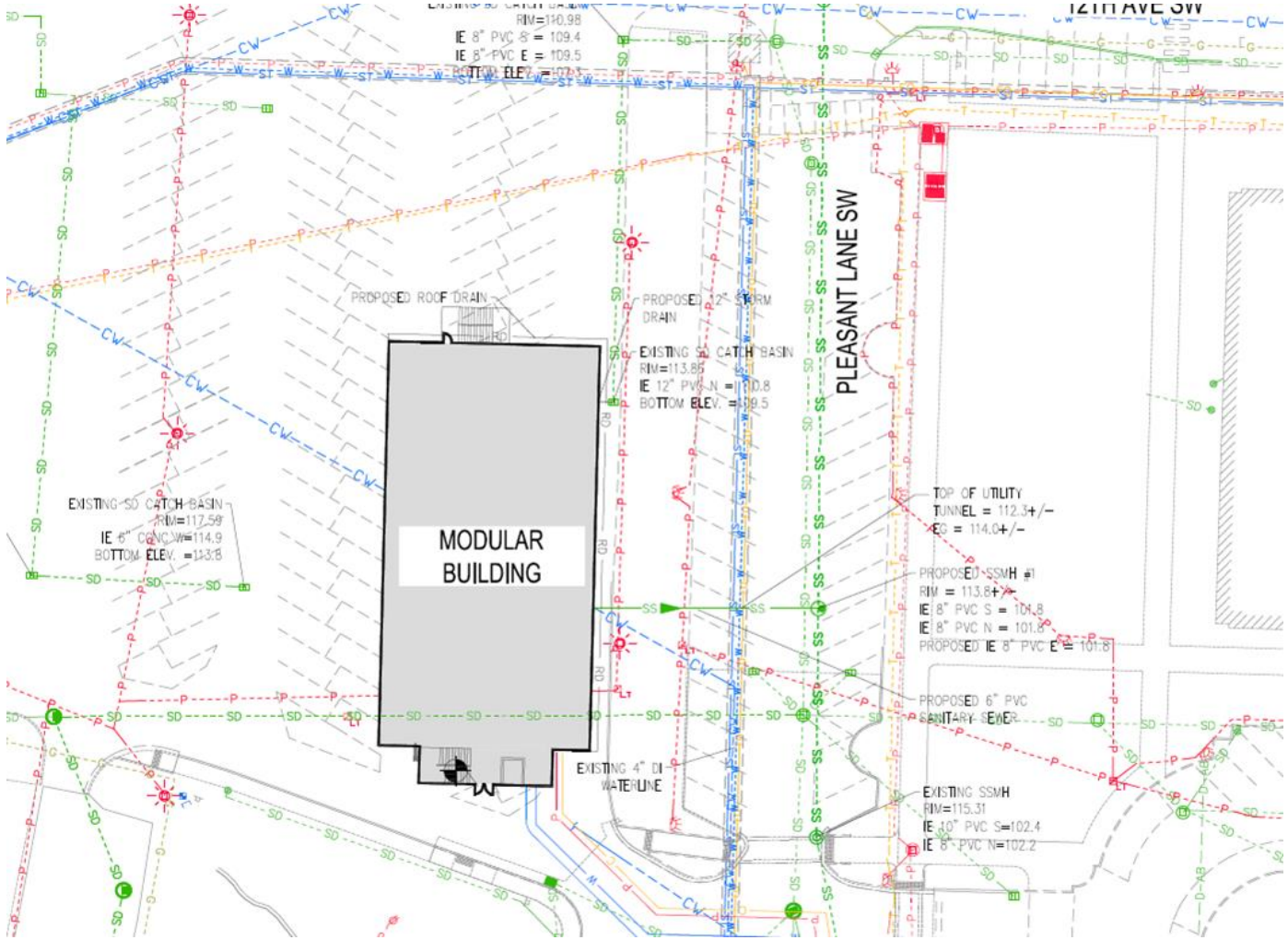
AGENDA

- Legislative Campus Modernization (LCM) project.
    - *LCM Progress and 90 Day Look Ahead (Easton)*
    - *BuildingWork and Mithun presentation on Pritchard Validation Study (Aalfs, Lasitsa, Schacht)*
- Questions and comments from attendees.

RECENT LCM PROGRESS

- MSGS, Hargis, and SCJ Alliance are in early design development for a modular building proposed for the southeast corner of existing Executive Residence parking lot. The temporary building will provide phased occupancy as staff are relocated from Newhouse, Pritchard, and O'Brien as LCM moves forward.
- Plans are to bid the construction project by end of 2021.
- Modular building will be built off-site and installed on site in fall 2022.
- Geotech borings will be conducted on Newhouse and modular building sites over next 45 days. DES has both an archaeologist and ***Inadvertent Discovery Plan*** available as site disturbance is started with excavations.

LCM MODULAR BUILDING SITE: SCHEMATIC UTILITY PLAN



RECENT LCM PROGRESS

- Press Corps relocation to the Legislative Building is almost complete.
- Pritchard Validation Study has identified options for both hillside stabilization and upgrades to existing structural system. Current work is test fitting architectural program in a potential expansion for accommodation of House of Representatives' space needs.
- DES has determined that a LCM program-based SEPA process will be followed. Proposals are under review for both SEPA Checklist consultant and Traffic Impact Analysis by Heffron Transportation Engineers, Inc.

90 DAY LOOK AHEAD

November 2021

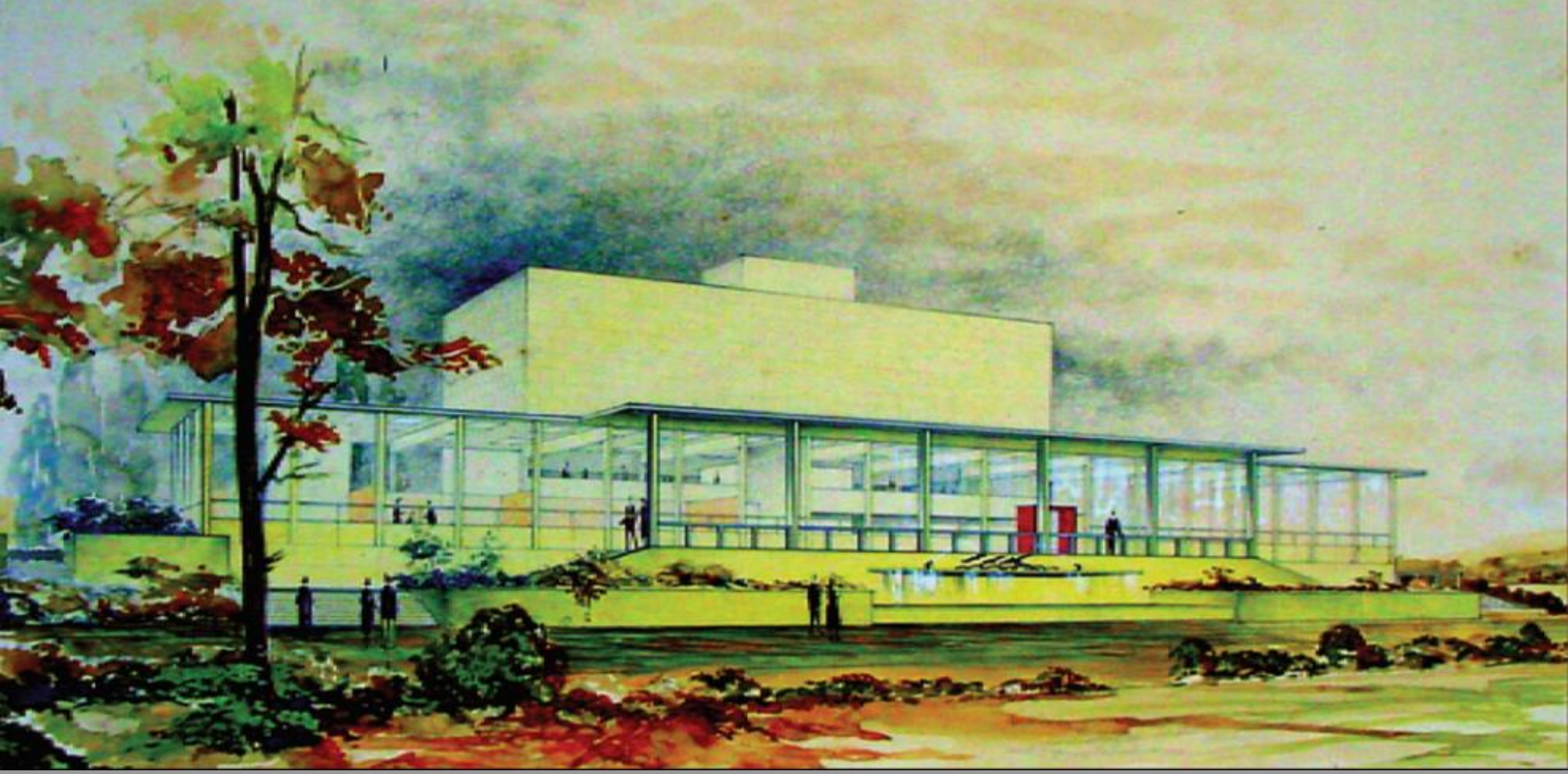
- City of Olympia meeting 11/3/2021 to discuss LCM modular building.
- LCM Stakeholder #3 Newhouse 11/4/2021.
- Pritchard Validation Study Peer Review Panel meeting 11/8/2021.
- City of Olympia meeting 11/9/2021 to discuss Newhouse.
- LCM Stakeholder #4 Pritchard 11/10/2021.
- Project Executive Team (PET) meeting 11/17/2021.
- Capitol Campus Design Advisory Committee (CCDAC) meeting 11/18/2021.

