



BEFORE WE START,
PLEASE SIGN IN.

Go to the chat box and type in your name and email address.

We are saving 20 minutes at the end of the presentation for questions.

Thank you!



LEGISLATIVE CAMPUS MODERNIZATION

STAKEHOLDER MEETING #10

June 23, 2022

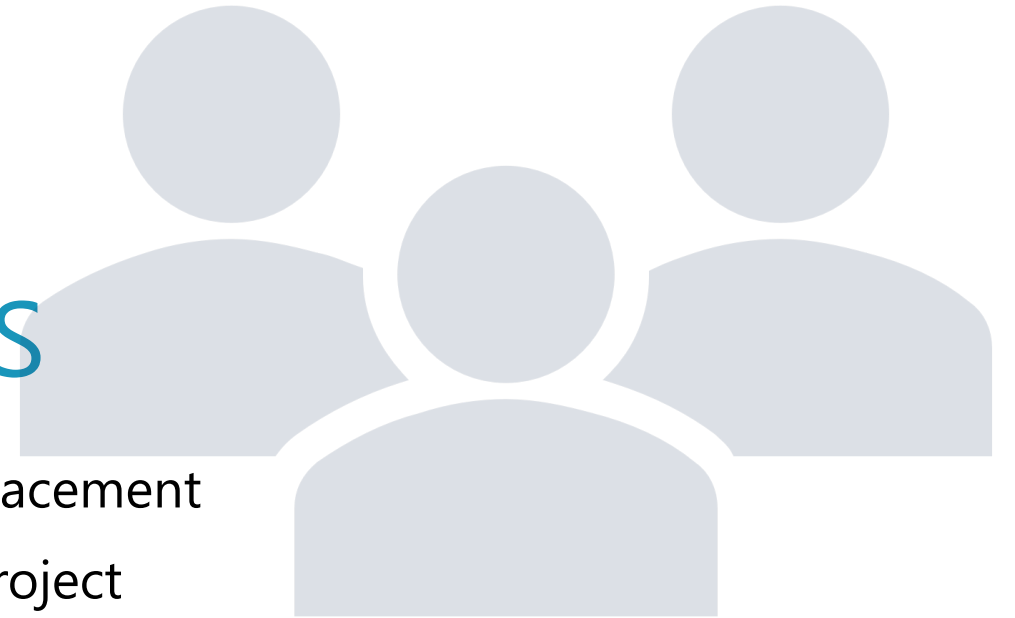
AGENDA

- *Introduction of new LCM Project Managers*
- *DES Parking Workgroup Update – Informational*
- *LCM Schedule and 90 Day Look Ahead – Informational*
- *LCM Non-Project SEPA Checklist – Informational*
- *LCM Global: Modular Building – Informational*
- *Pritchard and O'Brien Project – Informational*
- *Newhouse Building Replacement – Informational*



PROJECT MANAGERS

- Ariel Birtley ~ Newhouse Building Replacement
- Sidney Hunt ~ Pritchard and O'Brien Project



DES PARKING WORKGROUP

- More comprehensive, campus-wide parking planning has been elevated to DES's executive level.
- LCM is not a campus-wide parking project and will not have a large impact on the overall parking picture. Since the LCM project results in a reduced number of parking compared to current state, parking issues that directly relate to LCM will be addressed through the project, including mitigation measures.
- The pandemic temporarily reduced the number of people working on the Capitol Campus; however, an in-person legislative process and the space needs to accommodate this into the future are important priorities.
- We recognize that our 147 legislators, their staff and caucus staff still require secure parking close to their offices for efficiency and safety.

90 DAY LOOK AHEAD

July 2022

- Notification of short-listed firms for Pritchard/O'Brien GC/CM process July 12, 2022.
- Newhouse Pre-Submission meeting with City of Olympia tentatively scheduled July 20, 2022.
- Newhouse 50% complete Design Development documents will be distributed July 22, 2022.
- LCM Stakeholder meeting #11 July 28, 2022.

September 2022

- Pritchard and O'Brien Project A/E contract executed in September 2022.
- Newhouse Design Development complete by September 2, 2022.
- GC/CM preconstruction work plan submittal deadline September 6, 2022.
- CCDAC September 15, 2022.

August 2022

- Pritchard and O'Brien GC/CM interviews August 3 and 4, 2022.
- LCM Stakeholder Meeting #12 August 25, 2022.



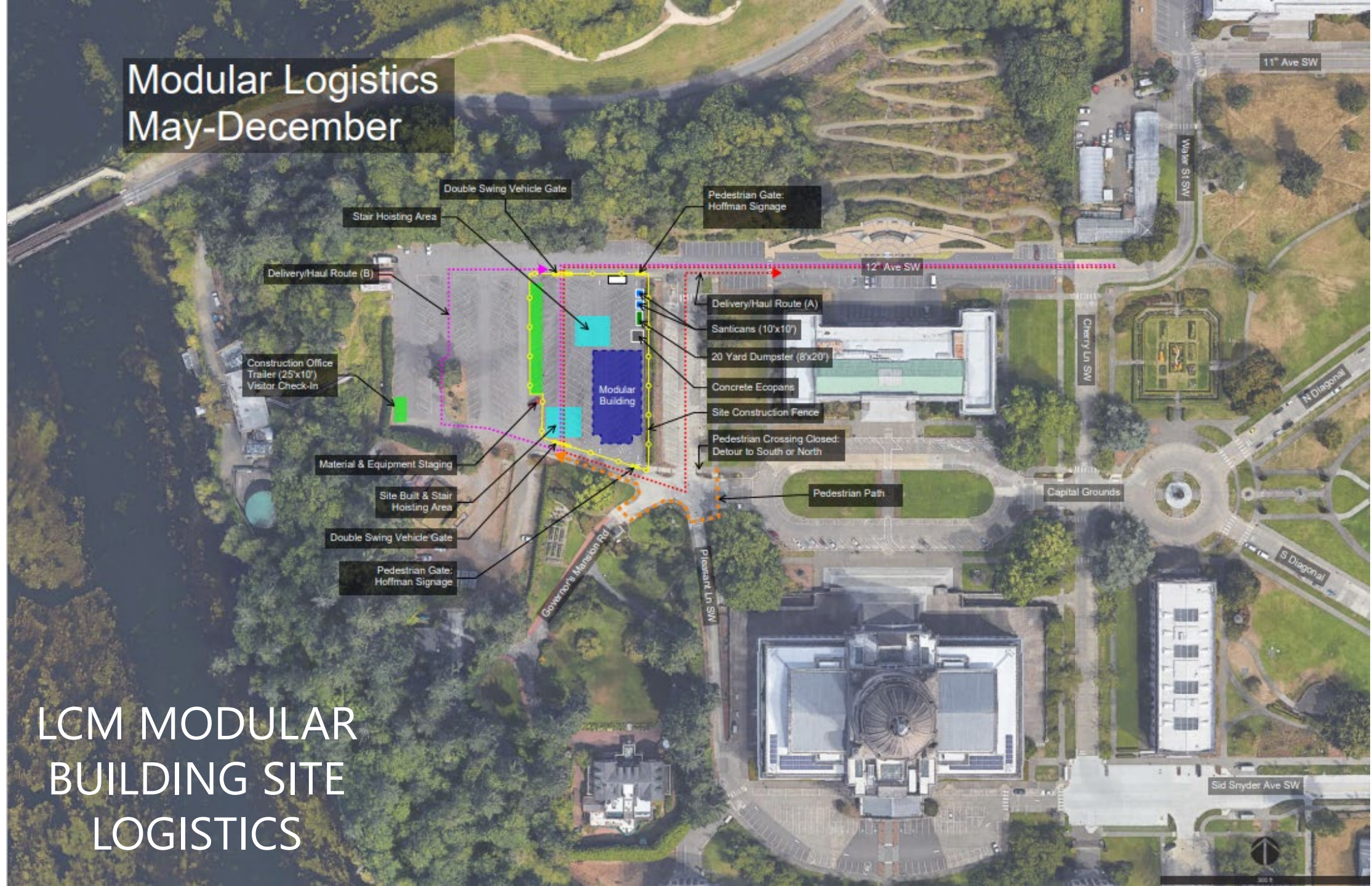
LCM SEPA DOCUMENTS

- **Scope:** Legislative Campus Modernization Non-Project SEPA Checklist describes the overall project. LCM Modular Building SEPA Checklist was part of permitting package to City of Olympia. Both Newhouse and Pritchard/O'Brien projects will complete stand-alone, project-specific checklists.
 - LCM SEPA website <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization/lcm-sepa-checklist-review>
- **Schedule:** LCM Non-Project SEPA Checklist was released to DES PPD on June 1, 2022. DES PPD issued memo dated June 7, 2022 notifying start of 90-day internal formal review for threshold determination per [RCW 43.21C.033](#).
- **Budget:** Total LCM Non-Project SEPA consultant fees are approximately \$150,000.00.

LCM GLOBAL – MODULAR BUILDING

- **Scope:** Scope is two story building with 16 modules (14,643 SF).
- **Schedule:** Excavation continues for building and circulation tower foundations. Excavation for sewer line extensions on Pleasant Lane will begin the week of June 27, 2022.
- **Budget:** Legislators approved budget of \$9.5M in total project costs on March 8, 2022. Scopes for several subcontractors have been established to work through schedule pressure with long-lead items.

