

**STATE CAPITOL COMMITTEE**  
**Hybrid/Remote Meeting**

**March 16, 2023**  
**10:00 a.m.**

**Final Minutes**

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**SCC MEMBERS PRESENT:**

Steve Hobbs, Chair & Secretary of State  
Kelly Wicker, Vice Chair & Governor Inslee's  
Designee  
Lieutenant Governor Denny Heck  
Katy Taylor, (Designee for Commissioner of Public  
Lands Hilary Franz)

**OTHERS PRESENT:**

Sarah Bannister, Senate Office	Kelci Karl-Robinson, Legislature
Cynthia Barrett, Department of Enterprise Services	Linda Kent, Department of Enterprise Services
Ariel Birtley, Department of Enterprise Services	Ann Larson, Department of Enterprise Services
Allyson, Brooks, DAHP	Nouk Leap, Department of Enterprise Services
Emilie Brown, Department of Enterprise Services	John Lyons, Department of Enterprise Services
George Carter III, Department of Enterprise Services	Jeff MacDonald, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services	Jennifer Masterson, OFM
Bill Frare, Department of Enterprise Services	Patrick McDonald, SOS
Chris Ferguson, Department of Enterprise Services	Janet McIntosh, DNR
Jennifer Gerard, Department of Enterprise Services	Allen Miller, Law Offices of Allen T. Miller
Greg Griffith, Olympia Historic Society	Maurice Perigo, Department of Enterprise Services
Valerie Gow, Puget Sound Meeting Services	Dallas Roberts, State of Washington Government
Tamara Hayes, Department of Enterprise Services	Colleen Rust, Senate Office
Ashley Howard, Department of Enterprise Services	Sarian Scott, Senate Office
Sidney Hunt, Department of Enterprise Services	Tara C. Smith, Department of Enterprise Services
Anneliese Irby, Department of Enterprise Services	Ginny Streeter, Department of Enterprise Services
Majid Jamali, Department of Enterprise Services	James Troyer, Senate Office

**Call Meeting to Order - Action**

Chair Steve Hobbs called the State Capitol Committee (SCC) hybrid/remote meeting to order at 10:12 a.m.

Chair Hobbs welcomed members, staff, and guests to the meeting.

Members and staff provided self-introduction.

Chair Hobbs reviewed the agenda which includes approval of the December 15, 2022 minutes, a briefing on renaming campus buildings, and an update on the Legislative Campus Modernization (LCM) Project. Time has been included for public comments during the meeting.

**Approval of Minutes of December 15, 2022 Meeting – Action**

***Lieutenant Governor Heck moved, seconded by Kelly Wicker, to approve the December 15, 2022 meeting minutes as published. A voice vote unanimously approved the motion.***

**Public Comment - Informational**

DES Government Relations Coordinator Chris Ferguson described the process for attendees to sign up to provide public comment. Public testimony is limited to two minutes.

**Allen Miller** reported he submitted written comments earlier in the week and wanted to confirm the committee received the comments. The Capitol Campus Design Advisory Committee (CCDAC) should also provide feedback on the decision to remove Wilder and White's tide lock and Capitol Lake.

Lieutenant Governor Heck asked whether the information in the written communication represents an assertion of an argument that the work could not continue on Capitol Lake unless the State Capitol Committee renders a position on the project. Mr. Allen responded that he believes the SCC has a statutory duty to render policy under the statute in terms of what occurs on Capitol Campus, which includes the tide lock and Capitol Lake.

Lieutenant Governor Heck inquired as to whether the committee is scheduled to receive a future briefing on the issue. Chair Hobbs affirmed the possibility as he also has some questions surrounding the issue.

**Renaming Campus Buildings – Informational**

Chair Hobbs invited Mr. Ferguson to provide the briefing.

Mr. Ferguson reported on the introduction of Senate Concurrent Resolution 8402 and House Concurrent Resolution 4402 to rename the Natural Resources Building to the *Jennifer Belcher Building*. Both bills moved and passed from each respective legislative committee to the floor. However, the proposed legislation did not pass prior to the bill cutoff date of March 8, 2023.

Assistant Program Manager John Lyons reviewed relevant RCWs for naming buildings on the State Capitol Campus. The RCW provides the Legislature the authority to approve naming new or existing buildings on the State Capitol Campus based on recommendations by the SCC and the Director of the Department of Enterprise Services. An existing building may be renamed only after renovation or the anchor tenant changes. RCW 43.34.090 (1)(b) states:

- (b) A new or existing building may be named or renamed after:
  - i. An individual who has played a significant role in Washington History;
  - ii. The purpose of the building;
  - iii. single or predominant tenant agency headquartered in the building;
  - iv. A significant place name or natural place in Washington;
  - v. A Native American tribe located in Washington;
  - vi. A group of people or type of person;
  - vii. Any other appropriate person consistent with this section as recommended by the director of the department of enterprise services.

Chair Hobbs commented on the possibility of addressing the Pritchard Library as the Secretary of State's Office is planning to construct a new state library.