December 2021

- Newhouse schematic design starts.
- DRAFT Pritchard Validation Study is distributed.
- PET meeting 12/9/2021 will include consideration of Newhouse Predesign Validation Report.
- State Capitol Committee (SCC) meeting 12/16/2021.
- Modular building bid documents are developed.

January 2022

- DRAFT Pritchard Validation Study is reviewed.
- LCM Stakeholder #5 Pritchard 1/13/2022.
- CCDAC meeting 1/20/2022.



LCM PHASES 3.1 & 3.2 - PRITCHARD BUILDING REHABILITATION STUDY

LCM STAKEHOLDER MEETING #4 | NOVEMBER 10, 2021

MITHUN | BUILDINGWORK | DEPARTMENT OF ENTERPRISE SERVICES

AGENDA —

- Phase 3 Goals and Schedule
- Phase 3.1 – Pritchard Building Rehabilitation
- Phase 3.2 – Pritchard Building Expansion
- Next Steps and Discussion

HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

- (a) A high-performance building that meets net-zero-ready energy standards, with an energy use intensity of no greater than 35;

- (b) Sufficient program space required to support House of Representatives' offices and support functions; and

- (c) Additional office space necessary to offset House of Representatives' members and staff office space that may be eliminated in the renovation of the third and fourth floors of the John L. O'Brien building.

HOUSE BILL 1080 2021– 22: PRITCHARD BUILDING PROVISO

—Pritchard Building Expansion/Rehabilitation Validation Study:

- The study must include an analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovation and expansion of the Pritchard building to accommodate tenant space needs.

- The department shall contract with a third-party historic preservation specialist to ensure the study is in compliance with the Secretary of the Interior's standards and any other applicable standards for historic rehabilitation.

- The study must include a public engagement process including the Capitol Campus Design Advisory Committee and State Capitol Committee.

Primary Goals for the Rehabilitation of the Pritchard Building:

1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions (as required by the Legislative Campus Modernization project)

2. Address the building's life safety, accessibility, and building code deficiencies with minimal visual and spatial impact to the historic character defining features of the building

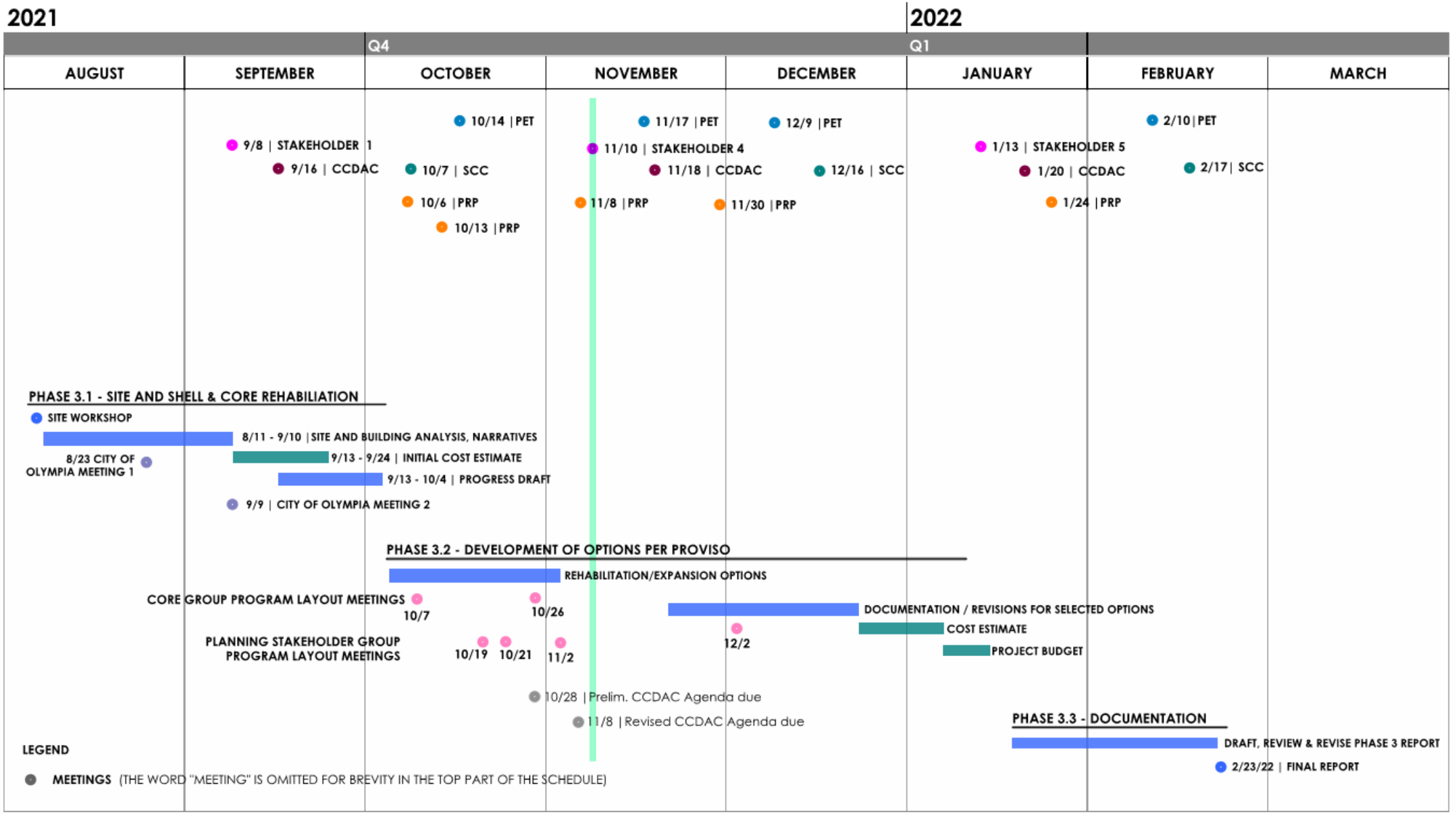
3. Restore the Wilkeson sandstone façade cladding

4. Restore the Reading Room façade by replacing the non-original, incompatible window system with an appropriate un-divided window system to match the original

5. Remove incompatible alterations to the Reading Room interior where possible, such as ductwork and interior dividing walls