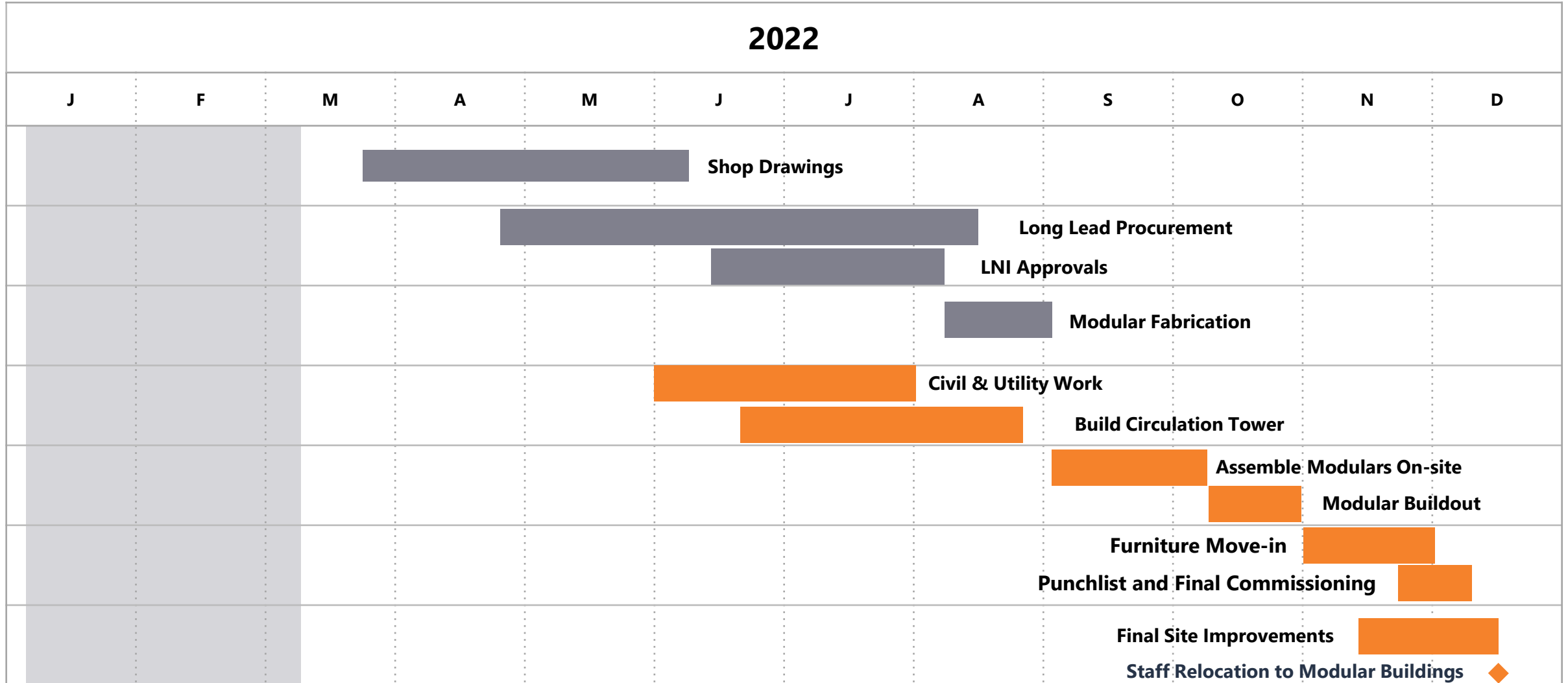
Modular Logistics May-December



- Star Hoisting Area
- Delivery/Haul Route (B)
- Construction Office Trailer (25x10') Visitor Check-In
- Material & Equipment Staging
- Site Built & Stair Hoisting Area
- Double Swing Vehicle Gate
- Pedestrian Gate: Hoffman Signage
- Double Swing Vehicle Gate
- Pedestrian Gate: Hoffman Signage
- Delivery/Haul Route (A)
- Santicans (10x10')
- 20 Yard Dumpster (8x20')
- Concrete Ecopans
- Site Construction Fence
- Pedestrian Crossing Closed: Detour to South or North
- Pedestrian Path

LCM MODULAR BUILDING SITE LOGISTICS

HOFFMAN LCM MODULAR DRAFT SCHEDULE



2022 Short Session

**PRITCHARD AND
O'BRIEN PROJECT
AE AND GC/CM
SCHEDULE**

Date	Activity
April 20, 2022	AE RFQ Release Date.
May 4, 2022	AE Informational Meeting Date.
May 25, 2022	AE Submittal Due Date.
June 1, 2022	GC/CM -First publication of Request for Qualifications & Proposal for Services in Seattle Daily Journal of Commerce.
June 14, 2022	GC/CM Project Informational Meeting.
June 15, 2022	GC/CM The second publication of Request for Qualifications and Proposal for Services in Seattle Daily Journal of Commerce.
June 15, 2022	AE Interviews.
June 24, 2022	AE Selection.
June 29 – August 19, 2022	AE Negotiations.
June 30, 2022	GC/CM Phase 1 Statement of Qualifications submittal deadline.
July 12, 2022	GC/CM Notification of "most highly qualified" companies short-listed and selected for interviews.
August 2, 2022	GC/CM Phase 2 Proposal submittal deadline at 2:00 PM PDT.
August 3 and 4, 2022	GC/CM Interviews.
August 5, 2022	GC/CM Notification of final selection.
By September 1, 2022	AE Contract Executed.
September 6, 2022	GC/CM Preconstruction Work Plan submittal deadline.
October 6, 2022	GC/CM Contract for Preconstruction Services is executed.

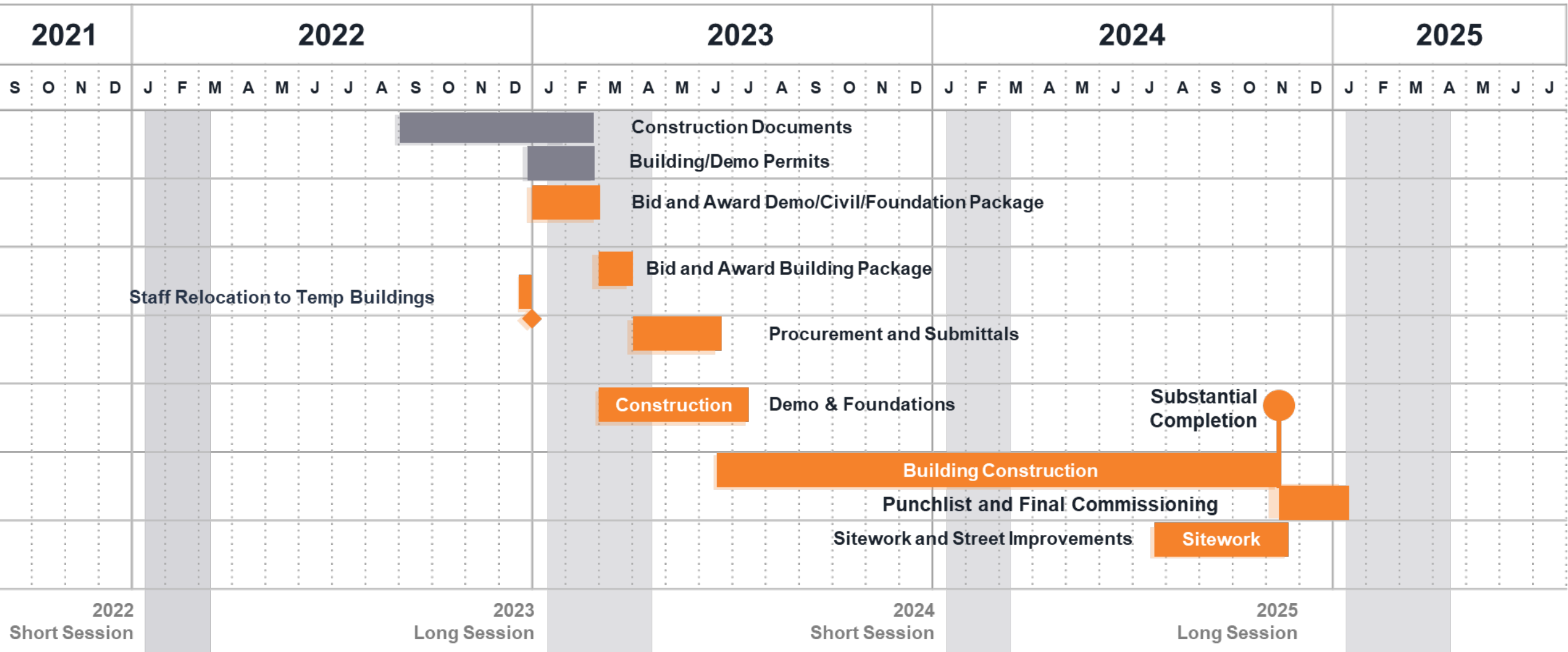
NEWHOUSE BUILDING REPLACEMENT

- **Scope:** Newhouse site plan is confirmed with E/W dimension of 170 feet and N/S dimension of 82 feet for total of 59,010 square feet. Current plan includes 3,450 square feet for Shared Service spaces.
 - **Design Development (DD) Kickoff Meeting:** Reviewed design schedule, deliverables for DD, upcoming meetings, and conceptual design.
 - **Shared Services:** Focus meeting for new Shared Space Program was held June 8, 2022.