Lieutenant Governor Heck offered that the first section of RCW 43.34.090 appears to indicate that the Legislature does not have the authority to name a building unless the name is recommended by the State Capitol Committee. Mr. Lyons affirmed his interpretation of the RCW. Lieutenant Governor Heck said that if the Legislature passed a concurrent resolution, the RCW would prevail. Mr. Lyons agreed the RCW would prevail. Lieutenant Governor Heck said he also has the impression that in order for a building to be named after a person, the person must be deceased. That requirement does not appear in the RCW. Mr. Lyons said the

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provision does not exist in either the RCW or the WAC. Lieutenant Governor Heck suggested the issue speaks to an emerging issue the committee should consider. Provisions in current statute speak to all buildings in Thurston County. Other provisions require consideration with respect to gender and diversity of the state's citizenry and history. He recalled that many buildings on the West Campus are named after white males except for the Helen Sommers Building located at the corner of West Capitol Campus. He asked whether any other state buildings in Thurston County are named for a woman.

Bill Frare, DES FPS Assistant Director, advised that a state building housing the Headquarters of the Washington State Department of Transportation and Department of Corrections is named the *Edna Lucille Goodrich Building*.

Lieutenant Governor Heck asked whether any state buildings in Thurston County have been named for a person of color. Assistant Director Frare advised that he did not believe any buildings were named for a person of color.

Ann Larson, Assistant Director of Policy and Government Relations, referred to a comment referencing Isabella Bush as another name of a building.

Lieutenant Governor Heck questioned the building named for Isabella Bush. Staff responded that they are uncertain of the building.

Ms. Wicker suggested providing the committee with a list of all building names.

Lieutenant Governor Heck recommended that in addition to the Legislature's recent bills, other requests have been offered for renaming buildings, which speaks to the need for the committee to pursue a thoughtful process. A list of buildings and their respective names would be appropriate for the committee to review in addition to any new building name requests to afford time for the committee to review and understand the committee's legal responsibilities.

Ms. Taylor agreed noting that as the committee reviews the charter, the committee should also review the process of naming and how names are submitted and considered as part of a robust process to ensure all factors both required and desired are considered during the deliberation process. It may entail a separate process outside of the SCC Charter process for speeding efficiency as the issue speaks to an opportunity for the committee to consider establishing a process. Additionally, in follow-up conversations with Commissioner Franz on the building name, Commissioner Franz also mentioned some of same issues surrounding the naming of buildings for people of color and diversity through a more robust process. One name mentioned was Billy Frank Jr., in addition to many others.

Chair Hobbs said the list of building names should include buildings not currently named. He supported scheduling the topic for additional discussion by the committee.

Assistant Director Larson advised of reestablishing the SCC and CCDAC workgroup to review the statutes in May. She offered to include an agenda item on building names.

Mr. Ferguson noted that Isabella Bush was a white woman who was married to George Bush, an African American.

**Legislative Campus Modernization (LCM) Project Update - Informational**

Chair Hobbs invited LCM Project Director Clarissa Easton to provide the update.

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Ms. Easton updated members on the status of various components of the Legislative Campus Modernization project.

Ms. Easton displayed a photograph of the recently completed Legislative Modular Building located on the Mansion Parking Lot. The building was completed in December 2022 with legislators and legislative staff moved into the building. The project required the contributions of hundreds of stakeholders to complete the building within a compressed timeline. The project is nearing closeout with some minor tasks remaining to be completed with the GC/CM. The first phase of temporary occupants has moved to the building enabling the initiation of construction on the Newhouse Building Replacement project. The temporary building is approximately 15,000 square feet in size. The budget for the building was approximately \$9.5 million. Final budget reconciliation will be forthcoming as the final closeout is completed on the project.

The Newhouse Building Replacement project is a 60,000 square-foot building to include a partial basement with an elevator stop for back of house infrastructure connections. The project team estimates substantial completion of the building by November 2024 requiring another accelerated move-in of Senators, Senate staff, and caucus staff. The final pieces of construction documents (blueprints) are under completion to establish the final guaranteed maximum price. The partnership with the City of Olympia is ongoing for the building permit review. Issuance of the building permit will enable adherence to all building code requirements by the City, as well as finalizing the guaranteed maximum price with the GC/CM partner, Hoffman Construction.

A construction fence surrounds the western half of Opportunity Site 6. Safety for pedestrians, construction staff, and employees continue to remain the highest priority. Committee members are welcome to visit the site with the understanding that protective equipment would be required.

DES consulted with the Washington State Arts Commission (ARTSWA) and selected artist RYAN! to provide artwork for the Newhouse Building. RYAN! is an enrolled member of the Confederated Tribes of the Colville Reservation. A link to the artwork under consideration was provided in the meeting agenda packet.

Current construction activities include many conversations with subcontractors as the final packages of bidding move forward. The target project cost is approximately \$83.8 million. The final cost will be established for the next phase of negotiations with the GC/CM in mid-April.