6. Preserve original public artworks at building interior and exterior

LCM PHASE 3 PREDESIGN SCHEDULE

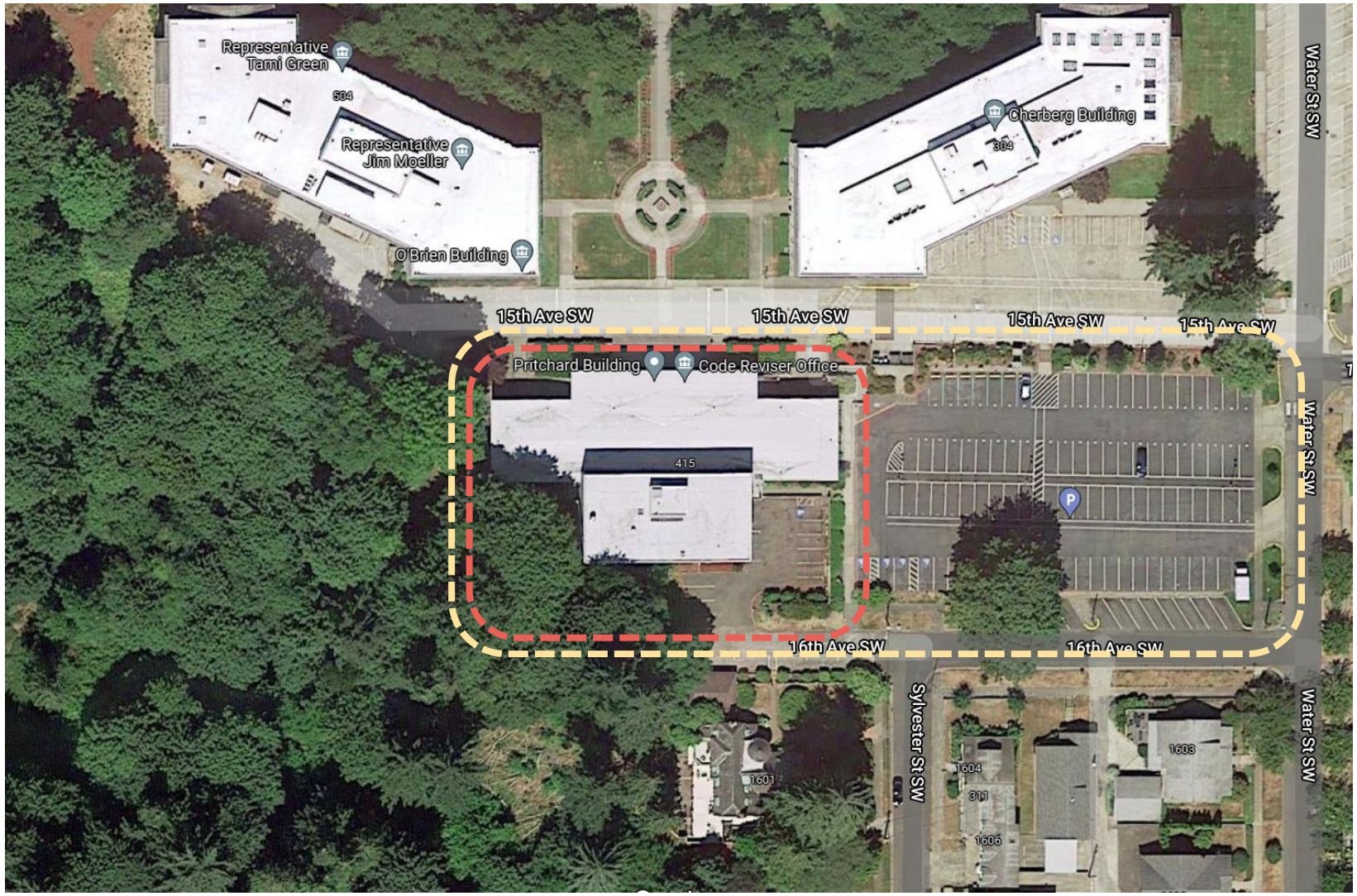


PHASE 3.1

PRITCHARD BUILDING REHABILITATION OPTIONS —

PLANNING ASSUMPTIONS

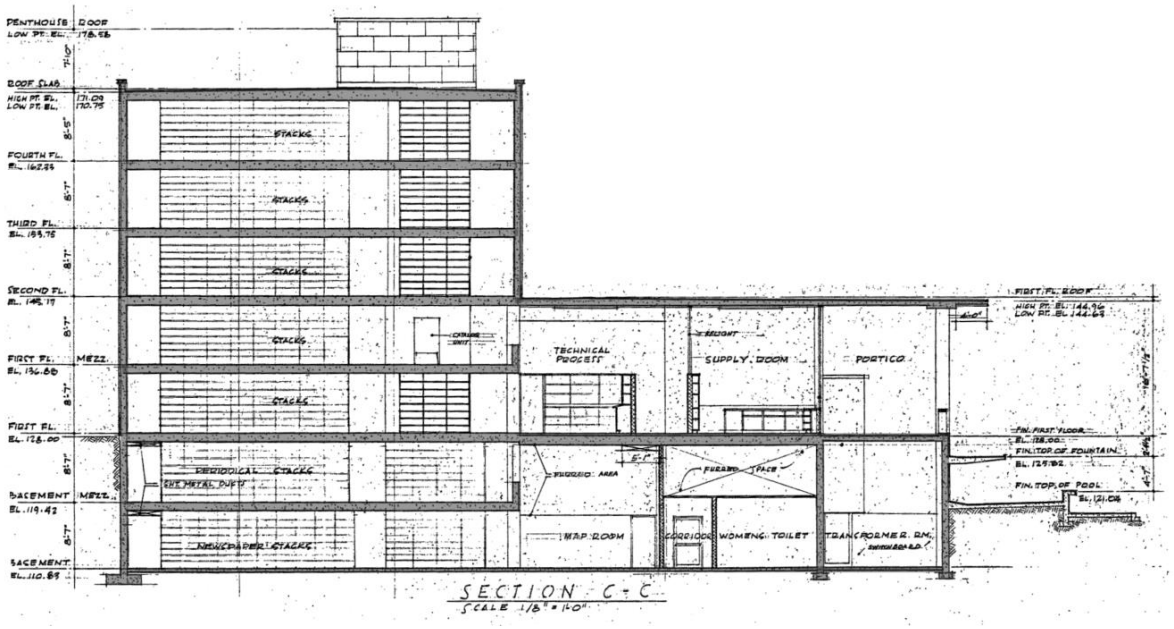
SITE



Phase 3.1 – Pritchard Building Rehabilitation

Phase 3.2 – Pritchard Building Expansion

ADAPTIVE REUSE OF THE STACKS



— Constraints:

— 7'-6" clear ceiling height is unsuitable for uses other than storage

— Opportunities for new windows and daylighting are limited

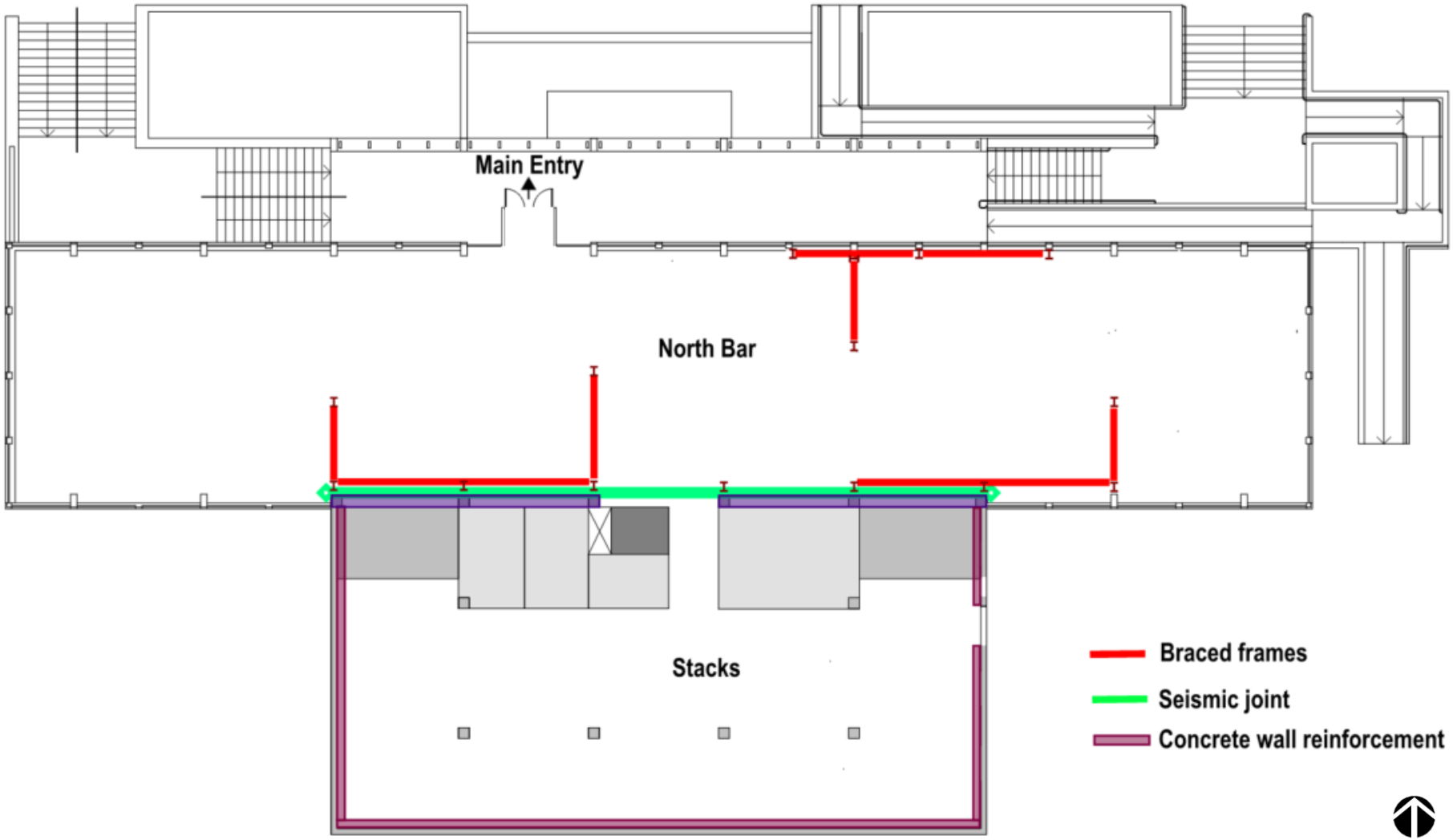
— Heavy concrete structure requires significant foundation reinforcement to mitigate risk of collapse in an earthquake

— Modifications are costly due to working "inside the box"

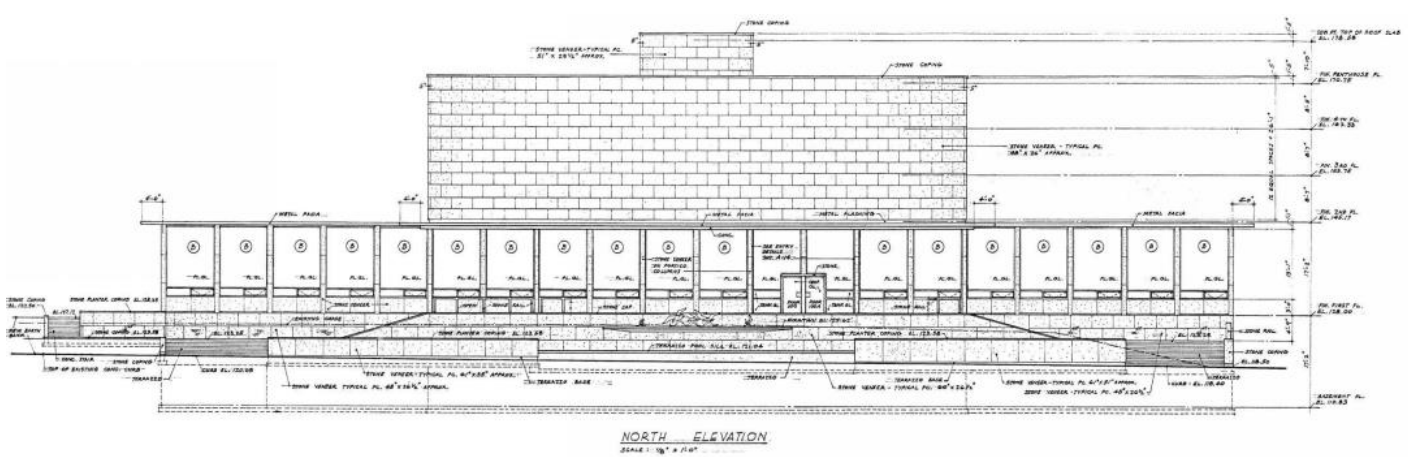
— Two rows of existing columns interfere with space layout