Space type	Square footage
LSS Photo	940 (Level 2)
LSS Video	1,610 (Level 2)
LSC Training Room	900 (Level 1)

- **Newhouse SEPA:** Final internal reviews underway with target submission to DES/PPD in July 2022.
- **Schedule:** DD runs June 1, 2022 through September 2, 2022. Design meetings will be held every other Thursday beginning June 16, 2022.
- **Budget:** Confirmed \$64.5M construction budget.

HOFFMAN NEWHOUSE BUILDING DRAFT SCHEDULE



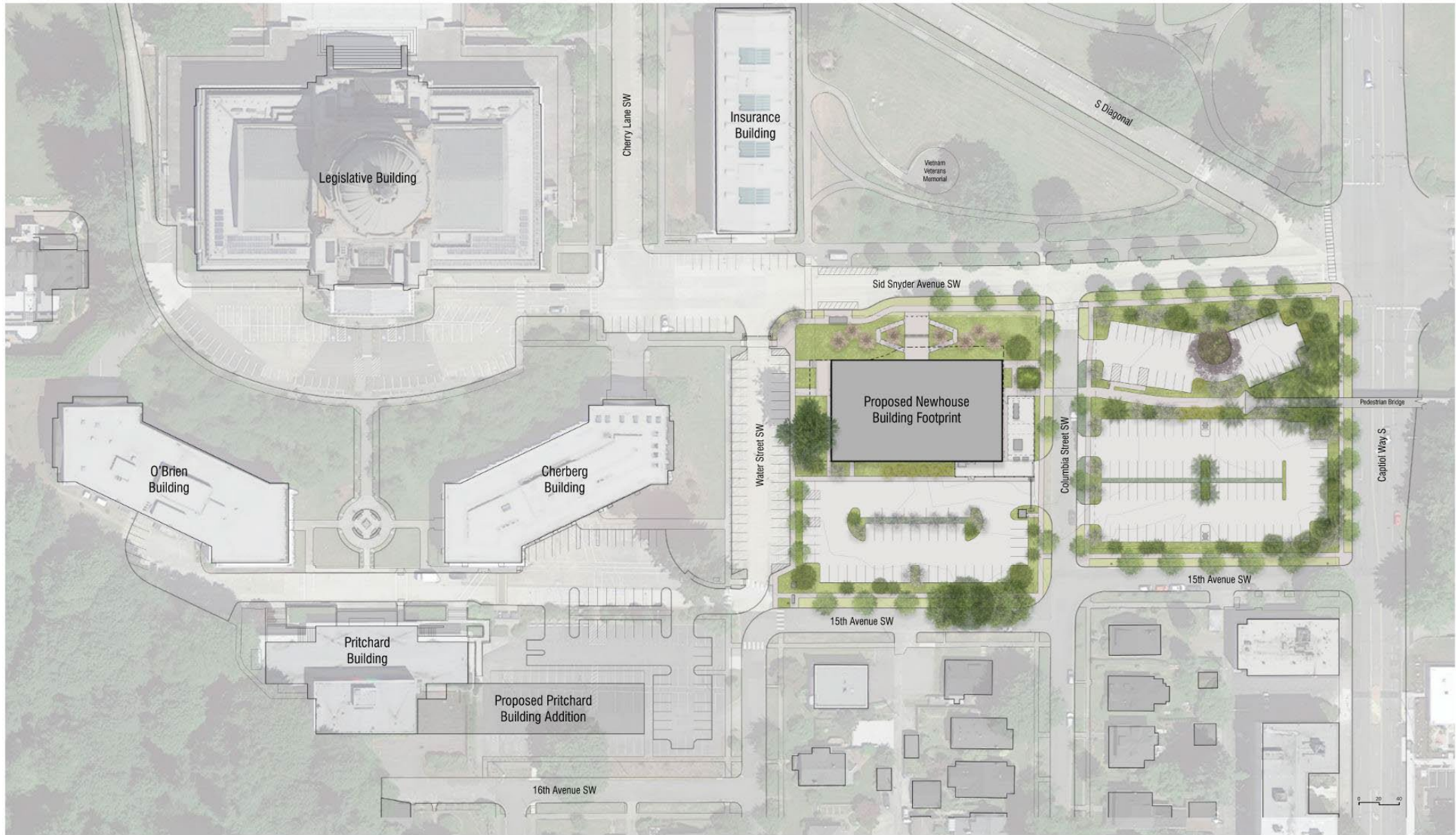
NEWHOUSE BUILDING REPLACEMENT

1. Landscape Updates
2. Exterior Massing and Design Concepts
3. Visioning

DESIGN PROCESS TIMELINE

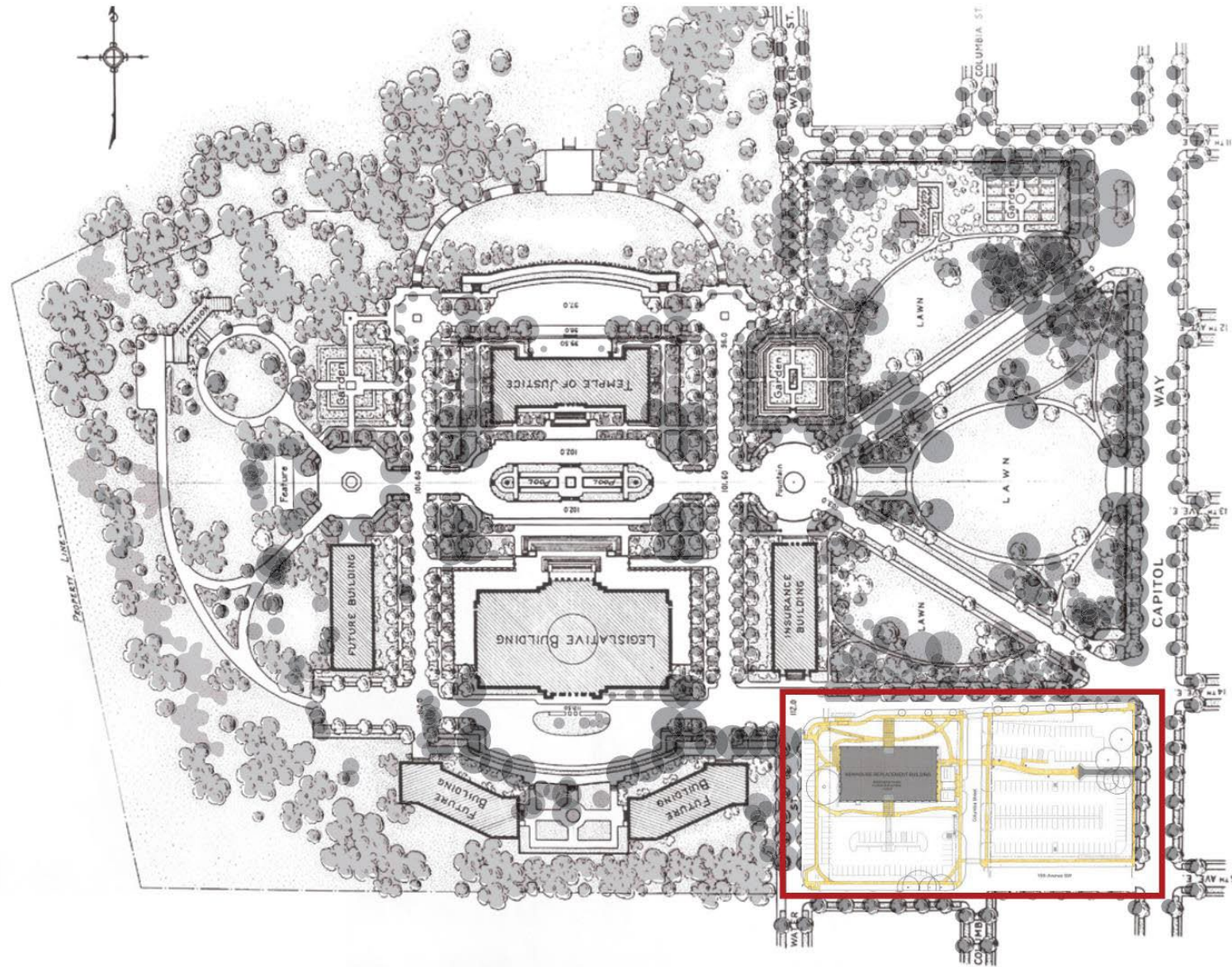


- Stakeholder outreach + feedback implementation
- Develop technical aspects of the building systems
- Select interior and exterior materials
- Begin furniture and equipment selection
- Finish gathering major input