Ms. Easton shared and described several elevational illustrations of the Newhouse Building. The building's vertical elements are American neoclassical architecture constructed of precast concrete. Hoffman Construction is working closely with regional partners on the manufacture of the precast pieces. The brown tones reflect bronze-like metal surrounding windows with decorative screening along the roof edge.

The Pritchard and O'Brien Building projects are combined as one package within the contract with DLR Group of Seattle. The Pritchard Rehabilitation/Expansion project will provide approximately 77,000 square feet at completion. The renovation will improve office space configurations within the building. The renovated building will provide 18,000 square feet divided between two floors.

The project is nearing completion of schematic design for the Pritchard and O'Brien Buildings. Schematic design is the first of three design phases in a major architectural project and establishes the parameters of the project. The second phase of design fully develops all areas of the building. The third phase produces construction documents for execution of construction activities. Draft comments on the schematic design are circulating. The GC/CM is BNBuilders of Seattle. The GC/CM is nearly halfway completed on cost estimating with a third party estimator based in Seattle to ensure state government benefits by comparison and reconciliation of third party estimates with GC/CM estimates. The pricing will be available for legislative

review, DES review, and design team review within the next two weeks. The total project cost is approximately \$119 million for the Pritchard Renovation/Expansion project. The O'Brien Renovation project is estimated to cost \$6-\$7 million for a small interior renovation project. Escalation of construction costs has been eye opening for the project team and external partners.

The original pre-design of the Pritchard Building included an estimated start for construction scheduled later in 2024; however, because of close collaboration with legislative partners, an opportunity might be available to compress the timeline that could help reduce some of the escalation costs. No decision has been made on the original construction schedule, which will be considered by the Project Executive Team on April 13, 2023. The team is working on a schematic design cost estimate and a proposed construction schedule.

Ms. Easton credited the design team of DLR Group for the Pritchard and O'Brien projects. The team has offered thoughtful and measured consideration to fitting new buildings and new construction within the historic Capitol Campus. The efforts began with the original provisos resulting from the predesign report with recognition of the importance of being good stewards of the American neoclassical architecture as manifested in the Legislative, Cherberg, and O'Brien Buildings. Throughout the process, the teams contended with contemporary building methods, contemporary aesthetics within the architecture profession, and the means and methods of how construction is completed. As a result, the proposal has moved forward into contemporary practices. She displayed an illustration of the facade of the Newhouse Building next to the façade of the Pritchard Building. The schematic design initiated in December 2022 included consideration of a "jewel box" approach to account for the library's bookstacks, a heavy mass of Wilkeson sandstone, which does not comport with current building codes or provide adequate space for offices. The team explored a glass element as glass could offer a reflection of the Legislative Building. However, the design did not communicate the solidity or the massiveness of the bookstacks. Another option in consultation with DAHP is moving the design forward with vertical elements of some kind of stone or cementitious material. The team has not finalized the concept because the design is dependent on costs and feedback from the construction market as to the best value for thin vertical elements. She displayed a series of peripheral views of the Pritchard Building reflecting some design concepts of the vertical elements that communicate a solidity that is redolent of the mass of the existing bookstacks. Because the building will house offices for House of Representative members, the design would not entail a solid mass through either the reuse of Wilkeson (expensive option) or some other type of material, which speaks to the consideration of windows with solidity. She thanked Dr. Allyson Brooks and others who have helped the team navigate the conversion to rehabilitate and add to the Pritchard Building. The existing entry, reading room, and code reviser windows will be upgraded to meet current building code requirements; however, the building entry will not change.

Ms. Easton displayed an illustration of the floor plan of level 3 of the O'Brien Building reflecting areas to be renovated and areas remaining untouched. The renovation will provide 13 member offices on the third floor. The fourth floor adds more space in the southwest area of the floor for 29 offices in the O'Brien Building when the project is completed.

Lieutenant Governor Heck asked about the number offices for members in the Pritchard Building and the Legislative Building. Project Director Easton advised that the Pritchard project would provide 38 member offices on two floors leaving 31 member offices in the Legislative Building. The Legislative Modular Building houses 15 Senate offices serving as temporary space for House members when construction moves forward on the Pritchard and O'Brien projects.

Ms. Wicker asked whether the schematic for the O'Brien Building is reflective of new space. Ms. Easton said the schematic reflects existing space reconfigured to provide more space and improve circulation.

**Future Announcements and Adjournment of Meeting – Action**

Chair Hobbs advised that information on future meetings for CCDAC and SCC is published on the DES website with meeting information, meeting dates, and meeting times. DES posts all meeting agendas, minutes, and meeting packets as they become available. The next Capitol Campus Design Advisory Committee meeting is scheduled on Thursday, May 18, 2023 at 10 a.m. The next State Capitol Committee meeting is scheduled on Thursday, June 15, 2023 at 10 a.m.

With there being no further business, Chair Hobbs adjourned the meeting at 10:58 a.m.

Prepared by Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)