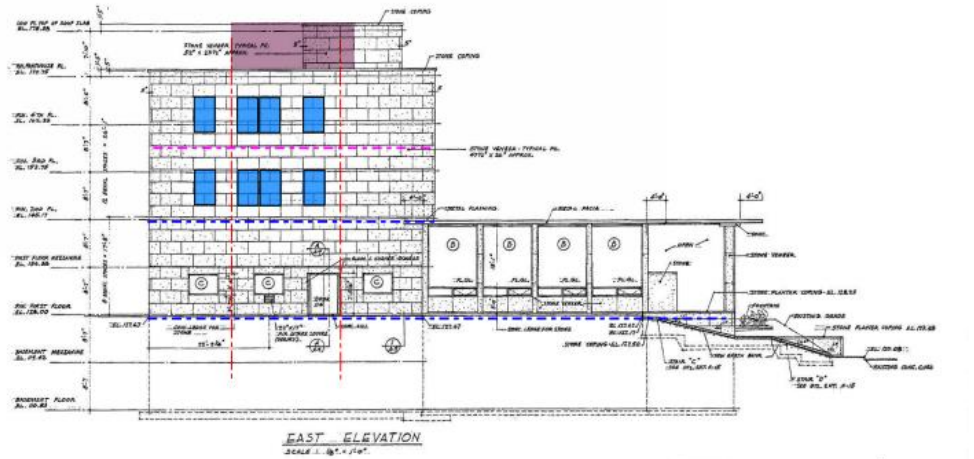
BUILDING REHABILITATION OPTIONS

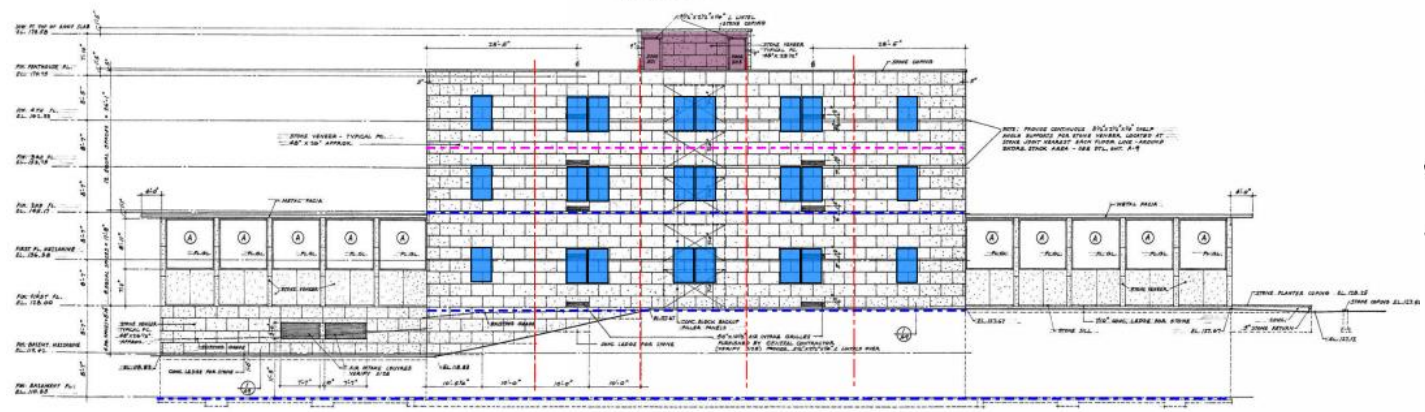
BUILDING REHABILITATION OPTION R1.0 – RETAIN STACKS, CODE MINIMUM STRUCTURAL UPGRADES

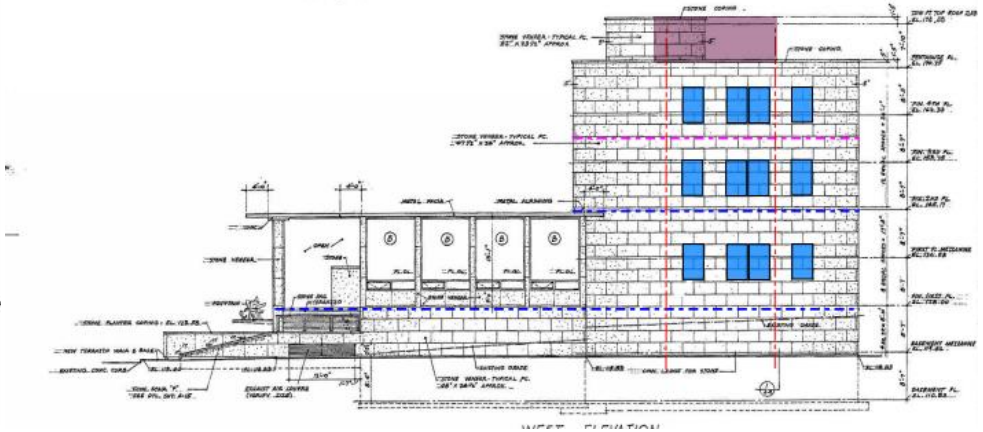


BUILDING REHABILITATION OPTION R1.0 – RETAIN STACKS, CODE-MINIMUM STRUCTURAL UPGRADES









BUILDING REHABILITATION OPTION R1.0 – RETAIN STACKS, CODE MINIMUM STRUCTURAL UPGRADES

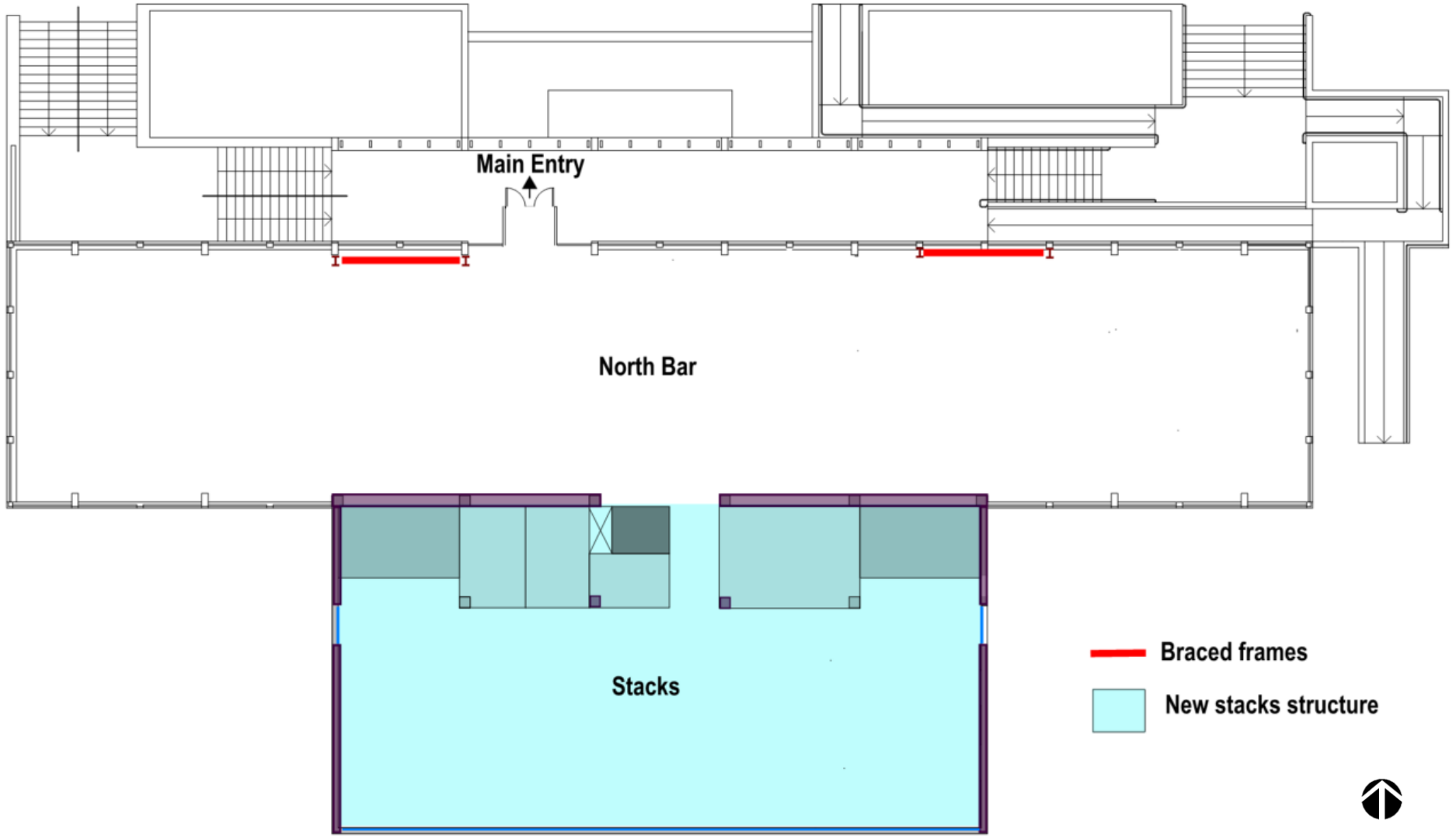
PROS

- Preserve exterior walls, cladding and select concrete waffle slab floors at stacks.
- Improve life safety in a seismic event.