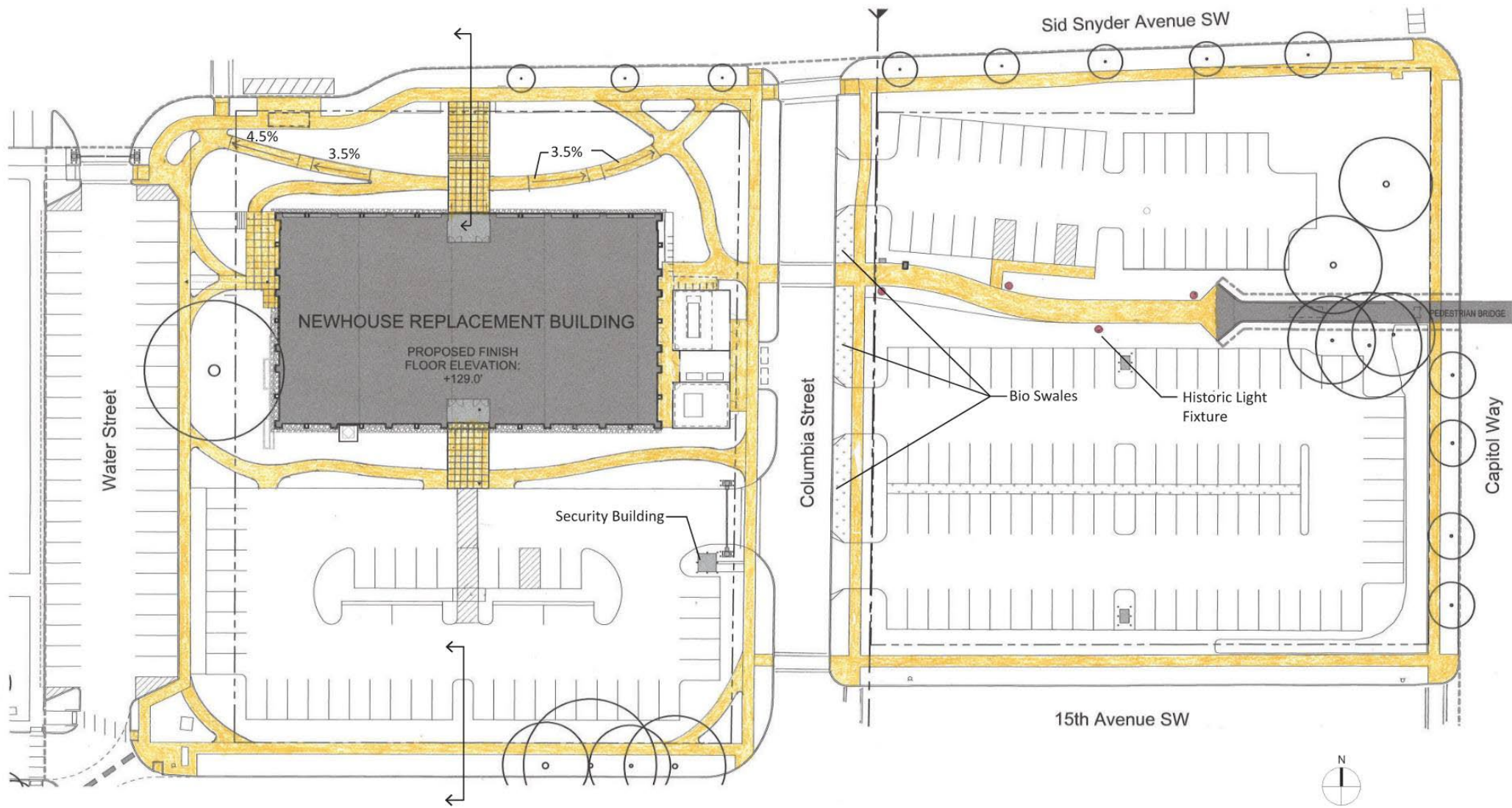
CAPITOL CAMPUS - SCHEMATIC DESIGN SITE PLAN

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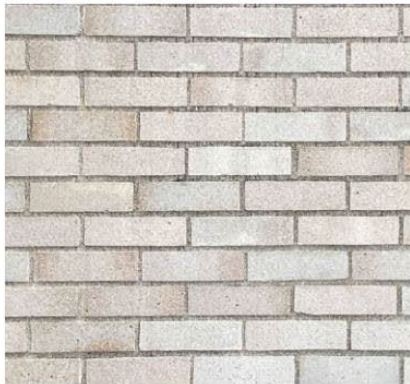
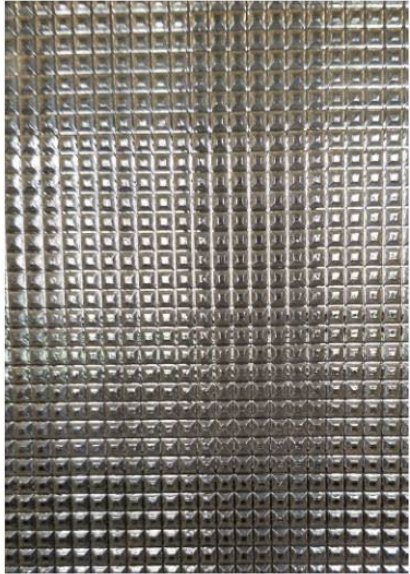
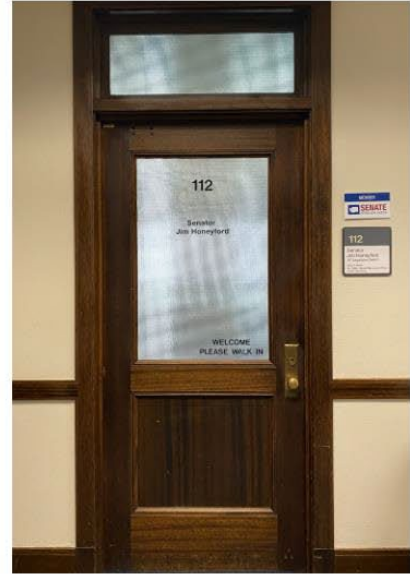
OLMSTED BROTHERS 1928 PLAN
OVERLAIN CURRENT CIRCULATION DESIGN PLAN FOR NEWHOUSE SITE