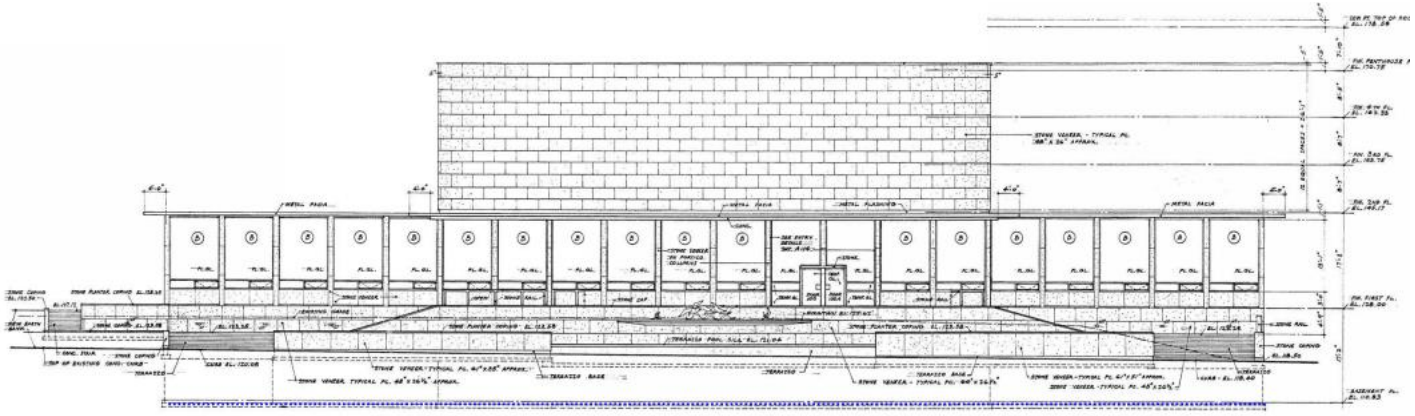
CONS

- Cost of improvements to stacks, including:
  - demolishing floors, reinforcing foundations and structure to resist lateral forces and
  - reinforcing concrete floors to accommodate new elevator, mechanical, plumbing and electrical systems.
- Visual / spatial impact of braced frames required to improve lateral resistance at North Bar interior.
- Limited size of new windows at stacks due to structural constraints.
- Program layout limitations imposed by existing columns at stacks.
- Limited protection from permanent structural damage in a seismic event.

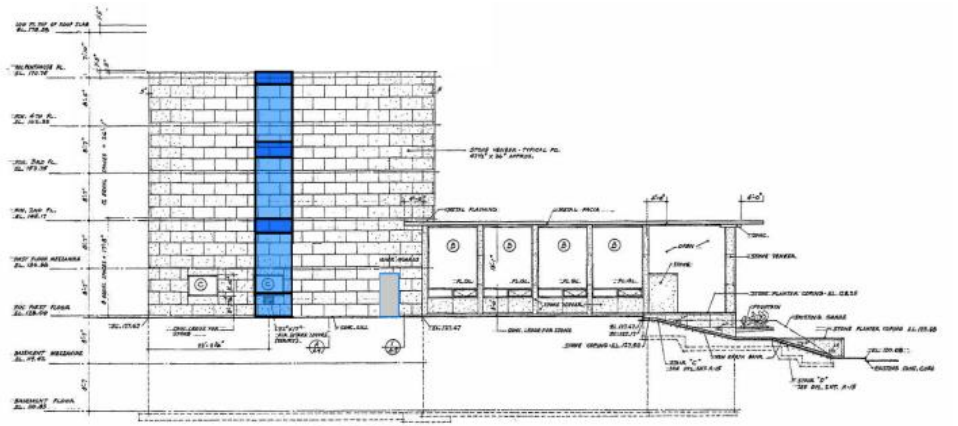
BUILDING REHABILITATION OPTION R2.0 – REPLACE STACKS, CODE-MINIMUM STRUCTURAL UPGRADES



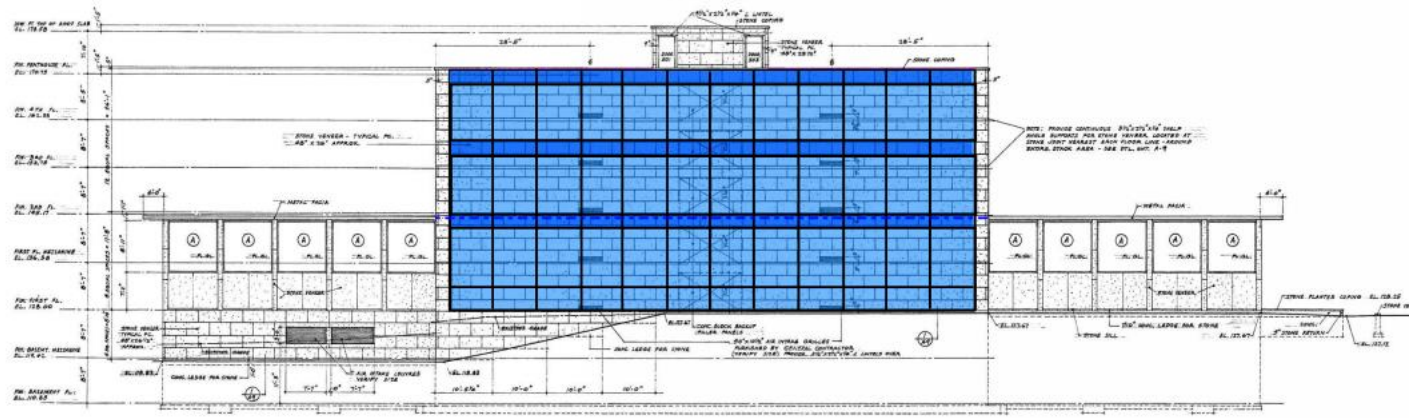
BUILDING REHABILITATION OPTION R2.0 – REPLACE STACKS, CODE MINIMUM STRUCTURAL UPGRADES

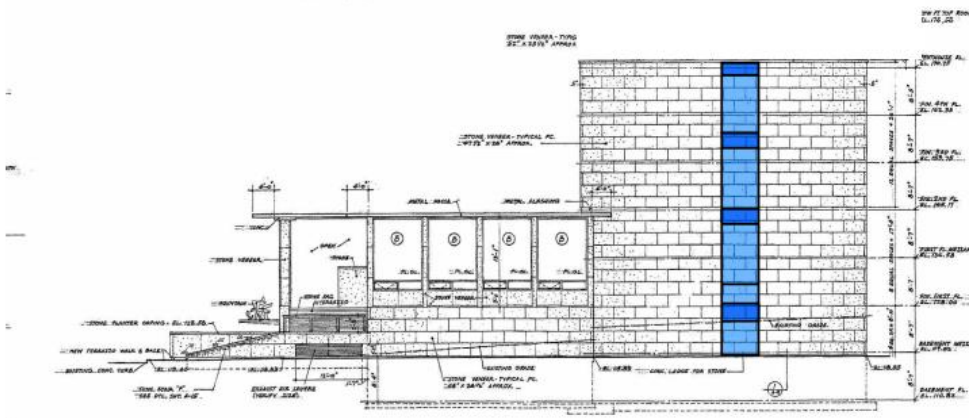


NORTH ELEVATION



EAST ELEVATION





BUILDING REHABILITATION OPTION R2.0 – REPLACE STACKS, CODE MINIMUM STRUCTURAL UPGRADES

PROS

- Reduced cost of foundations to support lighter steel structure at stacks.
- Reduced cost for integrated slope stabilization and foundations.
- Reduced visual/spatial impact from lateral resisting elements in north bar.
- Increased flexibility for program layout due to fewer columns at stacks.
- Increased opportunity for windows and daylight.
- Increased efficiency of thermal envelope.
- Improved life-safety in a seismic event.

CONS

- Demolition of historic fabric.

UNRESOLVED EXTERIOR CLADDING ISSUES

- Availability of new sandstone from Wilkeson or another quarry assumed in cost estimate.
- Cost savings and feasibility of original sandstone salvage and reuse.
- Cost savings and visual impacts of precast concrete panels.

BUILDING REHABILITATION OPTION R2.1 – REPLACE STACKS, ENHANCED STRUCTURAL UPGRADES

In addition to pros and cons for R2.0:

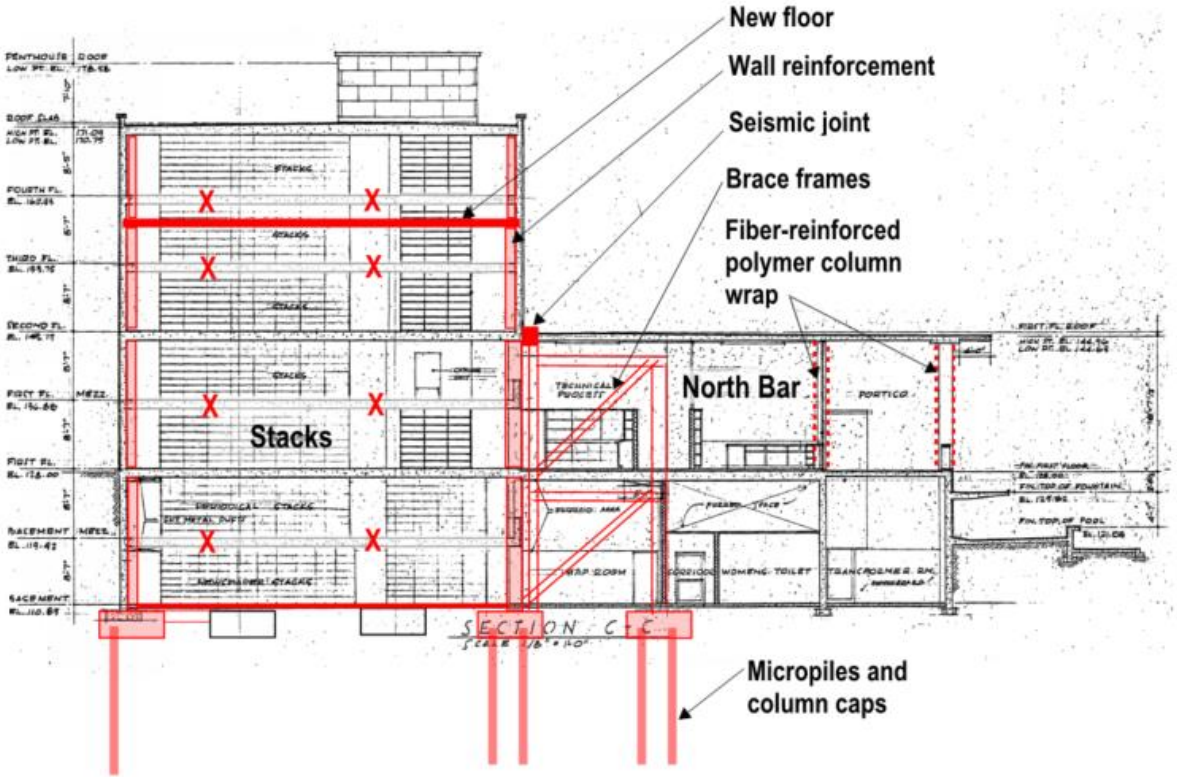
PROS

– Increased protection of historic building from structural damage in a seismic event.