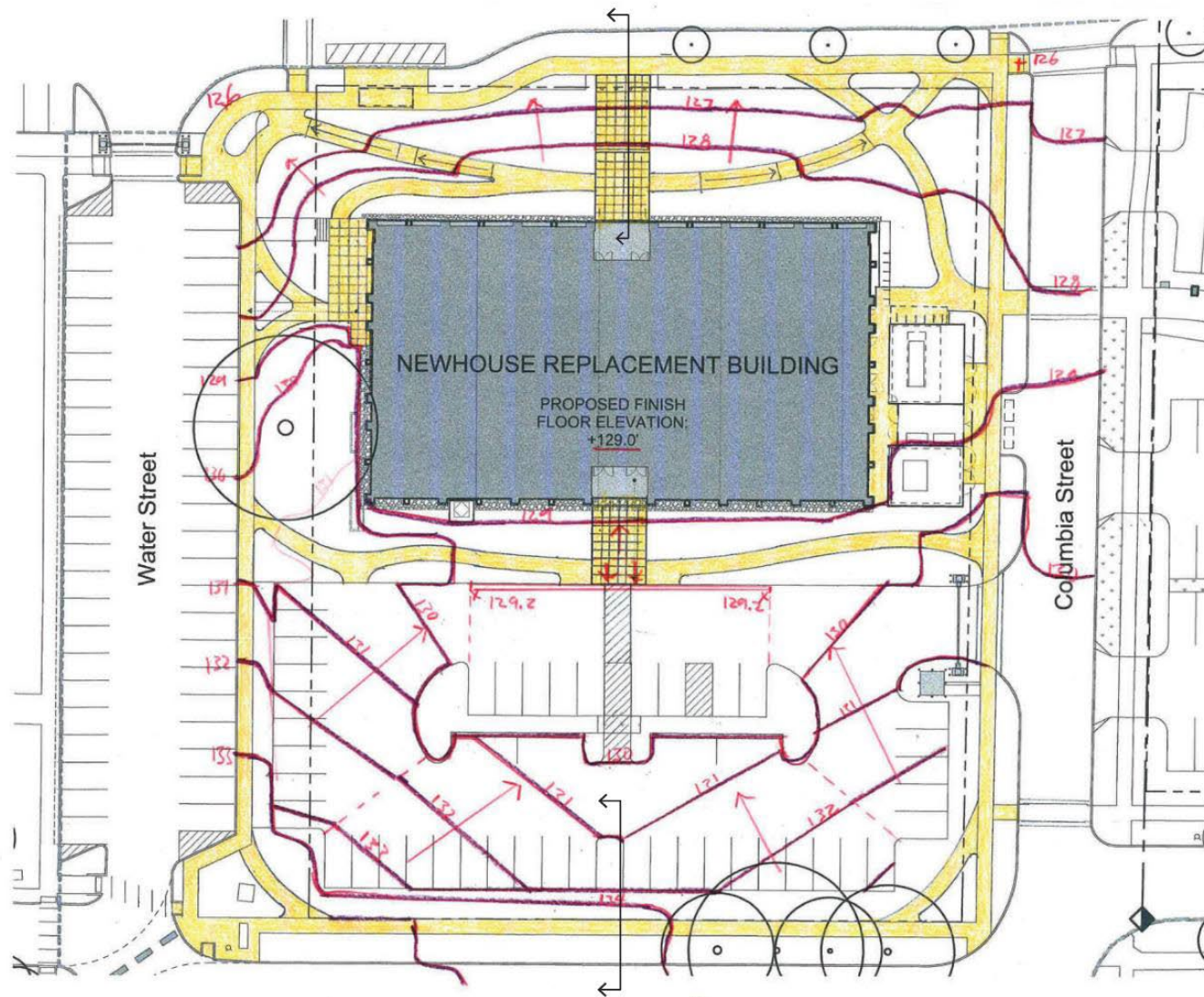
NEWHOUSE - Circulation Plan





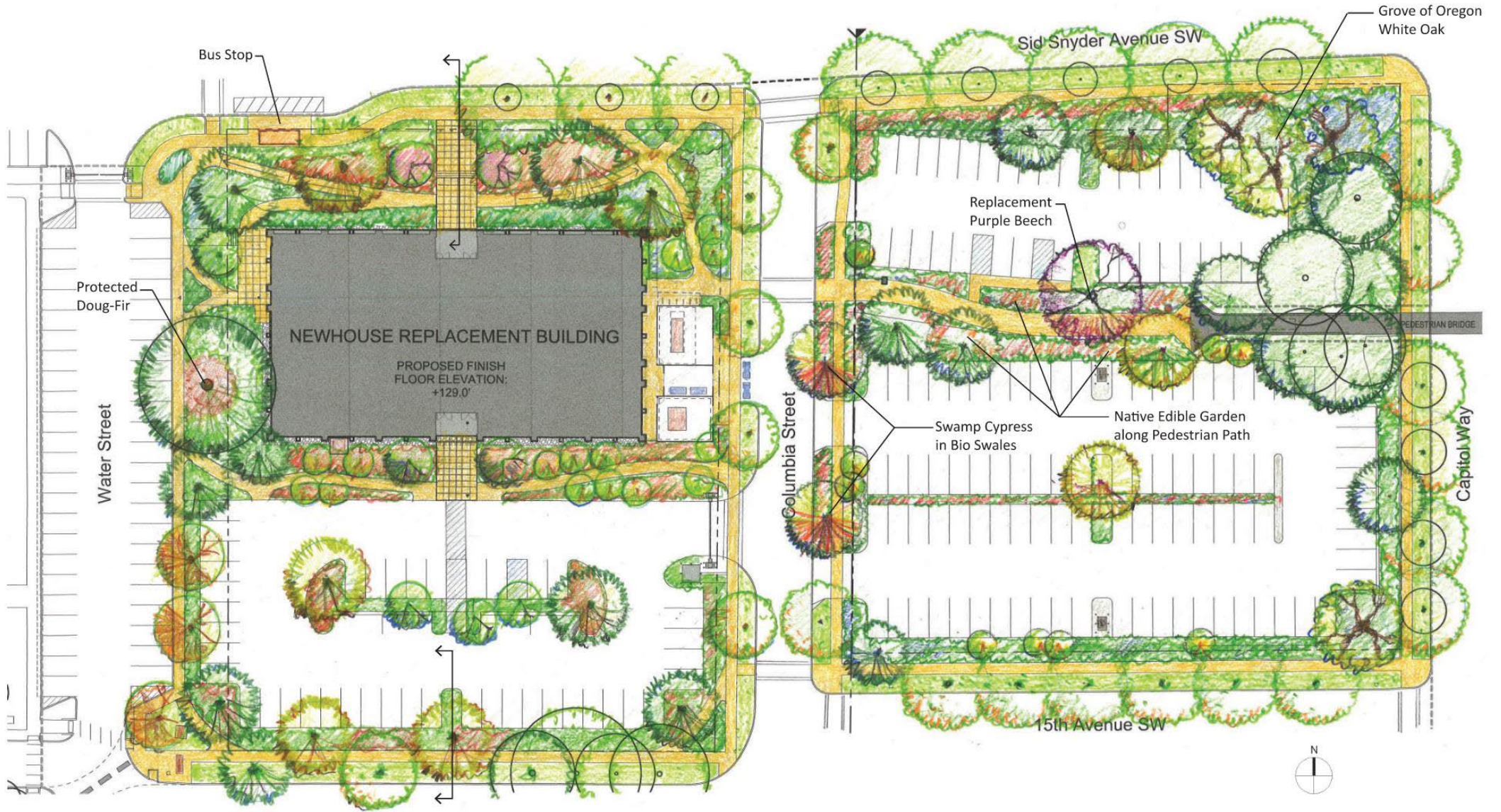
NEWHOUSE SALVAGE OPPORTUNITIES

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NEWHOUSE - Grading Plan

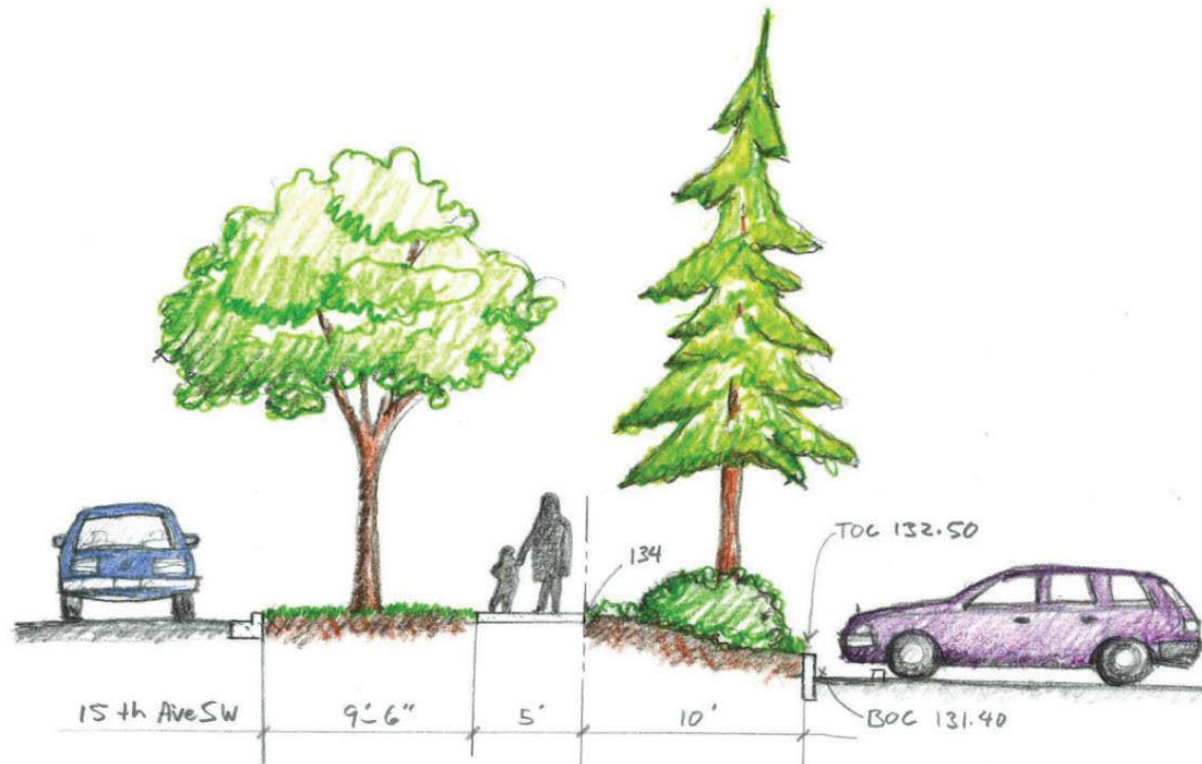




NEWHOUSE - Planting Plan



NEWHOUSE SECTION - NORTH LANDSCAPE



NEWHOUSE SECTION - 15TH TO PARKING LOT

Depth + Relief

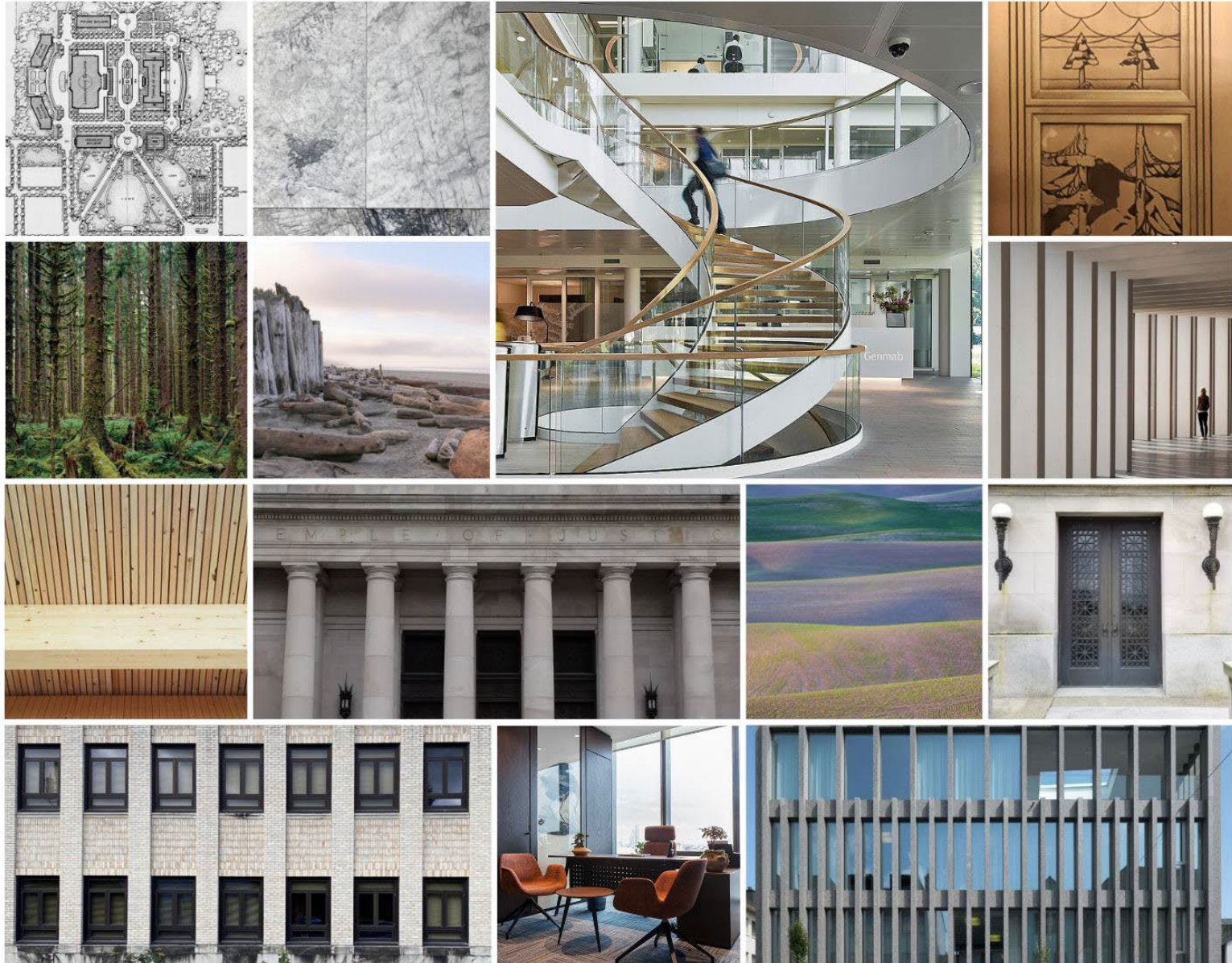