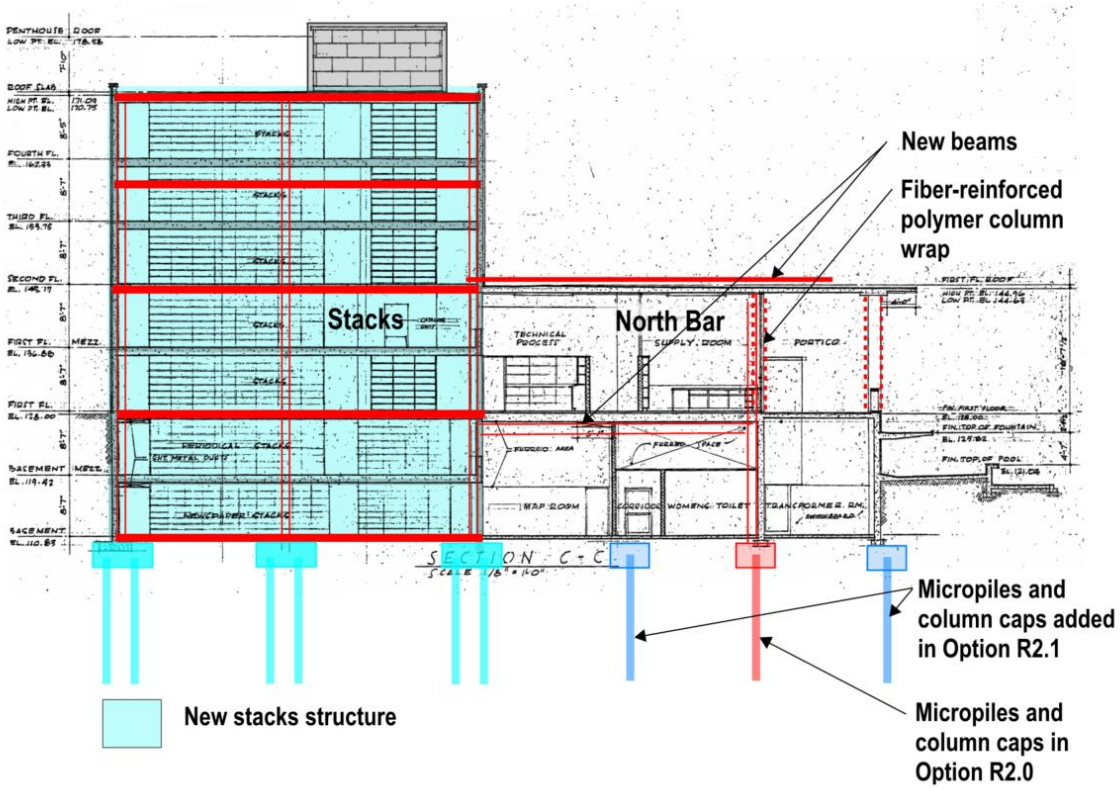
CONS

– Increased cost.

BUILDING REHABILITATION OPTIONS R1.0 AND R2.0/R2.1 SECTIONS



OPTION R1.0 – RETAIN STACKS, CODE MINIMUM STRUCTURAL UPGRADES



OPTION R2.1 – RETAIN STACKS, ENHANCED STRUCTURAL UPGRADES (Option R2.0 requires fewer new micropiles and pile caps)

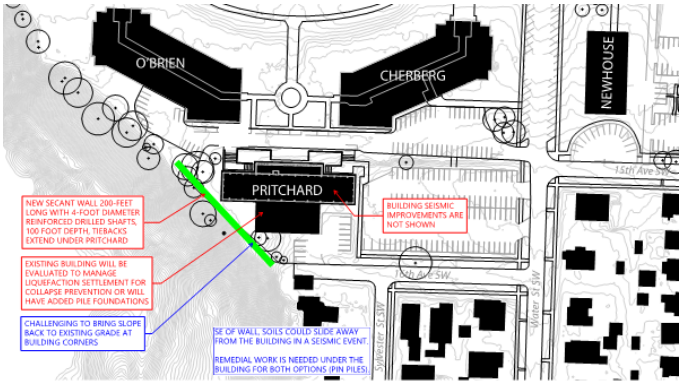
SLOPE STABILIZATION OPTIONS

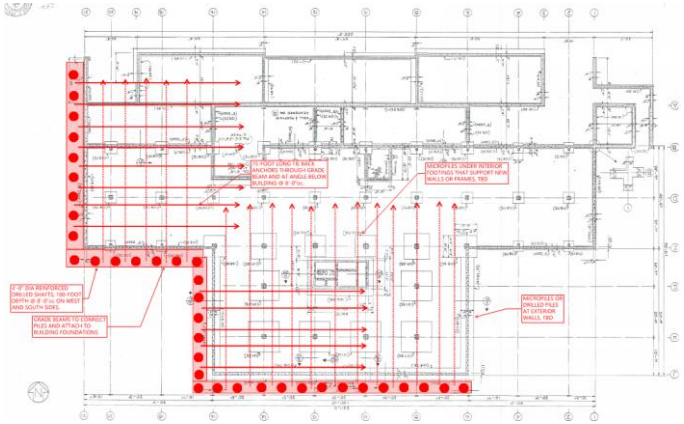
2010 Golder Associates Study confirms instability of slope

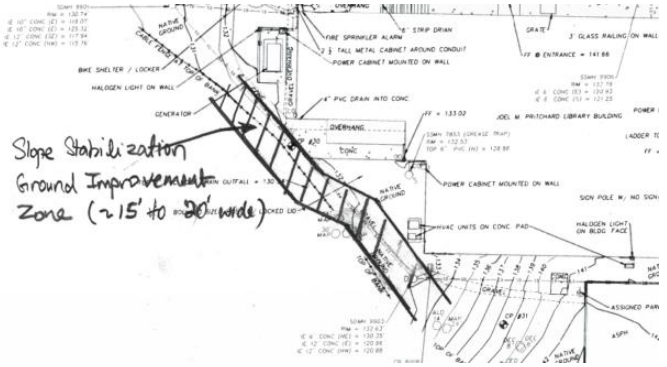
— Option SS1 - Secant Pile Wall	$2.80 m
— Option SS2 - Grade Beam	$2.69 m
— Option SS3 - Transfer Platform with Piles	$2.72 m

Option SS2 appears to be the most cost-effective

- Integrates improvements to building foundations with slope reinforcement
- Provides additional savings for new stacks construction
- Only option that supports damage control.







HISTORIC PRESERVATION OBSERVATIONS

Observations based on this phase of the Pritchard Building Validation Study:

• Developing an effective strategy to convert the book stacks volume into functional office use space is a key to the rehabilitation and reuse of the building. Both Option 1 (retrofit stack structure) and Option 2 (replace stack structure) can achieve this by removing floors and introducing daylight.

• The structural work required for Option 1 is much more significant than for Option 2 and would have a more prominent visual and spatial impact on the historic character of building, especially at the Reading Room.

• Option 2 allows for more flexibility in the size and configuration of new windows in the book stacks volume, which could result in a more compatible design for the introduction of daylight.

• Based on the information presented in this Study, Option 2 appears to be a preferable strategy for rehabilitation.

• Both Option 1 and Option 2 can achieve the goals to restore the sandstone façade, restore the Reading Room window system, and preserve the original artwork.