Repetition + Symmetry

Mild Color Palette

Washington Specific

Relationship to Place + Form

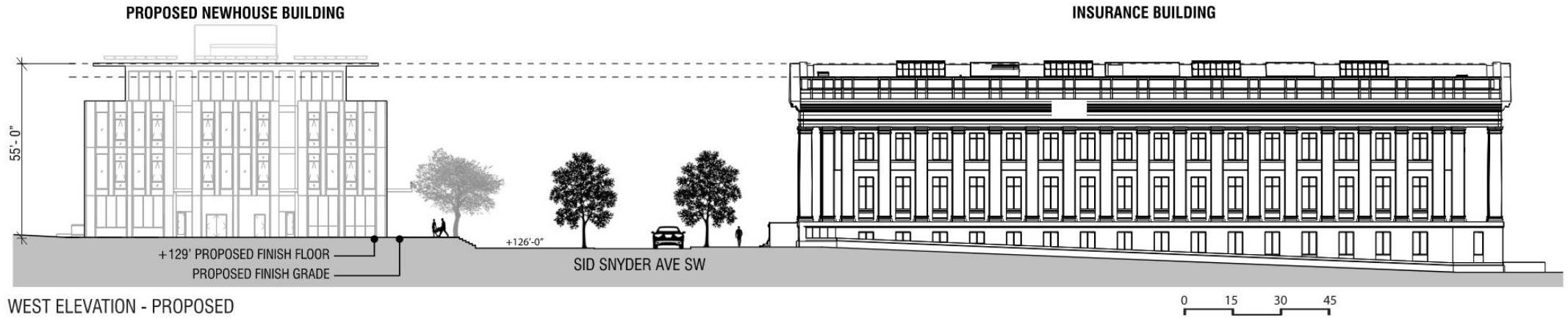
Resource Stewardship



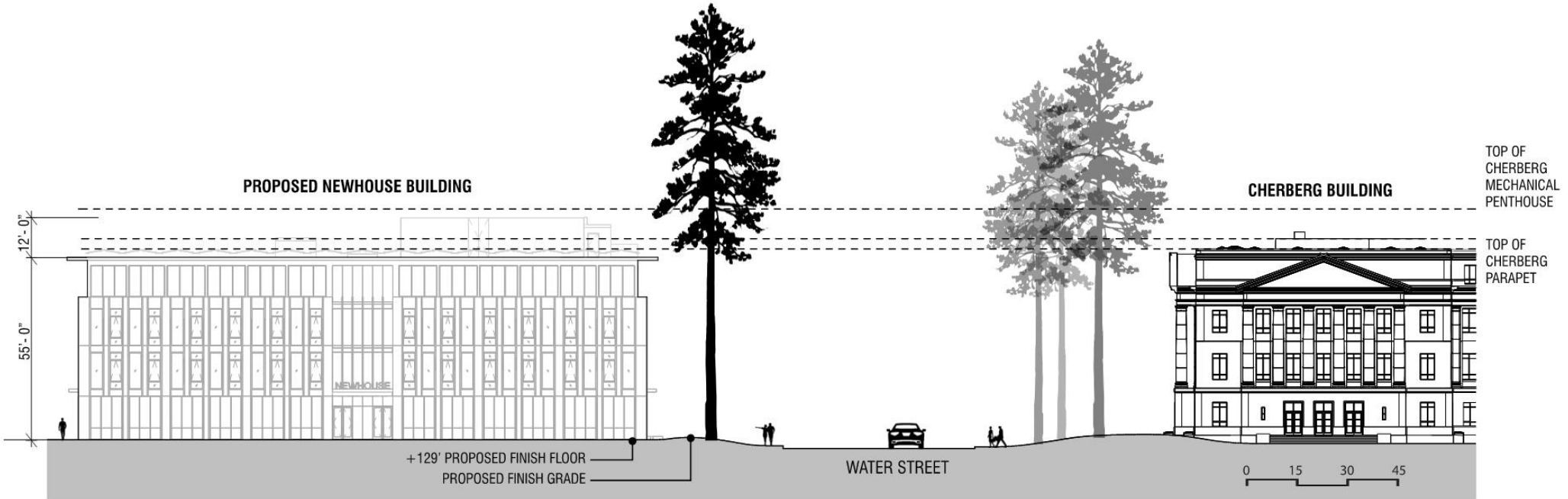
CONCEPTUAL DESIGN

What stories would you like to have celebrated and honored on the Newhouse site?

What are ways you'd like to see the Newhouse building be welcoming and inclusive to the campus, neighborhood, and citizens of Washington?

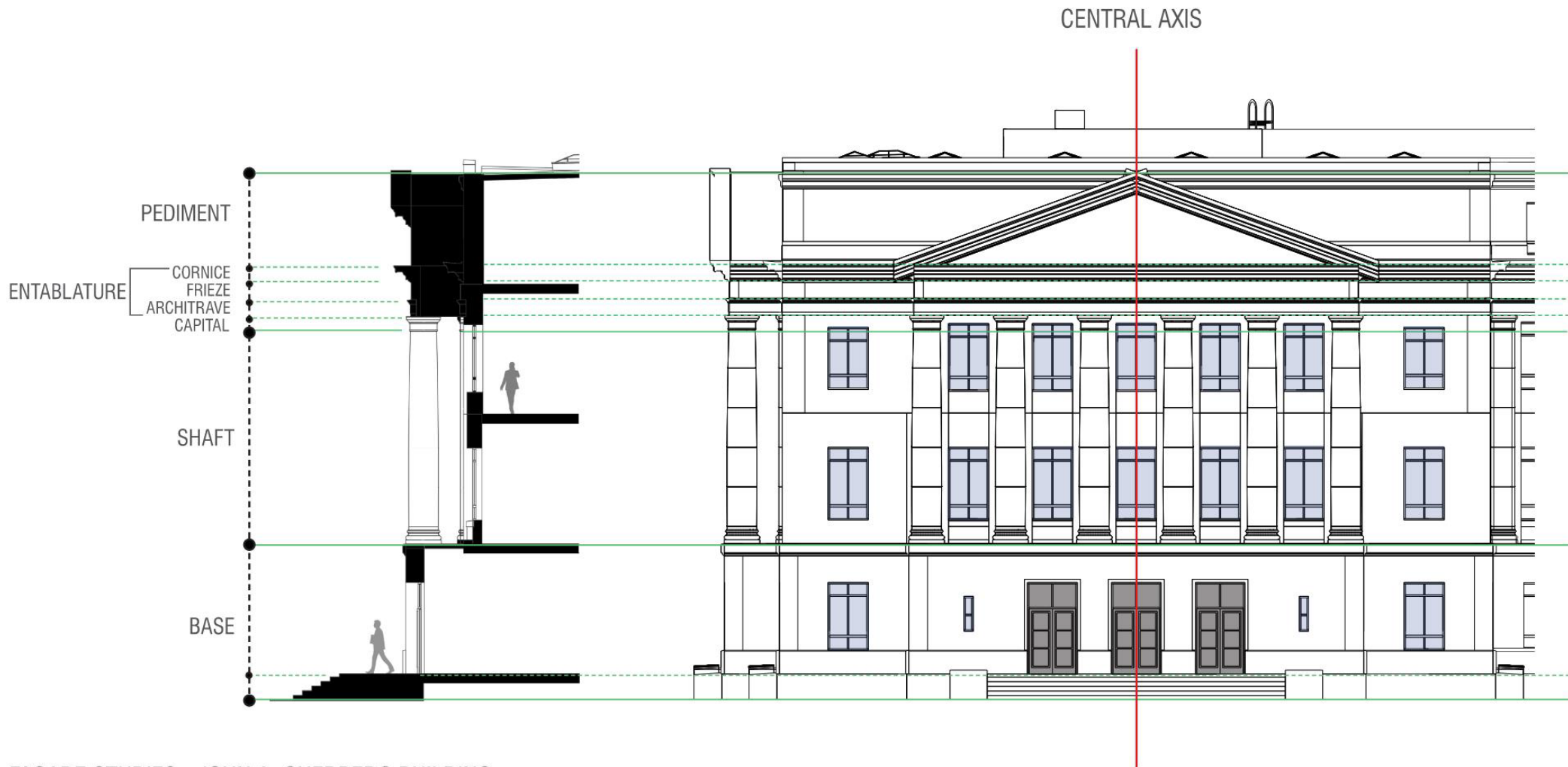


WEST ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED

CONTEXT ELEVATIONS



FACADE STUDIES - JOHN A. CHERBERG BUILDING

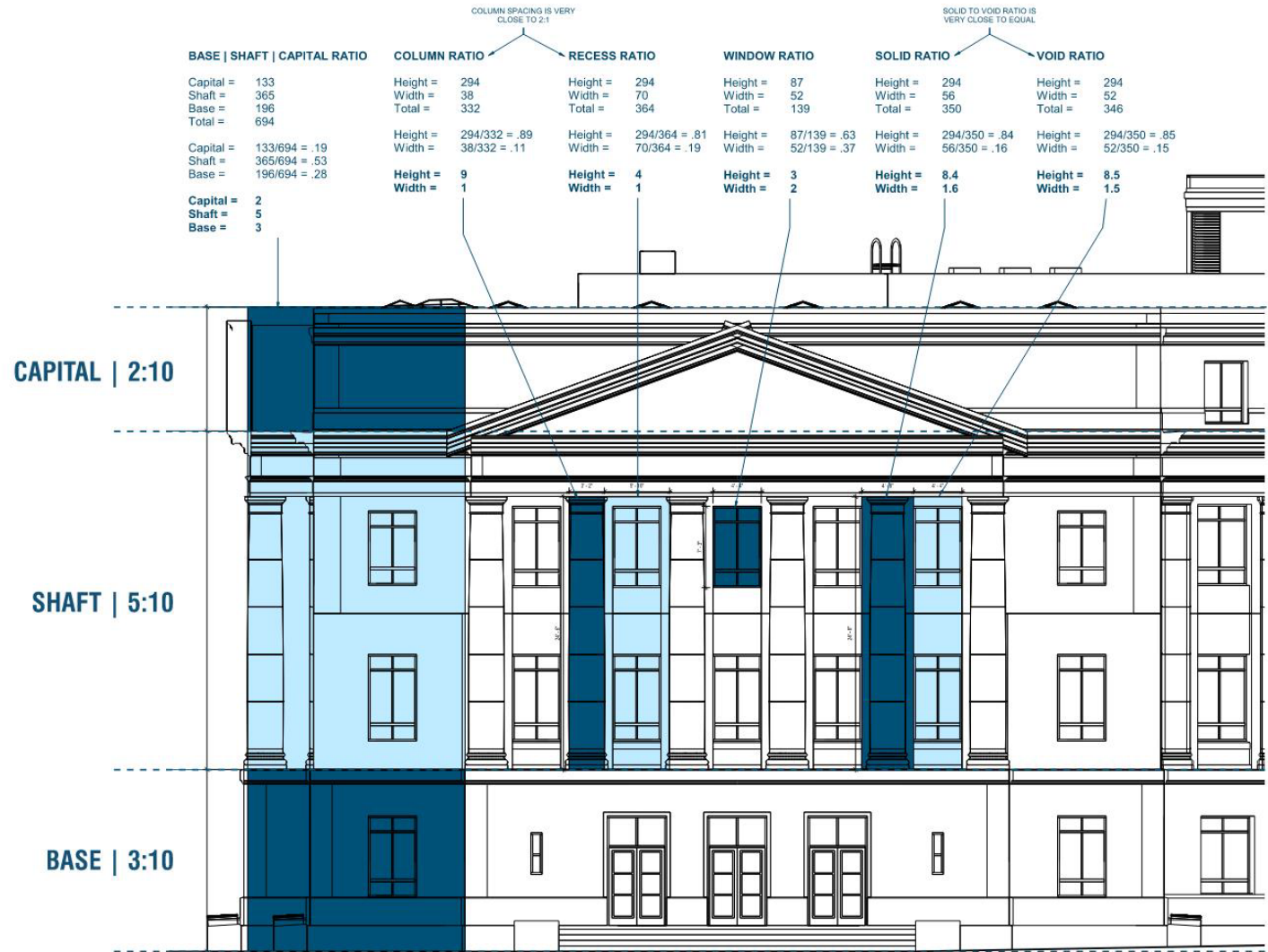
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DEPTH, RELIEF AND RHYTHM



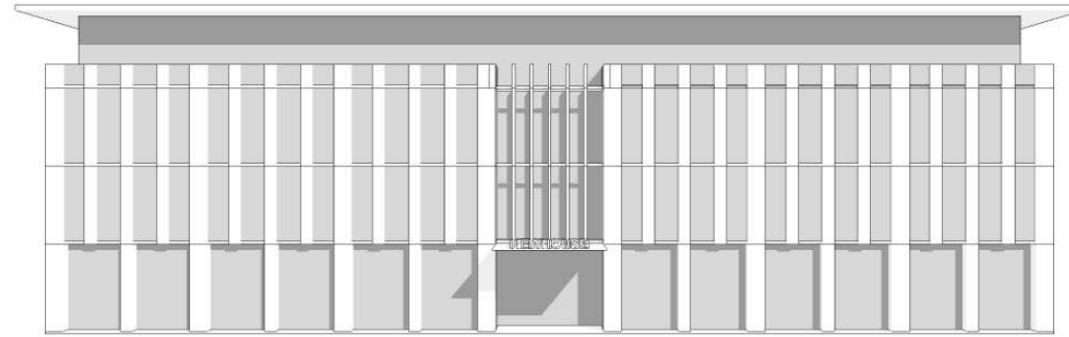
FACADE STUDIES - JOHN A. CHERBERG BUILDING

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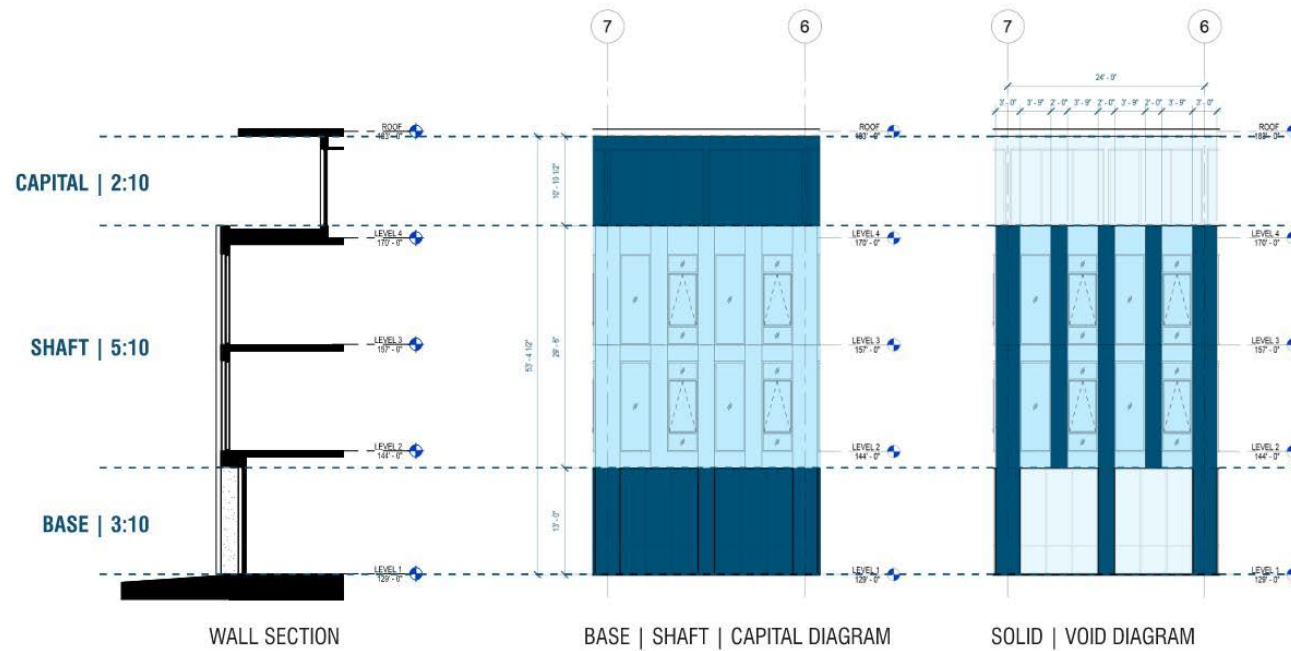


PROPORTION STUDIES - JOHN A. CHERBERG BUILDING

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NORTH ELEVATION



FACADE DEVELOPMENT



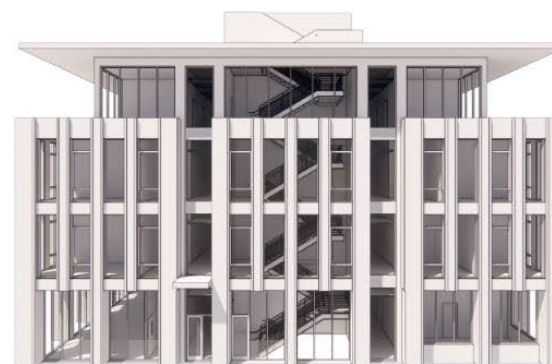
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