PHASE 3.2

PRITCHARD BUILDING EXPANSION OPTIONS —

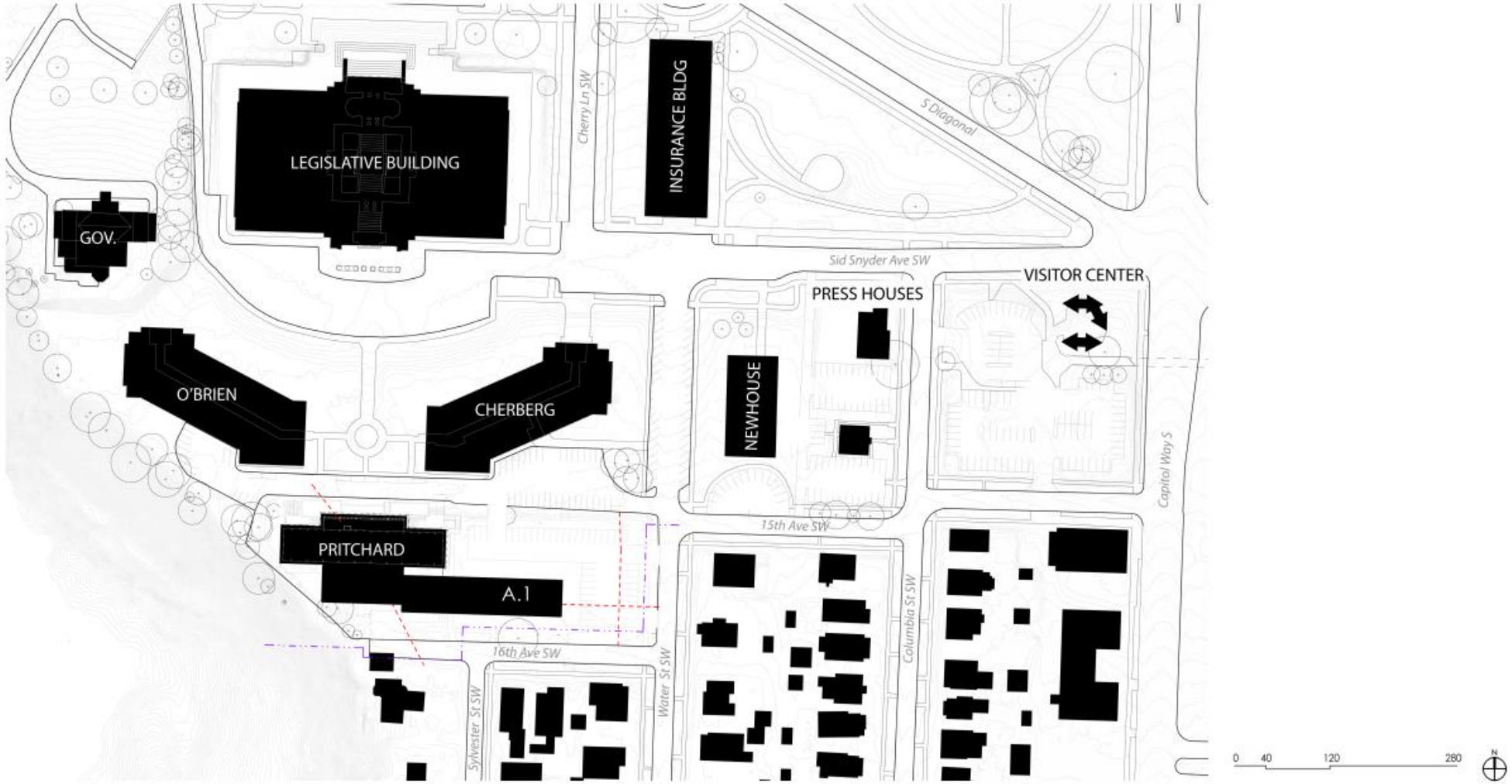
CONCEPT A SERIES
CONNECTED ABOVE GROUND

CONCEPT A.1

PARKING COUNT

25	PHASE II PREDESIGN PARKING
27	CHERBERG 15TH AVE SW PARKING
52	TOTAL PHASE II PARKING
40	PROPOSED PARKING
27	CHERBERG 15TH AVE SW PARKING
67	TOTAL PROPOSED PARKING *

* PROPOSED QUANTITIES ARE PRELIMINARY AND WILL BE UDPATED AS THE STUDY PROGRESSES



SITE PLAN

CONCEPT A.2

PARKING COUNT

25	PHASE II PREDESIGN PARKING
27	CHERBERG 15TH AVE SW PARKING
52	TOTAL PHASE II PARKING
26	PROPOSED PARKING
27	CHERBERG 15TH AVE SW PARKING
53	TOTAL PROPOSED PARKING*

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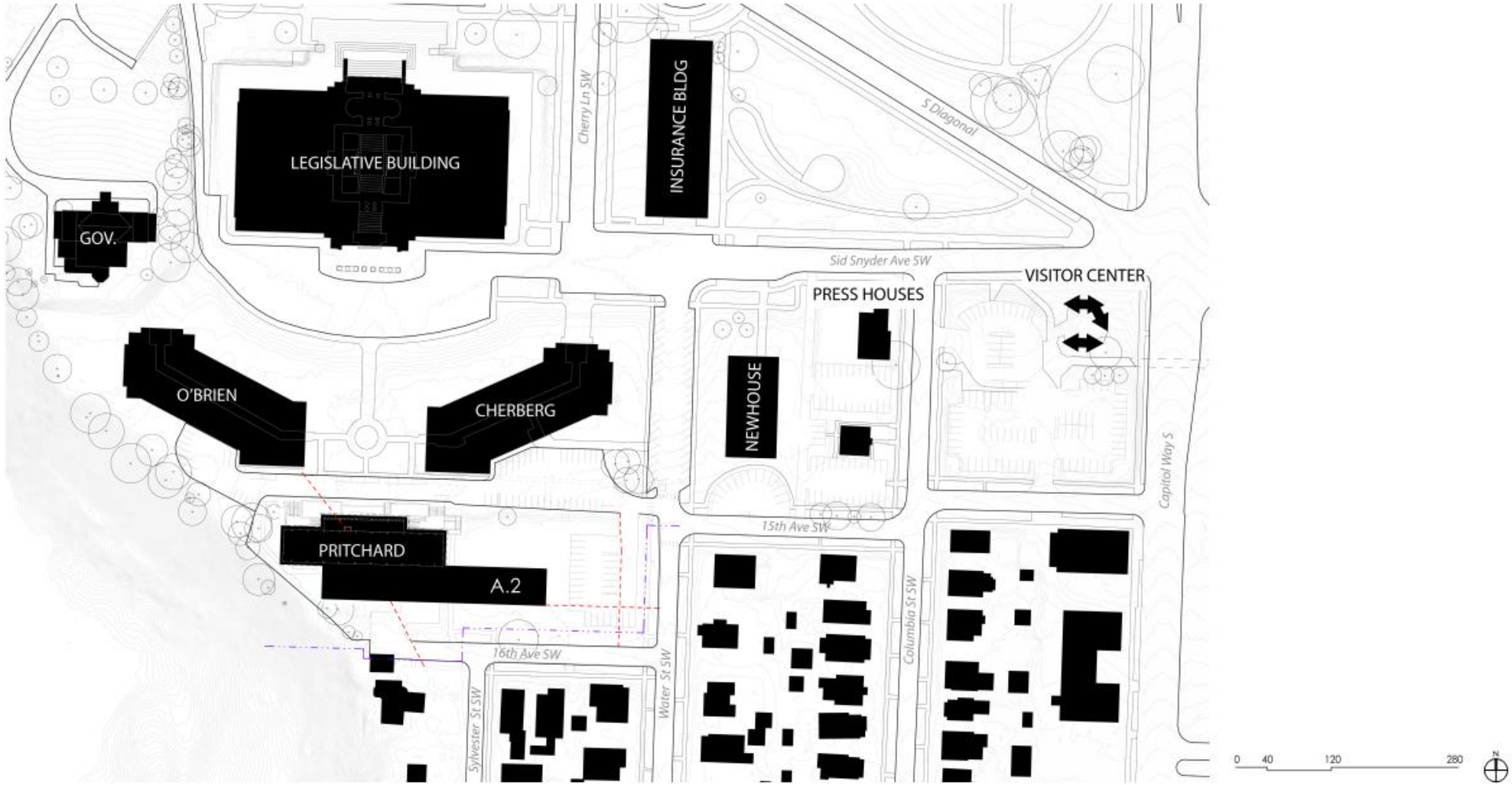

SITE PLAN

CONCEPT B SERIES
CONNECTED BELOW GROUND

CONCEPT B.1a

PARKING COUNT

25	PHASE II PREDESIGN PARKING
27	CHERBERG 15TH AVE SW PARKING
52	TOTAL PHASE II PARKING
27	PROPOSED PARKING
27	CHERBERG 15TH AVE SW PARKING
54	TOTAL PROPOSED PARKING*

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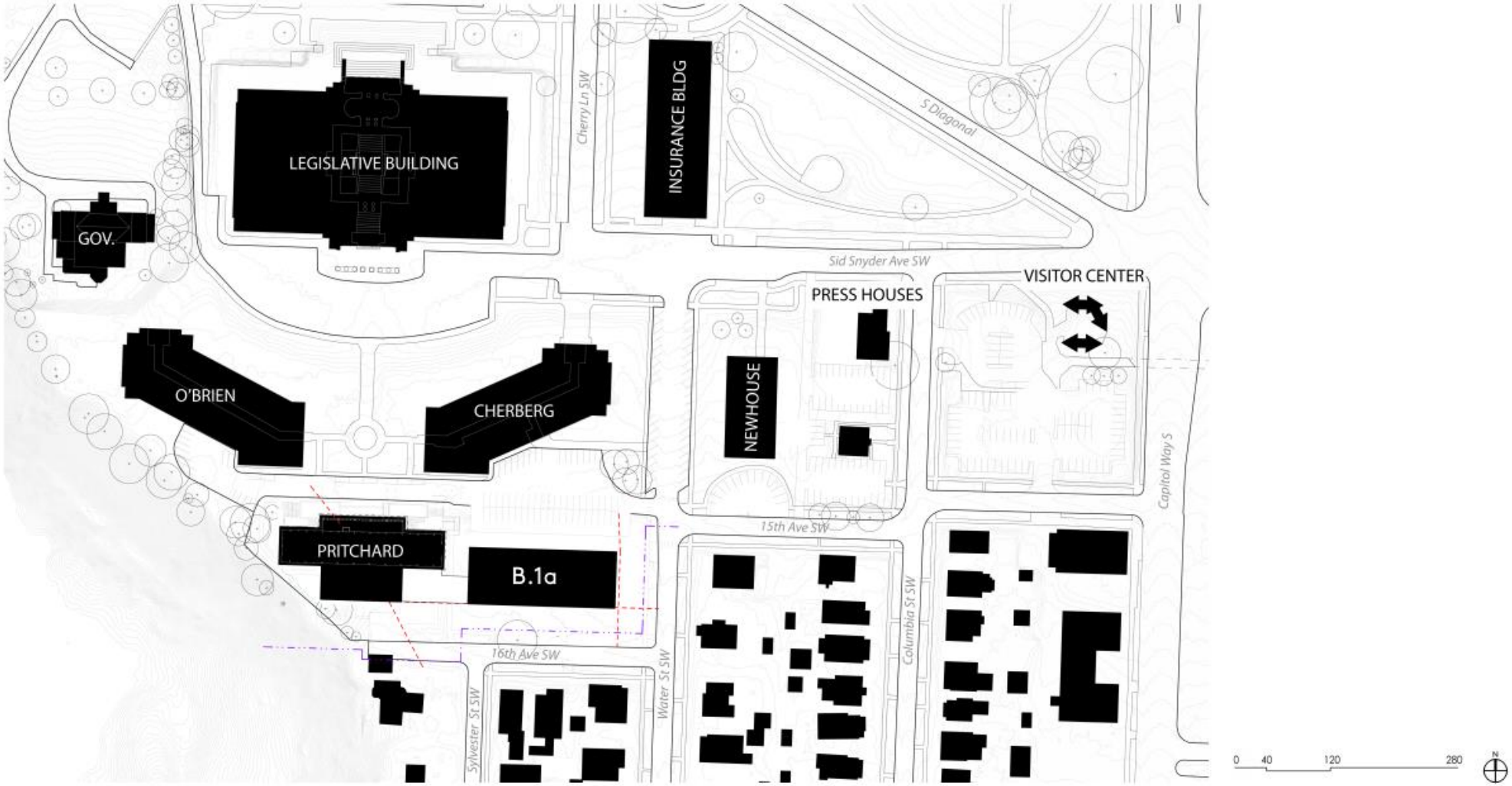