FACADE DEVELOPMENT

Depth + Relief

Timelessness

Repetition + Symmetry

Mild Color Palette

Washington Specific

Natural/ Honest

Resource Stewardship

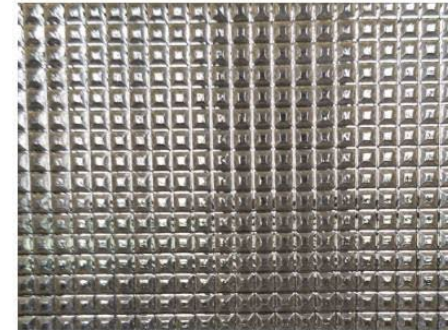
Transparency



WASHINGTON DLT - STRUCTURAL DECK



PRECAST CONCRETE TEXTURE - EXTERIOR



SPECIALTY GLASS - RECLAIMED ACCENT FEATURE



MARBLE TILE - ACCENT



PRECAST CONCRETE - EXTERIOR



BRONZE FINISH - METAL TRIM



MAHOGANY - RECLAIMED ACCENT FEATURE



TERRAZZO TILE - PRIMARY CIRCULATION



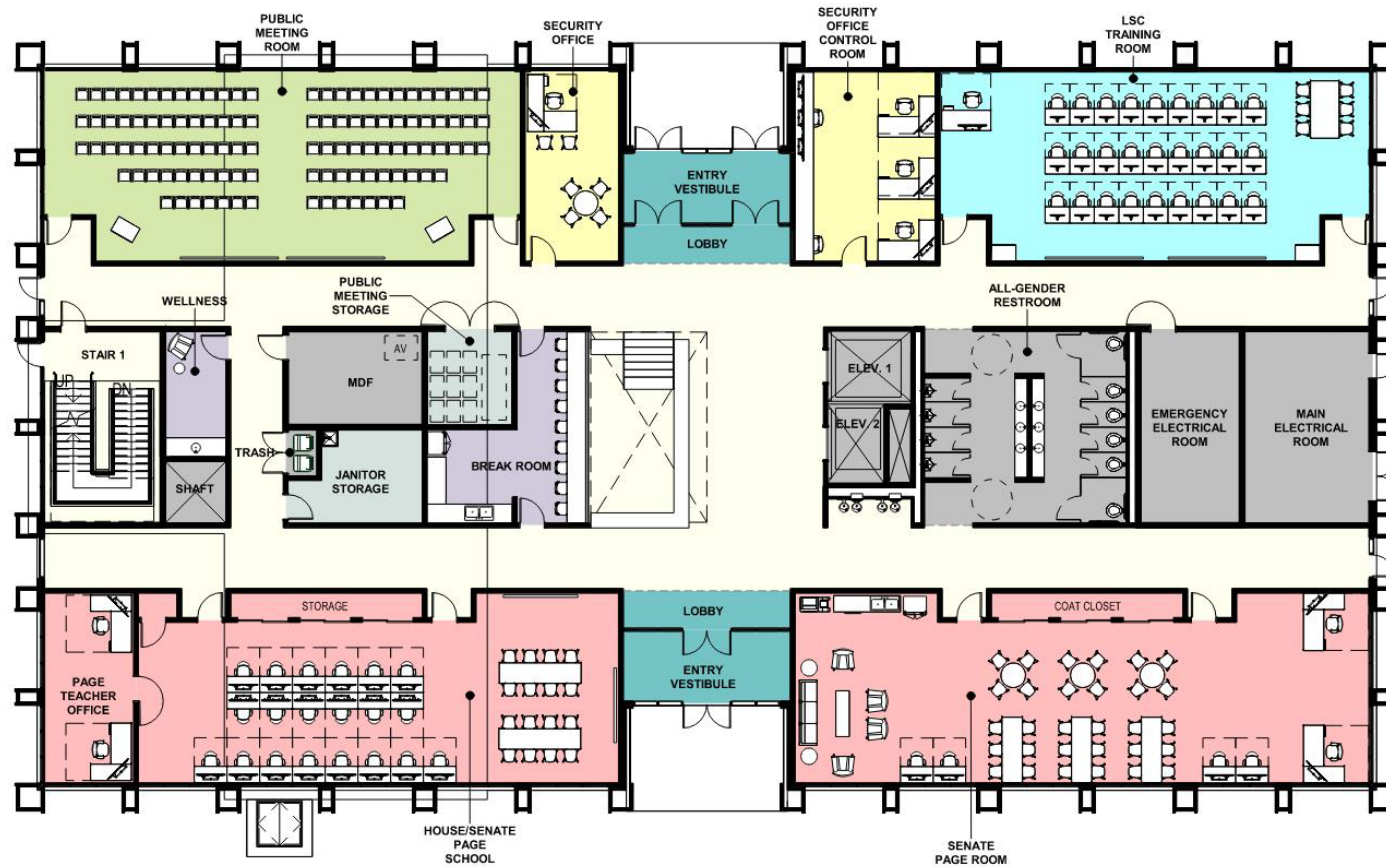
DARK BRONZE - WINDOW FRAMES

MATERIAL PALETTE



MIXING CHAMBER - SECTION PERSPECTIVE

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LEGEND

- Circulation
- Joint Senate / House Page Progra
- Lobby
- Meeting + Conf Rooms
- Security
- Service Areas
- Shared
- Shared Services
- Storage



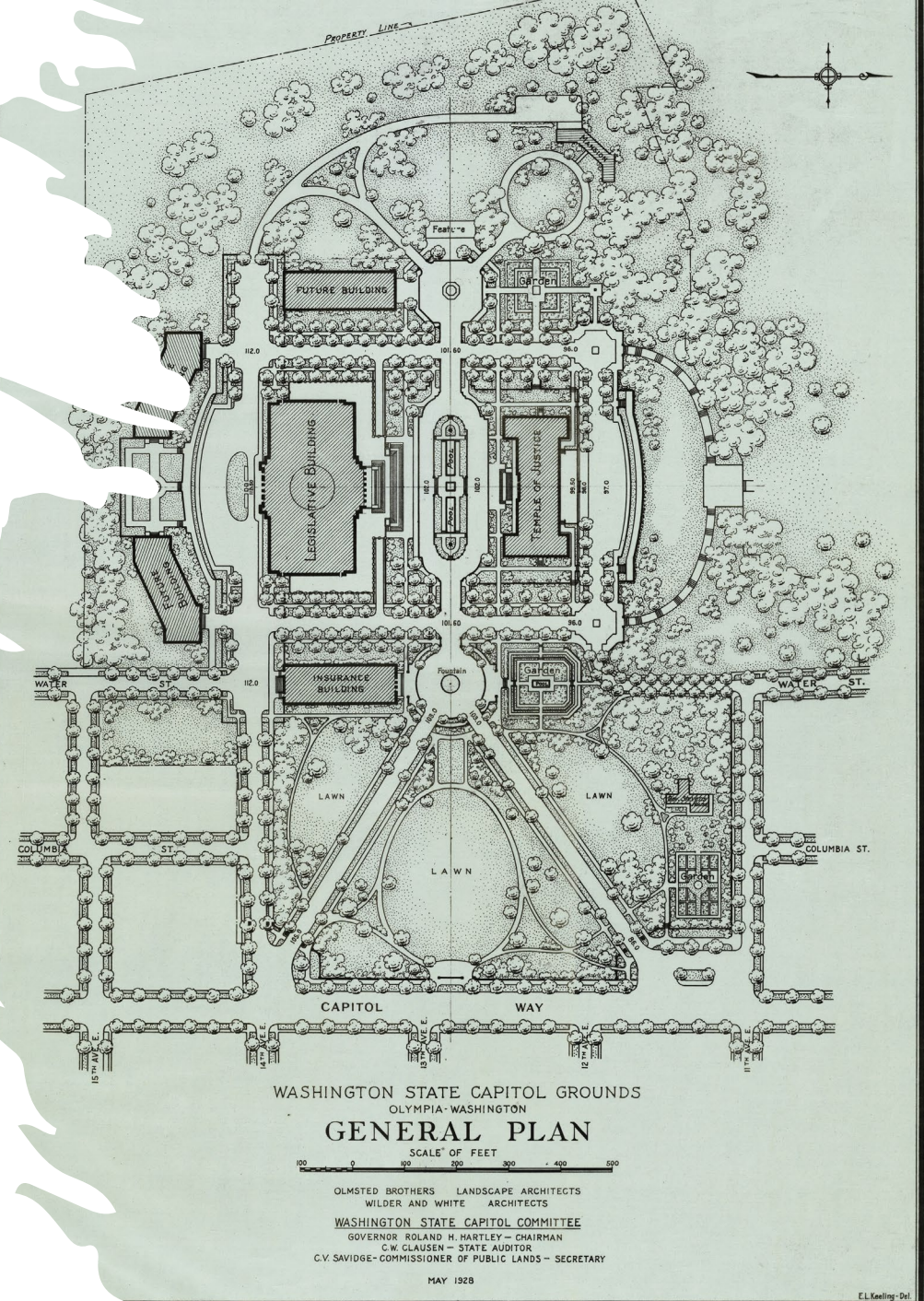
What are the ways in which this project can be a good steward to this time and place?

What are the ways in which this project can support and inspire future generations?



Q&A

- **Please submit all questions via chat function.**
- Please limit comments to 3 minutes per question.
- If you have not already done so, please sign in with your name and email address.
- If there are follow-up questions, please email them to DESLCM@des.wa.gov
- All updates regarding stakeholder meeting dates and other LCM updates are posted at [Legislative Campus Modernization \(LCM\) | Department of Enterprise Services \(wa.gov\)](#) and Public Meeting updates here [LCM Public Meetings | Department of Enterprise Services \(wa.gov\)](#)



THANK YOU FOR YOUR CONTINUED SUPPORT!



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