SITE PLAN

CONCEPT B.1b

PARKING COUNT

25	PHASE II PREDESIGN PARKING
27	CHERBERG 15TH AVE SW PARKING
52	TOTAL PHASE II PARKING
18	PROPOSED PARKING
27	CHERBERG 15TH AVE SW PARKING
45	TOTAL PROPOSED PARKING*

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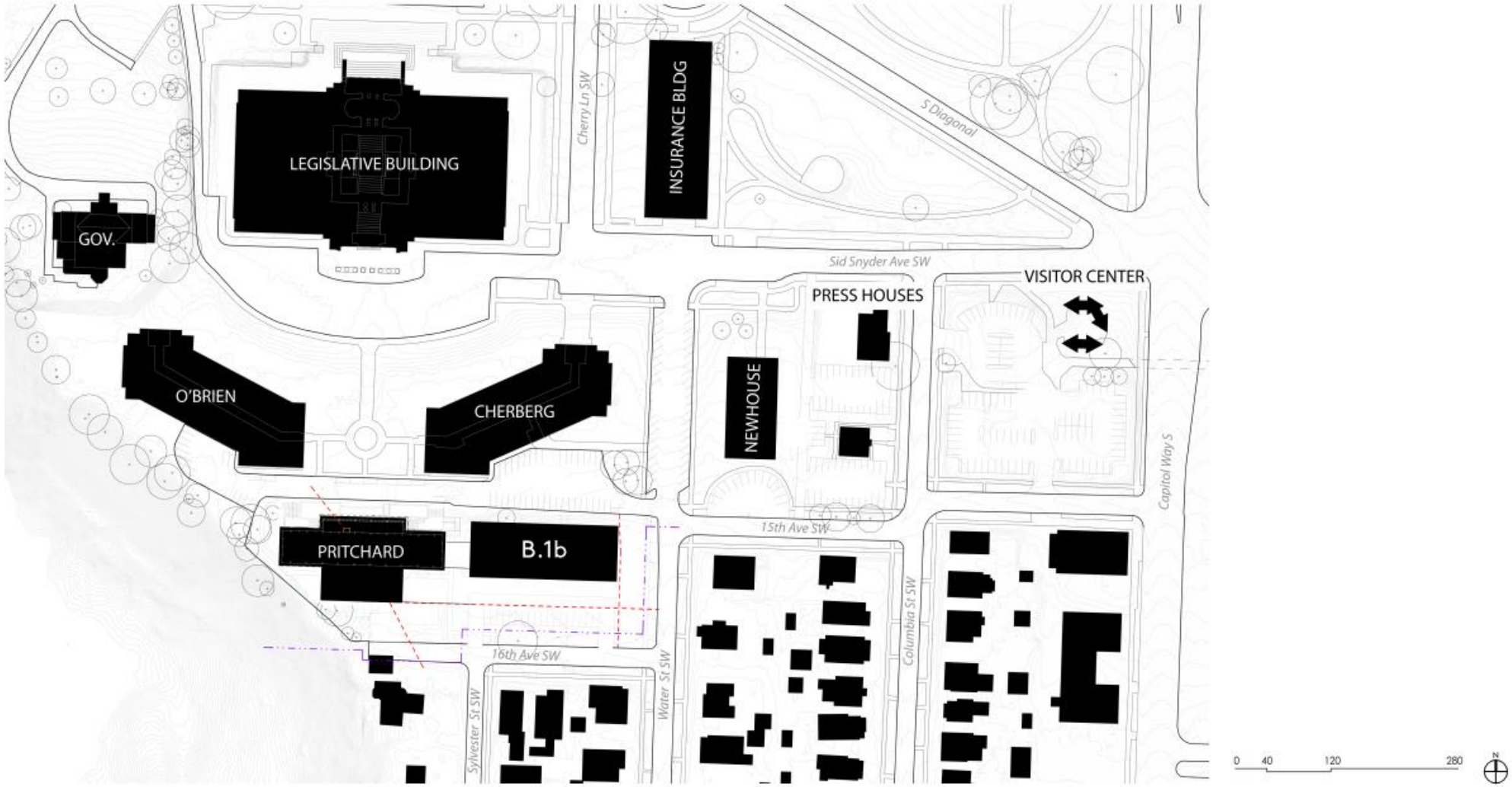

SITE PLAN

CONCEPT B.2

PARKING COUNT

25	PHASE II PREDESIGN PARKING
27	CHERBERG 15TH AVE SW PARKING
52	TOTAL PHASE II PARKING
27	PROPOSED PARKING
27	CHERBERG 15TH AVE SW PARKING
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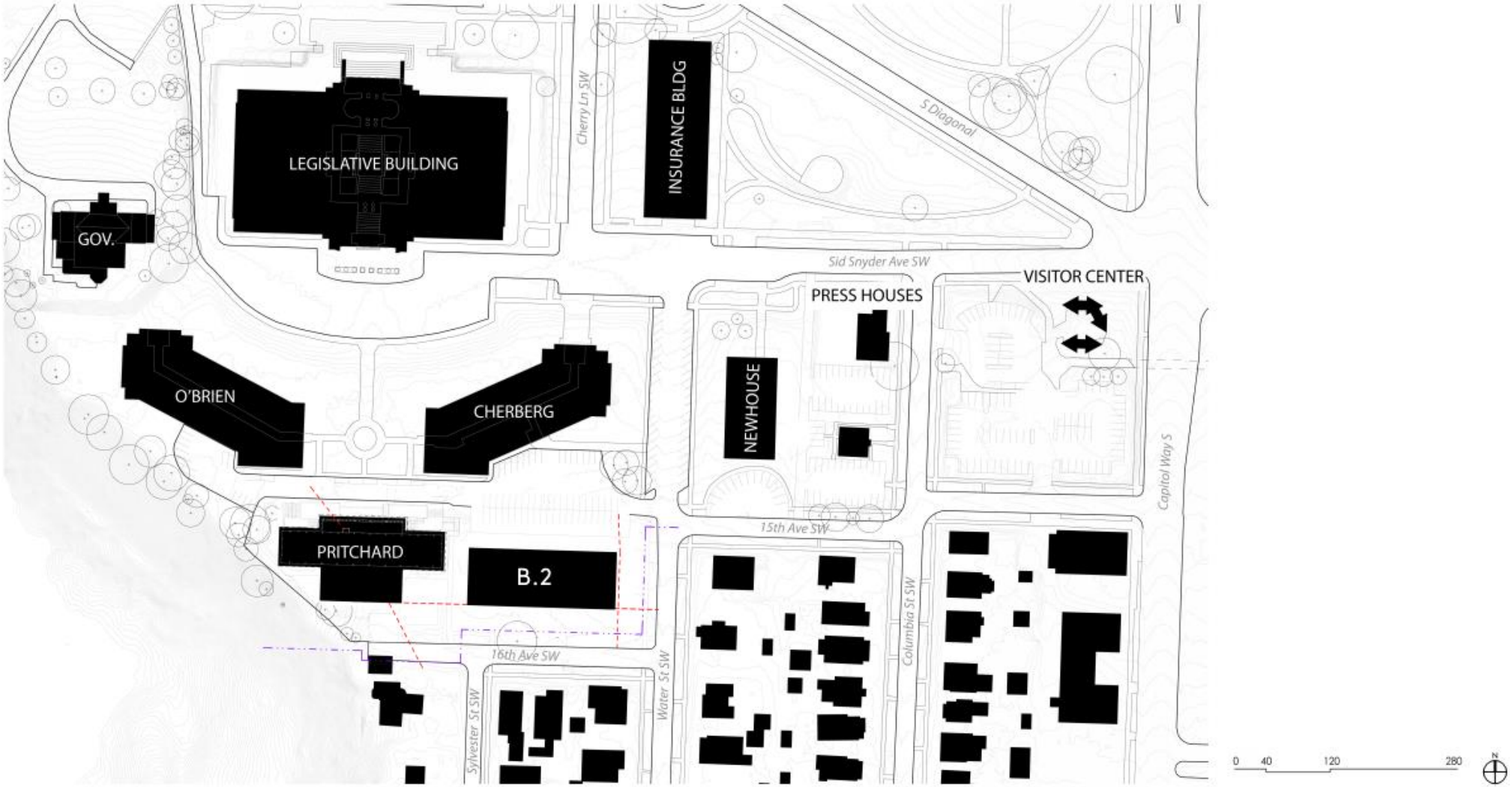

SITE PLAN

NEXT STEPS AND DISCUSSION—

NEXT STEPS

- Phase 3.2: continued development of expansion options
- Progress meeting with PET on November 17th
- Presentation to Capitol Campus Design Advisory Committee on November 18th
- Peer Review Panel Meeting on November 30th
- Presentation to PET on December 9th

QUESTIONS OR COMMENTS?

THANK YOU!

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